

At a meeting of the Accomack County Planning Commission held on the 12th day of December, 2018, at the Accomack County Administration Building – Board Chambers – Room #104.

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman

Mr. Roy Custis, Vice Chair

Mr. James Arnold

Mr. Lynn Gayle

Mr. C. Robert Hickman

Mr. Brantley Only

Mr. Leander Roberts, Jr.

Mrs. Angela Wingfield

Planning Commission Members Absent:

Mr. Kelvin Pettit

Others Present:

Mr. Rich Morrison, Deputy County Administrator

Conrad Meil, Special Projects Manager

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. Arnold and seconded by Mr. Onley, the Planning Commission voted to approve the agenda as presented.

3. PUBLIC COMMENT

There were no public comments

4. MINUTES

A. November 7, 2018: *On a motion made by Mr. Hickman and seconded by Mr. Arnold with the corrections to page 2 and 3, the Planning Commission voted to approve the November 7, 2018 meeting minutes.*

5. PUBLIC HEARING

There were no public hearings.

6. NEW BUSINESS –

There is no new business to report.

7. FOLLOW UP ITEMS

There are no follow up items to report.

8. OLD BUSINESS

A. Accomack Properties – Status Report on Project, including the Conditional Use Permit

Mr. Morrison reported that we planned on having the Conditional Use Permit on the agenda this evening but the applicant and his engineer indicated that they could not be in attendance for this meeting so this matter will be on the January 2019 meeting.

Mr. Morrison stated that the Board of Supervisors have approved the rezoning for this property.

Mr. Lumgair asked if the CUP contains language that ties its development to the installation of the traffic light.

Mr. Morrison indicated that the Planning Commission can make that a condition of the Conditional Use Permit. Mr. Morrison reminded the Planning Commission that the traffic study indicated the trigger for the light being needed is the gas station. However, discussion from the Commission has highlighted that the various elements of the project all contributed to the need for the traffic light and that its development should also be tied to the apartment building project.

B. Capital Improvement Plan (CIP)

Mr. Lumgair indicated that the value of the CIP is to allow proffers to be based upon the needs of the County.

Finance Director Greg Davis stated that he wants to provide context of the CIP, why the County prepares it and the role of the Planning Commission. This is a dynamic document and continues to be refined and improved as the County works on it.

He handed out a new document titled “Draft – Capital Improvements Plan: Fiscal Years 2020-2024” presented December 12, 2018. He indicated that page 14 is the most up-to-date list of changes to the CIP.

He stated that the County does a CIP to ensure the projects advanced by the various departments are in sync with the Comprehensive Plan, to be used as a planning tool for the County, and to ensure that funding is determined and secured to advance the CIP. It is also used to facilitate proffers from projects being developed in the community.

The total projects come to \$41.5 million (see page 129 of this document). The increase from the prior CIP is attributable to an \$18.8 million project total for VDOT improvements in the County as well as in the Public Works requests which has increased by \$6 million.

The VDOT projects are the VDOT Smart Scale Projects: the Temperanceville project, the Airport Industrial Park traffic light, and Cemetery Road.

Mr. Davis indicated that the Planning Commission will be scheduling a public hearing for January 9, 2019.

Mr. Roberts asked about the equipment that cleans out the ditches. It is on the plan under the Environmental Programs Department in the amount of \$450,000. Mr. Morrison indicated that this department is adding a position which will be responsible for overseeing obtaining the

easements; they have also determined that renting the equipment is a better option versus the County owning this equipment.

In response to a question from Mr. Arnold, Mr. Davis responded that the project number is composed of the year in which the project was proposed, a department identifier and then followed by the sequential numbering of each project.

On a motion made by Mr. Hickman and seconded by Mr. Roberts, the Planning Commission voted to schedule the public hearing on the Capital Improvement Plan for January 9, 2019.

C. FUTURE LAND USE MAP – CONTINUED DISCUSSION OF MAPPSVILLE AREA, WATTSVILLE AREA AND THE JOINT LAND USE STUDY APZS.

Mr. Morrison stated that we talked with the Planning Commission in concept about Wattsville and the APZs without a map at a previous meeting. We have now mapped it and have included this proposed map in the packet. We have taken the current conditions on the ground and reflected it as such on the Future Land Use Map.

Mrs. Wingfield asked about ensuring that the area that falls in the APZs be shown as Agricultural, since that is the position of NASA. Mr Morrison responded that this was factored in but it was necessary to reflect what has actually occurred in the area.

Mr. Hickman noted that the area to the left of the purple area that is marked as “Change to Residential or Rural Residential” needs to be decided what classification we want because there is a distinction in the density allowances between these two classifications.

Mr. Morrison indicated that there are two items that came in after the Planning Commission had held their public hearing on the Comprehensive Plan update this past summer. A request was received from the Accomack-Northampton Planning District Commission and one request from the Regional Library. Mr. Lumgair indicated that Mr. Hickman will be absent from the January and February 2019 meetings so we should plan the calendar on these matters accordingly.

Mrs. Wingfield stated that it would be useful if the Planning Commission could have access to the GIS Maps that shown the APZs. Mr. Morrison will look into this. The map needs to show Chincoteague Road or other benchmarks to help reading these maps better.

9. SUBDIVISION AGENT REPORT

There is nothing to report at this time.

10. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS:

There are two applications for the January 2, 2019 meeting – Blue Crow Antique Mall is seeking a variance on the size requirements for a sign and a flag lot in Craddockville which doesn't meet the frontage requirements.

There was a discussion about signage and the possible implication of this application.

There was a discussion about flag lots and the County ordinance application concerning road frontage.

Mr. Morrison gave a brief update on staffing in the department.

11. NEXT MEETING

The next Planning Commission meeting is scheduled for Wednesday, January 9, 2019 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

12. ADJOURNMENT

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

The meeting was adjourned at 8:00 p.m.

David Lumgair, Jr., Chairman

Katie H. Nunez, Deputy Director of Planning & Zoning