

Northumberland County Planning Commission
July 15, 2010
Minutes

The regular monthly meeting of the Northumberland County Planning Commission was held on July 15, 2010 at 7:00 p.m. in the Courthouse at Heathsville, VA with the following attendance:

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

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; however, a quorum was not established.

Ed King gave the invocation.

RE: MINUTES- MAY 20, 2010

The minutes from the May 20, 2010 meeting will be voted on at the August meeting as there was not a quorum.

RE: BOARD OF SUPERVISORS REPORT

Luttrell Tadlock gave the Board of Supervisors' Report.

RE: BLUE-GREEN INFRASTRUCTURE PLANNING

Stuart McKenzie, Environmental Planner with the Northern Neck Planning District Commission, continued discussions with the Commission about Blue-Green Infrastructure. Mr. McKenzie presented Blue-Green Infrastructure Planning to the Northumberland Planning Commission at their May meeting and wanted to use this meeting to further inform the Commission of its potential use in Northumberland. Mr. McKenzie presented maps containing various data to help plan for those areas in the County that could potentially be conserved. Mr. McKenzie also discussed with the Commission further steps that could be taken utilizing this data such as protecting those areas for reservoirs, which the Commission has discussed in County's Comprehensive Plan.

George Kranda expressed concerns of what tools the county would need to enforce protection of these areas. It seems all we can say is that we want to protect these areas.

Stuart McKenzie noted the Commission could adopt language in the Zoning Ordinance. Other options include requiring clustering away from these areas, providing density credits for doing so, and voluntarily encouraging conservation easements and/or providing incentives for the land owner or developer.

Al Fisher stated it will cost a lot of money to construct these reservoirs by the time one installs a pumping station, filtration system, and pipes.

Greg Haugan commented the Commission is due to review the Comprehensive Plan in 2011, and he would suggest that the Commission start looking at laying out areas that it feels need protecting by the Blue-Green Infrastructure in the Comprehensive Plan when updated.

**RE: ZONING REVIEW (R-5 PLANNED UNIT DEVELOPMENT)
WORKSESSION**

Luttrell Tadlock reviewed the proposed Planned Unit Development (R-5) zoning district that is part of the ongoing revision to the County's Zoning Ordinance.

George Kranda questioned what would be the unintended consequences for implementing something like this.

Bill Kling asked if any of this has been through litigation.

Luttrell Tadlock noted models from which the County drafted this language were from existing Zoning Ordinances in use today by other Counties and draft language from the American Planning Association.

George Kranda noted we may also want to look at night sky restrictions to reduce light pollution.

With no further comments, the Commission decided to receive public comments on the proposed language at their August 19, 2010 meeting.

RE: OTHER BUSINESS

There was no further business to be brought before the Commission.

RE: PUBLIC COMMENT PERIOD

Lee Allain asked how the proposed R-5 Planned Unit Development Ordinance compared to that of the Bluff Point Planned Unit Development.

Luttrell Tadlock stated when staff reviewed the draft R-5 Ordinance, Bluff Point was considered; however, we (staff) did not want to base an ordinance off of a single development proposal. Therefore, we did not compare Bluff Point with this Ordinance.

Greg Haugan noted when he started to work on this proposed Zoning Ordinance, there were approximately 15 to 20 counties that were examined for standard Planned Unit Development language. He noted there was a lot of material on Planned Unit Developments from the American Planning Association.

Colston Newton noted a Property Owners Association that is referred to in the draft language is a refuge for board control.

Greg Haugan noted Property Owners Associations take control of common property and are very important to a development. The Commission may want to add more language to the draft R-5 language to improve what the Property Owners Association knows what it needs to do.

Luttrell Tadlock noted staff did not include any further language in the draft language regarding Property Owners Associations because some of this is covered by the Code of Virginia.

George Kranda asked if the Commission could get a copy of the Virginia code sections that refer to the Property Owners Association.

RE: ADJOURNMENT

Having no further items to discuss, the meeting was concluded.