

**Northumberland County Planning Commission  
December 18, 2008  
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on December 18, 2008 at 7:00 p.m. in the Courthouse at Heathsville, VA with the following attendance:

Thomas Basker	Present	Bill Kling	Present
Chris Cralle	Present	George Kranda	Present
Kevin Elmore	Present	Garfield Parker	Absent
Alfred Fisher-Chairman	Present	Jim Stone	Present
Ed King	Present	Charles Williams	Present

Others in attendance:

Richard Haynie (Board of Supervisor Ex-Officio Member)

Luttrell Tadlock (Assistant County Administrator)

W.H. Shirley (Zoning Administrator)

**RE: INVOCATION**

Ed King gave the invocation.

**RE: November 20, 2008 MINUTES**

Upon motion from Jim Stone, seconded by Ed King, and approved by all, the November 20, 2008 minutes were approved as written. The vote was as follows:

Thomas Basker	AYE	Bill Kling	AYE
Chris Cralle	AYE	George Kranda	AYE
Kevin Elmore	AYE	Garfield Parker	Absent
Alfred Fisher-Chairman	AYE	Jim Stone	AYE
Ed King	AYE	Charles Williams	AYE

**RE: BOARD OF SUPERVISORS REPORT**

Luttrell Tadlock gave the Board of Supervisors' report.

**RE: WORKSESSION ON SECTION 1 OF THE ZONING REVIEW, "PURPOSES SECTIONS OF EXISTING ZONING DISTRICTS".**

Luttrell Tadlock began by explaining to the Commission that all public comments received for Section 1 had been compiled and County Staff has made corresponding comments to each public comment received. (A copy of the public and staff comments can be found in 12/18/2008 meeting file.)

The Commission discussed affordable housing. Questions ranged from how can the County implement affordable housing, what type of housing is needed, to how is affordable housing really defined?

George Kranda felt that having a statement that promoted and preserved the creation of affordable housing would not make it harder to prohibit affordable housing within in the zoning.

Bill Kling noted that there is no ready definition for affordable housing. What he thinks that this is referring to is housing for teachers, policeman, and etc. not low income housing.

Charles Williams noted that this type of housing would come from the private sector and not the County; however; if the County is serious about affordable housing, they would need to give some type of incentive to construct such housing.

One of the comments was to delete the sentence within the Agricultural Purpose that stated "The character of this district should remain agricultural in nature, with residential, industry or small commercial businesses permitted only when related to agriculture purposes and when it will benefit the immediate area without degrading the environment." Staff recommends that it state the following: "The character of this district should remain agricultural in nature, with residential, industry or small commercial businesses permitted only when it will benefit the immediate area without degrading the environment."

Ed King noted that he felt this still made it very restrictive.

Al Fisher commented that he felt that this may be a result of all of the residential growth in the A-1 (Agricultural) district.

Charles Williams stated that rural character is arbitrary. It is going to depend on how long you have lived in the County. Somebody that has lived in the County since they were young (like me), may have a different definition of what is rural than someone that just moved into the County, and the Native Americans definition of what is rural compared to mine will be different.

The next section the Commission discussed was the fact that notifications to each property owner are not required by law if the County changes the usages within a particular zoning district.

Ed King felt that if the usages are being changed that the property owners should be notified and that advertising in the local paper is not adequate notification.

Al Fisher asked how much would this cost the County, with mailing and staff time. He does agree that the public should know what changes are being proposed.

Luttrell Tadlock noted that there were three or four letters that came in late and that he was unable to place the comments on the sheet. He also noted that the comments made in those letters were similar to what was already addressed.

George Kranda would like to commend staff for putting together the comments and putting a professional opinion with each comment.

Al Fisher seconded the comment.

Upon motion from George Kranda, seconded by Chris Cralle, and approved, the Commission would like to see the comments for Section 1 incorporated into this section to reflect staff's recommendations. The vote was as follows:

Thomas Basker	AYE	Bill Kling	AYE
Chris Cralle	AYE	George Kranda	AYE
Kevin Elmore	AYE	Garfield Parker	Absent
Alfred Fisher-Chairman	AYE	Jim Stone	AYE
Ed King	AYE	Charles Williams	AYE

#### **RE: OTHER BUSINESS**

Luttrell Tadlock explained to the Commission that there was a public hearing scheduled in January on Section 2 of the Zoning Review; however, as County Staff worked on the next section it seemed that it would be more beneficial to revise the schedule. The new schedule would include reviewing the purpose sections, as well as the permitted and conditional uses within existing and proposed zoning districts, allowing everyone to see why particular language is being proposed.

The Commission will not be holding a public hearing in January 2009 on Section 2 of the Zoning Review but will have a working session at the March 2009 meeting.

#### **RE: PUBLIC COMMENT PERIOD**

Larry Moore commented that the median income for Northumberland County can be found with the Census Data. He thought the Commission would be interested in this as they started the meeting by discussing affordable housing.

David Fine commented that as a realtor, he wanted the Commission to know that there are homes in the County that are affordable. Individuals are having difficulty obtaining loans to purchase homes. There is affordable housing in the low \$100,000. The other downside is that mortgage companies will not give loans for a mobile home. Mr. Tadlock spoke earlier of work force housing. Mr. Fine feels that this is very important to keep the fireman, police, nurses, and other important people in the County.

Manual Haynie noted that one has to come up with a 20% down payment for a mortgage. What is wrong with renting?

Colston Newton questioned why “suitable” isn’t used rather than “affordable”.

Charles Williams commented that he feels “affordable” refers to the County needing something at a cost that so people can get into the home, whereas “suitable” has a different meaning.

Reid Pierce Armstrong noted to the Commission that there was an article in the Rappahannock Record approximately six months ago regarding an affordable housing symposium that was held at the Lancaster Middle School.

Ralph Millar noted that there is one aspect that has been skirted along, and maybe the focus is not on the income level or what the developer could build. Maybe its more of an encouragement statement to have the County promote non-profits, grants, foundations to come into the County to help those less fortunate. He feels that affordable housing is important, for individuals such as teachers. He feels that maybe this language would lead the County to be open to the idea and allowing affordable housing.

Bill Kling stated that comments should still be accepted on the matters discussed tonight.

**RE: ADJOURNMENT**

With a motion from Garfield Parker, seconded by Ed King, and approved by all, the meeting was adjourned. The vote was as follows:

Thomas Basker	AYE	Bill Kling	AYE
Chris Cralle	AYE	George Kranda	AYE
Kevin Elmore	AYE	Garfield Parker	Absent
Alfred Fisher-Chairman	AYE	Jim Stone	AYE
Ed King	AYE	Charles Williams	AYE