

**Northumberland County Planning Commission
October 20, 2011
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on October 20, 2011 at 5:00 p.m. in the Courthouse at Heathsville, VA with the following attendance:

Chris Cralle	Present	George Kranda- Chairman	Present
Kevin Elmore	Absent	Garfield Parker- V. Chairman	Present
Alfred Fisher	Present	Albert Penley, Jr.	Present
Ed King	Absent	Charles Williams	Absent
Bill Kling	Present		

Others in attendance:

Luttrell Tadlock (Assistant County Administrator)

W.H. Shirley (Zoning Administrator)

RE: CALL TO ORDER

The meeting was called to order by George Kranda, Chairman.

Garfield Parker gave the invocation.

George Kranda led the Commission in the Pledge of Allegiance to the Flag.

RE: WORK SESSION

The Commission reviewed the proposed zoning language for Article XV Additional Regulations. The following definitions are to be added in draft form to the Zoning Ordinance Definition Section: Footcandle, Fully Shielded Light, Glare, Light Trespass, Shielded Directional Light, Sky Glow, and Unshielded Light. The Commission decided to move forward in advertising the Article XV Additional Regulations for a public hearing at their November 17, 2011 meeting.

RE: RECESS FOR DINNER, RECONVENED AT 7:00 P.M.

RE: APPROVAL OF THE AGENDA

With a motion from Alfred Fisher, seconded by Garfield Parker, and approved by all, the October 20, 2011 Planning Commission Meeting Agenda was approved. The vote was as follows:

Chris Cralle	AYE	George Kranda- Chairman	AYE
Kevin Elmore	Absent	Garfield Parker- V. Chairman	AYE
Alfred Fisher	AYE	Albert Penley, Jr.	AYE
Ed King	Absent	Charles Williams	AYE

Bill Kling AYE
RE: MINUTES- September 15, 2011

With a motion from Alfred Fisher, seconded by Chris Cralle, and approved by all, the September 15, 2011 minutes were approved. The vote was as follows:

Chris Cralle	AYE	George Kranda- Chairman	AYE
Kevin Elmore	Absent	Garfield Parker- V. Chairman	AYE
Alfred Fisher	AYE	Albert Penley, Jr.	AYE
Ed King	Absent	Charles Williams	AYE
Bill Kling	AYE		

RE: COMMISSIONERS' COMMENTS

There were no Commissioners' comments received.

RE: STAFF MEMBERS' COMMENTS

There were no Staff comments.

RE: CITIZENS' COMMENTS

There were no Citizens' comments.

RE: PUBLIC HEARINGS

Amendment to the Northumberland County Zoning Ordinance Article I, Section 148-3A, Definitions and word usage; to redefine "Tourist Home" as: An owner-occupied dwelling having rooms for lease on a temporary basis (i.e. not a residence) and which may provide meals to its transient guests.

After a brief discussion of the request, George Kranda, Chairman, opened the meeting for public comments.

Edward Kazenske (1048 Tranquility Rd) noted he was at this meeting representing the Board of Directors of Tides on the Chesapeake Association. The Board of Directors is opposed to the proposed definition. The current definition does not contain a time frame, but neither does the proposed definition. In all of his research, Tourist Home is synonymous with short term housing. He also noted that the proposed definition is irrational due to one having to occupy a the residence before it can be classified as a tourist home; whereas, if no one occupies the house full time, the residence can be rented on a weekly, monthly, or yearly basis. This is like saying while mom and dad are home the teenager can't have a party; however, once we leave you can have a party. The new definition also degrades the hard work the Commission has put into revising the County's Zoning Ordinance.

Bob Zimet (1236 Tranquility Rd) expressed that if short term rental property is relaxed within the Zoning Ordinance, it would have an enormous impact on a community. It

does not make sense to have the ability to have a commercial enterprise (rental of property on a weekly basis) in a residential neighborhood. Please, do not approve the proposed definition.

Tab Bass (1098 Tranquility Rd) noted he was a member of the Board of Directors for the Tides on the Chesapeake Association. Mr. Bass submitted a letter to the Commission earlier, and hoped the Commission would look at the details prepared in this document. Mr. Bass noted the current definition keeps an area residential. (A copy of Mr. Bass' letter is included in this meetings file.)

With no further public comments, the Public Hearing was closed.

The Commission discussed Bed & Breakfast definitions as well as the varying aspects of the Tourist Home being owner occupied or not.

Alfred Fisher questioned if subdivisions could incorporate covenants and restrictions to prohibit these types of uses in their specific subdivisions.

W.H. Shirley noted that they could.

Edward Kazenske (with acknowledgement from the Chairman) noted that the Association was not here just for their subdivision but for the entire County, as this definition is being placed in the Zoning Ordinance.

Charles Williams questioned how this related to timeshares.

W.H. Shirley stated time share ownership is handled differently and would not be considered a Tourist Home.

After much discussion the Commission, upon motion from Bill Kling, seconded by Garfield Parker, and approved by all, decided to table this matter until November, which would give them an opportunity to review the material they had just received from the public. The vote was as follows:

Chris Cralle	AYE	George Kranda- Chairman	AYE
Kevin Elmore	Absent	Garfield Parker- V. Chairman	AYE
Alfred Fisher	AYE	Albert Penley, Jr.	AYE
Ed King	Absent	Charles Williams	AYE
Bill Kling	AYE		

RE: WORK SESSION ITEMS

Work session items were covered at the 5:00 p.m. session of the meeting.

With a motion from Albert Penley, seconded by Garfield Parker, and approved by all, the Commission wished to move forward in the advertising of Article XV Additional Regulations for the November 17 monthly meeting. This article includes items such as

Lighting, Screening, Additional Setback and Side Yards, and Travel Trailers. The vote was as follows:

Chris Cralle	AYE	George Kranda- Chairman	AYE
Kevin Elmore	Absent	Garfield Parker- V. Chairman	AYE
Alfred Fisher	AYE	Albert Penley, Jr.	AYE
Ed King	Absent	Charles Williams	AYE
Bill Kling	AYE		

RE: DISCUSSION ITEMS

Board of Supervisors Report

Luttrell Tadlock gave the Board of Supervisors' report.

RE: PUBLIC COMMENTS

No public comments were received.

RE: ADJOURNMENT

With a motion from Charles Williams, seconded by Alfred Fisher, and approved by all, the meeting was adjourned. The vote was as follows:

Chris Cralle	AYE	George Kranda- Chairman	AYE
Kevin Elmore	Absent	Garfield Parker- V. Chairman	AYE
Alfred Fisher	AYE	Albert Penley, Jr.	AYE
Ed King	Absent	Charles Williams	AYE
Bill Kling	AYE		