

**Northumberland County Planning Commission
March 20, 2008
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on March 20, 2008 at 7:00 p.m. in the Courthouse at Heathsville, VA with the following attendance:

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

Others in attendance:

Richard Haynie (Board of Supervisor Ex-Officio Member)

Luttrell Tadlock (Assistant County Administrator)

RE: INVOCATION

Garfield Parker gave the invocation.

RE: FEBRUARY 21, 2008 MINUTES

Upon motion from Bill Kling, seconded by Charles Williams, and approved by all, the February 21, 2008 minutes were approved as written. The vote was as follows:

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

RE: BOARD OF SUPERVISORS REPORT

Luttrell Tadlock gave the Board of Supervisors' report.

**RE: TABLED FROM 2/21/08 PLANNING COMMISSION MEETING-
REQUEST BY JAMES L. DUNN FOR A CHANGE IN ZONING DISTRICT
CLASSIFICATION, TO REZONE TAX MAP PARCEL #36A-(1)-67.**

Luttrell Tadlock explained to the Commission that Mr. Dunn would like to table his request until the April 17, 2008 Planning Commission meeting.

With a motion from Garfield Parker, seconded by Gertha Basey, and approved by all, the Commission tabled Mr. Dunn's request until the April 17, 2008 Planning Commission meeting. The vote was as follows:

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

RE: PUBLIC HEARING TO DEFINE "AQUACULTURE", "AQUACULTURE FACILITY" AND "AQUATIC ORGANISM". THE PUBLIC HEARING ALSO INCLUDED AMENDING THE ZONING ORDINANCE TO ALLOW "AQUATIC FACILITY" AS A CONDITIONAL USE IN VARIOUS ZONING DISTRICTS.

Luttrell Tadlock explained the proposed language which is as follows:

1. An amendment to the Northumberland County Zoning Ordinance Article I, Section 148-3, Definitions and word usage; to define "Aquaculture", "Aquaculture Facility" and "Aquatic Organism" as follows:
 - a. **Aquaculture-** the propagation, rearing, enhancement, and harvest of aquatic organisms in controlled or selected environments, conducted in marine, estuarine, or fresh water.
 - b. **Aquaculture Facility-** any land, structure, or other appurtenance that is used for aquaculture, including, but not limited to, any laboratory, hatchery, pond, raceway, pen, cage, or incubator.
 - c. **Aquatic Organism-** any species or hybrid of aquatic animal or plant, including, but not limited to, "fish," "fishes," "shellfish," "marine fish," and "organisms" as those terms are defined by the Code of Virginia §28.2-100.
2. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article II, Section 148-6 B; Article III, Section 148-18 B ; Article V, Section 148-43 B; Article VII, Section 148-65 B; and Article VIII, Section 148-74 B; Conditional Uses in Conservation District (C-1), Agriculture District (A-1), Residential Waterfront (R-2), Business General District (B-1) and Industrial Light District (M-1) respectively: to add "Aquaculture Facility".

Al Fisher opened the public hearing.

Greg Haugan recommended to the Commission that the word "Commercial" be placed in front of the word "Aquaculture". He felt that individuals involved with oyster gardening should not be classified under the proposed language. Dr. Haugan also noted he felt that a use such as a "Aquaculture Facility" should be allowed by right in the Agriculture (A-1) and Industrial Light (M-1) Districts.

With no further public comments, Mr. Fisher closed the public hearing.

With a motion from Bill Kling, seconded by Garfield Parker, and approved by all, the Commission recommends the word “Aquaculture” be preceded by the word “Commercial” in section 1 as written above to clarify between commercial and individual operations . The vote was as follows:

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

With a motion from Bill Kling, seconded by Thomas Basker, and approved by all, the Commission recommends the word “Aquaculture” be preceded by the word “Commercial” in section 2 as written above to clarify between commercial and individual operations . The vote was as follows:

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

With a motion from Garfield Parker, seconded by Gertha Basey, and approved by all, the Commission recommends to the Board of Supervisors the language be amended in the Northumberland County Zoning as advertised with the above noted recommended changes for clarification. The vote was as follows:

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

After some discussion by the Commission regarding how this would affect crab shedding operations, the Commission decided to rescind their last motion to clarify the districts in which the “Commercial Aquaculture Facility” could be placed.

With a motion from Al Fisher, seconded by Charles Williams, and approved by all, the Commission rescinded its last motion to send the recommended language to the Board of Supervisors. The vote was as follows:

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

With a motion from Al Fisher, seconded by Thomas Basker, and approved by all, the Commission recommends “Commercial Aquaculture Facility” be added as a conditional use in the Residential General (R-1) District. The vote was as follows:

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

With a motion from Charles Williams, seconded by Garfield Parker, and approved by all, the Commission recommends to the Board of Supervisors the word “Commercial” be preceded by the word “Aquaculture” and “Aquaculture Facility” as well as “Commercial Aquaculture Facility” be added as a conditional use in the Residential General (R-1) District. The vote was as follows:

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

The Commission also asked staff to look into whether or not a “non-commercial aquaculture facility” definition is needed.

RE: WATER ACCESS SITES

Luttrell Tadlock reported that Northumberland Association for Progressive Stewardship (NAPS) has been working with the County Grants Writer to apply for a Recreational Trails Fund through the Department of Conservation and Recreation (DCR). NAPS has contributed the matching portion (\$5,000) to this grant. Pre-application is due by March 26, 2008.

Luttrell Tadlock also reported the title work on Coopers Landing has been finalized and the County does in fact own the property. He stated an application has been made to the Virginia Marine Resource Commission (VMRC) for the public pier. Funding will be through the Northern Neck Chesapeake Bay Access Authority.

RE: ZONING ORDINANCE SCHEDULE REVIEW COMMITTEE

Luttrell Tadlock explained the recommendation the Zoning Ordinance Schedule Review Committee is proposing to the Planning Commission. (A copy of the proposed schedule can be found in this meeting file). The committee is also recommending the Board of Supervisors and Planning Commission form a working committee to review the Zoning Ordinance which would consist of Planning Commission members, citizens from the County and a Board of Supervisor member. Any recommendation coming from the working group would go to the Planning Commission.

With a motion from Garfield Parker, seconded by Bill Kling, and approved by all, the Commission is forwarding to the Board of Supervisors the proposed review schedule along with the recommendation to form another working committee to review the Zoning Ordinance. The vote was as follows:

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

RE: OTHER BUSINESS

Garfield Parker made reference to the upcoming event on Thursday April 3, 2008 regarding the data just received from the core holes at Surprise Hill. He is concerned about the level of water in the aquifer as this report looks as if we are in worse shape than previously thought. He continued by saying that this is something we need to plan for now.

RE: PUBLIC COMMENT PERIOD

Anne Belenger stated that she had brought up at the Board of Supervisors meeting the fact that Conditional Uses were currently not being tracked and how it is up to the neighbors to continuously check. She feels that a system should be put in place to track these types of permits.

Greg Haugan noted the 2006 Comprehensive Plan as having language referring to the aquifers and water supply. He suggested the Commission in their review of the Zoning Ordinance, look at creating a reservoir overlay.

RE: ADJOURNMENT

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

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