

At a meeting of the Accomack County Planning Commission held on the 12<sup>th</sup> day of August, 2020, at the Accomack County Board of Supervisors Chambers, Room 104, in Accomac, Virginia, via a hybrid in-person and electronic (conference call) meeting.

**1. CALL TO ORDER**

**MEMBERS PRESENT AND ABSENT**

**Planning Commission Members Present:**

Mrs. Angela Wingfield, Chairwoman  
Mr. John Sparkman  
Mr. Brantley Onley  
Mr. C. Robert Hickman  
Mr. Leander Roberts  
Mr. Kelvin Pettit

**Planning Commission Members Participating Electronically:**

Mr. Roy Custis, Vice Chairman  
Mr. David Lumgair

**Planning Commission Members Absent:**

Mr. Lynn Gayle

**Others Present:**

Mr. Rich Morrison, Deputy County Administrator of Building, Planning, and Economic Development  
Mrs. Katie Nunez, Deputy Director of Planning and Zoning  
Mrs. Stephanie Woods, Administrative Assistant to the Deputy County Administrator  
Mr. Stephen Romine with Verizon Wireless  
Mr. Stuart Squire with Verizon Wireless participated electronically

**DETERMINATION OF A QUORUM**

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

**2. ADOPTION OF AGENDA**

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

**3. PUBLIC COMMENT PERIOD**

Chairwoman Wingfield opened the public comment period.

Mr. Stephen Romine was signed in to speak regarding the rezoning application from Verizon Wireless and Tom Belote. Mr. Romine updated the Planning Commission on the status of the application, informing the Commission they had granted an extension of the 100 day timetable. Mr. Romine stated that they will be submitting a formal proffer statement limiting the General Business use on the rezoned section of the parcel for a September public hearing.

There being no other public comments; Chairwoman Wingfield closed the public comment period.

4. **MINUTES**

July 8, 2020: *On a motion made by Mr. Onley and seconded by Mr. Hickman, the Planning Commission voted unanimously to approve the July 8, 2020 meeting minutes as presented.*

5. **NEW BUSINESS**

No new business was discussed.

6. **PUBLIC HEARING**

No Public Hearing was held.

7. **OLD BUSINESS**

**A. Tom Belote Rezoning – RZONE-000038-2020**

Mr. Morrison informed the Planning Commission with the extension granted from the applicant with the agreement that a proffer will be submitted, that he feels the application will be ready in full in September. If the Planning Commission feels it is interested in moving forward with the application then a motion needs to be made to schedule a public hearing. Mr. Morrison stated with the updated map, and if the agreed upon proffer statement is received, staff would be in support of recommending this rezoning. Mr. Lumgair inquired to verify if staff has received the proffer statement from the applicant at this time. Mr. Morrison stated that staff has not received the proffer statement at this time. Mr. Lumgair was adamant that a proffer statement should be received as soon as possible.

Mr. Morrison informed the Planning Commission that staff cannot re-advertise, as required, if the proffer statement is not received. Mr. Morrison stated that if the proffer statement is not received and staff are unable to re-advertise staff would reissue the recommendation to deny at the Commission's September meeting. The Planning Commission was in agreement with these statements.

*On a motion made by Mr. Roberts and seconded by Mr. Hickman, the Planning Commission voted unanimously to schedule a Public Hearing for September 9, 2020 on the condition that staff receives a proffer statement from the applicant prior to the required notice deadline. If no proffer statement is received by the notice deadline then staff is to place the matter on the September 9, 2020 agenda for denial.*

8. **SUBDIVISION AGENT REPORT**

Nothing to report on at this time.

9. **REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS**

Mr. Morrison informed the Planning Commission that there were two applications currently filed for the September BZA meeting. Both applications are requesting to place an accessory structure on a parcel in the Agricultural district prior to placing a residence. Mr. Morrison stated that there is no path in the Agricultural District Zoning Ordinance to place an accessory structure on a parcel before a primary residence. Mr. Morrison informed the Planning Commission that staff would be preparing an Ordinance Amendment to create a path for this in the Agricultural District by Special Use as there is in the Residential District.

Mr. Hickman inquired about Agricultural Use items such as barns for housing farming equipment. Mr. Morrison stated that because it is in keeping with the principal use of the land as well as the zoning that that would be allowed by right. However, the principal use of

the parcels in question are residential and therefore do not fall into the same category as agricultural use accessory structures.

## **10. OTHER MATTERS**

### **A. Discussion of real estate new articles related to COVID-19**

Mr. Morrison informed the Planning Commission that he is looking to raise awareness of the a potential real estate trend of people moving or looking to move to more rural areas since the COVID-19 pandemic began. Mr. Morrison stated that if it becomes a true trend line then the Commission will potentially want to look at the Comprehensive Plan to see that the County is prepared for the potential growth. Mr. Pettit inquired about previous planning that had been done and if it was not adequate for this situation. Mr. Morrison stated that the Comprehensive Plan was updated in 2008 to allow for growth around the incorporated towns, but unfortunately this grown did not happen as expected. Mr. Morrison specified that we need to look at where people want to go and the surrounding area to that.

Mr. Hickman stated that this is changing due to people being unable to go out and do things with their families the same way due to COVID-19. So they want to now purchase their own land to put a pool on and play zones for their children to create a fun family environment. Mr. Hickman stated that that is why Accomack County will attract people. Mr. Lungair suggested that there is time to see what happens, but that we need to keep a watch on how businesses move. Mr. Morrison agreed and reiterated that is he wanting to raise the awareness now but that there are no current trend lines at this time.

### **B. Other Matter Discussed at the Meeting**

Chairwoman Wingfield inquired about a position opening in the County for a water/sewer operator. Mr. Morrison clarified that that was strictly for the lines that are already run in the County and not for a new project.

Mr. Morrison announced to the Planning Commission that Mrs. Katie Nunez and submitted her letter of resignation and that her last day will be August 19, 2020. Mr. Morrison thanked Mrs. Nunez for all her hard work during her tenure and said that her presence will be missed.

## **11. NEXT MEETING**

The next Planning Commission regular session is scheduled for Wednesday, September 9, 2020 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, Accomac. To be held as a hybrid – electronic (conference call) and in-person meeting.

The next Planning Commission work session is scheduled for Tuesday, September 22, 2020 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, Accomac. To be held as a hybrid – electronic (conference call) and in-person meeting.

## **12. ADJOURNMENT**

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

The meeting was adjourned at 7:53 p.m.

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Angela Wingfield, Chairwoman

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Stephanie Woods, Administrative Assistant of Building, Planning, & Economic Development