

At a meeting of the Accomack County Planning Commission held on the 13th day of March, 2018, at the 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
Mr. Leander Roberts
Mr. James Arnold
Mr. Lynn Gayle
Mr. Kelvin Pettit
Mr. Brantley Onley
Mr. C. Robert Hickman

Planning Commission Members Absent:

Mrs. Angela Wingfield, Chairman
Mr. Roy Custis, Vice Chairman

Others Present:

Mr. Rich Morrison, Deputy County Administrator of Building, Planning & Economic Development
Mrs. Ava Gabrielle-Wise

Due to Chairman Wingfield's absence, the Planning Commission voted to elect Mr. David Lumgair as Interim Chairman for this meeting.

DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

On a motion made by Mr. Pettit and seconded by Mr. Onley, the Planning Commission voted to adopt the agenda.

3. PUBLIC COMMENT PERIOD

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

4. MINUTES

February 13, 2019: *On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Planning Commission voted to approve the February 13, 2019 meeting minutes as correcting several spelling errors.*

February 26, 2019: *On a motion made by Mr. Roberts and seconded by Mr. Onley, the Planning Commission voted to approve the February 26, 2019 meeting minutes as correcting the spelling of Mr. Gayle's name.*

5. NEW BUSINESS

No new business to be discussed at this time.

6. PUBLIC HEARING

7:30 Public Hearing on Agricultural Forestal District Advisory Committee

Mrs. Gabrielle-Wise informed the Planning Commission that the AFD Advisory Committee met on February 20, 2019. Mrs. Gabrielle-Wise stated that the staff is recommending that reviews occur in a 10-year term as opposed to the 4-year review, as supported by the Board of Supervisors at their September 15, 2018 meeting. Mrs. Gabrielle-Wise recommended support for the staff recommendations for the following areas.

ATLANTIC

Mrs. Gabrielle-Wise informed the Planning Commission that the staff recommends the following:

- Newly Created Parcel – Tax Map #43-A-18A owned by Michael Stuart Waterfield, totaling .21 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Newly Created Parcel - Tax Map #24-A-20A, owned by Spuddog Farm Properties, LLC, totaling 25.81 acres. This parcel was created from parcel 20 in 2016.
- Newly Created Parcel - Tax Map #56-A-63A, owned by Frederick Darby, totaling 28.18 acres. This parcel was created from parcel 63 in 2015.
- Newly Created Parcel – Tax Map #42-A-76A, owned by Wayne Maddox, totaling 21.63 acres. This parcel was created from parcel 76 in 2015.
- Newly Created Parcel – Tax Map #42-A-110D3, owned by Terry L Thomas, totaling 1.18 acres. This Parcel was created from Parcel D.
- Corrective Action (In) – Tax Map #56-2-5 owned by Frederick Darby, totaling 12.45 acres. This parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #56-2-4A owned by Atlantic Farm, LLC, totaling 28.00 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #56-A-50 owned by Steven H. Darby, totaling 142.36 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #43-A-26B owned by Lou Dianne Hurley, totaling 9.36 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #42-2-C1 owned by Emmett Taylor, totaling 1.44 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #43-A-18A owned by Teresa Marie Waterfield, totaling .21 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (Out) – Tax Map #55-A-33B, owned by Jennifer O’Brian, totaling 3.25 acres. This parcel does not meet the minimum required acreage of 5 acres.
- Corrective Action (Out) – Tax Map #43-A-9A, owned by Michael Stuart Waterfield, totaling .54 acres.
- Corrective Action (Out) – Tax Map #42-A-74C, Nicholas J. Thomas, owner. Parcel no longer exists.

- Corrective Action (Out) – Tax Map #42-A-111C, Thomas Benjamin, owner. Parcel no longer exists.
- Corrective Action (Out) – Tax Map #42-A-74C, Thomas Benjamin, owner. Parcel no longer exists.
- Recommend that the Board of Supervisors hold a public hearing on the aforementioned AFDs.

CRADDOCKVILLE

Mrs. Gabrielle-Wise informed the Planning Commission that the staff recommends the following changes:

- Corrective Action (In) – Tax Map #109-A-137B owned by Theresa Adams, totaling 51.70 acres. This parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #117-A-53B owned Jo Ann Blair-Davis, totaling 71.22 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #118-A-70 owned by Delmonte Fresh Production, totaling 57.156 acres. The parcel was incorrectly stated on the prior AFD list and it should be corrected.
- Corrective Action (In) – Tax Map #99-A-78A owned by Haywood Kellam, totaling 8.49 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #118-A-75B owned by Jerry Doughty Killmon, totaling 11.84 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #109-A-137A owned by James T May, III totaling 34.37 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #108-A-13 owned by Russell Vreeland, totaling 6.82 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (Out) – Tax Map #108-A-15C, owned by Steven Decker, totaling 3.23 acres. This parcel does not meet the minimum required acreage of 5 acres.
- Corrective Action (Out) – Tax Map #110-A-11D, owned by William D. Schmidt, totaling 3.12 acres. This parcel does not meet the minimum required acreage of 5 acres.
- Corrective Action (Out) – Tax Map #109-A-70, owned by Mable Mapp. Parcel number placed on list in error. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #118B-A-22, owned by Jerry Doughty Killmon. Parcel number placed on list in error. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #108-A-14A. Parcel does not exist. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-1, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-RD, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-2, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.

- Corrective Action (Out) – Tax Map #109-12-3, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-4, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-5, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-6, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-7, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-8, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-9, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-10, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-11 owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-12, owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #109-12-13 owned by Waters at Chesapeake Bay. Newly mapped parcel of subdivision that was platted in the 1980s. Should be removed from AFD.
- Corrective Action (Multiple) – Tax Map 109-A-65A owned by Rural Integrity Land LLC. Parcel omitted from previous list and should be included. Assessor uncertain of lot line.
- Recommend that the Board of Supervisors hold a public hearing on the aforementioned AFDs.

LEEMONT

Mrs. Gabrielle-Wise informed the Planning Commission that the staff recommends the following:

- Newly Created Parcel – Tax Map #77-5-C owned by Ralph Miller, Jr., totaling 5.17 acres. This parcel was created from parcel B in 2016.
- Corrective Action (In) – Tax Map #77-A-105C1 owned by David Evans, totaling 55.83 acres. This parcel was omitted from the prior AFD list and it should have been included.
- Corrective Action (In) – Tax Map #68-A-209 owned by, Norman Mason totaling 20.52 acres. The parcel was omitted from the prior AFD list and it should have been included.

- Corrective Action (Out) – Tax Map #77-A-105A, owned by Barrett Betz, totaling 3.07 acres. This parcel does not meet the minimum required acreage of 5 acres.
- Corrective Action (Out) – Tax Map #77-12-3, owned by Pancho Villa Estates, totaling 1.55 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-4, owned by Pancho Villa Estates, totaling 1.87 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-5, owned by Pancho Villa Estates totaling 1.93 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-6, owned by Pancho Villa Estates totaling 2.07 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-7, owned by Pancho Villa Estates totaling 1.16 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-8, owned by Pancho Villa Estates totaling .76 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-9, owned by Pancho Villa Estates totaling .76 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-10, owned by Pancho Villa Estates totaling 1.89 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-11, owned by Pancho Villa Estates totaling 1.95 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-12, owned by Pancho Villa Estates totaling .94 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-13, owned by Pancho Villa Estates totaling .76 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-14, owned by Pancho Villa Estates totaling .75 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-15, owned by Pancho Villa Estates totaling 1.38 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-16, owned by Pancho Villa Estates totaling 1.30 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-17, owned by Pancho Villa Estates totaling 1.20 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-18, owned by Pancho Villa Estates totaling .53 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-RD, owned by Pancho Villa Estates totaling .71 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-1, owned by Pancho Villa Estates totaling 1.56 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-2, owned by Pancho Villa Estates totaling 1.44 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #77-12-21, owned by Pancho Villa Estates totaling .85 acres. Newly mapped parcel of subdivision. Should be removed from AFD.
- Corrective Action (Out) – Tax Map #78-A-148A1, owned by Donald Williams, Jr. totaling 3.58 acres. This parcel does not meet the minimum required acreage of 5 acres.
- Corrective Action (Out) – Tax Map# 78-A-138. Parcel no longer exists.
- Corrective Action (Out) – Tax Map #77-A-105C. Parcel should state 77-A-105C1.
- Corrective Action (Out) – Tax Map #68-A-206B, owned by Virginia Clucker, c/o Ernesto Briones totaling 17.20 acres. Withdrawn at owner's request.

- Corrective Action (Multiple) – Tax Map #77-A-105, owned by Bar-SGR, LLC totaling 105.93 acres. The parcel is mapped with ‘104’.
- Recommend that the Board of Supervisors hold a public hearing on the aforementioned AFDs.

PAINTER

Mrs. Gabrielle-Wise informed the Planning Commission that the staff recommends the following:

- Newly Created Parcel – Staff has no parcel revisions or recommendations.
- Corrective Action (In) – Staff has no parcel revisions or recommendations.
- Corrective Action (Out) – Staff has no parcel revisions or recommendations.
- Corrective Action (Multiple) – Staff has no parcel revisions or recommendations.
- Recommend that the Board of Supervisors hold a public hearing on the aforementioned AFDs.

SCARBOROUGH NECK

Mrs. Gabrielle-Wise informed the Planning Commission that the staff recommends the following:

- Corrective Action (In) – Tax Map #117-A-1 owned by Little Tree Land, LLC, totaling 191.84 acres. This parcel is a conservation easement and it should have been included in the prior list.
- Corrective Action (In) – Tax Map #117-A-9 owned by, Collins Snyder totaling 3.35 acres. The parcel was omitted from the prior AFD list and it should have been included.
- Recommend that the Board of Supervisors hold a public hearing on the aforementioned AFDs.

SHIELDS

Mrs. Gabrielle-Wise informed the Planning Commission that the staff recommends the following:

- Corrective Action (Out) – Tax Map #118-A-63A owned by Isaac W. Johnson, totaling 6.55 acres. This parcel was previously removed by BOS at owner’s request in 2008 but has been renewed in consecutive cycles in error; should be removed.
- Recommend that the Board of Supervisors hold a public hearing on the aforementioned AFDs.

On a motion from Mr. Gayle and seconded by Mr. Arnold, the Planning Commission voted to have one discussion including all AFD areas.

Mr. Arnold inquired if there were any responses to the AFD mailing other than the two requests to withdrawal. Mrs. Gabrielle-Wise informed him that we did have many people contact the office to inquire about what the AFD was, if there were any effects to their taxes due to the AFD, and other questions along those lines. Mr. Arnold suggested changing the reviews from every 10 years to staggering them to every 5 or 8 years. Mr. Morrison agreed with him on this issue.

On a motion from Mr. Gayle and seconded by Mr. Onley, the Planning Commission voted to accept the staff recommendations and recommends that the Board of Supervisors hold a public hearing on the aforementioned AFD areas.

7. FOLLOW UP ITEMS

No Follow-Up items to discuss at this time.

8. OLD BUSINESS

Discussion of Revisions to the Tasley Future Land Use Map

Mr. Morrison requested that the Planning Commission postpone this discussion to the next scheduled meeting on April 10th. Interim Chairman Lumgair agreed and stated the discussion will be postponed.

Discussion on Coastal Resiliency

Mr. Morrison opened the discussion by reviewing the section on Coastal Resiliency in the Comprehensive Plan. Mr. Morrison stated that the Comprehensive Plan is in line with an email submitted by Commissioner Arnold. Mr. Morrison stated that he also sent the The Resilience Adaptation Feasibility Tool (RAFT) information out that was submitted to the Board of Supervisors. Mr. Morrison stated that the County scored well on the RAFT report. Interim Chairman Lumgair voiced interest in having the RAFT Committee come in and speak with the Planning Commission. Mr. Morrison stated that he would like to continue to discuss what Coastal Resiliency means for Accomack County specifically.

9. SUBDIVISION AGENT REPORT

Nothing to report on at this time.

10. UPCOMING ITEMS

Rezoning application for a part of Waterside Village Subdivision from Agricultural to Residential.

11. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS

Mr. Morrison informed the Planning Commission that there are three applications for the April 3, 2019 meeting: a Variance application from Gary Spence at Precision Plumbing, a Variance application from Drew Allwein, and a Variance Modification application from the Tasley Fire Department.

12. OTHER MATTERS

- Mr. Morrison informed the Planning Commission that he had planned to have a demonstration on the new permitting software, Energov, during this time. However, his staff member Stephanie Woods, was ill and unable to attend the meeting and give the demonstration.
- Mr. Morrison then informed the Planning Commission about a presentation he presented to the Board of Supervisors concerning a new Code Enforcement Officer position. This decision was driven by rising permit numbers. Mr. Morrison presented the Planning Commission with several graphs to show the trend of new construction rising steadily since 2014.

- Mr. Morrison informed the Planning Commission that the Conditional Use Permit for Accomack Properties is on the agenda for the Board of Supervisors meeting on March 20th. Mr. Morrison also informed the Planning Commission that Dr. Snyder will be presenting on the Virginia Institute of Marine Science (VIMS) report on Water Quality in Southern Accomack County that was introduced to the Planning Commission as part of the 2019 Poultry Report on February 13th during the Board of Supervisors March 20th meeting.
- Mr. Morrison updated the Planning Commission on the Whispering Pines project by letting them know that we received four bids for the demolition project. Mr. Morrison stated that he is hopeful the Board of Supervisors will fund the project. Mr. Morrison informed the Planning Commission that the Board of Supervisors will be presented with the information at the Wednesday, March 20th meeting.
- Mr. Morrison informed the Planning Commission that the Board of Supervisors had their Budget Hearing on Monday, March 11th. The Board of Supervisors is scheduled to take action on the Proposed Budget during their March 20th meeting. Mr. Morrison informed the Planning Commission that he submitted to the Board of Supervisors for a Code Enforcement Officer position.
- Interim Chairman Lumgair inquired with a concern about the manure sheds for the poultry farms that were not built, wanting to know where the manure is going. Mr. Morrison informed the Planning Commission that the manure is going off site from the poultry farms. Mr. Morrison also stated that they are essentially composting the manure within the poultry house.

13. NEXT MEETING

The next Planning Commission work session is scheduled for Tuesday, March 26, 2019 at 7:00 p.m. in the Accomack County Administration Building, School Board Conference Room #201.

On a motion made by Mr. Roberts and seconded by Mr. Onley, the Planning Commission voted unanimously to cancel the Work Session scheduled for Tuesday, March 26th.

The next regular Planning Commission meeting is scheduled for Wednesday, April 10, 2019 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

14. ADJOURNMENT

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

The meeting was adjourned at 8:14 p.m.

Angela Wingfield, Chairman

Katie H. Nunez, Deputy Director of Planning & Zoning