

**Northumberland County Planning Commission
October 21, 2010
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on October 21, 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 Garfield Parker, seconded by Bill Kling, and approved by all, the September 16, 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 REVIEW (R-5 PLANNED UNIT DEVELOPMENT) WORK SESSION

Staff reviewed the "Staff Analysis of Public Comments from August 19 Public Hearing on the Proposed R-5 PUD" with the Commission.

The Commission discussed the feasibility of calculating the density a property may have by excluding unbuildable area.

Staff suggested an Attorney General's opinion be sought, as they were unaware of other localities that have implemented such measures.

The Commission wanted Staff to find more information regarding the feasibility of limiting the density of a property to just the buildable area. The Commission also encouraged Staff to prepare a list of items that would be considered "unbuildable areas". Finally, the Commission asked Staff to determine how adjoining counties are handling this situation. The Commission decided to refrain from any decision regarding density for this proposed district.

The Commission had a concern with having public uses on private property (i.e. Environmental Incentives for additional density). Therefore, the Commission excluded the Environmental Incentives from the proposed R-5 District.

RE: OTHER BUSINESS

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

RE: PUBLIC COMMENT PERIOD

Lee Allain stated the Commission should look at the work done by Randall Arendt to get an idea regarding the percentage of property to use as buildable area. Those who are making the decisions on projects such as a Planned Unit Development really should walk the property to see what is on the property. The Board of Supervisors is considering obtaining a consultant to study the Planned Unit Development at Bluff Point, possibly in the scope of work the Board could add that the consultant review the proposed R-5 PUD district on which the Commission is working.

Greg Haugan congratulated the Commission on having a good working discussion on this PUD District topic. He noted the easy way to restrict unbuildable area is to use the 50% open space rather than creating complex formulas to determine buildable areas. The Environmental Incentives he had proposed earlier came from other Virginia localities. He also noted a great deal of research has been conducted on imperviousness, and what has been discovered is that if the watershed becomes greater than 15 % in imperviousness cover then the watershed is in trouble.

Ron Herring stated he is approaching this comment as a taxpayer. He feels the density should be calculated using the entire area of the property not just what is buildable. People pay taxes on the entire property not just what is buildable. He noted that he is in favor of clustering and conservation, but feels that he has the right to use that area for which he is paying taxes.

RE: ADJOURNMENT

With a motion from Charles Williams, seconded by George Kranda, 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