

**Northumberland County Planning Commission
February 18, 2010
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on February 18, 2010 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	Present
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.

Garfield Parker gave the invocation.

RE: MINUTES- JANUARY 21, 2010

With a motion from Bill Kling, seconded by George Kranda, and approved by all, the January 21, 2010 minutes were approved as written. The vote 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	AYE
Ed King	Absent	Charles Williams	AYE

RE: BOARD OF SUPERVISORS REPORT

Luttrell Tadlock gave the Board of Supervisors' Report.

RE: PLANNED UNIT DEVELOPMENT: BLUFF POINT SITE PLAN REVIEW.

Luttrell Tadlock explained to the Commission that tonight's meeting was to ensure the Bluff Point Site Plan meets all criteria as set forth in the County Code (148-112) not to approve or disapprove the Planned Unit Development. He then went through items A-S, denoting where each item could be found in the submittal plan provided by Mr. Tom

Dingledine. (Staff's comments and an additional Planning Commission submittal package were provided to the Commission by the developer giving additional information on some points (A-S)).

After the Commission reviewed the site plan material, the Commission discussed the project.

George Kranda stated that we are here to ensure safety and to make sure the site plan meets all of the bullets as noted in the County Ordinance. One concern he has is the numerous amount of private roads in this development. Who is going to be responsible for the long term maintenance of these roads? How will maintenance be funded?

Al Fisher asked since these are private roads, the state (Virginia Department of Transportation) would not plow these roads during snow events.

W.H. Shirley stated that is correct. It would be up to the subdivision to do that and any other maintenance required.

With a motion from Bill Kling, seconded by Garfield Parker, and approved by all, the Commission moved that it has conducted the Planned Unit Development Site Plan Review for the development known as Bluff Point, and it has found the plan to be satisfactory as it meets all the required elements set forth in the Northumberland County Code (148-112). The vote was as follows:

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

RE: OTHER BUSINESS

There was no other business to discuss.

RE: PUBLIC COMMENT PERIOD

Don Conords commented he has lived on Barnes Creek for 19 years. He knows the water and unless one has been down there, a decision can't be made concerning this development. The roads will flood during Nor'Easters and one will therefore be cut off.

Ida Hall stated the Commission has done a lot of hard work on planning. The Conservation Zoning District (C-1) makes up a small percentage of the County's zoning. The Board of Supervisors sought to reduce the density in this zone; however, she is concerned that if this project is approved it would set a precedence for other projects in the C-1 zoned areas.

Bill Kelly questioned how one will be able to get 80 foot boats in a marina when on a low tide the depth in Barnes Creek is only two feet. He also questioned if there would be lower priced housing for low income individuals. Another question Mr. Kelly asked was whether easements were obtained for the sewage treatment plant and lines. What will happen to the salt left over from the desalinization process to obtain drinking water? Is this going to be another Windmill Point? Now is a poor time to be building this.

Tom Dingleline noted there would not be any public funded housing in this development. He has obtained good engineers and other partners to put together this project. He also noted he would be willing to sit down and talk to anyone regarding any questions they have about this project.

Peter Brautz commented that he hopes all of you (referring to the Commission and the Board of Supervisors) will have read the material in depth, as there will be a heated debate on this topic at the public hearing.

Lee Allain noted he is familiar with this property and appreciates the fact that the developer has set the bar high. He has walked this property, and it is very low. Overall, it looks like a great project; however, there are some issues that need to be addressed and safeguards put in place.

RE: ADJOURNMENT

With a motion from Garfield Parker, seconded by Charles Williams, and approved by all, the meeting was adjourned. The vote 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	AYE
Ed King	Absent	Charles Williams	AYE