

AGENDA

**Regular Meeting of the Board of Supervisors
of Northampton County, Virginia
Auditorium, Northampton High School
January 13, 2009
7:00 p.m.**

Call to order

Public Hearing:

**AMENDMENTS TO THE ZONING ORDINANCE
Zoning Text Amendment 08-04 NHCO
Zoning Map Amendment 08-04 NHCO**

Notice is hereby provided that the County of Northampton Board of Supervisors will hold a public hearing at the Northampton High School auditorium, 16041 Courthouse Road, Eastville, VA 23347, on Tuesday, January 13, 2009, at 7:00 p.m., to review and consider possible comprehensive amendments (text and map) to the County Zoning Ordinance (ZO), Chapter 154 of the Northampton County Code. The Northampton County Joint Local Planning Commission held a public hearing on the draft Zoning Ordinance Amendments (ZOAs) (also referred to as the draft 2009 Comprehensive Zoning Amendments) on December 17, 2008, and is expected to make a recommendation to the Board of Supervisors as to whether to adopt all of the draft amendments, adopt them in part, or adopt them in part but with other revisions. After review of the draft ZOAs, comments from the public, and the Planning Commission recommendations, the Board of Supervisors may approve some or all of the draft ZOAs, may approve some or all of any revisions recommended by the Planning Commission, and/or may approve changes of its own. All citizens are encouraged to participate in the public hearing process. A descriptive summary of the draft ZOAs (text and map) is set forth below.

I. Text Amendments

The draft amendments to the ZO text are intended to clarify existing ZO provisions, to conform and align provisions with the Code of Virginia, and to make the following changes to §§ 154.001 – 154.999 and Appendices A – F of the ZO:

§§154.001, 154.002 – Authority and Purpose. Revise the Intent section to specifically incorporate implementing the comprehensive plan and revise the Purposes section to clarify the underlying purposes of the ZO.

§154.003 – Definitions. Add or revise definitions for accessory use or structure; adult day care; adverse impact; affordable housing; agricultural lands; agriculture; agritourism; airport; all-terrain vehicle; alteration; alternative sewage system; apartment; aquaculture; architect; art gallery; artisan; artisan studio; artist; artist studio; aspect; assisted living facility; athletic field; attached; barber shop; base parcel; batting cage;

beauty shop; bio-diesel production; boat building and repair, structural; boat repair, mechanical; boat sales and rentals; borrow pit; buildable area; bulk agricultural products; building; building height; camp, day and overnight; camper; campgrounds; campground, rustic; carry out or drive-in restaurant; catering; central water and sewer; cluster development; coastal flood plain; coastal high hazard area; commercial center; community center; compatible; conference center; construction footprint; contractor, builder/construction and home improvement/installation; convenience store; conventional on-site sewage system; corn maze; dance hall; day spa; design; design/production facility; design studio; detached; developer; development; district; drop-ship center; duplex; dwelling; dwelling, single wide; dwelling, multi-family; dwelling, temporary; dwelling unit; engineer; environmentally sensitive areas; ethanol production; family; family day home; farm cottages; fast food service operation; fastlands; firing range, outdoor; flexible term rental unit; flea market; food processing; forest product harvesting; form; game center, coin-operated; go-kart track; guest house; guest ranch/lodge; guide, outfitter services; hayride; health care facility; health club/fitness center; historic inn; hospital; hotel; housing for agricultural workers; housing for students; industrial trade school; intensive livestock facility; intensive poultry facility; landscape contractor/site work; landscape design and maintenance; light industrial; live/work unit; livestock husbandry, domestic; livestock husbandry, traditional farm-based; lot; lot, coverage; lot, double frontage; lot, interior; manufactured dwelling; marine navigation aids; marine railway; medical clinic; micro-brewery; mixed-use; mixed-use structure, other; mixed-use structure, residential; mobile home park; motel or motor lodge; motor home; museum; news stand (outdoor); nonconforming activity, lot and structure, lawful; non-motorized watercraft; notice; nursery/day care centers; off-site; off-road vehicle; on-site; on-site construction; open space; owner; paintball course; park; pavilion; plan of development; planned rural village, existing; plat; plein aire event; porch; prevailing setback; produce stand; public facilities; recreational area, commercial and public; recreation equipment sales/rentals (mechanical) and (non-mechanical); recreational vehicle; RV/camping equipment sales and rentals; rehabilitation centers; respite care facility; restaurant; retail stores and shops; retirement home; right-of-way; rural farmstead; school, vocational/technical; school of special instruction; setback; sewage treatment; shared senior housing; shopping center; sign, location; sign, subdivision or entrance; sign, temporary event; single-family dwelling; site plan or site development plan; site work; special use; specialty food production; street; street (public); substantial alteration; supervised living residential facility; surveyor, land; taxidermy services; taxidermy shop; temporary housing for migrant agricultural workers; tourism office; tourist cottages; townhouse; tractor pull; trailer, business office; uplands; utilities, public and public, class A; verandah; water body; water body with perennial flow; workforce housing; yard; zero lot line; zero lot line development; zoning administrator; zoning district, floating, overlay, principal, and secondary. Definitions no longer needed or used in the ZO are proposed to be deleted.

§154.004 - General Conditions. Recognize that previously adopted ZO provisions in conflict with the proposed revisions are to be replaced and that the grant of a County permit/certificate does not guarantee land and/or structure development. Formalizes policy that handicapped/disabled persons not be excluded from the benefits of residential surroundings.

§154.020-154.026 – Zoning Administrative Structure Established. Amend provisions regarding the powers of the Zoning Administrator (ZA) and assistants, as well as the Director of Planning & Zoning or his/her designee regarding site plans, consistent with state law. Recognize that no permit, license and/or approval may violate the ZO and are void if they do. Set forth the appeal processes to the Board of Zoning Appeals (BZA) and/or Circuit Court for ZO-related decisions and state the petition for review process to the BOS for rezoning condition/proffer determinations.

§154.040-154.045 – Permits and Procedures. Identify and explain: when zoning clearance approvals are required; application requirements for clearances; and what is required for clearance approvals. State when a certificate of occupancy is required and that ZA may make inspections. Add and distinguish between major and minor special use permits (SUPs) depending upon their character and intensity of use and their potential impacts on adjacent and nearby properties. Identify and clarify submission requirements, review process, and timetable for review and action by County staff, Planning Commission and BOS. State that development conditions can be imposed by BOS with either type of SUP approval and the same approval guidelines are proposed for either type of SUP. State new submission and processing requirements for zoning map and text applications, including, but not limited to, expanded requirements for a statement of justification for the application. Revises the proffer submission and review process. States criteria for site/development plan review, including new submission requirements, processing procedures, and minimum required standards and improvements for plan approval.

§154.060-154.068 – General Regulations for All Zoning Districts. Require that: densities and setbacks comply with ZO requirements; yards/setbacks, open space and parking/loading requirements for one building be separate from other buildings; wetlands, coastal primary sand dunes, and water areas be excluded from minimum lot area calculations. Prohibit double- and reverse-frontage lots.

§154.080-154.085 – Establishment of Zoning Districts and Maps. Propose new and revised zoning districts, descriptions of which are set forth immediately below (du=dwelling units; max=maximum) and in the table at the end of this notice:

Conservation District (C): This district protects primarily coastal areas with significant environmental sensitivity. No change is proposed to current max density of 1 du per 50 acres.

Agricultural District (A): This district preserves prime agricultural soils and viable farm and forestry operations in areas not served and not intended to be served by public utilities. The current sliding scale lot yields and bonus lots, and Agriculture-2 District option are to be eliminated. No change is proposed to the current max density of 1 du per 20 acres, but an alternate Open Space Bonus Density Option is proposed allowing a max density of 1 du per 15 acres with a minimum lot size of 30,000 square feet and open space of 85%.

Hamlet District (H): This new district recognizes small rural, typically crossroads, settlements of historic or cultural significance and provides a mix of residential and low-impact commercial uses compatible with a rural setting. Max density is 2 du per 1 acre.

Waterfront Hamlet District (WH): This new district recognizes the distinct, small, traditional waterfront hamlets and provides for their continued existence as long-established enclaves of seaside or bayside single-family homes with some home

occupations, and with very low-impact, water-dependent dockage and boat launching facilities for working watermen and recreational use, all of which are compatible with a rural waterfront setting, and which uses are designed to preserve environmentally sensitive lands and protect water quality and viewsheds in support of the identified economic development industries of aquaculture and tourism. Max density is 2 du per 1 acre.

Village District (V): This primary district recognizes the traditional villages in the County and provides for potential growth areas for the villages, as well as to provide for a mix of residential, neighborhood business, and agricultural uses which are compatible with a rural setting. Three (3) sub-districts are proposed: Village-1 District (V-1) with a proposed max density of 1 du per 20 acres; Village-2 District (V-2) with a proposed max density of 2 du per acre for single-family development and a max 4 du per acre for multi-family development; and Village-Neighborhood Business District (V-NB) for neighborhood businesses.

Waterfront Village District (WV): This primary district recognizes distinct traditional waterfront villages and provides for a mixture of residential, commercial, and limited agricultural uses that are designed to serve and support waterfront village residents and the local economy with traditional seafood, farming, and related industries that are clean, environmentally low-impact, and ecologically sound. Four (4) sub-districts are proposed: Waterfront Village-1 District (WV-1) with a proposed max density of 1 du dwelling per 20 acres; Waterfront Village-2 District (WV-2) with a proposed max density of 2 du per acre; Waterfront Village-Neighborhood Business District (WV-NB) to allow for limited commercial activities (such as, without limitation, adult daycare, aerobic studio, appliance repair shop, catering, business and professional offices, veterinary services, retail establishment less than 2,500 square feet, library) and limited residential development; and Waterfront Village-Waterfront Commercial District (WV-WC) for commercial uses which must be located on the waterfront due to the intrinsic nature of the activity (such as, without limitation, aquaculture, shellfish seed production; boat ramp; clam packing house; crab picking house; crab shedding; retail sales of clam, crab, fish, less than 2,500 square feet; wholesale outlet for unprocessed clam, crab, fish, 2500 – 5000 square feet).

Existing Cottage Community District (ECC): This new district recognizes existing rural residential development located on or near the water, pre-dating the County's adoption of a Zoning Ordinance or developed under old zoning regulations, and which are not served by public utilities. Max density is 2 du per 1 acre.

Town Edge District (TE): This new primary district provides potential development areas adjacent to incorporated towns which may, in the future, be served by extensions of public water and sewer services from the towns. Four (4) sub-districts are proposed, with one (1) mapped initially and three (3) potentially available upon rezoning: Town Edge-1 District (TE-1) with a proposed max density of 1 du per 10 acres, providing a mix of residential, commercial, and manufacturing/light industrial uses; Town Edge-2 District (TE-2) available with appropriate rezoning requests and providing a mix of residential and commercial uses with a proposed max density of 2 du per acre; Town Edge-Neighborhood Business District (TE-NB) available with an appropriate rezoning request and providing a mix of neighborhood-scale commercial, community service, very light industrial, and residential uses with a proposed max density of 2 du per acre;

Town Edge-Commercial General District (TE-CG) available with appropriate rezoning requests and providing for a mix of commercial, community service, and light industrial uses.

Existing Business District (EB): This district recognizes commercial uses and zones outside of Village, Waterfront Village, Hamlet, Waterfront Hamlet, and Town Edge Districts which already exist, but in areas which are not recommended by the Comprehensive Plan for such use(s) or for further development or expansion or such use(s).

Existing Industrial District (EI): This new district recognizes existing industrial uses and zones as of the effective date of the draft ZOAs (text and map) if and when adopted

Existing Subdivision District (ESD): This new primary district recognizes principally single-use, rural residential subdivisions which have been developed or approved for six (6) or more lots on a 50-foot right-of-way or a state road as of the date of adoption of the draft ZOAs. Properties zoned ESD as the primary district will retain their zoning assigned on December 28, 2000, or which the property was rezoned between December 28, 2000, and the date of adoption of the draft ZOAs. All use and dimensional regulations which currently apply will continue to apply to these developments. For example, a development zoned CD-RR prior to the adoption of the draft ZOAs will retain its prior zoning as a subdistrict, be identified as ESD-CD-RR and be governed by the prior CD-RR district regulations.

Overlay Zoning Districts: Overlay zoning districts also are proposed which overlay and apply regulations above and beyond the underlying zoning district requirements.

Densities and uses allowed in an overlay district are based upon a property's underlying zoning district. These overlays are intended to address specific public health, safety and welfare concerns:

the Historic Preservation District (HP) is intended to protect historic landmarks, buildings or structures; the Chesapeake/Atlantic Preservation District (CAP) is intended to implement the requirements of the Code of Virginia to prevent water pollution, promote water conservation and protect the quality of state waters; the Airport Protection District (AP) is intended to protect the safety of air navigation and the public investment in air navigation facilities by preventing the development of activities in the vicinity of airports which could be hazardous to air navigation; the US 13 Corridor District (US13CD) is intended to enhance the safety, function, and capacity of Route US 13 and designated intersecting highways; and the Floodplain Overlay District (FOD) is intended to provide safety from floods, prevention of property damage and loss, and all other related dangers. Only the US13CD is depicted on the map that is part of this notice. The FOD applies to properties designated as flood hazard areas on the Federal Emergency Management Agency Flood Insurance Rate Maps on file in the Department of Planning & Zoning. There are currently no HP or AP Districts proposed to be mapped, and there are no changes being proposed at this time to the current CAP district boundary.

Floating Zoning Districts: The proposed floating districts are currently unmapped districts that would allow the County to consider specific development proposals which would need to be reviewed and approved by the BOS based upon detailed development plans proposed by the developer. In such districts, the BOS could supplement or modify the regulations of the underlying zoning district for the property. These districts are intended to promote and allow innovative and creative development projects, that

are flexible in design, but that still conform to the goals and objectives of the comprehensive plan. Two floating zone districts are proposed: Mobile Home Park District (MHP) and Planned Industrial District (PID). MHP development would have to be served by approved sewage disposal facilities, have an adequate water supply, have access on a public street, have a density no greater than 2 du per one acre, only allow rental spaces for residential use of at least 30 days and initially be between 5 and 10 acres in size. PID districts would serve industrial and commercial uses (including but not limited to dry cleaning/laundry; flea market; kennels and boarding of animals; mobile home sales; neighborhood commercial center, 5,000 – 10,000 square feet) on contiguous land under unified control, with coordinated uses, structures, circulation and utilities, but without adversely affecting adjoining properties or natural resources, and initially be between 5 and 20 acres in size.

Existing Planned Rural Village: The draft ZOAs also retain current provisions for the Planned Rural Village district, to be called Existing Planned Rural Village, and applied to the Bayview Existing Planned Rural Village and any other Planned Rural Village that might be approved prior to adoption of the draft ZOAs.

§154.100-154.112 – Supplemental Performance Standards. Provide supplemental requirements and standards, in addition to the applicable zoning district regulations, for marinas, residential development in the Agricultural (A) district, airports, livestock operations, and wireless communications facilities (towers and monopoles); sets maximum lot coverage requirements for development in all zoning districts except Existing Subdivision (ESD); requires easements for dedicated open space; sets landscaping and screening requirements, including vegetation installation and protection provisions; sets commercial and industrial road frontage standards based upon roadway classification; and revises lighting standards for exterior sources. The amendments also propose incentives and standards for affordable housing.

§154.125-154.128 – Uses, Density and Other Dimensional Regulations. These sections, along with Appendices A & B to the draft ZOAs, set forth uses, densities, and dimension/bulk regulations applicable in the various zoning districts. Appendix A classifies uses into nine (9) categories: Agricultural; Low-Impact Agri-Tourism; Commercial; Community Service; Industrial; Marine-Related; Recreational; Single-Family Residential; and Multi-Family Residential. Within each use category, individual uses are designated as either by right, upon approval of a special use permit (SUP), or not allowed in the different zoning districts. Appendix B, which is shown at the end of this notice, sets forth the maximum (max) density, minimum (min) lot width, min lot size, yards/setbacks (front, rear, side & shoreline), max height and max lot coverage applicable to each of the proposed zoning districts. Further, these regulations would allow certain commercial uses to take place in residentially-zoned areas, either upon the approval of an SUP or by right, subject to stated restrictions: home offices, with no onsite sales; home businesses; and certain rural businesses.

§154.140-154.148 – Supplemental Regulations. Sets forth those cases in which setback and height regulations are or may be modified; prohibits new double frontage lots (lots with frontage on two streets); sets forth additional shoreline setback regulations for lots lawfully created prior to December 28, 2000.

§154.160-154.165 – Overlay Districts. Expand and clarify the Code of Virginia enabling authority for the County's overlay districts; clarifies HP District provisions to ensure that

decisions regarding erecting, reconstructing, altering and restoring historic buildings and structures are based upon whether the development proposal is architecturally compatible with the historic landmarks, buildings and structures in the district; new and revised submission requirements and evaluation criteria are proposed; and appeals of decisions of the Historic Review Board are explained; provides that all uses, activities and development in a floodplain must first receive a zoning clearance, after an applicant's certification of compliance with applicable state and federal regulations; zoning clearance requests must include a plat with base flood elevation data and additional submission requirements. Only editing changes regarding enabling authority are proposed for the Airport Protection District (AP). The Chesapeake/Atlantic Preservation District (CAP) contains changes regarding enabling authority, size requirements for required replacement vegetation, and appeals of determinations made pursuant to the district regulations. The existing Highway Corridor District (HC) is proposed to be renamed the US 13 Corridor District (US13CD); the draft ZOAs also revise performance standards with respect to direct access points to U.S. 13 and improvements and planting requirements in the required setback area; require that whenever feasible from an engineering perspective, have access from a side street connection rather than directly onto Route 13, subject to VDOT approval; and require redevelopment of nonconforming sites must conform with the adopted regulations.

§154.175-154.178 – Floating Zone Districts. Provide for two floating zoning districts (MHP and PID) as described above. Provide for Existing Planned Rural Village District as described above.

§154.190-154.193 – Signs. Provide that sign regulations are not intended to regulate the content of signs and that where commercial copy is allowed, noncommercial copy is also permitted; includes edits to clarify the applicability of sign regulations, especially in regard to safety matters; remove authority for outdoor advertising signs (billboards); recognize that non-conforming signs may be changed so long as they remain the same configuration or become smaller in height, area and illumination of the original sign; and revise the names of districts in which designated signs are allowed to reflect the new districts being proposed.

§154.205-154.213 – Off-Street Parking and Loading. Require that off-street parking requirements for non-residential uses be satisfied on the same lot as the underlying use; allow the ZA to approve off-site parking for residential uses if shown that satisfying parking requirements is physically impractical or public safety is better served; require off-street parking to have access on a public street; allows the BOS and ZA (up to 20% in designated situations) to approve a reduction in required parking/loading spaces; allows ZA to approve required landscaping of parking lots, bays and areas; allow the ZA to approve alternate off-street parking locations, subject to set criteria; prohibit existing parking from being reduced for new uses or structures; prohibit drainage impeding vehicles and pedestrians or posing safety issues; require guard devices/rails and parking space markings to ensure safety; require that parking lot lighting not shine on adjacent properties or roads and not affect traffic; provide dimensions for off-street parking spaces; require loading spaces to be determined by any operating day of a business, provide dimensions for loading spaces; and prohibit required loading spaces from being within setbacks. Increase or modify the number of required parking spaces for: automobile service stations; car washes; carryout/fast food restaurants, contactors

shops, offices and yards; fast food establishments, with or without drive-through facilities; furniture stores; greenhouses; hospitals, nursing and convalescent homes; industrial uses; laundromats; medical and dental clinics; printing and publishing facilities; uses involving the production or processing of materials, goods or products; theaters, drive in, indoor and outdoor; tourist homes, motels, hotels and boarding houses; warehousing and wholesaling operations; and other retail and non-retail establishments not otherwise listed in the Article. Clarify that when more than one use is on a lot, the lot must satisfy the combined parking requirements of the uses.

§154.225-154.230 – Board of Zoning Appeals (BZA). Identify who may apply for variances and the criteria for approving variances, consistent with the Virginia Code; make editing changes to clarify the record-keeping duties of the BZA; reflect that the BZA cannot change zoning district locations; and explain the process for appealing zoning decisions to the BZA and/or to the Circuit Court.

§154.245-154.250 – Non-Conforming Uses and Vested Rights Policy. Allows lawful nonconformities to continue until eliminated by removal, expansion, enlargement, reconstruction, alteration or discontinuance, and recognizes that nonconformities are not to serve as a basis for changing zoning categories; confirm that ordinary repairs and maintenance are allowed so long as they are to non-structural features; and state that the ZO is not intended to impair vested rights recognized by Va. Code § 15.2-2307.

§154.998 – 154.999 Violations and Penalty. Provides authority to ZA to pursue criminal remedies for certain zoning violations. Provides authority to ZA to impose civil penalties for violations of certain sign regulations.

Appendices C, D and F are proposed to be deleted and Appendix E is proposed to be relabeled Appendix C.

II. Map Amendments

Amendments to the official ZO map also are proposed. A map showing the proposed zoning districts throughout the County is provided as part of this notice. Descriptions for each of the zoning districts shown on the map are provided above. A second map showing the currently adopted Future Land Use Map (FLUM) from the County's Comprehensive Plan is also provided as part of this notice. Descriptions of the general usage and density range of each of the planning area designations shown on the FLUM are set forth below (du=dwelling unit(s)):

Conservation Areas: planned for conservation uses such as preserves, low impact outdoor recreational uses, low impact agricultural uses, seafood harvesting and other natural resource based uses. These areas also include properties under perpetual conservation easements. Very low density residential development may be permitted in these areas as a secondary use. Development densities in the Conservation Area should not exceed 1 du per 50 acres. These areas are not planned for public utilities.

Rural/Agricultural Areas: planned for traditional and innovative agricultural uses, and rural uses that complement and support farming. Low density residential development may be permitted in these areas as a secondary use. Development densities in the Rural/Agricultural Area should not exceed 1 du per 20 acres. These areas are not planned for public utilities.

Hamlets: planned for residential infill in a traditional small lot pattern, consistent with existing residential development at development densities not to exceed 2 du per acre.

The Future Land Use Map identifies the following areas as Hamlets: Bayford, Bethel Church, Birdsnest, Cape Center, Capeville, Cedar Grove, Cherrystone Landing, Chesapeake, Culls, Fairgrounds, Jamesville, Magotha, Marionville, Pat Town, Shadyside, Simpkins, Little Salisbury, Stumptown, Townsend, Wardtown, Webb's Island, Weirwood, and other unnamed areas. These areas are not planned for public utilities.

Villages: planned for a compact mix of residential, business, commercial and institutional uses at densities not to exceed 2 du per acre for single-family development and 4 dwelling units per acre for multi-family development. The Plan identifies the following as Villages: Bayview/Fairview, Cheapside, Franktown, Hare Valley, Machipongo, Martin Siding/Reedtown, and Treherneville. These areas are not planned for public utilities.

Waterfront Villages: planned land uses in Waterfront Villages include a compact mix of residential, and water-related commercial uses at densities not to exceed 2 du per acre. The Plan identifies as Waterfront Villages the communities of Willis Wharf and Oyster. These areas are not planned for public utilities.

Existing Cottage Communities: are existing single-use rural residential subdivisions, typically of 50 or more lots located on or near the water in rural locations. The Plan identifies as Existing Cottage Communities Battle Point, Silver Beach, and part of Smith Beach. These areas are planned for residential infill development only at densities not to exceed that allowed by current zoning (2 du per acre). These areas are not planned for public utilities.

Towns: these are the five incorporated towns located wholly in Northampton County: Exmore, Nassawadox, Eastville, Cheriton and Cape Charles, plus the portion of Belle Haven located in the County. Towns have their own governing bodies and land use planning and zoning controls, but it is the County's recommendation that they be developed with mixed use development with densities from 1 du per acre to 10 du per acre depending on their Comprehensive Plans and zoning regulations. The County supports growth within the Towns, each in accordance with its own Comprehensive Plan, and to encourage compact growth.

Town Edges: these are unincorporated areas of the County adjacent to Towns and are under the jurisdiction of the County, its governing body, and its land use planning and zoning controls. These are areas associated with existing Towns and residents of these, extending one-half mile from corporate limits, if no other boundary has been adopted. Town Edge Areas potentially accommodate a wide range of residential unit types and densities, from 1 du per 2 acres to 5 du per acre, with densities that are proportionately lower as the distance from the town center increases. Town Edge Areas are currently, or may in the future be, served by public sewer and water service provided by the County or by the Towns, subject to mutual agreement by both jurisdictions and further legislative authorization by the Board of Supervisors.

Commercial Activity Centers: planned for a mix of commercial uses, with commercial employment uses predominating. These areas are located primarily within and adjacent to existing downtown business districts in existing Towns and are planned for commercial uses and development consistent with current zoning regulations. Commercial Activity Corridors are currently, or may in the future be, served by public sewer and water service provided by the County or by the Towns, subject to mutual agreement by both jurisdictions and further legislative authorization by the Board of Supervisors.

Industrial Activity Centers: planned for light and moderate intensity industrial uses that are compatible with the County's rural and natural heritage. These areas are located primarily within the Towns of Exmore and Cape Charles and adjacent to the Town of Cheriton, and are planned for industrial uses and development consistent with current zoning regulations. Development located with Industrial Activity Corridors are currently, or may in the future be, served by public sewer and water service provided by the County or by the Towns, subject to mutual agreement by both jurisdictions and further legislative authorization by the Board of Supervisors.

The draft ZOAs are intended to protect the public health, safety, convenience, and general welfare, are consistent with good zoning practice, and assist in the implementation of the County's comprehensive plan as well as numerous zoning and planning goals set forth in Va. Code §§ 15.2-2283 and -2284.

The draft ZO text and map amendments may be viewed on the County's website www.co.northampton.va.us. Copies also will be available for examination at the following location: Northampton County Department of Planning & Zoning, 16404 Courthouse Road, Eastville, VA; and Office of the Clerk of the Circuit Court, 5229 The Hornes, Eastville, VA.. Copies also will be provided to the Cape Charles Town Office; Eastville Town Office; Exmore Town Office; Cheriton Town Office, the Town of Cape Charles Public Library; and the Northampton Free Library, Nassawadox, VA. For more information, please call the Department of Planning & Zoning at (757) 678-0443.

At the public hearing, all persons desiring to express their views concerning the proposed Zoning Ordinance Amendments will be heard.

Recess to 5:00 p.m., Tuesday, January 27, 2009 in the former circuit courtroom, 16404 Courthouse Road, Eastville, Virginia, to conduct regular monthly work session.