

At a meeting of the Accomack County Planning Commission held on the 8th day of August 2018, at Accomack County Board of Supervisors Chambers, Room 104, in Accomac, Virginia.

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman
Mr. Roy Custis, Vice Chair
Mr. C. Robert Hickman
Mr. Lynn Gayle
Mr. Brantley Onley
Mr. Leander Roberts, Jr.
Mrs. Angela Wingfield
Mr. Kelvin Pettit
Mr. James Arnold

Planning Commission Members Absent:

N/A

Others Present:

Mr. Rich Morrison, Deputy Administrator of Planning and Community Development
Ms. Jessica Taylor, Administrative Assistant
Mrs. Amanda Paoletti, Assistant Planner
Mrs. Katie Nunez, Deputy Director – Planning & Zoning

DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

On a motion made by Mr. Hickman and seconded by Mr. Onley, the Planning Commission voted to amend the agenda to list number eight as New Business.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period.

1. Paul Muhly: Parksley, VA

Mr. Muhly stated that he would speak on behalf of the Board of Supervisors in thanking the Planning Commission for its hard work as the importance of the Planning Commission is recognized and appreciated as the exemplary work done by the Commission makes the Supervisors' work much easier on those projects.

Mr. Muhly expressed his support for the County's Comprehensive Plan and recognizes the amount of work the Planning Commission puts into the document. He stated that the County could not lose control of development or allow projects that go against what, is in short, the County's master plan.

Mr. Muhly expressed that a few years ago, the Board of Zoning Appeals (BZA) had approved the development of an apartment complex on Bailey Road, outside of Parksley, noting that the complex is not near an incorporated town or other developments. Mr. Muhly expressed concern that this development went against the Comprehensive Plans' goal to keep development near incorporated towns and developed areas to allow for walking access to stores, transportation, etc. The Bailey Road Apartments project is being completed by the Accomack - Northampton Planning District Commission. He noted that while this project is already under construction, he would like to request that the Planning Commission review or be notified of other projects of its nature.

Mr. Morrison explained that the project was under 25 units, therefore, did not require review by the Planning Commission, only the BZA. Mr. Morrison believes this project slipped through in this area as the staff at that time due to the lack of Planning staff – there was staff with mainly zoning expertise at that time. This development was approved as a multi-family unit.

Mr. Roberts requested that staff confirm the required notices to adjoining property owners had been mailed.

Chairman Lumgair suggested that staff begin providing monthly updates on each group to the other, between the BZA and Planning Commission to help ensure projects are reviewed thoroughly for planning and zoning. Mr. Morrison agreed and informed the Commission that to assist the BZA follow the Comprehensive Plan, staff now references the Comprehensive Plan to support the BZA's decisions.

Chairman Lumgair closed the public comment period.

4. MINUTES

A. July 11, 2018

Mrs. Nunez requested that the Planning Commission accept an amended to add Mrs. Wingfield to the list of members in attendance at the July 11, 2018 meeting.

On a motion made by Mr. Hickman and seconded by Mr. Roberts, the Planning Commission voted to approve the July 11, 2018 minutes as amended.

5. 7:30 P.M. PUBLIC HEARING

A. REZ-2018-001: Tom Schwartz Rezoning – Industrial to Agricultural

Mrs. Nunez reviewed the request initiated by Tom Schwartz to rezone Tax Map #102C-1-A2 and Donald Fitchett to rezone parcel at 102C-1-B, located at the corner of Airport Drive and Terminal Drive from Industrial to Agricultural. She explained that Mr. Fitchett's property is being handle under the Mr. Schwartz's request as it is an adjoining property that has been farmed for agricultural purposes over many years.

Chairman Lumgair opened and closed the public hearing as no one signed-up or requested to speak.

Mrs. Wingfield noted her concern with staff's acceptance of a very loosely written sentence from Mr. Fitchett to accept a rezoning of his property.

On a motion made by Mr. Roberts and seconded by Mr. Onley, the Accomack County Planning Commission voted to recommend approval to the Board of Supervisors of REZ-2018-001 for Tax Map parcels #102C-1-A2 and #102C-1-B pursuant to Accomack County Code section 106-301 with the following supportive reasoning:

- 1. The Executive Summary of the Comprehensive Plan emphasizes the need for economic development in the agricultural industry. Parcel 102C-1-A2 is utilized for equine training and parcel 102C-1-B is actively cultivated.**
- 2. Chapter 3 of the Comprehensive Plan states that Accomack County's economy is based primarily on agriculture, manufacturing, services, and public administration. There is a residential component to the Schwartz parcel which is not compatible to the Industrial zoning. The Comprehensive Plan supports Agriculture, which does have a residential component to it.**
- 3. The Comprehensive Plan designation of Industrial was established in at least 1997. At the current time, there is an adequate supply of industrially zoned land in the Industrial Park that is served by sewer and water and no apparent market demand for Industrial property in the Melfa area outside of the Industrial Park.**

6. NEW BUSINESS

There was no New Business.

7. FOLLOW UP ITEMS

A. Provide a copy of the Derelict Building Program Report

After reviewing the information provided, staff and the Planning Commission discussed options to address derelict structures in more cost effective ways as well as how to obtain ownership or have more property owners agree to the demolition.

B. Update on Poultry Houses Permitted – Constructed vs. In Construction vs. No Activity

Mrs. Nunez reviewed the report provided noting that 'construction' referred to actual structures under construction, not land work. She also noted that Mr. Kelley had withdrawn his permit for poultry houses on Horntown Road.

C. Comprehensive Plan – Future Land Use Review Areas

a. Confirmation of first two areas to begin review for Fall 2018

Staff requested that the Planning Commission endorse the selection of the Future Land Use Review of Wattsville and Land Use Designation Changes under the APZs and Clear Zones identified in the Joint Land Use Study as the initial areas of review.

Mrs. Nunez noted that as a neighboring county, staff had received a copy of the Northampton County Comprehensive Plan update.

8. OLD BUSINESS

There was no Old Business.

9. SUBDIVISION AGENT REPORT

There was no activity to report.

10. NEXT MEETING

Mrs. Nunez requested that due to the November holiday schedule, the Planning Commission considering rescheduling its November meeting to November 7, 2018, with the Board of Supervisors' meeting on November 14, 2018.

The Accomack County Planning Commission will hold a Special Meeting to consider an amendment to the Comprehensive Plan for Accomack County Virginia on **Wednesday, August 22, 2018, at the Accomack Social Services Building – Conference/Training Room, 22554 Center Parkway, Accomac, Virginia.**

The next regular Planning Commission meeting is scheduled for Wednesday, June 13, 2018 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

11. ADJOURNMENT

On a motion made by Mr. Onley and seconded by Mr. Hickman, the Planning Commission voted to adjourn the meeting.

The meeting adjourned at 8:03 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant