

At a meeting of the Accomack County Planning Commission held on the 13th day of July, 2022, 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. Brantley Onley

Mr. Leander Roberts

Mr. C. Robert Hickman

Mr. Kelvin Pettit

Mr. Glen ‘Adair’ Tyler

Mr. John Sparkman

Planning Commission Members Absent:

Others Present:

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

Mr. Paul Seltzer, Deputy Director of Building, Planning, & Economic Development

Mrs. Jenifer Wootten, Planner, Building, Planning & Economic Development

DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

There was a correction made to the agenda, it was incorrectly written as September 15 and corrected to the actual date of September 14.

On a motion made by Mr. Roberts and seconded by Mr. Tyler, the Planning Commission voted unanimously to accept the agenda.

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

A. June 8, 2022 Meeting Minutes

On a motion made by Mr. Sparkman and seconded by Mr. Gayle, the Planning Commission voted unanimously to approve the June 8, 2022 meeting minutes as presented.

5. OLD BUSINESS

Discussion on the updating of the Planning Commission bylaws, drafted June 9, 2022.

Mr. Morrison informed the Planning Commission that based on their previous comments, he drafted a couple amendments to the bylaws and sent them for their review. There was a 30 day waiting period for them to adopt the amendments. Mr. Morrison asked if they wanted to adopt the amendments at this time.

On a motion made by Mr. Roberts and seconded by Mr. Tyler the Planning Commission voted unanimously to adopt the amendments to the Planning Commission bylaws.

6. NEW BUSINESS

A. Presentation of the Regional Housing Study

Mr. Morrison displayed the Housing Study for the commission to review in preparation for the comprehensive plan. The study shows that in the rental market, there is gap of 1,500 units in Accomack County, showing a deficiency. The discussion is whether to determine if there is a method to encourage rental units in appropriate places in the comprehensive plan. The discussion continues about identifying the need and the factors that contribute to the deficit.

Mr. Morrison moved on to the next portion of the Housing Study, which is owner occupied housing statistics. The study also displays a deficit in owner occupied housing.

Mr. Tyler inquired about the new sewer line and whether it could have an impact on growth and new development. Mr. Sparkman asked if new construction would be required to hook up to sewer. Mr. Morrison explained that new houses would not be required to hook up to sewer and went on to say that for the sewer line to be utilized by any town, a collection facility would have to be built. At that point it would be up to the town to decide if sewer connection is required.

Mr. Morrison discussed a portion of the study suggesting changes to the Zoning Ordinance. He gave an example of comments that the county should allow Accessory Dwelling Units by right. Mr. Morrison informed the Commission that by doing so, problems could arise due to insufficient sewer capacity, as well as increased density.

Several commissioners spoke about the intention of the 2008 Comprehensive Plan to keep the county rural and locate density in town centers. Mr. Morrison stressed the importance of making sure the village development areas are in the right locations for this reason.

Mr. Morrison informed the commissioners that the HRSD pipe is going from Onancock to the County Line. He stated that it has the potential to spur growth but not until someone decides to build a collection facility. As of now, it is only a transmission pipe through the county.

Mr. Morrison asked the Commission to review and to take this information into account for the future Comprehensive Plan.

Mr. Morrison displayed a map of the county with an overlay for Future Land Use designation. He pointed out areas where there has been the biggest increase in growth and population. He discussed the growth at Captains Cove, Wattsville and the incoming of Rocket Labs, bringing 200 jobs to Wallops Island. He continued the discussion of where certain land use designations should be placed to accommodate this new growth.

Mr. Sparkman inquired as to whether the study states anything about the projected rate of growth by year. Mr. Morrison discussed that he believes the projection is low and it's a much higher number in regards to population growth.

Mr. Tyler raised the point that many variables can cause trends that will skew the data, the price of building materials and mortgage rates for example. The increase in building permit numbers may show growth but it may not continue at that rate, considering possible change in contributing factors. Mr. Roberts stated that adjustments need to be made because of the new employers coming into the area.

Chairwoman Wingfield inquired about scheduling a public hearing to discuss the changes to the Zoning Ordinance. Mr. Morrison advised that these changes were suggested by the County Attorney and she should be present for the hearing, as to answer any legal questions.

On a motion made by Mr. Tyler and seconded by Mr. Gayle, it was decided that a public hearing be held September 14, 2022, for both the BZA and subdivision zoning ordinance changes.

7. PUBLIC HEARING

There were no public hearings held during this meeting.

8. SUBDIVISION AGENT REPORT

9. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS

The updated agenda was provided by handout.

10. OTHER MATTERS

A. Mr. Morrison stated he would like to schedule a hearing in the future to discuss an exemption in the ordinance for Agriculture building heights, grain bins and grain elevators in particular. There are currently no exemptions for building heights. He suggested this be added for the October meeting.

B. Mr. Morrison stated that a significant number of code violations have been sent, dealing with people living in campers without a special use permit. Mr. Seltzer gave several examples and explained the recent increase in violations. Mr. Morrison would also like this matter to be added to the agenda for a future hearing.

11. NEXT MEETING

The next Planning Commission Meeting is Wednesday, September 14, 2022 at 7:00 p.m. in the Accomack County Board of Supervisors Chambers, Room 104.

12. ADJOURNMENT

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

The meeting was adjourned at 8:20 p.m.

Angela Wingfield, Chairwoman

Jenifer Wooten, Planner, Building, Planning, & Economic Development