



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

1
2 County Administration Building, Board Chambers, Room 104, 23296 Courthouse Avenue, Accomac, VA
3

Minutes for Wednesday, March 13, 2024 at 7:00 PM

4
5
6 **1. CALL TO ORDER**

7 **MEMBERS PRESENT AND ABSENT**

8
9 **Planning Commission Members Present:**

- 10 **Mrs. Angela Wingfield, Chairwoman**
- 11 **Mr. Leander Roberts, Jr., Vice Chairman**
- 12 **Mr. Sparkman**
- 13 **Mr. Robert Hickman**
- 14 **Mr. Kelvin Pettit**
- 15 **Mr. Brantley Onley**
- 16 **Mr. Adair Tyler**
- 17 **Mr. Lynn Gayle**
- 18 **Mr. Larry Giddens, Sr.**

19
20 **Planning Commission Members Absent:**

21
22 **Others Present:**

- 23 **Mr. Leander "Lee" Pambid, Deputy County Administrator**
- 24 **Chontese Ridley, Planner I**

25
26 **DETERMINATION OF A QUORUM**

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

28
29 **REMOTE PARTICIPATION**

30
31 **2. ADOPTION OF AGENDA**

32 **Commissioner Wingfield**

33 Did we have any additions or subtractions to the agenda? I would like to propose we move
34 New Business after the public hearing.

35
36 *On a motion made by Commissioner Pettit and seconded by Commissioner Onley, the*
37 *Planning Commission voted unanimously to adopt the amended agenda.*

38
39 **3. PUBLIC COMMENT PERIOD**

40 **Commissioner Wingfield**

41 Do we have any people signed up?

42
43 **Commissioner Wingfield**

44 We will move on to Public Comment. Open Public Comment, has anybody signed up?
45

46 **Mr. Lee Pambid**

47 We're getting that list to see if anyone has signed up to speak on non-agenda items at this
48 time.
49

50 **Commissioner Wingfield**

51 Nobody signed up. Did anyone want to comment on the public comment period? With items
52 not on the agenda?
53

54 Let's close the public comment period.
55

56 **4. MINUTES**

57 **Commissioner Wingfield**

58 We have no minutes for this session.
59

60 **5. OLD BUSINESS**

61 None.
62

63 **6. NEW BUSINESS**

64 None.
65

66 **7. PUBLIC HEARING**

67 No public hearings are scheduled.
68

69 **8. OTHER MATTERS**

70 **A. 2232 Comprehensive Plan Consistency Review for the Eastern Shore Rail Trail-** Per
71 Section 15.2-2232 of the Code of Virginia certain public facilities shall be reviewed for
72 consistency with the adopted comprehensive plan.
73

74 At their January 17, 2024, regular meeting, the Board of Supervisors passed a resolution
75 directing the Planning Commission to conduct this review of the proposed Eastern Shore Rail
76 Trail to run approximately 26 miles from the Accomack/Northampton County line to the Town
77 of Hallwood.
78

79 **Ms. Chontese Ridley**

80 Good evening, everyone.
81

82 By Board of Supervisors resolution, the Planning Commission was tasked with doing a 2232
83 Review for the Eastern Shore Rail Trail.
84

85 The Eastern Shore of Virginia Rail Trail is a proposed conversion of the former Eastern Shore
86 Railroad into a multi-use regional walking and biking trail that will extend 49.1 miles through
87 both Accomack / Northampton County. The Accomack County portion will be 26 miles,
88 starting at the Accomack County/ Northampton line up to the Town of Hallwood.
89

90 You were provided with the Board of Supervisors resolution dated January 18, 2024, Section
91 15.2-2232 of the Code of Virginia and the Eastern Shore Rail Trail map. There is a photo of
92 that map.

93
94 What is a 2232 review? Again, that is Section 15.2-2232 of the Code of Virginia and it details
95 the legal status of the comprehensive plan.
96
97 What will you all be reviewing for? You will be reviewing the location, character, and extent
98 of the Eastern Shore Rail Trail and its consistency with our current comprehensive plan.
99
100 Location? Does it dovetail or interfere with existing structures, amenities, facilities, or
101 properties in general character? Is it compatible with its surroundings and with the community's
102 goals?
103
104 Extent? Does it provide service to areas that are designated for future development?
105
106 Site characteristics and location. The corridor has been railed banked and the right away has
107 been reserved. (Meaning that it can be used in the future if needed). It'll be a 10-foot-wide
108 paved bed with a 4-8 feet wide parallel soft surface.
109
110 There will also be two trailheads. Those will be located in the Town of Onley and in the Town
111 of Hallwood. Some potential amenities these trailheads will have restrooms, wayfinding and
112 mile marker signs, information kiosks, bicycle repair stations, and benches.
113
114 The trail runs largely parallel with Route 13, but it will only support non-motorized means of
115 transportation which keeps it compliant with our current comprehensive plan
116 recommendations, zoning, and existing land uses.
117
118 The trail will pass through several zoning classifications and those classifications are general
119 business, residential, agricultural, and industrial. Future land use designations are village
120 development, industrial, rural settlement, and commercial.
121
122 The former Eastern Shore Railroad served as a mode of transportation and this rail trail would
123 do the same, but again, only for non-motorized forms of transportation. It will continue in its
124 current alignment, but the impacts will decrease with the conversion of rail trail.
125
126 Comprehensive Plan recommendations:
127 1. Chapter 4 of our current comprehensive plan defines the benefits of rail trails, and
128 it also expresses the need to safely accommodate various modes of non-motorized
129 transportation. Our current road system does not do this and poses many safety
130 issues with the lack of bike lanes and wide shoulders.
131 2. The Virginia Outdoors Plan, in our current comprehensive plan, speaks on the
132 development of trails, blueways, and greenways that support these uses but also
133 dovetails with other transportation, cultural, and recreational facilities.
134 Recommendations. The staff recommends a finding of substantially in accord with the 2018
135 Comprehensive Plan for the Eastern Shore Rail Trail's location, character, and extent for the
136 following reasons:
137 1. The 2018 Comprehensive Plan makes several references to accommodating
138 multiple forms of nonmotorized transportation.
139 2. The proposed Rail Trail will provide a safe place for various human-scale activities
140 and forms of non-motorized transportation to take place meeting community needs
141 stated in Chapter 4 of the Comprehensive Plan.

- 142 3. The alignment has historically been used as a transportation corridor, most recently
143 for rail. The conversion to a rail trail enables the continued use as a transportation
144 corridor.
145 4. The proposed Rail Trail will give new use to the previously decommissioned Bay
146 Coast Railroad while keeping the VDOT right-of-way for the possibility of future
147 use.
148 5. The existing alignment of the proposed rail trail is adjacent to multiple areas that
149 are zoned and whose future land uses are designated for residential, commercial,
150 village development mixed-use, and industrial activity and development.
151 Furthermore, the proposed Eastern Shore Rail Trail will reconnect 12 communities
152 in Accomack County.
153

154 Here's a possible motion: *"The Planning Commission finds that the location, character, and*
155 *extent of the Accomack County portion of the Eastern Shore of Virginia Rail Trail as described*
156 *in the Staff Report is substantially in accord with the 2018 Accomack County Comprehensive*
157 *Plan. The Commission further recommends favorable consideration by the Board by finding*
158 *the same."*
159

160 I now open the floor to Board comment.
161

162 **Commissioner Wingfield**

163 Is Mr. Wolf here to do a presentation?
164

165 **Ms. Chontese Ridley**

166 No.
167

168 **Ms. Chontese Ridley**

169 The public comment period for this is now open.
170

171 **Commissioner Wingfield**

172 Do we have anyone signed up?
173

174 **Ms. Chontese Ridley**

175 There was no there was no one.
176

177 **Commissioner Wingfield**

178 Close the public comment period.
179

180 **Commissioner Roberts**

181 *The Planning Commission finds the location, character, and extent of the Accomack County*
182 *portion of the Eastern Shore of Virginia Rail Trail, as described in the staff report, is*
183 *substantial and in accordance with the 2018 Accomack County Comprehensive Plan. The*
184 *Commission further recommends favorable consideration by the Board by finding the same.*
185

186 **Commissioner Wingfield**

187 Motion made by Mr. Roberts. Do we have a second?
188

188 **Commissioner Gayle**

189 *Second.*
190

191 **Commissioner Wingfield**
192 All in favor say aye. All opposed.

193
194 **Vote was 9-0**

195
196 **Commissioner Wingfield**
197 I'll move on to the next item.

198
199 **B. Intro to the Hastings Mariner Conditional Use Permit Approval Extension Request**
200 **CUSE-000219-2022** - The applicant requests a 2-year extension of a conditional use permit
201 (CUSE-000219-2022) to construct a mixed-use development consisting of 140 townhouses on
202 individual lots and a 10,000sf commercial building. The CUP was originally approved by the
203 Board of Supervisors on May 18, 2022, and will expire on May 18, 2024. No changes are
204 proposed to the layout, conditions, or proffers.

205
206 The companion rezoning case (REZ-000218-2021) requires no action.

207
208 **Mr. Lee Pambid**
209 Thank you, Madam Chair.

210
211 Lee Pambid, Deputy County Administrator for Community and Economic Development.

212
213 This is an application for a two-year extension of a Conditional Use Permit that's scheduled to
214 expire on May 18, 2024.

215
216 The chart see on the screen is some vital statistics information regarding the development as it
217 was approved back in 2022. Note in this chart the property owners have changed from CCG
218 Note to R2JS, LLC. The location stays the same.

219
220 The election district is 2, Supervisor Mr. DeGeorges and Planning Commission Chair Angela
221 Wingfield are the officials in that election district. Again, nothing is changing about the acreage
222 which continues to be 20 acres.

223
224 The request to restate again as a two-year extension of the Conditional Use Permit. The future
225 land use recommendation is ag and the current use is a vacant field. The proposed use again,
226 continues to be a 140-unit townhouse development on individual lots with a 10,000-square-
227 foot commercial building.

228
229 Adjacent zoning to the site is residential, that's in Accomack County, and Worcester County,
230 Maryland. Just across the street on Stateline Road is designated A-1, an agricultural
231 designation. Adjacent uses include vacant single-family residential lots. There are also some
232 built single-family residential lots, agriculture, and there's also an HOA clubhouse and
233 structure.

234
235 Their only request at this time is to extend the approval for two years. All aspects of the case
236 are remaining the same, and that includes the design and the layout. No changes are being
237 requested to the proffers of the rezoning or the conditions of the Conditional Use Permit. There
238 is one caveat where the staff has recommended a change to condition number 13. To reference
239 the extension date as opposed to the original approval date. Everything else about the

240 conditions remains the same. No regulatory or planning changes affecting these cases have
241 occurred since the approval. Basically, what that means is that nothing has changed about the
242 comp plan, the proposed land use designation or the or the zoning or subdivision ordinances.
243 All of that also remains the same.

244
245 Reasons for extension requests were provided in the narrative that was in your staff report.
246 Number one, they were working through litigation at the time, and there was a change in
247 ownership, yet the demand for higher-density housing units is still present.

248
249 In terms of process, this is being processed the same way as a new application. All adjacent
250 property owners and new newspaper notices were provided. There has to be a planning
251 commission hearing where you will render a recommendation and that's happening tonight.
252 Then the board of supervisors will also have its own hearing where it will render a decision on
253 whether or not to extend the conditional use permit. Again, there is nothing new to review, and
254 there are no changes to the case, the regulations, or the comp plan.

255
256 Staff did receive two letters of opposition on Monday. Number one was pertaining to
257 subdivision roads, and the second one was with regards to media reports of changes to the
258 approved proffers, conditions, and designs.

259
260 In terms of the subdivision roads, there was a question as to the internal roads of Captain's
261 Cove itself, and whether or not there was the ability for the county to, I guess, retroactively
262 impose bonds or to require infrastructure installation. This case is not about the subdivision
263 roads, but we did make note of that comment.

264
265 With regards to the media reports, the only thing that we can account for is what the applicant
266 put on paper and applied for which, again, was no change to the proffers, conditions, or the
267 layout. No other comments had been received as of this afternoon.

268
269 The staff's findings include the following:

- 270 1. No amendments to the comprehensive plan have been made since the Board's review
271 and decision on May 18, 2022.
- 272 2. All land use rationales remained the same and are likewise applicable to the current
273 request for a two-year extension.
- 274 3. As evidenced by their application, no amendments are proposed to the originally
275 approved conditions, land use, which is a mixed-use to the density, they're not
276 increasing the number of units, the design, or any other feature or characteristic.

277
278 Therefore, the development application remains exactly the same now, as at the time of the
279 Board's approval on May 18, 2022.

280
281 Staff recommends approval of the two-year extension. Condition number 13, as I had
282 mentioned before, is slightly modified to reference the issuance of this extension instead of the
283 original approval. All other elements remain the same.

284 At this time, I'm just going to go through very briefly the plans that were submitted back in
285 2021, which are the exact same plans that we are looking at now. So, this is an aerial of the 20-
286 acre site. As you can see, it is subdivided south of or the area is subdivided south of State Line
287 Road, and again to the north in Maryland, is primarily for agricultural uses. The note at the
288 bottom for those who can't see says that these are the originally approved plans from May 18,

289 2022, only a two-year extension of the approval was requested and no amendments or changes
290 of any kind are proposed with the application. So again, 140 units, the street layout remains
291 the same, and the parking for the commercial building is also the same. This was the proposed
292 or conceptual landscape plan back in 2021-22. This plan indicates the landscaping package for
293 the different units.

294
295 This is an open-space plan. That's for the commercial area right there, and that's an inset of the
296 conceptual plan for the commercial building.

297
298 These are typical layouts for the lots in the units, and these are elevations. Here is what was
299 provided at that time indicating the exterior elevations and appearances of the units.

300
301 This concludes my staff report. I can feel any questions at this time. I should also mention that
302 the representative for the property owner and applicant, Mark Baumgartner is also present.

303
304 **Commissioner Wingfield**

305 Do you commissioners have any questions for staff?

306
307 **Commissioner Pettit**

308 Are you saying that the change of ownership doesn't change the application?

309
310 **Mr. Lee Pambid**

311 No sir, it does not change the application at all, only the change of ownership. It only relates
312 to the owners and nothing physical is changing about the plans. There are no changes to the
313 layouts or the conditions and the proffers will apply to whoever owns the site.

314
315 **Commissioner Hickman**

316 Madam Chair, do we know the status of the legal issue?

317
318 Mr. Lee Pambid

319 I'm going to let Mr. Baumgartner speak to that. He is present tonight.

320
321 **Mr. Mark Baumgartner**

322 Thank you.

323
324 Chairwoman Wingfield, members of the commission. My name is Mark Baumgartner on
325 behalf of the applicant here.

326
327 Mr. Hickman, to address your question specifically, the issue that came up was the ability to
328 use a section of what's called Captain's Corridor, which was previously Route 741. That issue
329 was presented to the Circuit Court and the Circuit Court found, that when route 741 was
330 abandoned, the law prescribes that the owner of the adjoining or opposing properties on each
331 side of the road then owned to the centerline of the right of way with an easement to the
332 respective owners on both sides and down the road that had been previously been using Route
333 741. That order was entered by the Honorable Judge Lewis on February 1st of this year 2024.
334 I'm happy to provide a copy of that order for the record, but the date was February 1st. That
335 took a substantial amount of time to resolve.

336
337 **Commissioner Hickman**

338 Yes. So essentially, the developer's hands were tied at that time.

339

340 **Mr. Mark Baumgartner**

341 That's right. We wanted to let that process go through and give the folks an opportunity to
342 provide evidence to the court, if there was any regarding the status, and the court found there
343 was no evidence of any other ownership.

344

345 **Commissioner Pettit**

346 Is there any pending litigation or any chance that there might be more litigation that you're
347 aware of?

348

349 **Mr. Mark Baumgartner**

350 There is litigation ongoing and Captain's Cove, but not on the road the road issue. There's an
351 order entered on the road issue. There are other issues that are still going on in Captain's Cove
352 that are not affecting this project?

353

354 **Commissioner Sparkman**

355 Was it the water situation? A lot of residents were complaining, at the time of the original
356 hearing, that the water was terrible. Has that changed?

357

358 **Mr. Mark Baumgartner**

359 I can't speak to the quality of the water. The water issue and the wastewater issue was also
360 presented to the Circuit Court that was raised in the litigation. Aqua was made a party to that
361 litigation. The Court considered the arguments and dismissed the claims regarding the
362 wastewater and sewer and the water supply. Those are all issues that are managed by the State
363 Corporation Commission Division of Public Utilities. Whether and to what extent service can
364 be provided to this property is up to the State Corporation Commission and under the proffers
365 as written.

366

367 If the State Corporation Commission determines that the water and or wastewater is not
368 available for the property, then the Conditional Use Permit is void. That's an issue that's really
369 not certainly decided at this time by the Commission.

370

371 **Commissioner Wingfield**

372 Questions for Mr. Baumgartner? Would you like to do a presentation?

373

374 **Mr. Mark Baumgartner**

375 I'm going to limit the presentation simply to say, as the deputy County Administrator pointed
376 out, this is just a two-year extension. This commission previously found that the development,
377 as presented, will serve the public health, safety, and welfare of the citizens and residents of
378 Accomack County, and nothing has changed to this point.

379

380 We were tied up in resolving some of the conditions for the proffers, and we'd like the
381 additional time. We don't want to be prejudiced by that process to complete this project. That's
382 all I have unless you have any other questions. Thank you.

383

384 **Commissioner Wingfield**

385 Thank you. Public comment?

386

387 **Commissioner Wingfield**
388 Bill Leslie, you have four minutes. State your name and where you live.
389
390 **Mr. Bill Leslie**
391 My name is Bill Leslie. I'm Vice President of Concerned Citizens of Captain's Cove, and I live
392 at 3032 Meridian Drive in Captain's Cove.
393
394 I can answer your question about the water quality. My wife gets rashes from it. We just spent
395 \$8,000 for a collagen system so that we could actually drink the water and use it. She's been to
396 the doctor many times because of the rash she gets just from taking a shower.
397
398 First, I'd like to let you know that the lawsuit is still active and that the ownership of the road
399 is still active. It will be appealed as part of the trial in June so it has not been erased. We have
400 plenty of stuff we've been working on to prove our point that the easement down this road does
401 not include the Hastings property, it does not touch the road.
402
403 I'd like to bring some other things to your attention about what has been a contentious history
404 of Mr. Hearn, The officers of CCG, Captain's Cove Utility Company, and Captain's Cove
405 Board of Directors as they are one in the same. In 2015 Mr. Hearn, president of both the water
406 company and Captain's Cove Board of Directors, signed a contract with the Captain Cove
407 Board of Directors and agreed to let him sell the lots, and common areas, to Aqua for the ribs.
408 It was promised in that contract that the water and sewer company was for Captain's Cove
409 residents, 4,800 lots only.
410
411 Another concern we have is that the address for the Hastings property is State Line Road, yet
412 the deed shows that it's Captain's Corridor. I don't think that's by mistake.
413
414 The other thing we noticed is that the address for R2JS, LLC is 1212 York Road, which is the
415 same address as CCG note and Michael Glick's office. There's a little something about that,
416 that kind of looks a little self-dealing.
417
418 We're just trying to protect our resources in Captains Cove that were promised to us in our
419 deeds and in our declarations. The water and sewer and roads were promised to us.
420 In closing, I'd like to think that this project makes no sense where it is located. Village
421 Development should be close to shopping, transportation, schools, and health care, and it is
422 none of the above. The County should be focusing on areas such as New Church, Oak Hall,
423 and Temperanceville for Village Development since Food Lion is already there. Access is
424 there. There is access to Pocomoke, access to shopping, and it would actually bridge the gap
425 between Salisbury, Pocomoke, and Onley.
426
427 There's plenty of land there. That's where the Bridge Hill development was proposed and then
428 never existed. I think the Coastal Square project you're going to hear next is Village
429 Development with access to all the resources mentioned above. The definition of Village
430 Development is that project, not a townhome project in the middle of the northern part of the
431 County with no access to anything. It takes me a gallon of gas to go get a gallon of gas.
432 I'd like to thank you for your attention.
433
434 **Commissioner Wingfield**

435 Thank you that's all signed up. Would anybody else like to speak on the Hastings Mariner
436 Conditional Use Permit?

437

438 **Commissioner Wingfield**

439 Sir, state your name and where you live. You have four minutes.

440

441 **Mr. Roger DeGeorges**

442 Roger DeGeorges 3345 Salty Way, Greenbackville, VA.

443

444 I'm not here to argue on the merits or anything else. I was asked to make clear the opinion of
445 residents' Captain's Cove, not mine, theirs. The biggest concern people certainly had with the
446 Hastings Mariner project was they didn't understand it. Captain's Cove is a \$300 million real
447 estate, when you count all the homes, they generate taxes.

448

449 They can't figure out why a \$20 million project takes preference over the wants and the desires
450 of the community. The biggest fear, if this leads to where they think it is going to go, is can we
451 start having problems we have with rental properties. The things that make and bring people
452 to Captain's Cove will be destroyed. There are many people who are saying if that happens,
453 we are out of here.

454

455 If 20% of the people decide, all at once in a short period of time, we're done (word of mouth
456 brings people here), real estate values in Captain Cove do the same thing it did 12 years ago.

457

458 They basically feel that this is your opportunity, in their opinion, to right a wrong that was
459 perpetrated against them. They think the best thing that can happen would be to deny this
460 permit and let them go through the permitting process again. We're closer with the Cove
461 residents, not the HOA, because we know there's conflict.

462

463 They really are organized against it and there's money they're organized. You're are going to
464 be back here in two years asking for the same thing. If that court case fails, the money's there
465 and the people are there. This could go on forever. They are not going to let this happen without
466 every legal trip they know they have lawyers and money. That's their opinion. I'm saying it
467 because of fear of retaliation against a certain group of homeowners by the powers that be. I'm
468 a little protected. I'm seventy years old. I don't care. There's nothing you can do to me.

469

470 Thank you. I appreciate it. I'm stating their opinions, not mine. Hopefully, you will find in your
471 hearts to listen to the citizens and deny the extension. Thank you.

472

473 **Commissioner Wingfield**

474 Thank you. Would anybody else like to comment? State your name and where you live. Four
475 minutes.

476

477 **Mr. Jeffery Fox**

478 My name is Jeffrey Fox. I live at 2230 Jolly Roger Drive, Greenbackville, Virginia 23356.

479

480 My house butts right up to the back of that land. I can go along with what he's saying about the
481 water. It makes you itch. I've got open sores on my arms because of it and various other places.
482 The water is terrible. Another thing is the sewer issues. Where's all that sewer going to go?

483 Everyone on Jolly Rogers went to a septic system? Is this going to be 140 townhouse septic
484 system? I haven't seen any sewer/water, except on the main drag of Captains Cove.
485

486 I also understand I don't have all my facts here, but this is my personal opinion. I've also heard,
487 whether it's true or not I don't know, that Tim Hearne gets three votes for every homeowner
488 that's in there. Our one vote is always outweighed by his three votes. We can have 5,000 and
489 he has 15,000 votes. Whether that's true or not, I don't know. Whatever the vote count, they
490 get whatever they want of course, they have the money.
491

492 The roads are terrible in Captain's Cove. It's just a bad situation. The water, you can't drink the
493 water. You have to boil it in order to use it for food. There are a lot of people, I have a neighbor
494 right across the street who is selling their house. That's probably one of the reasons, I don't
495 know all their reasoning, but there are a lot of people on that road who are selling.
496

497 That's just my initial take on it, but I think you should deny this project because there's a lot of
498 homeowners who don't like it. Also, I believe it's going to take down the property value, that
499 is already knocked down, because of other things.
500

501 Thank you.
502

503 **Commissioner Wingfield**

504 Thank you. Would anybody else like to speak?
505

506 Close the public comment period. Do any Commissioners have questions or comments?
507

508 **Commissioner Tyler**

509 Yes, *The Accomack County Planning Commission recommends that the Board of*
510 *Supervisors approve a two-year extension of CUSE-000219-2021. A conditional use permit*
511 *for a mixed-use development pursuant to Accomack County code Section 106-534 (12) of*
512 *the Accomack County Code Village Development District regulations to expire that will*
513 *expire on May 18th, and conditions 1-12, and the amended, 13 as noted in the staff report.*
514 *Staff recommends approval and the Commission finds approval.*
515

516 **Commissioner Wingfield**

517 I have a motion to approve. A second?
518

519 **Commissioner Gayle**

520 *Second.*
521

522 **Commissioner Wingfield**

523 All in favor say aye. All
524

525 **Vote Was 6-3**
526

527 Let's move on.
528

529 **C. Coastal Square & Residences - Application for Rezoning of 95.89 acres from Business and**
530 **Agriculture to Village Development District REZ-000569-2023-** Request to conditionally
531 rezone from Business District and Agricultural District to Village Development District parcels

532 93-A-87, 93-A-89, 93-A-90, and a portion of parcel 85-A-51 (4.5 acres) containing 95.89 acres
533 located on the west line of Lankford Highway (US Route 13) approximately 320' south of its
534 intersection with Cooperative Way. The site extends westward and is alternatively located on
535 the south line of Fairgrounds Road approximately 2,700' east of its intersection with Market
536 Street. The uses will be controlled by zoning ordinance regulations and proffers. The 2018
537 Comprehensive Plan recommends Village Development Area.

538
539 **Coastal Square & Residences - Application for a Mixed Used Development Containing**
540 **465 Dwelling Units and Commercial Sites CUSE-000568-2023** - Request for a Conditional
541 Use Permit under Section 106-534(12) of the Accomack County Code for the construction of
542 a Commercial Mixed-Use Development with 465 residential units on parcels 93-A-87, 93-A-
543 89, 93-A-90, and a portion of parcel 85-A-51. The 95.89-acre site is located on the west line of
544 Lankford Highway (US Route 13) approximately 320' south of its intersection with Cooperative
545 Way. The site extends westward and is alternatively located on the south line of Fairgrounds
546 Road approximately 2,700' east of its intersection with Market Street.

547
548 **Mr. Lee Pambid**

549 Thank you, Madam Chair.

550
551 This is a two-part application so this will be a combined staff report. The first application is a
552 rezoning with proffers and the rezoning is for 95.89 acres from ag and business to Village
553 Development District.

554
555 The second part of the application is a conditional use permit for the actual mixed-use
556 development itself. The Board of Supervisors is authorized to waive certain requirements
557 through the CIP process, and the CUP may entail additional conditions beyond what is proposed
558 in the proffers.

559
560 I recommend that you hold these public hearings consecutively, meaning that once the staff
561 report has concluded you open and you hold the rezoning public hearing. Then you hold the
562 Conditional Use Public hearing.

563
564 Background information is as follows. As we've been discussing over the past three months, the
565 applicant is Mr. Chris Carbaugh of the Atlantic Group & Associates Incorporated. He is here
566 this evening to field any questions that you might have regarding his application. The property
567 owners are Coastal Square and Residence, LLC. There are four tax parcels involved. However,
568 the last tax parcel, 85-A-51, is only going to be partially rezoned. This is election district 7, Mr.
569 Jackie Phillips, and Planning Commissioner Mr. Lynn Gale.

570
571 The total acreage of the four tax parcels is 100.39 acres, 59 and a third of which are considered
572 open space. Again, to reiterate, this application is for 95.89 acres to be rezoned Village
573 Development District. That's a subtraction of 4 ½ acres from that 100.39.

574 The current zoning classifications involved are Agricultural and General Business and the future
575 land use recommendation, in the comprehensive plan, is for Commercial and Village
576 Development. The proposed density is 4.85 dwelling units per acre. That's derived from the 465
577 units divided by the 95.89 acres. Currently, there is not anything happening on the property so
578 it's vacant. Some of it is open and some of it is wooded, but it is a vacant property.

579

580 The requests include a proffered rezoning from General Business to Village Development
581 District and that's your rezoning case number there. The conditional use permit did come with
582 a request for waivers, and this is for a mixed-use development including 465 residential units.
583 The waivers are permitted by ordinance they can be requested.

584
585 They're requesting a development that is greater than 40 acres and the 40-acre max specified in
586 the zoning ordinance. They are temporarily asking for a reduction in the number of entrances
587 from two, which is the required number of entrances, to one pending the development of phases
588 1-4. They are also requesting a waiver of the 200-foot setback from agriculturally zoned land,
589 and they're requesting a decrease in the amount of shopping center parking of 1 per 300 square
590 feet, where 1 per 200 square feet is required.

591
592 Adjacent zoning again is Agricultural and General Business. Adjacent uses are a shopping
593 center, Self-Storage, electric utility, the ANEC Corporate Headquarters, single-family
594 residential, there's a child daycare center nearby, vacant agricultural, auto repair, and personal
595 services.

596
597 This is a breakdown of the residential units again totaling 465. The apartments are going to be
598 13 buildings with 24 units per building, and 20% of these units are proffered for workforce
599 housing. We'll get into the definition of that just a little bit. 22 loft-style apartments, which are
600 second-story above commercial, and 55 units of townhouses, that's 11 sticks of five units each.
601 The duplexes are 76 units and there will be 38 pairs of those.

602
603 They are proposing five out parcels. I should note that parcel four is the 4 ½ acres that is being
604 excluded from this application. Out parcel one, no footprint is shown on the plan. Out parcel
605 two appears to be a possible restaurant, looking at the layout, there appears to be a drive-thru
606 included there. Out parcel three is the mixed-use building. There is some first-floor commercial
607 and the 22 second-floor loft-style apartment units. Out parcels five and six do not currently have
608 any footprints shown.

609
610 Residential project description. I just went down the mix of units, but in terms of amenities and
611 placemaking features, the concept plan or the conceptual plan shows pools, clubhouses,
612 sidewalks, and walking trails. There is also a basketball court and a couple of tennis courts. A
613 covered rec center and a playground need to be implemented by the 100th certificate of
614 occupancy and that is by the voluntary proffer. They're featuring a lot of street trees and the
615 parking lot islands are going to be landscaped. It will include trees and multiple water features
616 and among those is the rectangular pond that would also feature a community pier and a kayak
617 launch. Finally, there is a community square in the vicinity of the duplexes and there will be
618 centralized mailboxes and enclosed dumpsters.

619
620 The commercial project description includes the previously mentioned several commercial out
621 parcels. There is a condition for the conditional use permit to bring those back to the Planning
622 Commission and Board of Supervisors as they identify users and start to design those.

623 The mixed-use building is the 22 residential units above the commercial. There is a condition
624 in the CUP that the applicants have to design the full site plan. We do not have fully engineered
625 site plans at this time. That is not required for the conditional use permit, but when it comes
626 time to do the fully engineered site plan, it has to match the conceptual plans that you've been
627 provided. That applies to both the residential and commercial elements of the project.

628

629 To nail down the acreage one more time the four tax parcels are 100.39 total acres, but there are
630 going to be 4 ½ acres taken out that will remain businesses zoned. The reason for the exclusion
631 is that they are proposing self-storage which is not permitted in the Village Development
632 District. The ultimate or the final total for the rezoning is 95.89 acres. Again, that acreage will
633 be subject to the proffers of the rezoning case and the conditions of the conditional use permit
634 case.

635
636 A very quick rundown of the proffers they have. They have proposed a land use plan that
637 includes phasing. The first part of the development is phases one through four, which is
638 essentially all of your townhouses and duplexes, and I believe it's two buildings of the
639 multifamily. They are proffering specific uses. As far as road improvements are concerned, they
640 are going to construct anything that is required by VDOT. With regards to community recreation
641 areas, they have proffered to do the covered rec center and the playground by the 100 certificate
642 of occupancy.

643
644 Wastewater will be provided by the Hampton Roads Sanitation District and water will be
645 provided by the town of Onancock. They're also proffering to provide the documents for the
646 community association, (property owners and homeowners associations), conditions,
647 covenants, restrictions, and bylaws. All of that information has to be provided to the county
648 prior to the approval of the site plans. They're proffering compliance with the ordinances in the
649 condition and in proffers.

650
651 In terms of roads, the public roads will have to meet VDOT standards. However, all of the
652 internal roads are proposed to be private. They are loosely arranged in a grid pattern. These
653 private roads will be built to standards adequate to support intended traffic in the first initial 10
654 years. It's the roads will be built to a standard where minimal maintenance will be required.

655
656 Workforce Housing is typically defined as anywhere between 60% and 120% of median
657 income, which at the EPA staff's last research was \$52,694.00 for Accomack County. They've
658 proffered 20% of the garden-style apartments for workforce housing at 312 units. That is 63
659 apartments for workforce housing. They have submitted a revised proffer that indicates 100%
660 to 120% of median income.

661
662 Getting into the waiver requests:

- 663 1. The village development project size will exceed the maximum 40 acre maximum by
664 55 acres. They have asked for a waiver of that requirement. The justifications are in the
665 waiver matrix that was provided to you by staff as well as the applicant's narrative in
666 the staff report.
 - 667 2. Two points of access are required however, they are they're proposing to waive one
668 access point for the first phase of residential development only. Once they get past that
669 first phase of residential development, they would be required to install that second point
670 of access. The benchmark for that is the 204th residential unit.
 - 671 3. The agricultural setback is required to be 200 feet, they are requesting a waiver of that.
672 The adjacent agricultural parcels are currently wooded and there is no agricultural
673 production occurring in that area.
 - 674 4. Shopping center parking is 1:200 and they want to go to 1:300 which is a lesser parking
675 requirement.
- 676

677 In terms of agency reviews, VDOT came back with their comments on the traffic impact
678 analysis on Monday. The staff has not had an opportunity to review those. We will be asking
679 for a deferral a one-month deferral in order to have more time on that.
680

681 They did submit a revised proffer statement. The County Attorney has reviewed that initially,
682 but the most recent proffer amendment was just with regards to the income range. Originally, it
683 stayed at 60% to 120% and now it states 100% to 120%.
684

685 When we last spoke, there were several questions about levels of service, primarily schools.
686 The staff put together a chart, which was presented last month, but essentially the enrollment
687 figures indicate a 2146-seat excess capacity, as of November, and for that attendance zone 673
688 excess seats. This is the chart that was presented last month and these are the system-wide
689 figures. This next chart only identifies the three schools and their enrollments in that attendance
690 zone, Accawmacke and Nandua.
691

692 More information on agency reviews. Public Safety Director, C. Ray Pruitt and I have discussed
693 and he's provided some documentation indicating that capacity does exist with regards to with
694 regard to this development. A four-minute response time is anticipated and that's not going to
695 be affected by this development. This development is proposed between the Onancock station
696 and the Tasley station.
697

698 Director Pruitt also made some design suggestions and the applicant has responded to them. Of
699 note, Mr. Pruitt wanted to see lane widths that would be capable of handling the larger apparatus
700 within our first responder fire department and first responder inventory, and landscaping should
701 not interfere with that. Also, the streets need to support at least 78,000 pounds, which is the
702 heaviest piece of equipment that the County has. The applicant has committed to complying
703 with these design suggestions.
704

705 From an environmental standpoint, there were three notes however, the comments that were
706 made were reported, but they are more appropriate for the full site plan review. Once we start
707 getting into the engineered drawings, we will start to comment on issues of RPA streams and
708 nontidal wetlands.
709

710 In terms of law enforcement, there have been multiple discussions with Sheriff Wessels. I spoke
711 with him most recently today. He indicated that capacity is not going to be affected by this
712 development and that timely responses will still be provided. He also invited any questions
713 about this he would be more than happy to entertain those directly.
714

715 Now we are going to get a little bit into the justifications from a zoning and comprehensive plan
716 standpoint. We're going to start with the statement of intent in the Village Development District,
717 this is out of the zoning ordinance. There's also a similar statement coming out of the
718 comprehensive plan. Essentially, the *Village Development District is intended to preserve
719 village character by allowing for a mix of residential and commercial uses in keeping with the
720 traditional development pattern of Accomack County's villages and towns. These areas should
721 be compact and include a mix of uses, lot sizes, building types, interconnected street networks
722 with on-street parking, open space, parks, walkways, (considered convenient to both motor
723 vehicles and pedestrians), and conserves natural resources including the rural landscape and
724 groundwater.*
725

726 This next slide comes out of the comprehensive plan. So again, what I just read was out of the
727 zoning ordinance. That's what gives the comprehensive plan a little bit of teeth, but in terms of
728 what the comprehensive plan states about village development areas, that is a future land use
729 designation, not a zoning district. The comprehensive plan states, with regard to Village
730 Development areas, *that they will allow for a mix of residential and commercial uses in keeping*
731 *with the traditional development pattern of Accomack County's villages and towns subject to*
732 *wastewater treatment capability. These areas should be compact with interconnected streets*
733 *and networks, parks, sidewalks, and a mix of uses convenient to both motor vehicles and*
734 *pedestrians.*

735
736 Here you can kind of see where the Comprehensive Plan has informed the zoning ordinance in
737 terms of the Village Development District intent. The Comprehensive Plan also identifies
738 several problems in its future development patterns section.

- 739 • Zoning around existing towns is not adequate and this pushes people out into
740 agricultural areas.
- 741 • It's too easy for development to come into agricultural areas. These areas lack adequate
742 roads for residential development and it often creates conflict among users.
- 743 • There is also a county-wide lack of affordable housing.
- 744 • Expansion around existing towns is difficult because the soils are not suitable for septic
745 systems, and centralized wastewater treatment facilities are not available.

746
747 On that last point, centralized wastewater treatment facilities are now available through HRSD
748 force main installation and its proximity to the Town of Onancock.

749
750 The Comprehensive Plan also offers several solutions to the problems that I just stated.

- 751 • Concentrate new development in and around existing towns and communities. They are
752 well situated, have good access, and will help revitalize these communities.
- 753 • Identify ways for larger new developments to reproduce the attractive village concept
754 that is already found throughout the county.
- 755 • Encourage more commercial development in existing villages to serve residents and
756 attract to tourists.
- 757 • Use Planned Unit Developments with their own sewage treatment plants so
758 development can occur in areas with poor soils and septic systems, poor soils for septic
759 systems.

760
761 Just very briefly on the Comprehensive Plans, goals, objectives and policies. There's one
762 specifically with regards to development of this type. The Comp Plan suggests that the County
763 achieves safe efficient development compatible with Accomack County's traditional land use
764 pattern and resource constraints by directing development towards existing population centers.

765
766 The objective recommends that development be directed towards existing population centers,
767 therefore, preserving large and unfragmented areas of land for ag, forestry, recreation and wildlife
768 habitat. In closing on this particular point, the future land use plan, the map that's included with
769 that and as well as the policies, they all support this objective.

770
771 Want to get a little bit into some density considerations. First, by defining what "density" is. This
772 is straight out of the Comprehensive Plan on page 313. Note the difference between the terms "lot
773 size" and "density". Density refers to the total number of lots on a tract divided by the total area

774 of the tract, which yields a measure of average lots per acre. That calculation was provided at the
775 beginning of the staff report again 4.85 units per acre.

776
777 The size of individual lots on that track may vary from the average density because some lots could
778 be smaller than average and others could be larger than average. So just going through some of the
779 other density considerations in the comp plan as well as the Code of Virginia, the proposed density
780 is 4.85 dwelling units per acre.

781
782 Our Comprehensive Plan recommends four dwelling units per acre or higher in the village
783 development area. 4.85 is four or higher in this case. The proposal meets those density
784 recommendations.

785
786 Additionally, in Section 15.2.2223.1 of the Code of Virginia, the state code also has some density
787 recommendations for these urban development or village development type areas, which is four
788 residential units per gross acre so you can see where that four units per acre is not only
789 recommended by the Comprehensive Plan, but also by the Code of Virginia.

790
791 Housing considerations include, so there is a growth management strategy that's listed in the
792 Comprehensive Plan. And in part, it states that the County should provide adequate housing for all
793 households in the County by facilitating well designed, higher density housing in and around
794 existing towns, facilitating incremental expansion of existing rural villages, and providing
795 incentives for affordable housing development.

796
797 The staff had also provided some additional points on the 2022 housing study that was
798 accomplished by the Accomack-Northampton Planning District Commission. And it mentions a
799 lot of what's in our Comprehensive Plan in terms of directing growth towards existing population
800 centers.

801
802 This right here is the waiver matrix that I had mentioned before, and the waivers are to be
803 accomplished through the conditional use permit process, not through the rezoning. The staff is
804 recommending approval of all the waivers for the reasons listed in this matrix.

805
806 First and foremost, village development project size, a maximum of 40 acres is stipulated in the
807 zoning ordinance. They're requesting 95.89 acres.

808
809 Staff recommendation for approval is as follows:

810
811 The developer would have to come back two more times with at least two public hearings each
812 otherwise. It is preferable to know the full extent of the development upfront and deal with it in
813 that manner at one time.

814
815 With regards to the road requirements, two points of access are required for developments
816 generating more than 250 vehicles per day. One point of access is requested for phases one through
817 four of the development or 203 dwelling units. I'll show you where the 203 dwelling units comes
818 from when we get to the graphics.

819

820 203 dwelling units at 10 trips per unit per day would be 2,030 vehicles per day. That's 1,780 vehicle
821 per day average. Staff's recommendation is to approve the waiver, as this is only a temporary
822 waiver until the 204th unit is applied for and at that point, the spine road that goes east west would
823 have to connect both ends of the development, therefore, opening up both points of access.
824

825 Regarding the setback regulations, residential structures must meet the setback at least 200 feet
826 from agriculturally zoned properties. They want to waive the 200-foot setback. Two property
827 owners are affected and the closest structure to an ag zoned property is approximately 130 feet
828 away. Staff's recommendation is to approve that waiver for the following reasons:
829

830 The effective properties are more residential in nature and wooded. The purpose of the setback is
831 to mitigate agricultural impacts on residential properties and those impacts are typically things like
832 dust noise and odor. There is no agricultural production occurring in that area.
833

834 Thirdly, a letter of support for the waiver has been provided by the most affected land owner.
835 There is one landowner who is affected who's got multiple properties and he has provided a letter
836 of no objection to the waiver request. Most of the affected properties are adjacent to an RPA which
837 is a natural buffer and that natural buffer will not be encroached on. At a minimum, that natural
838 buffer is 100 feet.
839

840 With regards to the parking regulations, currently that requirement is one space per 200 square feet
841 of gross floor area. And they're asking for a reduction in that to one space per 300 square feet of
842 gross floor area.
843

844 Staff's recommendation is to approve that waiver for the following reasons:
845

846 Best Planning and Zoning practices are actually moving towards reductions in both commercial
847 and residential parking ratios. This reduces the project costs with less pavement. It reduces
848 environmental impact with less stormwater and less heat island effect. And it more efficiently uses
849 those that space.

850 Thirdly, shopping center parking lots are rarely full even during peak shopping seasons. Forth and
851 finally, Section 106-548 of the Zoning Ordinance actually encourages projects that create shared
852 or reduced required parking, which the applicant is proposing with his conceptual plans.
853

854 We have actually gone through, my predecessor, Rich Morrison had provided a similar document
855 to this. And I wanted to go ahead and follow suit in terms of addressing individual points for the
856 conditional use permits. And you have that document in your staff report.
857

858 Notices and public comment.
859

860 Notices were provided per the state code that includes advertisements in the newspaper two
861 consecutive weeks, and then adjacent owners were also provided notices that the public hearing
862 was taking place. Letters of support have already been received from one adjacent owner with
863 regards to the waiver and the Virginia Economic Development Partnership. Other than the staff
864 had not received and we checked as recently as four o'clock this afternoon, no public comment

865 either for or against the project. The only written comment that we had actually received was from
866 Virginia Economic Development Partnership. So, no opposition was received.

867
868 In terms of findings and recommendations, findings submitted with REZ-0000569-2023 are
869 hereby computed by reference. The development is in compliance with the provisions of Section
870 106-231. The basic processes for issuance of conditional use permit, and a separate staff document
871 is attached as a checklist. The development is in compliance with the provisions of Section 106-
872 548, outline mixed use development, conditional use permit regulations and are requested waivers
873 from the maximum development area, second point of access, and the parking ratio as well as the
874 setback are in keeping with the comp plan in the zoning.

875
876 At this time, the staff's recommendation is to defer these decisions or your recommendation for a
877 month, while we have more time to review VDOT's comments on the traffic impact analysis, and
878 to have our engineer take a look at that as well. So, we've got a recommended motion for you.

879
880 Actually, before we get into that, let me go ahead and click forward a little bit and, and show you
881 some of the graphics. We've got a crowd here tonight that was not here last month. I want go
882 through these graphics just really quickly.

883
884 First of all, this is an aerial vicinity map of the four parcels outlined in red. The yellow boundaries
885 to the plan left and to plan bottom is the eastern town boundary of the Town of Onancock and to
886 the south, that is the northern town boundary of the Town of Onley. This development is in the
887 unincorporated area of Accomack County, but between two towns, and we have made several
888 references to the Comprehensive Plan that says direct the development towards the towns and
889 towards the population centers. This right here is a zoning map. The salmon color is business and
890 the white is agricultural. You will also note that, to the east and to the south within those yellow
891 town boundaries is gray, we do not identify the zoning classifications within the town limits.

892
893 The staff plan is numbered sheets 1 through 17. And when the time comes to make a motion for
894 either approval or denial, or we want to make reference to this staff plan, instead of listing every
895 single sheet in the recommendation. We're only going to make references to the staff plans sheets
896 1 through 17.

897
898 This is the cover sheet. And this is an existing conditions sheet.

899
900 This is the originally submitted conceptual plan. And we've just made some annotations on the
901 plan here noting the Fairgrounds Road access point, the removal of the self-storage and the typical
902 multifamily access points of which there are eight.

903
904 We're identifying connections to adjacent properties to ANEC as well as to the Chesapeake Square
905 shopping center to the west there. And US Route 13 access point. One of the late developments in
906 this is Mr. Carbaugh had presented to me a revised layout with regards to these access points which
907 staff just by looking at it believes that access would be improved with the cooperation of the
908 shopping center. And since we just saw that this evening, we will present that to you next month.
909 But having seen that I can tell you that it will be an improvement above and beyond which you are
910 seeing on the screen here.

911
912 Sheet for the staff plan is an exhibit showing the four-and-a-half-acre parcel to be cut out. There
913 was a public comment regarding increased landscaping and screening for an adjacent property
914 owner at the primary entrance at Fairgrounds Road, which the applicant had revised to show
915 increased landscaping and also the waiver request. Distances there was a question about how far
916 these actually were going to be.
917
918 With regards to the 200-foot agricultural setback required, that smallest setback as I had mentioned
919 130, but approximately 129 feet. This property owner had submitted a letter of no objection to the
920 200-foot waiver request. That's the shortest distance but we have Mr. Scott Davis, who is an
921 adjacent property owner who would be 147 feet from the nearest structure there. And other
922 measurements provided at 156, 160 and 227, which is in excess of the 200-foot agricultural
923 setback. More to the east, Mr. Odachowski who submitted the letter of no objection, being the
924 most impacted land owner by the waiver request would have buildings as close as 135, 153, 129
925 feet and 281 feet to the north, which is across that rectangular pond.
926
927 Sheet five of the staff plan is a phasing plan. Phases one through four are identified, but, 1,2,3, and
928 4. So this gray area, this blue area, this green area and this purple area are the first four phases of
929 the residential development. That's being tied to the waiver of the second point of access.
930
931 The proposal is to have these properties access the main boulevard here off of Fairgrounds Road.
932 And the total number of units in those first four phases is 203 units. When they apply for that 204th
933 unit, this road here would have to the east west road would have to connect both ends of the
934 development and therefore opening up that second point of access along Route 13.
935
936 There are very few annotations on the next few sheets, but I will go through them just for
937 informational purposes. This is a conceptual utility plan. This is actually a better conceptual utility
938 plan that comes out of the substantial narrative that they provided. But as you can see, water and
939 sewer, water being depicted in the blue and sewer being depicted in red, orange, and I think that's
940 green. But in any case, this is how they intend to serve the property with water and sewer. This is
941 all underground utilities. Nothing above ground. No open lagoons or anything like that.
942
943 This is an open space plan. Conversely, this is an impervious surface plan.
944
945 This is the village green exhibit of which they're proposing a significant amount of village green.
946
947 Number four is actually surface water with that rectangular pond.
948
949 These are typical elevations for duplexes as well as first and second floor layouts. For the
950 townhomes again, front, side and rear elevations.
951
952 First and second floor plans for a typical townhome. Staff plan sheet number 15 shows a potential
953 apartment elevation. We will note that the maximum height in the Village Development District
954 is 35 feet, but they can go as high as 45 with added setbacks and that is by right. They will not
955 need to come back for any kind of approval to go higher if they provide the added setbacks. And
956 this is a typical apartment floor plan with the multiple units.

957
958 Finally, staff plan sheet number 17 shows a typical townhome parking and duplex parking layout.
959 With regards to parking, we did recommend a condition that there would be no on-street parking
960 so as not to conflict with any first responder access.
961
962 That concludes the staffs report. I can fill any questions you have at this time. Mr. Carbaugh is
963 also here to fill your questions. And traffic engineer is here as well if you have any questions with
964 regards to that
965
966 **Commissioner Wingfield**
967 Any commissioners have questions for staff?
968
969 **Commissioner Hickman**
970 The agricultural area. You have one person that concurred and they own multiple lots. There are
971 multiple places and multiple parcels of land that are zoned agriculture that connect, correct?
972
973 **Mr. Lee Pambid**
974 Yes, sir.
975
976 **Commissioner Hickman**
977 Now, has every one of those owners that agree to this reduced setback? This has been an issue in
978 the County for a long time and it took a lot of work to get that 200-foot number in there. I was one
979 of them pushing for it, because there's been so many problems.
980
981 You have people dusting with chemicals. You have all these things going on, and if it's
982 agriculturally zoned, we don't have a lot of control. If it's wooded, somebody can buy the wooded
983 land, tear it down, and put in chicken houses. It's not a thing we can do about it if the lots are big
984 enough, but these are the type of things that really concerned me.
985
986 You don't know in the future, what's going to happen. Particularly these people that own that land
987 that has a certain value now, because it is agricultural, and could be used for something other than
988 growing trees. People don't like the trees anyway, because pollen gathers this time of the year.
989
990 There again, the setback is important. I don't think we should take that lightly. As I said it took a
991 lot of planning. Mr. Tyler made comment last week about why do we have these regulations in
992 place if we're just going to roll them over. That's number one, let's talk about that. Can we talk
993 about what you know about these other owners?
994
995 **Mr. Lee Pambid**
996 Absolutely. What I can tell you about the layout here, and I believe that Mr. Carbaugh would also
997 want to weigh in. If you take a look at the screen here, primarily what we're talking about are
998 essentially residential properties that are zoned agricultural. The size of these lots. They could
999 potentially lend themselves to agricultural use. I think that anecdotally, that's unlikely.
1000
1001 The one piece of property that could lend itself to agricultural use is this larger piece of property.
1002

1003 **Commissioner Hickman**

1004 It's wooded, I think.

1005

1006 **Mr. Lee Pambid**

1007 If you look at along Market Street, just off of the left side, you see that the Market Street would
1008 actually intersect with Fairgrounds Road. That larger piece of property that contain the former
1009 airstrip is owned by Mr. Odachowski who submitted a letter of no objection to a 200 foot. We do
1010 not have anything official on what his plans are for this property, but it does contain split zoning.

1011

1012 On this plan here, you can see that that light red or that salmon color, as commercial zoning, and
1013 to the north, the back half of the property is zoned agriculture. The next largest piece of property
1014 is immediately to the east that's owned by Mr. Scott Davis. We did not hear from Mr. Davis on the
1015 development or specifically the waiver requests, but his property is arranged more for residential
1016 use than for agricultural use. His house towards the back of the property would essentially negate
1017 any real agricultural use of this property. These six pieces of property that you see, just south of
1018 the rectangular pond are likewise owned by Mr. Odachowski who had submitted that letter of no
1019 objection.

1020

1021 **Commissioner Hickman**

1022 They've already sold off a couple acres a piece or something.

1023

1024 **Mr. Lee Pambid**

1025 Yes, sir.

1026

1027 **Commissioner Wingfield**

1028 So, there's only two property owners in Ag?

1029

1030 **Mr. Lee Pambid**

1031 There are multiple property owners in Ag.

1032

1033 **Commissioner Wingfield**

1034 Adjacent to that would be within the two.

1035

1036 **Mr. Lee Pambid**

1037 The large piece of property right here is Mr. Odachowski. immediately to the left is Scott Davis,
1038 Scott Davis, and Wendy Abrams. We also have Robert Taylor, and Odachowski owns the six
1039 pieces of property over here. So, there are, I believe five separate property owners involved. And
1040 Debbie Pruitt, so I guess that makes six.

1041

1042 **Commissioner Hickman**

1043 I will feel better if all these people were contacted, I know you've tried to contact them, but actually
1044 make contact and get some sort of approval from them.

1045

1046

1047 **Mr. Lee Pambid**

1048 Okay.

1049
1050 **Commissioner Tyler**
1051 Mr. Pambid.
1052
1053 **Mr. Lee Pambid**
1054 Yes sir.
1055
1056 **Commissioner Tyler**
1057 Are the boundaries dictated by ownership or by zoning?
1058
1059 **Mr. Lee Pambid**
1060 Boundaries of?
1061
1062 **Commissioner Tyler**
1063 This 200-foot setback. So, I understand the landowner has approved but that's not the point of these
1064 setbacks. The setbacks are dictated by zoning. So, it doesn't matter if he owns it now or if he owns
1065 it 100 years from now, his weigh in is somewhat okay, but the fact of the matter is the zoning
1066 dictates the boundary. It is zoned agricultural and we have those rule for a reason, and you know,
1067 we start waving things now, we're going have to wave a lot of stuff in the future.
1068
1069 My point about that is that those rules are in there for a reason. It doesn't matter that the owner has
1070 said it's okay because these rules are dictated by the zoning laws. They are not dictated by owners,
1071 and that's where my concern comes in. The other concern is the waiver doesn't state what the
1072 setback is going to be. Like the parking lot says it's going to go from one to half to a third which
1073 whatever. And this waiver doesn't say anything about whether we can't go into the RPA. Are we
1074 waving it to the RPA? Are we waving at 229 feet? What are we waving it to? That was my other
1075 question.
1076
1077 **Mr. Lee Pambid**
1078 Right. I want to talk a little bit.
1079
1080 First of all, about the comment regarding the zoning. This is just a general comment about the
1081 flexibility that was built into the zoning ordinance, specifically for Village Development District,
1082 conditional use permit applications. Each application is going to be taken on its own facts on its
1083 own merits. If you approve a waiver from the 200-foot agricultural setback in this case, it does not
1084 obligate the Planning Commission and the Board of Supervisors to do the same thing on a
1085 completely different application.
1086
1087 The County saw fit to do away with the planned unit development ordinance, which a PUD
1088 ordinance is by definition, and by design meant to be flexible. The closest thing that we have to
1089 that is this village development district conditional use permit application. In terms of the
1090 flexibility that's built into the zoning ordinance, you're exactly right. That authority should be used
1091 judiciously, should not be done, should not be used just because you did it for one means you have
1092 to constantly do it for anybody else who requests a waiver. But you have to take each application
1093 on its own facts and merits.
1094

1095 In this case, the staff sees agriculturally zoned land that is used more as a residential use as opposed
1096 to Ag.
1097
1098 **Commissioner Tyler**
1099 Right now.
1100
1101 **Mr. Lee Pambid**
1102 I mean, if they start tearing their houses down, then maybe they could start plowing fields.
1103
1104 **Commissioner Tyler**
1105 I just want to avoid being arbitrary and capricious. I want the discussion to be well laid out. That's
1106 all. That's where I'm coming at with that.
1107
1108 **Mr. Lee Pambid**
1109 Okay. Thank you.
1110
1111 **Commissioner Wingfield**
1112 Any other questions?
1113
1114 **Commissioner Sparkman**
1115 You said in your report that there's an overcapacity in the school, right? This is just one of the
1116 issues. Is that via in the building? Or is the number of teachers? How does that over-capacity?
1117
1118 **Mr. Lee Pambid**
1119 This is strictly about the capacity of the students themselves. This is not about teachers, and it's
1120 not about classroom space.
1121
1122 **Commissioner Sparkman**
1123 The classroom size.
1124
1125 **Mr. Lee Pambid**
1126 The size number was not analyzed with this application, strictly enrollment figures.
1127
1128 **Commissioner Sparkman**
1129 Okay. Now, I want to move to another thing, because I raised this question initially too, you know,
1130 is also about the police, right? Policing, fire, emergency services, they're based on a formula, right?
1131 The number of people for each officer. We have a former Sheriff here. It's got to be based on a
1132 number of residents, right? It's not just on a square footage of housing, a number of residents.
1133
1134 So, my point of this is, you put the people in the Town of Onancock or Accomack County on the
1135 hook for additional teachers, additional police. You know, firehouses in the discussion that we had
1136 earlier, involving Captain's Cove, the gentlemen one of his proffers, right was offering a rescue
1137 squad building, right. Am I correct in that?
1138
1139 **Mr. Lee Pambid**
1140 Yeah, there's a proffer for a rescue squad.

1141

1142 **Commissioner Sparkman**

1143 He was offering rescue squad. So, and that's not nearly as big as what we're looking at here. And
1144 there's a capacity of fire engines. Who's going to pay for them and so forth. You know, they are
1145 still going to have to additional firemen if you got 400 and some houses. You're going have to
1146 have additional fire. And this all react falls back on either the residents of Accomack County or
1147 the residents of Onancock, or wherever, who's going to carry the bill? Who is going to pay?

1148

1149 **Mr. Lee Pambid**

1150 So as part of the staff review, we reached out to all of the different agencies. I spoke with Sheriff
1151 Wessells on multiple occasions. I spoke with C. Ray Pruitt, the Director of Public Safety on
1152 multiple occasions. I rolled out the plan in front of both of them, and they know their fields, but
1153 they came back and said that there was no issue with regards to capacity to serve these additional
1154 residents.

1155

1156 Also, we have several thousand lots in Accomack County that could be built on by right, right
1157 now. And we would not be able to stop those additional units from being built because they're
1158 properly zoned, and as long as they meet the zoning requirements, and the building code, they get
1159 to build their house.

1160

1161 Let's take Captain's Cove, for example. They've got an abundance of lots, whether or not they're
1162 able to be built on at this point. If they were able to be built on, we would not be able to deny any
1163 building permit. And if we get a bunch of them at the same time, then the cumulative effect would
1164 be the same. We would not be able to stop that "population growth" or the levels of service that
1165 you had mentioned. We wouldn't be able to stop the effect on that.

1166

1167 **Commissioner Sparkman**

1168 So, you would be on the hook either way.

1169

1170 **Mr. Lee Pambid**

1171 Either way, you're right, except the Comprehensive Plan says that if you're going to grow the
1172 County, if you're going to add rooftops, then you should do so where there's the infrastructure, and
1173 do so closest to the population centers as possible.

1174

1175 **Commissioner Sparkman**

1176 Well, that does make sense.

1177

1178 **Commissioner Pettit**

1179 Thank you. The pond that you have there says any concern, water depth, accessibility restriction.
1180 Has any discussion been around that liability or is there a liability with it?

1181

1182

1183

1184 **Mr. Lee Pambid**

1185 I'm going to defer to Mr. Carbaugh on that, except for a couple of points about the pond. The pond
1186 was actually mentioned in Mr. C. Ray Pruitt's analysis, that he wanted to see dry hydrants on both

1187 ends with gravel access should they need an additional water source to fight fires. The pond was a
1188 borrow pit for this ramp here in front of ANEC, and it is a non-tidal feature, it's not affected by
1189 tide. And the applicant is incorporating that as a feature into his plan. But in terms of the depth, I
1190 don't know what the depth of that pond is. I'm going have to defer to the applicant to see if he
1191 knows that.

1192

1193 He's saying that it's more than six feet but we'll have to get back to you or on that.

1194

1195 **Commissioner Pettit**

1196 My point then, is that treated like a residential pool that will cause fencing and security or does it
1197 not fall under that requirement?

1198

1199 **Mr. Lee Pambid**

1200 That I don't know. We'll certainly look into that though.

1201

1202 **Commissioner Tyler**

1203 You are putting kayaks in there, aren't you?

1204

1205 **Mr. Lee Pambid**

1206 Yeah. There's on the conceptual plan. There is a proposed kayak launch.

1207

1208 **Commissioner Tyler**

1209 Swimming might occur?

1210

1211 **Mr. Lee Pambid**

1212 Mr. Carbaugh is saying that it would not be recommended because it is a stormwater pond though.
1213 So that'll be a regional stormwater facility for the adjacent developments.

1214

1215 **Commissioner Wingfield**

1216 I see you went out to schools and different places. Have you ever contacted the hospital and see
1217 what impact development like this have on them? It is small. You know, I don't know how many
1218 rooms. 35 or I don't know how many rooms the hospital has.

1219

1220 **Mr. Lee Pambid**

1221 The hospital was not contacted as part of this review.

1222

1223 **Commissioner Wingfield**

1224 Okay.

1225

1226 Also, I have a question about the lots. Are they conventional? Are they cluster? Or are they
1227 conservation? What kind of lot do you got in your development? What do you call?

1228

1229 **Mr. Chris Carbaugh**

1230 Good evening. For the record, Chris Carbaugh, Atlantic Group Associates and Coastal Square
1231 Residence, LLC. To answer your questions about the lots. I think Mr. Pambid and I had numerous
1232 discussions on how to classify these lots. The Village Development code doesn't really reference

1233 multifamily lot sizes. It talks more about as I read the ordinance single family lots. When you're
1234 talking about a townhouse that's 20-foot wide, to make that a fee simple lot, it wouldn't make sense
1235 to have a 20-foot lot that goes back 300 feet to make a minimum 6,000 square foot lot. That is one
1236 topic we briefly discussed.

1237
1238 To make a multifamily development, it doesn't really follow the conventional or cluster lot styles
1239 because it's a multifamily product. If that's something maybe we need to address by waiver, we
1240 could discuss that, if that's a concern to the Planning Commission. But our multifamily lots,
1241 especially for a townhouse, when you're 20 foot wide, you're going to be more in the 2,500 to
1242 3,000 square foot per lot. Obviously, the lots for the apartments are much larger. They're several
1243 acres. Same with the duplexes when you're talking about a 40-foot-wide lot. They're going to be
1244 more in the 5 to 6,000 square foot range.

1245
1246 **Commissioner Wingfield**

1247 It feels like it matters because of the RPA setback. If it's cluster lot, it says you started RPA 100-
1248 foot line to your residential, need clarification on that.

1249
1250 **Mr. Lee Pambid**

1251 We'll bring that clarification back next month.

1252
1253 **Commissioner Wingfield**

1254 The rear minimum yard, the rear yard setback shall be measured from the landward side of the
1255 100-foot RPA buffer.

1256
1257 **Mr. Chris Carbaugh**

1258 Right. And we talked with staff about that, that we felt that the 100-foot setback would be the line
1259 to establish as far as our boundary when we went forward with the plan. So that's what we're
1260 presenting to you.

1261
1262 **Commissioner Wingfield**

1263 I just saw it was kind of a little tight. When you bring up a picture of your houses, and you have
1264 your foot buffer, you're right on it.

1265
1266 **Mr. Chris Carbaugh**

1267 Some of the duplexes are up to where I think he shows the closest where near the 100-foot buffer.

1268
1269 **Commissioner Wingfield**

1270 I think you started the 100-foot buffer and count from the 100-foot buffer to your house.

1271
1272 **Mr. Chris Carbaugh**

1273 Right. But we're not using that additional setback requirement. In talking with staff, it was decided
1274 that conversation that we could build up to the 100-foot setback.

1275
1276 **Commissioner Wingfield**

1277 So, what lots are you?

1278

1279 **Mr. Chris Carbaugh**
1280 I don't think we really have a classification that's in the ordinance for multifamily. If you look at
1281 it, that the lot sizes, they're referencing to me more of a single-family product, and they're saying
1282 that the minimum lot size needs to be 6,000 square feet.
1283
1284 **Commissioner Wingfield**
1285 I guess I'm not understanding.
1286
1287 **Mr. Chris Carbaugh**
1288 Maybe we can work with staff on trying to clarify that for you.
1289
1290 **Commissioner Lynn Gayle**
1291 On the loft apartments, you have two stories above commercial? What's you proposing for
1292 commercial?
1293
1294 **Mr. Chris Carbaugh**
1295 We're talking about neighborhood commercial. This likely would be an anchor. We don't have
1296 anybody at this point obviously. We're not going to be talking to retailers until we have site planner
1297 available. But behind this would likely be neighborhood commercial like a restaurant, dry cleaners,
1298 things that would serve the neighborhood with apartments above it.
1299
1300 **Commissioner Wingfield**
1301 Do you have any good argument of why you wouldn't want to put a second entrance in and you
1302 want to wait until 203 houses are built?
1303
1304 **Mr. Chris Carbaugh**
1305 What I'll tell you, we looked at this long and hard. If you look at where we're starting with the
1306 development, and our road frontage, and our traffic engineer is somewhere here in the audience
1307 that may be able to chime in as well. VDOT does not like to have entrances too close together. It's
1308 a safety concern. And we don't have that much frontage, even if we put a second entrance this
1309 close, it creates more of a traffic concern than a solution. This is Betty Tustin with The Traffic
1310 Group. And maybe she can elaborate a little bit further on that point.
1311
1312 **Ms. Betty Tustin**
1313 I'm Betty Tustin with The Traffic Group out of Berlin, Maryland. I couldn't quite hear your
1314 question. I was out and about.
1315
1316 **Commissioner Wingfield**
1317 I'm asking does he have a good argument for not putting two entrances. Our requirement says upon
1318 finding special topographic or other circumstances would make clued and pigmentation. But
1319 maybe such case requires alternative configurations of road design. So, the requirement is two
1320 entrances, unless you can't physically do it.
1321
1322 **Ms. Betty Tustin**
1323 Well, in this situation, it would be very constrained to have two accesses and they would be very
1324 close together, which would create conflict points that are close together, which we don't like to

1325 see. And so, I have the one access for the first four phases of the development. And then as it
1326 moves forward to that we will add additional accesses.

1327

1328 **Mr. Chris Carbaugh**

1329 If I can add, if you think about the larger developments in the area they create 1,350 homes. 700
1330 and some are built right now. There's one entrance.

1331

1332 **Commissioner Tyler**

1333 That's in Northampton County. Two are irrelevant.

1334

1335 **Mr. Chris Carbaugh**

1336 Well over 1,000 units has two entrances. We do planning all over the region. For this size
1337 development, we typically find one entrance is sufficient. With the safety concerns of putting two
1338 entrances that close together. To us, it made sense to make this request.

1339

1340 **Commissioner Hickman**

1341 We've dealt with this before. And one of the reasons was, it ended up being solved by having an
1342 additional emergency entrance. Because part of the theory is safety. What happens if something
1343 blocks up? If there's a fire right in the immediate vicinity of the entrance that you have and then
1344 there's an emergency in the backside. That was the concern. And there was an emergency wasn't a
1345 real fancy. I don't know if it was paved or not. But it was lot. It was not to be used by the residents,
1346 but used for emergency.

1347

1348 **Commissioner Wingfield**

1349 And I think last meeting, you said that you have an entrance off of 13. Is that correct? You couldn't
1350 have that as your second?

1351

1352 **Mr. Chris Carbaugh**

1353 If you look at it, the issue would be, here's where we're basically our road ends, the serve the face.
1354 So that's kind of dividing line. This length of road would have to be built to get to a second
1355 entrance, which adds a great amount of additional costs to the initial phase. Likely when you're
1356 this close to getting out, it's not going to utilize entrance. We do dozens of subdivisions a year.
1357 With 200 units uses one entrance, and I have yet to hear of an issue with safety.

1358

1359 **Commissioner Wingfield**

1360 250 in and out trips is the tipping point and with 200 houses that's 2,000. Almost 10 times the
1361 amount of traffic.

1362

1363 **Mr. Lee Pambid**

1364 I will mention that Mr. C. Ray Pruitt, the Public Safety Director has offered to come in and speak
1365 to certain points. This item of two points of access and its necessity on public safety is something
1366 that he is aware of. He has offered to come in and speak to, not just that one, but to other any other
1367 items on public safety matters. We can bring him in next month.

1368 **Commissioner Tyler**

1369 I was just going say, I understand other developments have been built with a single access point, I
1370 understand the safety issues. And I understand that you want me to consider this on its own. But

1371 the fact of the matter is that we need to be consistent. And we have consistently said that these
1372 projects need to have two entrances. And I don't see where we can justify not having two entrances
1373 where that road and that spine is going through there. I realized that it causes costs to go up and
1374 the option of flipping it quickly diminishes greatly. But the fact of the matter is, those two entrances
1375 are required of other developments. And we can't simply just start waving these rules without
1376 really good reasons. And it's a huge project and it demands two entrances just like we've demanded
1377 two entrances of other developments. That is just a fact. Thank you.

1378

1379 **Commissioner Onley**

1380 Yeah, I'm concerned about Fairgrounds Road. What about left turn? Westbound left turn in
1381 eastbound right turn in? Would you be in turn lanes on the far back of Fairgrounds Road?

1382

1383 **Ms. Betty Tustin**

1384 Yes. That will be turn lanes if they're warranted, as required by VDOT.

1385

1386 **Commissioner Wingfield**

1387 Would you be taken property owners property to widen the road?

1388

1389 **Mr. Chris Carbaugh**

1390 There's no plan to come in and take anybody's property.

1391

1392 **Commissioner Wingfield**

1393 VDOT will.

1394

1395 **Ms. Betty Tustin**

1396 And those are issues that will be worked out once we are starting to our discussions with the VDOT
1397 and once we respond to their comments.

1398

1399 **Commissioner Wingfield**

1400 Will that be part of next month's meeting if you're going to put a turn lane and take like Mr. White's
1401 property?

1402

1403 **Ms. Betty Tustin**

1404 If a turn lane is warranted by VDOT. That's yet to be determined.

1405

1406 **Commissioner Wingfield**

1407 Would that be in the staff report next month?

1408

1409 **Mr. Chris Carbaugh**

1410 I don't think that would ever likely get to that point. That is one of the things where all we can do
1411 at this point is proffer commit to do what VDOT require of us. Those decisions working through
1412 the state agencies will take some time.

1413

1414 **Mr. Lee Pambid**

1415 The other part of this too that we just received VDOT's comments on traffic impact analysis. We
1416 will go ahead and scrub those to see if there is any comment with regards to turn lanes.

1417
1418 **Commissioner Tyler**
1419 I'd like the raw data if you could send it to me, please.
1420
1421 **Mr. Lee Pambid**
1422 We just got that.
1423
1424 **Commissioner Tyler**
1425 Thank you.
1426
1427 **Commissioner Wingfield**
1428 Any other questions?
1429
1430 **Commissioner Roberts**
1431 Madam Chair. Where are we with the time frame, extending this for another month?
1432
1433 **Commissioner Wingfield**
1434 I think we can continue the public hearing for next month.
1435
1436 **Commissioner Tyler**
1437 Is the public going to speak tonight on this?
1438
1439 **Commissioner Wingfield**
1440 Yes.
1441
1442 **Mr. Chris Carbaugh**
1443 If I can, real briefly, I'd like to just go over a couple questions or respond to some of the questions
1444 I've heard in the last couple of meetings.
1445
1446 **Commissioner Wingfield**
1447 You got 10 minutes.
1448
1449 **Mr. Chris Carbaugh**
1450 That sounds good. First and foremost, I'd like to thank staff for a very thorough overview of our
1451 applications. There're some additional points I'd like to touch on regarding this project and our
1452 application. The fact that Accomack County Comprehensive Plan in the future land use map
1453 indicates that the eastly portion of the property fronting Route 13 is planned for commercial
1454 development, and the westly portion of the property is planned for a village development. This
1455 proposed mixed use project meets those goals of the Comprehensive Plan.
1456
1457 Per chapter six of the Comprehensive Plan, the purpose of the village development areas to allow
1458 for a mix of residential commercial uses in keeping with the traditional development pattern of
1459 Accomack County villages and towns. These areas can be compact with interconnected streets,
1460 parks, sidewalks and a mix of uses convenient to both motor vehicles and pedestrian. Higher
1461 density shall be encouraged.
1462

1463 Coastal Square and Residence is a community plan to meet these goals and objectives. The plan
1464 before this Board proposed rezone all but 4.5 acres the Village Development area. The 4.5 acres
1465 as Mr. Pambid explained, is being kept out of that rezoning so that we can provide nearby boat,
1466 RV storage and climate-controlled storage for the residents of this development.

1467
1468 The area to be rezone village development may consist of various commercial uses that could
1469 include retail, restaurants, hotels, childcare, and other permitted commercial uses. Also planned
1470 are various multifamily housing options that are not currently present in Accomack County.

1471
1472 The proposed development incorporates an extensive amenity package that includes multiple
1473 clubhouses, community pools, pickleball, basketball, fitness trails, fishing pier, kayak launch,
1474 outdoor grilling areas, and community parks. The ultimate build out of Coastal Square and
1475 Residence comprises of about 13 acres of commercial development and 80 acres of residential
1476 development.

1477
1478 Again, consisting of 312 apartments, 22 loft apartments above the commercial space, 55
1479 townhouse units and 76 duplex units for a total of 465 units. The maximum density permitted the
1480 Village Development District per code would be 481 units.

1481
1482 Once more, although we understand this considered a large-scale project for Accomack County,
1483 it's important to know that the project will be phased. It is our desire to be able to offer a variety
1484 of housing in the initial phases to include apartments, townhomes and duplexes. As we know it
1485 takes years to plan and permit develop and build such a community. Solving Accomack County's
1486 housing shortage cannot and will not happen overnight.

1487
1488 To address the immediate shortage, to be prepared for the future housing needs, to attract economic
1489 opportunities is necessary the Accomack County takes substantial steps. Small scale development
1490 will not put a dent in the housing shortage. The property is one of the few locations in the County
1491 where water and sewer is available. Wastewater services available by HRSD. The Town of
1492 Onancock has capacity supply water. While we've been able to accommodate 465 units, and
1493 commercial within this project, I'd like to state that 60% of the property has been retained as open
1494 space.

1495
1496 Around this open space, I'd like to mention we've been able to accommodate the 465 residential
1497 units on 100 acres in a mixed-use plan community. We know well over 90% of Accomack County
1498 zoned agricultural. Based on the fact that the current zoning regulations for residential density on
1499 agricultural land is one per five acres, this number of units would require 2,325 acres that
1500 developed out in the agricultural portion of the County. That would result in a significant reduction
1501 of productive agricultural property in the County.

1502
1503 Perimeter setbacks have been met with the exception of the 200-foot setback from agricultural
1504 property. The Duncan Manor subdivision to the south, although zoned agricultural is primarily
1505 used for residential use. We have requested this waiver, since it is our understanding the intent of
1506 that was to protect new housing from dusts smell an odor from agricultural use. The only large
1507 parcel which is basically the parcel owned by Mr. Odachowski that has the airstrip on it next to
1508 Fairgrounds Road. Although most of that property is zoned commercial, a little piece of that in the

1509 back is zoned agricultural. If you look at the plan, there's 100-foot setback. From Onancock Creek
1510 on our side, there's also 100-foot setback on the other side for a total of 200-foot setback regardless.

1511

1512 **Commissioner Tyler**

1513 Fortunately, that's not the way the rules work.

1514

1515 **Mr. Chris Carbaugh**

1516 But I just wanted to highlight that there is a separation distance from the agricultural property.

1517 Mr. Odachowski has said he has no objection to the waiver request, where he does own the only
1518 property that can be utilized for agricultural purposes on the airstrip property. And even though
1519 this is platted for residential lots, it is zoned agricultural. He has also granted support for the
1520 reduction in the waiver or the setback on the larger lots of budding the existing borrow pit.

1521

1522 In regards to our parking waiver request, I'd like to provide further explanation for that waiver
1523 request as it pertains to parking for our planned commercial development. Our goal is to develop
1524 a mixed-use community that is designed to be representative of the small towns on Eastern Shore.
1525 This includes incorporating walkways, sidewalks, connecting the residents to neighbors, open
1526 space, amenities and commercial areas.

1527

1528 It is our design goal to create an appearance of a smaller scale neighborhood commercial center
1529 that encourages pedestrian movement and encourages others to avoid the use of a vehicle. As
1530 indicated on our plan, the commercial area is easily accessible for all that reside in Coastal Square.
1531 And it is anticipated that many will patronize the commercial area by means other than a vehicle
1532 such as walking or biking.

1533

1534 It is our desire to avoid a big box commercial parking lot. The proposed parking lot incorporates
1535 substantial landscaped areas and is pedestrian friendly. While we want to provide some sufficient
1536 parking, we are hopeful the County agrees that is undesirable to provide excessive parking that
1537 detracts from the quality of the development and the Route 13 Corridor. As evident by the adjacent
1538 Chesapeake Square shopping center, or nearby Four Corners Plaza, many shopping centers rarely
1539 find they're anywhere near capacity when it comes to parking.

1540

1541 Per Accomack Code Section 106-548, mixed use developments that advance the following
1542 objectives are encouraged in Village Development zoning district and, D, states projects that create
1543 shared parking or reduced parking are encouraged. For these reasons, we are requesting the County
1544 grant our waiver request to reduce the parking requirement from one space for 200 to one space
1545 for every 300.

1546

1547 In regards to our waiver request pertaining to the fact that our village development exceeds 40
1548 acres, I'd like to provide some details why this preferred and advantageous to all. The code reads
1549 the maximum size of a mixed-use development shall be 40 acres unless there is a recommendation
1550 by the Planning Commission and finding by the Board of Supervisors that a mixed-use
1551 development larger than 40 Acres is appropriate. Such a recommendation by the Planning
1552 Commission and finding by the Board of Supervisors shall be based on a review of the project and
1553 its proposed location advancement of the objectives set forth in Section 106-548 and conformance

1554 with the future land use plan. Developments larger than 40 acres must incorporate an appropriate
1555 amount of open space.

1556

1557 As previously stated, the Comprehensive Plan illustrates the entire 100 acres as Village
1558 Development and Commercial. With this designation, the plan before this Board is in keeping with
1559 the goal of the Comprehensive Plan. The plan complies with section 106-548 is designed to the
1560 size and scale that is appropriate for Eastern Shore based upon the current need.

1561

1562 It incorporates multifamily dwellings into the project. It creates a sense of place where buildings,
1563 sidewalks, street trees, landscaping, parks and other amenities are connected to encourage human
1564 interaction. It creates shared parking or reduced required parking. It incorporates multiple story
1565 buildings. It proposes commercial.

1566

1567 The project advances environmental sustainability principles such as reduction of energy,
1568 consumption and conservation of natural resources, climate change adaption, and resource
1569 reclamation and recycling. This will be accomplished by construction incorporating enhance
1570 energy reduction methods, minimizing impervious surfaces, incorporating stormwater quality and
1571 quantity measures and retain significant open space to name a few.

1572

1573 **Commissioner Wingfield**

1574 You got a little bit left.

1575

1576 **Mr. Chris Carbaugh**

1577 Just a little bit. The Code voice developments are not limited to 40 acres. The code states that for
1578 those that exceed 40 acres certain objectives should be met.

1579

1580 We're all aware of the housing study. I think that's a big factor here about the need. We know about
1581 the barriers we had to bring housing to Accomack County. And finally, we are confident this
1582 project can serve a known housing need for the current future residents seeking options other than
1583 single family dwellings.

1584

1585 In addition, we are aware of the housing needs for those employed or stationed at Wallops Flight
1586 Facility, such as the Navy, The Rocket Lab and many others. This issue will likely continue to
1587 worsen as a spaceport continues to grow. We know it can be a factor when attracting new
1588 companies and business to the Eastern Shore of Virginia. And one more thing regarding the
1589 economics of this project, we talk about the services that it needs, this would be a \$100 million
1590 project brought to Accomack County. I would have to say that's probably one of the biggest
1591 investments in Accomack County.

1592

1593 I hope you all had a chance to look at the economic analysis in the report that we provided, because
1594 it does show a significant amount of tax dollars that comes to this County to help pay for those
1595 services such as emergency, teachers, and other County needs.

1596

1597 I'd be happy to answer any questions.

1598 **Commissioner Wingfield**

1599 Any more questions? I have one.

1600
1601 **Commissioner Giddens**
1602 We're talking about the access. Now, I know at some point it's going to be a change in your
1603 finances. But I'm trying to keep sort of practical, if you're going to build that access anyhow. Why
1604 not build it now? And that way, we won't have to go through all the waivers and whatnot.
1605
1606 **Mr. Chris Carbaugh**
1607 We're requesting that you consider that waiver. That's your decision.
1608
1609 **Commissioner Giddens**
1610 Why not build it now because you are going to build it anyhow?
1611
1612 **Mr. Chris Carbaugh**
1613 Well, financially is obviously one reason. But we believe the development functions with one
1614 entrance, we understand, the code, but the intent, if we had a property that was configured, that we
1615 could put two entrances over on the west side of the property, we would do that, but it really doesn't
1616 make sense based on the property configuration.
1617
1618 **Commissioner Giddens**
1619 But the cost you are going to include anyhow at some point in time.
1620
1621 **Mr. Chris Carbaugh**
1622 Correct, we're requesting that you consider the waiver. If you guys don't consider the waiver. I'm
1623 sure we'll have to talk with staff and come back to this Board with what options we could have.
1624 But like I said, we don't want to create two entrances in close vicinity, that would be more of a
1625 problem than a good.
1626
1627 **Commissioner Onley**
1628 At what point does the second entrance kick in?
1629
1630 **Mr. Chris Carbaugh**
1631 Right on phase 4. The unit 204, after 204 units are put in, there would have to be the second
1632 entrance. But at that time, there would actually be three more entrances. So, we're actually
1633 providing four.
1634
1635 **Commissioner Tyler**
1636 What year of No. 204 is being sold?
1637
1638 **Mr. Chris Carbaugh**
1639 Well, I mean, I can't tell how fast.
1640
1641 **Commissioner Tyler**
1642 The thing that I want to point out is that it could lay fallow for years, and never have a second
1643 entrance.
1644 **Mr. Chris Carbaugh**
1645 That possibly could take years as it possibly could take less.

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Commissioner Tyler

He just mentioned how many vacant lots we've gotten that nobody's building on. So, I mean, this is all predicated on you being able to get the development going and sell it. And it would seem to me that the second entrance in the spine would really go towards selling it and building the roads not getting any cheaper. So, if you wait five or ten years to build that second road, it's going to cost X amount more. But that entrance is important. And I think you need to go back to the drawing board and figure out how you're going to come up with that second entrance.

Commissioner Wingfield

I guess my comment would be if VDOT wants you to put a right-in in it encroaches on Mr. White's property, would you be able to move the entrance a little more towards Onancock and take use your property? You know, like, your entrance is past his house when you come in from Onancock. If VDOT says, "Oh, you need a right-in and turn lane", you're going to take his property. So, if you move that road over to the other piece of property to the left of his property, and use your property for the right-in, just consider that. I mean, just in case.

Mr. Chris Carbaugh

We have to work through the HUD, or VDOT process. That takes some time. We're going to work with them. They're going to put the requirements on us, and we're going to have to comply with it. But I can tell you, there's many times, it's understandable that we don't have the additional land to do certain improvements or make those turn lanes work because of an adjacent property, and it can't happen.

Commissioner Wingfield

Any other questions?

Ms. Betty Tustin

Earlier I said that we would abide by whatever VDOT requires of us. According to our calculations, the turn lanes are not required. But that has not yet been confirmed by VDOT. The traffic on Fairgrounds Road is minimal. So, turn lanes based on our calculations would not be required. We just don't have confirmation from VDOT yet.

Commissioner Wingfield

Thank you.

We'll open up public comment on Rezoning. We're going to do it twice. Just on Rezoning, you can come up and speak for four minutes. I know there was only one sign in sheet. But you're welcome to speak twice, because we got two public hearings. So, we're going to do it on just the rezoning to Village Development.

Start off with Kelsey white, come up, state your name where you live, and you have four minutes.

Ms. Kelsey White

Hello, everyone. My name is Kelsey white, I live at 20372 Fairgrounds Road.

1692
1693 If you look at the picture that's still up there that's directly inside of the Red Square. So, I spoke at
1694 the last meeting in February, and I wanted to revisit some of our concerns and request. I'll be brief
1695 about it.
1696
1697 We were concerned about the three sides of our houses being affected, you have the road, the
1698 development, and then there's a staging area, which I believe is construction equipment, whatever
1699 else you put there. So, with those, we know that there's going to be an increase in litter, noise,
1700 lights, traffic coming in and out of that road up to 2,000 or more entrances and exits per day. And
1701 to well as possible loitering. This image was displayed at the last meeting. But we were requesting
1702 heavy screening. I mean mature four gallon, established trees, heavy screening, so that we don't
1703 have to see it, hear it pick up after it. It's not really a huge request. It's really important to us to
1704 maintain our privacy.
1705
1706 The reason that we love that house in general is the quietness surrounding us.
1707 Of course, we don't want those trees to encroach on our land. We would like them to be a part of
1708 the development's property. And we would really prefer if those were in place at the very prior to
1709 the start of any construction and placements of road you so that they can be established already.
1710
1711 Couple other things I wanted to touch on. This was just something I wanted to state you had a
1712 question earlier about the size of the ER. Shore Memorial has a 13 bed, ER. Do with that
1713 information what you will.
1714
1715 I would also like to comment on C. Ray Pruitt, I believe he is the Public Safety Director. I would
1716 be more interested in hearing from the Chief of Tasley, as well as the Chief of Onancock, the
1717 people that are actually running those calls. I know for a fact that at least two members of Station
1718 Nine. One lives on Fairgrounds Road and one lives on Tasley Road. There's going to be an increase
1719 in traffic on Fairgrounds Road with this development, that is not only going to delay their response
1720 time getting to the station, but also returning or going to a call that is towards Tasley or towards
1721 Onancock. There's going to be more traffic. It's a delay. I believe that it would be important to
1722 speak directly with the Chiefs and maybe have their input as well as maybe the hospitals as well.
1723
1724 Thank you.
1725
1726 **Commissioner Wingfield**
1727 Thank you.
1728
1729 **Commissioner Wingfield**
1730 Next is Rosemary Paparo. State your name and where you're from.
1731
1732 **Ms. Rosemary Paparo**
1733 Hi, my name is Rosemary Paparo, from the Town of Onancock, 9 Holly Street.
1734
1735 When we first saw this project in the Eastern Shore Post, everybody was excited about it. Had a
1736 lot of questions. But it wasn't until last week, when a neighbor actually looked at the Zoning
1737 Resolution, that we realized that the Town of Onancock was supplying the water. The Town had

1738 previously not held any public hearing about supplying water to this project, which is outside town
1739 limits. And we don't know if any studies were done by the Town for showing what the economic
1740 impact is mediately to town residents and taxpayers. What the short term and long-term costs
1741 would be to town residents and taxpayer? So maybe nothing? I don't know. But I don't know that
1742 there's any study.

1743
1744 A couple of months ago, at one of the town council meetings, the Manager said that he was
1745 applying to the DEQ for additional gallonage. But he said the reason for that was local, single-
1746 family houses being built within town limits. He did not allude to this at all. So, I think that the
1747 town residents of Onancock need to be educated as to this. And they need to have a voice in the
1748 decision. Because we don't know what that economic impact is. Thank you.

1749
1750 **Commissioner Wingfield**

1751 Ma'am. I guess we don't really have much to do on with Onancock. You might want to take that
1752 up with?

1753
1754 **Ms. Rosemary Paparo**

1755 We are going to.

1756
1757 I don't know if an agreement was made with the developer. I have no idea when any of this took
1758 place. I have one question, which maybe you can answer. Does the is Onancock required, either
1759 by Accomack or by the state to provide water to developments outside the town limits?

1760
1761 **Commissioner Wingfield**

1762 I don't know what Onancock's rules are.

1763
1764 **Ms. Rosemary Paparo**

1765 I have one question, does the Onancock require by Accomack or the state to provide water to
1766 developments outside the town limits?

1767
1768 **Commissioner Wingfield**

1769 I don't know what Onancock's rules are.

1770
1771 **Ms. Rosemary Paparo**

1772 Okay, that's an Onancock thing. Thank you.

1773
1774 **Commissioner Wingfield**

1775 Jeff?

1776
1777 **Mr. Jeff**

1778 I just asked the same question about water.

1779
1780
1781 **Commissioner Wingfield**

1782 Sue Mastyl State your name and where you're from?

1783

1784 **Ms. Susan Mastyl**
1785 Sue Mastyl, Harborton, Virginia.

1786
1787 Also talking about the water from a slightly different perspective, I'm on the groundwater
1788 committee. But I'm actually speaking as an individual citizen, although I will bring whatever I can
1789 find to the groundwater committee meeting. Just coincidentally, the day that the public notice for
1790 this meeting was published in the Post, it was also public notice for the groundwater withdrawal
1791 permit that the Town of Onancock is applying for. And they're applying, just FYI, I know this is
1792 not in your purview. But I think it's important for you to know, they're applying for a 50% increase
1793 from 80 million gallons a year to 120 million gallons a year.

1794
1795 The reason I bring this up is because they're basing that increase on 21 unit fit Single Family
1796 Development, carnival grounds, 40-unit condominium complex with Commonwealth. This
1797 development Costal Square, which they've got listed as 700 units, not 465.

1798
1799 Maybe the developer can enlighten us on that, and an additional development called Liberty Street
1800 of 300 units, which I'm not sure whether that's on your radar or not. So, I'll bring this to your
1801 attention just because either they've got their numbers wrong, or there's something else in the mix
1802 that we're not aware of currently, and I've wanted you to be aware of that.

1803
1804 Thank you.

1805
1806 **Mr. Lee Pambid**
1807 Let me go ahead and address that right now. The numbers have been verified. I've showed a chart
1808 for three months listing what the unit types are and how many there are so the number is 465. We
1809 cannot account for what the 700 overage is, but they have applied for 465 units in their conceptual
1810 plan.

1811
1812 **Commissioner Wingfield**
1813 Okay, thank you.

1814
1815 **Commissioner Wingfield**
1816 Forest Drummond, state your name where you're from and you have four minutes.

1817
1818 **Forest Drummond**
1819 Forest Drummond, from Onley.

1820
1821 I live in Onley but own five properties surrounding this development. One of which, Children's
1822 Harbor Daycare Center. They have a capacity of 88 kids and 75 at summer. The pond, which is on
1823 the other end of the screen is within yards of the playground. So, I think there should be a study
1824 on mosquitoes, disease, etc., and the effects on these children not just if there's going be a fence
1825 around the pond.

1826
1827 As far as Fairgrounds Road, I've had a business on that road since 95. Certain times of the day, it's
1828 congested. So, I'm anxious to see VDOT's study. How that comes back and what changes are
1829 going have to be done to the whole road to support it.

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As far as needing housing on the Shore is no doubt. We need single family homes for quality employees. I can't find any. So, I'm all for development. As far as the congestion of this one, I don't see where I'd be a benefit. 465 units is more than the population of 32 towns out of the 43 I believe in the County. So as far as benefits, I don't see any coming out. This was a piece of my property that a proposal was done for four apartments. And it was turned down because of the Chesapeake Bay Act which was 100-foot setback. And that was, I believe in 2015. So, thank you.

Commissioner Wingfield

Thank you. Would anybody else like to come up here?
She's coming and then you can.

Ms. Wendy Crockett

My name is Wendy Crockett. I live on 2034 Three Duncan Manor Road. I agree. We do need to develop our community. And I think everyone in our community wants to develop it. But there's so many moving parts to developing a community. I'll give you an example. The emergency services Accomack County funds the EMTs. Our firefighters are basically volunteers. We have many fire departments on the Shore that are in desperate need of volunteers to help run calls.

I mean, our hospital. Go to make a doctor's appointment in our community. We do not have the doctors here to do it. They don't want to come here. They really don't. They're dropping back and forth across the bay. They'd much rather do that. The dentists that I have at Rural Health, he lives across the bay. I said why don't you live over here? He said it's more things to do over there.

So, with development comes all kinds of problems and things that we need to be ready for. We're not just talking about emergency services and doctors. What about the potential for all the problems that come you create a larger population? What about our services we're going to need with Eastern Shore Community Service Board for mental health services, for addiction services? There are issues that do not get addressed when developers come into our community.

When you think about that, we have the on the back side of my property is the ditch bank which is protected by the Chesapeake Bay Act. What's going happen is we're going to have garbage over there. We have to maintain it. We can't do anything back there. We can't build nothing, no permanent structures no nothing. If we can trim the trees back there. We can't cut them down.

So, my question is, are we ready to move forward with this? Fairgrounds Road is not equipped to handle the traffic they're talking about. If you're going have one entrance, one entrance to a development with 465 residents. How do you think that's going to impact that road? You're going to have to have a turn lane. Where is a turn lane going to go?

Shannon Boggs. She has a business on Fairgrounds Road. She has a turn lane and to go on to her property. She has a turn lane for her property. Forrest has a turn lane for his business. There's so much more to this, that has not been figured out. It just hasn't. The school system in our County is short of teachers, they do not have the teaching staff to support it. We don't have it.

1875 So, someone need to go back to the drawing board and refigure this out with the traffic impact and
1876 the impact on our community. Are we able to handle if we have more crime that come in our
1877 community because larger populations create bigger problems? And we have to learn to be able to
1878 address them and have a plan in place as a safety net so we can deal with those. And there's no
1879 safety net in place.

1880
1881 If they have a massive fire in this development in the daytime, we do not have firemen to respond.
1882 You have paid EMTs is what you have. You don't have firemen. All your volunteers work, they
1883 have nine to five jobs. And that's something to really think about. And if we have rules and
1884 guidelines and building codes in place, it will start bending and for one, it's not fair not to say
1885 "Hey, Mr. Joe, I'll bend for you too, but Mr. Tim, I can't do it for you". That's not the way it works.
1886

1887 This is totally impacts our community. And I don't want to look at my backdoor and see some big
1888 townhouse. I moved back there because it was quiet. It's beautiful back there. Build me something
1889 smaller, something that our community can handle. That's all I have to say. Thank you.

1890

1891 **Commissioner Wingfield**

1892 Anybody else like to come up? Shannon Boggs.

1893

1894 **Ms. Shannon Boggs**

1895 I own BKJ services. My family owns the Mini Storage. And I've lived on that road since I was a
1896 child. I watched multiple accidents happen. The road sometimes when I pull out of work, I have
1897 to sit at Market Street for tons of minutes just waiting to get. Is there going to be a stoplight there?
1898 That's my number one question. We already need a stoplight there. And with all this, I don't see
1899 how that road can handle it.

1900

1901 My husband is a local firefighter. He's a volunteer. He is a police officer. And Onancock relies
1902 heavily on volunteer firefighters. While I was in here, I was actually texting C. Ray Pruitt and he
1903 said the same thing. He said we only have EMS. We rely heavily on volunteer firefighters. So, I
1904 think that does need to be looked at again. I agree with what she said about talking to the Chief at
1905 Onancock and also Tasley, but my main thing is just the traffic and the safety for that road in
1906 general because it's just such a busy road. I mean, even when we live there, my dad got rear ended
1907 several times just trying to pull in our driveway. So that's where I say my biggest concern is.

1908

1909 **Commissioner Wingfield**

1910 Are you done ma'am?

1911

1912 **Ms. Shannon??**

1913 Yes.

1914

1915 **Commissioner Wingfield**

1916 Travis Pruitt.

1917

1918 **Mr. Travis Pruitt**

1919 Travis Pruitt. I own Eastern Shore Mini Storage. I've lived there for 24 years and I will tell you
1920 Fairgrounds Road could never have no way it's you know, what goes with the crime, I guess. But

1921 you know, where the road would come out for development as well as short term, this just isn't
1922 going to happen. And you go to the intersection of Onancock and Fairgrounds. You sit there for
1923 10 minutes trying to get out.

1924

1925 The road are a big concern and the crime. Thank you.

1926

1927 **Commissioner Wingfield**

1928 Thank you.

1929

1930 Yes, sir. State your name and where are you from.

1931

1932 **Mr. Lance Fisher**

1933 My name is Lance Fisher, 3267 Starboard Street Greenbackville.

1934

1935 First part of my answer for my first comment is as the Eastern Shore Association of Realtors
1936 President this year. We all recognize the need for housing. We do have a housing problem. We do
1937 need multifamily housing. It's an issue. This was presented to the Board of Realtors. We felt that
1938 the project was well laid out and well located near all of the services needed to support this type
1939 of project. And I was sent here to speak on behalf of that and say that we were in favor of it.

1940

1941 Taking off the Association of Realtors hat, my name is Lance Fisher and I have lived in Captain's
1942 Cove now for 31 years. I commend you all for what you're doing because I've never been to a
1943 better well-run type of this meeting. I've seen a lot of controversy over the years.

1944

1945 People are coming to Accomack County. If this is built, it is going to sell because there is a shortage
1946 of housing. But people are coming to Accomack County because they want to come here. It's a
1947 problem that we as a community have to solve, County is going to have to solve, and you as a
1948 planning commission have to solve. But the people are coming. Wallops is growing, the north end
1949 of the county is growing, the center and south part of the county is growing. We're going to need
1950 to expand schools. We can't exactly stop it. The best we can do is to hope to control it and make it
1951 happen in an organized way. Thank you for your time.

1952

1953 **Commissioner Wingfield**

1954 Thank you. Anybody else that would like to speak? Sir, come up, state your name and where are
1955 you from.

1956

1957 **Mr. John Robinson**

1958 John Robinson, 6327 Cleveland Street, Chincoteague.

1959

1960 I'm here. I live on Chincoteague and I work on Wallops Island. I have been there for about 12
1961 years. This is my first time attending a public hearing. I appreciate the opportunity to address it.

1962 And though I do, I empathize with all the comments and then recognize the concerns on managing
1963 and development. I'm here to just highlight the critical need for housing and not just numbers, or
1964 anecdotally, but I have lived it every day, for the past 12 years, working and trying to grow a
1965 workforce to develop and support the critical missions with the Navy, and NASA in the workforce
1966 up there.

1967

1968 I was brought here on the Eastern Shore, about 12 years ago. 20 years in the Navy took command
1969 of Wallops Island, and fell in love with the people, the patriotism, the loyalty, and the work here
1970 that I made it home. It was welcomed. So, I consider it an honor. I appreciate these hearings. But
1971 as we all have kind of stated, there is a need.

1972
1973 I currently serve about 100 employees, professionals and technicians and managers across the
1974 spectrum. We interview close to 25 or 30 folks a month to come to Wallops Island and support
1975 missions here. Almost all of them, though they want to work for us, highlight, there is no adequate
1976 housing or amenities, or infrastructure to support their families moving here to the shore. We
1977 routinely lose out on the folks who we need to support those missions. And, we battle it every day.
1978 Some of the folks we do get, we're lucky enough to get they have to bring their families into
1979 Salisbury. We have a few that travel every day across the Bay Bridge, all the way up to DC and
1980 Baltimore to support that work. And I pay them for it but it's a tough, tough game. The missions
1981 are hurting because we have difficulty managing that workforce as a direct result of not providing
1982 the infrastructure and housing developments to do so.

1983
1984 I will continue to work with anyone who listens. This is my opinion and I would highly
1985 recommend, not sure of the protocols, but reaching out to the government counterparts with the
1986 Navy and NASA leadership to other businesses, the other contractors to support them to really
1987 identify the critical nature of the shortage here and we as the business front at Wallops want to
1988 support those discussions.

1989
1990 Thank you.

1991
1992 **Commissioner Wingfield**

1993 Thank you.

1994
1995 Anybody else want to come and speak?

1996
1997 Group is supposed to have a motion to continue the public hearing until next month due to site
1998 plan changes and VDOT.

1999
2000 Would anyone like to make a motion to continue the public hearing for the rezoning until next
2001 month on April 10th?

2002
2003 **Commissioner Hickman**

2004 I make a motion to continue this public hearing until the April 10th meeting.

2005
2006 **Commissioner Gayle**

2007 Second.

2008
2009 Now we'll move on to the public hearing for the conditional use permit. Anybody sign up and talk
2010 on the conditional use permit?

2011
2012 I'm not closing the public hearing because you're going to have new information and I think the
2013 public should be able to comment.

2014
2015 Do I have a motion to continue the public hearing on the conditional use permit until April 10th?

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Commissioner Hickman

I make a motion to continue this public hearing until the April 10th meeting.

Commissioner Gayle

Second.

Commissioner Wingfield

I have a motion and a second. All in favor say aye, all oppose.

Would you like to postpone the rest of the other new business for next month?

Mr. Lee Pambid

Just two really brief remarks that you have in your staff report the three initiating resolutions for three separate zoning and subdivision ordinance amendments. The information is just provided for your information for your education, we will be bringing some language to you over the next couple of months on those three separate items. But again, that information was just provided to you in your packet. If you have any questions about that, I'd be certainly happy to feel that but again, this is just an informational item more than any.

Commissioner Wingfield

Other matters? No. You want to do a staff report.

9. **STAFF REPORTS**

Mr. Lee Pambid

Subdivision Agent - From a from a Subdivision Agent standpoint, I don't have anything to report.

Zoning Administrator - As far as the Zoning Administrator report, we did not meet in March. The Board of Zoning Appeals did not meet in March. However, in April, there are two public hearings. Number one is for a second tower at WESR on Front Street. And the other one is a revisitation if you will of Mr. John Custis' development behind the former Shore Bank headquarters. They are switching up their housing product, and they're going to need to go back to the Board of Zoning Appeals for a special use permit to do that.

Deputy County Administrator - The Zoning Administrator report, we still continue to have vacancies. We've actually had a couple of resignations over the past couple of weeks. And we will be advertising for certain positions to help us move forward on those but that includes the staff report, and I can fill any questions about those at this time.

Commissioner Wingfield

Any questions? All right. Our next meeting is April 10th. Do you think it'd be here?

Mr. Lee Pambid

We will let you know but I'm going to plan on that being here again.

10. **NEXT MEETING** – Wednesday, April 10, 2024

2064 11. ADJOURNMENT

2065 *On a motion made by Commissioner Tyler and seconded by Commissioner Hickman, the*
2066 *Planning Commission voted unanimously to adjourn the meeting at 9:33 pm.*

2067

2068

2069



Angela Wingfield, Chairwoman

2070

2071

2072

2073

Chontese Ridley, County Planner I

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2075

2076

2077

Pamela Dix, Administrative Assistant II, Economic and Community Development

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2079

