

At a meeting of the Accomack County Planning Commission held on the 9th day of June, 2021, 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:

Mrs. Angela Wingfield, Chairwoman

Mr. Roy Custis, Vice Chairman

Mr. Lynn Gayle

Mr. Leander Roberts

Mr. John Sparkman

Mr. Kelvin Pettit

Mr. C. Robert Hickman

Mr. Brantley Onley

Planning Commission Members Absent:

Mr. David Lumgair

Others Present:

Mr. Rich Morrison, Deputy County Administrator of Building, Planning, and Economic Development

Mrs. Stephanie Woods, Administrative Assistant to the Deputy County Administrator

Mr. Tom Brockenbrough, Accomack County GIS Coordinator/Floodplain Administrator

DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

Mr. Morrison stated that he would like to make an addition to Other Matters to give the Planning Commission and update on a mobile home park application that went before the Board of Zoning Appeals.

On a motion made by Mr. Roberts and seconded by Mr. Custis, the Planning Commission voted unanimously to adopt the agenda with the requested addition from staff.

3. PUBLIC COMMENT PERIOD

Chairwoman Wingfield opened the public comment period.

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

4. MINUTES

May 25, 2021: *On a motion made by Mr. Sparkman and seconded by Mr. Onley, the Planning Commission voted unanimously to approve the May 25, 2021 meeting minutes with minor edits.*

5. **OLD BUSINESS**

There was no old business discussed during this meeting.

6. **NEW BUSINESS**

There was no new business discussed during this meeting.

7. **PUBLIC HEARING**

Ordinance Amendments pertaining to the Flood Hazard Overlay District

Proposed amendments to the Accomack County Zoning Ordinance pertaining to the Flood Hazard Overlay District provisions. The proposed amendments are specifically for Ordinance Section 106-352, Section 106-364 and Section 106-366.

The proposed amendments address two necessary changes by bringing the provisions of the Zoning Ordinance in line with the changes to the Building Code that were implemented in 2019 (Sections 106-352 and 106-364). This will also clarify language with respect to the freeboard requirement, making it clear that it applies to machinery and equipment (Section 106-366).

Mr. Brockenbrough reviewed the requested amendments to the Flood Hazard Overlay District for the Commission. Mr. Brockenbrough stated the amendments being requested are to primarily bring the Zoning Ordinance more in line with the Building Code. Chairwoman Wingfield opened the floor for questions from the Commission.

Mr. Hickman inquired about some language in the Ordinance that is not being amended. Mr. Brockenbrough informed him that that language comes directly from FEMA. Chairwoman Wingfield inquired about the Coastal A Zone and Mr. Brockenbrough used a map to show where it falls on the shore line.

Chairwoman Wingfield inquired if there was any public signed up to speak, staff informed her there was not, and Chairwoman Wingfield closed the public hearing.

On a motion made by Mr. Gayle and seconded by Mr. Roberts the Planning Commission voted to recommend that the Board of Supervisors consider amending Sections 106-352, 106-364(a)(2), 106-364(a)(5), and Section 106-366 of the Flood Hazard Overlay District in the Zoning Ordinance. The vote passed with a 7-1 count with Chairwoman Wingfield, Vice Chairman Custis, Mr. Onley, Mr. Gayle, Mr. Hickman, Mr. Pettit, and Mr. Roberts voting for and Mr. Sparkman voting against.

The following reasons are offered to support the amendments:

- 1. The amendments will bring the ordinance into better alignment with the current Building Code.***
- 2. The amendments will better clarify the distinctions between the AE and the Coastal A Zones.***
- 3. The amendments will clarify that the freeboard requirement for construction also applies to mechanical and equipment.***
- 4. The amendments keep the County in compliance with the County's participation in FEMA's Community Rating System Program.***

8. SUBDIVISION AGENT REPORT

Nothing to report on at this time.

9. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS

There are no applications that have been filed at this time for the July 7, 2021 meeting.

10. OTHER MATTERS

A. Building Permit Data Review

Mr. Morrison gave a breakdown of the issued permits for the full year for 2020 and year to date for 2021. Mr. Roberts inquired if there are areas of the County that are being targeted for New Residential Permits more than others. Mr. Morrison stated that Captain's Cove is to a degree, but that the permits being issued are spread pretty evenly throughout the County. Mr. Custis inquired if staff felt the numbers would drop like last year depending on trends. Mr. Morrison stated that he speculates that the number will keep on trend.

B. Derelict Structure Removal

Mr. Custis inquired about the status of removal of derelict structures in the County. Mr. Morrison stated it is going, but slowly, unfortunately. Mr. Morrison stated that there is a large issue of the land owners living out of state and being unable to serve them.

C. Board of Zoning Appeals Case Update

Mr. Morrison gave a summary of a BZA application that the Commission previously reviewed. Mr. Morrison informed the Planning Commission that the BZA voted to deny the application. Mr. Gayle stated that the community made very compelling statements.

11. NEXT MEETING

The next Planning Commission meeting is Wednesday, July 14, 2021 at 7:00 p.m. in the Accomack County Board of Supervisors Chambers.

12. ADJOURNMENT

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

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

Angela Wingfield, Chairwoman

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