

Accomack County Planning Commission Minutes of September 12, 2012

Virginia: At a meeting of the Accomack County Planning Commission held on the 12th day of September 2012, in the Accomack County Administration Building Board Chambers, Room #104, Accomac.

1. CALL TO ORDER:

A. MEMBERS PRESENT AND ABSENT

Planning Commission Members Present

Mr. E. Phillip Hickman, Chairman
Mr. George Parker, Vice-Chairman
Mr. Leander Roberts
Mr. C. Robert Hickman
Mr. Alan Silverman
Mr. Pete Onley
Mr. Tony Picardi
Mr. David Lumgair

Members Absent:

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Mr. Robert Testerman, Land Use Planner
Ms. Hollis Fate, Administrative Assistant

B. DETERMINATION OF QUORUM

There being a quorum, Chairman Hickman called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

On a motion made by Mr. Parker and seconded by Mr. Picardi, the Planning Commission voted unanimously to adopt the agenda.

3. PUBLIC COMMENT PERIOD (Not a public hearing):

Chairman Hickman opened the floor for the public comment period.

No one signed up or requested to speak.

4. MINUTES:

A. August 8, 2012 Minutes

On a motion made by Mr. Silverman and seconded by Mr. Lumgair, the Planning Commission voted unanimously to approve the minutes of August 8, 2012.

5. OLD BUSINESS:

No old business to discuss at this time.

Accomack County Planning Commission Minutes of September 12, 2012

6. OTHER MATTERS:

A. Wal-Mart/Subway Conditional Use Permit Amendment

Mr. Testerman informed the Planning Commission that the applicant has filed the Special Use Permit application with the Town of Onley. Once the Town of Onley makes a decision, the County will be able to discuss the matter at that time.

7. NEW BUSINESS:

A. Contained Fin-fish Raising Ordinance Amendment: Discussion

Staff presented a zoning ordinance amendment to establish zoning regulations applicable to fin-fish growing, processing and/or packaging operations in Accomack County.

Mr. Picardi asked Mr. Morrison who regulates the water quality of any discharge and Mr. Morrison responded that the Department of Environmental Quality (DEQ) does.

Mr. Parker recommended that language be added to Sec. 106-239 Fin-Fish: (c) "Zoning permit required" to state that a permit from DEQ is a requirement for submittal to Accomack County.

Mr. Morrison reported that the ordinance has been sent out for review and comment.

On a motion made by Mr. Parker and seconded by Mr. Onley, the Planning Commission voted unanimously to schedule a public hearing on this matter for its October 10, 2012 meeting.

B. Contained Fin-fish Raising Ordinance Amendment: Schedule Public Hearing

Please see the motion above.

C. Comprehensive Plan Update

The Planning Commission and staff discussed possible items to include in the Comprehensive Plan update. It was decided that a work session needed to be scheduled to discuss the matter in more detail.

On a motion made by Mr. Parker and seconded by Mr. C. Robert Hickman, the Planning Commission voted unanimously to schedule a work session for Tuesday, September 25, 2012 to discuss the Comprehensive Plan update.

D. Recommendations for Joint Land Use Study Committees

Mr. Morrison informed the Planning Commission that recommendations needed to be made for the Policy Steering Committee and the Technical Advisory Committee.

It was decided that Phillip Hickman will serve on the Policy Steering Committee and that George Parker and David Lumgair will serve on the Technical Advisory Committee.

Accomack County Planning Commission Minutes of September 12, 2012

8. 7:30 PUBLIC HEARING:

A. **Riverside Shore Memorial Hospital – Conditional Use Permit**

At the beginning of the meeting, Mr. Picardi wanted to disclose for the record that he recently had a conversation with Arch Marston of AES Engineering Consultants to offer help to the Riverside Shore Memorial Hospital planners/landscape designers with advice on the selection of species and implementation of the wildflower garden and grass meadow that are shown on the landscape plan submitted to the Planning Commission. Mr. Picardi noted that since his conversation with Mr. Marston, he has determined that Dr. Dorothy Field, Robert Glennon, and Steve VanKesteren are all willing to help with the selection of species and implementation of the wildflower garden and grass meadow of the proposed hospital.

Mr. Morrison provided a brief recap of the informational hearing that was held on August 8, 2012.

It was noted that since the informational hearing, building elevations were submitted and sheet C02 of the Conditional Use Permit Plan was revised to show some additional details such as an equipment storage yard and a minor driveway modification on the east side of the building.

Following Mr. Morrison's presentation, representatives from Riverside Shore Memorial gave a brief presentation and answered any questions that the Planning Commission had.

A representative from RTKL presented and discussed the elevation drawings for the proposed hospital.

Arch Marston of AES Engineering Consultants discussed some items that have generated much discussion:

- Mr. Picardi has offered to help with landscaping advice and implementation.
- Porous pavement on the parking lot by the helipad is being considered.
- The channelized turn will have curb to prevent any left turns out of the site onto northbound Route 13 from occurring.
- The Opticom equipment will work by creating 'gaps' in traffic to allow the left turn into the site from northbound Route 13.

Molly Trant, Corporate Counsel for Riverside, reminded the Planning Commission of the proffers that were part of the conditional rezoning.

Chairman Hickman opened the public hearing to afford interested persons the opportunity to be heard or to present written comment concerning the Riverside Shore Memorial Hospital Conditional Use Permit application.

No one signed up or requested to speak.

Chairman Hickman closed the public hearing.

Accomack County Planning Commission Minutes of September 12, 2012

The Planning Commission discussed the Riverside Shore Memorial Hospital Conditional Use Permit application and proposed the following motion:

On a motion made by Mr. Parker and seconded by Mr. Picardi, the Planning Commission voted unanimously to recommend the issuance of a Conditional Use Permit for Riverside Shore Memorial Hospital to the Board of Supervisors, as requested in an application filed on July 5, 2012, as depicted in the site plan package entitled Conditional Use Permit Plan for Riverside Shore Memorial Hospital developed by AES Consulting Engineers (which consists of sheets C01 and C03-C06 dated July 3, 2012 and revised on July 31, 2012 and sheet C02 last revised on September 5, 2012), a rendered landscape plan dated September 6, 2012, and elevation drawings prepared by RTKL and dated September 12, 2012 subject to the following conditions:

- 1. That the conditions placed on the conditional rezoning remain in effect.**
- 2. That future site development (with the exception of accessory uses or structures as defined by the Accomack County Zoning Ordinance and approved by the Planning/Community Development Director) will require an amendment to the Conditional Use Permit/Plan. Accessory uses or structures (as excepted above) may not exceed the main hospital building in height and may only be located within the site's perimeter roadways.**
- 3. That the traffic improvements shown on the Conditional Use Permit Plan, shown on the Route 179/Route 13 Intersection Striping Plan, and described in DRW Consultants' letter dated July 31, 2012 be constructed and become operational concurrent with the opening of the hospital and/or the medical office building; whichever occurs first.**
- 4. That all other applicable Accomack County ordinances and regulations are complied with and that all necessary permits are obtained.**
- 5. That the monitoring requested by the Virginia Department of Transportation (VDOT) in its letter dated August 3, 2012 is completed.**
- 6. That the conditions set forth by the Virginia Department of Transportation (VDOT) in its letter dated August 3, 2012 and items 1-10 of the Riverside Shore Memorial Hospital Traffic Impact Analysis (revised on June 22, 2012) are satisfied.**

9. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for Wednesday, October 10 2012 at 7:00 P.M. in the Accomack County Board Chambers, Accomac.

10. ADJOURNMENT:

On a motion made by Mr. Parker and seconded by Mr. Silverman, the Planning Commission voted unanimously to adjourn the meeting.

Chairman Hickman adjourned the meeting at 9:00 p.m.

Accomack County Planning Commission Minutes of September 12, 2012

E. Phillip Hickman, Chairman

Hollis Fate, Administrative Assistant