

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF JANUARY 22, 2013

Virginia: At a meeting of the Accomack County Planning Commission held on the 22nd day of January 2013, in the Accomack County Administration Building School Board Conference Room, Room #201, Accomac.

1. CALL TO ORDER

A. MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. Phil Hickman, Chairman
Mr. George Parker, Vice-Chairman
Mr. Spiro Papadopoulos
Mr. Alan Silverman
Mr. Pete Onley
Mr. Tony Picardi
Mr. David Lumgair, Jr.

Members Absent:

Mr. Leander Roberts, Jr.
Mr. Bob Hickman

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Mr. Robert Testerman, Land Use Planner

B. DETERMINATION OF QUORUM

There being a quorum, Chairman Hickman called the meeting to order at 7:02 p.m.

2. ADOPTION OF AGENDA:

On a motion made by Mr. Parker and seconded by Mr. Picardi, the Planning Commission voted unanimously to adopt the agenda with the following modification: Chairman Hickman needed a few minutes to address the Planning Commission regarding the Comprehensive Plan update.

3. COMPREHENSIVE PLAN UPDATE

A. Chairman Hickman

Mr. Phil Hickman reminded the Planning Commission that the Board of Supervisors has been told that the Planning Commission is not proposing changes to the Future Land Use map. In his opinion, during the last update, the Planning Commission got the future land use districts right and that everything else in the Comprehensive Plan is secondary to the Future Land Use Plan. Mr. Hickman further stated that the main

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objective of the Planning Commission in this update is to change the Comprehensive Plan from one that was based on residential growth to one that will be focused on economic growth without residential growth and that is where the Planning Commission needs to focus its attention.

B. Comprehensive Plan Update Memorandum

Mr. Morrison presented the revised draft memo to the Board of Supervisors regarding the Comprehensive Plan update, which reflects changes made by the Planning Commission at the January 9, 2013 meeting.

Following much discussion on concerns and opinions relating to population projections, jobs and sewer issues, the Commissioners expressed concerns about the wording of certain bulleted points in the memo.

On a motion made by Mr. Silverman, and seconded by Mr. Lumgair, the Planning Commission voted unanimously to send the memo to the Board of Supervisors with the following changes:

- ~~Public utilities~~ *Sewage disposal facilities, relating to size and scale and traditional larger facilities versus decentralized smaller facilities, e.g. package plants*
- **Business location decisions, particularly, how to convince businesses to locate in northern Accomack County because of the opportunities available**
- ~~Lack~~ **Unavailability of natural gas supply south of the Maryland border**

C. Comprehensive Plan Update Discussion

Mr. Morrison prefaced the discussion by stating to the Planning Commission that in the Comprehensive Plan, we need to make affirmative statements of both things we want and things we do not want.

The discussion of sewer service area and capacity continued for a significant amount of time.

It was noted that there are certain growth opportunities in areas surrounding the existing sewer lines which run to the Onancock treatment plant. Most of the areas currently serviced or are near service areas are in or near Village Development; the Comprehensive Plan should encourage users to hook in to the sewer if they are within a reasonable distance from the sewer line. In addition to an opportunity growth, this would also improve groundwater quality.

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It was also noted that the County's agreement with Onancock for sewer usage expires in 2019. A suggestion was made that we must be proactive about this issue. The Comprehensive Plan should encourage the usage of sewer systems where feasible, but the plan should not go into detail about how treatment will work, or who will run it.

Mr. Papadopoulos stated that he is heading an advisory committee for Chincoteague regarding sewer issues on the island. Mr. Papadopoulos reported the current sewer state on the island and some possible options for the future.

It was suggested by Mr. Phil Hickman that the Comprehensive Plan should acknowledge that the County is aware that it is a problem on Chincoteague and that the County needs to be willing to help and is supportive of the Town's efforts, but that the Plan should not get into any specifics regarding a course of action.

Mr. Morrison addressed the sewer study that was completed in 2011 regarding Northern Accomack County (Chincoteague is included in the study), and asked for thoughts and opinions of the Planning Commissioners.

Mr. Phil Hickman noted that there is not currently justification for a large sewage plant but there are justifications for small package plants.

Mr. Silverman added that in the horizon of the Comprehensive Plan, sewage treatment needs appear best addressed by with small package plants.

It was also noted that that this assumption holds true not only for northern Accomack County, but also for the area south of the Industrial Park in Melfa.

It was suggested that the County look into utilizing and expanding sewer lines in areas where it already exists. The County should also look into other options for areas that do not have access to sewer.

4. OTHER BUSINESS:

No other matters to discuss at this time.

5. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for Wednesday, February 13, 2013 at 7:00 p.m. in the Accomack County School Board Chambers, Accomac.

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6. ADJOURNMENT:

On a motion made by Mr. Silverman and seconded by Mr. Picardi, the Planning Commission members voted unanimously to adjourn the meeting.

Chairman Hickman adjourned the meeting at 9:08 p.m.

E. Phillip Hickman, Chairman

Robert Testerman, Land Use Planner