

Northumberland County Planning Commission
September 17, 2009
Minutes

The regular monthly meeting of the Northumberland County Planning Commission was held on September 17, 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	Present	Garfield Parker	Present
Alfred Fisher-Chairman	Present	Jim Stone	Absent
Ed King	Absent	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.

RE: BOARD OF SUPERVISORS' REPORT

Luttrell Tadlock gave the Board of Supervisors' Report.

RE: MINUTES

With a motion from Charles Williams, seconded by Kevin Elmore, and approved by all, the Planning Commission approved the August 20, 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	AYE	Garfield Parker	AYE
Alfred Fisher-Chairman	AYE	Jim Stone	Absent
Ed King	Absent	Charles Williams	AYE

RE: ZONING REVIEW

The Commission reviewed Section 3, which consisted of area regulations, set back requirements, height regulations, etc. in the existing zoning districts.

After reviewing the proposed language, the Commission suggested deleting some of the redundant language found in the height regulation section of each zoning district. The

Commission also wanted to know if the definition of a marina included commercial boatyards. Next the Commission discussed housing density in the R-4 Residential Multifamily and R-5 Planned Unit Development. The Commission asked County Staff to propose draft language for these districts and to look at how surrounding counties handle density in these types of districts.

RE: OTHER BUSINESS

There was no other business to be brought before the Commission

RE: PUBLIC COMMENT PERIOD

Greg Haugan noted there are many models of multifamily zoning language; however, each model language notes that you have to fill in the blanks (density) to what best fits your locality. There are a lot of models on work force housing; however, you still need to fill in the blanks to what best fits Northumberland County.

Ralph Millar urged the Commission to have plans in place for the R-4 and R-5 districts for those developers who want to come into the County. This will let the developer know what is expected. He thanked the Commission for their hard work.

Ida Hall explained to the Commission that the Northern Neck Planning District Commission has a program called Community Viz that enables a locality to conduct build-out analysis and analyze water usage requirements. It sounds like this tool could aid the Commission in the zoning ordinance update. She asked why the Commission was not looking at changing the lot sizes in each of the districts. She also thanked the Commission for what they were doing.

W.H. Shirley noted that the acreage requirements, other than those of the R-4 and R-5 districts, were reviewed at previous meetings and have already been determined.

Ron Herring noted that 90% of the Septic Requirements are dependent upon the Health Department. He noted that it is hard to keep the price of a house at \$150,000 or less when property and construction cost so much.

RE: ADJOURNMENT

With a motion from Bill Kling, seconded by Kevin Elmore, 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	AYE	Garfield Parker	AYE
Alfred Fisher-Chairman	AYE	Jim Stone	Absent
Ed King	Absent	Charles Williams	AYE