

At a meeting of the Accomack County Planning Commission held on the 24th day of September, 2019, at the Accomack County Administration Building – School Board Office – Conference Room #201.

1. CALL TO ORDER
MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mrs. Angela Wingfield, Chairman
Mr. Roy Custis, Vice Chair
Mr. C. Robert Hickman
Mr. James Arnold
Mr. Kelvin Pettit

Planning Commission Members Absent:

Mr. Leander Roberts
Mr. David Lumgair
Mr. Lynn Gayle
Mr. Brantley Onley

Others Present:

Mr. Rich Morrison, Deputy County Administrator of Building, Planning, and Economic Development
Mrs. Katie Nunez, Deputy Director of Planning and Zoning

DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

On a motion made by Mr. Custis and seconded by Mr. Arnold the Planning Commission voted to adopt the agenda with the following change: New Business would be tabled until a later date.

3. OLD BUSINESS

A. Comprehensive Plan and Future Land Use Map Updates

Mrs. Nunez stated that as they were reviewing the items for the Comprehensive Plan updates, and discovered that the Planning Commission needed to revisit the area north of Wattsville for the Future Land Use Map (FLUM) update. Mrs. Nunez discussed the area with the Planning Commission referencing a map showing the area north of Wattsville with the Accident Potential Zones (APZ's). Mrs. Nunez informed the Planning Commission that the Wattsville area is currently shown as Rural Settlement Area on the FLUM and that the staff feels it would be best to go back to an Agricultural Zoning for the FLUM.

Chairwoman Wingfield inquired if the area was already subdivided into lots. Mrs. Nunez informed her that it is still mostly farm lands and that is what it is used for. The Planning Commission had further discussion regarding the exact location of the area looking to be changed and some of the surrounding farms. Mr. Cutstis stated that he liked Agricultural Zoning for the area and Mr. Arnold concurred with him. Mrs. Nunez then inquired with the rest of the Commissioners and both Mr. Hickman and Mr. Pettit confirmed the switch to Agricultural Zoning as well.

Mrs. Nunez reviewed new verbiage to be added to the Comprehensive Plan as submitted by the A-NPDC concerning Working Waterfronts. Mr. Arnold inquired as to the danger the County may face by adding the linked documents into the Comp. Plan if at a future date those documents get changed. Mrs. Nunez stated she can reference the names of the documents and the dates that they were adopted as part of the Comp. Plan, so that even if the documents are amended they would have to confer with the County. Mr. Arnold stated that yes we need to anchor the documents we are adding.

Mrs. Nunez reviewed the addition of three Public Facilities to the FLUM, and the Aircraft Accident Potential Zones (APZs). Mr. Hickman verified these changes referencing the map included in the Commissioner's meeting packet, and if it affects current zoning at all. Mrs. Nunez and Mr. Morrison confirmed that it does not affect current zoning, and that they are just discussing the FLUM. Mr. Arnold verified why the APZ's were added and if that would be changed. Mr. Morrison stated that though they are adding this to reflect the APZ's, the Village Development that they added to the FLUM during the 2018 review has not come to fruition and that is why staff is looking to edit it now. And if anything changes as a result of the APZ's being lifted it can be revisited at that time. Mr. Morrison stated that he doesn't see the type of development that would require a Village Development FLUM designation happening in the Wattsville area. Mr. Pettit voiced concerns that he had concerning the switch in designation of the FLUM and potential property value decrease. Mr. Morrison stated that in order for it to affect the property value in any way it would have to be a change in the zoning. Chairwoman Wingfield inquired as to how a residential use for the FLUM was chosen for this area to be in the middle of the area. Mrs. Nunez stated that that is how it is currently being developed so staff tried to stay with that pattern. Mr. Morrison stated that due to the fact that it has been some time since this was initially discussed, staff will bring back in the aerial maps to look at concerning this issue, and revisit it next month.

Mrs. Nunez informed the Planning Commission that staff had finalized the updated FLUMs for the Mappsville, Nelsonia, Tasley, Trails End, T's Corner, and Captains Cove areas. Mrs. Nunez inquired if the Planning Commission had any questions concerning the updated maps. Mr. Arnold questioned as to why the word 'intensely' was used multiple times in the explanation of a Developed Area when referencing Captains Cove and Trails End. Mrs. Nunez informed him it was used twice referencing both developed and undeveloped areas, but that if it would make more sense to take out the second 'intensely' she could. Mr. Arnold stated that he felt that would make it read better, and Mrs. Nunez agreed. Mr. Pettit inquired as to if the County were going to add any other areas to this Developed Area designation or if there is any advantage to being named the

Developed Area. Mr. Custis stated that the Planning Commission is only defining what is already there, that they are not out to create new developed areas. Mr. Pettit clarified that that is what he was inquiring about, that it is in fact just a definition or label.

Mrs. Nunez informed the Planning Commission that she had not calendared out taking these items to Public Hearing yet, because she wanted the Planning Commission to give the final approval. Mrs. Nunez stated that she would finalize the items discussed for the APZs and then map out how things will be sent to Public Hearing, and that she was unsure if the items would make it to Public Hearing by the end of 2019. Mr. Morrison informed the Planning Commission that this is due to the fact that staff needs time to do some outreach with Trails End and Captains Cove so that it can be understood that this is really just a label change and nothing further.

4. OTHER ITEMS

Mr. Morrison followed up with the Planning Commission that the Hampton Roads Sewer District sewer plan will be moving forward. Mr. Morrison also stated that there is discussion of a Phase Two to include more areas in the northern part of the County.

Mr. Morrison asked the Planning Commission to consider potentially moving the November regular session to either the Tuesday before or the week prior due to a scheduling conflict.

5. NEXT MEETING

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

The next Planning Commission work session is scheduled for Tuesday, October 22, 2019 at 7:00 p.m. in the Accomack County Administration Building – School Board Office, Room 201, in Accomac.

6. ADJOURNMENT

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

The meeting was adjourned at 7:52 p.m.

Angela Wingfield, Chairman

Katie H. Nunez, Deputy Director of Planning & Zoning