

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

The regular monthly meeting of the Northumberland County Planning Commission was held on November 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- SEPTEMBER 16, 2010**

With a motion from Chris Cralle, seconded by Jim Stone, and approved by all, the October 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: ZONING ORDINANCE AMENDMENT TO CONFORM TO THE VIRGINIA STATE CODE TO ALLOW A NON-ACCESSORY TENT FOR A MAXIMUM THREE DAY EVENT INSTEAD OF TWO AS CURRENTLY ALLOWED.**

The Commission asked Staff to clarify what tents this would cover and also clarify the number of days allowed as one may have a tent up longer to let it air out but the tent may not be in use.

Luttrell Tadlock noted this ordinance would not cover backyard tents such as a 10ft.x10ft. that a family may have on its deck. This ordinance covers those tents used for special events and three days is specifically related to the event length, not the amount of time the tent stays up to let it dry due to a rain event, etc.

Al Fisher opened the public hearing.

Receiving no public comments, Mr. Fisher closed the public hearing.

With a motion from George Kranda, seconded by Kevin Elmore, and approved by all, the Planning Commission is recommending to the Board of Supervisors that the Northumberland County Zoning Ordinance be revised to allow non-accessory tents (maximum three day event) in all zoning districts and to have non-accessory tent for special events (Four day event or greater) as a Special Exceptions. 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: BLUE GREEN INFRASTRUCTURE**

Stuart McKenzie discussed with the Commission further information about some of his findings the Commission requested from him at the last meeting. Mr. McKenzie asked the Commission if they wished to investigate the possibility of including some type of Blue Green Infrastructure around proposed reservoirs.

Lee Allain commented to the Commission that he hardly recommends working on a Blue Green Infrastructure for the top three reservoir sites. This information could be placed in the next Comprehensive Plan.

The Commission asked Mr. McKenzie to start compiling information for the reservoir sites and to return at the beginning of 2011 to discuss this information further.

**RE: WORKING SESSION- PLANNED UNIT DEVELOPMENT (PROPOSED R-5 DISTRICT)**

From the last meeting, the Commission asked Staff to investigate how other localities handled calculated density of a property, from either using the gross or net acreage.

Luttrell Tadlock noted to the Commission that he had placed, in their Commission packets for this meeting, a compiled listing of adjoining counties to Northumberland as well as several others. In his findings, all localities used gross acreage, not net acreage to calculate a property's density.

Bill Kling noted that he would need to have further supporting data to say the Commission use net acreage, as it appears everyone is using gross acreage instead.

With a motion from Garfield Parker, seconded by Bill Kling, and approved by all, the Planning Commission would like to have a density of  $\frac{3}{4}$  of an acre lot size for the proposed R-5 Planned Unit Development (PUD) district:

|                        |        |                  |     |
|------------------------|--------|------------------|-----|
| 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 |

This concluded discussion of the proposed R-5 PUD district until it is brought up for final discussion at the end of the zoning review. The Commission will move on to the next section of the zoning review at their next meeting.

**RE: PUBLIC COMMENT PERIOD**

There were no public comments.

**RE: ADJOURNMENT**

With a motion from Garfield Parker, seconded by Kevin Elmore, 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 |