

Public Hearing



DEVELOPMENT DEPARTMENT NORTHAMPTON COUNTY, VIRGINIA

Development Department
Kris Tucker, Director
- Planning
- Zoning
- Building
- Code Compliance
- Economic Development

16404 Courthouse Road
P.O. Box 538
Eastville, VA23347
Phone: 757-678-0443
Fax: 757-678-0483

www.co.northampton.va.us

Action Memo

To: Northampton County Board of Supervisors
From: Peter Stith, AICP
Long Range Planner
Subject: Planning Commission Recommendation – Special Use Permit (SUP) 2016-03
Date: March 3, 2016

The Northampton County Planning Commission met in regular session on March 1, 2016 with all of the commissioners in attendance except Commissioner Chatmon. A public hearing was held on the matter described below, and the commission formulated a recommendation to the Board, as follows.

Petition:

Special Use Permit 2016-03: Elizabeth Dodd has applied to obtain a special use permit for an Event Venue on property located 16111 Elkington Road, near Eastville. The property, described as Tax Map 57, double circle A, parcel 52A, is zoned AG, Agriculture and contains approximately 25 acres of land.

Staff Comment

The subject property is at the end of Elkington Rd. (Rt. 665) off of Savage Neck Dr. (Rt. 634) west of Eastville. The property is located on The Gulf and has waterfront on three sides. The parcel to the north across The Gulf is zoned AG, Agriculture, is currently under cultivation and located in the Herncliff AFD. The property to the west is zoned AG, Agriculture, is currently under cultivation and located in the Elkington AFD. The property to the south and east is zoned AG, Agriculture, is currently under cultivation and is located in the Elkington AFD. This property is owned by the family of the applicant.

The site is not located within the main recharge area spine. The property is located on The Gulf and does contain a Resource Protection Area (RPA) around the entire shoreline.

The applicant has indicated no new construction at this time, but may do so in the future and there is an area shown on the site plan for the future location of a permanent bathroom. In the meantime, portable bathroom facilities will be used for events. All other facilities at this time will use tents. Tent permits will be required for each event which involve zoning clearance for setbacks and building inspection for tent installations. The applicant states the number of guests will range between 20 and 500 guests. The parking area required will necessitate an engineered site plan for that portion of the project. VDOT and VDH comments are included in the file and at this time there are no concerns with either organization. All parking, tents and structures associated with the event venue must be located outside of the RPA.

The applicant has provided approximate distances to the closest dwellings, with the closest one being 1,740 feet away from the main house. The distance to where the event will take place is slightly closer at approx. 1,500 feet. There are two other dwellings that use Elkington Dr. One dwelling is located 100 feet from Elkington Dr. and is approximately 3,000 feet from the subject parcel. The other dwelling is a single-wide located on property owned by the applicant and is located approximately 1,500 feet from Elkington Dr.

The proposed use is consistent with Comprehensive Plan objectives to provide for heritage-based tourism activities. The use would not appear to have adverse impacts on adjacent properties. **§154.1-318 Event Venue** of the zoning ordinance spells out the performance standards required for an Event Venue. The applicant has provided information related to the standards in the statement of justification.

Public Hearing:

During the public hearing Ms. Elizabeth Dodd presented her proposal and also provided statistics on weddings and the potential local economic impacts her venue. There were no public comments and the hearing was closed. After a brief discussion, Commissioner Freeze made a motion to recommend approval with the following conditions:

1. All facilities will be located outside of the RPA;
2. No music after 10 pm and
3. Limited to a maximum of 500 guests for an event.

Commissioner Stanley seconded the motion and the recommendation passed 6-0.

Public Notice

The Northampton County Planning Commission will meet on Tuesday, March 1, 2016 at 7:00 p.m. in the Board Chambers located at 16404 Courthouse Road in Eastville, VA., for the purpose of conducting a public hearing on the following matter.

- A) Special Use Permit 2016-03:** Elizabeth Dodd has applied to obtain a special use permit for an Event Venue on property located 16111 Elkington Road, near Eastville. The property, described as Tax Map 57, double circle A, parcel 52A, is zoned AG, Agriculture and contains approximately 25 acres of land.

The Northampton County Board of Supervisors will also conduct a public hearing on the above item on Tuesday, March 8, 2016 at 7:00 p.m. in the Board Chambers.

The application will be on file and open to public inspection in the office of the Clerk of the Board of Supervisors and in the Department of Planning & Zoning located at 16404 Courthouse Road, Eastville, VA. Anyone wishing to comment on the above item is invited to attend the meetings and make their comments known.

Handicapped assistance available: Please telephone (757) 678-0440, extension 516 at least 48 hours in advance.

Peter M. Stith, AICP
Long Range Planner
Dept. of Planning & Zoning

Advertise: February 7, 2016
February 24, 2016



ZONING APPLICATION

Northampton County Department of Planning and Zoning

7247 Young Street P. O. Box 538
Machipongo, VA 23405
(757) 678-0443 Phone (757) 678-0483 Fax
www.co.northampton.va.us



Zoning application is required when a project intends to change, add or expand the current use of a property and / or to construct or enlarge a building or structure. All applications submitted must include a zoning application Sections A through D, a completed Zoning Clearance checklist and the appropriate fee. Additional application form sections and checklists may be required for your specific project. Continue to follow instructions for each section and complete each section that applies to your project. Consult with County staff if necessary to determine which application sections and checklists are required for your specific project.

Section A – Owner information must be completed by the current owner of record.

- Owner (print): Elizabeth W. Dodd
- Mailing address: P.O. Box 158 Eastville, VA 23347
- Phone# (h): 757-678-7165 (o): _____ (c): 757-620-4887 (f): _____
- Email: rlodd@verizon.net
- I attest that all statements, documents, plans, and other supporting data relative to this application and submitted herewith are true to the best of my knowledge and belief. I give my permission for this application to be submitted and I give my permission for the applicant and / or agent, if any is listed below, to represent my interests as the authorized applicant and / or agent in all matters specific to this application.

Elizabeth W. Dodd
Signature of owner

2/7/16
Date

Section B – Applicant information must be completed if the person(s) submitting the application is not the current owner of record and that person will be representing the owner's interests in all matters specific to this application. Examples of an applicant are a consultant, person with power of attorney, a lease holder or renter and contract purchaser. **If the owner and applicant are the same, do not complete Section B.**

- Applicant if different from owner (print): Elizabeth P. Dodd
- Mailing address: P.O. Box 158 Eastville, VA 23347
- Phone# (h): 757-678-5025 (o): 757-678-6610 (c): 757-678-6484 (f): _____
- Email: elizabeth.price.dodd@gmail.com
- I attest that all statements, documents, plans, and other supporting data relative to this application and submitted herewith are true to the best of my knowledge and belief.

Elizabeth P Dodd
Signature of applicant if different from owner

2/7/16
Date

Section C – Agent information must be completed if the licensed professional submitting the application is not the current owner of record and that person(s) will be representing the owner's interests in all matters specific to this application. Examples of an agent are a real estate agent, surveyor, engineer, landscape architect, soil evaluator and attorney.

- Agent name (print): _____
- Company name: _____
- Mailing address: _____
- Phone# (h): _____ (o): _____ (c): _____ (f): _____
- Email: _____
- I attest that all statements, documents, plans, and other supporting data relative to this application and submitted herewith are true to the best of my knowledge and belief.

Signature of agent

Date

Section D - Zoning Clearance / Special Use Permit must be completed for all applications along with the Zoning Clearance checklist. If your project involves a Special Use Permit, which can be determined by viewing Appendix A of the Northampton County Zoning Ordinance, you must also complete the Special Use Permit checklist. Continue to follow instructions for each section and complete each section that applies to your project.

1. List the 911 address of the subject property(ies).

16111 Elkington Road Eastville, VA 23347 57-A-52A

2. What is the area of the lot(s) in square feet if less than one acre and in acres if greater than one acre?

25 acres

3. Describe all the proposed uses to be changed, added or expanded as part of this project.

Change the use of the yard from our personal use to an events venue.

4. What are the uses, heights (ft.), building coverage (sq. ft.) and total building areas (sq. ft.) of each proposed building or structure to be constructed or enlarged as part of this project?

At this time we have no intention of building additional structures.

5. Describe how the subject property(ies) is currently being used.

Private Residence, Equipment shed is used for the storage of farm equipment. The area in front of the farm buildings is used for tractor-trailer deliveries and could easily be used for turning of tour buses.

6. What are the uses, heights (ft.), building coverage (sq. ft.) and total building areas (sq. ft.) of each existing building or structure located on the property(ies)?

Residence : height - 35ft	building coverage - 4,145 square feet	
Smokehouse : height - 17ft	building coverage - 169 square feet	
Tenant house : height - 28ft	building coverage - 662 square feet	Total building areas =
Storage barn : height - 22ft	building coverage - 1,495 square feet	9,543 square feet
Equipment shed : height 23ft	building coverage - 3,072 square feet	

7. I, Elizabeth P. Dodd (print name), am aware that the following improvements associated with the proposed project may be required to comply with State regulations before and / or in conjunction with the approval of this zoning application: (1) entrances onto a State maintained road must meet the current Virginia Department of Transportation standards; (2) the septic system and water supply must meet the current Virginia Department of Health Department standards for all uses on the subject property; (3) all food service establishments (restaurants) must be permitted by the Virginia Department of Health; (4) all food manufacturing business must be registered and inspected by the Virginia Department of Agricultural and Consumer Services; and (5) building(s) and structure(s) must meet current Building Codes as determined by the NHCO Building Official. I will provide copies of documents which establish the approval and / or permitting of any required improvements to the NHCO Planning and Zoning Department. I will be responsible for the installation and cost of bonding of these improvements if required before a certificate of completion and / or certificate of occupancy will be issued or final inspection completed.

Elizabeth P. Dodd
Signature

2/7/16
Date

Section E – Reserve Sewage Disposal Site Waiver must be completed for all projects requiring an on-site sewage disposal system. Continue to follow instructions for each section and complete each section that applies to your project. *This section must be answered after consulting with the Zoning Administrator or Zoning Inspector.*

1. If an on-site sewage disposal system is required as part of the approval for your project, is a reserve disposal area provided?

Yes No Does not apply because the proposed use(s) does not require a new onsite sewage disposal system or an existing system has been deemed adequate by the Health Department.

If "yes" or "does not apply", continue to Section F.

If "no", complete the Reserve Waiver / Deviation checklist. Staff will initiate the review process to evaluate your lot for eligibility and granting of a waiver. If a waiver is granted, it will be documented by staff through the application review process. If your lot is not eligible and a waiver cannot be granted, a reserve disposal area must be provided.

Section F – Deviation from an ordinance entitled "An Ordinance Imposing Minimum Separation Distances Subsurface Absorption Systems and Wells" must be completed for all projects requiring an on-site sewage disposal system and well. Continue to follow instructions for each section and complete each section that applies to your project. *This section must be answered after consulting with the Zoning Administrator or Zoning Inspector.*

1. Is the bottom or sidewall of the proposed on-site sewage disposal areas (subsurface soil absorption system trench, gravel pad or seepage bed) a minimum of ten (10) feet from all property line?

Yes No Does not apply because the proposed use(s) does not require a new onsite sewage disposal system or an existing system has been deemed adequate by the Health Department.

2. Is the bottom or sidewall of the proposed on-site sewage disposal areas (subsurface soil absorption system trench, gravel pad or seepage bed) a minimum of twenty-five (25) feet to the boundary of any sewage system easement?

Yes No Does not apply because the proposed use(s) does not require a new onsite sewage disposal system or an existing system has been deemed adequate by the Health Department.

3. Is the proposed private well a minimum of twenty-five (25) feet from any property line?

Yes No Does not apply because the proposed use(s) does not require a new well or an existing well has been deemed adequate by the Health Department.

4. Is a minimum of twelve (12) inches maintained between the proposed secondary treated effluent from the bottom of any absorption trench or from the bottom of any trenchless system (alternative systems) to the water table?

Yes No Does not apply because the proposed use(s) does not require a new onsite sewage disposal system or an existing system has been deemed adequate by the Health Department.

If "yes" or "does not apply" to questions 1 through 4, continue to Section G.

If "no" to any questions, complete the Reserve Waiver / Deviation checklist. Staff will initiate the review process to evaluate your lot for eligibility and granting of a deviation. If a deviation is granted, it will be documented by staff through the application review process. If your lot is not eligible and a deviation cannot be granted, the on-site sewage disposal areas and / or private well must be relocated to maintain the required minimum distances stated above.

Special Use Permit
16111 Elkington Road
Eastville, VA 23347

Elkington LLC
Ralph W. Dodd (Trustee)
P.O. Box 237
Eastville, VA 23347

Parcel number: 57-A-52A
Size: 25 acres

Legal Description

All that certain parcel of land being the portion of Elkington Farm designated as Homeplace containing 25 acres, near Eastville, Northampton County, Virginia, on the above referenced survey plat, the Homeplace parcel being bounded on the North and West by the Gulph, on the East by the Gulph; on the East by the Gulph and the pond separating Elkington from the Scherer Tower Farm; and on the South by lands formerly of the Trower Estate Corporation, and the lands of Eleanor Bull Labertson.

Together with the right of ingress and egress thereto and therefrom over the 40' wide easement known as Elkington Road, until it joins with the public road, Virginia State Highway Route 665, all as shown and designated on the aforesaid survey plat.

EXPECTING AND RESERVING, HOWEVER, the graveyard on the premises with the right of ingress and egress thereto and therefrom.

Statement of Justification

As encouraged in the Northampton County Comprehensive Plan, Tourism has grown to be an important part of our economy. By converting Elkington to an events venue other local business would be hired to assist with the rentals for weddings and receptions. I feel this is an excellent location since it is at the end of a long dead end road with no close neighbors and these events would not disrupt adjacent property owners. The Comprehensive Plan also encourages agritourism events and my family owns and operates the 600-acre contiguous farm.

The Virginia Tourism Commission reported at the end of 2014 that on Virginia's Eastern Shore tourists paid \$6.6 million in lodging, meals and sales tax, which is the second fastest growing tourism region in the state. Everything will need to be rented for an event at Elkington which would help provide business for the tent company, caterers, restroom companies, lodging accommodations, florists, boutique stores, printing companies and restaurants.

We are in the process of restoring all of the buildings on the property but the centerpiece is the historic home. The exterior of the home has been renovated which

would offer a stately historic setting. Elkington was built in 1747 and completed in 1799 by decedents of Thomas Savage (the first settler on the Eastern Shore of Virginia, who settled across Savage's Neck from Elkington). In the Comprehensive Plan heritage tourism is highlighted as one of the six sectors of the tourism industry. The graveyard on the property has multiple Upshur, Stratton and Parker family members buried there, which draws people from all over the world to find where their heritage started.

Future Plans

We will abide by the Northampton County Building Code if we decide to perform a major restoration or build new structures in the future, just as we have in the past.

Currently we are undergoing renovations to the storage barn. Now it is used for boat storage, lawn mower storage and miscellaneous farm tools. We are renovating it to stabilize the foundation but in the future we may use it for event supply storage.

If we renovate the tenant house, it could possibly be used as quarters for a bride to dress, office space, or a kitchen area.

If the events venue provides to be successful, we hope to build a permanent bathroom.

The property is not currently occupied, the future plans are for me to reside in the main residence and operate the business.

154.1-318 Event Venue

The most common event will be weddings, receptions and private parties that could accommodate 20 to 500 guests. Most events will be held in the afternoon and no outdoor music will be permitted after 10:00 P.M.

There is no plan to have overnight accommodations.

For an event with 500 attendees we would have 167 parking spaces as shown on the attached plats. We have shown options of having different ways of parking and have ample amount of space for parking. It takes approximately an acre and a half to provide 200 parking spaces under the Event Venue parking regulations. Shown on plat B, the parking area is 150' by 400' and provides 180 parking spaces with 4 rows.

A solid waste hauler will be provided for the removal of solid waste.

All portable toilets will be rented and brought on sight by vendors approved by the Virginia Department of Health. Options for locations of portable toilets are shown in teal on plat A.

Options for locations of tents are shown on the attached plat A.

VDOT has been contacted and will contact Northampton County Zoning if there are any concerns.

The three closest homes are the Cugly home which is approximately 1,740 feet away with a woods sound buffer, the Dickenson's home which is approximately 1,750 feet away and the Lambertson's home which is approximately 3,100 feet away. I do not intend for this to disturb their day-to-day lives and I will comply with the Northampton Code of Ordinances; Chapter 98 noise ordinance.

All lighting will be temporary such as lights under a tent, for musical groups, and in trees for receptions from rental companies.

If we build bathrooms in the future, water and sewage will be approved by the Virginia Department of Health.

All food services will be approved caterers by the Virginia Department of Health.

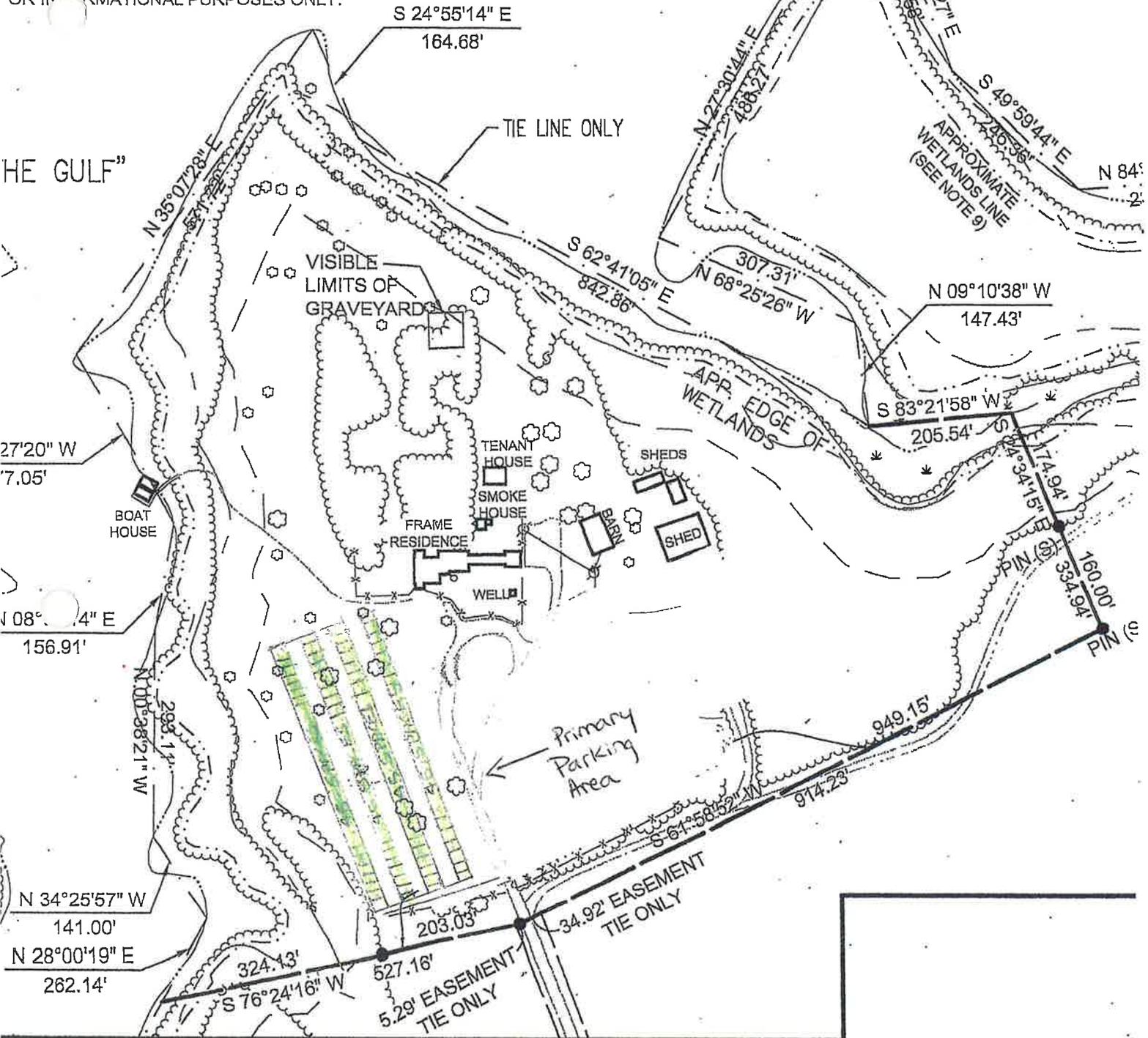
RE SETBACKS:
FROM RIGHT-OF-WAY

B

15'

FORMATION IS ACCURATE AS OF THE DATE OF PLAT
FOR INFORMATIONAL PURPOSES ONLY.

"THE GULF"



MATCHLINE — SHEET 2 OF 2

LEGEND

- IRON PIN FOUND — PIN(F)
- IRON PIN SET — PIN(S)
- MONUMENT FOUND — MON(F)
- MONUMENT SET — MON(S)

200'



DATE 12/18/08

Northampton County, Virginia

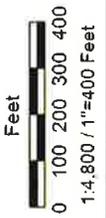
Legend

- Town Names
- Route Numbers
- Road Labels
- Parcels
- Lot Labels
- Address Labels
- Building Footprints
- Pavement
- Driveways
- Creek & Bay Labels



Title: Ariel

Date: 2/8/2016



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Northampton County is not responsible for its accuracy or how current it may be.

Northampton County, Virginia

Legend

Town Names

Route Numbers

Road Labels

Parcels

Lot Labels

Building Footprints

Driveways

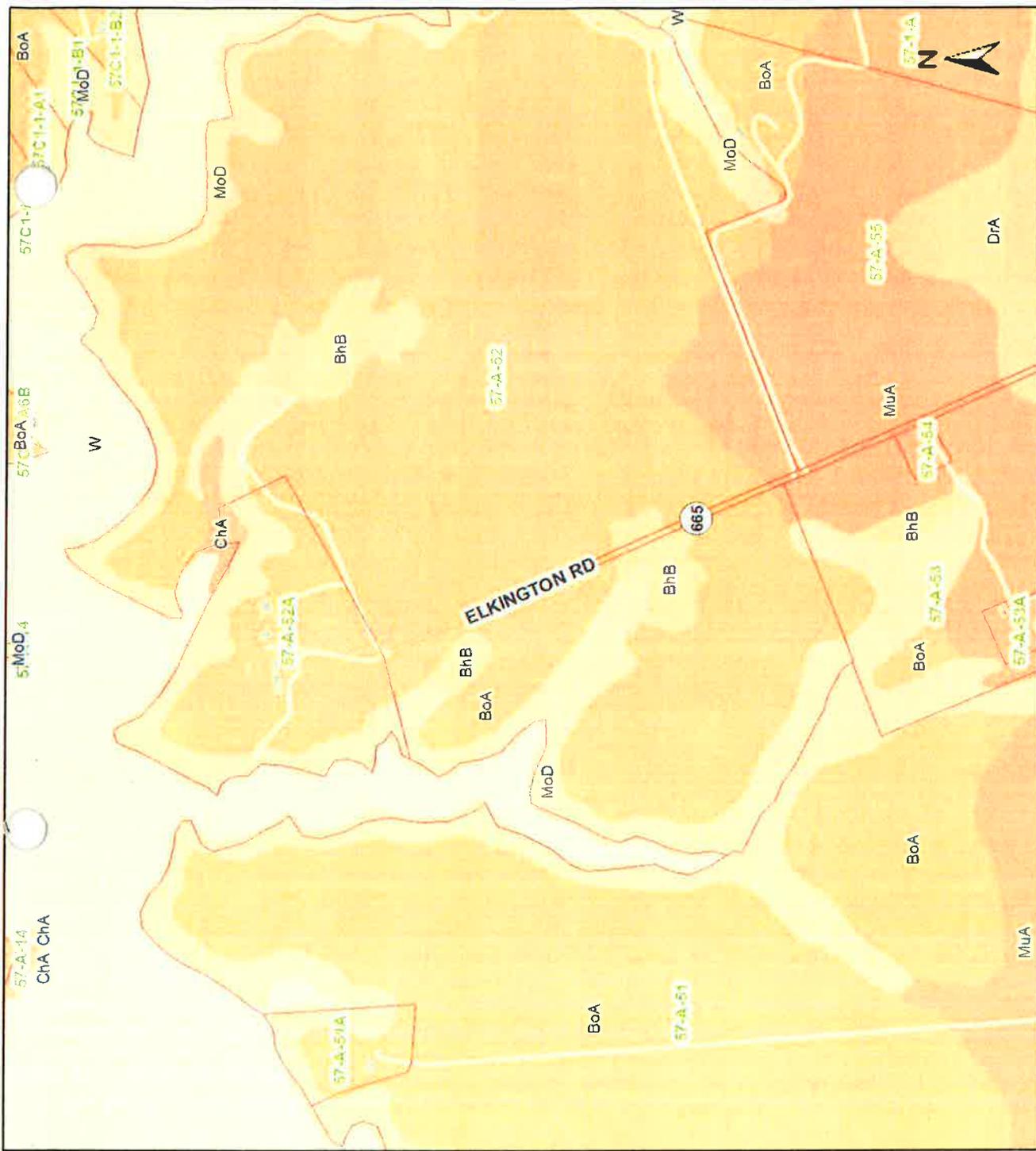
Soils

- AsE
- AID
- BeB
- BhB
- BkA
- BoA
- CaA
- ChA
- DrA
- FhB
- FmD
- FrB
- MaA
- MoD
- MuA
- NmA
- PoA
- SeA
- UPD
- W

Feet



1:8,000 / 1"=667 Feet



Title: Dodd - Soils

Date: 2/12/2016

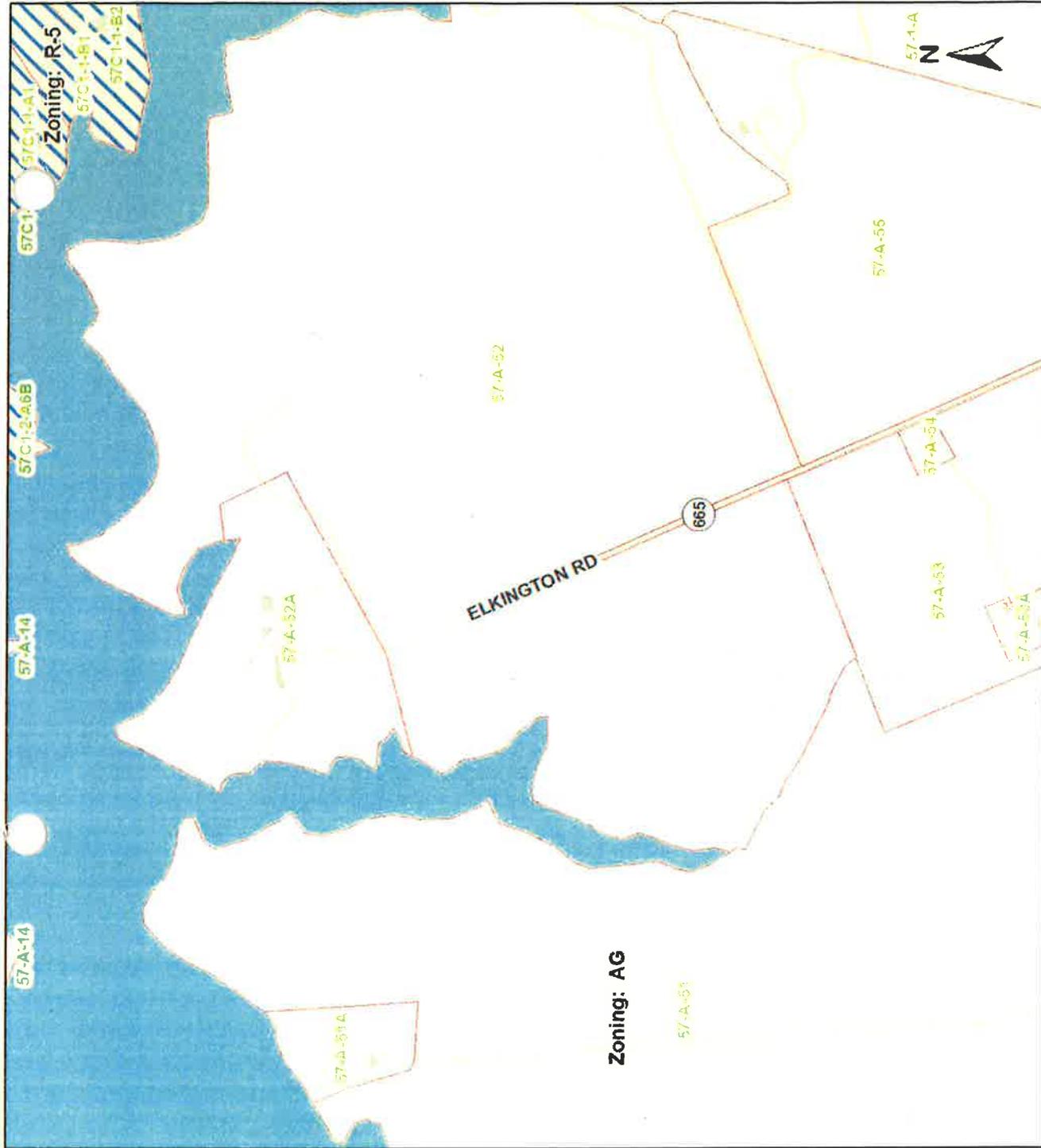
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Northampton County, Virginia

Legend

- Town Names
- Route Numbers
- Road Labels
- Parcels
- Lot Labels
- Building Footprints
- Driveways
- Current Zoning
- Bayview PUD
- AG - Agriculture
- CNSV - Conservation
- CTCM - Cottage Community
- H - Hamlet
- V - Village
- VC - Village Commercial
- VWB - Village Waterfront Business
- WW - Working Waterfront
- C - Commercial
- I - Industrial
- R - Residential
- R-1 - Residential - 1
- R-3 - Residential - 3
- R-5 - Residential - 5
- RM - Residential Mixed
- TE - Town Edge
- CAPE CHARLES
- CHERITON
- BELLE HAVEN
- EXMORE
- EASTVILLE
- NASSAWADOX

Feet



Title: Dodd - Zoning

Date: 2/12/2016

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16111 ELKINGTON DR

Location 16111 ELKINGTON DR

Map # 00057/ 0A 00/ 000052A/ /

Par Rec # 7718

Owner DODD, ELIZABETH JEAN
NOTTINGHAM WILLIS

Assessment \$930,800

PID 7330

Building Count 1

Description 25 ACRES HOMEPLACE""

Lot Type Waterfront Building Site
(26500)

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2014	\$299,100	\$0	\$29,700	\$602,000	\$930,800

Owner of Record

Owner DODD, ELIZABETH JEAN NOTTINGHAM WILLIS
Care Of
Address PO BOX 158
EASTVILLE, VA 23347

Sale Price \$0
Instrument # LR10 632
Book & Page 0/0
Sale Date 04/15/2010
Sale Type G

Ownership History

Ownership History						
Owner	Sale Price	Instrument #	Book & Page	Sale Type	Sale Date	Plat
DODD, ELIZABETH JEAN NOTTINGHAM WILLIS	\$0	LR10 632	0/0	G	04/15/2010	
RALPH DODD TRUSTEE	\$0		0/0		12/30/2009	

Building Information

Building 1 : Section 1

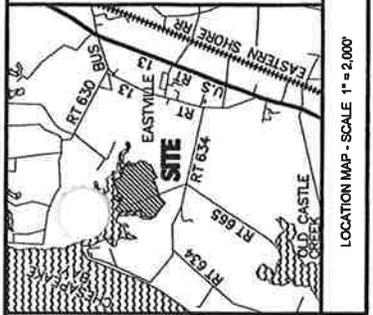
Year Built: 1747
Living Area: 4540

Building Layout

Building Attributes	
Field	Description
Style	Single Family
Model	Residential
Grade	B-10
Stories	2

Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
DOCK	DOCK/PIER			1.00 UNITS	\$4,500	\$4,500	1
FNC	FENCE			1.00 UNITS	\$500	\$500	1
STOR	STORAGE	TY	TYPICAL	1.00 UNITS	\$200	\$200	1
BTL	BOAT LIFT			1.00 UNITS	\$2,500	\$2,500	1
BARN	BARN			1.00 UNITS	\$1,600	\$1,600	1
STOR	STORAGE	TY	TYPICAL	1.00 UNITS	\$500	\$500	1
SHED	SHED	ST	STORAGE - METAL	1.00 UNITS	\$2,000	\$2,000	1
STOR	STORAGE	TY	TYPICAL	420.00 UNITS	\$300	\$300	1
SHEL	SHELTER	P	POLE	1.00 UNITS	\$16,000	\$16,000	1
BTHS	BOAT HOUSE			1.00 UNITS	\$1,600	\$1,600	1

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EXEMPT FROM THE NORTHAMPTON COUNTY SUBDIVISION ORDINANCE

Melvin D. Duggan
NORTHAMPTON COUNTY SUBDIVISION AGENT
12/22/2008

SURVEYOR CERTIFICATION
I, JAMES B. LATIMER, II, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND THAT THIS SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED HEREON AND THAT MONUMENTATION IS ACTUALLY IN PLACE OR WILL BE SET AT POINTS MARKED AS SHOWN HEREON AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT PER THE PROFESSIONAL STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LANDSCAPE ARCHITECTS. I AM A CERTIFIED INTERIOR DESIGNER, AND LANDSCAPE ARCHITECTS. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



OWNER'S CERTIFICATION
THE SURVEY OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Ralph W. Hoff
STATE OF VA
COUNTY OF Loudoun
THE FOREGOING STATEMENT OF CONSENT WAS ACKNOWLEDGED BEFORE ME BY RALPH W. DODD (TRUSTEE) THIS 10th DAY OF December 2008.

Elizabeth M. Sawyer
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/31/2010

GENERAL NOTES

- OWNER KENDALL N. WILLIS DECLARATION OF TRUST
- TAX PARCEL 57A-49
- SOURCE OF TITLE INSURANCE (IT #200500089 (WILL))
- REFERENCES: SCHERER TROWERS FARM NEAR EASTVILLE, DATED OCTOBER 1933, BY G. H. BADGER AND RECORDED IN THE LAND RECORDS OF NORTHAMPTON COUNTY, VIRGINIA AT PLAT BOOK 4, PAGE 113
- A SURVEY WAS PERFORMED ON THIS PROPERTY IN FEBRUARY 2007 WITH A BOUNDARY CLOSURE THAT EXCEEDS 1:10,000
- BEARINGS SHOWN HEREON AREA BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91 AND WAS ESTABLISHED FROM PUBLISHED USGS ZONE CENTER POINTS BETWEEN POINTS X AND AT (RELEV 8). FLOOD ZONE DESIGNATIONS ARE SHOWN FOR INFORMATION ONLY AND DO NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS. MSA P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
- TOTAL AREA ENCOMPASSED BY THIS SURVEY: 238.0 ACRES ±
- CURRENT ZONING: A-1 AGRICULTURE
- MINIMUM STRUCTURE SETBACKS: 60' FROM RIGHT-OF-WAY, 60' REAR, 50' SIDE, 50' SHORELINE 115'
- ZONING AND SETBACK INFORMATION IS ACCURATE AS OF THE DATE OF PLAT APPROVAL AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

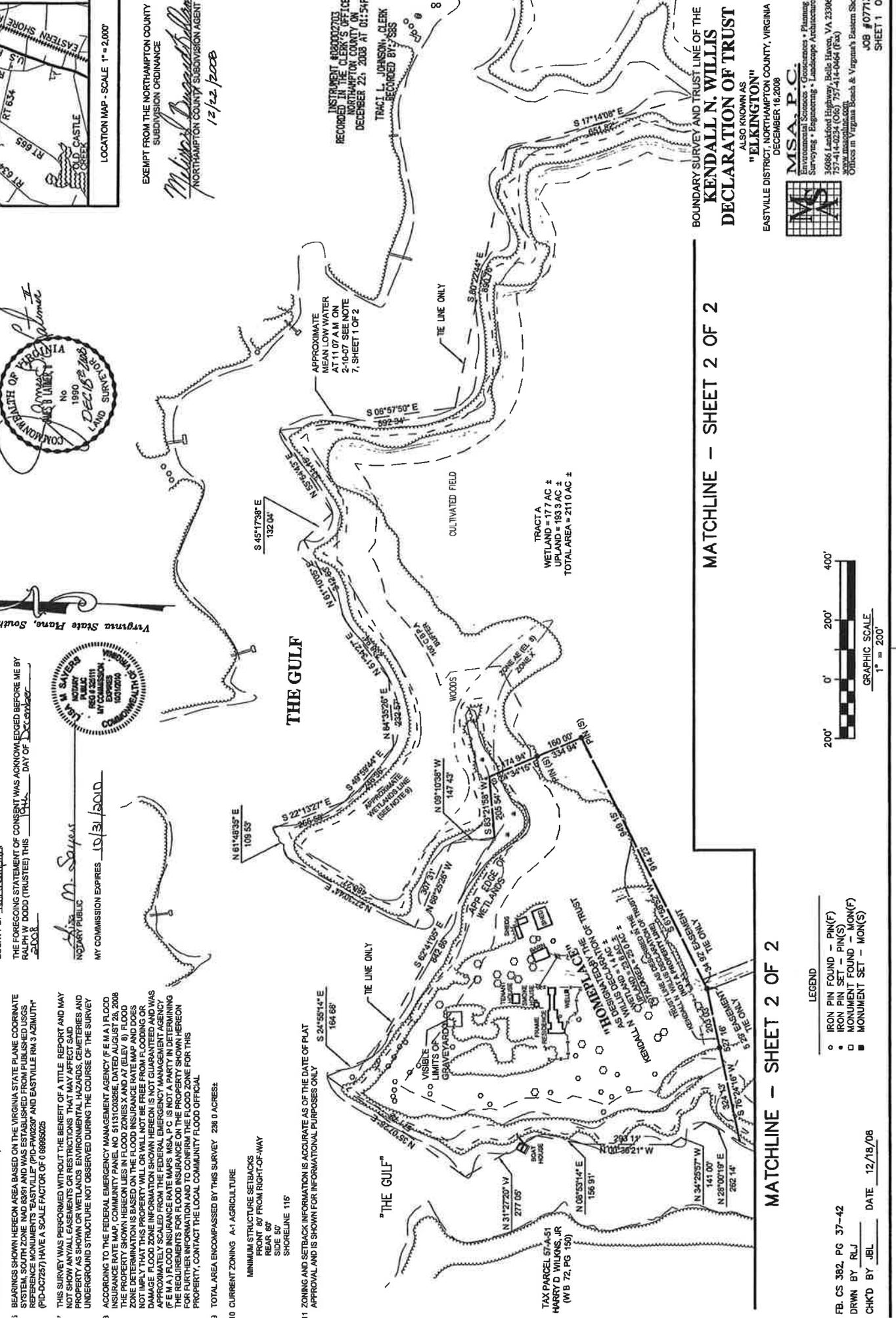
BOUNDARY SURVEY AND TRUST LINE OF THE KENDALL N. WILLIS DECLARATION OF TRUST

ALSO KNOWN AS "ELKINGTON"

EASTVILLE DISTRICT, NORTHAMPTON COUNTY, VIRGINIA
DECEMBER 16, 2008

MSA P.C.
Environmental Sciences • Geosciences • Planning
Surveying • Engineering • Landscape Architecture
36986 Lankford Highway, Belle Haven, VA, 22306
757-414-0234 (O) 757-414-0664 (FAX)
Offices in Virginia Beach & Virginia's Eastern Shore

JOB #07713
SHEET 1 OF 2

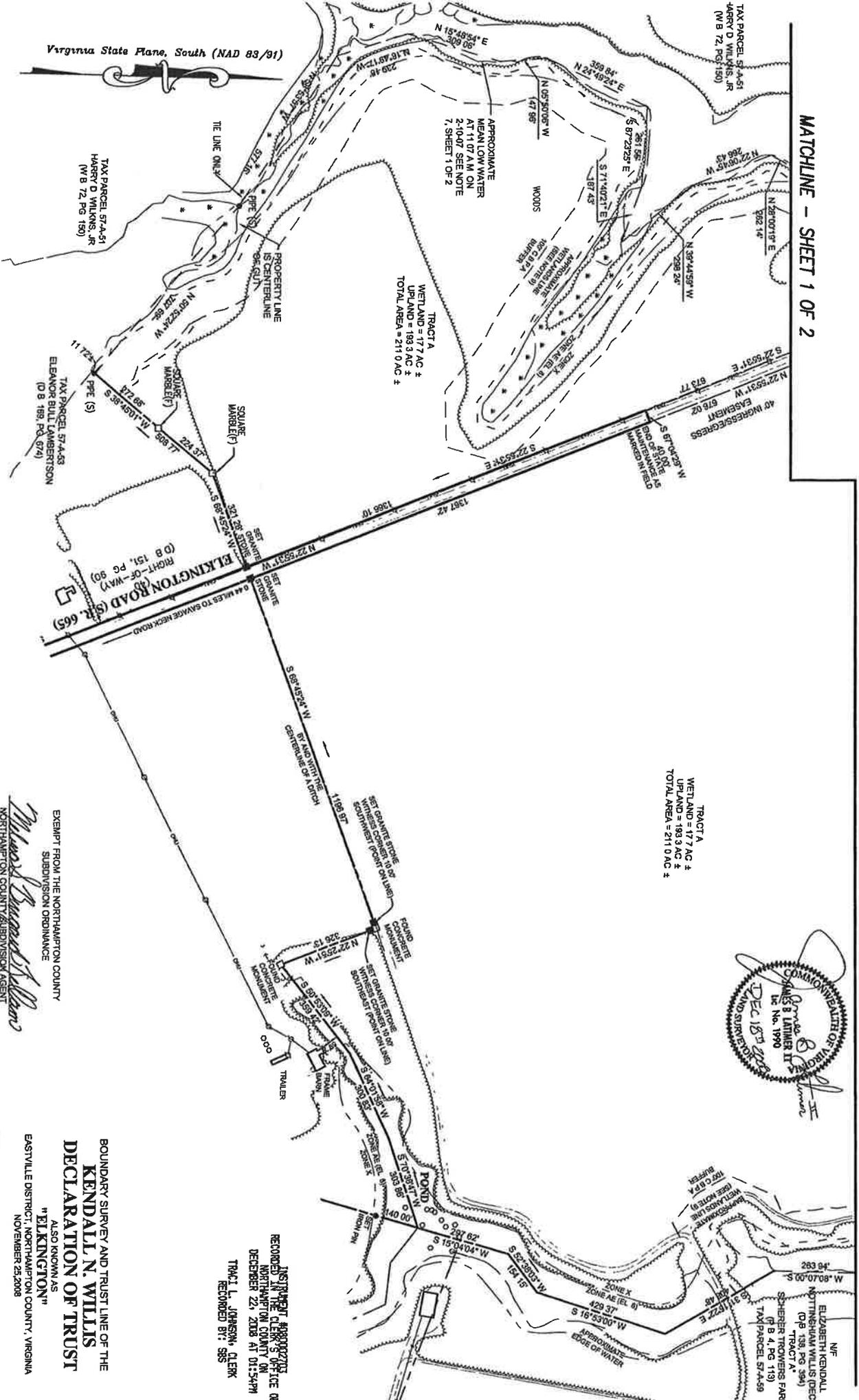


MATCHLINE - SHEET 2 OF 2

MATCHLINE - SHEET 2 OF 2

MATCHLINE - SHEET 1 OF 2

MATCHLINE - SHEET 1 OF 2



Virginia State Plane, South (NAD 83/91)

TAX PARCEL 57-A-51
HARRY D. WILLIAMS, JR.
(WB B 72, PG 150)

TAX PARCEL 57-A-63
ELEANOR BULL LAMBERTSON
(DB B 189, PG 674)

TAX PARCEL 57-A-51
HARRY D. WILLIAMS, JR.
(WB B 72, PG 150)

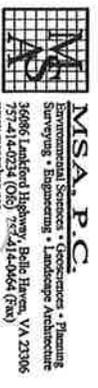
TRACT A
WETLAND = 177 AC ±
UPLAND = 183.3 AC ±
TOTAL AREA = 211.0 AC ±



EXEMPT FROM THE NORTHAMPTON COUNTY
SUBDIVISION ORDINANCE
William D. Williams
NORTHAMPTON COUNTY SUBDIVISION AGENT
12/22/2008

BOUNDARY SURVEY AND TRUST LINE OF THE
KENDALL N. WILLIS
DECLARATION OF TRUST
ALSO KNOWN AS
"ELKINGTON"
EASTVILLE DISTRICT, NORTHAMPTON COUNTY, VIRGINIA
NOVEMBER 25, 2008

RECORDED IN THE CLERK'S OFFICE OF
NORTHAMPTON COUNTY ON
DECEMBER 22, 2008 AT 01:54PM
TRACT 1, JONAS, CLERK
RECORDED BY: SRS





DEVELOPMENT DEPARTMENT NORTHAMPTON COUNTY, VIRGINIA

Development Department
Kris Tucker, Director
- Planning
- Zoning
- Building
- Code Compliance
- Economic Development

16404 Courthouse Road
P.O. Box 538
Eastville, VA 23347
Phone: 757-678-0443
Fax: 757-678-0483
www.co.northampton.va.us

Staff Report

Petition: Special Use Permit 2016-03
Applicant: Elizabeth Dodd
Staff Reviewer: Peter Stith, AICP
Long Range Planner
Site Visit Conducted: February 16, 2016
Date: February 22, 2016

General Information/Background

Special Use Permit 2016-03: Elizabeth Dodd has applied to obtain a special use permit for an Event Venue on property located 16111 Elkington Road, near Eastville. The property, described as Tax Map 57, double circle A, parcel 52A, is zoned AG, Agriculture and contains approximately 25 acres of land.

Existing Conditions and Zoning

The subject property is at the end of Elkington Rd. (Rt. 665) off of Savage Neck Dr. (Rt. 634) west of Eastville. The property is located on The Gulf and has waterfront on three sides. The parcel to the north across The Gulf is zoned AG, Agriculture, is currently under cultivation and located in the Herncliff AFD. The property to the west is zoned AG, Agriculture, is currently under cultivation and located in the Elkington AFD. The property to the south and east is zoned AG, Agriculture, is currently under cultivation and is located in the Elkington AFD. This property is owned by the family of the applicant.

The applicant is proposing to operate an Event Venue on the subject property.

Environmental Considerations

Soils: According to the United States Department of Agriculture Soil Conservation Service Soil Survey of Northampton County, the majority of the parcel consists entirely of BoA, Bojac fine sandy loam. It is nearly level, very deep and well drained. Permeability is moderate and surface runoff is slow with the seasonal high water table located more than 4 feet below the surface. Other soils on the site include BhB, Bojac loamy sand and MuA, Munden sandy loam. The BhB soil is gently sloping, very deep and well drained with moderately rapid permeability. The seasonal water table is more than 4 feet below the surface. The soil along the coastal edge of the property is MoD, Molena loamy sand. This soil is moderately sloping to steep, very deep and somewhat excessively drained. Permeability is rapid and surface runoff is slow to medium.

Ground Water: The site is not located within the main recharge area spine.

Chesapeake Bay Preservation Areas: The property is located on The Gulf and does contain a Resource Protection Area (RPA) around the entire shoreline.

Staff Comment

Tourism is a major economic driver for Northampton County. Throughout the Comprehensive Plan there are many references related to tourism. Some of the sections are referenced below:

1.2.4 Local Economy and Economic Development

Agriculture-based, nature-based, and cultural and heritage-based tourism were identified as key industries that the County should pursue and plan for in the coming years.

1.3.1 Northampton County Vision Statement

Commercial and Economic Development

- *Tourism, including resort recreation and nature-based, agriculture-based and heritage-based tourism, is a key part of the local economy.*

2.2.2.1 Rural/Agricultural Area Land Uses

g. Non-agricultural low-impact uses that are complementary to agriculture and open-space preservation or complementary to low-impact nature- and agriculture and heritage-based tourism uses may be allowed. Such uses should be subject to special-permit review and permitted only if the use is compatible in scale and intensity with agricultural activities and poses no threat to public health, safety and welfare.

3.4.1 Tourism Goals and Strategies

Goal: Support tourism activities in appropriate locations through land use planning.

Implementation Strategies:

- 1) *Provide for activities that are tourist-draws, such as festivals, wineries, tours, non-motorized recreational trails, arts and agritourism events and activities, bed and breakfast inns, etc., through zoning.*

As stated in the application, the applicant will not be constructing any new buildings on-site, but may do so in the future. There is an area shown on the site plan for the future location of a permanent bathroom if the business is successful. In the meantime, portable bathroom facilities will be used for events. All other facilities at this time will use tents. Tent permits will be required for each event which involve zoning clearance for setbacks and building inspection for tent installations. The applicant states the number of guests will range between 20 and 500 guests. The parking area required will necessitate an engineered site plan for that portion of the project. VDOT and VDH comments are included in the file and at this time there are no concerns with either organization. All parking, tents and structures associated with the event venue must be located outside of the RPA. This should be considered as a condition of approval for this petition.

The applicant has provided approximate distances to the closest dwellings, with the closest one being 1,740 feet away from the main house. The distance to where the event will take place is slightly closer at approx. 1,500 feet. There are two other dwellings that use Elkington Dr. One dwelling is located 100 feet from Elkington Dr. and is approximately 3,000 feet from the subject parcel. The other dwelling is a single-wide located on property owned by the applicant and is located approximately 1,500 feet from Elkington Dr.

The proposed use is consistent with Comprehensive Plan objectives to provide for heritage-based tourism activities. The use would not appear to have adverse impacts on adjacent properties. **§154.1-318 Event Venue** of the zoning ordinance spells out the performance standards required for an Event Venue. The applicant has provided information related to the standards in the statement of justification. Staff recommends the information provided in the application to be considered as conditions of the SUP regarding the following: hours of operation, maximum number of guests, and location of all structures (including parking areas) to be located outside of the RPA.

Theresa Adkins

From: Pusey, Dale (VDOT) [Dale.Pusey@vdot.virginia.gov]
Sent: Friday, February 19, 2016 10:06 AM
To: 'Theresa Adkins'
Subject: RE: SUP 2016-03 Dodd, Elizabeth

Theresa,

According to VDOT records, VDOT's maintenance responsibility for Elkington Road stops approximately 0.13 miles short of the Dodd property entrance. Therefore VDOT has no comment on the access to the Dodd property since there will be no proposed construction within the portion of the right of way that is maintained by VDOT. Please contact me with any questions.

Dale Pusey, P. E.
Area Land Use Engineer
Hampton Roads District
Accomac Residency

Virginia Department of Transportation
23096 Courthouse Avenue
Accomac, VA 23301
Office: (757) 787-5932
Email: dale.pusey@vdot.virginia.gov

From: Theresa Adkins [<mailto:tadkins@co.northampton.va.us>]
Sent: Thursday, February 11, 2016 4:42 PM
To: Pusey, Dale (VDOT); jrichardson@vdh.virginia.gov; Plant, Cathy (VDH)
Subject: SUP 2016-03 Dodd, Elizabeth

Attached is SUP 2016-03 please review and have comments to us by February 22, 2016 if you can. If you have any questions please let me know. Thank you.

Theresa A Adkins

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Northampton County
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Email- tadkins@co.northampton.va.us

Theresa Adkins

From: Plant, Cathy (VDH) [Cathy.Plant@vdh.virginia.gov]
Sent: Friday, February 19, 2016 1:15 PM
To: Theresa Adkins
Subject: FW: SUP 2016-03 Dodd, Elizabeth- Cathy's comments

FYI, Theresa.

CATHY PLANT
ENV. HEALTH TECH. SPECIALIST, REHS, AOSE
EASTERN SHORE HEALTH DISTRICT
23191 FRONT STREET
POB 177
ACCOMAC, VA 23301-0177
PHONE: (757) 414-6249 & (757)302-4272

From: Richardson, Jonathan (VDH)
Sent: Friday, February 19, 2016 11:17 AM
To: 'Melissa Kellam'
Cc: Plant, Cathy (VDH); Thomas, Jeffrey (VDH); Bruno, Gavin (VDH)
Subject: FW: SUP 2016-03 Dodd, Elizabeth- Cathy's comments

Please see Cathy's comments below. Appears acceptable as currently proposed. A check with ODW may be prudent as far as the drinking water is concerned.

Jon

From: Plant, Cathy (VDH)
Sent: Friday, February 12, 2016 3:34 PM
To: Richardson, Jonathan (VDH); Thomas, Jeffrey (VDH)
Subject: RE: SUP 2016-03 Dodd, Elizabeth- Cathy's comments

Summary:

16111 Elkington Road, Eastville
Tax Map # 57((A)52

Owner wants to use this 25 acre farm for an event venue for 20-500 persons

Plans do not appear to provide overnight lodging for guests.

Owner would reside in the main house. Future plans are to renovate a tenant house that may serve as an office, place for a bride to dress, may design with a kitchen. They plan to provide portable toilets for each event. They plan to have catered events.

Comments:

Appears acceptable. If the tenant house is renovated to provide running water a VDH sewage system permit will be needed.

I do not know if they are going to offer water to the guests. Would ODW need to be involved?

CATHY PLANT
ENV. HEALTH TECH. SPECIALIST, REHS, AOSE
EASTERN SHORE HEALTH DISTRICT

23191 FRONT STREET
POB 177
ACCOMAC, VA 23301-0177
PHONE: (757) 414-6249 & (757)302-4272

From: Plant, Cathy (VDH)
Sent: Friday, February 12, 2016 7:35 AM
To: Richardson, Jonathan (VDH); Thomas, Jeffrey (VDH)
Subject: FW: SUP 2016-03 Dodd, Elizabeth

Event venue planned.....

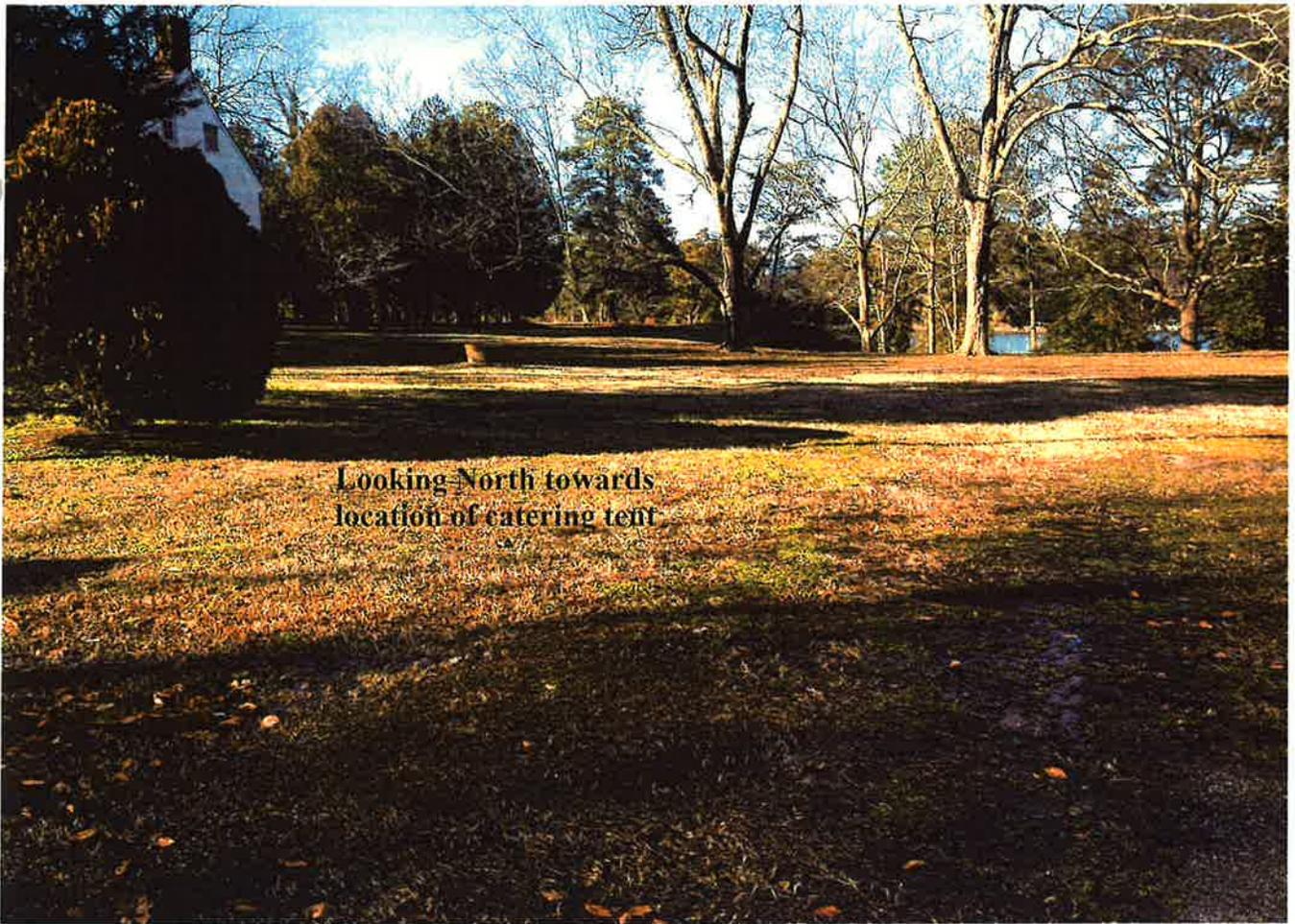
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ENV. HEALTH TECH. SPECIALIST, REHS, AOSE
EASTERN SHORE HEALTH DISTRICT
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PHONE: (757) 414-6249 & (757)302-4272

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Sent: Thursday, February 11, 2016 4:42 PM
To: Pusey, Dale (VDOT); jrichardson@vdh.virginia.gov; Plant, Cathy (VDH)
Subject: SUP 2016-03 Dodd, Elizabeth

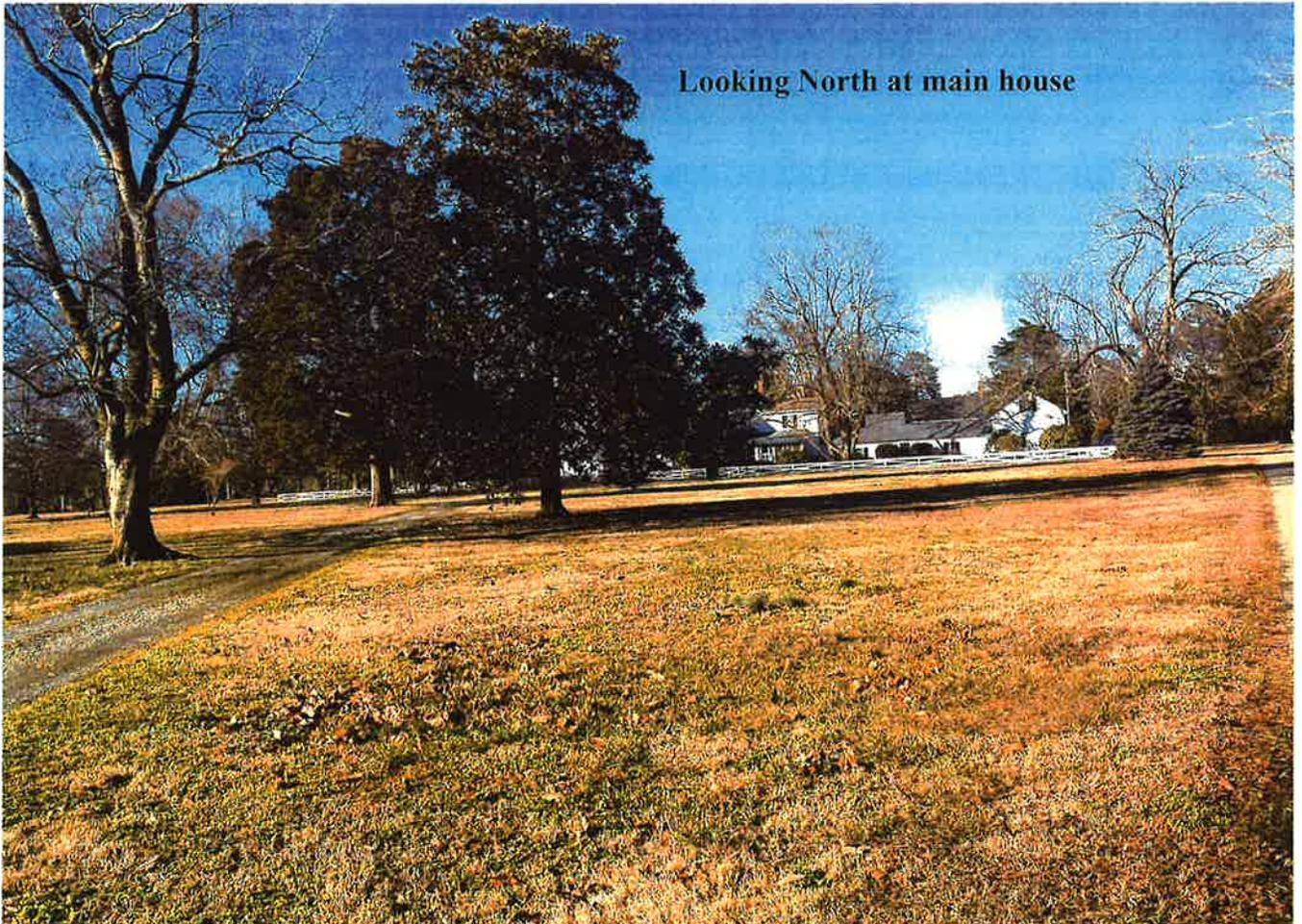
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Theresa A Adkins

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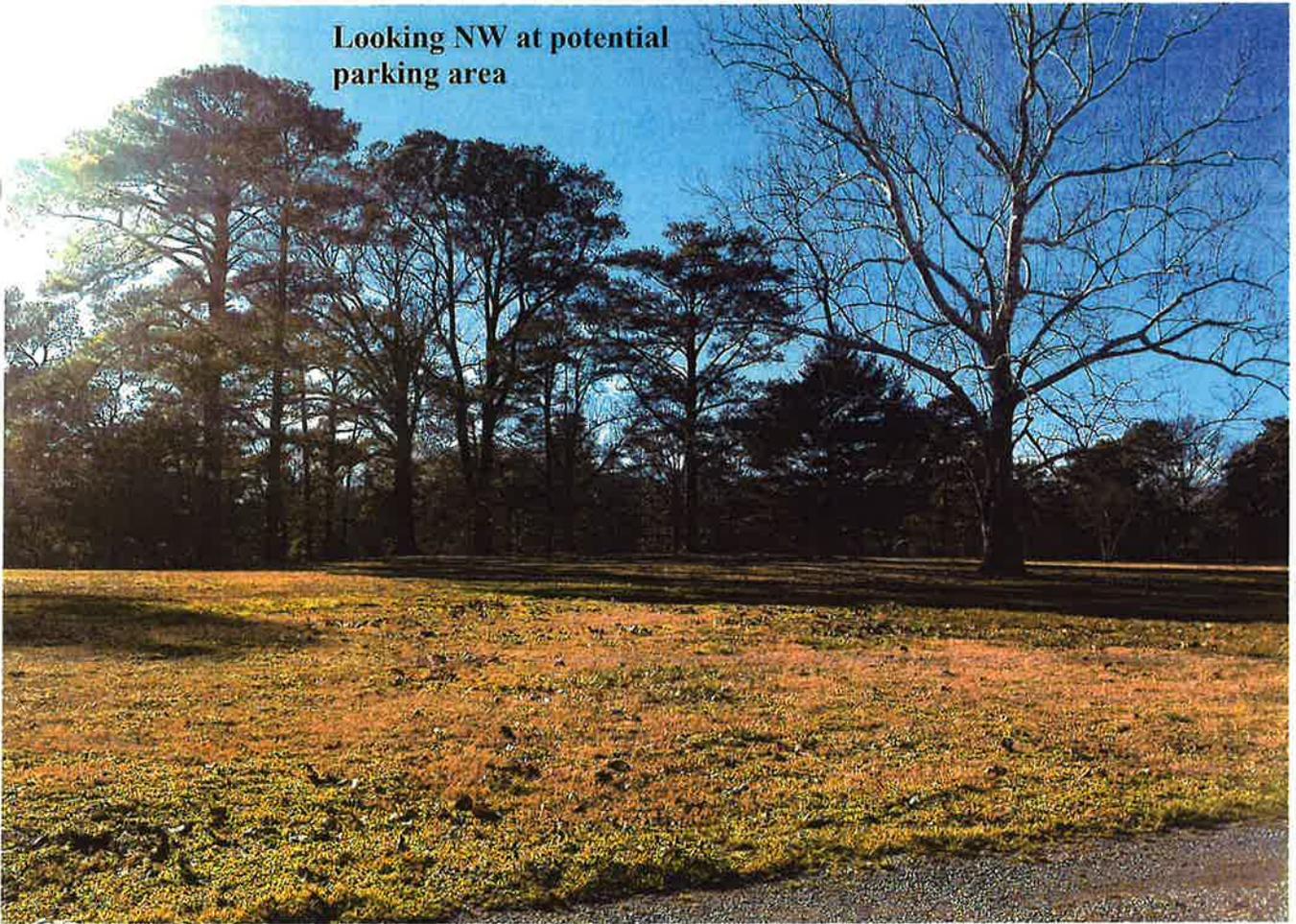


Looking North towards
location of catering tent



Looking North at main house

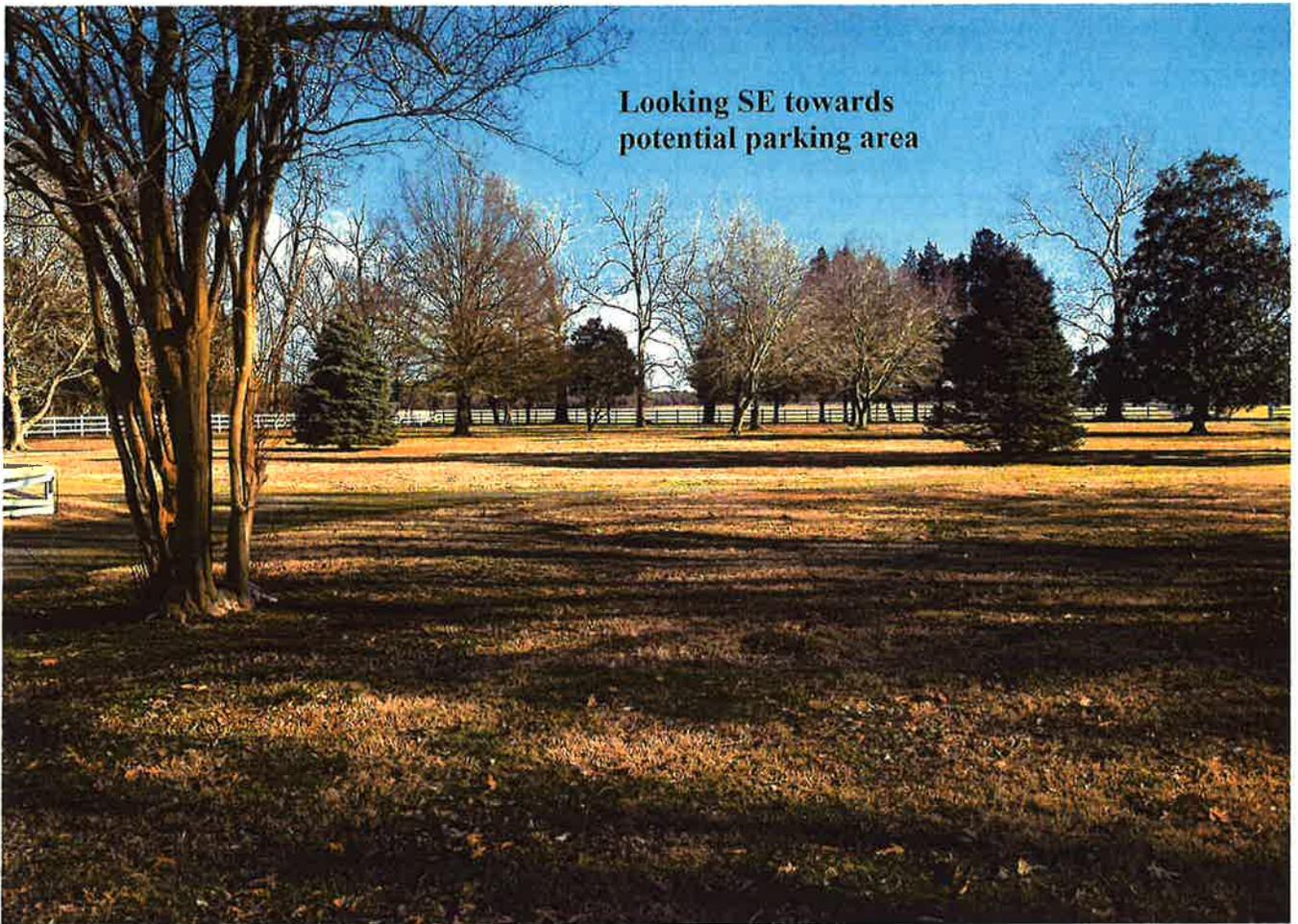
Looking NW at potential parking area



Looking NW towards event tent site



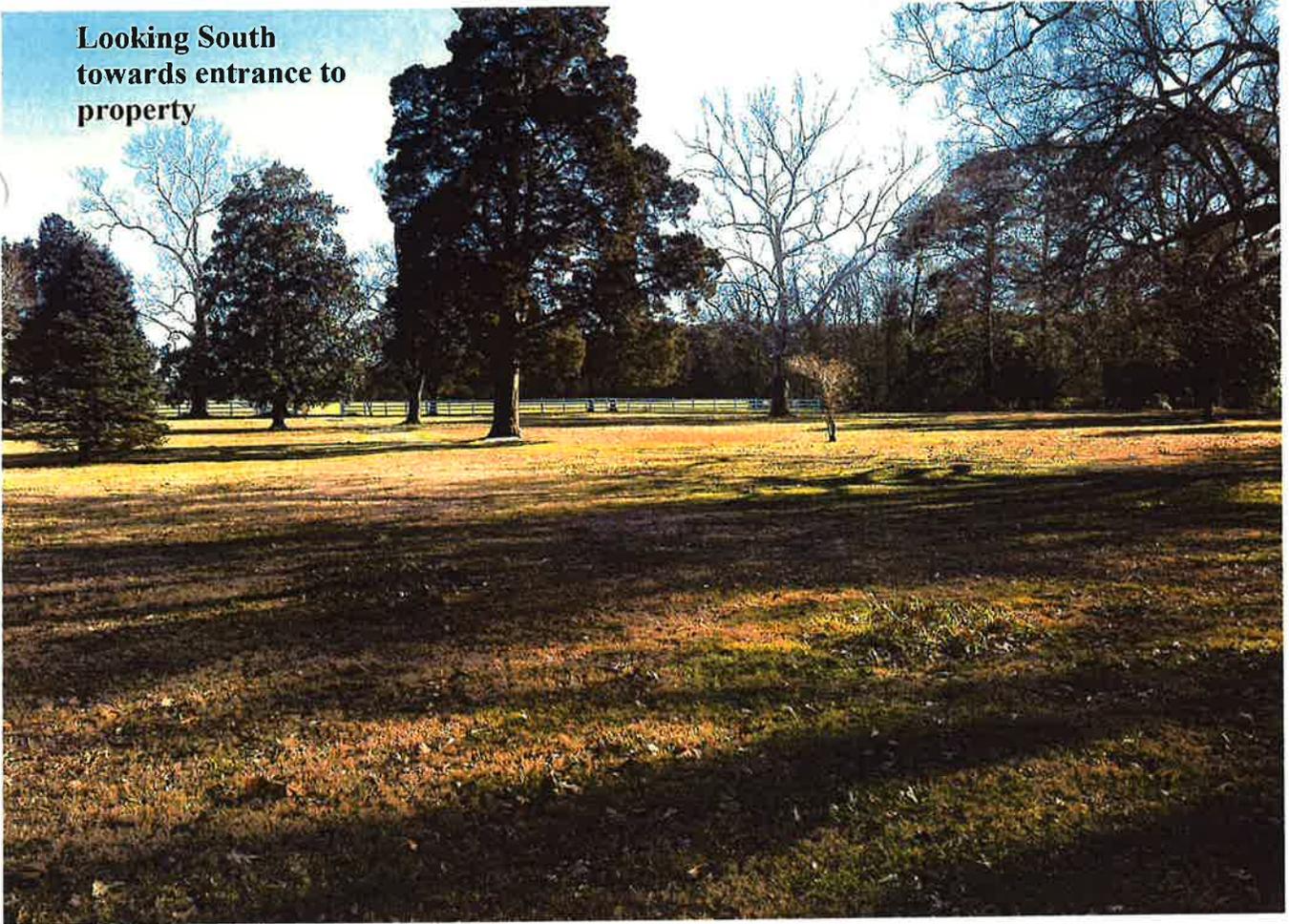
Looking SE towards
potential parking area



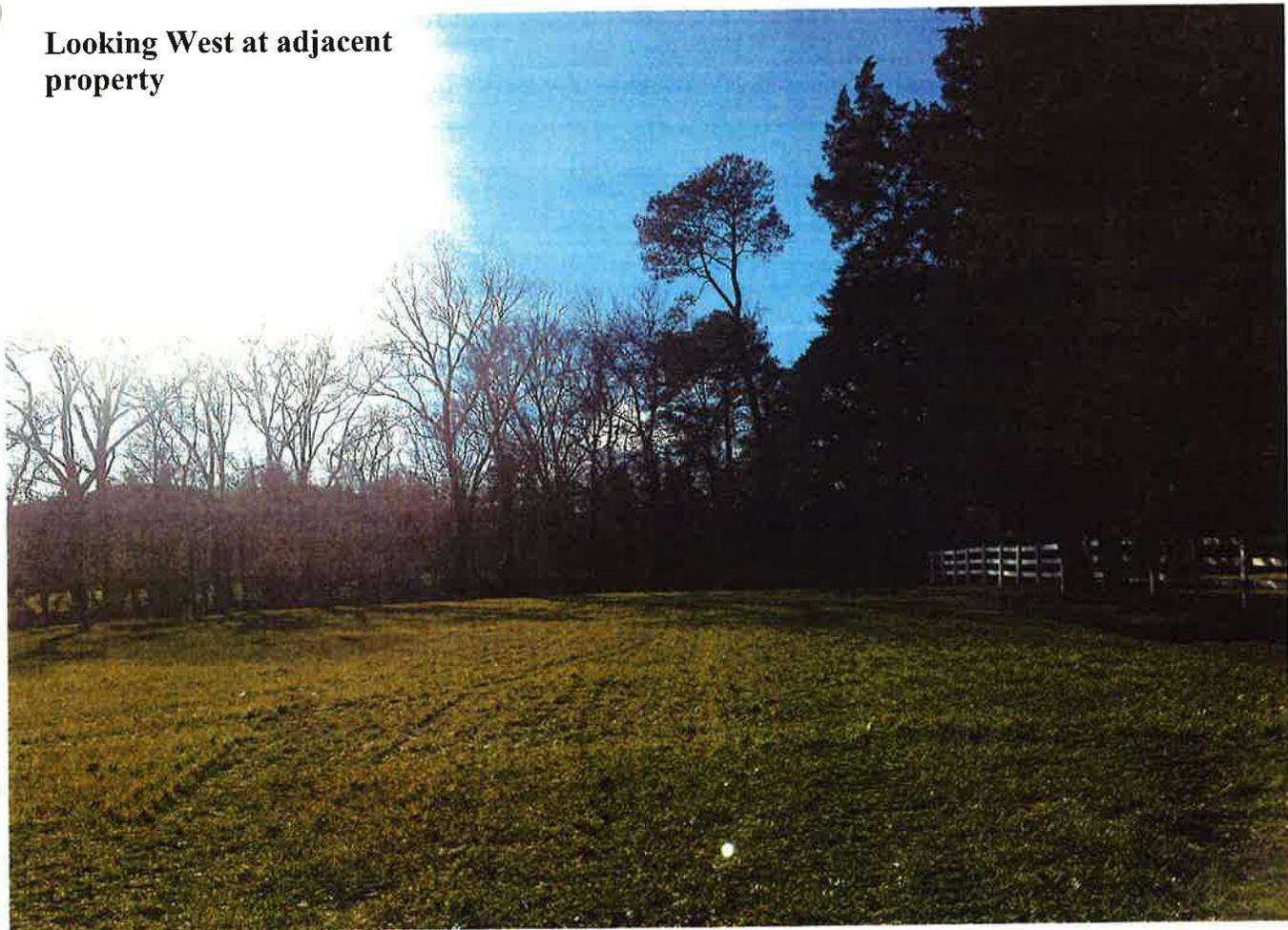
Looking South along Elkington Dr.
towards Savage Neck Rd.



**Looking South
towards entrance to
property**



**Looking West at adjacent
property**



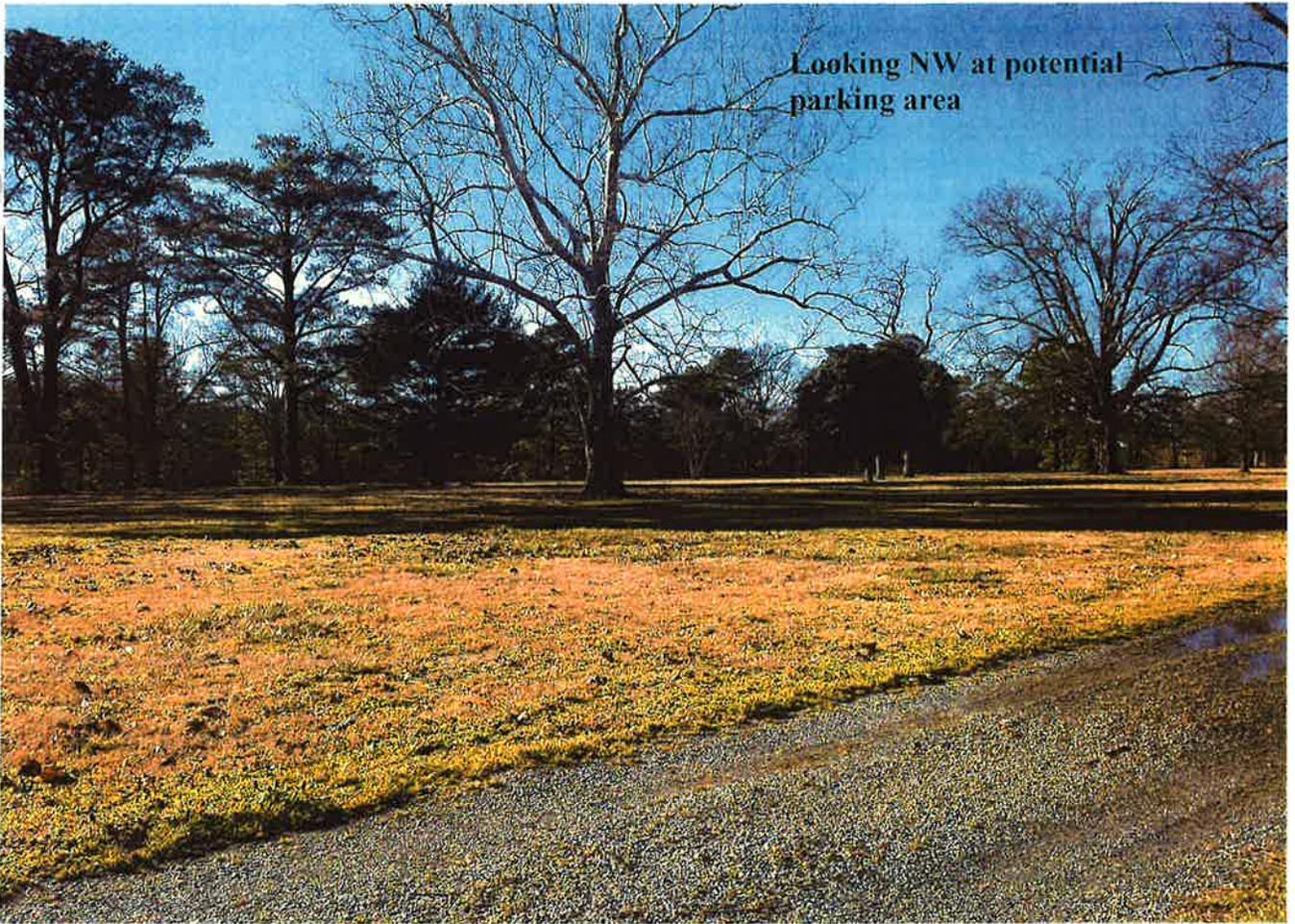
Looking East at adjacent farm



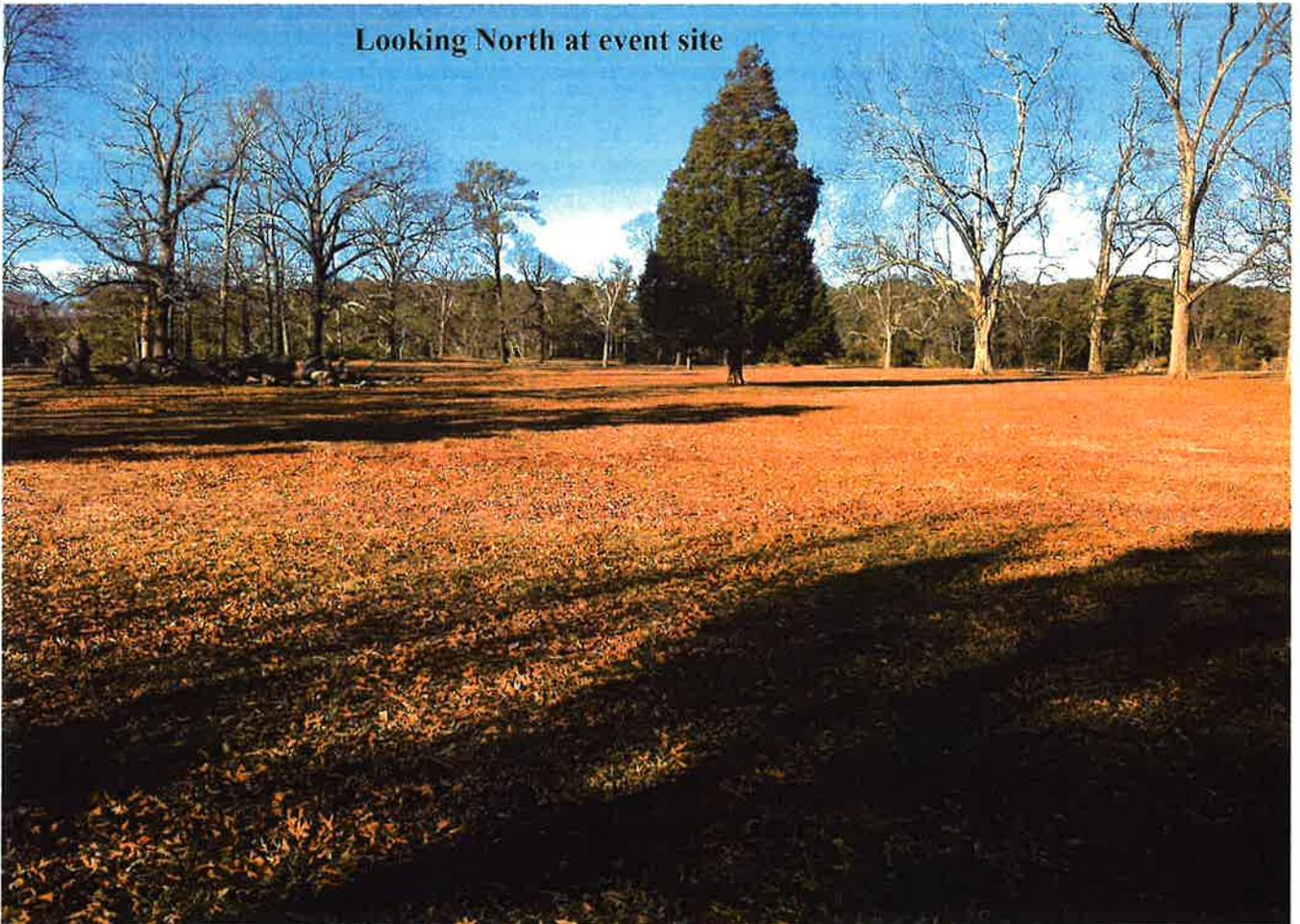
Looking East at main house



Looking NW at potential parking area



Looking North at event site





Looking North at entrance to property