



# Accomack County Planning Commission

Angela Wingfield, Chair, District 2  
Leander Roberts, Jr. Vice-Chair, District 8  
John Sparkman, District 1  
C. Robert "Bob" Hickman, District 3  
Kelvin Pettit, District 4  
Brantley "Pete" Onley, District 5  
Glen "Adair" Tyler, District 6  
Lynn Gayle, District 7  
Larry Giddens, Sr., District 9

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2 County Administration Building, Board Chambers, Room 104, 23296 Courthouse Avenue, Accomac, VA

## 3 4 Minutes for Wednesday, September 13, 2023 at 7:00 PM

5 **DRAFT**

### 6 7 **1. CALL TO ORDER**

#### 8 **MEMBERS PRESENT AND ABSENT**

##### 9 10 **Planning Commission Members Present:**

11 Mrs. Angela Wingfield, Chairwoman  
12 Mr. Leander Roberts, Vice Chairman  
13 Mr. Robert Hickman  
14 Mr. Brantley Onley  
15 Mr. Glen "Adair" Tyler  
16 Mr. Lynn Gayle  
17 Mr. Larry Giddens

##### 18 19 **Planning Commission Members Absent:**

20 Mr. Kelvin Pettit  
21 Mr. John Sparkman

##### 22 23 **Others Present:**

24 Mr. Lee Pambid, Deputy County Administrator  
25 Ms. Chontese Ridley, Planner I

#### 26 27 **DETERMINATION OF A QUORUM**

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

#### 29 30 **INTRODUCTION OF NEW STAFF**

31 Planner I, Chontese Ridley – promoted internally from Environmental Programs, starting date  
32 September 1, 2023.

### 33 34 **2. ADOPTION OF AGENDA**

35 *On a motion made by Vice Chairman Roberts and seconded by Commissioner Gayle, the*  
36 *Planning Commission voted unanimously to adopt the agenda.*

### 37 38 **3. PUBLIC COMMENT PERIOD**

39 *There being no one else signed up to speak, Chairwoman Wingfield closed the floor for*  
40 *public comment.*

### 41 42 **4. MINUTES**

43 *On a motion made by Commissioner Sparkman and seconded by Vice Chairman Roberts,*  
44 *the Planning Commission voted unanimously to approve the July 12, 2023 minutes with*  
45 *corrections.*

46 **5. OLD BUSINESS**

47 There is no old business.

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50 **6. NEW BUSINESS**

51 **Introduction to Long Term Rentals**

52 Mr. Pambid gave an overview of the subject stating by introducing the concept through residential  
53 and economic development inquiry. He stated that this is an opportunity to provide long term but  
54 temporary housing solution for employees. If a solution is found and a specified time has been  
55 established, then they would stay while seeking permanent residence. This concept was introduced  
56 in Spring of 2023. Currently there is no zoning ordinance that fits what the concept of long-term  
57 stay is; the closest thing is apartment house or multi-family house but not hotel or air bnb. There  
58 was a discussion with member of Board of Supervisors, Harrision Phillips, and the Board of  
59 Supervisors passed the initiating resolution to start the zoning ordinance amendment process last  
60 month.

61

62 Some of the justifications of long-term rentals would be to make workforce housing available  
63 immediately, it woul helpful to employers to provide housing on temporary basis and also on  
64 recruiting n retention and thirdly, there is the ability to use existing buildings – adaptive reuse is a  
65 possibility. There a couple locations in mind- the nursing home in Gargatha and facilities in the  
66 Northern part of the county could be upgraded to provide housing. One of the other things that is  
67 a possibility of adding another tool in our tool box; would be removing barriers to residential  
68 development and adding flexibility to the zoning ordinance.

69

70 Here is a general high level of what a potential amendment would look like; there are 4 points:

- 71 - Provide use and define it
- 72 - Determine where facilities would be allowed (which zoning districts)
- 73 - What standards and requirements would be associated with that, such as:
  - 74 o Parking
  - 75 o Landscaping and lighting
  - 76 o Vehicular and building access
  - 77 o Minimum bulk requirements (lot area, width, setbacks)
  - 78 o Maximum number of units/density
  - 79 o Maximum lot coverage
  - 80 o Included amenities
  - 81 o Other things
- 82 - What the process for review and approval would be. Example, if allowed in agricultural  
83 district by conditional use permit than they would have to go through an extra process  
84 to determine if they would be allowed by right.

85

86 There are options for allowance, such as: the administrative avenue interpret them as an apartment  
87 house because multifamily housing is our zoning ordinance, make minor tweaks to current  
88 definitions and add some standards and to add a completely new use to the zoning ordinance and  
89 add regulations accordingly. The Board of Supervisors initiated a resolution to just ask the PC to  
90 look at it and make a recommendation. If at the end of the process, the recommendation is for  
91 minor tweaks than that would be fine and if the recommendation is to not make changes the  
92 ordinance than we would have to look at interpreting our way through a particular situation. There  
93 would be a brief schedule of possible ordinance amendment change and this process could take  
94 anywhere from five to seven months.

95

96 Mr Pambid introduce Dan Faylen, a sub-contractor in the Northern part of the County and one of  
97 the prospects who came to the County, with his concept. Mr. Pambid mention that Mr. Faylen has  
98 been working with Staff to find a solution to his situation, where he is looking to bring employees  
99 to Accomack County but he is running into the issue of not having any housing for employees.  
100 Chairwoman Wingfield asked a question of why would the ordinance need to be changed, when it  
101 is up to the owners of how long they would want a person to lease the space. She asked if the  
102 County or the contractors would be building their own buildings? Mr. Pambid responded that as  
103 he was going through the definitions and some other inquiries, including Mr. Faylen's, he feels it  
104 would be possible to fit it into the definition of apartment house, but it really depends on what kind  
105 of business model is brought to the County. Commissioner Onley asked what is to stop this from  
106 happening now? Commissioner Tyler asked if there was difference between the concept and  
107 apartment type suites in hotels. Mr. Pambid stated that this is the threshold between a hotel and an  
108 apartment building. That if it were an apartment building, neighbors would be expecting their  
109 neighbors to rent or lease for 6 months to a year as opposed to a week to week basis, which be  
110 more like an hotel. Vice Chairman Roberts stated that even if this was built or constructed on an  
111 existing property, why would the owner need the Board to dictate to them how long a person can  
112 or cannot rent the space. Commissioner Giddens asked for the problem to be explained so that they  
113 can know which way they are going.

114  
115 Mr. Faylen was called up and sworn in. Mr. Faylen stated that VA added them to the contract  
116 locally because they noticed the large recruitment and retention problem and that they helped out  
117 in other locations. Mr. Faylen stated that since his stay here, he has hired about four people and he  
118 has observed and received concerns from many people that there was no housing. Upon his  
119 investigation and speaking with the County, they saw a great opportunity for a small footprint. He  
120 stated that they anticipate five to thirty people within five years. He said this is long-term and it  
121 could possibly work. After talking to the County and identifying the problem, it was decided that  
122 what is needed is interim early housing. This would be bounded in at three months to twenty-four  
123 months, where someone could be recruited in and they would have a place for them to live. If the  
124 recruit decided to stay, which can be no longer than twenty-four months, they would be provided  
125 with housing or housing would be subsidized, which is tied with an incentive for them to stay. So  
126 the goal was not to build a big new development but instead support the local community and  
127 professional businesses by reutilizing buildings/facilities that are already here.

128  
129 Commissioner Tyler asked what was the obstacle, Mr. Faylen responded that is would be  
130 permission from the County to turn it into a multi-, mid-term housing facility. Mr. Faylen stated  
131 he has been looking into the Gargatha property and would like to purchase it and convert it and  
132 contact local businesses that are having trouble recruiting, that there is now housing space reserved  
133 for you. Commissioner Tyler asked what would stop a person with money to come in and revamp,  
134 Mr. Faylen stated it is not necessary an obstacle but more of a step they may need to go through.  
135 Mr. Pambid replied, even if it were new construction or existing, to turn that property into a multi-  
136 family, they would have to go through the Board of Zoning Appeals for a Special Use Permit for  
137 an apartment building. The cost would be \$400 and a couple of months, from time of application  
138 to public hearing, it would be between six to eight weeks. Commissioner Tyler asked if they would  
139 be changing it so it would be faster or easier. Mr. Pambid replied, they would do this if they wanted  
140 to be specific about what is allowed, but if the consensus is that if this could be allowed as a multi-  
141 family apartment then there would be no need to explore it any further.

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143 if the conversations is about this looking like an apartment complex or an apartment building and  
144 the stays being anywhere from three to six months, then this might be an administrative way  
145 forward; interpreting the mesa as an apartment complex or apartment building as the ordinance is  
146 written now and try to move forward under that promise. Commissioner Sparkman stated he didn't

147 think they would want to recreate something that would be putting multi-families in an agricultural  
148 district but it the proposal does sounds like this would be a favorable thing for those needing jobs  
149 and temporary shelter. Chairwoman Wingfield commented that if its going to take five to seven  
150 months to change the zoning, two months to go to the Zoning appeals and if everybody has to have  
151 a clearance, which takes nine months then would the wives/husbands of employees also receive  
152 clearance. Mr. Faylen stated they would be sponsoring and background checking them individually  
153 because that would be the requirements of the subscription. Commissioner Tyler asked what would  
154 be the difference in the proposed building and the extended stay hotel in Accomac with 2 rooms  
155 and a kitchen. Mr. Pambid responded that if they wanted to be specific about the length of stay  
156 then they could certainly do that. Mr. Pambid addressed Commissioner Roberts question from  
157 before, Is it an apartment or is it a hotel? He stated that there was a fine line, and if stays were  
158 shorter than a month than it would operate more like an hotel.

159  
160 Commissioner Onley asked what the difference was between this proposal and the construction  
161 adjacent to Captains Cove; that the land was agricultural and they now have apartments. Mr.  
162 Pambid stated those are townhouses, which are technically single-family dwellings just attached.  
163 He stated that the zoning and issue a Conditional Use Permit. So the first difference is that they  
164 are individual houses on individual lots.

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166 *On a motion made by Commissioner Tyler and seconded by Commissioner Hickman, the*  
167 *Planning Commission moved to include the investigation, use and definition of subscription for*  
168 *cooperate housing for more than 31 days but less than 24-months housing, to go into our larger*  
169 *investigation in the Comprehensive Planning sessions.*

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172 **7. PUBLIC HEARING**

173 There is no public hearing.

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175 **8. OTHER MATTERS**

176 - Certified Planning Commissioner Course.

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178 **9. NEXT MEETING**

179 The next Planning Commission Meeting is scheduled for Wednesday, December 13, 2023 at  
180 7:00 p.m. in the Accomack County Board of Supervisors Chambers, Room 104.

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182 **10. ADJOURNMENT**

183 *On a motion made by Commissioner Tyler and seconded by Commissioner Onley, the*  
184 *Planning Commission voted unanimously to adjourn the meeting at 8:07 p.m.*