

At a meeting of the Accomack County Planning Commission held on the 22th day of August 2018, at the Accomack Social Services Building – Conference/Training Room, 22554 Center Parkway, 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:

Mrs. Amanda Paoletti, Planner II

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. Onley and seconded by Mr. Arnold, the Planning Commission voted to adopt the agenda as amended.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period.

Paul Muhly: Parksley, VA

Mr. Muhly provided a handout from the Groundwater Committee regarding the Recharge Spine. He stated that there has been significant discussion concerning the need to protect and preserve the Sole Source Aquifer Recharge area. He stated that the Groundwater Committee is pursuing the development of an ordinance protecting the Recharge Spine. In addition, the Committee has been discussing the Stormwater Act as it relates to property developed for commercial purposes on the Recharge Spine and is looking to require that this type of development that sits on the Recharge Spine should have to have a 25-Year Runoff Retention Plan.

Mr. Muhly also spoke on the Bailey Road housing project that the Board of Zoning Appeals approved a few years ago. He re-iterated his concerns 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. He also restated that this type of project review should occur at the Planning Commission level and not at the Board of Zoning Appeals and that a zoning ordinance change should be considered that changes the # of proposed apartment buildings so that this type of use is reviewed by the Planning Commission, not the Board of Zoning Appeals. He indicated that there is a similar project being developed by the Regional Housing Alliance, to be located on Jerusalem Road, and he is very concerned about its location.

Mrs. Nunez stated that the Planning Commission had taken note of Mr. Muhly's proposition regarding the zoning ordinance change as it relates to multi-family housing developments and would be considering this, along with other potential areas of review in the zoning ordinance, in the coming months as part of their future work load.

Mr. Muhly expressed concern about Tangier Island and the need to address in the Comprehensive Plan a plan of action to address Sea Level Rise (SLR). The SLR projections show that Tangier Island will be gone in 20 years. He is concerned that the County & the State continues to spend funds on Tangier Island to improve facilities, make road improvements, etc. There have been lots of studies done regarding Tangier Island but not enough actual discussion about how to address this issue. For example, he believes that there is a missed opportunity to help bulk up Tangier Island from the spoils from the Chesapeake Bay Bridge Tunnel project but these spoils are going elsewhere.

Chairman Lumgair closed the public comment period.

4. NEW BUSINESS – Public Hearing

4.1 Public Hearing – Comprehensive Plan: To consider an amendment to the Comprehensive Plan for Accomack County, Virginia adopted on May 14, 2008 and subsequently amended on February 19, 2014 and January 20, 2016 pursuant to the Code of Virginia Section 15.2-2204 and 15.2-2223 – 2232. The proposed amendment is entitled “Appendix C: Five Year Update” dated June 13, 2018.

Chairman Lumgair opened the public hearing to consider an amendment to the Comprehensive Plan. Mrs. Nunez presented a PowerPoint Presentation regarding the proposed amendment.

Mrs. Nunez stated that the Planning Commission commenced its Five Year Review of the Comprehensive Plan in May 2017 and focused its review on the following areas: Vision Statement; Demographics; Education; Trends in Agriculture/Rural Counties; Economic Development; Coastal Resiliency; and a Review of the Future Land Use Map. The Planning Commission devoted time in 14 meetings during the last year to discuss this update.

The Vision Statement has been updated and each area that was reviewed and addressed in the update works to implement the Vision Statement. The Demographics continue to be stable. A new section has been added concerning Education incorporating the goals and vision of the Accomack County Public School District and the Eastern Shore Community College. An examination of the Trends in Agriculture/Rural Counties was done and included as a new section with a look at Broadband Service, Health Care Services, Alternative Energy Sectors, and Agriculture & Poultry Industries.

The Economic Development Section has been updated and expanded to cover the following sectors: Wallops Governmental Complex & Wallops Relative Private Sector Businesses; 4 Corners Area; Tourism; Agriculture; Aquaculture; Poultry; Airport & Industrial Park; Route 13 and Natural Gas; and T's Corner.

The Coastal Resiliency Section has been expanded with data from various governmental agencies that are focused on studying and developing projections and possible actions to mitigate sea level rise and indicate the need for the County to continue to review this data and develop implementation plans which may include advisory statements for new construction and planning for voluntary relocation of residents.

Ms. Nunez concluded that there are no proposed alterations to the Future Land Use Map as part of this review & update of the Comprehensive Plan. However, the Planning Commission has identified areas that shall be examined and considered for the next update in five years which are: Wattsville Village Development; Route 13 Corridor Overlay District; Mappsville; Tasley; Captain's Cove; Trail's End; and Land Use Designation Changes under the APZs and clear areas identified in the Joint Land Use Study.

Mr. Lumgair asked for any public comments and there were none. He opened the matter for discussion by the Planning Commission. Commissioner Petit stated that he would like the Plan to discuss in an expanded capacity the current provision of public water and sewer facilities and the possibility of expanding these services to other areas. The Planning Commission agreed to add this to the list of items that shall be examined and considered for the next update in five years.

On a motion from Mr. Hickman and seconded by Mr. Onley, the Planning Commission voted unanimously to pass the following Resolution:

**RESOLUTION TO RECOMMEND APPROVAL OF THE 2018
COMPREHENSIVE PLAN REVIEW AND UPDATE TO THE
ACCOMACK COUNTY BOARD OF SUPERVISORS**

WHEREAS, Accomack County is required by law to review its Comprehensive Plan every 5 years; and

WHEREAS, the current Comprehensive Plan was adopted in 2008 and updated in February 19, 2014 as part of the first Five-Year Update; amended in January 20, 2016 to add Appendix B (the Joint Land Use Study between the County and the Navy at NASA Wallops Flight Facility) and the Planning Commission began its second Five-Year review of the Comprehensive Plan in the spring of 2017; and

WHEREAS, based on the 2010 Census data which showed a population decline from the 2000 Census which was reaffirmed with the annual population project updates from the Weldon Cooper Center and anecdotal evidence which suggests that the current outlook for the County is stable; and

WHEREAS, that at the conclusion of a nearly year-long review, the Accomack County Planning Commission finds that, with the update as detailed in Appendix C dated June 13, 2018 to the Comprehensive Plan, the Comprehensive Plan of current adoption remains valid; and

WHEREAS, The Accomack County Planning Commission has carefully reviewed and drafted an update to certain sections in the area of the Vision Statement, Demographics, and Coastal Resiliency and added new sections regarding Education, Trends in Agriculture/Rural Counties, Economic Development, and Identified Future Work Load in the Review of the Future Land Use Map (FLUM) to the Comprehensive Plan that supplement the information in the document and provide clarity and policy guidance on a number of matters in Appendix C; and

WHEREAS, The Accomack County Planning Commission held a public hearing on August 22, 2018 to solicit public input on its 5-year review and update; and

NOW, THEREFORE, BE IT RESOLVED that the Accomack County Planning Commission does hereby deem its 5-year review of the Comprehensive Plan complete and finds that the Comprehensive Plan of current adoption is valid and needs only this complimentary update through Appendix C, which the Planning Commission has proposed.

BE IT FURTHER RESOLVED that the Accomack County Planning Commission, after a public hearing on August 22, 2018, does hereby recommend that the Accomack County Board of Supervisors consider adoption of the Planning Commission's review and update to the Comprehensive Plan.

4.2 Agricultural Forestal Districts

Mrs. Nunez stated that the Agricultural Forestal Districts are beginning to come up for renewal and is seeking authorization from the Planning Commission to schedule the necessary public hearings for each district without seeking specific approval by

district to schedule the public hearing. In addition, she informed the Planning Commission that staff had solicited input from the Board of Supervisors to see if they would support amending each Agricultural Forestal District Ordinance from a 4 year term to a 10 year term. The Commission indicated their support in changing the term of the AFD ordinances and authorized staff to schedule the public hearings for each AFD ordinance, as needed, without requiring any further action of the Planning Commission.

5 NEXT MEETING

The next Planning Commission meeting is scheduled for Wednesday, September 12, 2018 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

6 ADJOURNMENT

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

The meeting was adjourned at 8:06 p.m.

David Lumgair, Jr., Chairman

Katie H. Nunez, Deputy Director of Planning & Zoning