

**Northumberland County Planning Commission
November 19, 2009
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on November 19, 2009 at 7:00 p.m. in the Courthouse at Heathsville, VA with the following attendance:

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

Others in attendance:

Richard Haynie (Board of Supervisors Liaison)
Luttrell Tadlock (Assistant County Administrator)
W.H. Shirley (Zoning Administrator)

RE: CALL TO ORDER

Al Fisher, Chairman, called the meeting to order.

Garfield Parker gave the invocation.

RE: BOARD OF SUPERVISORS' REPORT

Luttrell Tadlock gave the Board of Supervisors' Report.

RE: MINUTES

With a motion from Charles Williams, seconded by Bill Kling, and approved by all, the Planning Commission approved the October 15, 2009 monthly meeting minutes. The vote on the matter was as follows:

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

**RE: CONTINUATION FROM OCTOBER 15, 2009 MEETING- PROPOSED
RESIDENTIAL RECREATIONAL DISTRICT (R-6)**

Luttrell Tadlock explained the changes made to the proposed language that was presented at the October 15, 2009 Planning Commission meeting.

It was discussed at the last meeting that one reason Indian Creek was seeking the new zoning classification was due to the fact that their covenants and restrictions have expired.

Garfield Parker questioned whether or not Indian Creek could make these changes to their covenants and restrictions.

Gary Swift noted Indian Creek would need 100% of the property owners to sign off on adopting new covenants and restrictions.

Al Fisher asked Mr. Shirley if he was aware of other covenants and restrictions expiring.

W.H. Shirley noted that he was not aware of other subdivisions which allowed covenants and restrictions to expire nor was he aware of any that required 100% of the landowners to sign off on adopting new covenants and restrictions. He also stated the County does not monitor or track covenants and restrictions of subdivisions.

George Kranda commented that he felt restaurants should not be listed as a permitted use but as conditional use in a residentially zoned area.

Bill Kling questioned what districts golf courses were allowed in today. He noted he is concerned about allowing golf courses in the County while trying to protect the Bay and creating a new district that would promote the construction of these golf courses. What is it going to take to clean up the Bay?

Charles Williams agreed with Mr. Kling; however, at the same time the County has a number of private residences who are applying various fertilizers to their yards.

George Kranda commented that he does not feel we are ready for this district yet. We stopped in the middle of our zoning review to address this new district. We (the Commission) need to discuss the density in R-4 and R-5 before we discuss the proposed R-6 District. As far as golf courses are concerned, allow them by conditional use as well. Mr. Kranda also questioned how an existing non-conforming lot can be rezoned?

With a motion from Al Fisher, seconded by Charles Williams, the Commission is recommending the language for the proposed R-6 Residential Recreational Zoning District be approved with the changes made by staff, and Guest House and Restaurants be moved to conditional use. The vote on the matter was as follows:

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

RE: OTHER BUSINESS

Upon motion by George Kranda, seconded by Garfield Parker, and approved by all, the Commission decided to not have a meeting in December due to not having any items to discuss.

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

RE: PUBLIC COMMENT PERIOD

Ralph Millar discussed covenants and restrictions for subdivisions. He also found it interesting why a non-conforming lot could be rezoned.

W.H. Shirley noted the lot could be rezoned, and it would just stay a non-conforming lot.

Mr. Penley complimented the Commission for their effort.

Garfield Parker noted this shows us that we need to proceed carefully with the zoning review.

Frank Lewis questioned how moving the Restaurant to conditional use affected Indian Creek?

Luttrell Tadlock commented that if Indian Creek was to be rezoned to the proposed R-6 District and Restaurants were listed as a conditional use, Indian Creek’s Restaurant would be grandfathered.

RE: ADJOURNMENT

With a motion from Ed King, seconded by Bill Kling, and approved by all, the meeting was adjourned. The vote on the matter was as follows:

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