

At a meeting of the Accomack County Planning Commission held on the 10th day of October 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
Mrs. Angela Wingfield
Mr. Kelvin Pettit
Mr. James Arnold

Planning Commission Members Absent:

Mr. Leander Roberts, Jr.

Others Present:

Mr. Rich Morrison, Deputy Administrator of Planning and Community Development
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. Gayle and seconded by Mr. Hickman, the Planning Commission voted to adopt the agenda.

3. PUBLIC COMMENT PERIOD (not a public hearing)

There were no public comments offered and Chairman Lumgair closed the public comment period.

4. MINUTES

There were no minutes for consideration.

8. OLD BUSINESS

B. November Meeting Calendar

Mr. Hickman motioned to move the Regular Meeting from Wednesday, November 14, 2018 to Wednesday, November 7, 2018 at 7:00 p.m. in the Board of Chambers and was seconded by Mr. Pettit. The motion was carried unanimously.

A. Accomack Properties – Revised Site Plan, Narrative and Proffers Remanded by the Board of Supervisors for review

Ms. Nunez stated that the applicant has provided a revised site plan and narrative, attempting to address the concerns raised by the Planning Commission during their meetings over the summer. She stated that this matter went to public hearing at the Board meeting in September and that they remanded this matter back to the Planning Commission to have them review the revised site plan, narrative and proffers to see if the Planning Commission's concerns have been resolved.

The comments offered by the members of the Planning Commission regarding the revised site plan are:

- The drive thru exit for the restaurant should go away.
- The main entrance should be further south.
- The residential development should have its own access point from Dogwood Road

This discussion was set aside while the Planning Commission took up the two scheduled public hearings.

5. 7:30 P.M. PUBLIC HEARING

A. REZ-2018-004: Matthews Market Rezoning – Residential to General Business

Mrs. Nunez reviewed the request initiated by Bruce Matthews and Matthews Market to rezone Tax Map #55A-A-66, 55A-A-61C, 55A-A-65, 55A-A-61D, 55A-1-2, 55A-A-68, and 55A-1-1A, located at 14141 & 14149 Lankford Highway & 29187 Bloxom Circle, Mappsville, VA from Residential to General Business. These parcels total 2.49 acres and she detailed the buildings on the property and the years in existence. She stated that the applicant is seeking this rezoning to reflect how the property has been used over the last thirty years.

The applicant was present for the hearing.

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

On a motion made by Mr. Hickman and seconded by Mr. Arnold, the Accomack County Planning Commission voted to recommend approval to the Board of Supervisors of REZ-2018-004 for Tax Map parcels #55A-A-66, 55A-A-61C, 55A-A-65, 55A-A-61D, 55A-1-2, 55A-A-68, and 55A-1-1A, located at 14141 & 14149 Lankford Highway & 29187 Bloxom Circle, Mappsville, VA from Residential to General Business with the following supportive reasoning:

- 1. Matthews Market has been in existence since 1960 and pre-dates the County's zoning ordinance. It is not a new use for this area and has been integral to the development of the Mappsville area.*
- 2. The Comprehensive Plan states that development should be concentrated around existing towns and villages and to cluster businesses on Route 13 (see Page 6-17 of the Comprehensive Plan).*

3. At their September 25, 2018 meeting, the Planning Commission has indicated that Agricultural Future Land Use is no longer desirable for Mappsville and that the core area of Mappsville should be re-designated.

The motion was carried unanimously.

B. REZ-2018-005: Bloxom Auto Supply Rezoning from Residential to General Business

Mrs. Nunez reviewed the request initiated by Rob Bloxom and Bloxom Auto Supply to rezone Tax Map #55A-A-6, 55A-A-3, 55A-A-3A, 55A-A-4A, 55A-A-2, 55A-A-1 & 55A-A-4, located at 14110, 14116 & 14126 Lankford Highway, Mappsville, VA from Residential to General Business. She stated that these parcels compromise a total of 4.6 acres and indicated that the applicant is seeking to have the rezoning reflect the actual use of the property. She stated that the business has been in existing for over 60 years. However, she indicated that one parcel, Tax Map #55A-A-6 which is approximately 2.6 acres, is a cultivated farm field and should not be included in this rezoning consideration.

Mr. Bloxom was present and stated that he would like the Ag parcel retained in this request. He understands why the staff report states that this parcel should be removed from this request and knows that this parcel is the way to expand the business opportunities and to move it back from Route 13 but he does not have any plans for that at this point. If the parcel is removed from this request, he hopes that if he seeks a rezoning on this parcel in the future that he won't have to pay the application fee again.

Mr. Morrison indicated that the County would be willing to waive the Rezoning Fee on the Ag Parcel if VDOT is taking his property for expansion of Route 13.

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

On a motion made by Mr. Onley and seconded by Mrs. Wingfield, the Accomack Planning Commission recommended approval to the Board of Supervisors of REZ-2018-005 for Mr. Rob Bloxom to rezone Tax Map#55A-A-3, 55A-A-3A, 55A-A-4A, 55A-A-2, 55A-A-1, and 55A-A-4 from Residential to General Business and to recommend to not rezone Tax Map #55A-A-6 from Residential to General Business based on the following supportive reasoning:

1. Bloxom Auto Supply has been in existence in some fashion as early as 1950 and pre-dates the County's zoning ordinance. It is not a new use for this area and has been integral to the development of the Mappsville area.

2. The Comprehensive Plan states that development should be concentrated around existing towns and villages and to cluster businesses on Route 13 (see Page 6-17 of the Comprehensive Plan).

3. At their September 25, 2018 meeting, the Planning Commission has indicated that Agricultural Future Land Use is no longer desirable for Mappsville and that the core area of Mappsville should be re-designated.

The motion was carried unanimously.

8. OLD BUSINESS – CONTINUED

A. Accomack Properties, Inc. – Continued Discussion

Jack Seisman, the applicant, stated that he has recently purchased the Edwards property which is adjacent to his property. He concurs with the comments about accessing the residential property through a separate entrance coming off of Dogwood Road which he can now do through the acquisition of the Edwards property. He acknowledged that he may need to acquire some land from the state to implement all of the traffic management issues outlined for Dogwood Road but he does not see this as a huge problem.

Based upon comments from the Planning Commission members, Mr. Seisman stated that he would consider offering additional parking for guests for the residential development.

Staff stated that the VDOT final review of this application has not been received yet.

Mr. Seisman stated that he would like to request the County consider advancing the Residential piece and then he would agree to grant an extension of the commercial piece.

Mr. Morrison responded that the County would need to think about this request from Mr. Seisman. However, in the interim, the Planning Commission should communicate their review/position to the Board of Supervisors as requested by the Board.

Mr. Gayle motioned that, after reviewing these plans and the applicant's acquisition of the Edwards property to resolve the separation of the access into the Residential Development from Dogwood Road, the Planning Commission concerns have been resolved except for the Access Management Issue of Dogwood Road/Route 13 and VDOT's position/review of this AND the accompanying proffers as the remaining issues that need to be resolved. Mr. Custis seconded the motion carried unanimously.

B. November Meeting Calendar

Mr. Arnold motioned to move the regular November meeting from November 14 to November 7, 2018 @ 7:00 p.m. and to cancel the November 27, 2018 work session. Mrs. Wingfield seconded and the motion was carried unanimously.

6. NEW BUSINESS

There was no New Business.

7. FOLLOW UP ITEMS

There were no follow up items to report on.

9. SUBDIVISION AGENT REPORT

There was no activity to report.

10. NEXT MEETING

The next work session meeting is scheduled for Tuesday, October 23, 2018 at 7:00 p.m. in the Accomack County School Board Office Conference Room #201.

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

11. ADJOURNMENT

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

The meeting adjourned at 8:45 p.m.

David Lumgair, Jr., Chairman

Katie H. Nunez, Deputy Director of Planning & Zoning