

Public Comment Received Re: Zoning Ordinance Amendments

Sorvani

802-689-2828

p.1

Feb 7, 2014

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Mr. Charles McSwain
Director, Development Department
Northampton County, VA

Fax : 757-678-0483

Re: 0117A-04-BLK-OE 010

Dear Mr. McSwain,

I received your letter today regarding the proposed zoning code changes. We own a lot on Latimers Bluff that is .97 acres. We plan on building on the property within the year and are concerned that the new changes will prohibit our plans. It appears the property would fall within an R-3 proposed zone. All of the lots within Latimers Bluff are about 1 acre in size. Will this proposed change, if passed, prohibit our building on our lot?

Thank you,



Lou Sorvani
lou19946@gmail.com
302-841-2319

No. Can
Reviewed by phone
2/7/14 4:15 PM

173 E. Grant Ave
Vineland N.J. 08360
2/8/14

Development department
Northampton County, Virginia

Dear Mr. Charles McSwain:

We received your letter regarding the proposed Hamlet to be located at the intersection of Sylvan Scene Drive and Seaside Road. We believe this location is inappropriate for such a project. Perhaps thirty years ago an individual proposed building houses in the same general location. The land on the west side of Seaside Road has a high water table, would not pass percolation tests and the project was never started. Now it is proposed to place even more houses with even more septic systems in the same approximate location. Will there be any guarantee that the aquifer will not be contaminated, and wells will remain safe?

We understand the philosophy of mixed use land in an area; however our property was re-zoned so that only one parcel could be subdivided off of our forty acres in order to maintain the rural nature of the area. It is puzzling that almost across the street high density housing can be approved on marginal land.

Seaside and Sylvan Scene Roads are narrow, without paved shoulders and with drainage ditches on each side. They are designed to handle light traffic and occasional farm equipment.

We live in a poor rural county which was once primarily farming. We have also been educators of life skills and vocational courses for a total of sixty three years. We firmly believe in helping people. In our area a new "hamlet" is being constructed and is located near a school with a playground. It is located within two miles of medical facilities, churches and stores for shopping. This proposed project will require its residents to travel by car long distances for services.

If you feel that those services are not a priority, we suggest that you re-vitalize an existing hamlet. Using Zillow.com, we went online and saw that there are many properties and houses needing restoration in the area of Cheapside Road south of Cape Charles. Instead of consuming more land, it would be a much better use of the land to restore and continue to develop other existing areas. On the news, we see that in many cities existing buildings are being demolished and beautiful new residential areas are being created.

Please do not approve this project. It is not in the best location for its potential residents and may be harmful to our environment with sewerage problems. Does the county have sewerage treatment facilities or begun to develop a plan?

P.S. Since we cannot attend the March meeting, please regard this letter as our verbal contribution to the hearing.

Respectfully,
Nick & Pat Bokma

2/11/74
Charles McSwain Sheppard Davis
Director Development

Dear Mr. McSwain,

I whole-heartedly support the new zoning proposal. The county is slowly dying. As a long time property owner, I can only hope for new jobs and economic growth.

Sincerely,
Sheppard Davis

③

To: Northampton County Board of Supervisors
From: Property Owners on Wards Road in Machipongo, VA 23405

Please read this letter at the Public meeting on March 11, 2013.

Board of Supervisors,

This letter serves as a strong request to add Domestic Husbandry as a right to the R-3 Zoning District or to rezone our locality as R-5 which includes the Domestic Husbandry right. The vast majority of people and homes currently living on Wards Road have been there for over 30 years originating back in 1970. During this time, we have enjoyed the many privileges and rights that Northampton County provides such as Domestic Husbandry. Our life-style in this quiet rural area has always included backyard animals including chickens, ducks, horses, etc. It would be a great loss to prohibit these backyard animals from our lives.

We appreciate the hard work that has gone into the rezoning of Northampton County and we also recognize that some changes needed to take place, but please do not take away our right to have these animals on the land that we live on. Domestic Husbandry has been part of our rural living that we have enjoyed since residing in Machipongo, Va.

We, the residences of Wards Road, thank you for your time and consideration in this life-style changing matter.

Richard A. Ward Marianna Ward Residents of 12518 Wards Road, Machipongo, VA
Richard A. Ward Marianna Ward

Austin J. Ward Robin I. Ward Residents of 12522 Wards Road, Machipongo, VA
Austin J. Ward Robin I. Ward

George M. Coates Annic M. Coates Residents of 12554 Wards Road, Machipongo, VA
George M. Coates Annic M. Coates

Michael R. Ward Deborah Ward Residents of 12548 Wards Road, Machipongo, VA
Michael R. Ward Deborah Ward

Austin C. Ward Karon R. Ward Residents of 12502 Wards Road, Machipongo, VA
Austin C. Ward Karon R. Ward

Carolyn Ward Gaskins Woodrow C. Gaskins Residents of 12495 Wards Road, Machipongo, VA
Carolyn Ward Gaskins Woodrow C. Gaskins

Kenneth W. Raines Veronica Raines Residents of 12559 Wards Road, Machipongo, VA
Kenneth W. Raines Veronica Raines

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received
2/20/14

Dear Mr. Charles McSwain,

I am a property owner in Northampton County. I whole heartedly support the new zoning regulation that is being discussed. I believe this will bring on positive change and should create much needed jobs in the area/county.

Please feel free to contact me should you need more information.

Respectfully,

Christina Davis

Christina Davis
321-604-1843

Michelle H. Jarvis
19 Riv Vista Ln
Richmond Va 23226

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Dear Mr. McSwain

Thank heaven for passing new zoning which
will aid jobs, growth and the top line. Our Trust
owns property in Northampton and it has been lying
on the vine. Move forward.

Sincerely

Michelle Jarvis



Jay Ford
P.O. Box 961
Castville, VA 23347
shorekeeper@gmail.com
www.shorekeeper.org

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To: The Members of the Northampton Board of Supervisors
CC: Katie Nunez, Charles McSwain

I am writing to express the concerns Virginia Eastern Shorekeeper has regarding the ongoing process to overhaul the Northampton zoning code. The intent of the law calls for a Comprehensive Plan that zoning ordinances are then conformed to. This procedure is a common sense, good governance practice that leads to greater public participation and transparency.

County officials have a responsibility to lay out a road map for the future to justify changes to the zoning code. Comprehensive plans serve as that road map and allow for citizens to provide input on the future of their community rather than solely on obtuse language changes to the zoning code.

Additionally, we are concerned that in the letter recently sent to Northampton residents some of the information within may have been misleading. Mr. McSwain wrote, *"The proposed zoning code is consistent with the County's adopted Comprehensive Plan"*. In light of the fact that the Planning Commission is currently revising the Comprehensive plan Mr. McSwain's statement is not correct.

Virginia Eastern Shorekeeper has followed the substance of the proposed changes closely and we see areas for agreement and disagreement. We look forward to discussing these matters in a public forum but only after the proper procedures are followed to ensure the integrity of the process. We ask that the members of the County honor the intention of the law and allow for the development of a Comprehensive Plan with adequate public comment before any discussion of drafting new ordinances begins.

We look forward to hearing back from County Officials regarding our concerns, and we will continue to monitor the ongoing process in conjunction with legal advice.

Regards,

Jay C. Ford,

Executive Director,
Virginia Eastern Shorekeeper



Protecting, preserving and improving the quality of the tidal waters of the Eastern Shore of Virginia.
The Virginia Eastern SHOREKEEPER®, Inc. is a licensed program and member of WATERKEEPER® ALLIANCE, Inc.



Melissa Kellam

From: Melissa Kellam <mkellam@co.northampton.va.us>
Sent: Wednesday, February 10, 2014 9:31 AM
To: 'Sylvia Patterson'
Subject: RE: zoning change for Pine Meadows subdivision
Attachments: ARTICLE IX NONCONFORMING USES AND VESTED RIGHTS.docx

Dear Mr. Patterson:

Attached is the section of the proposed zoning code that answers your question. The regulations in this section of the proposed code have changed very little from the regulations we have in the current zoning code because it comes directly from the Code of Virginia. The attached section of the proposed zoning code says if you place the single wide mobile home (trailer) on your property lawfully using the regulations in place at that time, it will be designated as a lawful conforming use and may continue. If this use is discontinued for a period of more than two years then you must fully comply with the current zoning regulations in place for your property. As proposed, R-1 would not permit a single wide mobile home. If your single wide mobile home was placed on your property lawfully, it may remain on your property. If it were damaged, it would need to be re-established within two years.

Melissa S. Burgard Kellam, CZA
NHC0 Zoning Administrator
P. O. Box 538
Fastville, VA 23347
(757) 678-0443 ext. 544

From: Sylvia Patterson [mailto:sylpatterson10@outlook.com]
Sent: Sunday, February 16, 2014 10:16 AM
To: mkellam@co.northampton.va.us
Subject: zoning change for Pine Meadows subdivision

I own a lot in Pine Meadows subdivision with a trailer (single wide). If the proposed change goes in effect to R-1, will I be able to replace the trailer with another trailer should something happen (fire, wind damage, etc)?

Sylvia Patterson
92 Scout Lane
Buena Vista VA 24416

Sent from Windows Mail

Melissa Kellam

From: Melissa Kellam <mkelam@co.northampton.va.us>
Sent: Wednesday, February 19, 2014 10:15 AM
To: 'bkgilbert9@verizon.net'; 'nhall@co.northampton.va.us'; 'pstith@co.northampton.va.us'
Subject: RE: Rezoning question

Dear Ms. Gilbert:

Your property is currently zoned Hamlet (H) and the proposed zoning will remain Hamlet (H). The current (H) zoning district and the proposed (H) zoning district do have some differences in density, setbacks and uses. Such as the current (H) has a density of 2 dwelling units per acre and the proposed (H) has a density of 2 single family dwelling units per acre or 4 multi-family units per acre. The front setback in the proposed (H) has been reduced from 60-feet to 40-feet and the side setback has been reduced from 15-feet to 10-feet. Please call me at 757-678-0443 ext. 544 with any additional questions.

Melissa S. Burgard Kellam, CZA
NHCO Zoning Administrator
P. O. Box 538
Eastville, VA 23317
(757) 678-0443 ext. 544

From: bkgilbert9@verizon.net [mailto:bkgilbert9@verizon.net]
Sent: Monday, February 17, 2014 11:07 AM
To: nhall@co.northampton.va.us; pstith@co.northampton.va.us; mkellam@co.northampton.va.us
Subject: Rezoning question

I just received an info packet regarding upcoming rezoning. Unfortunately, I cannot attend the public forums as I do not live on the Eastern Shore anymore but do own a small house there.

I was trying to understand the info. My question is quite simple: The property I own is at **4544 Seaside Road, Exmore, 23350**. Is this property being rezoned as commercial or something else? Your included maps are quite clear on this.

I look forward to hearing from you.

Kris Gilbert

Melissa Kellam

From: Melissa Kellam <mkellam@co.northampton.va.us>
Sent: Wednesday, February 19, 2014 10:36 AM
To: 'Mr Doug Smith'
Subject: RE: LOTS 4 AND 13 Nassawadox Estates- 0022A-01-BLK 00-004; 0022A-01-BLK 00-013 RESPECTIVLY

Dear Mr. Smith:

The current zoning is Existing subdivision - Community Development Residential - 1 (ES-CDR1) and the proposed would be R-1. The minimum lot size proposed is one acre and would need to be met for any newly subdivided lots. Any existing lawfully recorded lots under the minimum lot size would be lawfully nonconforming and would be issued a building permit for a single family home that meets any of the other standards such as setbacks and permitted septic / wells. If the lot was unable to meet the setbacks, the applicant would be eligible to request a variance.

Melissa S. Burgard Kellam, CZA
 NHCO Zoning Administrator
 P. O. Box 538
 Eastville, VA 23347
 (757) 678-0443 ext. 544

-----Original Message-----

From: Mr Doug Smith [mailto:dougsmith@yahoo.com]
Sent: Tuesday, February 18, 2014 7:42 PM
To: mkellam@co.northampton.va.us
Subject: LOTS 4 AND 13 Nassawadox Estates- 0022A-01-BLK 00-004; 0022A-01-BLK 00-013 RESPECTIVLY

Ms. Kellam,

My company, Master Craft Property Development, Inc. owns two lots in Nassawadox Estates. Based on the current Zoning Map, I believe they are located in zoning district Rural Village , Residential Mix. From what I have been able to discern, under the proposed Zoning map those same lots along with the rest of Nassawadox Estates, will be reclassified as R-1 residential. From my reading of the proposed changes in the proposed Density and Dimensions chart, the minimum size lot allowed for construction is one acre under the R-1 classification. Most, if not all of lots 1 through 13 in Nassawadox Estates, are approximately 1/2 acre in size.

Question: Will this render the current vacant lots in Nassawadox Estates which are approximately 1/2 acre in size unbuildable as they are currently platted, or will they be "grandfathered", allowing the issuance of a building permit for single family dwellings (one per lot) as they currently sit?

Thank you in advance,

Douglas K. Smith

Department of Development
Northampton County
P. O. Box 538
Eastville, Va. 23347

Feb. 20, 2014

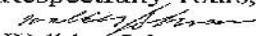
Re: Zoning Amendments

Dear Sir/Madam:

In reviewing the proposed zoning maps, I see that my property at the north end of Silver Beach, zoned AC, is isolated between property on the south zoned Cottage Community (CCTM) and property on the north zoned Residential Mixed (RM). See the enclosed map.

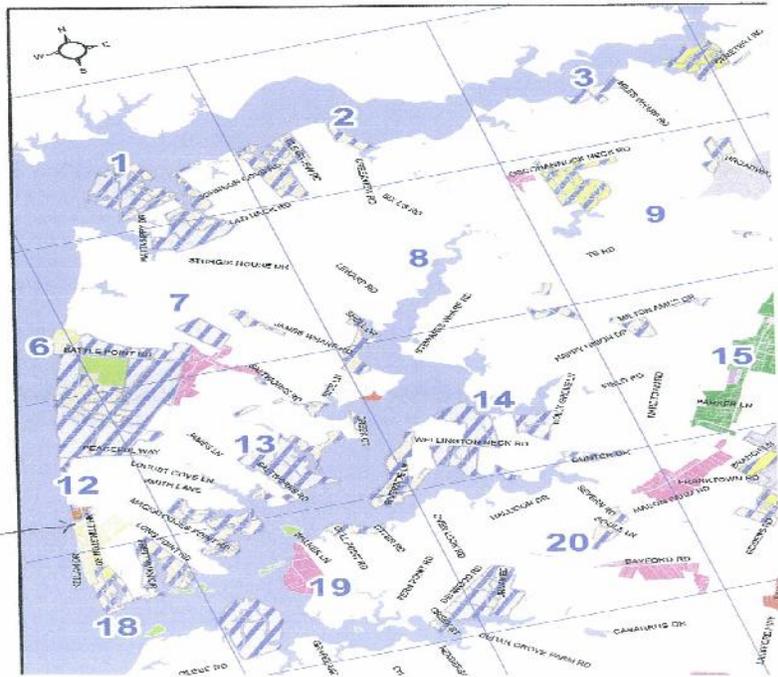
Access to this property (tax parcel 00012-0A-00-016) comes through the Silver Beach community by way of Whittington Rd. and for over sixty years has been improved with a beach cottage and been considered a part of the Silver Beach community. The property was also a part of the tract to the north designated RM. It seems logical that this parcel be zoned either RM or CCTM.

Would you please make this letter a part of the record.

Respectfully Yours,

Walkley Johnson



SUBJECT



February 20, 2014

To Parties of Interest:

I am drafting this letter regarding the proposed ordinance 154.1-404 Accessory Structures and Buildings that is set to be heard on March 11th, 2014. Let me first start by saying we were so happy to have finally purchased the perfect lot for us in Northampton County which is a place we as well as our daughters have frequented for many years & have fallen in love with. As you can imagine, we were quickly disappointed when we inquired about building a small garage to securely store things like: the tractor we purchased to maintain the lot, tools, kayaks or bikes & were told we could not build any type of accessory structure prior to the primary structure. We purchased this land with the idea in mind that we would slowly develop it ourselves as it was much more cost effective to do so especially considering the remaining volatile condition of the housing market nationwide; the last thing we want is to end up upside down financially. This situation has caused an unnecessary hardship on us & left us wondering if we made the right choice by purchasing this land. I encourage you to please take into consideration the negative impact on landowners by not allowing an accessory structure prior the primary structure & how greatly they will be impacted in a positive way if this new ordinance is approved. I can not express enough how much allowing a small accessory structure will aid current landowners in their quest to develop their land & for our family personally aid us in making our dream of building a home in this beautiful place come true. Thank you for your time.

Best Regards,

Darin & Louise Hudson

CC: Northampton Planning Commission
Northampton Board of Supervisors

* As we live out of the area, it is our wish that this letter be read on our behalf during the public hearing.

P.02

488 2014

FEB 20 2014 01:45 PM HUDSON

Dear Melissa Kellam,

I whole heartedly support the new zoning regulation that is being discussed. I am a property owner in Northampton County. I believe this will bring on positive change and should create much needed jobs in the area/county. This will create better economic activity.

Please feel free to contact me should you need more information.

Sincerely,



Clinton Davis
321-604-1310

Charles McSwain

To: caljac2@verizon.net
Cc: Melissa (mkellam@co.northampton.va.us)
Subject: FW: proposed zoning changes- hope you can help

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Mr. and Mrs. Ward, thank you for writing with questions.

Your parcel 47 7-1 located on Wards Road is currently zoned Agricultural and is proposed to be zoned R-5. The intent of the rezoning is to place parcels in zones that more accurately reflect their current use. Your parcel is contains a little over 5 acres, albeit split by Wards Road. The proposed zone R-5 allows new development at one home per five acres with the ability to have an accessory dwelling unit on site as well. The current zoning does not allow any other dwelling units on your parcel.

In terms of use, the R-5 allows all agriculture except intensive agriculture which is defined as large herds of animals (the number depends on the type of animal) on page 104 of the proposed code. For example you could have grazing livestock up to 3 sheep and 5 horses. In fact you could raise up to 500 ducks under the proposal.

Hunting is not regulated by the proposed code unless it is a commercial operation such as a hunt lodge. The proposed code does not intend to regulate customary uses accessory to the primary use.

In terms of tax impacts, a change to a zoning district consistent with current use (as yours is) should not affect a property assessment per the Commissioner of Revenue Office.

To object to the change to R-5 simply state such in a letter to the Board of Supervisors copy to me and we will process it for the Board's consideration prior to any approval.

By contract to R-5 zoning district, the R-3 district is designed for smaller parcels of 3 acre per home for new development and does not allow animal husbandry. There has been an expression of interest by some parties in your neighborhood which are proposed as R-3 zoning to retain domestic husbandry which would allow up to 25 ducks or chickens, for example, or to be rezoned as R-5.

In terms of grandfathering, your current uses are grandfathered under the proposed code. In addition, the new code allows rezoning of an agricultural or R-5 parcel whereas the current code does not allow rezoning of agriculturally zoned uses.

I hope this has been helpful and welcome your additional inquiry.

Charles McSwain

From: Chuck Ward [mailto:caljac2@verizon.net]
Sent: Monday, February 24, 2014 4:52 PM
To: cmcswain@co.northampton.va.us
Subject: proposed zoning changes- hope you can help

Good afternoon Mr. McSwain,

This is Chuck Ward of Shore Cancer Center and I live at the end of Wilsonia Neck. I have read through much of the information both in the paper and in the letter sent to residents of Northampton Co. I can see what zoning changes are proposed for my property at the end of Wilsonia Neck, but for the life of me I can't find what land use changes come with it. I know there are informational meetings set up this week and then of course the big one on March 11th. I would really rather not have to attend those if possible. Would it be possible for you to share with me the basic land use

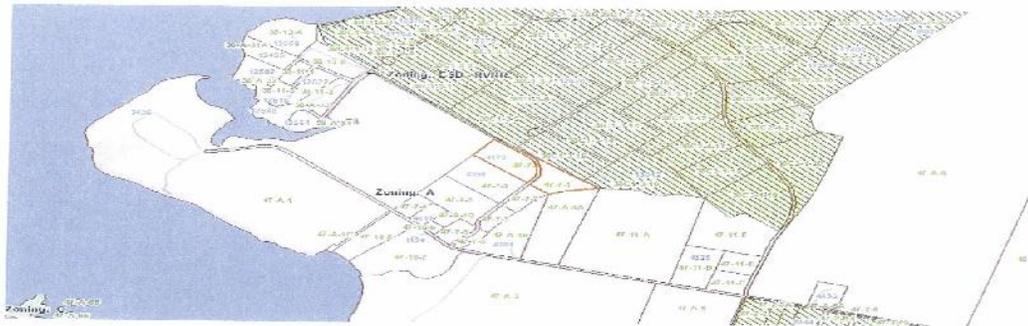
differences going from Agricultural to R5 and R3? If you have a document that you can email, that would be great. Some of the basic questions I have are:

If indeed the proposed changes become official:

1. Can I still hunt on my land?
2. Can I still have livestock on my land? Like if I want to raise ducks or chickens, can I?
3. Do tax rates increase with the change?
4. What avenues are there for not having our property change? Shouldn't we be grandfathered, since when we bought, it was agricultural?
5. If all the above land use questions are yes, then are there any land use changes going from agricultural to R5 and/or R3?

Very much would appreciate any "easy to read" land use changes there may be sent my way. Thanks very much for your time! Charles "Chuck" and Linda Ward

Feel free to call me if needed. 678-5899

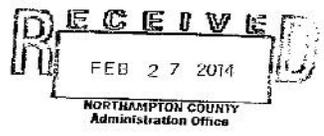


<http://northampton.mapsdirect.net/output/cad07707-8782-440e-a7d8-cd9721fd0470.jpg>

2/25/2014

14

F. Victor Schmidt
2227 Cherrystone Road
Cape Charles, Virginia 23310



February 26, 2014

The Hon. Larry LeMond, Chair
Northampton Board of Supervisors
PO Box 66
Eastville, Virginia 23347

Dear Mr. Chairman:

It is my understanding that a public hearing on a revision of the Zoning Ordinance is scheduled to precede another public hearing about ongoing revisions to the Comprehensive Plan. Scheduling a Zoning Ordinance hearing prior to a hearing on a revised Comprehensive Plan is most troubling to me.

As you are aware, the Comp Plan is an important County document which outlines Land Use plans approved by the Board following appropriate public hearings. The Comp Plan is an overarching document. After its approval, the preparation of zoning details should follow and should be in full accord with the Comp Plan. The announced County hearing schedule quite frankly appears to me to be some sort of tactic designed to first of all attempt to focus the public's attention on a very complex Zoning Ordinance and then consider revisions to the Comp Plan. So if the announced schedule prevails, the Comp Plan could then be written in a manner to be consistent with the newly drafted Zoning Ordinance – a complete reversal of accepted governmental process.

It is my sincere hope Mr. Chairman, that you and your colleagues will give thought to this issue that concerns me and so many other Northampton residents and take appropriate action to reverse the announced hearing schedule.

I request that this letter be read into the public record.

Respectfully,
F. Victor Schmidt
Vic Schmidt

Melissa Kellam

From: Harold Arnold <arnoldsn@verizon.net>
Sent: Thursday, February 27, 2014 11:06 AM
To: mkellam@co.northampton.va.us
Subject: zoning verbage

For our conversation last night. Please let me know if this needs to be reworked.
Thanks,
Bruce Arnold

154.1-404 ACCESSORY STRUCTURES AND BUILDINGS

No accessory structure or building shall be permitted in excess of 250 square feet except:

- (A) A private open pile pier, on a lot until construction has begun on the principle structure or building and is diligently pursued, and
- (B) An accessory structure or building may be located on an adjoining lot owned by the same person or persons whose primary lot contains a residence; The structure is subject to the standard accessory setbacks but is not restrained by size or other restrictions.

Melissa,
H.B. Arnold wants his
comments on the proposed
zoning ordinance to be
included and presented
at public hearing March 11
- Kelley



**ACCOMACK-NORTHAMPTON
REGIONAL HOUSING AUTHORITY**
P.O. Box 387 • 23372 FRONT STREET ACCOMACK, VIRGINIA 23301

February 26, 2014

Mr. Charles McSwain
Northampton County Director of Development
P.O. Box 538

Eastville, VA 23347

Dear Mr. McSwain:

My staff and I very much appreciate the opportunity to provide input on the County's draft zoning codes. As you know, we administer a variety of State and federally funded housing programs within the County and also have the responsibility to encourage and create affordable housing to meet the needs of the citizens of Northampton. The questions and comments below are limited to how the codes could affect those programs and responsibilities.

General Comments

The provision of multi-family dwelling in several of the zoning districts with corresponding lower density requirements will be a very positive step for affordable housing development. This should directly reduce the cost of the land per unit and make the multi-family units more affordable. The increase in density for single family housing in some districts is also very positive for affordable housing development. These changes will benefit the county by increasing housing affordability for renters and homeowners, reducing the acreage consumed by residential development and reducing sprawl. The juxtaposition of the lower density agriculture district and the higher density targeted residential and commercial districts should over time concentrate commercial and residential development in a way that creates more opportunity for the residents of the county.

We have years of experience in developing affordable housing, yet we still find that the current requirements make the process difficult and expensive. The county staff has to spend a great deal of their time and the county has expended limited resources working on development issues quite out of proportion to their importance in the county's development. We illustrate one such example below in section 159.107 where we are seeking a change. We believe this proposed ordinance is clearer, more straightforward and more accessible to the residents of the county and will also allow county staff to allocate county resources more efficiently.



(757) 787-2800

Toll Free: (866) 787-3001

Fax: (757) 787-4221

email: anpdc@anpdc.org



159.107 (B) (h) Under the current procedure, some residents must request a variance for meeting basic building code requirements to elevate their existing homes out of the flood zone. We would like to request that the Zoning Administrator be given authority to approve the expansion of the footprint of a structure located in a flood zone when that expansion is caused wholly by the extension of the minimal building code dimensions for steps and ramps caused by the elevation of the structure.

154.1-901 (B) We would like to request that a non-conforming structure located in a flood zone be allowed to move to an area on the same lot if the result would be increasing the setback from a watercourse and decreasing the potential for flood damage.

154.1-601 (A) 24 VAC 30-72 has been repealed. It was unclear to us which regulations would govern access from residential lots on public roadways. We believe it may be 24 VAC 30-73-90, private entrances, but other sections may also apply.

154.1-601 (E) After reading this section, we think the effect will be to prohibit direct access to the listed public roads from all new small subdivisions and existing building lots. It was unclear to us if that was the intent or whether the intent was to require major subdivisions to construct interior access roads. Although we are not aware of an immediate issue some of the roads do run through areas where we have completed affordable housing work. Requirements to build an interior access road will render some existing lots unusable and this in turn could impact low and moderate income residents by precluding them from building on an existing lot that they own. We request that existing lots be allowed to continue to access the public roads listed.

Again thank you for this opportunity to provide our comments.

Best Regards,

Elaine K. N. Meil

Elaine K. N. Meil
Executive Director

Charles McSwain

From: Beverly Leatherbury <bevlcatherbury@gmail.com>
Sent: Thursday, March 06, 2014 10:49 AM
To: Charles McSwain
Cc: Melissa Kellam
Subject: Re: FW: Accomack Northampton Regional Housing Authority Comments for the Proposed Zoning Ordinance

Elaine is correct. I would **suggest deleting the specific citation** from the ordinance and just generally referencing the "Virginia Department of Transportation Access Management Regulations." **Or we could just leave it out.** People have to comply with those regulations whether we say so or not. Bev

On Tue, Mar 4, 2014 at 4:22 PM, Charles McSwain <cmeswain@co.northampton.va.us> wrote:

At your convenience please note the question on page 2 of the attachment regarding 154.1-301 and its VAC reference. Is Elaine correct?

From: Charles McSwain [mailto:charlesmeswain@gmail.com]
Sent: Saturday, March 01, 2014 4:08 PM
To: 'Charles McSwain'
Subject: FW: Accomack-Northampton Regional Housing Authority Comments for the Proposed Zoning Ordinance

From: Elaine K. N. Meil [mailto:emeil@aa-npdc.org]
Sent: Thursday, February 27, 2014 4:51 PM
To: Charles McSwain
Cc: 'Katie Nunez'; David Annis; John Aigner
Subject: Accomack-Northampton Regional Housing Authority Comments for the Proposed Zoning Ordinance

Hello Charles,

I hope this finds you well. I have attached our remarks from the Housing Authority. We also reviewed the letters on the A-NRHA property sent from your department and had no particular comment, except we think each is zoned appropriately. Thanks for this opportunity to comment.

Elaine

PIM 162

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 2/27/2014

NAME: David Boyd

ADDRESS: 22146 Veranda Landing Cape Charles VA 23310

CONTACT (Phone/email): dboyd351@verizon.net

SUBJECT: (i.e. Maps, Districts, Performance Standards) shoreline Setbacks, Development on 13 vs. in Towns

COMMENTS: ① Has this zoning been reviewed by the planning commission? ② Who is the author of this plan? ③ Why have shoreline setbacks been reduced to zero feet both on the seaside and on the Chesapeake Bay, everywhere, but in designated conservation zones? ④ Why is this zoning promoting development along Route 13 instead of in the plans? The 2006/2007 Comp Plan was very clear that business development should be in the towns not on 13. Eliminating shoreline setbacks would dramatically reduce protection to our local waters since these riparian zones are critical to filtering excess fertilizer, herbicides, chemicals & fecal coliform bacteria from entering our creeks & ultimately the Bay & Ocean.

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: Feb 27 '14
 NAME: ME Miller
 ADDRESS: Essexville
 CONTACT (Phone/email): _____

SUBJECT: (i.e. Maps, Districts, Performance Standards) _____

COMMENTS: re: Hamlets / Villages

Many of these are low-lying, on poor soils. Drainage already an issue.

Increasing density & removing lot coverage ratios will decrease further the drainage areas even after minor storm events, water stands for days now.

More density, more lot coverage = more standing water, in yards, on septic drain fields - water breeding bacteria, mosquito larvae - a public health hazard. This you must know about already.

16c

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: _____

NAME: Dawn Goldstone

ADDRESS: _____

CONTACT (Phone/email): drdown5@gmail.com

SUBJECT: (i.e. Maps, Districts, Performance Standards) _____

COMMENTS: His was very helpful
Thank you for the clear explanation
and guidance

16d

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 2/26/14

NAME: Linda K Goldstone

ADDRESS: 7438 Prettyman Circle, Exmore, Va 23320

CONTACT (Phone/email): 757-442-7767

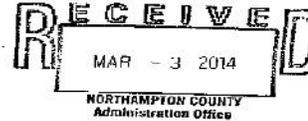
SUBJECT: (i.e. Maps, Districts, Performance Standards) Domestic Husbandry

COMMENTS: Request not to be required to obtain a permit for domestic husbandry since we want from Agricultural zoning to R-3. In Agricultural zoning a permit is not required for domestic husbandry.



February 27, 2014

17



Board of Supervisors
Northampton County
P.O. Box 66
Knoxville, VA 23347

Dear Supervisors,

Please read this letter into the public record during the zoning ordinance public hearing on March 11, 2014.

Northampton County is blessed with a wealth of natural water resources – the Chesapeake Bay on its western border, the Seaside Bays to its east. For many, the proximity to the water is why they chose to settle here. These water bodies also generate significant economic benefits for the County through water-related tourism, commercial fisheries, or shellfish aquaculture. I would like to address the relationship that shellfish aquaculture has with Northampton County.

The direct and indirect economic impacts of shellfish aquaculture to Northampton County are well-documented in studies conducted by the Virginia Institute of Marine Science (VIMS). In a presentation to the Northampton County Board of Supervisors in 2011, Thomas J. Murray, a marine business specialist at VIMS, presented an overview of the total economic activity (direct and indirect) associated with clam and oyster aquaculture on the Eastern Shore. For 2009, he estimated that the total economic impact of Eastern Shore clam and oyster aquaculture was an output of \$54.4-million and generated employment for 620 individuals. Since 2009, these industries have continued to grow, resulting in even greater economic impacts for the Eastern Shore. More specifically, Northampton County is the location for almost all hard clam aquaculture in Virginia. In 2012, the hard clam aquaculture industry generated approximately \$26.8-million in farm-gate sales, with direct employment of 170 full-time and 75 part-time jobs.

Shellfish aquaculture requires good water quality; without it, shellfish culture is not possible. Now, it is reported that Northampton County is considering revisiting the rules that continue to protect the water quality on the Seaside. Northampton County's seaside is unique in that it actually controls all of its watershed and upland influences. This clean, high-quality water supports the multi-million dollar sustainable shellfish culture industry. Because of the pristine nature of the Seaside bays and islands, a United Nations Biosphere Reserve was established in this area. Ecotourism businesses are beginning to thrive, based upon the natural resources on view in the Seaside Bays. In today's economic climate, there is no justification to relax the protection to water quality supporting this beautiful and productive area.

The shellfish aquaculture industry is unique. Not only does it require clean water, it actually contributes to improving and maintaining water quality. It is an industry where an increase in production actually imparts a positive benefit for the environment. Shellfish farmers are not anti-development, but they are certainly pro water quality.

Please maintain the measures that continue to protect the water quality of the Seaside Bays. Continue to enforce the Chesapeake Bay Preservation Act provisions that our industry depends upon.

Sincerely,


Michael J. Oesterling, Executive Director
Shellfish Growers of Virginia

804-815-1316

P.O. Box 1394 Gloucester, VA 23061

www.vashellfish.org

Charles McSwain

Read into Record PH

From: jwilliams@co.northampton.va.us
Sent: Friday, February 28, 2014 3:55 PM
To: 'Charles McSwain'
Subject: FW: Proposed Zoning Changes Letter to be read into Public Record - March 11, 2014 Public Hearing

18

From: Peg Volk [mailto:msvolk25@verizon.net]
Sent: Friday, February 28, 2014 3:52 PM
To: lemond@co.northampton.va.us; info@co.northampton.va.us
Cc: ghogg@co.northampton.va.us
Subject: Proposed Zoning Changes Letter to be read into Public Record March 11, 2014 Public Hearing

February 24, 2014

Chairman, Northampton Board of Supervisors
Cc: Granville Hogg, Supervisor, District 1

Sirs:

I am writing to voice my concerns regarding the proposed zoning changes, and to add my comments to the Public Hearing on March 11, 2014.

One example of proposed changes that I find extremely alarming is the elimination of the "Waterfront Hamlet" designation, taking away the reasonable zoning criteria we have now that support critically important water quality protections. This lack of concern for the protection of our coastline and water quality screams of short-sightedness. Where are the visionary leaders who will work to preserve the Agriculture and Aquaculture industries on our Shore?

Many local entrepreneurs have made big investments in the area of tourism, i.e. sport fishing and hunting attractions; outfitters; wineries; B & B's. These are established and hard working livelihoods that are being threatened by the proposed zoning changes.

Additionally, the proposal to just completely discontinue the protection provided by the Chesapeake Bay Act on the seaside is just flat out bad stewardship. It is not like the bay is that far from the ocean on this fragile peninsula. We need to be smart in protecting the little land we have and the little water available.

And what happened to the economic idea to grow out "organically" from the existing towns so that the cost of extended infrastructure would not compromise existing services. The recent (and not resolved) issue with the Public Service Authority in connecting property on Highway 13 at the Cape Charles light to help develop that area is a glaring example of going against the grain of that vision.

Many of us have been drawn to the Shore because it is "a piece of heaven" here on earth. With proposed changes as mentioned (any many not cited here) this county will be ravaged in the name of a short sighted idea of greed masquerading as "economic development". You want economic development for the young

people of this county? Then provide the education and vocational training that will help them write their own ticket to success. Why limit them to a "service" job brought here by the building of hotels and fast food chains.

It is most concerning that the process you are attempting to implement goes against common sense good government as regards the development of the Comprehensive Plan as the driving document to all zoning decisions.

I urge you to stay focused on the long view in caring for Northampton County and its precious natural resources.

I request that my letter be read into the public record.

Respectfully submitted,
Peg Volk
Cherrystone, VA

10162 Rogers Drive
Nassawadox, VA 23413
February 28, 2014

Mr. Charles McSwain, Director
Development Department
Northampton County
P.O. Box 538
Eastville, VA 23347

Dear Mr. McSwain,

We support the efforts of your department to make Northampton County zoning simpler.

We agree with removing the seaside from the Chesapeake Bay Act. We never understood why the seaside was included in the first place.

We support the changes in zoning in Willis Wharf where we own property on Parting Creek Road.

We support the changes in zoning in the Nassawadox area, specifically the rezoning of property on Branch Lane to R-1. We own a seven acre plot on Branch Lane. We would comment that perhaps the area should be zoned as R since it abuts land already zoned that way and this would continue to promote high density development in town areas.

Sincerely,

Patricia and Drury Stith



Feb. 28, 2014

To: Northampton County Board of Supervisors

From: Margaret B. Kellam & Joan E. Kellam

Reference: Northampton County Rezoning- Parcel 112-A-68 located on
Arlington Rd. & Kiptopeake Dr.

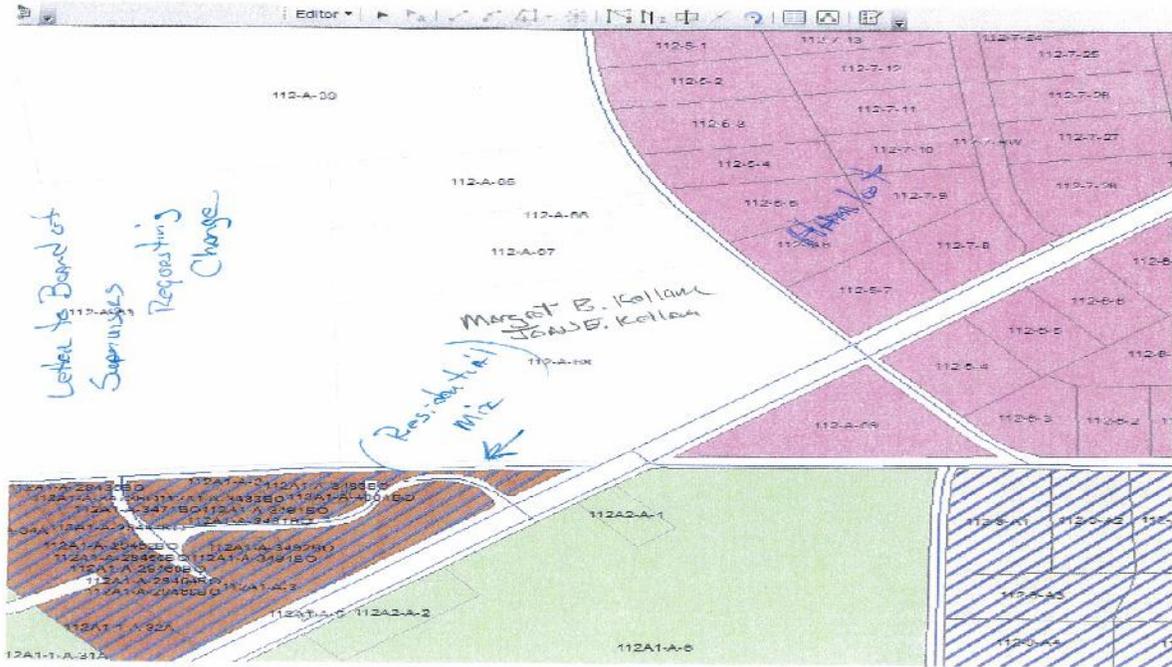
It is my understanding that this is the proper time to request a change in zoning on one of my land parcels. 112-A-68 is adjacent to residential mix property on Kiptopeake Drive and I would like to have this property changed from agricultural which it is now to residential mix for the new rezoning.

Please accept this letter as my formal request to have parcel 112-A-68 changed from agricultural to residential mix zoning. This parcel is across the road from the condos at the state park which are zoned residential mix.

Sincerely,



Margaret B. Kellam & Joan E. Kellam



COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 3-3-14

NAME: Cela Burge

ADDRESS: 117 Mason Ave., Cape Charles, VA

CONTACT (Phone/email): 331-2233 (H); 678-5448 (W) celaburge@aol.com

SUBJECT: (i.e. Maps, Districts, Performance Standards) See below for questions & comments

COMMENTS:

- p. 2 "husbanding" - "husbandry" + p. 42 @ §154.1-307
- p. 101 §154.1-1104 needs clarification (what does this mean?)
- p. 5 § 154.1-102 A - may need to A "replace any..." & reference/inclusion
Z.O. of 2000 for previously approved lots (granted the 2017 rezoning 3rd)
- p. 7 §154.1-201 (D) - Z.O. determination of an unimproved but "substantially similar" lots
could result in CZA zoning determination
- p. 12 may be helpful to have a diagram/drawn up of a "lot or parcel" at
§154.1-303 (b)
? any map density for a MFD? e.g. if a R-5 allows 1 MFD/5 ac, what units allowed?
- p. 21 §154.1-207 (C) type signing inconsistencies
- p. 60 ? an RPA (100') replaces all setbacks?
- p. 65-66 new "certificate of compliance" process has no time frame for the C/C to be
issued after submission of as-built plans and needed at end of sentence on p. 66
§154.1-602
- pp. 67 et seq. road/street language should be consistent w/ Subdivision Ordinance language
- p. 90 §154.1-704 (B) Q: Does this mean that only Rt. 13 businesses may have
off premise signage?

Oven
~

- p.100 §154.1-1001 (B) & (C) unsure abt. the differences between violations which are criminal ("activities related to land development") v. those actions subject to civil penalties (e.g. "use" issues ??)

• General comments:

1. much improved format!
2. like the hyper links to definitions
3. no "water dependent uses" requirements, no open space requirements?
4. no discussion of condo or conversion condominium development (see allowance for the multi-family units in density charts)
5. The definition of agriculture/horticulture should be clarified to include greenhouse production. (no definition being proposed in draft for "greenhouse").
6. no lot coverage requirements?

Charles McSwain

From: Cela Burge <cela.burge@verizon.net>
Sent: Thursday, March 06, 2014 4:53 PM
To: cmcswain@co.northampton.va.us; mkellam@co.northampton.va.us; pstith
Subject: Additional comments regarding the proposed Zoning Ordinance

Hello all!

I have been noting other questions and thoughts about the proposed ordinance that I would like you to consider in your final preparation of the 2014 Zoning Ordinance.

Not in any order of importance:

1. I still think an intent statement, even a simple one, is appropriate for each district. For example, the R M district looks like an R with shorter setbacks and no agriculture nor aquaculture uses. I can't distinguish what each district is really for.
2. I really appreciate the hyperlinks to the definitions. However, I have come across a few hyperlinks without a definition, e.g. site plan sketch. This is not defined in the Subdivision Ordinance either.
3. P. 121. In the definition of Setback, prevailing front. The reference to the NCC I believe should be Sec. 154.1-402 (W) instead of "Z".
4. In Sec. 154.1-508 Site Plan, where I mentioned above that there is no definition for site plan sketch, I note that in Sec. (B) any activity requiring an erosion and sediment control plan in conformance with Chapter 153 (Erosion and Sediment Control) would require an engineered site plan. This is quite an expense and may be detrimental to affordable housing initiatives. Additionally, when I reviewed the E & S Ordinance (Chapter 153), I was reminded that agreements in lieu of a plan (instead of an engineered site plan) are permitted for residential development. (see definition below*) So, I would ask that you consider amending the language to either clarify that residential construction which would trigger E & S regs would be subject to an agreement in lieu of plan (thereby no engineered site plan) and/or that residential uses and structures are exempt from the engineered site plan as defined in Sec. 154.1-508 (A) (2), making a site plan sketch applicable in those situations.

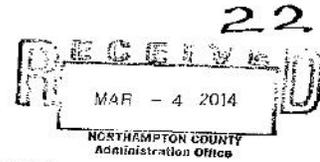
***AGREEMENT IN LIEU OF A PLAN.** A contract between the plan-approving authority and the owner that specifies conservation measures that must be implemented in the construction of a single-family residence; this contract may be executed by the plan-approving authority in lieu of a formal site plan. An agreement in lieu of a plan may be executed only for single-family residential projects on individual lots or parcels which do not contain within their boundaries a resource protection areas or wetlands (tidal and non-tidal) as defined in the Northampton County Zoning Ordinance or erosion hazard areas as defined here within.

Thanks for your consideration!

Regards,
Cela

Cela J. Burge
TURNER & TURNER
P. O. Box 878
Eastville, VA 23347
Phone: 757.678.5448
Fax: 757.678.7249
E-mail: cela.burge@verizon.net

The Rev Harry W. Crandall
9115 Franktown Road
PO Box 275
Franktown, VA 23354



3 March, 2014

Mr Larry Lemond, Chair
Northampton Board of Supervisors
PO Box 66
Eastville, VA 23347

Dear Mr Lemond,

I am troubled by the proposed changes to the Northampton County Zoning ordinances which appear to completely disregard the opinions and the property rights of current land owners. The lack of transparency in the development of the proposed changes masks an unwarranted disregard for the long and painstakingly prepared Northampton Comprehensive Plan which designated where the residents of the County favored development. It is not that I object to re-thinking development, rather it is the proposal that such changes can and doubtless would be made without public input or community support, and without notice to neighbors in the affected Hamlets and other residential areas. The impact of such "stealth" rezoning would doubtless do violence to the Comprehensive Plan so carefully crafted and now in the process of being reviewed. The last thing Northampton County needs is design by fiat instead of reflecting the will of the citizenry. Nowhere in the proposals for change is argument presented for cutting the electorate out of the re-zoning process, where they rightly belong.

It is obvious to me that Northampton County needs to follow coherent and well considered Planning for growth and not haphazard development which ignores the will of the majority to remain a tourist oriented, agricultural and aquacultural based region in the midst of the richest marine biology resource on the Atlantic Seaboard. The Nation and the State cannot afford the loss of our uniquely blessed region to satisfy the immediate gratification of developers. We have an obligation to proceed with skill and to discern the direction our Comprehensive Plan should take before putting the "cart before the horse" with zoning decisions.

I request that the process of Comprehensive Plan review be completed before any rezoning decisions are made. I also request that my comments be read into the public record during The Public Hearing on March 11, 2014.

(The Rev) HARRY W CRANDALL

Preston M White
8404 Ocean Front
Virginia Beach, VA 23451

Mr. Charles McSwain, Director
Development Department
Northampton County
P.O. Box 538
Eastville, VA 23347

Dear Mr. McSwain,

I own approximately 900 ac at 9365 Mill Creek Lane in Machapongo. I put a conservation easement on it years ago to protect it from development, and it appears your present zoning changes are trying to undermine that. Are the supervisors being run by developers or the land owners? Why are these "Hamlets" necessary east of Seaside Road? If a landowner wants to rezone or subdivide, let them do it by present code. Why does the county have to do it for them?

As for changing the Chesapeake Bay Requirement to Route 13 and not all of the county, what is the thought process behind that? With rising sea levels, does this make any sense?

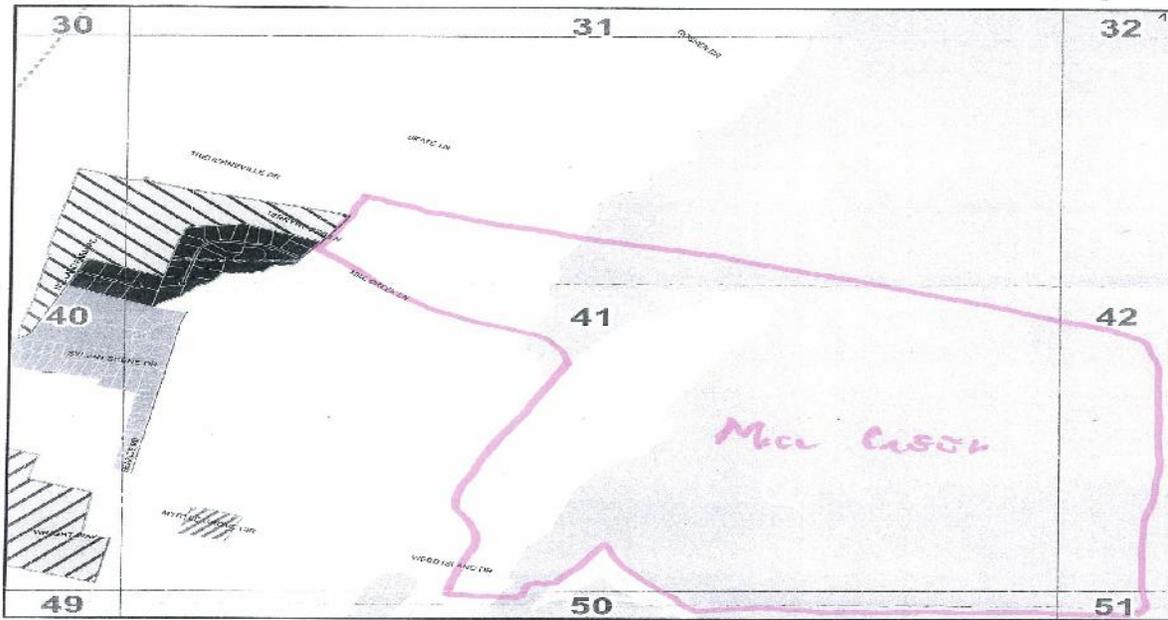
For the record, I am against moving the CBPA and am against any zoning changes east of Route 600 (Seaside Road).

Very Truly Yours,



Preston M White

Cc: Polk Kellam



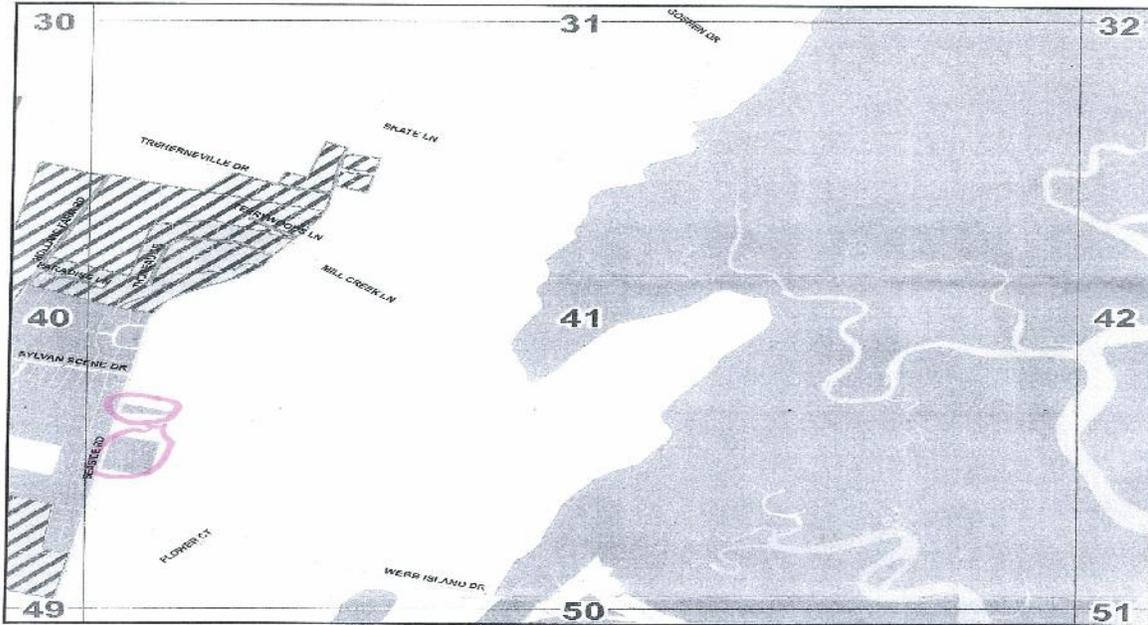
Northampton County - Current Zoning Districts

Legend

- Map Index
- Roads
- ARBS - Agriculture/Rural Business
- C - Current zoning
- C-1 - Commercial
- EB - Existing Business
- EE - Existing Industrial
- ECC - Existing Cottage Community
- H - Homesite
- WM - Waterfront Hamlet
- VZ - Village 2
- V1 - Village 1
- VN - Village Neighborhood Districts
- TE - Town Edge - Commercial General
- TE-1 - Town Edge 1
- WW1 - Waterfront Village 1
- WW2 - Waterfront Village 2
- WW3 - Waterfront Village Neighborhood Business
- WWC - Waterfront Village Waterfront Commercial
- MIP - Mobile Home Park
- EPV - Existing Planned Rural Village
- EA - Existing Subdivision - Agriculture
- EA-COM - Existing Subdivision - Community Development Family Residential
- ES - Existing Subdivision - Community Development Rural Residential
- ES - RVR - Existing Subdivision - Rural Village Residential
- ES - RVRM - Existing Subdivision - Rural Village Rural Residential
- ES - ESOW - Existing Subdivision - Existing Business Commercial Waterfront
- Water bodies
- Corporate limits
- IR - Inside VA Corridor District County



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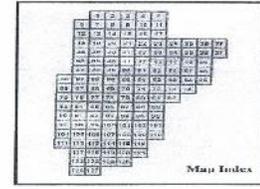
Northampton County - Proposed Zoning Districts

Legend

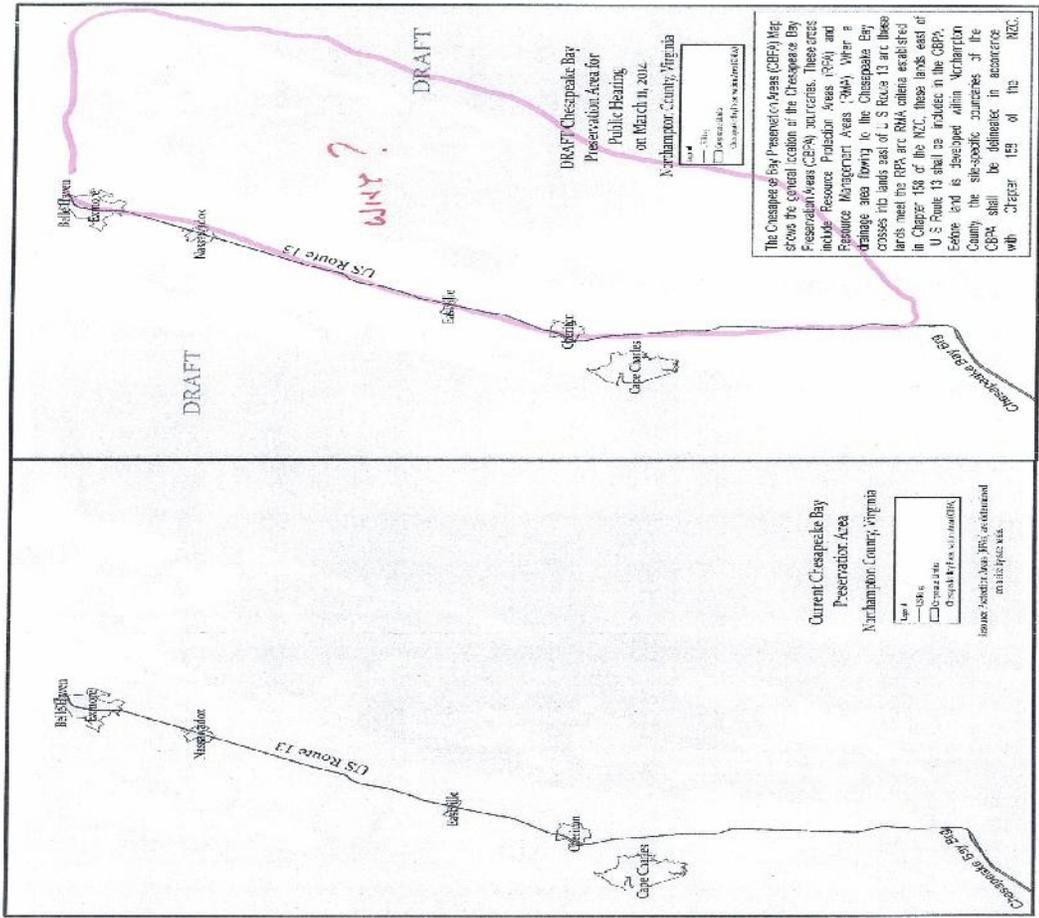
- | | | |
|--|---|--|
| <ul style="list-style-type: none"> □ Tax Map Index AG - Agriculture CNSV - Conservation C - Commercial I - Industrial CTCM - Cottage Community | <ul style="list-style-type: none"> H - Homlet R - Residential R-1 - Residential-1 R-3 - Residential-3 R-5 - Residential-5 RM - Residential-Mixed | <ul style="list-style-type: none"> V - Village VC - Village Commercial VWC - Village Waterfront Commercial PUD - Planned Unit Development Corporate Limits Roads Water Bodily |
|--|---|--|

0 875 1,750 3,500 Feet

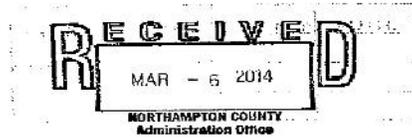
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Map Index



Frank M. Lusk, Jr.
P.O. Box 1078
Cheriton, Virginia 23316



Northampton County Board of Supervisors
P.O. Box 66
Eastville, Virginia 23347

Dear Sirs:

I am a long time resident of Northampton County and reside at 2175 Cherrystone Road, Cape Charles, Virginia. As I will be out of the area on March 11, 2014, I am writing to you to express my opinion on the proposed zoning changes to be discussed at the public hearing scheduled for that evening.

I am very opposed to a number of the changes which have been proposed in the zoning ordinance, but I am even more disturbed about the process that allows these changes to be considered, as they are inconsistent with the county's adopted Comprehensive Plan. Good governance requires that the zoning ordinance follow the guidance of the Comprehensive Plan and not vice versa. Please allow the Comprehensive Plan revision with public input to take place prior to making any changes in the present zoning ordinance.

Thank you for your consideration of this matter.

Sincerely,

Frank M. Lusk, Jr. 3/4/14

Frank M. Lusk, Jr.

S. H. Davis Preserve Trust
J. A. B. Davis, Trustee
401 Atlantic Avenue # 1002
Virginia Beach, VA 23451

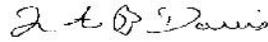
February 12, 2014

Mr. Charles McSwain
Director of Development
Northampton County
P. O. Box 538
Eastville, VA 23347

Dear Mr. McSwain:

Yes, we are strongly in favor of the new zoning rules. We need say no more than that the County has stagnated for years because of the anti-business sentiment. For the future, for job creation, for economic survival and for a wider tax base, let's pass the proposed zoning ordinance.

Sincerely,



J. A. B. Davis

**Jo Ann Blair-Davis, Trustee
S. H. C. Davis Trust # 1
222 Central Park Avenue # 400
Virginia Beach, VA 23462
(757) 490-6263**

February 12, 2014

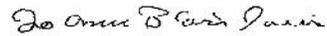
Ms. Melissa Kellam
Director of Zoning
Northampton County
P. O. Box 538
Eastville, VA 23347

Dear Ms. Kellam:

We wholeheartedly support the new zoning proposals. As property owners in the County, it is clear to us that Northampton County must have economic revival to create more jobs and a wider tax base.

In the past few years, there has been an anti-business attitude. Most have suffered from this. It is time to go forward so that more jobs are created and economic revival takes place.

Sincerely,



Jo Ann Blair-Davis

Peter Stith

From: Katic Nunez <knunez@co.northampton.va.us>
Sent: Wednesday, March 05, 2014 4:28 PM
To: Williams Janice; Stith Peter
Subject: Fwd: Proposed Zoning Changes

Katherine H. Nunez, County Administrator
 County of Northampton
 (757) 678-0440 ext. 515

Begin forwarded message:

From: "Larry Lemond" <llemond@baycoastrailroad.com>
Date: March 5, 2014 at 3:58:50 PM EST
To: <knunez@co.northampton.va.us>
Cc: <meswain@co.northampton.va.us>
Subject: FW: Proposed Zoning Changes

Another letter to add to the growing list.

Larry

-----Original Message-----

From: llemond@co.northampton.va.us [<mailto:llemond@co.northampton.va.us>]

Sent: Wednesday, March 05, 2014 3:49 PM

To: Larry Lemond

Subject: Fwd: Proposed Zoning Changes

----- Forwarded message from eelusk@gmail.com -----

Date: Tue, 4 Mar 2014 17:47:22 -0500

From: Ellen Lusk <eelusk@gmail.com>

Subject: Proposed Zoning Changes

To: "llemond@co.northampton.va.us" <llemond@co.northampton.va.us>

Dear Sir:

To quote a local newsletter "Good government requires participation".
 With that in mind I am writing you to "participate" in the process as a
 concerned citizen and 30 year resident of Northampton County. The public
 is feeling shut out of any substantive information with only one Public
 Hearing concerning the revision of our county's Comprehensive Plan and
 the Planning Commission has been bypassed as well. Let's do things in
 the proper order, please, with the Planning Commission finishing their 5
 year review, who then will make recommendations to your Board BEFORE

making zoning ordinance changes which do not protect our precious natural resources.
I regret I will be out of the state when the Public Hearing is held March 11, but I presume you will note my and many other's letters as evidence of the majority of public opinion.
Thank you for your time and service,
Ellen Lusk

Sent from my iPad

----- End forwarded message -----

From: David Kabler <david_kabler@hotmail.com>
Sent: Friday, February 21, 2014 5:27 PM
To: Charles McSwain
Subject: Comments on the Proposed Zoning Ordinance

Mr. Charles McSwain, Economic Development Director

Hello Charles,

Thank you for your time today to discuss some of my concerns about the Proposed Zoning Ordinance being considered by the Board of Supervisors (BOS). Here are some comments that I would like for the BOS to consider in their deliberations. Please know that such a document when adjoined with the Comprehensive Plan is an enormous amount of material to digest and comment upon. I submit that far more public notice and input should be carried on prior to its official consideration. There are many points that can be debated but here are four that I want to elaborate on.

First, under the Regulation Guidelines (154.1-201), specifically paragraphs A and D, there is to be a great reliance upon one individual, the Zoning Administrator, to make decisions approving, or not, certain land uses that may be proposed but not listed. I object to this because it circumvents the democratic process brought to bear by our Planning Commission, which should be charged with such action.

Second, the blanket rating of so many "uses" to the "by right" category, that under our present zoning ordinance, for good reasons, require public hearings for special use permits, eliminates the opportunity for community comment prior to land use approvals. Public hearings are good venues for our democratic process. Certain uses may be offensive to concerned parties and with the public hearing process special conditions may be imposed that mitigate offensiveness. I object to such a broad disposal of our special use permitting process.

Third, as our present Comprehensive Plan is still valid, I wonder about the expertise of our governing officials in comparing that document with the proposed zoning ordinance in order to qualify the proposed zoning ordinance for compliance. Such a comparison should be made first by our expert Planning Commission (PC) which recommendation would be submitted to our BOS. I believe that our PC is busy with updating our Comp. Plan and has not had the opportunity to confirm the adherence of the proposed ordinance to our present Comp. Plan. I object to the passage of this ordinance without the study of the PC for its compliance with the Comp. Plan.

Lastly, the removal of the protections of the Chesapeake Bay Preservation Act (CBPA) from the seaside may seem allowable under the placement of the Conservation zoning district. I submit that our proposed zoning ordinance is a poor substitute for the comprehensive nature of the scientific scope, political authority, and environmental benefits of the CBPA. I strongly object to such a blatant and broad dismantling of the environmental protections now in place over our precious seaside resources.

Sincerely yours,

David Kabler

10352 Church Neck Rd.
Machipongo, VA 23405

Blue Heron Realty Co., 113 Mason Ave., Cape Charles, VA 23310
Licensed Real Estate Broker in Virginia and North Carolina
757-331-4885 office
757-331-4887 fax
757-647-1755 cell

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Friday, March 07, 2014 2:58 PM
To: 'Peter Stith'
Subject: FW: Northampton County Zoning Code proposed revisions

From: DAVID BOYD [mailto:dboyd351@verizon.net]
Sent: Friday, March 07, 2014 1:44 PM
To: lemond@co.northampton.va.us; info@co.northampton.va.us; Granville Hogg
Cc: David Boyd; David Boyd
Subject: Northampton County Zoning Code proposed revisions

Dear Mr. Lemond, Mr. Hogg, and Northampton County administrators,
I would like to register my objections to the newly proposed zoning code changes.

First, I believe there has been inadequate opportunity for the public to review the changes and provide their input. The proposed changes are numerous and extensive, so the public needs ample time to provide their comments.

Secondly, I believe a great deal of the substance in the new zoning runs counter to the wishes expressed by the public during the development of the last Comprehensive Plan. That process ran for a year and a half, during 2006-2007, and went through a number of iterations, developing a plan on which the public had extensive input. Should these new zoning changes be approved before the required, overdue, 5 year revision of the Comp Plan, it would severely restrict the ability of the Planning Commission to do their job unhindered, since they would be constrained by the new zoning requirements.

There are major differences between the new proposed zoning regulations and the 2006-2007 Comp Plan. During development of the 2006-2007 Comp Plan the public repeatedly voiced the opinion that economic development should be promoted in the villages and towns, instead of along Route 13. The proposed zoning is diametrically opposed to that viewpoint. It is as if the authors of the proposed zoning regulations are either totally ignorant of the public input which occurred in 2006-2007, or they just don't care.

There are some other very important substantive changes in the proposed zoning. The new zoning proposes total elimination of shoreline setbacks, not only on the seaside, but also on the bayside, everywhere but in conservation zoned lands. It would be extremely foolish to eliminate any of protections afforded by these riparian zones, in my opinion. Shoreline setbacks (the preservation of riparian zones) are a very simple, equitable method of reducing negative impacts for virtually all pollutants entering our waters. They reduce impacts from fertilizers, sediments, fecal coliforms, herbicides and pesticides, and virtually all other contaminants - by a

/ combination of physical filtration and biological uptake, in this critical last swath of land buffering our creeks from the uplands. The Chesapeake Bay Preservation Act would still require some setbacks on the Bayside, but the proposed zoning would lessen the setback distance on the bayside by totally eliminating the Northampton County portion of the setback requirements. In an area so inherently dependent on clean waters, is this the message we want to send?

The proposed zoning also provides many instances where activities, which previously were allowed only after a permit was acquired, would now be allowed by right. Do we really want to sell out our inherent protections against potentially undesirable activities, for the possibility of someone making a fast buck?

Our natural resources, rural character and the slower pace of life here are what I consider the most desirable qualities of the Shore. This zoning plan seems bent on selling out those qualities in the hopes we can make a profit from doing so. I don't think that's a good trade-off. Let's try and make the best use of the unique assets we have here, instead on trying to emulate our more industrialized neighbors.

Let's slow down this zoning proposal until you have allowed the public plenty of time to provide their comments.

Please make my comments part of the official public record on this issue.

Thank you for your time,
David Boyd

General Farms & Land Co.

Reflections 1
2809 S. Lynnhaven Road Suite 110
Virginia Beach, VA 23452
Office 757-486-5444
Fax 757-486-5224

March 6, 2014

Mr. Charles McSwain
Director, Northampton Co. Dept. of Economic Development
16403 Court House Road
P.O. Box 66, Eastville, VA 23347

Dear Mr. McSwain:

I request that under the Proposed 2014 Northampton County Zoning text and map, the following parcels now shown on the Draft Zoning Map as (A) Agriculture be reclassified under the proposed zoning text and map as Residential (R3):

Northampton Co. Tax Parcel 14-A-23/14-A-23, located in the Holly Bluff community on Wellington Neck, and

Northampton Co. Tax Parcel 104-A-3A, located on Lake Allure and fronting on Sand Hill Drive and Blueberry Drive.

I believe that reclassification of these parcels to (A) Agriculture is equitable for these reasons:

Northampton Co. Tax Map Parcel, 14-A-23/14-A-23, located in the Holly Bluff community on Wellington Neck:

- ✓ This parcel consists of ± 50 acres and was divided into 7 sub-parcels under a preliminary plat submitted to the Department of Planning and Zoning a number of years ago and is believed to be still recordable under the five years allowed for recordation. Said preliminary plat is attached hereto as "Exhibit 1."
- ✓ This parcel is an intimate part of the community of Holly Bluff, in which parcels classified as Residential (R3) surround this parcel. The ±5 acre Parcel 5 of the preliminary plat of "Exhibit 1," has been re-divided into a 3.1 acre Parcel 14-A-23D with the residual 2 acres added to adjacent Parcel 6. A home has been built on Parcel 14-A-23D. A portion of the Proposed Zoning Map is enclosed as "Exhibit 2," which shows the intimacy of this parcel to the rest of Holly Bluff community on each side of it.
- ✓ All sub-parcels of the preliminary plat of this parcel are connected to a State maintained road

Mr. Charles Mc Swain
March 6, 2014
Page Two

Northampton County Tax Map Parcel, 104-A-3A, located on Lake Allure on Sand Hill Drive:

- ✓ This parcel consists of ± 52 acres and was divided into _____ sub-parcels under a preliminary plat submitted to the Department of Planning and Zoning and is believed to be still recordable under the five years allowed for recordation. Said preliminary plat is attached hereto as "Exhibit 3."
- ✓ This parcel is an intimate part of the adjacent residential parcels fronting on Lake Allure, fronting on Sand Hill Drive and fronting on Blueberry Drive. It is surrounded by Parcels classified as Residential (R3) and as Village (V) permitting 4 residential homes per acre. A portion of the Proposed Zoning Map is enclosed as "Exhibit 1.", which shows this parcel's location amidst the surrounding residential parcels on Lake Allure, Sand Hill Drive and Blueberry Drive.
- ✓ Like the other residential parcels fronting on Sand Hill Drive, this parcel, and sub-parcels of it, enjoy a recorded common pedestrian easement to the beach at Sugar Hill Subdivision and a recorded beach encampment easement on the Sugar Hill beach.
- ✓ This parcel fronts on two State maintained roads, Sand Hill Drive and Blueberry Drive

General discussion:

Classifying either of these parcels as (A) Agriculture is both financially unfair to me as the owner of these parcels and unfair to the residential communities with which they are intimately connected because actual restraint, or even the appearance of restraint, on the use of such intimately community-connected parcels impacts on bringing vibrancy, community and social connection to these neighborhoods.

Reclassifying these parcels as (R3) Residential is both logical, because of their intimate community connection, and is smart growth land planning by "infilling" these residential communities, which results in:

- ✓ Reduced conversion of agricultural land, sensitive habitat, and preservation of open space
- ✓ Reduced cost to build and maintain expensive infrastructure because both parcels have state maintained roads.

Mr. Charles Mc Swain
March 6, 2014
Page Three

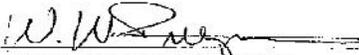
Land planners have long held that infill development prevents sprawl and is critical to properly accommodating growth both in urban and non-urban settings.

Reclassifying these parcels as (R3) Residential is consistent with good land planning and beneficial to the continual growth of these parcels' communities as solid, stable neighborhoods, which in turn benefits the rest of Northampton County.

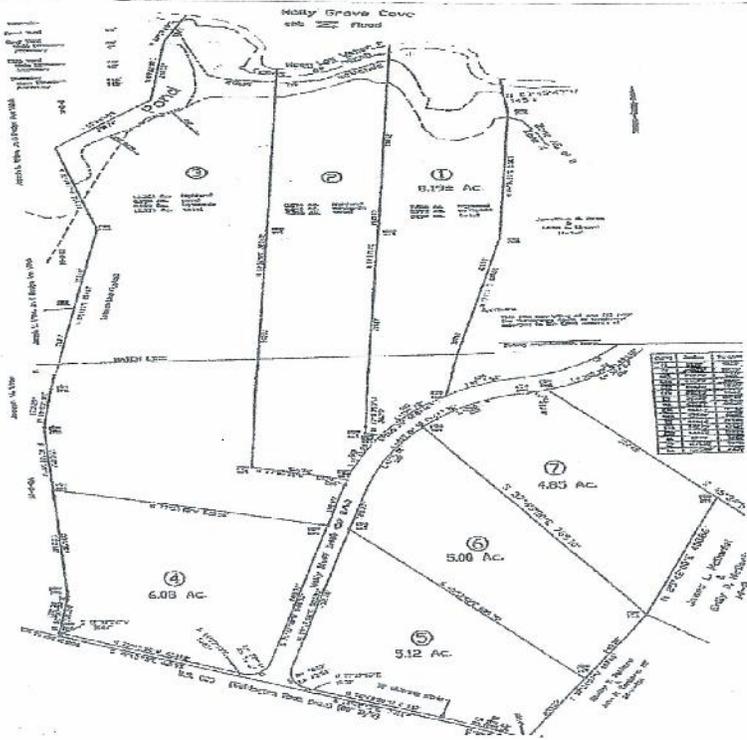
I would appreciate any assistance you can give in reclassifying these parcels as (R3) Residential.

Very truly yours,

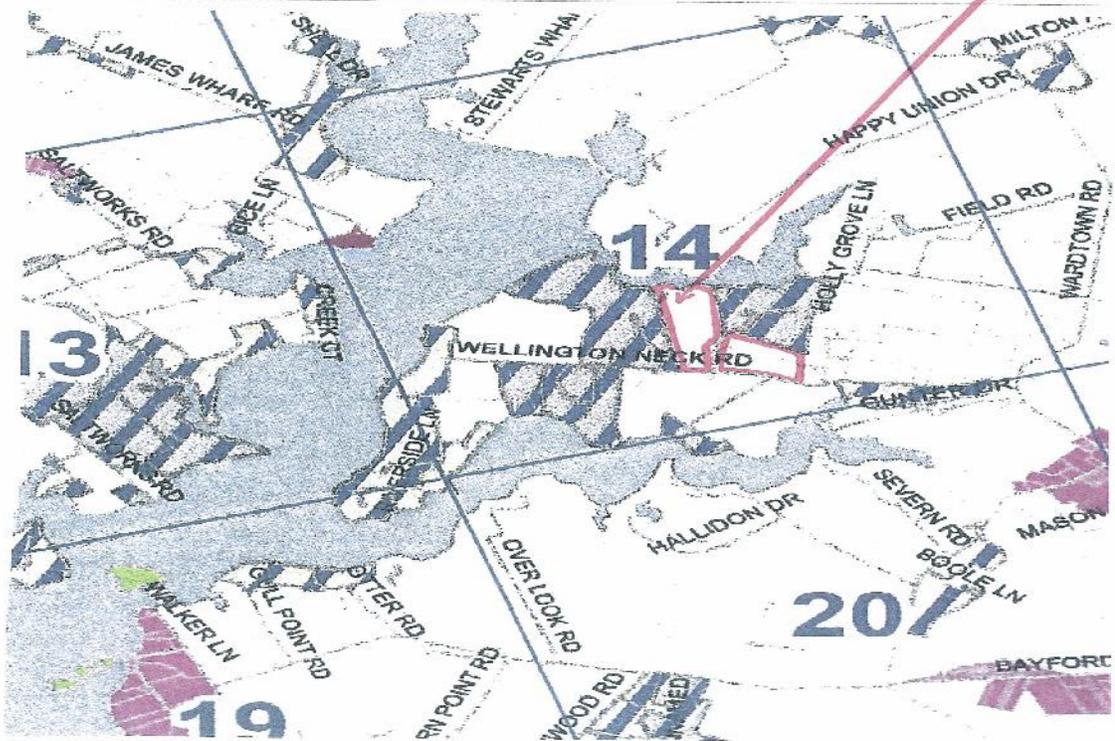
General Farms & Land Co.

By: 
W.W. Prettyman, President

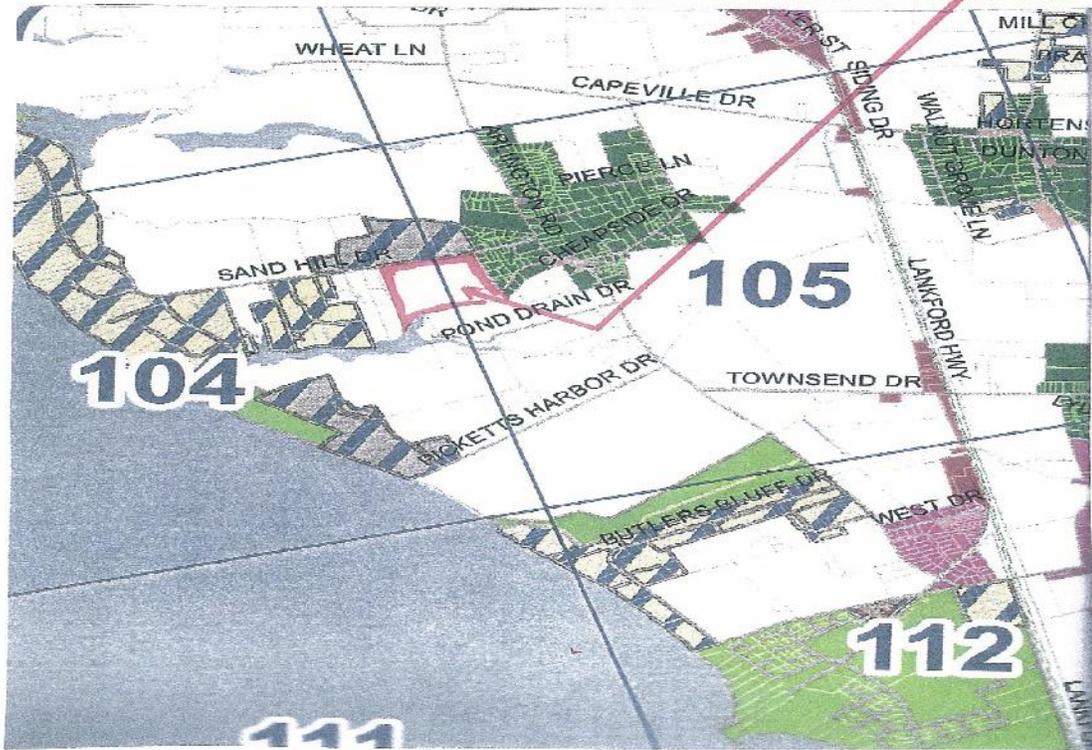
"Exhibit 1"
**Portion of Preliminary Plat of Division of ± 50 Acres in the Holly Bluff Community
on Wellington Neck, Northampton County, Virginia
Owned by General Farms & Land Co.**



"Exhibit 2"
Portion of Draft Zoning Map of Proposed 2014 Northampton County Zoning Code
Showing ± 50 Acres in the Holly Bluff Community (outlined in Red)
Owned by General Farms & Land Co.



"Exhibit 4"
Portion of Draft Zoning Map of Proposed 2014 Northampton County Zoning Code
Showing ± 50 Acres partially on Lake Allure (outlined in Red)
Owned by General Farms & Land Co.



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Peter Stith

From: Brenda Floyd <bandbfloyd@yahoo.com>
Sent: Saturday, March 08, 2014 8:48 AM
To: pstith@co.northampton.va.us
Subject: birdsnest farm

Hi Peter,
I appreciate your help on the phone about the farm. As we talked, please read at the next meeting what we discussed.

Concerning parcels Map #30-A-76 and Map #30-8-1B.
We want these parcels to remain in Agricultural district and not a hamlet.

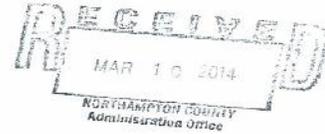
Thank you for all your help and please let us know if there is anything else we need to do to keep the farm as is.

Sincerely,
Bill and Brenda Floyd

31

JAMES BRADY MURRAY, JR.

Board of Supervisors
Northampton County
PO Box 66
Eastville, VA 23347



March 6, 2014

Dear Sirs,

I write to express my concern over the proposed changes to the County's zoning ordinance, in particular the proposed revision of the ordinance's seaside protection provisions. I would encourage you to first review and revise the County's Comprehensive Plan.

As the owner of several large seaside farms and as someone who has invested a good deal in the preservation of the Shore's natural habitat, I would like to see very careful consideration of any changes that would encourage the subdivision and development of seaside land in the County.

I support Jay Ford and Virginia Eastern Shorekeeper, and their petition objecting to Northampton County's failure to first address the Comprehensive Plan before attempting to revise it defacto through zoning ordinance changes.

Sincerely,

James B. Murray, Jr.

455 SECOND STREET, S.E., SUITE 402, CHARLOTTESVILLE, VIRGINIA 22902
(434) 821-8080

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 9:36 AM
To: 'Peter Stith'
Subject: FW: Economic Growth

From: L Tokash [mailto:latokash@yahoo.com]
Sent: Saturday, March 08, 2014 4:20 PM
To: info@co.northampton.va.us
Subject: Economic Growth

As a home owner and tax payer in Northampton County, I strongly support your efforts to provide for a rational growth plan for the County with the establishment of the Economic Development Office.

I believe this office could/should encourage for greater commercial development along the Rt. 13 corridor and allow property owners a greater say in the disposition of their property. This would allow for a broadening of the tax base, lower tax rates for all, and allow the County to move in a more positive economic direction.

While I will not be able to attend Public Hearing, I encourage your continued support in this effort.

Fred Tokash
2314 Northview Ct
F-xmore, VA

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 9:35 AM
To: 'Peter Stith'
Subject: FW: change in growth plan

From: Steve [mailto:dynamichomes9@gmail.com]
Sent: Saturday, March 08, 2014 3:53 PM
To: info@co.northampton.va.us
Subject: change in growth plan

We strongly agree that we need a change in development here in the county. We support the growth of the tax base and all the added benefits of the new business will bring.
Sincerely Steve and Sharon Daniels

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 9:37 AM
To: 'Peter Stith'
Subject: FW: Development Dept re. Zoning ordinance changes to chapter 154

-----Original Message-----

From: Brenda Hurley [mailto:brendahurley@gmail.com]
Sent: Saturday, March 08, 2014 6:04 PM
To: info@co.northampton.va.us
Subject: Development Dept re. Zoning ordinance changes to chapter 154

Dear Development Department

We agree with the changes in the zoning ordinances for Northampton County and wish to see them approved and implemented. Our property is located at:
0001A-03-BLK-00 008 LOT #8 OCCO NECK. Our property is located in Exmore.

Roger and Brenda Hurley
692 Boca Ciega Pt Blvd N
St Petersburg FL 33708

Sent from my iPad

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 9:36 AM
To: 'Peter Stith'
Subject: FW: Pro Growth Policies

-----Original Message-----

From: Michael Blackwood [mailto:michael.blackwood56@yahoo.com]
Sent: Saturday, March 08, 2014 4:59 PM
To: info@co.northampton.va.us
Subject: Pro Growth Policies

My wife and I own property on the Eastern Shore (Lot B, Darby's Wharf), and are very supportive of the changes you are proposing with regard to zoning, and thereby possibly helping the tax base. Please do not permit the "no growth" contingent of discontents to have their way. It is way past time to bring some prosperity to the communities on the shore. You have our full support.

Respectfully,
Michael and Janet Blackwood

Sent from my iPad

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 9:54 AM
To: 'Peter Stith'
Subject: FW: Proposed zoning change 5187 James Wharf Rd., Exmore

Original Message-----
From: bialeksusan [mailto:bialeksusan@gmail.com]
Sent: Monday, March 10, 2014 8:49 AM
To: info@co.northampton.va.us
Subject: Proposed zoning change 5187 James Wharf Rd., Exmore

I would like to sincerely disagree with the proposed change to my property from Agricultural to residential. This land is used as a horse farm and feel that the land is clearly agricultural. There should be no zoning change to my property.

Susan And Stanley Bialek
Platt 29-13. Tax map 14 19 1A

Sent from my iPad



March 11, 2014

Northampton County Board of Supervisors
Northampton County Planning Commission

Dear Board members and fellow Citizens of Northampton County:

In reviewing the proposed zoning changes, we at C&E Farms are in favor of the zoning changes.

Under the current zoning rules we are handcuffed from doing any expansion of our operation. We operate on the seaside, yet we are hindered by setbacks that were only intended for the Chesapeake Bay. Our current office is in need of replacing. We found out that we cannot build a new office because it would be within the 100 ft R.P.A. Line and the 115 ft Shoreline Setback Line from what we call the "frog pond." The frog pond is no more than small basin that water collects in from drainage of the ditches along Seaside Road.

There is no other practical site to put the office. We were advised by our attorney not to try for a variance because our case is not a "legal hardship." Our only hope is that there is a change in zoning and the setbacks.

We employ 70 Northampton County residents. Our office is not large enough to have more than one of these employees come in to conduct personnel matters let alone a human resources office.

The proposed zoning changes would not only allow us to expand our office but other areas of our operation. In turn, the proposed zoning changes will allow us to hire more Northampton County residents. That would generate more jobs and spendable income in the county.

Our hope is that the proposed zoning changes are passed and adopted. We feel that this would not only help our operation but the county as a whole.

Bob Colson

President

*P.O. Box 315, Cheriton, VA 23316, (757) 678-5097, FAX (757) 678-5718
P.O. Box 403, Parrish, FL 34219, (941) 776-0407, FAX (941) 776-0235*

Dear respected members of the Northampton County Board of Supervisors,

I would like to request that the land listed in the AFD for the Birdsnest area of Northampton County be left in the agriculture zoning. I am one of the land owners that would be affected by the changing from Agriculture to a Hamlet. My family bought the land in the area of the proposed change many years ago with the thoughts of it remaining in farm use.

My family put very restrictive covenants on this land so that we could limit the possible uses other than farming upon purchasing this land. By changing the zoning it is my belief that a door is being opened to give legal standings for a protest of these covenants. I have also spoken Bill Floyd who is the land owner and large farmer directly to the west of our family land. He too has very restrictive covenants on his land as well and has stated that the land owned by him will only be used for farming in the future as stipulated in his covenants.

The letter mailed out to the residents of affected land owners did not give details of losses or gains by the change in the zoning to each land owner, we were told to attend a meeting where it would be explained. I personally had other previous obligations and was not able to break them. I then stopped in at the County office and spoke with first Melissa Kellem who stated that all AFD properties were not in the new proposed changes. After pulling maps and consulting with Peter Stith she was shown that many of the proposed changes were located on AFD properties. I was then told that I should write a letter to the board of supervisors and or come to the March 11th meeting and voice my concerns. Again I will not be able to attend due to other County related obligations so I am sending in this letter.

I stopped by the same office on March 7th and inquired with Peter Stith if there had been any change in the proposed zoning. He stated no, that it would be up to the Board of Supervisors to make any changes. Peter did add that he had spoken with the Commissioner of Revenue and that she stated it did not matter to her what the zoning was to qualify for the AFD. This also raises great concern to me due to having been told when we put our families land in to the AFD that the land must be in an agriculture district or a forest district to qualify. We were also told that the land must be used for farming. Our land is being used for farming and currently in the County's Shepsend AFD.

I do not understand how we do not need to be zoned agriculture now when we did then. Is the AFD not a program set up by the state to be used by the Counties? Who decides what the zoning of the land has to be?

I also understand that there are some residents of Northampton County that wish all AFD'S be abolished. It is my belief that we must preserve Northampton County's main source of revenue which is FARMING. With today's economy the only way many of our farmers are able to stay in business and pay the County Taxes is by the use of the AFD program. Our previous Board members attempted to preserve our farming as well as the Heritage of Virginia's Eastern Shore with the present zoning. Unfortunately with the present zoning there is little to no room for change. I believe the current Board can see that some change is needed to the current zoning plan.

I think a revision of the zoning is in need to simplify what we are trying to accomplish in our home land, not only to preserve what we have but to also plan for our children's future. We need to help our local people and preserve our farmland that is bringing in the revenue that our county needs to survive.

Again I ask, please leave the current agriculture zoning in the sheppsend district as it is. Thank you for taking the time to read and consider this.

A.J. Ferebee
3/11/2014

READ INTO
RECORD

REC. MARCH 10, 2014

RECEIVED
12-10-13

12/10/13 39

AM stith,

Please add our neighborhood
Plan submitted during the Stakeholder
Meetings, when Mr. Brown was here.

You have our comment sheets on
the Hamlet.

Thanks,

Rev. Gailie Lee Brown

Chairman,

Coalition for Community,

Trade, Progress,

and Planning

Concerned Citizens of Sylvan Scene
West Birdsnest; and Treherneville;
Historic Bridgetown Association, INC.

Coalition for Community Pride, Neighbors, and Planning
President: Margaret Chandler (Sylvan Scene) *Margaret Chandler*
President: Olester Manuel (West Birdsnest) *Olester Manuel*
Street Captains: Keisha Elmandorf; Sherene Joseph (Treherneville) *Keisha Elmandorf*
President: Rev. Debbie Lee Bryant (Historic Bridgetown Association) *Debbie Lee Bryant*

*Vision Statement: All people in Sylvan Scene; West Birdsnest; Treherneville; and the Historic Bridgetown Association Inc. to live in peace and safety, with a high quality of life. (Vision for all Coalition neighborhoods)

*Mission: To improve our quality of life by addressing and solving issues, getting services, and doing projects which will enhance and spark neighborhood revitalization and major improvements in our areas and finding resources to do so; to form partnerships, to reach our full potential. To become stable; pro-active; functioning; safe; clean; peaceful; sustainable; aesthetically beautiful communities with some self sufficiency. To empower the people.

*Issues addressed in Coalition meetings and walking the neighborhood talking to the residents. We want the same things so we are combining here. Where there are differences, we cite them;

Land Use:

- 1.) To preserve and maintain the single family residential character; identity; integrity; cultural heritage; boundaries; and historical significance of our area.
- 2.) That single family residential be of low-lowest intensity.
- 3.) Environmentally sensitive areas should be protected
- 4.) Goal should be a decrease in overall residential densities. Request for increased density should be denied.
- 5.) Existing development should be improved so it can maintain its value. New construction should be safe and of high quality. Enhance housing stock.
- 6.) Neighborhood beautification efforts
- 7.) No High - higher intensity residential uses. No high rise apartments. Treherneville only is open to residential development as in New Road, Exmore. They are open to mix use, low-lowest residential and duplexes like in New Road, Exmore.
- 8.) All commercial should front Highway 13 and be neighborhood friendly: Conditions should exist being:
low-lowest intensity; minimal to low traffic generators; activities conducted in an

enclosed building; hours of operation close by 9:00p.m.; lights directed inward; urban design and landscaping---more intense; proper buffers; noise controlled; unkempt buildings controlled; solid fencing back and sides when possible ; strict trash compliance; trash bins enclosed; code enforcement strict; small scale. Any existing businesses, should they go out of business or leave, zoning should be low-lowest intensity and a public hearing should be required, if it is not low-lowest intensity.

9.) High-High Intensity commercial and agricultural land uses should be excluded from our communities.

10.) Low-Lowest neighborhood friendly commercial businesses fronting Highway 13 should be evaluated and assessed to determine its impact on the community as it relates to zoning requirements; environmental emissions, land use; smoke; noise; litter; dust; odor; vibration; traffic; encroachment; and anything else that would adversely affect the surrounding residential areas.

11.) That agricultural uses be of low-lowest intensity in our communities

12.) Churches are in our communities and we welcome them

13.) Neighborhood schools in our communities should be reopened as schools and Community Centers for the neighborhood. We support using the schools in Machipongo and Hare Valley for Community centers; public schools; and public parks. Need recreational facilities.

Zoning

1.) Zoning in all the neighborhoods apart of the Coalition for Community Pride; Progress; and Planning will be reviewed and if changes are needed and we anticipate some to change, when we get there you will be informed.

*Handled with
12 comments*

Transportation

1.) In the future, Sound barriers should be constructed in those areas, Sylvan Scene; West Birdnest; Treherneville; etc in those areas where the Interstate abuts residential development.

2.) Bike Lanes should be incorporated on Highway 13

3.) Eliminate heavy truck traffic through residential areas. We are sensitive to the fact that heavy trucks are used during the agricultural season.

4.) Roads in Treherneville; Bridgetown; Sylvan Scene; West Birdsnest; and other areas need to be evaluated, as many of the streets need to be resurfaced or rebuilt.

5.) Infrastructure improvements should be coordinated with transportation improvements.

6.) Speeding in the neighborhoods is a problem. Speed limits in Treherneville; West Birsnest; Sylvan Scene; Bridgetown should be 25-30 miles, include other areas in the Coalition also.

7.) Public Transportation is needed.

BM DM MC

2.

Some Urban Design features in our communities:

- 1.) Create strong identities with the history. Preserve our history; landmarks; cemeteries; historic areas.
 - a.) Historic Markers should be placed all over Northampton County where identified. Rev. Debbie Lee Bryant is working on 5 now.
- 2.) Create a sense of order and continuity.
- 3.) Street Lighting
- 4.) Tree Lined Streets
- 5.) Bike Lanes
- 6.) Edge Treatments between different uses
- 7.) Elimination of visual clutter
- 8.) Banners
- 9.) Sidewalks need to be expanded
 - 10.) Preserve green space in our communities
 - 11.) Neighborhood signs would be nice
- 12.) Trees planted in the median of Highway 13: Crepe Myrtles for example
- 13.) Safety is a high priority: a continuous pedestrian path and lighting. We need infrastructure put into our communities. We pay taxes and have no services.
- 14.) Standardize signs used

Environmental:

The Eastern Shore is a highly sensitive environmental area. There is so much that needs to be addressed environmentally. We want our communities to be sustainable with no environmental justice issues. We want the residents informed of emergency response plans and evacuation procedures. We recommend best management practices in environmental concerns and agriculture and aquaculture. Trash and debris needs to be cleaned up from waterways; wetlands; neighborhoods; and Highway 13. Groups need to adopt spots. Soil and groundwater should be monitored. Air Pollution monitors should be installed to detect hazardous particles and chemicals used. There should be a stormwater management plan in our areas and proper drainage and sewage systems. Water Quality is a problem in our neighborhoods. Most of us can't drink the water---this needs to be fixed.

Our areas probably have little or no infrastructure. Standards and Upgrades need to be done. Cell-phone; Phone reception is terrible. Utility providers need to access their equipment in our neighborhoods. Tree limbs need to be cut.

To reduce the chance of increased air; soil; sewer; and water pollution, we want the enforcement of the existing County; State; Federal Environmental regulations. Recycling should be encouraged. We seek piping of the ditches. Check the landfills for groundwater contamination and unwanted chemicals. Check illegal dumping and regulate burning-----fires.

ASH JSM B mc

Additional comments on Goals

Rev. Bryant has talked and met with residents from the 19 areas, so I have a pretty good understanding of what the neighborhoods need and envision for their communities. So, my comments represents constituents. (Coalition for Community Pride; Progress; and Planning). These are the major concerns we have heard at our meetings.

1. Addressing and implementing programs to lower the 21% poverty rate in Northampton County is important. Providing services and improvements in neighborhoods.
2. Embracing sustainability on every level is important.
3. Addressing and not creating Environmental Justice issues is important.
4. Northampton County in compliance with all State; Federal laws is important.
5. Police visibility---more police patrols in high crime areas is important Safety important.
6. Preserving the residential character of neighborhoods important. Want low to lowest intensity uses in residential character; preserving the historical significance.
7. Want services and utility upgrades in neighborhoods. Want drainage and stormwater improvements. Want hydrants in communities. Adequate fire protection
8. Address blight but need to provide educational info to the neighborhood associations and financial incentives should be made available to property owners for improvements to their property. Address safety and aesthetic concerns. Mandatory compliance should be limited to safety issues.
9. Reopening Machipongo Jr. High and other neighborhood schools where possible and using closed schools for Community Centers and parks.
10. Against gentrification in African American neighborhoods.
11. Speed Limits in some African American neighborhoods too high and need to be lowered to 25. No heavy truck traffic etc.
12. Neighborhood beautification efforts; landscaping; and proper buffering
13. No heavy or Intense commercial; agriculture uses in our African American communities. Neighborhood friendly businesses should be confined to R13 highway frontage . Residents don't want businesses next door to them, especially where they currently don't exist.
14. Affordable and decent housing.
15. Having good jobs with good wages and benefits and job opportunities.
16. Adequate health facilities.
17. Education is very important, especially the status of the public education system and opportunities and meaningful Workforce Development.
18. Zoning should reflect what the neighborhoods want.
19. Air pollution monitors should be placed in high agricultural areas by DEQ and checked often for pollutants.
20. Drinking Water quality needs to be greatly improved and tested often for pollutants.
21. Ground Water needs to be monitored by DEQ often for pollutants.
22. Adequate lighting in neighborhoods.
23. Street repaving and improvements
24. Form partnerships to help improve neighborhoods.
25. Street Lighting

ASM DM MC

5.

These are just some of the components of our neighborhood plan. We wish to meet with our Planner and Supervisor about getting grants for improvements in our communities. We hope to meet with them this summer of 2012. We want to bring the 21% poverty rate down, since most of it is in our communities.

Rev. Debbie Lee Bryant
Margaret Chandler
Olester Manuel
Keisha Elmandorf
Sherene Joseph
and the other members of the Coalition for Community Pride; Progress; and Planning;
Concerned Citizens of Sylvan Scene; West Birdsnest; Treherneville; Historical
Bridgetown Association Inc.

plm dm mc

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COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 12/5/13

NAME: Rhynia Upshur / Preston Bellam

ADDRESS: 10247 Floyd Cr Birdnest Va 23307

CONTACT (Phone/email): 757-442-4693

SUBJECT: (i.e. Maps, Districts, Performance Standards) West Birdnest Community / Action Group

COMMENTS:

- 1 my Neighborhood wants hamlet zoning
- 2 we want single / wide mobile house / detached to have usage listed on the hamlet
- 3 we want mining removed from the hamlet land usage
- 4 we want sentence usage for ~~an~~ industrial usage taken out,
- 5 we want all agricultural uses in hamlet on small scale paying attention to water odor environmental missions that may affect how health or quality of life, ~~etc~~
- 6 we want all commercial services on small scale or low density
- 7 we want storm drain improvements,
- 8 we want the planning Department to ~~include~~ include our Neighborhood Plan with in hamlet land usage,

- 9 We want to maintain The Residential Character of our neighborhood
 - 10 We want to Remove Recreation and Sports motorized from Hamlet
 - 11 We all kennels and pounds on a small scale
 - 12 We want Buffering between Commercial and Residential uses Attached To us Neighborhood.
- Plan to Comments.

added 12/9/13
-KD

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: Dec. 4, 13

NAME: Margaret Chavakis (President of Concerned Citizens of Sylvan Scene Dr.

ADDRESS: 2514 Sylvan Scene Dr. Piedmont, Va., 23307

CONTACT (Phone/email): (757) 678-3668

SUBJECT: (i.e. Maps, Districts, Performance Standards) Comments to the zoning ordinance in our neighborhood

- COMMENTS:
- 1) My neighborhood wants Hamlet (Sylvan Scene Dr)
 - 2) We want single wide mobile home detached addcs to land uses on Hamlet 1, 2 & 3
 - 3) We want mining removed from Hamlet land use
 - 4) We want the sentence "uses similar to special uses permit uses taken out from Hamlet land use"
 - 5) We want all agriculture uses on Hamlet land uses on a small scale (paying attention to environmental emissions or anything that will affect your health or quality of living)
 - 6) We want all commercial (services on a low density in the Hamlet land use & low density)
 - 7) Storm drain improvement
 - 8) We want the planning Department to include our neighborhood plan within the Hamlet land use (attach our Neighborhood plans to comments)

8. We want the planning Department to include our neighborhood plan within the Hemlet
9. We want to maintain our Residential character of our neighborhood
10. Remove recreation & sports motorized & vehicles related FROM Hemlet land use
11. G.I. KENNEL or pounds on a low scale
(low impact)
12. ~~Per~~ our neighborhood plan we want buffering between commercial and residential uses

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 12-2-13

NAME: Timothy Gray

ADDRESS: 10959 Johnstown Rd. Birdnest VA 22809

CONTACT (Phone/email): 49-244-4831 TGray11@aol.com

SUBJECT: (i.e. Maps, Districts, Performance Standards) Special Use.

COMMENTS: I want to place a business at 10959 Larkford Hwy. (the Hill Club building) Why do I need a Major use permit if in ~~the~~ zone Business to Business and in a commercial zoned area.
Thanks

Ref. Birdnest and Treleville Association My neighborhood wants Hardsc
~~Commercial~~
1) We need single wide mobile Home detached added to land-uses listed on Hardsc.
2) We do not want Mining included on Hardsc land use.
3) We want all Agriculture uses on Hardsc land use OR a small section. Order, Environmental Emissions etc for anything that affect quality of living

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 12-4-13

NAME: Andrew Chandler Concerned Citizen of Sylvan Co.

ADDRESS: 8514 Sylvan Scene Dr

CONTACT (Phone/email): 757-678-6268

SUBJECT: (i.e. Maps, Districts, Performance Standards) Comments to the zoning Ordinance in our ~~neighborhood~~ neighborhood

- COMMENTS:
1. My ~~neighborhood~~ neighborhood want Hamlet zoning on Sylvan Scene
 2. We want single wide mobile Home detached add land list uses list on hamlet
 3. We want mining taken out and remove from hamlet land u
 4. We want the ~~sentence~~ uses similar to special use permit uses taken out from hamlet
 5. We want all agriculture uses on hamlet land uses in a small scale (paying attention to environmental emissions or anything that will affect your health or quality of living)
 6. We want all Commercial (services on a low density in hamlet land use + low density)
 7. storm drain improvement
 8. We want the planning department to include our neighborhood plan within the hamlet land use (attach our neighborhood plans to comment)
 9. we want to maintain the Residential character of our neigh
 10. Remove Recreation and sports, motorized and motor vehicle related ~~for~~ hamlet land user
 11. We want all Kennel or pound on small scale and low impact
 12. Per our neighborhood plan we want buffering between comm

President
Historic Bridgetown
Association

COMMENT SHEET

Chairman of the
Board
Coalition for Community
Pride, Progress, Planning

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 12/1/13

NAME: Rev. Debbie Lee Bryant

ADDRESS: 10229 Bayside Road Bridgetown, VA

CONTACT (Phone/email): 757-722-6216 23405

SUBJECT: (i.e. Maps, Districts, Performance Standards) _____

COMMENTS: To the Zoning Ordinance for our neighborhood

- ① My neighborhood wants Hamlet zoning
- ② We want single wide mobile home detached added Land uses listed on Hamlet
- ③ We want mining removed from Hamlet Land use
- ④ We want the sentence "uses limited to special use permit uses" taken out from Hamlet Land use
- ⑤ We want all agricultural uses in Hamlet be use on a small scale (paying attention to order; use

health or quality of living.

- ⑥ We want all commercial services in the Hamlet land use on a small scale and low density
- ⑦ We want storm drain improvements ^{*not relevant*}
- ⑧ We want the Planning Department to include our neighborhood plan within the Hamlet land uses (attach our neighborhood plan to comments)
- ⑨ We want to maintain the residential character of our neighborhood.
- ⑩ Remain "recreation and sports, motorized and motor vehicle related" from Hamlet land use
- ⑪ We want kennels and pounds on a small scale / low impact
- ⑫ Per our neighborhood plans, we want buffering between commercial and residential uses

COMMENT SHEET



Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 12/5/13

NAME: Sherene Joseph Abraham ^{Sealey Rd.}

ADDRESS: 11245 Sealey Rd Birkswest Va 23307

CONTACT (Phone/email): 478-7125

SUBJECT: (i.e. Maps, Districts, Performance Standards)

- COMMENTS:
1. My neighborhood won't Hamlet zoning
 2. we won't agree with what Home Depot added to land uses in Hamlet.
 3. we won't ~~not~~ mining taking out of Hamlet land use.
 4. we won't the sentence. use similar to special use permit use taking out from Hamlet land use.
 5. Agriculture domestic husbandry on small scale. All Agricultural Gen. small scale such as weist. Anything that will ^{be} against our health & safety.
 6. all Commercial services for the Hamlet are small scales, low density.

ruu

7. Storm drain improvement.

8. We want the planning department to ~~include~~ ^{include} ~~the~~ ^{the} ~~neighborhood~~ ^{neighborhood} ~~hand~~ ^{hand} ~~over~~ ^{over} ~~to~~ ^{to} ~~the~~ ^{the} ~~city~~ ^{city} ~~of~~ ^{of} ~~Hamlet~~ ^{Hamlet}.

9. We want to maintain the ~~character~~ ^{character} of ~~the~~ ^{the} ~~neighborhood~~ ^{neighborhood}.

10. Remove recreation and sports, motorized and motor vehicle related ~~features~~ ^{features} from Hamlet uses.

11. Kennel or pond on small scale.

12. Per our neighborhood plan we want buffering between ~~commercial~~ ^{commercial} and residential uses.

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 12/5/13

NAME: Diane Warren

ADDRESS: 4128 orange land

CONTACT (Phone/email): 757-710-3144

SUBJECT: (i.e. Maps, Districts, Performance Standards)

COMMENTS: my neighbour hood want Hamlet
we want single detached add to
land waste as best in hamlet
we want mining removed from hamlet use
we want the similar special use permit
uses remove from hamlet
we want all agriculture uses on land
Remove Hamlet waste or affect our health

- All commercial services remain at a small scale in the Hamlet land use.
- We need storm drain improvements
- We want the Hamlet to include our neighborhood land uses.
- We want to maintain the residential character of our neighborhood
- Under special use take out recreation and sports, motorized and motor vehicle related from land use
- For our neighborhood plans we want filtering and low impact

COMMENT SHEET



Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: Dec 4-18

NAME: Fannie Childers

ADDRESS: 8066 Willows Ln.

CONTACT (Phone/email): 442-7475

SUBJECT: (i.e. Maps, Districts, Performance Standards) West Piedmont Community action group

COMMENTS: I don't want Airfield-heliparts, Type II wind turbine small = 12 FT and = 19 FT mfd attached mfd attached - sp

- 1 my neighbor want Hamlet zone
- 2 single wide mobile home detached add to land uses on Hamlet listed
- 3 we want mines takes out from Hamlet land use
- 4 we want the surface uses similar to special use permit take out from Hamlet
- 5 we want agriculture was on a small scale (pay attention to emissions or any thing waste are anything that will effect our health)
- 6 we want All commercial service on a small scale and low density
- 7 storm water improve
- 8 we want the planning department to include our neighborhood plan
- 9 we want maintain the rest of character of our neighborhood

0. remove regulations on parking, etc. on the main vehicle related permit
1. All kennel or pound on a small scale
2. per our buffering between commercial and residential

COMMENT SHEET

Northampton County Public Informational Meetings with regard to the proposed Zoning Ordinance and Map. Please provide any comments below.

DATE: 2-4-13

NAME: Olester Manuel - President

ADDRESS: 10169 Johnsons Road Birdswest, VA, 23307

CONTACT (Phone/email):

SUBJECT: (i.e. Maps, Districts, Performance Standards) West-Birdswest Community Action Group

COMMENTS: My neighborhood wants hamlet zoning. We want single-wide mobile home, detached to the land usage. Listed on hamlet. We want mining removed from hamlet Land use. We want sentence uses for industrial uses taken out. We want all agricultural uses in hamlet on "small" scale. Paying attention to waste, odor, and environmental missions that may affect our health or quality of life. We want all commercial services on a small scale, low density. We want storm drain improvements. We want the planning department to include our neighborhood plan within the hamlet Land uses. We want to maintain the residential character of our neighborhood. Remove recreation and sports motorized from hamlet. All kennels and pounds on a small scale. Per hour. Neighborhood plans. We want buffering between commercial and residential uses. Attach our neighborhood plan to comments.

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 2:09 PM
To: 'Peter Stith'
Subject: FW: Zoning Changes

From: Anne Sostowski [mailto:annesostowski@yahoo.com]
Sent: Monday, March 10, 2014 1:38 PM
To: info@co.northampton.va.us
Subject: Zoning Changes

Dear Sir or Madam:
I strongly support the proposed changes to the Northampton County Zoning Ordinances. With the passing of the year 2000 zoning changes that board of Supervisors did a disservice to the economic development of our County. These present changes provides some hope for much needed future economic development and a broadened tax base.
Warm Regards,
Anne M. Sostowski
13583 Solitude Trail
Machipongo, VA 23405

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 2:01 PM
To: 'Peter Stith'
Subject: FW: Zoning Changes

From: Anne Sostowski [mailto:sostowski5@yahoo.com]
Sent: Monday, March 10, 2014 1:27 PM
To: info@co.northampton.va.us
Subject: Zoning Changes

Dear Sir:
Please pass along my support of the proposed changes to the Northampton County Zoning Ordinance to the Board of Supervisors. These changes are the first steps of positive economic development to bring more jobs to our county and broaden the tax base. It's a balanced, simplified approach to our local ordinances giving owners more say in their properties and allow sensible growth and thus more jobs to the poorest County in Virginia. A better economy will allow more of our children and grandchildren to settle in the area as jobs would be more readily available.

Sincerely,
C. Michael Sostowski
13583 Solitude Trail
Machipongo, VA 23405

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Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 12:37 PM
To: 'Peter Stith'
Subject: FW: Northampton County Planned Rezoning Actions

From: Joe & Sally Valentine [mailto:marker34@verizon.net]
Sent: Monday, March 10, 2014 11:57 AM
To: info@co.northampton.va.us; llemond@co.northampton.va.us
Cc: 'Elaine K. N. Meil ANPDC'; 'Curtis Smith'; Jay Ford; Tony Picardi; Tatum Ford; 'Robert Crockett'; 'Steve Miner'
Subject: Northampton County Planned Rezoning Actions

While I am an Accomack County resident, I utilize many of the parks and bays of Northampton County for recreation, fishing, etc. I am very concerned that the proposed changes to Northampton's zoning code disregard many concerns for the environment in favor of commercial interests. Accomack and Northampton are very unique environmental areas and need to be preserved. I am particularly concerned on the range of zoning modifications that will jeopardize the gains made Shore-wide in reducing pollution/runoff going into the seaside bays, e.g., reduced agricultural field setbacks from shore and wetlands; reduced setbacks on manure storage; increased residential density/added septic fields/added impervious surfaces, etc. Pollution destabilizes the bays and the bays are vital to our economy and our way of life

Please add my name to the list of residents of the Eastern Shore who believe you should reconsider what the proposed zoning changes are doing to the environment from a Shore wide perspective.

Joseph Valentine
Onancock, VA

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Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 1:03 PM
To: 'Peter Stith'
Subject: FW: Proposed zoning change

From: jan hogeboom [mailto:janhogeboom@bellsouth.net]
Sent: Monday, March 10, 2014 12:29 PM
To: info@co.northampton.va.us
Subject: Proposed zoning change

To Whom It May Concern:

On behalf of myself (owner of 2 properties in Northampton County) and the Waverly Property Owners Assn of which I am an officer and director, I completely support the proposed zoning changes being voted on tomorrow , Tuesday, March 11, 2014.

Sincerely,

Jan Hogeboom
for Seagrape Holdings, LLC
& Waverly Property Owners Assn

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Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 1:03 PM
To: 'Peter Stith'
Subject: FW: Proposed Zoning Changes

From: tomcolombo@comcast.net [mailto:tomcolombo@comcast.net]
Sent: Monday, March 10, 2014 12:55 PM
To: info@co.northampton.va.us
Subject: Proposed Zoning Changes

Clarence Lyons and I want to express our complete support for the new proposed zoning changes.

We have a home in Sugar Hill, and have seen how the current zoning laws have hurt Northampton County by eliminating any chance for businesses to be successful and grow. Even property assessments have decreased by over 35% under the current zoning. When you drive through Accomac County, you see new growth, and an economy that is growing. Then you come to Northampton County, and you see storefront after storefront closed and vacant, homes in disrepair and collapsing, and no opportunities for good-paying jobs. And the fact that the new hospital is being built in Accomac County, instead of Northampton County indicates just how serious the problem has become. That is what the current zoning laws has brought to Northampton County.

Passing the new zoning proposals will be a good first step in turning around years of lost growth and business opportunities. The new proposals should also be coupled with an aggressive strategy to attract new business and new residents in order to end the decay and stagnation you see all over Northampton County.

Respectfully,
Thomas A. Colombo
Clarence E. Lyons
Property owners at 1719 Sand Hill Drive

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Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Monday, March 10, 2014 4:36 PM
To: 'Peter Stith'
Subject: FW: New County Zoning

From: Kay Lewis [mailto:margaretklewis@aol.com]
Sent: Monday, March 10, 2014 4:25 PM
To: info@co.northampton.va.us
Subject: New County Zoning

Attention:
Northampton County Board of Supervisors
Northampton County Economic Director

As a property owner in Northampton County I just wanted to comment on the new proposed zoning changes. I was excited to hear that the County is considering changing the zoning on Rt. 13 back to commercial zoning. Living in a County that is one of the poorest in Virginia and having the current zoning is economically disastrous to both county residents and anyone considering moving to our area. To revise the current plan to allow for some commercial development on Rt. 13 would not only help the County in revenue but encourage people considering our location that they would have some shopping and recreation opportunities. Not to mention what the taxes from such business would offer the County. Maybe then we could consider building a new middle school. Are at least it would allow more tax dollars for our schools to use to bring our children up to par with other areas on the educational scale.

The poverty here in Northampton County is heartbreaking. When you have people willing to work but not able to find a job to support their family its a sad situation when the County could allow business to come in that would allow people to rise from poverty. Accomack County has so many more job opportunities for their residents.

Its no wonder our hospital is moving to Accomack County, a county that seems to work with their residents to promote growth while keeping just enough guidelines in place to make Accomack County a place that is very inviting to work and live.

To be able to build a guest house on one's own property should be a given, but it's not the case with the current zoning. I believe this change would benefit our County as well. Why not try to work on resolutions to promote good feelings with County residents instead of ruling like a dictatorship and taking the joy out of owning ones own property. Some of the current zoning is really stringent, loosening some of those holds on people and their

property will make our County a place where we want to live and a place where others will not fear living due to dictatorship zoning.

Glad to see someone has the courage to promote new changes, that are long over due. Sounds like we are finally going to get much needed help. Onward!

Sincerely,
Margaret Lewis
6026 Woodland Lane
Cape Charles, VA 23310

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To: Board of Supervisors, Northampton County

I'm writing to strongly object to many of the items in the proposed Northampton zoning regulations and to the process or lack thereof that has led to its creation.

The lack of opportunity for input from the public and the local planning commission is in stark contrast to the creation of prior zoning changes that have included extensive input from both the public and planning commission before a final zoning amendment code was proposed or implemented. It almost appears that the Board of Supervisors desired to keep outside input to a minimum since many of the changes suggested in the proposed ordinance would create conditions that would contradict the desires of the public as expressed thru their input in creating prior zoning ordinances and the county's comprehensive plan.

What seems to be an attempt to encourage residential development thru the use of PUDS, reduced lot size, reduced setbacks, etc. in or adjacent to environmentally sensitive areas would lead to a deterioration of water quality seriously damaging our important aquaculture industry. The reversal of the Chesapeake Bay Act setbacks on the seaside has the potential to cause significant environmental deterioration. This removal flies in the face of state and federal recommendations for dealing with the threat of sea level rise. While most other areas are hastening to create greater setbacks from state waters Northampton Supervisors choose to go in the opposite direction.

Lacking in the zoning changes is any regard to provide for affordable housing for many of Northampton residents who are unable to afford the expensive homes that developers hope will begin sprouting if the proposed zoning plan becomes reality. The total elimination of zoning for single wide dwellings in any residential districts is a major blow to those unable to afford more expensive housing. The gentrification of our county took a giant and unfortunate step forward during the last real estate boom and subsequent bust. The adoption of many parts of the proposed ordinance would assure the continuation of that trend.

The elimination of the waterfront hamlet designation shows a total disregard for maintaining the special flavor and significance of our small waterfront communities. The result of adopting the proposed zoning for those areas can only lead to greater population density in what are flood prone and environmentally sensitive areas.

For the afore mentioned and many other reasons I hope the board will consider altering their proposed new zoning code. I request that this communication be entered in the proceedings of the March 11th meeting.

Sincerely,

Bowdoin Wise Lusk

Charles McSwain

47

From: Pamela Barefoot <barefoot@baybeyond.net>
Sent: Sunday, March 09, 2014 4:02 PM
To: info@co.northampton.va.us
Cc: McSwain, Charles
Subject: written comment for upcoming hearing

March 9, 2014

TO: The Northampton County Board of Supervisors
FROM: Pamela Barefoot
RE: Proposed Zoning Revisions

If there's one thing I've learned since I moved here nearly 35 years ago, it's that Eastern Shore folks want their voices heard. We want to know that we are involved, that we are helping to make a difference. I support the folks who signed the petition and its intent. We do not want the Eastern Shore to lose its Golden Egg, our amazing environment. **However, I did not sign the petition requesting that Northampton County "slow down" because I do not want the County to slow down.** I fear that by slowing progress, more and more time will pass and small business owners will suffer, and the opportunity we have to promote tourism and improve our economy in other ways will be lost.

Does Northampton County need to slow down? The State of Virginia Code says that "reasonable consideration" be given to a comprehensive plan when drafting zoning ordinances. It is not an absolute requirement. Our County's population is shrinking—we stand to lose a lot of jobs and supplemental income when the hospital moves out of the County. The County cannot afford to dilly dally.

There are some who might say that I am being selfish in not signing the petition...and in a way, I am. The Virginia Outdoors Act noted that the Eastern Shore needs to provide more waterfront accommodations for visitors. My husband and I have been waiting for two years for a zoning change which would allow us to rent out an accessory building to tourists, but since we own less than 20 acres, we do not have the right. My personal business has suffered greatly in this recession, and I cannot afford to wait several more years to have a right which others already enjoy through their "grandfathered" status.

I would like to see Northampton County push forward with zoning changes that will help its citizens and improve the economy, and if necessary, set aside decisions on controversial changes that are causing so much concern. Give county residents and property owners a chance to understand what you are trying to do, and give them a voice in changes that could have major impacts. I don't think everything has to be done at once, so keep pushing forward and don't slow down the wheels, now that they have started turning.

Thank you for your consideration.

Sincerely,

Pamela Barefoot
Jamesville VA

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TURNER & TURNER
ATTORNEYS AT LAW

C. A. TURNER, JR. (1919 - 2003)
C. A. TURNER, III
CELA J. BURGE
ANNA B. BURGER
757-678-5448 - TELEPHONE

16464 COURTHOUSE ROAD, SUITE 201
P.O. BOX 878
EASTVILLE, VIRGINIA 23347
www.TurnerandTurner.org
757-678-7249 - FACSIMILE

March 10, 2014

Charles McSwain
Director of Economic Development & Planning
P. O. Box 538
Eastville, VA 23347

Re: Proposed re-zoning of tax parcels 84-A-55, -55B, and -55D, Northampton County;
Our file # 1764

Dear Charles:

I am writing on behalf of our client, William W. Prettyman, to present his request for consideration of the above-referenced tax parcels to be included in the proposed 2014 zoning map in the R-1 zone. While these parcels were zoned "Agriculture" in the 2009 comprehensive rezoning by Northampton County, there are several compelling factors which support their inclusion into the proposed new R-1 zoning district.

These parcels adjoin the Town of Cheriton and are key parcels for consideration in utility planning, which Mr. Prettyman would support. In the absence of a town edge district, the logical transition between the Town and the developed lots on the West (currently zoned CDRR) is to include the Prettyman parcels in the R-1 zone, as a transition to the existing residential development and proposed R-3 zoning to the west of these parcels.

These parcels are sandwiched between the existing residential development on Bellevue Lane and Townfield Drive, and the Town border, so performance standards such as buffers would not be needed. By including these parcels in the R-1 zone, proper infill areas would be identified between the Town and proposed R-3 with existing development, rather than leaving a gaping hole between them. It appears that approximately 40 lots already exist in proposed R-3 zone to the west of Mr. Prettyman's parcels, approximately 20 of which are already developed with single family residences. These developed parcels, although slated for R-3 zoning, appear to consist primarily of lots that are approximately one acre in size. The current Town zoning immediately adjacent to the east is R-20. Therefore, there is adequate and complementary acreage to incorporate with the proposed R-3 to the west and existing Town zoning allowing 20,000 square foot lots to the east.

It is also relevant that the acreage lying to the south of these parcels, Tax Map Parcel #'s 84-A-57, -57A and -58, are residential parcels (two having already been improved with residential structures in the past) consisting of approximately 1.84 acres, 3.64 acres, and 3.46

acres, respectively, which would be consistent with a similar zoning designation being applied to Mr. Prettyman's adjacent parcels.

I greatly appreciate your consideration of this request to include these parcels in the requested zones as a part of the proposed re-zoning currently being undertaken by the County.

TURNER & TURNER



C. A. Turner, III

CATiii/cb

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Peter Stith

From: john ferebee <ferebee2006@yahoo.com>
Sent: Monday, March 10, 2014 5:13 PM
To: pstith@co.northampton.va.us
Subject: zoning

Dear Mr. Stith,

Please forward the following request from Ferebee Enterprise to the members of the county board of supervisors that we formally request that our land tax map 30-A-86, 30-A-85, 30-A-84 be adjusted to commercial as this is our present and future use of this land. Please see that this is put into the public record.

Thank you,
John Ferebee Sr.
Scott Ferebee

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Peter Stith

From: obennett@co.northampton.va.us
Sent: Tuesday, March 11, 2014 9:11 AM
To: 'Peter Stith'
Subject: FW: County zoning changes

-----Original Message-----

From: Stephen Thomas [mailto:bunkwood3@verizon.net]
Sent: Tuesday, March 11, 2014 8:39 AM
To: obennett@co.northampton.va.us
Subject: County zoning changes

Dear Mr. Bennett

I am in total opposition to any changes to the rural waterfront village designation. The village of Willis Wharf spent many days working on our village vision. We are happy with it and wish to keep it that way. I also oppose any change to the village hamlet or residential increased density and no neighbor notice.

Thank you and please include in the public record.

Steve & Judie Thomas
4225 Willis Wharf Road
Willis Wharf, VA 23486

Steve T - Sent from my iPad

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Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Tuesday, March 11, 2014 9:44 AM
To: 'Peter Stith'
Subject: FW: Northampton County Economic Development Department

From: Ram Tanamy [mailto:rtanamy@gmail.com]
Sent: Tuesday, March 11, 2014 9:23 AM
To: info@co.northampton.va.us
Subject: Northampton County Economic Development Department

Hello,

We are one of the owners of Waverly property. We bought the property in 2005 with the intention of moving to the area when the area will be more developed.

I heard about this hearing last night. I hope you will have more balance approach in providing zoning that it is also pro growth.

Thank you for your service.

--
Ram Tanamy
President & CEO
Oathmail
<http://www.oathmail.com>
(917) -497-9439

Charles McSwain

From: jwilliams@co.northampton.va.us
Sent: Sunday, March 02, 2014 2:49 PM
To: 'Charles McSwain'
Subject: FW: Northampton County Planned Rezoning Actions

From: Dick Pearsall [mailto:dickpearsall@verizon.net]
Sent: Saturday, March 01, 2014 3:02 PM
To: info@co.northampton.va.us; lemond@co.northampton.va.us
Cc: 'Steve Miner'; 'Curtis Smith'; Elaine K. N. Meil ANPDC ; 'Tatum Ford'; Capt Dave Steward; Robert Crockett; 'Roberta Kellam'
Subject: Northampton County Planned Rezoning Actions

Sir - I know as an Accomack County resident I am not alone in my concern relative to many of the planned actions attendant to your county rezoning effort. I am particularly concerned on the range of zoning modifications that will jeopardize the gains made Shore-wide in reducing pollution/runoff going into the Bay, e.g., reduced agricultural field setbacks from shore & wetlands; reduced setbacks on manure storage; increased residential density/added septic fields/added impervious surfaces, etc.

One would have to ask what is the singular motivation driving what appears to be wholesale disregard for the long term health of the Chesapeake Bay? Please carefully reconsider the depth and scope of the proposed changes from a Shore-wide perspective. Thank you. s/Richard Pearsall, Captain USN (ret)

Richard (Dick) Pearsall
3 Market St
Onancock, VA 23417
757-787-1589 (H)
757-679-8920 (C)
dickpearsall@verizon.net
Mobile email: rpearsall06@gmail.com

"Don't Tread On Me!"

March 11, 2014

Received
3.11.14
53

Comments from the Town Council of Eastville to the Northampton County Board of Supervisors

Re: proposed changes to the county Zoning Ordinance

We request that these comments be read into the Public Hearing Minutes.

The Town Council of Eastville cannot support the proposed elimination of the Town Edge District for the following reasons:

- The Land Use Plan of the adopted Comprehensive Plan clearly reflects community-wide support for residential and neighborhood commercial uses adjacent to existing towns, as incorporated in current Town Edge Uses
- Both the Comprehensive Plan and current Zoning Ordinance direct that Town Edge development be compatible with adjacent incorporated Towns
- The Towns were not advised of, or included in the decision to propose removal of Town Edge Districts from the Zoning Code, although the Towns participated in the creation of those Districts
- The proposed Uses, usually By Right, for areas adjacent to towns, and the greatly reduced setbacks for Commercial, Institutional, Recreational and Industrial Uses, are not in accord with both the goals and the strategies of the county's adopted Comprehensive Plan for land use adjacent to incorporated Towns
- Our town has previously expressed the need to funnel development into town, and maintain our town view shed

We appreciate consideration of our position on this matter.

Sincerely,



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Peter Stith

From: Mary Jane Dodson <maryjanedodson@verizon.net>
Sent: Tuesday, March 11, 2014 10:47 AM
To: Mellisa Kellam; pstith@co.northampton.va.us
Cc: David A. Handzo
Subject: comments on zoning in our farm

Hi Melissa and Pete:

Would appreciate it if you would include this request/comments "in the record" for action in the context of the proposed zoning revision and public hearings:

Three of our lots are proposed to be re-zoned from Ag to R-5, although they are one acre lots. We ask that the entire farm remain Ag zoning, all 8 lots, as that is our intended use and we don't want the complications of certain lots being zoned differently while still part of the same farm parcel. Thus, tax map 13 -- 23-BLK-00 lots 001 through 008 should all remain full Ag zoning. Thank you!

Ocohanock Family Farm LLC
PO Box 215
Jamesville, Virginia 23398 submitted by sole owners Mary Jane Dodson and David Handzo

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Peter Stith

From: Steve Stewart <sstewart706@gmail.com>
Sent: Tuesday, March 11, 2014 12:02 PM
To: Melissa Kellam; pstith@co.northampton.va.us
Cc: sstewart706@gmail.com
Subject: Northampton County Proposed Zoning Code Change

Dear Melissa Kellam & Pete Stith,

Robert Steven Stewart & Joy M. Stewart property owners at 7260 Otter Road Franktown, VA 23354 support and agree with the proposed zoning change of our property from AG Agriculture Zone to R3 Residential – 3 Zone.

Please let me know if there is an additional form or process I need to use to record our support of the rezoning of our property from AG Agriculture to R3 Residential – 3.

If you have time please confirm you received this document.

Thank you for your support.

Sincerely,

Steve & Joy Stewart
7260 Otter Road
Franktown, VA 23354
Email sstewart706@gmail.com
Cell # 410 259 3053

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jwilliams@co.northampton.va.us

From: jwilliams@co.northampton.va.us
Sent: Tuesday, March 11, 2014 12:28 PM
To: 'Peter Stith'
Subject: FW: Northampton County Zoning

-----Original Message-----
From: James Doyle [<mailto:slvod@cox.net>]
Sent: Tuesday, March 11, 2014 11:33 AM
To: info@co.northampton.va.us
Subject: Northampton County Zoning

I am sorry I will be unable to attend the Northampton County Zoning meeting this evening.

I have reviewed the proposed zoning ordinance and agree that change is indeed required to the existing code and would be in the best interest of the landowners and Northampton County.

James A Doyle
J&M Entity LLC
Manager

57

Received
3-11-14

March 10, 2014

Dear Northampton County Board of Supervisors,

This letter is to support the new proposed zoning. I have been a full time resident of Northampton County for almost 20 years. I have a High school Senior at Northampton (who probably can't wait to move off the Shore) and a 4th grade home schooled daughter. In this County, I have found it necessary to work two jobs for the last six years to make ends meet.

Being a Real Estate professional for almost 18 years, I have followed zoning issues very carefully and have attended many of the Public Hearings, Planning Committee Meetings and Board of Supervisors Meetings. I have dealt with many complicated needs of customers and clients buying properties in Northampton County. I have seen many retirees from out of the area get frustrated with complications and limitations to what they would like to do with their properties and decide not to move to our area. I have dealt with nice people loving the area and wanting to start a business here only to run into tedious difficulties in being able to do so.

I do not believe that our county can survive on the taxation of residential property only. And even if that were the case it needs to encourage people to invest in their properties and feel good about it when they do so. They should also have reasonable services available to them. But in addition to residential property taxation we need a better tax base that only comes with encouragement of business and entrepreneurship. We need to encourage people and businesses to come here and invest.

I moved here from a rural, agricultural area that was well planned and thrived on tourism and the appreciation of the area's natural beauty. I do not want to see the this County overrun from toll gate to Exmore with wall to wall businesses but we do need to smartly select areas on Rt. 13 near the established towns where people can stop and have services and products available to them. (Spend their money). If they stop they will explore the surrounding areas. We need to do this smartly and tastefully, in character with the Eastern Shore.

This new Zoning is a step in the right direction. It simplifies the zoning and also helps property owners to better be able to enjoy and use their property. The old zoning crippled businesses and stomped on personal property rights. It is time to lighten up for the benefit of the residents of Northampton County.

Please move forward and approve the new proposed zoning.

Best Regards,

Michael A. Killebrew
Michael A. Killebrew

3576 Cherrystone Rd
Cape Charles VA 23310
757-331-1481
678-6322 cell

58

March 10, 2014

received
3-11-14

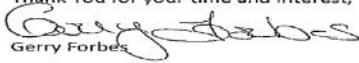
Northampton Board of Supervisors
Northampton Economic Director

To Whom it may Concern:

I want to express my support for the new proposed zoning changes and ask that they be adopted. I believe this will be a step in a direction to move forward and turn around what the old zoning laws has brought forth for Northampton County. They have had a negative impact on the county in every aspect resulting in higher taxes; more red tape restricted use of one's owns property, both personal and commercial. Driving down Route 13 leaving Accomack County entering Northampton County speaks to the disrepair and the lack of opportunities available in this county.

Now is the time to get our county moving in a positive direction and supporting the new proposed changes.

Thank You for your time and interest,


Gerry Forbes

po Box 628
Eastville

received
3-11-14

March 10, 2014

Northampton County Board of Supervisors
Northampton County Dept. of Economic Development

To Whom It May Concern:

I support the proposed changes to simplify and clarify the zoning ordinance. These changes are long overdue - the citizens of Northampton County have suffered too long under the current ordinance.

This proposed measure, which will give citizens more control over their own property, reduce the number of special use requirements and restore commercial zoning is ~~clearly~~ urgently needed. and for the first time in a long, long time, County leadership is focusing on real improvements to the County's economic development. Bravo to those who would hard to bring this together - let's pass the proposal and move on to the hard work of getting this County on a better economic footing.

Sincerely,
Marilyn Cere
P.O. Box 1

Please enter this into the PUBLIC RECORD for the Hearing on Mar 11, 2014

60

Regarding the BOS presentation of a new zoning ordinance;

The citizens of Northampton County have had NO part in the creation of this proposal. There were no public work sessions to discuss the current proposal such as the head of the Planning Office had during the last zoning change several years ago. The public information session you advertised was a sham. It was obviously set up to focus my attention on my own property and not look at the changes to the character of the county as a whole. There were no qualified or experienced planners to justify or explain why the proposed changes are necessary. The only individual that had some certification and almost no experience was very focused on presenting a pretty map display. The leader of this group obviously has absolutely no planning experience and seems simply to be following the dictates of the BOS who also have no planning experience.

While there are some minor improvements made to the current ordinance, this proposal, on the whole, is a grossly flawed document that will pit neighbor against neighbor and create a lot of disruption and animosity among citizens by eliminating the notification of a neighbor in advance of activities that may not be compatible with the existing character of the area.

The time saved not processing special use permits will most likely be spent by the BOS listening to angry neighbors at war with each other if this document is passed. This is not a land use document; it is a land MIS-USE document. All the protections that would create an environment to be enjoyed by everybody are being eliminated. Residential densities are increased, and an abnormally large amount of animal keeping, 53 total, can be located 10 feet from a neighbor's property. This is not reasonable with many properties in R-5 not having an area of 5 acres. 119 ft wind turbines are allowed to be placed by right 179 feet from a neighbor's property line in residential areas without notification of adjacent property owners or any consideration of blade flicker. R-1 setback from a property line of 179 feet is physically impossible. This is a setup for all the paperwork and variance hearings that you are trying to avoid. Manure and animal waste storage piles are permitted by right 200 feet in a zoned agricultural area adjacent to a residential property. This does not display a lot of common sense and clear thinking. Who would want to live in a place like that? Where are we headed with this, what is the vision? We have a unique area here that is a little paradise and you are about to destroy this with a stroke of your pen. Please, think about it.

How about revising this process and giving the taxpayers of this county a stake in their future? You reference NCC Chapter 158 Chesapeake Bay Preservation Areas but as of today there is no Chapter 158. The voluminous references in the proposal are far more confusing than the current ordinance. The ease of understanding this proposal is like understanding the IRS Tax code!

We resent being dictated to by county staff and the Board of Supervisors who are operating under a very thin veil of their selected special interest groups.

The BOS has an obligation to ensure the health and welfare of all its citizens. I urge you to take this obligation seriously and work WITH us. We might be rural but we are not dumb.


Ruth Meyers, Jamesville

Please make the following part of the **Public Record**
For the Zoning hearing on 11 Mar 2014 from **RH Meyers, Exmore.**

1. Health Problems from residences too close to Industrial Wind Turbines.

The last information I submitted on the health problem was given to the Chairman of the BOS and copied to the Administrator on Feb 5th last year. That document is attached. It is testimony by Dr. Sandy Reider to the Vermont Senate Committee on Energy & Natural Resources about the adverse health effects he has documented from his patients in Vermont resulting from Industrial Wind Turbines being too close to residences. At that same time the planning staff had started rewriting the current rezoning proposal. I was told that the document from Dr. Reider was placed in the meeting packets for the BOS but it was never acknowledged in the minutes.

Under the proposed ZO, the 571 ft high turbines currently awaiting permits would have a set back of only 857 ft to a neighbor's property line. That is less than half the setback distance which resulted in the documented health problems described by Dr. Reider and only 16% of the generally accepted minimum safe distance of **one mile** from residences. The PCB Bank in Eastville is just one mile from the nearest planned 571 ft turbine.

The ZO proposed setback has been made by individuals who have no basic understanding of the well documented health problems, world wide, that result from allowing large turbines too close to residential dwellings. Since the presentation tonight addresses the Va Code, and states this proposal is in compliance, consider the paragraph immediately prior to the quoted code, 15.2- 2283 that states:

Zoning ordinances shall be for the general purpose of promoting the **health, safety or general welfare** of the public.

Maybe these setbacks were made by individuals who do not take the Virginia code seriously. The term incompetency could be applied to either of these situations.

I urge you to correct this error and use the zoning code to address the real health risks to many Northampton citizens if there is not adequate distance between Industrial Wind Turbines and residences.

2. Irrigation Ponds.

The county staff, with demonstrated lack of knowledge and background, has attempted to establish regulations for agricultural irrigation ponds that do not address the requirements by the well established USDA-NRCS Code 378 that is the construction guideline in our existing ordinance. I can guarantee that the USDA has far more expertise than the county staff. At the same time the staff has fallen into the trap of setting a depth of 12 feet for creating a non agricultural pond. There are places in the county where the ground water is below 12 feet during the year. The current zoning addresses this fact and the guidelines were established with the help of DEQ. At one of the early presentations, I brought this fact to the attention of a leading member of the county staff who had no knowledge of the background of the current ordinance. This input has been ignored as evidenced by the current proposal. With your proposal, you will allow construction that, with high probability, can pollute the Columbia aquifer from which many draw their drinking water. And now, we are back to **ignoring the Health, Safety and General Welfare of the public.**



SANDY REIDER MD
PO BOX 10
EAST BURKE, VT 05832
802-626-6007
sandyreider@yahoo.com

TESTIMONY SENATE ENERGY AND NATURAL RESOURCES COMMITTEE 1/31/13

Good morning, thanks very much for the opportunity to speak about some clinical observations regarding the health impacts of living in close proximity to large wind turbines.

My name is Sandy Reider since graduation from Harvard Medical School in 1971 I have practiced more or less continuously in VT in various capacities, most recently for the past 17 years in a primary care setting in Lyndonville.

In the brief time I have, I'd simply like to share some of my clinical observations and impressions regarding the health impacts related to living near these turbines and leave a review of the available science to others (parenthetically, I am delighted you will be hearing from Stephen Ambrose because it was his on site Falmouth, MA study that I selected to pass on to Commissioner Chen when he came to speak in Newark this past summer).

At this point I have seen 6 persons in my office with symptoms that seem to stem from these turbines, but for the sake of clarity and brevity, I will describe just one case in detail ... keeping in mind that the symptoms described by all those I have seen are quite similar and characteristic of what has become known, somewhat euphemistically, as Wind Turbine Syndrome.

This was my first patient who turned out to suffer from this syndrome, and I must say that it took a few months for us to connect the dots. He was a healthy 33 yo man who I had treated for several years and knew quite well. He had no preexisting medical problems, took no prescription meds, was happily married (no children), and had lived in his home for several years before a single NPS 162 foot wind turbine was installed in the late autumn of 2011, approximately 1800 feet from his residence. At the time of installation he paid no attention at all to the turbine and had no particular feelings about it one way or the other, aesthetic or otherwise. About 3 weeks after the installation he began to experience quite severe insomnia, something he had never dealt with before, and he had no clue why. He worked at home and spent most of his days as well as all nights there, unlike his wife who worked in Newport and was gone most days . He complained of abrupt waking 30-40 times a night, like a startle reflex, associated anxiety and panic. As a result he was almost never able to fall into a deep restful sleep, very distressing for someone used to sleeping soundly for 10-11 hours every night. Additionally he developed a kind of pressure headache, ringing in his ears, and slight dizziness, and nausea. These symptoms weren't constant but varied from day to day (eventually discovered to be related to wind speed and direction). His ability to concentrate diminished and it became difficult to get his work as a financial advisor done, as well as feeling irritable and somewhat depressed.

On his 3rd visit over 6-8 weeks during the spring of 2012, he quite emphatically declared that he was experiencing something called WTS. At the time I inwardly

rolled my eyes, but after conducting some research, I decided it might just be possible. To test this hypothesis, he and his wife went on a 3 week vacation, and within 1-2 days of being away from home, ALL his symptoms resolved. On return, the same distressing sensations gradually returned. This amelioration when away was confirmed dozens of times ... he became aware that when the wind was coming out of the north or northwest he was particularly affected, and so arranged to sleep at a friend's house on those nights Generally he spent 3-4 nights away from home throughout the spring and summer of 2012, and on those nights felt and slept well. Interestingly, at no time at home did he actually hear any noise ... his distress was likely the reflection of very low frequency sound/vibration, sound below the audible range.

In trying to compare this to something in my own experience, the closest image that comes to mind is that of a teenager driving around in the spring with those big bass speakers in the trunk of his car a rhythmic thumping that can be sensed, and felt, from over a block away, while the rest of the higher frequency musical tones cannot be heard at all. Most patients have complained about audible noise as well as a rhythmic flickering shadow as the turbine blade crosses the sun, also the rhythmic flashing glare from the reflection of the sun on the blades (such flickering lights are known in the medical literature to precipitate seizures in susceptible individuals), and these are of course significant, but I have chosen to describe this case because so little attention has been given to inaudible low frequency vibration.

My patient was fortunate, he and his wife were able to afford to abandon their home, and they are now living happily far from any wind turbine and feeling quite well.

As I said, I have seen 5 other individuals with similar syndromes, and it easy to imagine how this state could easily presage more chronic illness depression, anxiety, high blood pressure, chronic headaches, the list goes on ... and all the pharmaceutical drugs that these maladies might eventually necessitate. I would be concerned for those whose nervous systems are sensitive and vulnerable infants and small children, children with ADHD or autism spectrum syndromes, those with preexisting ear problems or prone to motion sickness, and constitutionally nervous adults. I know you will hear stories this morning from Vermonters who have already been directly impacted, and they should be taken seriously, not dismissed and ignored by our politicians and health department. The old saw that a doctor's best teacher is his patient is true and obviously applicable here.

From a purely clinical perspective, the acoustic trauma produced by large wind turbines is real and significant, and that this makes the siting of these turbines especially critical. Keep in mind that the turbine affecting the person I described previously is only 160 feet high, whereas the turbines already spinning in Lowell and Sheffield are about 450 feet high, and those proposed for the Newark/Brighton/Ferdinand project are close to 500 feet. I note that a minimal setback of 1 mile from the nearest residence is specified in S.30 , but due to the great variety of atmospheric conditions and geography in VT, and after review of the literature, I suspect even this is inadequate to protect health.

I am surprised that in the bill there is no specific mention of the adverse health effects experienced by people living close to these turbines, though "quality of life" comes close. These health effects are more than annoyances, an intentionally

misleading descriptor used in much of the industry literature to characterize the symptoms. A typical annoyance or nuisance might be something like black flies buzzing around your head, whereas these vibratory and acoustic effects are qualitatively and quantitatively different. Describing them as an annoyance intentionally minimizes their significance and is a disservice and demeaning to those who experience them. What about "chronic vestibulo-acoustic trauma syndrome" ... we certainly need better science, and more study is needed. I believe these health impacts should be specifically cited in the bill, with a recommendation directing the VT Department of Health to adopt a more direct, transparent, and proactive role in the public health issues raised by these huge turbines.

I fully support a moratorium on industrial wind development until we understand clearly the sacrifices we are asking of our citizens, and of the complex ecology of our sensitive and beautiful ridgelines.

Thank you.

SOME USEFUL (and brief) LINKS AND REFERENCES :

<http://www.vce.org/StephenAmbrose31Jan2013.pdf>

<http://www.vce.org/LuannTherrien.pdf>

<http://stopthesethings.com/2013/02/03/the-research-project-that-took-everyone-by-surprise-except-the-residents-of-waterloo/>

<http://stopthesethings.com/2013/02/01/now-finally-the-truth-laid-bare/>

Wind Turbine Syndrome: a report on a natural experiment, by Nina Pierpont MD, PhD (not so brief, but informative)

Sandy Reider MD
PO Box 10
East Burke, VT
802-626-6007
sandyreider@yahoo.com

*Submitted 3/11/14
on behalf of
Bos Meyers
Exmore*

Subj: **Re: Information to submit to BOS**
Date: 3/10/2014 4:58:16 P.M. Eastern Daylight Time
From: meversrh@verizon.net
To: Nason89@aol.com

Ms. Coker,
All documents are correct. Please submit them all for the record and prefaced by the following:

The last information I submitted on the health problem was given to the Chairman of the BOS and copied to the Administrator one year ago at the same time the planning staff started rewriting the current rezoning proposal. I was told that the document from Dr. Reider's testimony to the Vermont Senate Committee on Energy & Natural Resources was placed in the meeting packets for the BOS but it was never acknowledged in the minutes.

Under the proposed ZO, the 571 ft high turbines currently awaiting permits would have a set back of only 857 ft to a neighbor's property line. That is less than half the setback distance which resulted in the documented health problems described by Dr. Reider and only 16% of the the generally accepted minimum safe distance of **one mile** from residences. The PCB Bank in Eastville is just one mile from the nearest planned 571 ft turbine.

The ZO proposed setback has been made by incompetent individuals, who have no basic understanding of the well documented health problems, world wide, that result from allowing large turbines too close to residential dwellings. I urge you to correct this error and use the zoning code to address the real health risks to many Northampton citizens.

RH Meyers
Exmore

On 03/10/14, Nason89@aol.com wrote:

Dear Mr. Meyers,

I will be submitting correspondence on your behalf, to the Northampton County Board of Supervisors, as per your request. This correspondence relates to concerns you have related to the health effects of wind turbines.

Please confirm that the correspondence that you have requested that I forward includes the following:

4/26/2013 Email to me titled "Wind Turbines in Watertown NY" which includes an article sent to Willie Randall on April 23, 2013 regarding a BP ENergy project in Watertown, NY

2/1/2014 Email from you to Myself and to Commissioner Kellam regarding information from Dr. Droz

3/7/2014 Email from you to me including correspondence that you had provided to Willie Randall on February 5, 2013, titled "Harmful effects of Industrial Wind Turbines"

3/7/2014 Email to me titled "Recent Medical Info on Infrasound Aug and Sep 2012 including correspondence you provided to Sandra Benson on October 10, 2012

An article titled "A Proposed Metric for Assessing the Potential of Community Annoyance from Wind Turbine Low-Frequency Noise Emissions"

Please confirm that this is to be submitted, on your behalf, per your request, for the record.

Martina Coker
Planning Commissioner

Monday, March 10, 2014 4:01 PM - Nason89

Subj: **Fwd: A Victory for You**
Date: 2/1/2014 10:15:46 A.M. Eastern Standard Time
From: meyersrh@verizon.net
To: nason89@aol.com, sophieandfolly@yahoo.com

Martina, Roberta,
The email below is from Dr. John Droz who has been fighting to insure that wind energy proposals are responsible and protect the citizens in any area in which they are proposed. This is centered along the shoreline of eastern NC, about 12 miles from my daughters house. Regarding the military reference, that area is a center for USMC training as is Wallops to Norfolk for the USN
The website <http://www.wiseenergy.org/carteret-wind/> contains quite a large amount of information that John has summarized succinctly in his email.

I hope you will find this useful for your planning as you assist the BOS to improve the health, safety, convenience, and welfare of the citizens that have voted them into office, iaw Va Code § 15.2.

Bob

-----Original Message-----

From: "John Droz"
Date: Feb 1, 2014 8:45:18 AM
Subject: A Victory for You
To: "Bob Meyers" <meyersrh@verizon.net>

Bob:

(I apologize for any duplications in my quickly getting out this news alert.)

In October of 2013, a major wind project was targeted for coastal North Carolina. I decided to use this as a test case for AWED's model wind ordinance.

The results were excellent from the get-go.

For example, with no money and no organization behind this, we were able to:

- setup an informative website,
- get the media to oppose the project,
- get the majority of local citizens to oppose the project,
- get several major local organizations (e.g. Chamber of Commerce) to oppose the project,
- get essentially all our local and state legislators to oppose the project.
- get the two involved communities to draft comprehensive ordinances.

etc.

Note that none of this was easy, as there were numerous substantial obstacles to overcome. For example the Sierra Club conducted a major statewide campaign to support the wind project, and to discredit me and our efforts.

Friday, March 7, 2014, 4:01 PM, Nason89

Despite the challenges we persisted.

This coordinated effort was too much for the developer, and last night they officially threw in the towel. (Here is a newspaper article.)... *It took just 3± months of a focused campaign to win.*

This came about because of two fundamental reasons:

- 1 - the developer realized that the involved communities would impose quality protections for citizens, businesses, the environment and the military, *and*
- 2 - the developer saw that there was very strong community (and thus legislative) support for those protections.

The protections (and the words for them), are spelled out in AWED's model wind ordinance:

- 1 mile setbacks to property lines,
- 35 dBA turbine sound limits, at property lines, 24/7,
- a simple but powerful Property Value Guarantee,
- community controlled environmental tests,
- proper decommissioning funds and conditions, *and*
- an escrow account to pay for town expenses, maintained at \$50k for the life of the project.

Probably the greatest frustration in my 35± years of environmental/energy work, is that when faced with such intrusions, that almost every community worldwide seems to basically try to reinvent the wheel.

I'm passing this on to you because I hope you can profit from our experiences. This was a *community* victory, and a superior example of what can be done elsewhere, when citizens work together in a constructive, productive way.

Consider this final thought: NC passed an RPS in 2007 mandating renewable (wind) energy. A half dozen major wind projects have been proposed since then. We have aggressively fought each of these, using AWED methodology — with no money. *As of today there is not a single industrial wind turbine in the entire state.*

Draw your own conclusions. See MUCH more at WiseEnergy.org.

regards,

john droz, jr.
physicist & environmental advocate
Morehead City, NC

Friday, March 7, 2014, 4:01 PM - Nelson89

From: **R.Meyers** meyersrh@verizon.net
Subject: Fwd: Harmful effects of Industrial Wind Turbines.
Date: March 7, 2014 at 7:51 PM
To: nason99@aol.com

-----Original Message-----

From: "R.Meyers"
Date: Feb 5, 2013 3:16:38 PM
Subject: Harmful effects of Industrial Wind Turbines.
To: willie.randall@edwardjones.com, wcrandall@msn.com, knunez@co.northampton.va.us

Willie,

I urge the Board of Supervisors to seriously move forward in considering the advisability of allowing industrial size wind turbines anywhere near residential homes in Northampton County.

I have written to you several times about this problem, providing additional information, since I sent the article in the ShoreLine Newsletter to you almost a year ago. The documentation on the adverse effect on citizen health grows month by month, not only in the US but in many countries where IWT's have been installed in an effort to promote "green energy."

I am not aware of any definitive action to date on the part of Northampton County to address this threat to the health of many of our low income citizens.

Please review the written testimony below of Dr. Reider, several days ago, to the Vermont Senate Natural Resources and Energy Committee on proposed Wind Moratorium. His medical experiences are extraordinarily compelling. Attached is the printable Word doc. I have briefly talked to Dr Reider today to verify his testimony. Please do not ignore this most recent information. The longer the County government waits to address this, the more difficult and litigious it will become as it threatens the health of those impacted.

-Bob Meyers

Another doctor speaks out!

The old saw that a doctor's best teacher is his patient is true and obviously applicable here.

"From a purely clinical perspective I believe the acoustic trauma produced by large wind turbines is real and significant."

Written testimony presented January 31, 2013, to the Vermont Senate Natural Resources Committee concerning S.30, a bill to establish a 3-year moratorium on industrial wind development in the state — provided courtesy of Vermonters for a Clean Environment.

SANDY REIDER MD

PO BOX 10

EAST BURKE, VT 05832

802-626-6007

sandyreider@yahoo.com

TESTIMONY SENATE ENERGY AND NATURAL RESOURCES COMMITTEE 1/31/13

Good morning, thanks very much for the opportunity to speak about some clinical observations regarding the health impacts of living in close proximity to large wind turbines.

My name is Sandy Reider since graduation from Harvard Medical School in 1971 I have practiced more or less continuously in VT in various capacities, most recently for the

past 17 years in a primary care setting in Lyndonville.

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that he was experiencing something called WTS. At the time I inwardly rolled my eyes, but after conducting some research, I decided it might just be possible. To test this hypothesis, he and his wife went on a 3 week vacation, and within 1-2 days of being away from home, ALL his symptoms resolved. On return, the same distressing sensations gradually returned. This amelioration when away was confirmed dozens of times ... he became aware that when the wind was coming out of the north or northwest he was particularly affected, and so arranged to sleep at a friend's house on those nights Generally he spent 3-4 nights away from home throughout the spring and summer of 2012, and on those nights felt and slept well.

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I fully support a moratorium on industrial wind development until we understand clearly the sacrifices we are asking of our citizens, and of the complex ecology of our sensitive and beautiful ridge lines.

Thank you.

SOME USEFUL (and brief) LINKS AND REFERENCES :

<http://www.vce.org/StephenAmbrose31Jan2013.pdf>

<http://www.vce.org/LuannTherrien.pdf>

<http://stopthesethings.com/2013/02/03/the-research-project-that-took-everyone-by-surprise-except-the-residents-of-waterloo/>

<http://stopthesethings.com/2013/02/01/now-finally-the-truth-laid-bare/>

Wind Turbine Syndrome: a report on a natural experiment, by Nina Pierpont MD, PhD (not so brief, but informative)

Sandy Reider MD

PO Box 10

East Burke, VT

802-626-6007

sandyreider@yahoo.com

From: R.Meyers meyers/h@verizon.net
Subject: Fwd: Recent Medical Info on Infrasound Aug & Sep 2012
Date: March 7, 2014 at 7:52 PM
To: nason88@aol.com

-----Original Message-----

From: "R.Meyers"
Date: Oct 10, 2012 10:42:54 PM
Subject: Recent Medical Info on Infrasound Aug & Sep 2012
To: sbenson@co.northampton.va.us

Sandra,

#1. More recent technical/medical info on the effects of infrasound: Full doc att as a pdf. Presentation made at the Inter-Noise Conference at the NYC Marriott Marquis, third week in August. This is the most current technical paper I have.

#2. September 6th report to Canadian Government on observed medical problems with turbines sited to close to residences. See summary **#2** below & Pdf report attached.

#1 Summary:

August 14, 2012 by Alec N. Salt and Jeffery T. Lichtenhan

Summary:

Dr. Alec Salt, a expert on human ear physiology at the Cochlear Fluids Research Laboratory of Washington University in St. Louis examined the effect of low-frequency, inaudible sound, on human health. In particular, Dr. Salt investigated the very low frequency sounds and infrasound (below 20 Hz) produced by industrial-scale wind turbines. His paper as presented at the Inter-Noise 2012 conference can be accessed by clicking on the link(s) at the bottom of this page.

The following is an excerpt of Dr. Salt's conclusion as it appears in his paper:

It is well documented that people find noise with prominent low frequency content annoying. In the context of wind turbine noise it is known that the larger wind turbines can generate high levels of low frequency noise and infrasound. The concern arising from the work we report here is that the cochlear apex of people exposed to such low-

frequency sounds will be stimulated to a far greater degree than is suggested by their measured A-weighted sound level. The demonstration that sounds in the range of 40 – 45 dB A may be causing intense stimulation of the cochlear apex has not previously been appreciated. This may account for why the influence of low frequency noise on humans is greater than that estimated from spectral measurements and why consideration of noise crest factors is appropriate. The fact that apical stimulation is maximal when mid- and high-frequency components are absent from the sound may also be important to wind turbine noise effects. It is known that people's houses attenuate sound frequencies in the audible range but have little influence, or may even increase infrasound and low-frequency sound levels. Thus, prolonged periods of exposure to wind turbine noise in an otherwise quiet environment (such as a quiet bedroom) seems to represent a condition in which apical stimulation would be maximized.

Intense stimulation of the cochlear apex will certainly have some influence on human physiology. On this basis we think that the concept of "what you can't hear can't hurt you" is false. Similarly, there are potential mechanisms by which low-frequency sounds could influence vestibular physiology which are being ignored by some. Our measurements showing that the ear generates large electrical responses to low-frequency stimulation suggest that the effects of low-frequency sound on people living near wind turbines should not be dismissed by those with little understanding of how low frequency sounds indeed affect the ear. More research on this topic is necessary to enlighten the scientific, medical, and legal communities, and the public, some of whom are being chronically exposed to these sounds.

Web link: <http://oto2.wustl.edu/cochlea/wind.html>

Download File(s): Att

[Perception based protection from low frequency noise sounds by Alec Salt PhD August 2012.pdf](#) (1007.1 kB)

#2 Summary:

Industrial Wind Turbines can Harm Humans

September 6, 2012 by Carmen Krogh, BScPharm

Summary:

These comments were submitted to Health Canada in reference to the design of the Health Canada Wind Turbine Noise and Health Study and to inform the Health Canada study team and others about the serious harm that has occurred to a family exposed to an industrial wind energy project. The full report attached as pdf.

Purpose of the comments:

The purpose of this submission is to contribute to the Health Canada Wind Turbine Noise and Health Study design and to inform the Health Canada study team and others about the serious harm that has occurred to a family exposed to an industrial wind energy project.

Several turbines are sited close to the family home and with the onset of adverse health effects, this has resulted in the family having to vacate their home.

Due to my concern regarding the family's deteriorated health and quality of life status, I respectfully request that Health Canada take action to resolve the issues regarding this family. Resolution would include emergency funding to support the family's relocation and the restoration of physical, mental and social well being as well as their financial status.

The information is becoming a cascade as awareness increases!
Bob

Subj: **Re: Re: Wind turbines in Watertown NY**
Date: 4/26/2013 7:59:54 A.M. Eastern Standard Time
From: meversrh@verizon.net
To: nason89@aol.com

I have not seen or heard of it Martina. With what I have sent you you should be able to respond with very meaningful information about the detrimental health effects is sited too close to residences.

I would definitely would like to see the survey. Is there any chance I could get my comments included? It would be simple to take all the data I put together for ShoreLine last year and quote State Code about the directive that our local officials are charged with responsibility for the health and welfare of its citizens.

All that is in addition to the quote from the President of ANEC that if the State requires them to use either wind or solar energy, all our utility rates will rise substantially. That will be to support a technology that cannot efficiently produce electricity and must be supported by tax payoffs to stay in existence.

I never cease to be amazed at the lengths people will go to line their pockets at the taxpayers expense. However, the increased utility rates will affect **everyone**, even those that do not pay federal & state taxes and vote for the politicians that tout "green energy" and support electrical Production Tax Credits (PTC's). This went right over the heads of those that attended the last ANEC annual meeting for the "freebie handouts." As Lynwod Lewis said to me personally, about two minutes after Vernon Brinckley explained this, "But Bob, it makes people feel good."

Bob

7516 Prettyman Cir.
Exmore, VA 23350
757-710-0154 (m)
757-442-3814

On 04/25/13, John Coker<nason89@aol.com> wrote:

Bob,

Thanks for that information. I wanted to let you know that I was part of a sample for a survey conducted by VA Tech on the opinions of Northampton County residents regarding wind turbines. Have you seen that? I copied most pages if you would like to see it.

Martina

Sent from my iPad

On Apr 25, 2013, at 11:02 PM, "R.Meyers" <meversrh@verizon.net> wrote:

Willie,
From Watertown New York Daily Times on Tuesday 21 Apr 13, link to article in paper below.

As an addition to information on several other problems regarding industrial wind turbines I have sent to you, please see the list below for items that are now

representative of considerations that should be in any plan by Northampton for permitting wind energy. I feel certain these precedents will be subject for serious discussion in the future and you may head off acrimony and controversy if you incorporate them early rather than after the fact. Please enter this into the public record for the next BOS meeting as you did with the January 31, 2013 written testimony of Dr. Reider to the Vermont Senate Natural Resources and Energy Committee.

As I had written to you earlier, it seems that every couple months, there are more problems surfacing with industrial wind turbines that are planned to be located or have been located in the proximity of residential dwellings. There is another compelling video report from a couple in Cape Bridgewater, Australia, about 185 miles west of Melbourne on 4 Apr 2013, that have suffered significantly from the effects of IWT's close to their home. See this link to the 9 minute video : <http://www.windaction.org/videos/37963> I would be happy, if asked, to summarize the video in several paragraphs if Katy is too busy to do so for the meeting.
-Bob Meyers

Watertown, New York-- >State says BP failed to meet several requirements for Cape wind project

<http://www.watertowndailytimes.com/article/20130423/NEWS03/704239829>

By **JAEGUN LEE**
TIMES STAFF WRITER
TUESDAY, APRIL 23, 2013



BP Wind Energy has failed to meet several state requirements in its preliminary scoping statement for the proposed Cape Vincent Wind Farm and used a half-century-old map for its turbine site plan, according to state Department of Public Service staff.

"The mapping included in the PSS is seriously out-of-date United States Geological Survey (USGS) topographic quadrangles published circa 1958," the department's staff said, recommending that BP use the most recent 2012 edition.

The state Department of Environmental Conservation also criticized BP's 222-page scoping document in a formal response, telling the wind developer that its PSS is not in compliance "with either the intent or spirit" of the requirements of Article X of state Public Service Law.

"It also appears to DEC that the PSS is, for the most part, very general in nature,

lacking in specificity of important local elements to this particular project, and devoid of 'as much information as is reasonably available concerning the proposed facility,'" DEC said. "Many of the applicant's responses to comments and questions raised during consultations remain unanswered, or simply state that they will be addressed in the application."

Both state agencies suggest that BP should have listed turbine model and specifications under consideration rather than keeping the scope of the project vague.

"The description of the proposed facility as being 124-turbine sites with a total size range of 200-285 MW (megawatt), and individual turbines sizes in a range of 1.7 to 3.0 MW is problematic, in that several of the exhibits required by the rules specify that data and information for specific turbines or turbine sizes is needed to complete the application," DPS staff said.

Furthermore, if the developer proposes to erect 124 3-megawatt turbines, the wind project's maximum output would be well over 285 megawatts, state staff pointed out.

Additionally, Department of Public Service staff makes many more requests and recommendations in its 60-page response to BP's statement, several of which closely relate to local concerns raised during the public involvement program phase and upon the PSS submission.

Moving forward, DPS staff said, follow-up discussions should be planned to address this and related topics with interested parties in attendance "before the applicant advances to final scoping or application phases."

DPS staff's requests to the wind developer include:

- Provide one or more alternative layouts with a reduced project footprint and an alternative arrangement that avoids locating wind turbines in exclusion zones identified in Cape Vincent's zoning regulations.
- Conduct noise studies pursuant to Cape Vincent's zoning law and submit noise mitigation plans.
- Include shadow flicker and land value impacts as potentially having effects on existing or potential future land use.
- Provide a wind turbine collapse-and-blade-throw analysis.
- Provide an analysis of public health issues due to a potential damage to the region's water supply infrastructure during the construction phase.
- Provide an analysis on reported problems of low-frequency or infrasound from operating wind energy projects.
- Provide a breakdown of seasonal avian and bat mortality rates, in addition to

Friday, March 7, 2014 1:07 PM

annual calculations.

- Abide by state requirements for wind turbine setback from electric transmission facilities of 1.5 times the turbine's height, including the blades.
- Prove the "function test program" for each turbine model under consideration and describe how it will ensure that the entire wind turbine has been thoroughly tested and all safety systems work.
- Update the list of stakeholders to include the town and village of Clayton and the town of Brownville.
- Conduct group interviews to identify important landscape characteristics and values attributed by landowners, residents, visitors/tourists, recreational users and others.

"The description of the scope of studies anticipated for many of the topic areas identified are general rather than specific as to methodologies to be employed, the study area parameters, and other details appropriate for indicating the methodology, intended extent and duration of studies proposed," the department's staff said.

Regarding some of BP's responses to stakeholder comments, DPS staff said that it "found that the applicant's responses provide no new information and failed to adequately address the issue/comment" and that some of the information tables were "not well-organized or easy to understand."

Department staff also asks that the developer's "five-mile radius study area" be further expanded "as appropriate to address view shed resources that may be adversely affected by project siting and operation" and include the areas within Ontario, Canada.

Additionally, DPS staff asks for further discussions on several topics — such as land use analysis and impact mitigation considerations — between the applicant and other "interested parties."

"In a region that has a significant reliance on tourism as an economic mainstay, the potential for adverse impacts on tourism, heritage and tourism resources and attractions should be undertaken as part of the application," DPS's staff said.

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SERI/TP-217-3261
UC Category: 60
DE88001113

**A Proposed Metric for
Assessing the Potential
of Community Annoyance
from Wind Turbine
Low-Frequency Noise
Emissions**

N.D. Kelley

November 1987

Presented at the Windpower '87
Conference and Exposition
October 5-8, 1987
San Francisco, California

**Prepared under Task No. WE721201
Program No. 8**

Solar Energy Research Institute
A Division of Midwest Research Institute

1617 Cole Boulevard
Golden, Colorado 80401-3393

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A PROPOSED METRIC FOR ASSESSING THE POTENTIAL OF COMMUNITY ANNOYANCE FROM WIND TURBINE LOW-FREQUENCY NOISE EMISSIONS

N.D. Kelley
Solar Energy Research Institute
Golden, Colorado 80401

ABSTRACT

Given our initial experience with the low-frequency, impulsive noise emissions from the MOD-1 wind turbine and their impact on the surrounding community, the ability to assess the potential of interior low-frequency annoyance in homes located near wind turbine installations may be important. Since there are currently no universally accepted metrics or descriptors for low-frequency community annoyance, we performed a limited program using volunteers to see if we could identify a method suitable for wind turbine noise applications. We electronically simulated three interior environments resulting from low-frequency acoustical loads radiated from both individual turbines and groups of upwind and downwind turbines. The written comments of the volunteers exposed to these interior stimuli were correlated with a number of descriptors which have been proposed for predicting low-frequency annoyance. The results are presented in this paper. We discuss our modifications of the highest correlated predictor to include the internal dynamic pressure effects associated with the response of residential structures to low-frequency acoustic loads. Finally, we outline a proposed procedure for establishing both a low-frequency "figure of merit" for a particular wind turbine design and, using actual measurements, estimate the potential for annoyance to nearby communities.

INTRODUCTION

Experience with wind turbines has shown that it is possible, under the right circumstances, for low-frequency (LF) acoustic noise radiated from the turbine rotor to interact with residential structures of nearby communities and annoy the occupants. Currently there are no universally accepted metrics or descriptors for community annoyance from low levels of LF noise. It is important from both a design and an operational perspective that the potential for such annoyance from wind turbines be quantified as much as possible. This is not a straightforward task, given the highly subjective nature of human response to noise in this frequency range. Given the lack of guidance in this area, we performed a limited experiment in which several volunteers were asked to describe their impressions of three electronically simulated, interior, LF noise environments related to the operation of wind turbines. We correlated the volunteers' responses with a series of currently available LF noise descriptors and identified two that we believe to be the most efficient. The spectral definitions of these descriptors were then modified to include the influence of an intervening

residential structure and the levels adjusted for a reference propagation distance.

BACKGROUND

The modern wind turbine radiates its peak sound power (energy) in the very low frequency (VLF) range, typically between 1 and 10 Hz. This is a direct consequence of its small rotor solidity and relatively low rotational (shaft) speed (17.5-300 rpm). Other common rotating machinery employing lifting blades (such as the large fans and blowers associated with forced-draft cooling towers and ventilation systems) generally radiate their peak sound powers at frequencies greater than 60 Hz. This higher frequency is due to a combination of high rotor solidity and much faster shaft speeds.

Our experience with the low-frequency noise emissions from a single, 2-MW MOD-1 wind turbine demonstrated that, under the right circumstances, it was possible to cause annoyance within homes in the surrounding community with relatively low levels of LF-range acoustic noise. An extensive investigation of the MOD-1 situation [1,2] revealed that this annoyance was the result of a coupling of the turbine's impulsive LF acoustic energy into the structures of some of the surrounding homes. This often created an annoyance environment that was frequently confined to *within the home itself*.

LOADING OF RESIDENTIAL STRUCTURES BY LOW-FREQUENCY ACOUSTIC EMISSIONS

Impulsive Loading

A significant amount of scientific investigation has gone into documenting the response of residential structures (and resulting community annoyance) to high-energy noise events such as aircraft flyovers and short-duration, impulsive events such as sonic booms and quarrying and mining explosions [3,4]. We found that the periodic loading by the MOD-1 impulses excited a range of structural resonances within the homes measured. Figure 1 schematically illustrates the radiated acoustic frequency spectrum associated with the various types of wind turbine emission characteristics. If there was no small-scale turbulence in the turbine inflow, the acoustic spectrum would resemble the monotonic falloff in the blade passage harmonics indicated by the "steady and long-period loading curve." The curve then rises again as the processes

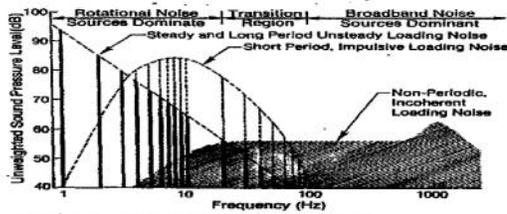


Figure 1. SCHEMATIC REPRESENTATION OF AN AVERAGED RADIATED SOUND PRESSURE SPECTRUM FROM A WIND TURBINE

responsible for the nonperiodic, incoherent, or broadband (high-frequency) radiation become dominant above 100 Hz. However, there are always some short-period aerodynamic load fluctuations as a result of the rotor encountering atmospheric turbulence, indicated by the dashed region of Figure 1. This region can expand to higher frequencies and contain considerable energy if impulses are present. A blade passing through the downstream wake of the support tower or intersecting its own wake can result in repetitive, transient aerodynamic loads that can produce LF impulsive radiation that is periodic at the blade passage frequency (BPF).

The acoustic-mechanical response of a residential structure to acoustic loads is schematically diagramed in Figure 2. The ranges of the various structural and acoustic resonances and the typical wind turbine acoustic spectrum have been superimposed. The dashed region, corresponding to the short-period and impulsive radiation range, overlaps with the structural resonances almost perfectly. Figure 2, therefore, illustrates the coupling mechanisms between the structure and the LF noise excitation. The temporal dynamics of this coupling are shown in Figure 3. The upper curve traces the outdoor acoustic pressure field and the lower one the internal one, as we see in the 31.5-Hz octave frequency band. The pair of turbine-generated impulses, about 8 ms in duration each, produce a strongly resonant pressure field in the house oscillating at the room fundamental of 14 Hz, lasting about 1.8 s. Thus, the action of the house has been to stretch the initial impulse duration over 100 times. The auditory time constant has been estimated to be on the order of 70-100 ms, thus, at least in theory, raising the possibility of audible detection inside the home but not necessarily outside. Hubbard and Shepherd [5] have isolated the Helmholtz response and measured enhancements up to 3 dB. They also found significant sound pressure level variations up to 20 dB when acoustic interactions were present. We have determined a typical indoor/outdoor LF acoustic transfer function using measurements from two homes near the MOD-1 turbine. The impulsive-source curve of Figure 4 illustrates this empirically derived function.

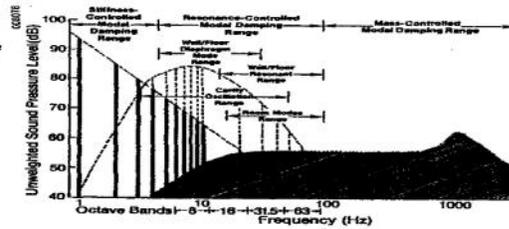


Figure 2. SCHEMATIC SOUND SPECTRUM OF FIGURE 1, WITH RESIDENTIAL VIBRATION AND ACOUSTIC MODES ADDED

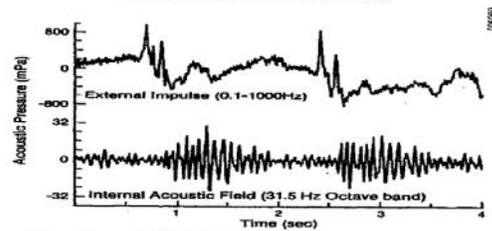


Figure 3. TRANSIENT RESPONSE OF AN INTERNAL PRESSURE FIELD TO EXTERNAL IMPULSIVE EXCITATION

Nonimpulsive Acoustic Loads

Even when an impulsive-type emission characteristic is not present (the MOD-1 did not always generate impulses), a varying level of LF acoustic energy is emitted (see the dashed region of Figure 1) as a result of the turbulent inflow. Because of the low damping present in residential structural modes in the 3-100 Hz range of Figure 1, we needed to find a well-documented source of nonimpulsive, LF acoustic excitation and indoor response for comparison. We were fortunate to obtain a series of measurements made simultaneously inside and outside five homes within a few kilometers of a gas turbine peaking generator [6]. The homes were acoustically excited by broadband LF emissions from a resonating exhaust stack. The nonimpulsive curve of Figure 4 traces the mean of the measured indoor/outdoor response for several rooms of the homes. The two curves of Figure 4 indicate that internal overpressures up to 10 dB can be expected in the 3-10 Hz

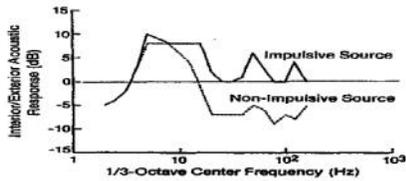


Figure 4. A TYPICAL INDOOR/OUTDOOR ACOUSTIC TRANSFER FUNCTION MAGNITUDE FOR IMPULSIVE AND NONIMPULSIVE LF ACOUSTIC LOADS

range for both impulsive and nonimpulsive acoustic loads. Above 10 Hz, significant overpressures occur in the 40-63 Hz and 80-125 Hz 1/3-octave bands under impulsive loads. Typically, 5-7 dB of attenuation occurs in the 10-160 Hz band range for a nonimpulsive source excitation.

EXPERIMENTAL PROCEDURE

Our objective in the limited experiment reported on here was to simulate a series of LF noise environments that would be likely to exist within a small room of a home (a small bedroom, for example) as a result of the LF acoustic loading caused by wind turbine emissions. Our experience has shown that interior LF annoyance is more likely to occur and be more severe in rooms with small dimensions and at least one outside wall facing the wind turbine. This was also true of the annoyance related to the gas turbine peaking generator; i.e., the most serious annoyance occurred near the sides of the houses facing the LF source. We synthesized three interior LF noise environments that would be expected as a result of the acoustic loading of a residential structure from the following kinds of emissions:

- A single, large, multimegawatt turbine or an array of smaller turbines that are not producing periodic impulses (a periodic random source);
- A nearby single turbine operating at a shaft speed of 30 rpm and producing impulses at the blade passage frequency (a periodic impulsive source);
- An upwind array of turbines that are individually producing unsynchronized impulses at their blade passage frequencies (a random impulsive source).

In addition to these three basic environments or stimuli classes, the periodic random source was repeated but with a "pink" noise masking level of 40 dBA.

Physical Setup

The physical layout of the testing environment is diagrammed in Figure 5. A very low frequency or sub-

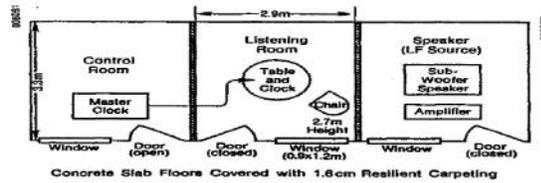


Figure 5. PLAN VIEW SCHEMATIC OF PHYSICAL ARRANGEMENT OF TESTING FACILITIES

woofer speaker system and its high-powered amplifier were placed in a room adjoining the listening area. The sub-woofer had a minimum frequency cutoff of about 5 Hz. This arrangement allowed only the dominant LF noise to be transmitted to the listening-room environment via the walls. It also filtered out the higher frequency sounds associated with the nonlinear response of the speaker cone (a "whooshing" sound), which was particularly evident during large excursions. The electronic equipment responsible for developing the subwoofer's "drive" signals was located in the control room. A master time code generator was also located here, and a repeater or slave unit was placed on the table in the listening room for the evaluator to time-index his or her comments. Table 1 lists the physical and acoustic properties of the listening room. The concrete slab floor minimized tactile (feeling) transmission of LF vibration to the evaluator. Since we were trying to simulate the quiet environment typical of a family home, we did not ask the staff on the other side of the partition to refrain from talking during the evaluation process. As a result, the evaluators occasionally noted hearing conversations from the offices adjacent to the rear wall of the listening room. The background noise was dominated by the sound of air moving through the ventilation system which produced an average background noise level of 33 dBA, typical of a quiet home.

Table 1. PHYSICAL AND ACOUSTIC PROPERTIES OF LISTENING-ROOM ENVIRONMENT

| Dimensions | 2.9 x 3.3 x 2.7 m (25.8 m ³ or 254 ft ³) |
|------------------------|--|
| Walls | Movable partitions, composition material, nominally supported |
| Floor | Concrete slab covered with 1.6 cm of resilient carpet |
| Background Noise Level | 33 dBA dominated by ventilation system noise; no attempt to reduce or mask noises generated on other side of rear wall |

Evaluation Procedure

A series of sequences was developed for each type of LF noise environment in which the levels and intensities were

systematically varied. We found that the corresponding, unweighted acoustic 1/3-octave band pressure levels over the range of 2-160 Hz could be repeated to better than 0.3 dB for each test level. The three simulated characteristic wind-turbine-emission environments are schematically diagramed in Figure 6. The averaged 1/3-octave band pressure level spectra for each of the source characteristics, and the incremental level changes are shown in Figures 7, 8, and 9. The room background spectra are indicated with dashed lines.

Seven volunteer evaluators took part in the experiment. The group consisted of three women and four men who ranged in age from the early twenties to the early sixties. All claimed to have an adequate hearing acuity. In this choice of a very limited number of participants, we attempted to obtain what we believed to be a small, random sample of the general population.

During the evaluation, the evaluator sat at the table indicated in Figure 5 on which a record log was furnished. The evaluators were asked to write down their impressions of what they were currently experiencing along with the time indicated on the clock. The evaluation sequence began with the periodic random simulation,

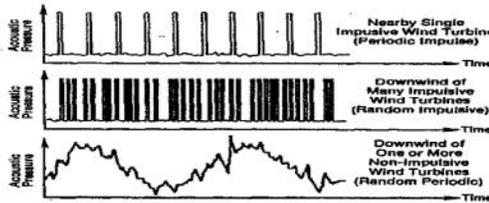


Figure 6. SIMULATED ACOUSTIC EMISSION CHARACTERISTICS OF WIND TURBINES

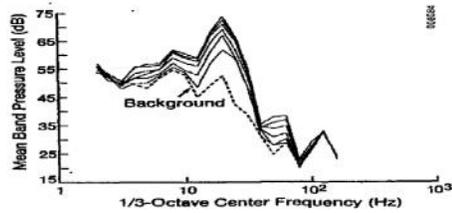


Figure 7. PERIODIC RANDOM STIMULI SPECTRA

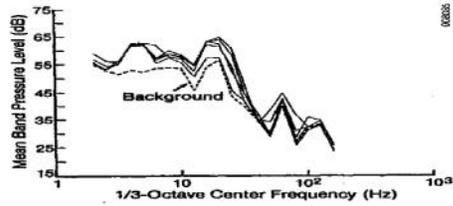


Figure 8. PERIODIC IMPULSIVE STIMULI SPECTRA

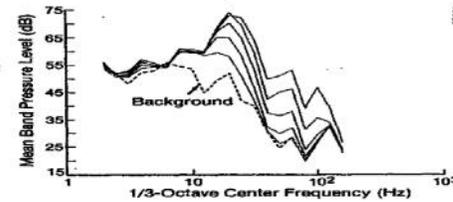


Figure 9. RANDOM IMPULSIVE STIMULI SPECTRA

stepped up through the six intermediate levels, and then back down again to the background level. No indication was given to the evaluators of the stimuli classes or their incremental steps. The initiation and completion times of each incremental step in a simulation were logged for later comparison with the evaluator's opinions. The dwell or integration time at each incremental stimuli step was held at 2 minutes plus or minus a 20% random variation to prevent the evaluator from anticipating changes in the testing sequence. The five levels of the periodic impulsive simulation were then sequenced, and this was followed by the five levels of the random impulsive stimuli. Finally, 2 minutes after the conclusion of the random impulsive simulation, the 40 dBA pink noise masking was activated from two speakers in the room's ceiling and the random periodic stimuli sequence was repeated. The entire four-pass process required about 45 minutes to complete.

Data Reduction

The evaluators' responses were quantified by means of a six-level ranking in terms of the following four annoyance categories:

- (1) Loudness or noise level

- (2) Overall degree of annoyance and displeasure
- (3) Any sensations of vibration or pressure
- (4) The sensing of any pulsations.

Table 2 lists the subjective ranking criteria. The ranked responses were then correlated by linear regression with a series of low-frequency noise descriptors or metrics. These particular metrics or spectral weighting factors have been suggested as measures of LF annoyance by a number of investigators, and they include the following:

- The ISO (International Organization for Standardization) proposed G_1 weighting [7]
- The ISO proposed G_2 weighting [7]
- The LSPL or low-frequency sound pressure level weighting [8]
- The LSL or low-frequency sound level weighting [8]
- The ISO/ANSI (American National Standards Institute) C-weighting [9]
- The ISO/ANSI A weighting [9].

Figure 10 plots these weighting windows over a frequency range of 2-100 Hz. The ISO G_1 and G_2 curves have been proposed for assessing subjective human responses to acoustic noise in the infrasonic range (less than 20 Hz). The ISO/ANSI A- and (usually) C-weighting curves are standard on sound level measuring equipment. As Figure 10 shows, the C-weighting passes much lower frequencies than does the most common noise description,

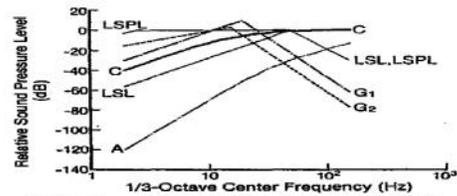


Figure 10. LOW-FREQUENCY NOISE METRICS SPECTRAL WEIGHTINGS

the A-weighting scale. The LSL and LSPL metrics have been proposed by Tokita et al. [8] for assessing residential interior environments. The LSL metric "reflects three low-frequency noise influences: structural, physiological, and psychological complaint stimuli" [8]. The LSPL metric has been proposed as an appropriate descriptor for evaluating residential interior environments that contain both infra- and low-frequency audible acoustic components.

RESULTS

The ranked responses to the four annoyance categories were correlated with the four stimuli sequences by regression and are summarized in Table 3. Immediately

Table 2. SUBJECTIVE RANKING CRITERIA FOR LOW-FREQUENCY (LF) NOISE ENVIRONMENTS

| Rank | Stimuli Response Rating | | | | | |
|-------------------------------|-------------------------|--------------------------|------------------------------------|--------------------------------------|---------------------------|-----------------------------------|
| | 0 | 1 | 2 | 3 | 4 | 5 |
| | Perception | | | | | |
| <u>Noise level (loudness)</u> | Can't hear | Barely can hear here | Weak, but definitely audible | Moderate loudness | High noise level, loud | Very high noise level, very loud |
| <u>Annoyance/displeasure</u> | None | Barely aware of presence | Definitely aware of presence | Moderate distraction/some irritation | Very annoying, irritating | Extremely annoying, uncomfortable |
| <u>Vibration/pressure</u> | None | Feel presence | Definitely feel vibration/pressure | Moderate vibration/pressure feeling | Very noticeable | Severe vibration |
| <u>Pulsations</u> | None | Barely feel pulses | Definite pulses or bumping | Moderate booming or thumping | Heavy booming or thumps | Very heavy pulses, booms, thumps |
| | Acceptable | | ??????? | Clearly unacceptable | | |

Table 3. CORRELATION COEFFICIENTS OF EVALUATOR ANNOYANCE RATINGS OF LF NOISE STIMULI VERSUS SIX NOISE METRICS

| Metric | Noise Level | Annoyance/Displeasure | Vibration/Pressure | Pulsations | Mean |
|----------------|------------------|-----------------------|--------------------|-------------------|------------------|
| G ₁ | 0.898 (0.033) | 0.933 (0.018) | 0.709 (0.170) | 0.819 (0.115) | 0.840 (0.084) |
| G ₂ | 0.873 (0.071) | 0.879 (0.053) | 0.701 (0.137) | 0.769 (0.148) | 0.806 (0.107) |
| LSPL | 0.898 (0.035) | 0.926 (0.034) | 0.711 (0.155) | 0.831 (0.107) | 0.841 (0.083) |
| LSL | 0.935 (0.021) | 0.958 (0.014) | 0.732 (0.174) | 0.860 (0.097) | 0.871 (0.077) |
| C | 0.940 (0.030) | 0.967 (0.008) | 0.723 (0.167) | 0.841 (0.098) | 0.863 (0.076) |
| A | 0.384 (0.464) | 0.269 (0.413) | 0.413 (0.137) | -0.077 (0.719) | 0.247 (0.433) |

obvious is the superiority of the five metrics that pass significant low frequencies in comparison with the A-weighted scale. These results, limited as they are, seem to confirm that (1) people do indeed react to a low-frequency noise environment and (2) A-weighted measurements are not an adequate indicator of annoyance when low frequencies are dominant. Table 4 ranks the efficiency of each metric for the stimuli population in terms of the correlation coefficient and stimuli-to-stimuli class standard deviation. These rankings, with the exception of the last two, contain two of the six metrics. We simply do not have a sufficient number of statistical degrees of freedom to differentiate further. Actually, the only statistically significant difference is between the five LF metrics and the A-weighted scale. This experiment would have to be repeated with a much larger number of evaluators (population) to confirm Tables 3 and 4 in terms of their individual matrix elements.

ESTABLISHING AN INTERIOR ANNOYANCE SCALE

The rankings of the evaluators' comments were summarized for each of the four stimuli, and three annoyance-level classes were determined for each. The perception-threshold level is defined as the corresponding LSL- and C-weighted band levels for an evaluation ranking of 1. The annoyance-threshold level classification was arbitrarily assigned a ranking of 2.5, and the unacceptable-annoyance level classification was given a value of 4 or greater. The LSL- and C-weighted metrics corresponding to the annoyance classification rankings are listed in Table 5 for the four stimuli evaluated. As the table shows, three of the four stimuli have similar threshold-perception LSL- and C-weighted values. It is interesting to note that, even though many individual impulsive sources are present, the net effect of a random summing of these contributions invokes a response similar to that from a periodic random source. It is also evident that the threshold is considerably lower for a single or a few distinct impulsive sources. This is reflected by the general source characteristics listed at the bottom of Table 5. For all practical purposes, the annoyance level

criteria for the C-weighted scale are 10 dB higher than those for the LSL-weighted band pressure level (BPL).

PREDICTING AN INTERIOR LSL OR C LEVEL

To assess the potential of interior LF noise annoyance in nearby communities, we must estimate the LSL or C metric levels from available acoustic measurements of the turbine design. Generally, this will be an averaged, unweighted (linear) 1/3-octave band spectrum over a 5-100 Hz range and, when adjusted for propagation losses, it can be considered representative of the external acoustic load present at the home being evaluated. We noted earlier that the structural dynamic response of houses alters both the temporal and spectral characteristics of the external acoustic excitation and that the alteration characteristics depend on whether the source is impulsive or not. To predict an interior LSL- or C-level (PLSL or PC), we must spectrally apply the appropriate

Table 4. APPROXIMATE EFFICIENCY RANKING OF THE SIX METRICS AS DESCRIPTORS OF INTERIOR, LF NOISE ANNOYANCE

| Rank | Metric | $r_c^{(a)}$ | Stimuli Class Variance Coefficient |
|------|----------------|-------------|------------------------------------|
| 1 | LSL | 0.871 | 8.8% |
| 1 | C | 0.863 | 8.8% |
| 2 | LSPL | 0.841 | 9.8% |
| 2 | G ₁ | 0.840 | 10.0% |
| 3 | G ₂ | 0.806 | 13.3% |
| 4 | A | 0.267 | 175% |

^aCorrelation coefficient.

indoor/outdoor acoustic transfer function magnitudes plotted in Figure 4 to the measured 1/3-octave band spectrum. Using these functions, we have replotted the original frequency weighting characteristics of the LSL and C metrics in Figure 11 for both impulsive and non-impulsive sources. Table 6 lists the corresponding weighting factors for the transfer function magnitudes of Figure 4.

A limited verification of this procedure is shown in Figure 12. The predicted or PLSL values are plotted against the measured value for a bedroom excited by the MOD-1 impulses. The remaining rooms were in various homes excited by the gas turbine for which annoyance was reported. Figure 13 plots the observed interior LSL values in relation to the LSL annoyance criteria thresholds. While complaints were received from the residents of all four homes in which these rooms were located, we do not have sufficient information to completely verify the vertical stratification other than that it was above the perception level.

ESTABLISHING A REFERENCE EXTERNAL ACOUSTIC LOADING

The method of estimating a representative internal PLSL or PC value requires a suitable measure of the external acoustic loading spectrum. Since most homes are located

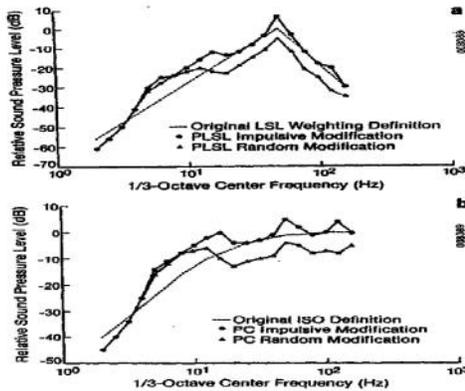


Figure 11. (a) PLSL SPECTRAL WEIGHTING; (b) ISO AND MODIFIED C SPECTRAL WEIGHTING

Table 5. INTERIOR LF ANNOYANCE-LEVEL CRITERIA EMPLOYING THE LSL AND C METRICS

| Stimuli Class | Threshold Perception | | Annoyance Threshold | | Unacceptable Annoyance | |
|-------------------------------|----------------------|--------|---------------------|--------|------------------------|--------|
| | LSL (dB) | C (dB) | LSL (dB) | C (dB) | LSL (dB) | C (dB) |
| Nonimpulsive, periodic random | 58 | 68 | 65 | 75 | 68 | 77 |
| Periodic impulsive source | 53 | 63 | 57 | 67 | 60 | 68 |
| Random periodic source | 59 | 67 | 68 | 76 | 70 | 78 |
| Periodic random w/90 dBA mask | 59 | 68 | 65 | 75 | 67 | 79 |

Considering Only General Source Characteristics

| | | | | | | |
|---------------------|----|----|----|----|----|----|
| Nonimpulsive source | 58 | 68 | 65 | 75 | 68 | 78 |
| Impulsive source | 53 | 63 | 57 | 67 | 60 | 68 |

Table 6. INDOOR/OUTDOOR TRANSFER FUNCTION WEIGHTING FACTORS

| 1/3-Octave Band Center Frequency (Hz) | Impulsive Transfer Function Magnitude | | Nonimpulsive Transfer Function Magnitude | |
|---------------------------------------|---------------------------------------|--------|--|--------|
| | LSL (dB) | C (dB) | LSL (dB) | C (dB) |
| 2.0 | -61 | -45 | -61 | -45 |
| 2.5 | -56 | -40 | -56 | -40 |
| 3.15 | -50 | -34 | -50 | -34 |
| 4.0 | -41 | -25 | -41 | -25 |
| 5.0 | -30 | -14 | -32 | -16 |
| 6.3 | -25 | -11 | -28 | -12 |
| 8.0 | -24 | -8 | -24 | -8 |
| 10.0 | -20 | -5 | -22 | -7 |
| 12.5 | -16 | -2 | -20 | -6 |
| 16.0 | -12 | 0 | -22 | -10 |
| 20.0 | -14 | -4 | -23 | -13 |
| 25.0 | -12 | -4 | -19 | -11 |
| 31.5 | -8 | -3 | -15 | -10 |
| 40.0 | -3 | -1 | -11 | -9 |
| 50.0 | +6 | +5 | -5 | -4 |
| 63.0 | -3 | +2 | -12 | -5 |
| 80.0 | -12 | -1 | -21 | -8 |
| 100 | -18 | 0 | -25 | -7 |
| 125 | -20 | +4 | -32 | -8 |
| 160 | -30 | 0 | -35 | -5 |

^aRecommended minimum 1/3-octave spectral range.

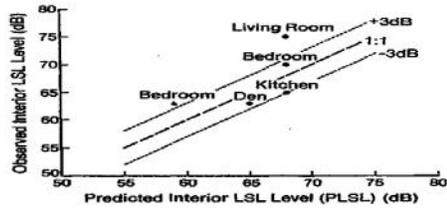


Figure 12. PREDICTED VS. OBSERVED INTERIOR LSL LEVEL COMPARISON

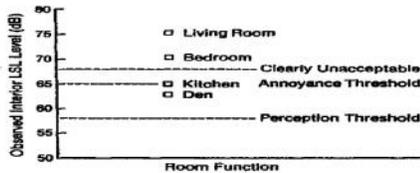


Figure 13. OBSERVED INTERIOR LSL VALUES FOR NONIMPULSIVE SOURCE

some distance from the nearest wind turbine(s), a method must be devised to provide a reference spectrum that takes into account situations in which atmospheric refraction and terrain reflection increase the acoustic levels above those expected from spherical divergence alone. We recommend using a reference distance of 1 km (0.6 mile) for calculating a "figure of merit" PLSL or PC level for a given wind turbine installation. To account for worst-case terrain/atmospheric focusing, we also recommend that 15 dB be added to the PLSL or PC values calculated at the 1 km distance. As an example, Table 7 lists the predicted or PLSL values for a home located 1 km from the MOD-1 and MOD-2 wind turbines [10].

SUGGESTED PROCEDURE FOR ESTIMATING THE INTERIOR LF ANNOYANCE POTENTIAL OF A GIVEN TURBINE DESIGN

The results of this paper are summarized below as a recommended procedure for establishing a low-frequency figure of merit for a given wind turbine design.

- (1) Obtain a series of representative, unweighted, averaged 1/3-octave band pressure spectra over a range of 3-100 Hz for a range of operating conditions. Make the measurements at a distance from

Table 7. PREDICTED INTERIOR LSL (PLSL) VALUES AT 1 km FROM THE MOD-1 AND MOD-2 WIND TURBINES

| Turbine | PLSL (dB) | PLSL+15 (dB) |
|---|-----------|--------------|
| MOD-1 Turbine (Severe impulsive characteristic) | | |
| 35 rpm operation | 65 | 80 |
| 23 rpm operation | 54 | 69 |
| MOD-2 Turbine (Nonimpulsive characteristic) | | |
| 17.5 rpm operation | 41 | 56 |

the turbine where a sufficient signal-to-noise ratio for this frequency range can be reasonably obtained. Use recording periods of at least 2 minutes but not more than 10 minutes.

- (2) Establish whether the turbine exhibits impulsive radiation characteristics.
- (3) Determine the equivalent near-field PLSL- or PC-weighted level by using the contents of Table 6 for impulsive or nonimpulsive sources to weight the linear 1/3-octave band spectra.
- (4) Calculate the equivalent PLSL or PC levels at the reference distance of 1 km by assuming spherical divergence (-6 dB per doubling of distance).
- (5) Add 15 dB to the results of step (4). This result is the figure of merit for the worst-case, low-frequency-range acoustic emissions associated with the wind turbine design. This level or these levels can now be compared with Table 3 to assess the interior annoyance potential.

ACKNOWLEDGEMENTS

This work has been supported by the U.S. Department of Energy under contract no. DE-AC02-83CH10093. The author wishes to thank the seven SERI staff members who took the time to serve as evaluators for this project. Acknowledgment is also given for the excellent technical support rendered by Ed McKenna, David Jager, James Pruett, and Richard Garrelts. Engineering Dynamics, Inc., was responsible for the design and construction of the very low frequency (subwoofer) speaker system.

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Subj: Re: Re: Wind Turbine Low Freq noise documentation
Date: 7/28/2013 10:57:52 A.M. Eastern Standard Time
From: meyersrh@verizon.net
To: sophieandfolly@yahoo.com
CC: nason89@aol.com

Thanks very much Roberta. As I read this, X3-040 is simply a connection request between Eastville & Weirwood with metering. As noted, there are no main transmission line upgrades necessary. Do you read the same?

I was still amazed at the estimated costs which I presume will be borne by the general population through tax credits to Poseidon. Did you note the County tax structure favoring IWTs? Far less tax than farm equipment. I briefly talked to Ann Sayers about that and her eyebrows are up also! So all the County residents will be subsidizing these things that contribute nothing to the County.

Info on the Vestas 3MW turbines requested:
<http://www.vestas.com/en/media/news/news-display.aspx?action=3&NewsID=3250>

Rotor diameters range from 112 to 126 meters

These are NOT small turbines and use so far, is planned for on shore only. So is this whole project of testing for offshore just subterfuge?
I have the feeling that there is some massive lying going on.

But the real problem as I see it, is the potential for adverse impact on the low income housing immediately adjacent to the proposed sites with Eastville possibly affected depending on the the turbines and the strength of the infrasound.

Bob

On 07/28/13, Roberta Kellam<sophieandfolly@yahoo.com> wrote:

Here is the PJM approval, dated July 2013. Notice that these are 3 MW turbines.....not the test turbines that were proposed.

From: R.Meyers <meyersrh@verizon.net>
To: sophieandfolly@yahoo.com; nason89@aol.com
Sent: Saturday, July 27, 2013 8:25 PM
Subject: Wind Turbine Low Freq noise documentation

Just found this **Dept of Energy report from 1987** regarding acknowledged problems with low frequency noise and the amplification of it within residential structures. This is for the turbines of that time, MUCH smaller than now!

The turbine permits for the Eastville area and still be evaluated by the FAA for aircraft obstruction. When this hurdle is resolved, the PC will be the next target.
Good luck folks!!!!
Bob

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Beverly and Mark Cline Sr.
5176 Seaside Road
Exmore, VA 23350

March 11, 2014

To the Northampton County Planning Commission;

This letter is to register our **OBJECTION** to the proposed **REZONING** of our property located at **TaxMap ID 00016-0A-BLK-00-018**. The proposed rezoning would change our zoning from the current Agricultural zoning and place it in R-5 zoning. We object because of the following:

We purchased this land 14 years ago as agricultural land and wish to exercise the uses that come with agricultural property.

The small cluster of 6 dwellings being rezoned amounts to what seems like "spot zoning" – we are surrounded by agricultural land and in the middle of this agricultural land there will be a little island of R-5 property.

The proposed rezoning will take the lot immediately south of our property and make this R-5 – even though there has never been a dwelling on this land in the history of Northampton County.

We have reviewed the restrictions of the proposed R-5 land and object to it's limitations. For example, on our 5.7 acres, we would only be allowed to keep 3 goats. This does not make sense to us – in actuality we are actively exploring the keeping of goats and it just doesn't make economic sense to limit us to just 3.

Again, we object to this arbitrary spot zoning and wish to remain agriculturally zoned.

Sincerely,


Beverly S. Cline


Mark E. Cline Sr.

63

Peter Stith

From: Marlene Richard <mrichard01@hotmail.com>
Sent: Tuesday, March 11, 2014 3:35 PM
To: pstith@co.northampton.va.us
Subject: Rezoning

Mr. Stith,

I'm Marlene Richard and live at
7270 Otter Road
Franktown, VA 23354

I wanted to let you know that I am in favor of rezoning my property (address above) from AG Agriculture to R3 Residential-3.
Thank you for your attention to this matter.

Sincerely,

Marlene Richard

64

jwilliams@co.northampton.va.us

From: Art Schwarzschild [art.williswharf@gmail.com]
Sent: Tuesday, March 11, 2014 3:19 PM
To: K Nunez; ltrala@co.northampton.va.us; obennett@co.northampton.va.us
Cc: Daryl Hayslett; silvia perez; Sam Negretti; Jane Kafigian;
capipete@shorethingchartersva.com; Sarah Trachy; Heather
Subject: against proposed zoning changes

Ms. Nunez,
please forward the following letter to Oliver Bennett and the other members of the Northampton County Board of Supervisors. I also request that this letter be read into the public record.

Thanks and best wishes,

Art

TO: Northampton County Board of Supervisors
FROM: Arthur Schwarzschild
4231 Willis Wharf Rd, Willis Wharf
Chairman Willis Wharf Village Committee
RE: Proposed zoning changes
DATE: March 11, 2014

The residents and property owners of Willis Wharf held their annual meeting on Tuesday February 25th. During this meeting a motion was made and unanimously approved by all present to empower me, as the Chairman of the Willis Wharf Village Committee to speak out against the zoning changes being proposed by the Northampton County Board of Supervisors and to submit a letter stating clear support for the Willis Wharf Vision Statement, the Waterfront Village Zoning Designation and the current zoning of our village.

As the current Chairman of the Willis Wharf Village Committee I would like to clearly state our opposition to the zoning changes being proposed by the Northampton County Board of Supervisors. The Willis Wharf Residents and Property Owners present at our recent annual meeting proclaimed their unanimous support of the current zoning and re-affirmed their support for the Willis Wharf Vision Statement.

We would like to publicly state our opposition to the zoning changes being proposed and our feeling that the process by which these proposed changes were developed is in direct contradiction to our understanding of proper procedure, our village vision statement, the current Northampton County comprehensive plan and the very spirit of a representational democracy.

We would like to remind the BOS of the lengthy and public process used to develop and adopt the Waterfront Village Zoning designation. A process that involved dozens of open, public meetings during which the zoning tables were examined line by line and consensus was reached by representatives of the Willis Wharf residents, property owners and business interests for establishment of the Waterfront Village Zoning designation. As one of the members of the BOS representing Willis Wharf at the time, Mr. Trala attended several of these meetings and should recall the overwhelming public support for this process. After the draft plan was

unanimously approved at a village meeting attended by over 40 members of the Willis Wharf community, including residents, property owners and business representatives the draft zoning plan was then vetted by the Village of Oyster. Minor changes were made that were then approved by the Village of Willis Wharf. The draft zoning plan was then put before the County BOS and Planning Commission at multiple public meetings during which minor changes were made and again approved by both waterfront Village communities. After 2 years of these public meetings the final draft plan was approved and incorporated into the County Comprehensive Plan by the BOS.

Following this process, in 2011 the BOS requested that the residents and property owners of Willis Wharf and Oyster review their vision statements. Professional consultants were hired at tax payer expense and a workshop was held at the former middle school in Machipongo. This workshop was attended by residents, property owners and business representatives from both waterfront communities along with members of the BOS, Planning Commission and County Staff. The results of this workshop are publicly available on the County web page and clearly state the overwhelming consensus of those present to support the Village Vision Statements as written. The people present at this workshop also re-affirmed their support for the Waterfront Village Zoning designation.

Now, without seeking any formal input from the Willis Wharf Community, the BOS has unilaterally proposed eliminating the Waterfront Village Zoning designation and making massive changes to the zoning tables that would have significant impacts on our village.

We question how Mr. Bennett could support these changes when they are in direct opposition to the will of a community which he represents. We also wonder how Mr. Trala can support these changes when he knows, from personal experience, the amount of time and effort the communities of Willis Wharf and Oyster expended in the development and adoption of the waterfront Village Zoning designation?

In addition to our opposition to the elimination of the Waterfront Village Zoning designation, we are also greatly concerned by the proposal to eliminate Chesapeake Bay Act protection from the sea-side of Northampton County. Willis Wharf is home to a thriving aquaculture industry, made possible by the healthy waters of Parting Creek. Elimination of Chesapeake Bay Act protection on the sea-side of Northampton County threatens this water quality and the aquaculture industry which depends upon a clean and healthy Parting Creek.

For these reasons, we again state our opposition to the zoning changes being proposed by the BOS and respectfully ask the Board to reconsider these changes. We particularly ask that Mr. Bennett or other members of the BOS meet with us to discuss this proposal, explain why the BOS believes these changes are required and determine, in a public setting if some accommodations can be made.

Respectfully,

Arthur Schwarzschild
4231 Willis Wharf Rd., Willis Wharf
Chairman Willis Wharf Village Steering Committee.

Print

Page 1 of 2

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Subject: Zoning
From: Ralph Dodd (rwdodd@verizon.net)
To: jwilliams@co.northampton.va.us;
Date: Tuesday, March 11, 2014 5:21 PM

Janice,

I have observed residents, friends and members of the community wrestle with trying to understand the current county zoning ordinance and the challenges of implementing beneficial changes to their property. The proposed zoning ordinance is easier to understand, allows more uses by right and has a much needed reduction from our existing 27 zones. It also allows for a commercial district not just existing business.

The new storm water management plan, wetlands ordinance and setbacks in the conservation district will provide more than adequate protection for sensitive coastal areas.

Recent changes in the zoning department have helped alleviate issues with our existing restrictive zoning ordinance. I feel that it is necessary to go further and give this department the tools they need to truly attempt to make a difference in Northampton County.

The number of calls that I receive in the Real Estate office inquiring about business opportunities has greatly reduced since the adoption of our existing zoning ordinance. I am sure that flat economic times have helped to contribute to this.

We have several special interest anti-change groups that feel we need to protect their special interest over the good of the community. With our vast farmland acreage and what would make up the conservation district a lot of these sensitive areas already have permanent easements and restrictions.

If you feel that we are headed in the correct direction, it would be easy to leave the existing zoning ordinance in place. I am sure that the proposed zoning ordinance needs tweaking. For an example, page 45, section B-2. I think it is a necessary change to add accessory dwellings but I am not sure that it is necessary to require someone to add separate well and septic if it is not required by the health department.

I know these decisions are challenging. Thank you for considering this in an attempt to decide what is best for our county.

Please forward this to the Board of Supervisors.

Sincerely,
Ralph W. Dodd

<https://us-mg5.mail.yahoo.com/neo/launch?partner=vz-acs&.ran...> 3/11/2014

66

jwilliams@co.northampton.va.us

From: Bill Parr [billparr@parrproperties.com]
Sent: Tuesday, March 11, 2014 3:59 PM
To: Larry Lemond; Charles McSwain; Kay Downing; Janice Williams
Subject: Comments for Public hearing

Dear Chairman Lemond & Director McSwain

I am unfortunately unable to attend tonight's public hearing due to unexpected illness. However, I do want to congratulate the board and its staff on their efforts to create a simplified version of the zoning ordinance which does a great job of regulating land use in the county. The days of having over 500 pages of zoning text in 2 different ordinances adopted 10 years apart need to be put behind us. It is confusing at best, and disrespectful of private property rights in the county to have such a complex regulatory system..

However, I note on my 22.67 acre farm in Sesview, being tax map number 92-5-A, that 3 different zoning districts have been applied to his one parcel. About 2 acres of The shoreline is Conservation, about 12 acres on the water side are zoned r-5, and the remaining 8 or so acres of cropland are in Agricultural. I object to this particular plan. My property has its own road frontage on route 600 seaside road, and is not subject to any covenants or restrictions typically found on 5 acre lot subdivisions. My property should rightly be zoned agricultural based on its size and historic uses. It adjoins a large area of Ag land owned by Mr. Scott, which is far more similar to the nature and use of my property. My property appears to be the largest in the area to receive this residential type of designation as far as I can tell.

The R-5 district appears to apply to 5 acre residential properties such as those in a larger subdivision, not for 22 acre properties. Respectfully, I ask that my property receive an Agricultural district with the exception of the conservation of my shoreline. At a minimum, I ask that not more than 5 acres of my property along the shoreline area be included in the R5 district, as this is where my permanent home will eventually be built. I request that the remainder of my property be left in the Ag district.

Respectfully,

Bill Parr, Owner
92-5-A
Cape Charles Va 23310
--

REC.
3-11-14 167

PETITION TO INCLUDE DOMESTIC HUSBANDRY IN THE R-3 ZONE

Declaration of purpose:

As a citizen of Northampton County, I am signing this petition to support and encourage decision of the Board of Supervisors and the Zoning Board to include Domestic Husbandry in the R-3 Zone. The Eastern Shore is a farming community and to deny our residents the ability to have chickens, ducks, and other small scale farm animals is an injustice to the community. Please consider our request and make this change to the R-3 Zone.

| | |
|---|--|
| <u>Gary J. Boyd</u> Name Date 2/17/14 | <u>Wayne Mason</u> Name Date 2-17-14 |
| <u>[Signature]</u> Name Date 2/17/14 | <u>Michael G. Killebrew</u> Name Date 2-17-14 |
| <u>Michael [Signature]</u> Name Date 2-17-14 | <u>Angie Pfeffer</u> Name Date 2-17-14 |
| <u>[Signature]</u> Name Date 2-17-14 | <u>Maria [Signature]</u> Name Date 2-17-14 |
| <u>Keith [Signature]</u> Name Date 2-17-14 | <u>Chris Grist</u> Name Date 2/17/14 |
| <u>R. A. [Signature]</u> Name Date 2-17-14 | <u>Chris Fettes</u> Name Date 2-17-14 |
| <u>Beth [Signature]</u> Name Date 2-17-14 | <u>Chris Duffman</u> Name Date 2-17-14 |
| <u>Ann [Signature]</u> Name Date 2-17-14 | <u>[Signature]</u> Name Date 2-17-14 |
| <u>[Signature]</u> Name Date 2-17-14 | <u>[Signature]</u> Name Date 2/17/14 |

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As a citizen of Northampton County, I am signing this petition to support and encourage decision of the Board of Supervisors and the Zoning Board to include Domestic Husbandry in the R-3 Zone. The Eastern Shore is a farming community and to deny our residents the ability to have chickens, ducks, and other small scale farm animals is an injustice to the community. Please consider our request and make this change to the R-3 Zone.

| | | | |
|--------------------------------|-------------------------|---------------------------------|--------------------------|
| <u>Ryan Cashwell</u> Name | <u>02/17/14</u> Date | <u>[Signature]</u> Name | <u>2/17/14</u> Date |
| <u>[Signature]</u> Name | <u>2-17-14</u> Date | <u>[Signature]</u> Name | <u>2/18/14</u> Date |
| <u>Robert Pittston</u> Name | <u>2-17-14</u> Date | <u>[Signature]</u> Name | <u>2-18-14</u> Date |
| <u>Pamell Smith</u> Name | <u>2-17-14</u> Date | <u>Edward Mello</u> Name | <u>2-18-14</u> Date |
| <u>Wam Hunter</u> Name | <u>2-17-14</u> Date | <u>[Signature]</u> Name | <u>2/18/14</u> Date |
| <u>Matthew Drow</u> Name | <u>2-17-14</u> Date | <u>Harry Wood</u> Name | <u>2/18/2014</u> Date |
| <u>[Signature]</u> Name | <u>2-17-14</u> Date | <u>[Signature]</u> Name | <u>2/18/2014</u> Date |
| <u>Rodney Walker</u> Name | <u>2-17-14</u> Date | <u>Frances C. G. S.</u> Name | <u>2-18-2014</u> Date |
| <u>Wm Brown</u> Name | <u>2-17-14</u> Date | <u>Becky How</u> Name | <u>2-18-14</u> Date |

PETITION TO INCLUDE DOMESTIC HUSBANDRY IN THE R-3 ZONE

Declaration of purpose:

As a citizen of Northampton County, I am signing this petition to support and encourage decision of the Board of Supervisors and the Zoning Board to include Domestic Husbandry in the R-3 Zone. The Eastern Shore is a farming community and to deny our residents the ability to have chickens, ducks, and other small scale farm animals is an injustice to the community. Please consider our request and make this change to the R-3 Zone.

| | |
|--|--|
| <u>R. Craig Thodge</u> Name Date 2/18/14 | <u>[Signature]</u> Name Date 2-19-14 |
| <u>[Signature]</u> Name Date 2/18/14 | <u>Joseph Barton</u> Name Date 2-19-14 |
| <u>Marshall B. CusR</u> Name Date 2-19-14 | <u>David J. [Signature]</u> Name Date 02-19-14 |
| <u>Lucy Taylor</u> Name Date 2-19-14 | <u>Betty L. [Signature]</u> Name Date 2-20/14 |
| <u>Artina Beayhill</u> Name Date 2-18-14 | <u>Kristi [Signature]</u> Name Date 2-20-14 |
| <u>Tim Baylis</u> Name Date 2/18/14 | <u>[Signature]</u> Name Date 2/20/14 |
| <u>[Signature]</u> Name Date 2/19/14 | <u>Kathleen [Signature]</u> Name Date 2/20/14 |
| <u>Reginald [Signature]</u> Name Date 2-19-14 | <u>Kenneth E. [Signature]</u> Name Date 2/20/2014 |
| <u>[Signature]</u> Name Date 2-19-14 | <u>William [Signature]</u> Name Date 2/20/2014 |

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Declaration of purpose:

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| | | | |
|----------------------------------|------------------------|---------------------------------|-------------------------|
| <u>Jonda Campbell</u> Name | <u>2/20/14</u> Date | <u>Tom Lewis</u> Name | <u>2/20/14</u> Date |
| <u>Harmon Brown</u> Name | <u>2/20/14</u> Date | <u>Tina Beauvais</u> Name | <u>2/20/14</u> Date |
| <u>Julio Head</u> Name | <u>2/20/14</u> Date | <u>R. G. Boyce</u> Name | <u>2/21/14</u> Date |
| <u>A S Fuchs</u> Name | <u>2/21/14</u> Date | <u>Joe Myke</u> Name | <u>2/21/14</u> Date |
| <u>Harvey Bedeb</u> Name | <u>2/21/14</u> Date | <u>S. Stallyn</u> Name | <u>2/21/14</u> Date |
| <u>[Signature]</u> Name | <u>2/21/14</u> Date | <u>Bill Cobb</u> Name | <u>2/21/14</u> Date |
| <u>W. H. [Signature]</u> Name | <u>2/21/14</u> Date | <u>Sharon Fox</u> Name | <u>02/21/14</u> Date |
| <u>Charles W. Doni</u> Name | <u>2/21/14</u> Date | <u>[Signature]</u> Name | <u>2/21/14</u> Date |
| <u>Tina [Signature]</u> Name | <u>2-20-14</u> Date | <u>Doug [Signature]</u> Name | <u>2-22-14</u> Date |

PETITION TO INCLUDE DOMESTIC HUSBANDRY IN THE R-3 ZONE

Declaration of purpose:

As a citizen of Northampton County, I am signing this petition to support and encourage the decision of the Board of Supervisors and the Zoning Board to include Domestic Husbandry in the R-3 Zone. The Eastern Shore is a farming community and to deny our residents the ability to have chickens, ducks, and other small scale farm animals is an injustice to the community. Please consider our request and make this change to the R-3 Zone.

Sam [Signature] 2-22-14
Name Date

Ronald [Signature] 2-24-14
Name Date

[Signature] 2-24-14
Name Date

Robert R 2/24/14
Name Date

EB Kidwell 2/25/14
Name Date

Ann [Signature] 2/25/14
Name Date

Wanda [Signature] 2/26/14
Name Date

[Signature] 2/26/14
Name Date

Jacey Smith 3.1.14
Name Date

WT Wilkins 2-28-14
Name Date

Jana K. [Signature] 3.6.14
Name Date

[Signature] 3-2-14
Name Date

[Signature] 3/10/14
Name Date

Name Date

Name Date

Name Date

Name Date

Name Date

received
3-11-14

68

General Farms & Land Co.

Reflections 1
2809 S. Lynnhaven Road, Suite 110
Virginia Beach, VA 23452
757-486-5444 offices
757-486-5224 fax
prettymanre@aol.com

This fax and all its attachments are considered confidential.

| | |
|----------------------|--|
| To: Charles McSwain | From: William Prettyman |
| Date: March 11, 2014 | Number of pages Including cover: 10 |
| Re: property zoning | Fax Number: 757-678-0483 |

Urgent For Review Please Comment Please Reply

Comments:

Mr. McSwain:

Please accept the attached letters for your review and consideration in regards to the proposed zoning change the county is considering. I will be at the meeting tonight, however if you wish to talk to me you can reach me at the above numbers or on my cell 757-642-1700.

Thank you again.

Bill Prettyman

General Farms & Land Co.

Reflections 1
2809 S. Lynnhaven Road Suite 110
Virginia Beach, VA 23452
Office 757- 486- 5444
Fax 757-486-5224

March 10, 2014

Mr. Charles McSwain
Director, Northampton Co. Dept. of Economic Development
16403 Court House Road
P.O. Box 66,
Eastville, VA 23347

Dear Mr. McSwain;

I request that under the Proposed 2014 Northampton County Zoning text and map, following parcel now shown on the Draft Zoning Map as (A) Agriculture be reclassified under the proposed zoning text and map as (R1) Residential or (CTCM) Cottage Community:

Northampton Co. Tax Map Parcel 12-A-14, located on and between Long Point Rd and Prettyman Circle; neighboring and adjoining the community of Silver Beach

Northampton Co. Tax Map Parcel 18-A-4E, located on Occohannock Neck Road and Prettyman Circle, neighboring and adjoining the community of Silver Beach

I believe that reclassification of these parcels from (A) Agriculture to (R1) Residential or (CTCM) Cottage Community is equitable for these reasons:

- ✓ These parcels are an intimate part of the Silver Beach community in which the adjoining parcels are all zoned (CTCM) Cottage Community.
- ✓ These parcels adjoin state roads Long Point Road, Prettyman Circle and Occohannock Neck Road
- ✓ Both these parcels are adjoining the established community buy extending the zoning to these parcels the Silver Beach community can expand and better serve the whole county .

Mr. Charles Mc Swain
March 10, 2014
Page Two

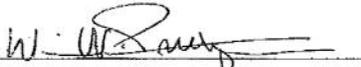
Classifying these parcels from (A) Agriculture to (R1) Residential or (CTCM) Cottage Community is both financially fair to me as the owner of this property and fair to the surrounding residential community of Silver Beach. The rezoning could positively impact the county as a whole by bringing an increase to the property values for adjoining and surrounding properties and allowing an expansion to the neighborhoods. The increase of the property values will increase the tax base of the properties and will benefit the County as a whole.

Reclassifying these parcels is a logical maneuver because of the intimate community connection. It allows the costs for continuing the neighborhoods to be kept low and maintains the atmosphere the Shore residents in the area enjoy. Reclassification is also a smart growth opportunity for Northampton County by allowing these residential communities to expand and grow while keeping the preservation of open space.

Reclassifying this parcel as (R1) Residential or (CTCM) Cottage Community is consistent with good land planning and beneficial to the continual growth of the communities as solid, stable neighborhoods, which in turn benefits the rest of Northampton County.

I would appreciate your assistance in reclassifying this parcel.

Very truly yours,
General Farms & Land Co.

By: 
William W. Prettyman, President

P.S. these parcels were originally zoned by Northampton County as residential homsites.

William W. Prettyman

Reflections 1
2809 S. Lynnhaven Road Suite 110
Virginia Beach, VA 23452
Office 757- 486- 5444
Fax 757-486-5224

March 10, 2014

Mr. Charles McSwain
Director, Northampton Co. Dept. of Economic Development
16403 Court House Road
P.O. Box 66,
Eastville, VA 23347

Dear Mr. McSwain;

I request that under the Proposed 2014 Northampton County Zoning text and map, following parcel now shown on the Draft Zoning Map as (A) Agriculture be reclassified under the proposed zoning text and map as (R3) Residential:

Northampton Co. Tax Parcel 19-5-A, located on Warehouse Creek and frontage on State Road Bayford Rd.

I believe that reclassification of this parcel from (A) Agriculture to (R3) Residential is equitable for these reasons:

- ✓ This parcel is an intimate part of the Gull Point community in which the adjoining parcels are zoned (R3) Residential.
- ✓ In the past this property had four residential waterfront parcels separated from the farm, each lot was about two acres. The previous owners, kept two lots for themselves. All four lots were connecting and expanding the Gull Point community. The remainder of the farm could continue the community.
- ✓ The 33+ acres of this property was divided into three sub-parcels on a unrecorded plat attached hereto as "*Exhibit 1*".
- ✓ This parcel adjoins state road Bayside Rd (617)
- ✓ This parcel has several acres of waterfront on Warehouse Creek and could benefit the community with additional waterfront neighbors.

Mr. Charles Mc Swain
March 10, 2014
Page Two

Classifying this parcel from (A) Agriculture to (R3) Residential is both financially fair to me as the owner of this property and fair to the surrounding residential community of Gull Point. The rezoning of this parcel could positively impact the county as a whole by bringing an increase to the property values for adjoining and surrounding properties and allowing an expansion to the neighborhoods. The increase of the property values will increase the tax base of the properties and will benefit the County as a whole.

Reclassifying this parcel as (R3) Residential is logical because of the intimate community connection. It allows the costs for continuing the neighborhoods to be kept low and maintains the atmosphere the Shore residents in the area enjoy. Reclassification of this property is also a smart growth opportunity for Northampton County by allowing these residential communities to expand and grow while keeping the preservation of open space.

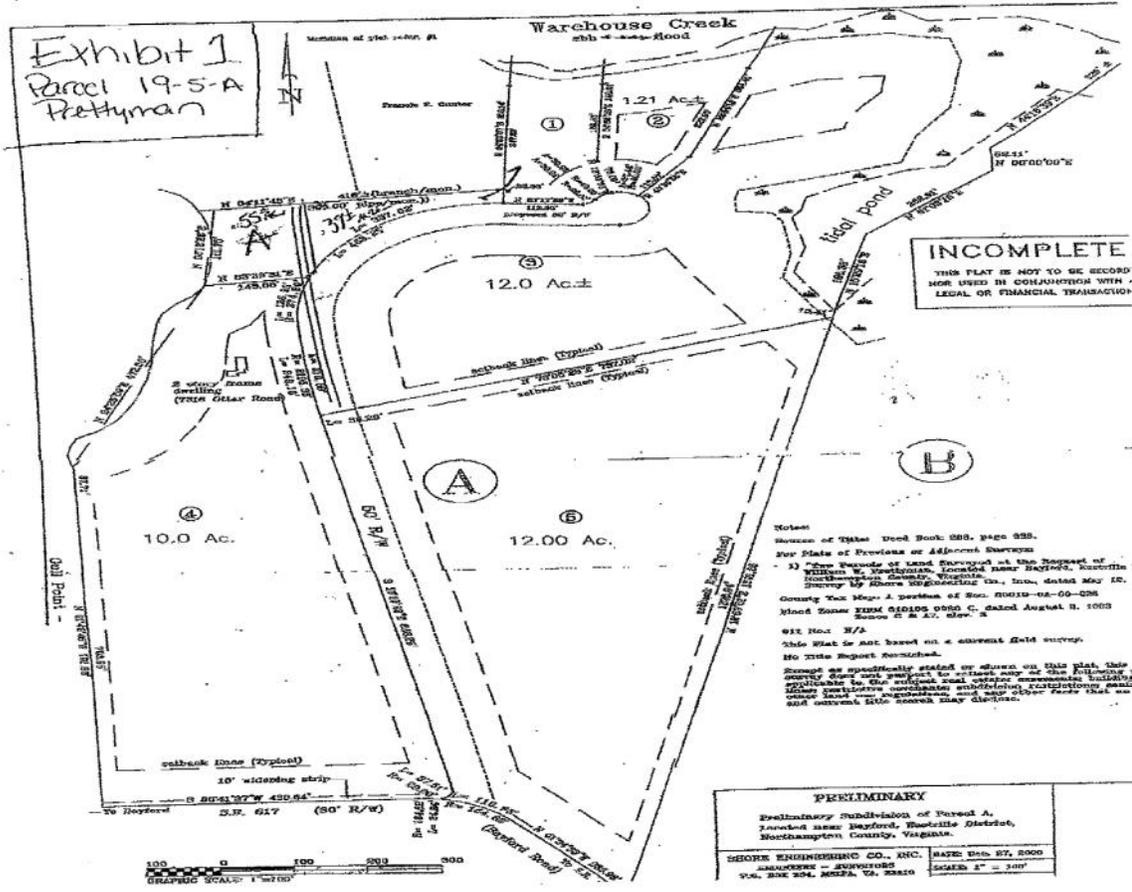
Reclassifying this parcel as (R3) Residential is consistent with good land planning and beneficial to the continual growth of this property's communities as solid, stable neighborhoods, which in turn benefits the rest of Northampton County.

I would appreciate your assistance in reclassifying this parcel.

Very truly yours,

William W. Prettyman

By: 



General Farms & Land Co.

Reflections 1
2809 S. Lynnhaven Road Suite 110
Virginia Beach, VA 23452
Office 757- 486- 5444
Fax 757-486-5224

March 11, 2014

Mr. Charles McSwain
Director, Northampton Co. Dept. of Economic Development
16403 Court House Road
P.O. Box 66,
Eastville, VA 23347

Dear Mr. McSwain;

I request that under the Proposed 2014 Northampton County Zoning text and map, following parcel now shown on the Draft Zoning Map as (A) Agriculture be reclassified under the proposed zoning text and map as (R1) Residential:

Northampton Co. Tax Parcel 21-A-27, located behind Riverside Shore Memorial Hospital with direct road frontage on Bayside Rd, Rodger Drive & Branch Lane.

I believe that reclassification of this parcel from (A) Agriculture to (R1) Residential is equitable for these reasons:

- ✓ The property was, in the past, zoned for several units per acre; (V) Village under the current definition of the zoning, before a county wide zoning change moved the property to (A) Agriculture zoning.
- ✓ The adjoining and surrounding properties are currently being zoned (H) Hamlet (V) Village or (R1) Residential.
- ✓ This parcel adjoins two state roads Bayside Rd and Rodgers Drive
- ✓ Prior to the downzoning in 2009, 26 acres of the property was zoned multifamily
- ✓ The Town of Nassawadox has formally requested no downzoning of surrounding properties as show in letter 'Exhibit 1'
- ✓ This property connects the incorporated Town of Nassawadox with the village of Franktown.

Mr. Charles Mc Swain
March 11, 2014
Page Two

Classifying this parcel as (A) Agriculture is both financially unfair to me as the owner of this property and unfair to the surrounding residential and business communities. Actual restraint, or even the appearance of restraint, on the use of such community-connected properties, like this parcel, negatively impacts the county as a whole by bringing decreased property value and restriction of expansion to these neighborhoods.

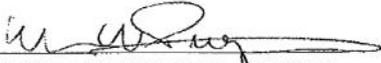
Reclassifying this parcel as (R1) Residential is both logical, because of the intimate community connection, and is smart growth land planning by "infilling" these residential communities with reduced conversion of agricultural land, a sensitive habitat, and preservation of open space while reducing costs to build and maintain expensive infrastructure because of the access to the state maintained roads.

Land planners have long held that infill development prevents sprawl and is critical to properly accommodating growth both in urban and non-urban settings. Reclassifying this parcel as (R1) Residential is consistent with good land planning and beneficial to the continual growth of this property's communities as solid, stable neighborhoods, which in turn benefits the rest of Northampton County.

I would appreciate your assistance in reclassifying this parcel.

Very truly yours,

General Farms & Land Co.

By: 

William W. Prettyman, President

Exhibit 1
Parcel 02-A-27
Pettynon
P1

TOWN OF NASSAWADOX
"Land Between Two Waters"
Post Office Box 904
Nassawadox, VA 23413

Estelle J. Murphy, Mayor
Telephone (757)-442-2025
Email

Paula Mills, Town Clerk

Stephen W. Brasley
Edward H. Gibbs
Claude F. Jones

Council Members:

Jenny Jacob Floyd
John W. Hallatt, Sr.
Willard R. Nicolls

October 8, 2009

Mrs. Katie Nunez
County Administrator
Northampton County
P O Box 66
Eastville VA 23347

Re: Zoning of Parcels near Nassawadox

Dear Katie:

Attached please find a Resolution that the Town Council of Nassawadox passed at their September 28th meeting. The Town Council would appreciate your presenting the Resolution to the Board of Supervisors for their consideration at their next meeting. I will also forward a copy to Sandra Benson for consideration by the Planning Commission as well. The Town feels very strongly regarding the zoning of these parcels which are surrounded by residential neighborhoods.

Thanking you in advance for your assistance in this matter.

Very truly yours,

Copy
Estelle J. Murphy
Mayor

ESM/yt

Enclosure
cc: Sandra Benson, Director of Planning and Zoning

Exhibit 1
Parcel 21-A-27
Prestyman
P2

RESOLUTION #09-0928

WHEREAS, on September 23, 2009, the town council of Nassawadox discussed the proposed zoning for the parcels of land between Hospital Avenue, Franktown Road, Rogers Drive and Bayside Road; and

WHEREAS, it appears that these parcels are surrounded by residential neighborhoods; and

WHEREAS, the County of Northampton has proposed to zone these parcels to the Agriculture/Rural Business District (A); and

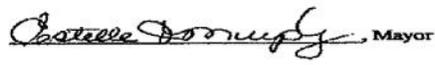
WHEREAS, the Town Council of Nassawadox feels that this zoning would be contrary to the comprehensive plan for the County, which favors clustering development in and around the town edge; and

WHEREAS, the Town Council of Nassawadox feels that these parcels should be zoned town edge in order to allow assisted living facilities or some type of housing to be built for citizens of the county who are in need of services that could be served by the close proximity of the hospital without the necessity of having to travel great distances to obtain these services; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Nassawadox to request the Board of Supervisors of Northampton County to consider their request to have these parcels of land zoned as town edge rather than agricultural.

ATTEST:


Town Clerk

 Mayor

Robert C. Prettyman

7200 Long Point Rd.
Exmore VA 23350

| | |
|----------------------|---------------------------------------|
| To: Charles McSwain | From: Robert C Prettyman |
| Date: March 11, 2014 | Number of pages Including cover: 3 |
| Re: property zoning | Fax Number: 757-678-0483 |

Urgent For Review Please Comment Please Reply

Comments:

Mr. McSwain:

Please accept the attached letters for your review and consideration in regards to the proposed zoning change the county is considering.

Thank you again.

Robert Prettyman

Robert C. Prettyman

7200 Long Point Rd
Exmore VA 23350
Office 757- 486- 5444
Fax 757-486-5224

March 11, 2014

Mr. Charles McSwain
Director, Northampton Co. Dept. of Economic Development
16403 Court House Road
P.O. Box 66,
Eastville, VA 23347

Dear Mr. McSwain;

I, along with co-owners Timothy Prettyman and William W. Prettyman, request that under the Proposed 2014 Northampton County Zoning text and map, following parcel now shown on the Draft Zoning Map as (A) Agriculture be reclassified under the proposed zoning text and map as (R3) Residential:

Northampton Co. Tax Map Parcel 18-A-4A, located on Prettyman Circle;
neighboring and adjoining the community of Silver Beach

I believe that reclassification of these parcels from (A) Agriculture to (R3) Residential is equitable for these reasons:

- ✓ This parcel is an intimate part of the Silver Beach community in which all the parcels are all zoned (CTCM) Cottage Community and is adjoining other waterfront lots along Nassawadox creek all zoned (R3) Residential.
- ✓ The adjoining Prettyman Circle is a state road that fronts the whole property and any lots.
- ✓ The adjoining established community of Silver Beach can expand and better serve the whole county.
- ✓ This parcel was originally zoned for 20,000 sqft lots before the county zoning changed the property to Agriculture.

Mr. Charles Mc Swain
March 10, 2014
Page Two

Classifying this parcel from (A) Agriculture to (R3) Residential is both financially fair to me as the owner of this property and fair to the surrounding residential community of Silver Beach. The rezoning could positively impact the county as a whole by bringing an increase to the property values for adjoining and surrounding properties and allowing a desired expansion to the neighborhoods. The increase of the property values will increase the tax base of the properties and will benefit the County as a whole.

Reclassifying this parcel is a logical maneuver because of the intimate community connection. It allows the costs for continuing the neighborhoods to be kept low and maintains the atmosphere the Shore residents in the area enjoy. Reclassification is also a smart growth opportunity for Northampton County by allowing these residential communities to expand and grow while keeping the preservation of open space.

Reclassifying this parcel as (R3) Residential is consistent with good land planning and beneficial to the continual growth of the communities as solid, stable neighborhoods, which in turn benefits the rest of Northampton County.

I would appreciate your assistance in reclassifying this parcel.

Very truly yours,

Robert C. Prettyman

By: 

69

Melissa Kellam

From: Katie Nunez <knunez@co.northampton.va.us>
Sent: Tuesday, March 11, 2014 8:03 AM
To: Kellam Melissa
Subject: Fwd: Important Public Meeting tomorrow for Bay Ridge homeowners

Melissa:

Please respond on my behalf. Thanks.

Katherine H. Nunez, County Administrator
County of Northampton
(757) 678-0440 ext. 515

Begin forwarded message:

From: kseefeld@verizon.net
Date: March 11, 2014 at 7:04:23 AM EDT
To: lauramonty@earthlink.net, knunez@co.northampton.va.us
Subject: **Re: Important Public Meeting tomorrow for Bay Ridge homeowners**

Hi Laura and Katie,
We own a lot in Bay Ridge. We have not built a home on the lot yet. Will any of the proposed changes affect building a single family home in the future?

Thank you,

Kim Seefeld

703-447-0549 (Cell)

On 03/10/14, Laura Monty<lauramonty@earthlink.net> wrote:

Dear Bay Ridge homeowners,

On Jan 21, all homeowners received a letter from Charles McSwain outlining the proposed zoning changes for Northampton County. The link for the proposed regulations as well as other information is - <http://www.co.northampton.va.us/departments/planning.html>

A public meeting is being held tomorrow, Mar 11, at 7 pm at the Northampton High School auditorium (18041 Courthouse Road, Eastville VA) to consider the proposed changes. Since the impacts of the proposed changes are quite broad, I would urge you to attend the meeting if at all possible. If you cannot attend, you can email your concerns to Katie Nunez, the County Administrator, and ask that your comments be read into the public record at tomorrow's meeting. Katie's email is knunez@co.northampton.va.us.

Thank you for your attention-
Laura Monty

70

Peter Stith

From: jwilliams@co.northampton.va.us
Sent: Tuesday, March 11, 2014 2:32 PM
To: 'Peter Stith'
Subject: FW: Development Dept.-

From: Eileen Kirkwood [mailto:eileenkirkwood@yahoo.com]
Sent: Tuesday, March 11, 2014 1:56 PM
To: info@co.northampton.va.us
Subject: Development Dept.-

Dear Northampton County Board of Supervisors,
I support the new zoning document to encourage economic growth **whole heartedly** and increase the tax base to reign in the high taxes being imposed on the residents of our county.

Sincerely,

Eileen Kirkwood

Peter Stith

From: Mary Jane Dodson <maryjanedodson@verizon.net>
Sent: Tuesday, March 11, 2014 4:49 PM
To: Mellisa Kellam; pstith@co.northampton.va.us
Subject: zoning questions/comments on map 13-A parcel 38A

Would appreciate it if the questions and comments below could be passed on to the appropriate parties for consideration in connection with the pending revisions of our zoning ordinance:

I just spoke at length with Wayne Lee Smith regarding his Chesapeake Marine parcel (and life in general . . .). We've had our usual very friendly conversation, and it became clear that he has not been pushing the great expansion of business activities which would be possible on this parcel if it is re-zoned full Commercial, as is being proposed in the zoning revisions. I expect this proposed re-zoning is simply the result of several indoor businesses having been conducted there over the years, leading to Existing Business zoning status the last time around. So I thought I'd write in with some questions, as the expanded list of potential activities is of concern, to us and we think to some other neighbors.

When business activity was first permitted on this parcel years ago, County officials made clear that it was to be very limited in scope, given its location in the middle of residential waterfront areas. It was not even allowed to be a marina, because of the impact such outdoor activities could have on neighboring properties. In the years that have followed, the area residents have happily coexisted with this parcel and its limited business activities, to this day. Chesapeake Marine and its related businesses and owners have been good neighbors.

Now, the County is proposing to re-zone it full "Commercial". BUT -the parcel is centrally located in a wide area of Nassawaddox Creek, so viewable, and within earshot, of at least 25 homes. A number of waterfront properties in this area of the creek have listed for sale recently at prices between \$700,000 and \$1.4 million. Because of the curves in the shoreline, quite a few homes, including ours, look directly at this parcel, and there are six homes within a few hundred feet. So, we're puzzled why the County would suggest full Commercial zoning of this parcel in the middle of all this residential waterfront. Affording commercial zoning status, with the activities proposed by this draft ordinance as allowed by right (i.e. without any analysis of the actual impact of the particular activity on these residential uses), doesn't really seem right. The other Existing Business parcels from the current zoning ordinance classifications are not in high value residential waterfront areas, but rather out on, or very near, Route 13. Whereas the expanded list of activities allowed automatically by the zoning ordinance in a Commercial category may be more appropriate for those business parcels, given their location, this very broad list of commercial and some industrial activities really doesn't seem to fit this waterfront parcel on Nassawaddox Creek.

This parcel is the only one proposed for Commercial zoning for many miles, the only one on the entirety of Occohannock Neck. The draft zoning ordinance proposes to allow many more business activities than is currently allowed, either 1) because the activity simply wouldn't have been allowed at all under prior zoning, or 2) because it would only have been allowed after a special use permit was filed and the impacts of the proposed activity could be analyzed specific to that site, and publicly, with input of all affected persons in the area, and potentially certain conditions imposed for the conduct of the activity consistent with the neighborhood.

While quite a number of the business activities listed as to be allowed by right for the commercial district are not objectionable, there certainly are some that would be. There are some activities proposed to be allowed that I suggest should not be allowed on this parcel, given its location and history of limited business use, without at least the opportunity for neighbors to be required to be advised of, and able to discuss with the owner and the County, the facts of the activity in that location. And there are some which simply should not be allowed in this residential waterfront area at all. These two groups of objectionable activities include large wind turbines, telecom towers, waste-related activities and wastewater treatment facilities, warehousing, utility distribution plants, self-service storage, restaurants with outdoor seating, RV parks, pool halls and adult entertainment facilities, heliports, and vague, undefined, other "commercial" and "industrial" services.

Probably the business activities in this location should have been carried forward in our zoning code as a nonconforming use, which would have better fit the character of the neighboring area. It is worth noting the following excerpts from the Existing Business zoning classification in our current code: "The intent of this special zoning district and its secondary districts (CN, CG, M1) is to recognize commercial uses and zones outside of rural village and community development areas which exist at the date of adoption of this chapter but which are not consistent with the Comprehensive Plan for the future development of Northampton County (emphasis supplied). The existing business designation shall be granted to all actively operating businesses . . . which will be outside the rural villages and community development areas. . . The presence of an existing business zone shall not serve as justification for future commercial zonings outside these rural villages and community development areas . . ." The County's Development Director noted in public information sessions that this latter concept will no longer be true in the new draft code, if adopted, thus leading to the possibility that a much more significant area immediately surrounding that parcel could also be zoned Commercial in the future, which, again, seems inappropriate, in a high-value residential waterfront area. And I note that re-zonings typically do not carry conditions, they simply afford the entire list of permitted uses that carry with the zoning district, so the potential is there for a considerably increased amount of inappropriate commercial activity right next door in a residential waterfront area.

The proposed Commercial zoning district class for this parcel also does not limit residential development in the way all the other zoning districts do, which reflects the reality that Commercial zoning is for properties in a commercial area where people would not choose to live – clearly, that is not the case here with this parcel, another example of how the zoning classification for this parcel should get more thought.

We certainly are not worried that Wayne Lee will rush out right away and pursue any of the above list of objectionable business activities; we know him and his wife and trust that he is not going to. That is not the standard for whether the parcel is being zoned appropriately, however. Circumstances could change, and in any event a future owner of the parcel probably would look at the parcel differently. We also note that it is difficult to turn the clock back, so to speak – indeed, the history of this parcel shows that, it shows the potential for zoning "creep" over time, as it started out as a limited business use. Thus, we ask that the County reconsider the appropriateness of this zoning classification, given what we've mentioned above. If it were proposed to be Agricultural, that seems a more logical starting point, as the new Ag district, as proposed, would allow a number of additional business activities compared to currently. However, we note that some of the potential business activities that concern us (listed above) would be allowed by right even in the proposed Agricultural classification, which is troubling in this case. We ask that the list of business activities allowed in Agricultural zoning be fewer, to submit the more objectionable ones, noted above, to a conditional use category, allowing site-specific analysis at the time of a proposed change in use.

We appreciate your considering our questions and concerns.

Mary Jane Dodson,
for myself and husband David Handzo, 5419 Bice Lane, Jamesville, VA 23398 tax parcel map 13, lot 40A

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Open Letter to Board of Supervisors, Northampton County: March 11, 2014

We request that this letter become part of the public record of this Hearing.

Citizens for a Better Eastern Shore would like to clearly state our opposition to the Northampton Board of Supervisors new zoning ordinance proposal. As we pointed out in a recent editorial in our *ShoreLine* publication, we all agree wholeheartedly with the need to make changes to the ordinance. It is supremely disappointing that the Board to date has chosen not to follow established county procedure for revising the entire county zoning ordinance. We continue to believe that the public has not been adequately included in the process and that the exclusion of the Planning Commission in the process is wrong. The basis for our zoning is established in the goals, and especially in the strategies, of the adopted Comprehensive Plan and the required Future Land Use Map.

The current Northampton County Comprehensive Plan was formulated following workshops and many community meetings to solicit public input and direction; and then two separate public hearings were held. Every five years, the Comprehensive Plan must be reviewed to assure that the plan still reflects the communities needs and desires in present day conditions. This process began some time ago and many of us attended the preliminary input meetings. Apparently that process has been abandoned in a rush to push through new zoning. The Board of Supervisors has a legal obligation to consider revisions to the Comprehensive Plan, but only after those revisions have been submitted to them by the Planning Commission. This process has not yet been completed.

We are aware that the Code does not require Comprehensive Plan revisions in advance of zoning changes. However, we are also aware that the Code does require "reasonable consideration" be given to several specific factors affecting the locality before zoning changes are proposed. We do not believe that has been done. We cannot support the wholesale rewriting of the county's Zoning Code before the Comprehensive Plan review process, including extensive input from the public, has been completed and used to lead the zoning deliberative process.

Thank you again for your consideration of our organization's position on this issue.

Sincerely,

Arthur L. Upshur

President, Citizens for a Better Eastern Shore

1. § 15.2-2284. **Matters to be considered in drawing and applying zoning ordinances and districts.**

Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the locality.

To: Northampton County Board of Supervisors

73

Lance & Pagn Williams pbwms@netzero.net
4867 Peaceful Pond Dr.
Jamestown, VA 23398

Proposed Zoning Changes:

We are shocked to see the extensive list of permitted uses in Residential zones.

Many of these uses reflect a business use rather than a residential use. By allowing all of these business uses "by right" the current residential home owners are at risk of losing their chosen quality of life.

Allowing multi-family dwellings to be built "by right" in areas that have been historically single family homes per lot, is also very objectionable to the current residents (affecting property values and quality of life issues).

Lance Williams
Lance B Williams

P.S. Shouldn't the duty of the Northampton County supervisors be to protect the interests of the residents and taxpayers?

Northampton County Slow Down and Ensure Public Participation

74

Dear Shorekeeper Petition Drive, Virginia Eastern Shorekeeper,

We are pleased to present you with this petition affirming this statement:

"We call on Northampton officials to follow the intent of the law by allowing for the development of a new Comprehensive Plan before proposed Zoning Ordinances can be adopted. Northampton County has an obligation to provide a road map for the future before making major changes to the code. By following proper procedures they would ensure the highest degree of public participation in this process."

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,
Jay C. Ford



Northampton County Slow Down and Ensure Public Participation

Isabella
Onancock, VA 23417
Mar 11, 2014

Virginia
Cape Charles, VA 23310
Mar 11, 2014

KRISTIN WEBB
NASSAWADOX, VA 23413
Mar 11, 2014

Why the rush? The elimination of the Chesapeake Bay Act on the seaside of the County should not occur until ordinances have been written to replace the Act.

Richard L. Drury
Jamesville, VA 23398
Mar 11, 2014

I particularly do not wish to have the protections of the Chesapeake Bay act removed from the seaside of Northampton County

Nancy Wells Drury
Jamesville, VA 23398
Mar 11, 2014

maryann resky
machipongo, VA 23405
Mar 11, 2014

Darlene Cian
Franktown, VA 23354
Mar 11, 2014

I own land in Northampton County. Keep the Bay Act on the Seaside- protect the water quality and the aquaculture industry!

Grayson Siver
Virginia Beach, VA 23451
Mar 11, 2014

Claudia Underwood
Onancock, VA 23417
Mar 11, 2014

Susan R Enzastiga
Cheriton, VA 23316
Mar 11, 2014

Northampton County Slow Down and Ensure Public Participation

I own property in Northampton County. Keep the Bay Act on the seaside - protect the aquaculture industry and protect the water quality!

Rebecca P Kellam
Virginia Beach, VA 23451
Mar 11, 2014

Catherine McCarthy
Nassawadox, VA 23413
Mar 11, 2014

Berkley L. Kelley
Cape Charles, VA 23310
Mar 11, 2014

Donna App
Suffolk, VA 23435
Mar 11, 2014

Stephanie Smith
Exmore, VA 23350
Mar 11, 2014

Jean Mariner
Machipongo, VA 23405
Mar 11, 2014

What happens on the Shore affects all of us.

andrea mason
Parksley, VA 23421
Mar 11, 2014

Don't change the Comprehensive Plan in any way detrimental to our waters.

James H. Joyce
Jamesville, VA 23398
Mar 11, 2014

lyle
chesterfield, VA 23832
Mar 11, 2014

Charles Lovelady
Winchester, VA 22601
Mar 10, 2014

Northampton County Slow Down and Ensure Public Participation

Diana O Bowen
Nassawadox, VA 23413
Mar 10, 2014

Can we work together to solve the problems?

Roger A Lund
Trehemerville (BIRds Nest), VA 23307
Mar 10, 2014

Sherry Burns
Painter, VA 23420
Mar 10, 2014

Nicholas Shaffer
Franktown, VA 23354
Mar 10, 2014

Daniel M Weeks
Exmore, VA 23350
Mar 10, 2014

David Handzo
Jamesville, VA 23350
Mar 10, 2014

Lynda Whitehead
Cape Charles, VA 23310
Mar 10, 2014

R. Jeffrey Poulterar
exmore, VA 23350
Mar 10, 2014

Joe Vincent
Onley, VA 23418
Mar 10, 2014

recall these bums and get better people in there

anthony p. sacco
cape charles, VA 23310
Mar 10, 2014

Cynthia B. Trower
Virginia Beach, VA 23464
Mar 10, 2014

Northampton County Slow Down and Ensure Public Participation

Erin O'Brien
North chesterfield, VA 23236
Mar 10, 2014

Caroline Trower
Virginia Beach, VA 23455
Mar 10, 2014

Kelly Ames
Exmore, VA 23350
Mar 10, 2014

carolyn jones
franktown, VA 23354
Mar 10, 2014

Hannah Kellam
Mappsville, VA 23407
Mar 10, 2014

Kelsey Gaskins
Machipongo, VA 23405
Mar 10, 2014

Elizabeth carpenter
Quinby, VA 23423
Mar 10, 2014

Stacey Simpson
Newark, MD 21841
Mar 10, 2014

Tyler Kilmon
Belle Haven, VA 23306
Mar 10, 2014

Mirisa lewis
norfolk, VA 23508
Mar 10, 2014

Kristen Dize
Onancock, VA 23417
Mar 10, 2014

Kelsie spencer
Cape Charles, VA 23310
Mar 10, 2014

Northampton County Slow Down and Ensure Public Participation

Dylan Orlando
Melfa, VA 23410
Mar 10, 2014

Abby Taylor
Edenton, NC 27932
Mar 10, 2014

Ruth summers
Eastville, VA 23347
Mar 10, 2014

Nicole Taylor
Nassawadox, VA 23413
Mar 10, 2014

Meriwether Payne
Locustville, VA 23404
Mar 10, 2014

Amy M Stauffer
Reston, VA 20190
Mar 10, 2014

Allison Rutledge
Eastville, VA 23347
Mar 10, 2014

Rebecca Hopkins
Cheriton, VA 23316
Mar 10, 2014

slow down

Frank Wendell
cape charles va., VA 23310
Mar 10, 2014

Harmony Hancock
Effort, PA 18330
Mar 10, 2014

David Silvia
Painter, VA 23420
Mar 10, 2014

Northampton County Slow Down and Ensure Public Participation

Please make responsible choices for the Eastern Shore! Plan for future use and environmental impacts!

Shannon Alexander
Painter, VA 23420
Mar 10, 2014

Thomas Richardson
Onancock, NY 23417
Mar 10, 2014

Lynne Rogers
Wachapreague, VA 23480
Mar 10, 2014

Michele Whitaker
Onley, VA 23418
Mar 10, 2014

Clifford W Mendel
Belle Haven, VA 23306-1701
Mar 10, 2014

Joyce Mendel
Belle Haven, VA 23306
Mar 10, 2014

Mere Savage
Parksley, VA 23421
Mar 10, 2014

laura labai
Indianapolis, IN 46203
Mar 10, 2014

Rebecca Turner
Belle Haven, VA 23306
Mar 10, 2014

I am a municipal planner with lots of family on the eastern shore. Please do the right thing and allow public participation before changing land use policy!!

Amanda Stearns
Cumberland, ME 04021
Mar 10, 2014

Lindsay Jester
Chincoteague, VA 23336
Mar 10, 2014

Northampton County Slow Down and Ensure Public Participation

Eugene hampton
Machipongo, VA 23405
Mar 10, 2014

Philip Simpson
Exmore, VA 33350
Mar 10, 2014

We moved to Eastville just a month ago and are very concerned about the proposed changes which, at first, seemed innocent enough to the newly arrived. Further reading has certainly altered that assessment and we plan to attend Tuesday's meeting.

Nadine Costenbader
Eastville, VA 23347
Mar 10, 2014

David L. Costenbader
Eastville, VA 23347
Mar 10, 2014

Catherine Chaddic
Exmore, VA 23350
Mar 10, 2014

India W. Birch
Cape Charles, VA 23310
Mar 10, 2014

Mr. And Mrs. D.W.Fauber
Cape Charles, VA 23310
Mar 10, 2014

Garrison Brown
Eastville, VA 23347
Mar 10, 2014

Joseph Fauber
Cape Charles, VA 23310
Mar 10, 2014

karen thompson
jamesville, VA 23398
Mar 10, 2014

Northampton County Slow Down and Ensure Public Participation

While I agree with Northampton County efforts to encourage new business, I don't agree with whole sale abandonment of clean air and water regulations. California, Oregon, and Washington states have managed to have both new industries and clean environments, and think we can, too.

Terrence Edwin
Machipongo, VA 23405
Mar 10, 2014

The BOS must pause and allow full vetting of the implications of this massive rezoning effort that favors development at the expense of many other values, and which is NOT consistent with the current Comprehensive Plan, comments of certain public officials notwithstanding. There has not been a balanced, informed presentation of the impacts of the changes, and a great many citizens are unaware of them. The Planning Commission must be afforded a reasonable amount of time to analyze and revise this proposal, after completion of its current revision of our Comprehensive Plan, with advice of knowledgeable zoning counsel. The wholesale removal of most site-specific bases to challenge activities on neighboring properties, in all zoning districts, is a major concern, as is the huge increase in waterfront density that this proposed ordinance would allow. With the upheavals in insurance markets in East Coast waterfront areas, including our own, and the significant future public costs to communities of allowing continuing waterfront development where sea level is rising, encouraging significant waterfront development is bad public policy.

Mary Jane Dodson
Jamesville, VA 23398
Mar 10, 2014

Study the zoning carefully with careful and thoughtful consideration for our environment.

Jim Holloway
Cape Charles, VA 23310
Mar 10, 2014

Carol See
Bedford Heights, OH 44146
Mar 10, 2014

rachel attenberger
cape charles, VA 23310
Mar 9, 2014

Dickie Tayloe
Charlottesville, VA 22903
Mar 9, 2014

We are current land owners in Zone 47

Kenneth & Janice Allen
ashburnham, MA 01430
Mar 9, 2014

Northampton County Slow Down and Ensure Public Participation

Caroline Goffigon
Cape Charles, VA 23310
Mar 9, 2014

Staige Goffigon
Cape Charles, VA 23310
Mar 9, 2014

Marjorie Briden
Machipongo, VA 23405
Mar 9, 2014

donald brennan
Machipongo, VA 23405
Mar 9, 2014

The proposed changes in zoning could have far reaching effects and therefore require careful consideration and input from Northampton County residents.

Ruth Boettcher
Machipongo, VA 23405
Mar 9, 2014

Meg Widgen
Cheriton, VA 23316
Mar 9, 2014

Kemper Goffigon IV
Cape Charles, VA 23310
Mar 9, 2014

m.harris
Exmore, VA 23350
Mar 9, 2014

The BOS has misread the county's stalled economic recovery by ordering an expensive and unnecessary revision of the zoning code. Their effort would be more productive focusing on the existing economies of agriculture, aquaculture and tourism and the ripple down supporting small businesses of the shore. our current zoning code is not the problem.

Elizabeth Brown
Eastville, VA 23347
Mar 9, 2014

denys wright
Chincoteague Island, VA 23336
Mar 9, 2014

Northampton County Slow Down and Ensure Public Participation

Deb
Weirwood, VA 23413
Mar 8, 2014

Mary Anne Wells
Cheriton, VA 23316
Mar 8, 2014

Christopher Sturgis
Eastville, VA 23347
Mar 8, 2014

Sheri Reynolds
Cape Charles, VA 23310
Mar 8, 2014

Thomas D. Giese
Cape Charles, VA 23310
Mar 8, 2014

I live in Norfolk but my 18 and 21 yr old live on the shore, and I would hope that our government will set the example for our future that taking pride in where you live is just as important.. We need to be leading by example with some common sense...

Shannon Mudge
Norfolk, VA 23518
Mar 7, 2014

Robert Fountaine
Townsend, VA 23443
Mar 7, 2014

Nancy Tucker
Crawfordville, FL, FL 32327
Mar 7, 2014

When people put their heads together and assess situations calmly and completely, with intentions that are for the highest good of all, one voice can emerge with the sweet sound of common sense toward a more productive and beautiful future.

DAWN NEVILL
Cape Charles, VA 23310
Mar 7, 2014

Harry W Crandall
Franktown, VA 23354
Mar 7, 2014

Northampton County Slow Down and Ensure Public Participation

mittchell hafer
cape charles, VA 23310
Mar 7, 2014

William P Hilton
Franktown, VA 23354
Mar 7, 2014

Thomas Savage
Cape Charles, VA 23310
Mar 7, 2014

virginia c. savage
cape charles, VA 23310
Mar 7, 2014

terry m kroll
Exmore, VA 23350
Mar 7, 2014

George Annon
Machipongo, VA 23405
Mar 7, 2014

Rhonda Annon
Machipongo, VA 23405
Mar 7, 2014

penelope e. lusk
cheriton, VA 23316
Mar 7, 2014

bowdoin wise lusk
cheriton, VA 23316
Mar 7, 2014

Louis A. Barlow
Machipongo, VA 23405
Mar 7, 2014

Linda Barlow
Machipongo, VA 23405
Mar 7, 2014

Susan Moore
Cheriton, VA 23316
Mar 7, 2014

Northampton County Slow Down and Ensure Public Participation

Kathleen Weiner
Cape Charles, VA 23310
Mar 7, 2014

Charles Bott
Jamesville, VA 23398
Mar 7, 2014

Chris
Exmore, VA 23350
Mar 7, 2014

Joe paschall
Machipongo, VA 23405
Mar 7, 2014

Anne Howell
Accomac, VA 23301
Mar 7, 2014

Ray Dueser
Machipongo, VA 23405
Mar 7, 2014

Eva Winters
Hampton, VA 23664
Mar 6, 2014

Catherine Suraci
Exmore, VA 23350
Mar 6, 2014

James S. West
Cape Charles, VA 23310
Mar 6, 2014

Etta Robins
Cape Charles, VA 23310
Mar 6, 2014

Linda K Goldstine
EXMORE, VA 23350
Mar 6, 2014

James Batch
Cape Junction, VA 23310
Mar 6, 2014

Northampton County Slow Down and Ensure Public Participation

Richard M. Hatch, M.D.
FRANKTOWN, VA 23354
Mar 6, 2014

Sarah kellam
Cape charles, VA 23310
Mar 6, 2014

Larry J. Brindza
Burke, VA 22015-4116
Mar 6, 2014

James Murray
Charlottesville, VA 22902
Mar 6, 2014

Meredith Restein
Cape Charles, VA 23310
Mar 6, 2014

katherine mcars
eastville, VA 23347
Mar 6, 2014

Michael Wells
Cheriton, VA 23316
Mar 6, 2014

Cynthia Dempster
Machipongo, VA 23405
Mar 6, 2014

jennifer hume
Exmore, VA 23350
Mar 5, 2014

On Aug. 27, 2012 the Board of Supervisors approved a Strategic Plan They agreed to the following, in this order: A. Complete the Comprehensive Plan Update. B. Review the zoning ordinance for consistency and compliance with the updated Comprehensive Plan. So who decided to put the cart before the horse?

M E Miller
Eastville, VA 23347
Mar 5, 2014

Caroline Ballard
Cheriton, VA 23316
Mar 5, 2014

Northampton County Slow Down and Ensure Public Participation

Katherine S fountaine
townsend, VA 23443
Mar 5, 2014

joseph paul acerra
exmore, VA 23350
Mar 5, 2014

sharon rensaw
Exmore, VA 08034
Mar 5, 2014

Technically, 6273 Narrow Channel Dr. is Cape Charles, VA 23310, but we get our mail and show our address as 6273 Narrow Channel Dr., PO Box 969, Cheriton, VA 23316

Lou Gladden
Cheriton, VA 23316
Mar 5, 2014

Technically, 6273 Narrow Channel Dr. is Cape Charles, VA 23310, but we get our mail and show our address as 6273 Narrow Channel Dr., PO Box 969, Cheriton, VA 23316

Norman Gladden, Jr.
Cheriton, VA 23316
Mar 5, 2014

James Arnold
Franktown, VA 23354
Mar 5, 2014

Susan Linfert
Cape Charles, VA 23310
Mar 5, 2014

Hans Gabler
Cheriton, VA 23316
Mar 5, 2014

Frank Renshaw
Exmore, VA 23350
Mar 5, 2014

donald s. clarke
virginia beach, VA 23451
Mar 5, 2014

Northampton County Slow Down and Ensure Public Participation

And to think that we/citizen taxpayers of Northampton County are paying for this perversion of process and wrongful allocation of county funds. We need to hold the County accountable!

price clarke
eastville, VA 23347
Mar 5, 2014

Jack Willis
cheriton, VA 23316
Mar 5, 2014

Jack Willis
cheriton, VA 23316
Mar 5, 2014

Patty Kellam
Franktown, VA 23354
Mar 5, 2014

Luke Kellam
Franktown, VA 23354
Mar 5, 2014

Stop telling the residents of the Eastern Shore what we need and start listening to us tell you what we want

Daryl Hayslett
Willis Wharf, VA 23486
Mar 4, 2014

Sonya Peretti-Hull
Williamsburg, VA 23185
Mar 4, 2014

WILLIAM A. HUGHES
Cape Charles, VA 23310
Mar 4, 2014

Marie Fair
Cheriton, VA, VA 23316
Mar 4, 2014

Bonnie Riggan
Cape Charles, VA 23310
Mar 4, 2014

Mark R Shaffer
Franktown, VA 23354
Mar 4, 2014

Northampton County Slow Down and Ensure Public Participation

Natalie Rinker-Good
Cape Charles, VA 23310
Mar 4, 2014

Why would we take protections off the seaside? We worked to get both protected for decades.

Richard Ayers
Exmore, VA 23350
Mar 4, 2014

Shannon Gordon
Marionville, VA 23408
Mar 4, 2014

Mary Watson
Richmond, VA 23221
Mar 4, 2014

Kate Tayloe
Cape Charles, VA 23310
Mar 4, 2014

Elliot Scott Butler
Bellhaven, VA 23306
Mar 4, 2014

Vic Schmidt
Cheriton, VA 23316
Mar 4, 2014

How can a local governing group supersede a state mandate such as "the Chesapeake Bay Act"

Charles S. Donnell
Cape Charles / Oyster, VA 23310
Mar 4, 2014

Denise Lewis
Cheriton, VA 23316
Mar 4, 2014

J Lewis
Cape Charles, VA 23310
Mar 4, 2014

Gina Brunk
Jamesville, VA 23398
Mar 4, 2014

Northampton County Slow Down and Ensure Public Participation

Wade Walker
Exmore, VA 23350
Mar 4, 2014

Kenneth Walker
Exmore, VA 23350
Mar 4, 2014

Molly Walker
Willis Wharf, VA 23486
Mar 4, 2014

Revel Walker
Willis Wharf, VA 23486
Mar 4, 2014

THERE ARE MANY THINGS STILL TO BE CONSIDERED SUCH AS AFFORDABLE LOW INCOME HOUSING AND WATER QUALITY ESSENTIAL TO THE FUTURE OF EVERYONE IN OUR COUNTY

BENJAMIN LUSK
MACHIPONGO, VA 23405
Mar 4, 2014

Cathy Bell
Eastville, VA 23347
Mar 4, 2014

Lisa Weber
Machipongo, VA 23405
Mar 4, 2014

Robert Gustafson
Machipongo, VA 23405
Mar 4, 2014

Leave present CBF setbacks on the east side of Rt 13 as they are.

preston m white
Birdsnest, VA 23307
Mar 4, 2014

Airlia Pettus Gustafson
Machipongo, VA 23405
Mar 4, 2014

Thomas Haney
Cape Charles, VA 23310
Mar 4, 2014

Northampton County Slow Down and Ensure Public Participation

Erin Haney
Cape Charles, VA 23310
Mar 4, 2014

Caroline Bott
Jamesville, VA 23398
Mar 4, 2014

While I believe the current ZO could use some tweaking, the proposal currently before us is fatally flawed in both process and content. Let the citizen stakeholders provide input.

Peter Kafigian
Exmore, VA 23350
Mar 4, 2014

Mammie S. Gaskill
Cape Charles, VA 23310
Mar 4, 2014

Thornton Tayloe
Cape Charles, VA 23350
Mar 4, 2014

Joan Corcoran
Machipongo, VA 23405
Mar 4, 2014

" Waterfront Village" designations "WV-1", "WV-2", "WVNB", and "WVWC" should remain. Current WV zoning and uses are: 1)structured to retain water quality for our waterfront industries; 2)take into consideration low-lying areas ("WV-1") near the water and the affects of storms and flooding; 3)allow businesses while maintaining waterfront quality; 4)apply densities for residential in keeping with existing structures. Other Villages in Northampton Co. have different needs and geographic considerations. The "Village" zoning and uses are not appropriate for Waterfront locations. The WV was written by Shareholders and County staff, with input from experts, and adopted by the BOS...a process utilized by good government.

Jane Kafigian
Exmore, VA 23350-2548
Mar 4, 2014

Russell Brunk
Jamesville, VA 23398
Mar 4, 2014

Marlene A. Donnell
CAPE CHARLES, VA 23310
Mar 3, 2014

Northampton County Slow Down and Ensure Public Participation

anna
exmore, VA 23350
Mar 3, 2014

Emma R. Rhyne
Frank town, VA 23354
Mar 3, 2014

Charles F. Rhyne
Frank town, VA 23354
Mar 3, 2014

Evelyn Pinili
Cape Charles, VA 23310
Mar 3, 2014

Cean Irminger
Machipongo, VA 23405
Mar 3, 2014

Of the people,for the people BY THE PEOPLE !

Judith C. Brunk
Jamesville, VA 23398
Mar 3, 2014

David A. Brunk
Jamesville, VA 23398
Mar 3, 2014

Ryan Rouelle
Franktown, VA 23354
Mar 3, 2014

I can't be at the meeting but will eagerly sign this petition.

John J McCormick
Cape Charles, VA 23310
Mar 3, 2014

Ellen E. Lusk
Cape Charles, VA 23310
Mar 3, 2014

Bill Payne
Cape Charles, VA 23310
Mar 3, 2014

Northampton County Slow Down and Ensure Public Participation

Christine Williams
Cape Charles, VA 23310
Mar 3, 2014

Will Jones
Cape Charles, VA 23310
Mar 3, 2014

My wife owns property in Oyster. I have always admired the foresight Northampton used in extending the bay act to the seaside in 1989. I serve on the Accomack County board and I am well acquainted with the pressures your board is under but, I am afraid hasty decisions will be made adversely affecting Northampton residents and property owners for generations to come. Please think.....before you act.

Grayson Chesser
Temperanceville, VA 23442
Mar 3, 2014

I own property in Northampton County. I am very concerned about the direction Northampton seems to be taking.

Dawn Chesser
Temperanceville, VA 23442
Mar 3, 2014

The BOS should respect the expressed will of county residents instead of listening to select special interests and proposing a massive alteration to the county wide zoning. The waterfront village zoning district was created through a lengthy process of public meetings building consensus among residents, property owners and businesses. The proposed changes were developed by the BOS, behind closed doors, without seeking any input by village residents who will be greatly impacted by these changes. Northampton County residents should not have to continually fight to keep zoning changes from being foisted upon them. Instead, the BOS should refrain from suggesting changes unless there is a majority of public support or legitimate public need.

Arthur Schwarzschild
Willis Wharf, VA 23486
Mar 3, 2014

It is imperative that we stop this rezoning. Once the door is open a crack the beauty of this area will be destroyed and look like Ocean City, Md. Greed is driving this whole thing.

William
Onancock, VA 23427
Mar 3, 2014

We know the value of keeping the shoreline in its natural state.

Antoinette Califano
Belle Haven, VA 23306
Mar 3, 2014

Northampton County Slow Down and Ensure Public Participation

Dan Dabinett
Cape Charles, VA 23310
Mar 3, 2014

Austin Riopel
Machipongo, VA 23405
Mar 3, 2014

Matt Ramah
Cape Charles, VA 23310
Mar 3, 2014

James
Onley, VA 23418
Mar 2, 2014

Charlotte Scott
Virginia, VA 23354
Mar 2, 2014

thelma spotten
exmore,va., VA 23350
Mar 2, 2014

gail drebes
Cape Charles, VA 23310
Mar 2, 2014

Why do you want to loot the shore. Some change maybe, but not this rescinding of everything the shore stands for !!!

Roger L. Munz
Cape Charles, VA 23310
Mar 2, 2014

michael potter henderson
machipongo, VA 23405
Mar 2, 2014

Parker Dooley
Melfa, VA 23410
Mar 2, 2014

Vincent Mariner
Painter, VA 23420
Mar 2, 2014

Northampton County Slow Down and Ensure Public Participation

John Fiege
Onancock, VA 23417
Mar 2, 2014

I hope you can do what you are promising,

Sandy Storherr
Willis Wharf, VA 23486
Mar 2, 2014

ANN D ACKERMAN
MACHIPONGO, VA 23405
Mar 2, 2014

Carl Murray
melfa, VA 23410
Mar 2, 2014

Deloris Carstens
Cape Charles, VA 23310
Mar 2, 2014

Nou Krawczel
Cape Charles, VA 23310
Mar 1, 2014

Tim Krawczel
Cape Charles, VA 23310
Mar 1, 2014

Matthew Lanterman
Keller, VA 23401
Mar 1, 2014

Kearn Schemm
Cape Charles, VA 23310
Mar 1, 2014

ann hayden
jamesville, VA 23398-0072
Mar 1, 2014

Kristin
Eastville, VA 23347
Mar 1, 2014

christine hughes
nassawadox, VA 23413

Northampton County Slow Down and Ensure Public Participation

Mar 1, 2014

ruta vaskys
quinby, VA 23423
Mar 1, 2014

Patricia Murray
Machipongo, VA 23347
Mar 1, 2014

Marie Mauge
Cape Charles, VA 23310
Mar 1, 2014

Let's slow it down and plan properly, put the brakes on and think it out together as a small area. That is what we are.

Nathan Travis
Cheriton, VA 23316
Mar 1, 2014

We manage several properties in the county that will be affected if the rezoning goes through. They are trying to take away some peoples homes by doing this.

Michelle M Moses
Wachapreague, VA 23480
Mar 1, 2014

Absolutely tired o Northampton County, as a whole, not just the Zoning Board, doing absolutely anything the want and not respecting it's citizens. You've done this at least ever since I've taken more interest in the County processes. Yes, you have meetings. But to what avail. You always seem to get what you want.

Lorraine P. Edmonson
Willis Wharf, VA 23486
Mar 1, 2014

How can the present BOS method even pass legal muster?

Richard Tankard
Staunton, VA 24401
Mar 1, 2014

Beverly S Cline
Exmore, VA 23350
Mar 1, 2014

David & Suzanne Tankard
Exmore, VA 23350
Mar 1, 2014

Northampton County Slow Down and Ensure Public Participation

Alexandra Wilke
Cape Charles, VA 23310
Mar 1, 2014

what is a hamlet ?

charles churn
cape charles, VA 23310
Mar 1, 2014

Anne Hallerman
Cape Charles, VA 23310
Mar 1, 2014

Mable Harrison
Cheriton, VA 23316
Mar 1, 2014

M.E. Cline
Exmore, VA 23350
Mar 1, 2014

Steve Bergman
Exmore, VA 23350
Mar 1, 2014

Follow proper procedures allowing the public to participate in all zoning changes.

Wayne J Frocke
Jamesville, FL 23398
Mar 1, 2014

Slow down and give the voters a chance to review and approve any changes.

Maria Frocke
Jamesville, VA 23398
Mar 1, 2014

Miriam Ely Riggs
Onancock, VA 23417
Feb 28, 2014

Lenore Savage
Cape Charles, VA 23310
Feb 28, 2014

Kevin Minga
Exmore, VA 23350

Northampton County Slow Down and Ensure Public Participation

Feb 28, 2014

This is an important quality of life issue that should not be taken for granted. We should not be apathetic.

laura kern
belle haven, VA 23306
Feb 28, 2014

Doug and Peggy Charnock
EXMORE, VA 23350
Feb 28, 2014

i support the adoption of a comprehensive plan as a road map for Northampton County BEFORE any further changes are made to the Zoning Ordinances. Officials would be derelict in their duties to the citizens of this county to change any zoning before it is clear what path the County's residence want to follow for the future, a comprehensive plan for action.

ellen grimes
franktown, VA 23354
Feb 28, 2014

Josh Pearl
Exmore, VA 23350
Feb 28, 2014

Pat & Steve Boyer
Franktown, VA 23354
Feb 28, 2014

Kim Miles
Onancock, VA 23417
Feb 28, 2014

Shall we look into the special interest group who is pushing for the change? They don't appear to have the interests of the county in mind, just their pocketbook.

John Cleaveland
Franktown, VA 23354
Feb 28, 2014

Eric Dodge
Onancock, VA 23417
Feb 28, 2014

I support the development of a new comprehensive plan before proposed zoning ordinances can be adopted

Thelma Peterson
Machipongo, VA 23405
Feb 28, 2014

Northampton County Slow Down and Ensure Public Participation

john davis
exmore, VA 23350
Feb 28, 2014

I'm extremely concerned by the way these proposed zoning changes were promulgated and ask that they be denied OR at the least deferred until such time as the Comprehensive Plan is updated.

Joe Fehrer
Cape Charles, VA 23310
Feb 28, 2014

Gail pearl
Exmore, VA 23350
Feb 28, 2014

Josh Pearl
Glen Burnie, MD 21061
Feb 28, 2014

Helen L. Walker
nassawadox, VA 23413
Feb 28, 2014

Jeffrey K. Walker
nassawadox, VA 23413
Feb 28, 2014

Elliott Pearl
Exmore, VA 23350
Feb 28, 2014

Very concerned about the proposals to remove protections to Waterfront Hamlets and the Chesapeake Bay Act protections from the Seaside. It is extremely important to protect our fragile Shore. We are the stewards and need to take our responsibility to future generations very seriously. This is not a time to be shortsighted and careless.

Peg Snowden Volk
Cape Charles, VA 23310
Feb 28, 2014

David Pearl
Exmore, VA 23350
Feb 28, 2014

kenneth sutton
Machipongo, VA 23405
Feb 28, 2014

Northampton County Slow Down and Ensure Public Participation

Taylor Mapp Bryan
Exmore, VA 23350
Feb 28, 2014

Megan L. Krout
Arlington, VA 22207
Feb 28, 2014

In truth, I'm not familiar with the issues, but more input is a good thing. Lord knows, we've got the time here.

Pete Baumann
Cape Charles, VA 23310
Feb 28, 2014

Joan M Bryan
Exmore, VA 23350
Feb 28, 2014

Jay Davenport
Onancock, VA 23417
Feb 28, 2014

tony picardi
Belle Haven, VA 23306
Feb 28, 2014

Polk Kellam
Franktown, VA 23354
Feb 28, 2014

C. Harris
Exmore, VA 23350
Feb 28, 2014

S. Dawn Goldstine
Exmore, VA 23350
Feb 27, 2014

Donna Lawson
Exmore, VA 23350
Feb 27, 2014

Judith Rulison
Exmore, VA 23350
Feb 27, 2014

Ken Raines
Machipongo, VA 23405

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Feb 27, 2014

Veronica Raines
Machipongo, VA 23405
Feb 27, 2014

Jeffrey Jay
onancock, VA 23417
Feb 27, 2014

Stephen Rulison
Exmore, VA 23350
Feb 27, 2014

Mary Schoolfield Duffy
Exmore, VA 23350
Feb 27, 2014

George W. Bryan
Exmore, VA 23350
Feb 27, 2014

Eugene Hampton
Machipongo, VA 23405
Feb 27, 2014

David Tankard, Jr.
Exmore, VA 23350
Feb 27, 2014

Stephen Parker
Machipongo, VA 23405
Feb 27, 2014

Van Tankard
Exmore, VA 23350
Feb 27, 2014

Bonnie DeAngelis
Cape Charles, VA 23310
Feb 27, 2014

David Handschur
Eastville, VA 23347
Feb 27, 2014

Joanne L. Humphreys
Eastville, VA 23347
Feb 27, 2014

Northampton County Slow Down and Ensure Public Participation

Joan W. Smith
Jamesville, VA 23398
Feb 27, 2014

severn a nottingham III
franktown, VA 23354
Feb 27, 2014

stephen c bunce jr
Franktown, VA 23354
Feb 27, 2014

Way over due! The water situation is atrocious!

Angela Albrecht
Cape Charles, VA 23310
Feb 26, 2014

Robert B. Toncr
Exmore, VA 23350
Feb 26, 2014

Ruth Meyers
Jamesville, VA 23398
Feb 26, 2014

The proposal opens the possibility of devaluing our homes with reduced setbacks and creating animosity between neighbors by allowing unpleasant activities and noise without regard for a neighbor. The higher shoreline density will guarantee decreased water quality in the creeks and Bay.

RH
Exmore, VA 23350
Feb 26, 2014

Arthur.upshur
Machipongo, VA 23405
Feb 26, 2014

Ann Gallivan
Franktown, VA 23354
Feb 26, 2014

Woody Gaskins
Machipongo, VA 23405
Feb 26, 2014

tom cardaci
onancock, VA 23417

Northampton County Slow Down and Ensure Public Participation

Feb 25, 2014

Jim Drebes
Cape Charles, VA 23310
Feb 25, 2014

Suzanne Anglim
Cape Charles, VA 23310
Feb 25, 2014

Brenda Ennis
Belle Haven, VA 23306
Feb 25, 2014

Marion Naar
Exmore, VA 23350
Feb 25, 2014

Protect then only body of water on the East Coast that a local government fully controls the watershed. Protect your 30 million dollar sustainable shellfish industry and the United Nations Biosphere Reserve we are very fortunate to have!

Tom Gallivan
Franktown, VA 23354
Feb 25, 2014

Preseve the Chesapeake Bay

David Limos
Norfolk, VA 23509
Feb 25, 2014

Part time VA resident. Full time at 914 Greene Countrie Dr West Chester, PA 19380

ed capobianco
Willis Wharf, VA 23486
Feb 25, 2014

Amy Ellis
Fredericksburg, VA 22401
Feb 25, 2014

nathan k snyder
nassawadox, VA 23413
Feb 25, 2014

James Edward Clark
Cape Charles, VA 23310
Feb 25, 2014

Northampton County Slow Down and Ensure Public Participation

RuthAnn Baker
Onancock, VA 23417
Feb 24, 2014

Kimberly Horn
Anthem, AZ 85086
Feb 24, 2014

Public participation is a critical and necessary part of the zoning process.

Patrick L. Calvert
Charlottesville, VA 22903
Feb 24, 2014

Chad Ballard
Cheriton, VA 23316
Feb 24, 2014

The current proposed zoning ordinance is totally counter to the County Comprehensive plan developed in 2007, which determined development should be in the towns, not on 13. Many people made a great deal of effort to communicate this desire in meetings spread over 1 1/2 years back in 2006-2007, please respect the effort put into the development of that comprehensive plan. Secondly, the proposed zero foot setback for all properties other than conservation lands would be a huge step backward for protecting our waters. A great deal of the shore's population depends on clean, healthy waters to make their living. Please respect that heritage, as well.

David Boyd
Cape Charles, VA 23310
Feb 24, 2014

Donna Carlson
Willis Wharf, VA 23486
Feb 24, 2014

Elvin Hess
Machipongo,, VA 23405
Feb 24, 2014

Betsy Mapp
Jamesville, VA 23398
Feb 24, 2014

Court Van Clief
Cape Charles, VA 23310
Feb 24, 2014

Northampton County Slow Down and Ensure Public Participation

I have several properties in Northampton County Va and would definitely like to know more.

Sherry Collins
Melfa, VA 23410
Feb 24, 2014

Robert L. Rankin
Norfolk, VA 23505
Feb 24, 2014

Zachary McCready
Fairfax, VA 22033
Feb 24, 2014

The letter I received from Northampton County informing property owners of this intended zoning change contained no pertinent information and was essentially incomprehensible. I fully support the intent of this petition.

Larry M Williams
Cape Charles, VA 23310
Feb 24, 2014

Timothy Marshall
Cape Charles, VA 23310
Feb 24, 2014

Mary Ann Cox
Cape Charles, VA 23310
Feb 24, 2014

Mary Ann Cox
Cape Charles, VA 23310
Feb 24, 2014

Megin van der Spuy
Onancock, VA 23417
Feb 24, 2014

Robin Simms
Cape Charles, VA 23310
Feb 24, 2014

Laura Pare
Cape Charles, VA 23310
Feb 24, 2014

Timothy brown
Cape Charles, VA 23310

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Feb 24, 2014

Austin C. Davis
Cape Charles, VA 23310
Feb 24, 2014

So Important!

Ann Hess
Machipongo, VA 23405
Feb 24, 2014

Matthew Foley
Machipongo, VA 23405
Feb 24, 2014

Lillian Haines
Eastville, VA 23347
Feb 23, 2014

Graham Driscoll
Cape Charles, VA 23310-4033
Feb 23, 2014

Jeremy Tarwater
Weirwood, VA 23413
Feb 23, 2014

Ally Tarwater
Weirwood, VA 23413
Feb 23, 2014

Michael J Pollio
Melfa, VA 23410
Feb 23, 2014

Karen Jolly Davis
Cape Charles, VA 23310
Feb 23, 2014

Nancy Vest
Cape Charles, VA 23310
Feb 23, 2014

Arlene C Rock
Cape Charles, VA 23310
Feb 23, 2014

Northampton County Slow Down and Ensure Public Participation

Mirians Elton
Cape Charles, VA 23310
Feb 22, 2014

We should never move to fast as to over look the best for the bsy.

bill manning
cape charles, VA 23310
Feb 22, 2014

sara baldwin
exmore, VA 23350
Feb 22, 2014

william thomas
exmore, VA 23350
Feb 22, 2014

Nancy Holcomb
Franktown, VA 23354
Feb 21, 2014

Matt Strickler
Cape Charles, VA 23310
Feb 21, 2014

My mailing address is P.O. Box 134, Eastville, Va 23347.

Chelsea A. Baylis
Cape Charles, VA 23310
Feb 21, 2014

My mailing address is P.O. Box 134, Eastville, Va 23347.

Timothy W. Baylis
Cape Charles, VA 23310
Feb 21, 2014

Paul Driscoll
Eastville, VA 23347
Feb 21, 2014

April Free Kennedy
Cape Charles, VA 23310
Feb 21, 2014

Chip Dodson
Eastville, VA 23347

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Feb 21, 2014

Kimberly Murphy
Exmore, VA 23350
Feb 21, 2014

Patricia Abraham
Cheriton, VA 23316
Feb 21, 2014

sandy mefall
Cape Charles, VA 23310
Feb 21, 2014

Deanna Kleyla
Painter, VA 23420
Feb 21, 2014

Andrew Buchholz
Cape Charles, VT 23310
Feb 21, 2014

John Coker
Cape Charles, VA 23310
Feb 21, 2014

George Proto
Cape Charles, VA 23310
Feb 21, 2014

Why remove the Waterfront Village designation? Extensive planning and public input went into that. Years and years. County, community, developers, watermen. Review, sure. But where is the workshop and community participation/validation of the current Waterfront Village Comp Plan? It's been a positive experience in the past and residents have worked with new land owners for compromises. OVER AND OVER AGAIN. Dollars and hours. Hours and dollars.

Donna Fauber
Cape Charles, VA 23310
Feb 21, 2014

Janice Rivell
Cape Charles, VA 23310
Feb 21, 2014

Christopher Buck
CAPE CHARLES, VA 23310
Feb 21, 2014

Northampton County Slow Down and Ensure Public Participation

Jean Flynn
Machipongo, VA 23405
Feb 21, 2014

Beverly Watson
Cheriton, VA 23316
Feb 21, 2014

Maria Fahlsing
Lorton, VA 22079
Feb 21, 2014

Dan Bowen
Nassawadox, VA 23413
Feb 21, 2014

Scott wivell
cape charles, VA 23310
Feb 21, 2014

Gay Frazee
Jamesville, VA 23398
Feb 21, 2014

Dot Field
Exmore, VA 23350
Feb 21, 2014

Take your time and do it right for the sake of our futures in Northampton county...

Angie Pfeiffer
cape Charles, VA 23310
Feb 21, 2014

Melanie Moore
Exmore, VA 23350
Feb 21, 2014

Keith Smith
Cheriton, VA 23316
Feb 21, 2014

Rich Terry
Willis Wharf, VA 23486
Feb 21, 2014

Helene Doughty
Cape charles, VA 23310

Northampton County Slow Down and Ensure Public Participation

Feb 21, 2014

Robin L. Brownley
Cape Charles, VA 23310
Feb 21, 2014

Karen Hatch
Franktown, VA 23354
Feb 20, 2014

Although I live in Accomack County, I am a property owner and taxpayer in Northampton.

Roland Lusk
Quinby, VA 23423
Feb 20, 2014

KATHY HANBY
MACHIPONGO, VA 23405
Feb 20, 2014

Charles G. Ward, Jr.
Exmore, VA 23350
Feb 20, 2014

My Mother has property in Capeville and I have other family in the Seaview area.

Pamela A. Parris
Virginia Beach, VA 23454
Feb 20, 2014

Lisa Stiles
Cape Charles,, VA 23310
Feb 20, 2014

Georgette Press
nassawadox, VA 23413
Feb 20, 2014

Roxane Ward
Exmore, VA 23350
Feb 20, 2014

Junius J Neville
cape charles, VA 23310
Feb 20, 2014

James L. Rivers
Hampton, VA 23664-1115
Feb 20, 2014

Northampton County Slow Down and Ensure Public Participation

Charlene Brady
CAPE CHARLES, VA 23405
Feb 20, 2014

Tracie Van Dorpe
Cape Charles, VA 23310
Feb 20, 2014

Janet Maday
Belle haven, VA 23306
Feb 20, 2014

Amy drummond
Cape charles, VA 23310
Feb 20, 2014

Sandra Wyatt
Exmore, VA 23350
Feb 20, 2014

Vickie Campbell
Cheriton, VA 23316
Feb 20, 2014

Lisa tankard
Exmore, VA 23350
Feb 20, 2014

Meetings held during holiday periods when the public is distracted are a favorite time for special interest groups to advance their cause.

Richard C antwell
Frank town, VA 23354
Feb 20, 2014

Slow down!

Paige Fillion
Pasadena, CA 91105
Feb 20, 2014

Carolyn Dow
Cape Charles, VA 23310
Feb 20, 2014

Northampton County Slow Down and Ensure Public Participation

The area of Northampton County that I live in is very rural, why is the zoning changing?

Beverly Walker
Cape Charles, VA 23310
Feb 20, 2014

Richard M Leal
Cape Charles, VA 23310
Feb 20, 2014

Brian bogan
cape charles, VA 23310
Feb 20, 2014

Brooke Rodgers
Cheriton, VA 23316
Feb 20, 2014

Ron Wrucke
Cape Charles, VA 23310
Feb 20, 2014

Heather Lusk
Quinby, VA 23423
Feb 20, 2014

Robert Meehan
Temperanceville, VA 23442
Feb 20, 2014

Elisa cantwell
Franktown, VA 23354
Feb 20, 2014

Edgar Mayse
Fincastle, VA 24090
Feb 20, 2014

This is my private opinion and does not necessarily reflect the opinion of The Nature Conservancy

David F. Harris
Nassawadox, VA 23413
Feb 20, 2014

Lisa MacGarvey
Franktown, VA 23354
Feb 20, 2014