



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, April 10, 2024 at 7:00 PM

7 1. CALL TO ORDER

8 MEMBERS PRESENT AND ABSENT

9 Planning Commission Members Present:

10 Mrs. Angela Wingfield, Chairwoman

11 Mr. Leander Roberts, Jr., Vice Chairman

12 Mr. Kelvin Pettit

13 Mr. Brantley Onley

14 Mr. Adair Tyler

15 Mr. Lynn Gayle

16 Mr. Larry Giddens, Sr.

17 Mr. Robert Hickman

18 Planning Commission Members Absent:

19 Mr. Sparkman

20 Others Present:

21 Mr. Leander "Lee" Pambid, Deputy County Administrator

22 Chontese Ridley, County Planner I

23 Mike Mason, County Administrator

24 Art Berkley, Interim Building Official

25 John Greer, Battalion Chief with Public Safety

26 DETERMINATION OF A QUORUM

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

28 REMOTE PARTICIPATION

29 2. ADOPTION OF AGENDA

30 Commissioner Wingfield

31 Does anyone have changes or additions to the agenda?

32 We're going to change B and C on the minutes to exclude those, and the next meeting is May
33 8th.

34 Motion to accept those changes.

44 *On a motion made by Commissioner Onley and seconded by Commissioner Tyler, the*
45 *Planning Commission voted unanimously to adopt the agenda.*

46
47 **3. PUBLIC COMMENT PERIOD**

48 **Commissioner Wingfield**

49 We'll move on to regular public comment period. Is there anybody signed up for regular public
50 comments?

51
52 We'll close that and move on to the public hearing.

53
54 **4. OLD BUSINESS**

55 None.

56
57 **5. NEW BUSINESS**

58 None.

59
60 **6. PUBLIC HEARING**

61 We're reopening the public hearing for REZ-000569-2023 Atlantic Group and Associates
62 rezoning of property from Ag to Village Development.

63
64 **Mr. Lee Pambid**

65 Ag and Business. Yes, ma'am.

66
67 **Commissioner Wingfield**

68 Do you have a presentation?

69
70 **Mr. Lee Pambid**

71 Thank you, Madam Chair, members of the commission. This is a continuation of two public
72 hearings from last month. On March 13, the Planning Commission opened up two public
73 hearings. One for a rezoning and the other one for a conditional use permit. These two cases
74 will be presented together. But at the end, we're recommending that the Commission hold those
75 two public hearings consecutively, meaning opening the rezoning, holding that, closing it then
76 doing the same thing for the conditional use permit.

77
78 The rezoning is to change the zoning classification from Agriculture and Business to Village
79 Development District. And the developer has submitted some proffers associated with that.
80 The proffers have not changed since last month. The companion case CUSE-000568-2023 is
81 for the conditional use permit, which is for the mixed-use development itself.

82
83 As I had mentioned before, the Board of Supervisors is enabled to waive the requirements
84 through the conditional use permit process for the Village Development District. And it may
85 entail conditions which are in addition to the proffers. So, you've got several layers of
86 regulation that could potentially come to bear on this development.

87
88 You've got the zoning and subdivision ordinances, then you also have the voluntary proffers
89 that the applicant has submitted as well as the conditions. There are 17 conditions the staff has
90 provided you with an addendum increasing the number of conditions from 15 to 17.

91 Some background information as I provided last month. The applicant is the Atlantic Group
92 and Associates represented by Mr. Chris Carbaugh who is here this evening to represent his
93 applications if you need to speak with him or have any questions for him.
94

95 The property is under the ownership of separate LLC Coastal Square and Residence. And there
96 are four tax map numbers or tax parcels that are associated with this. One of those tax parcel
97 number 85-A-51 is only a portion of that is subject to this case. Four and a half acres has been
98 removed from the case. This is an election district seven which is Mr. Jackie Phillips, the Vice
99 Chair of the Board of Supervisors and Mr. Lynn Gayle. The total acreage of the four parcels is
100 100.39. However, minus the four and a half acres from the one parcel, the subject site is 95.89
101 acres to be rezoned Village Development District.
102

103 The current zoning classifications are Agricultural and general Business and the future land
104 use recommendation that stated in the Comprehensive Plan is Commercial and Village
105 Development. At 465 units, over 95.189 acres the proposed density is 4.85 dwelling units per
106 acre. And there is nothing happening on the property right now. So, it is effectively vacant.
107

108 Again, the request is a proffered rezoning from general Business to Village Development
109 District and there's your case number REZ-000569-2023. And then the follow-on case, which
110 will happen after the rezoning is conditional use permit with waivers for mixed use
111 development.
112

113 As we have been saying for the past several meetings, this is a mixed-use development
114 including 465 residential units and the case number is CUSE-000568-2023.
115

116 As part of the conditional use permit request, the applicant has submitted a revised waiver
117 request. Previously, there were four waivers being requested. Now there are six. To cover the
118 question last month about the type of lot that this is going to be and I'll explain that a little bit
119 more later. Essentially two waivers. Number one to reduce the minimum lot area and then a
120 second waiver to reduce the front and rear setbacks as well as I should also mention lot width.
121

122 The adjacent zoning is agricultural and general business and we're all familiar with the adjacent
123 uses. For the record, they include shopping center, self-storage, and electrical utility with
124 ANEC. Several single-family residential dwellings. There's also a childcare adjacent. There's
125 some vacant rent, vacant agricultural auto repair and personal services.
126

127 Here's some additional vital statistics. This is the same slide from last month, breaking out the
128 465 units as well as the commercial elements for the outparcels. What's notable about this
129 development is the number of total dwellings is 465. 312 of those are going to be in the
130 apartment buildings. Also, as part of that 312 units, 20% of those are going to be proffered for
131 the workforce. And what we mean by that is 100 to 120% of the area median income for the
132 household, which I don't have the figure. It is in the staff report but it's around \$54,000. 20%
133 of 312 amounts to 63 apartment units.
134

135 There are also going to be 22 loft apartments. These are second story units above commercial
136 and there are also going to be 55 townhomes. These are elevens sticks of five. So, 11 rows of

137 townhomes, five units each. Duplexes are going to be 38 pairs of duplexes for 76 total units.
138 And all that totals up to 465 units. This has always been the figure from the very beginning.

139
140 **Mr. Lee Pambid**

141 Outlined in red here is the site. This is the full 100.39 acres and I'll show you the four and a
142 half acres that will be pulled out of this case.

143
144 As you can see, this fronts on Route 13 to the east and through several legs on Fairgrounds
145 Road along the north of the site. This is your zoning map. And as you can see the predominant
146 zoning on this site and in this area is actually business. There are a few parcels as you can see
147 that are zoned agricultural and those are depicted in white. The gray areas that you see to the
148 south and to the west are the town limits for the Town of Onley and that's to the south there
149 and then to the Town of Onancock. We do not depict the zoning classifications for those but
150 that's what that area is with the gray shading and the yellow boundary lines.

151
152 Project description. We've already mentioned the residential elements but there are several
153 amenities and placemaking features that are being proposed. Pools, clubhouses, sidewalks and
154 walking trails are evident in the plan, as well as basketball and tennis courts. The proffers
155 covered Recreation Center and playground by the 100 certificate of occupancy and there will
156 also be when you look at the conceptual plan, a lot of street trees and landscaped parking lot
157 islands. There are multiple water features. The major water feature is that rectangular manmade
158 pond, and that will feature a community pier and a kayak launch. Also included in the amenities
159 list as community square centralized mailboxes, and enclosed dumpsters.

160
161 Continuing on with the project description, this time, the commercial elements, there are
162 several commercial outparcels. And there is a condition to bring the development on those
163 outparcels back to the planning commission and the Board of Supervisors.

164
165 In terms of the mixed-use building, there is one mixed-use building to the rear of the site that
166 fronts on Route 13. And that's the building that will contain the 22 residential units above
167 commercial. Quite frankly, this my favorite part of this development that shows the mixed uses
168 in one building.

169
170 There is a condition on the CUP approval to design the full site plan per the submitted concept.
171 So, what Mr. Carbaugh and the applicants have submitted in terms of the conceptual plans, we
172 will be weighing and reviewing the site plans, the subdivision plats against that concept plan.
173 And that will apply to both the residential and the commercial elements of the development.

174
175 100.39 total acres over four tax parcels and four and a half of those acres are going to be taken
176 out to remain zoned Business. The reason for that is they're showing self-storage, but self-
177 storage is not permitted in the Village Development Districts. So that is being held back and
178 will remain Businesses zoning. Once you remove the four and a half acres, it's 95.89 acres to
179 be rezoned and subject to the proffers and the conditions.

180
181 There have been several updates since March 13. And this is just a quick list of those.

182 Number one, the applicant has revised to the access to Route 13. This is an improvement and
183 we'll show you what we mean later on when we get to that exhibit.
184

185 There's also an amended waiver request regarding the second access point. At the Planning
186 Commission's suggestion last month about doing some sort of emergency access, and
187 emergency access has now been provided.
188

189 I mentioned before the two added waiver requests regarding lot sizes, setbacks and law widths,
190 and this is a waiver from the conventional lot bulk regulations.
191

192 There are three types of lots in the Village Development District, conventional, cluster and
193 conservation. We've got a list of the bulk regulations and a rationale for why conventional lots
194 were selected to apply the waiver to.
195

196 There were some questions last month about the provision of water service by the Town of
197 Onancock. As I mentioned in the staff report, we actually received a letter from the Town of
198 Onancock indicating its ability to serve water. And I'll get into a couple of exhibits later on.
199

200 The traffic impact analysis has been reviewed, and that's been completed by both VDOT and
201 our own engineer Kimley-Horn. They did request some clarifications, but there were no fatal
202 flaws in the comments. So, there is the condition number 16 in the addendum that I mailed
203 yesterday to cover the traffic impact analysis and resubmitting that before any lots have been
204 recorded.
205

206 There were several questions and we're providing answers to those questions from last month.
207 So, moving on, these next couple of slides are just the addendum that was emailed yesterday.
208

209 The first addendum was with regards to the conditions change to condition number three just
210 indicates that subdivision plats shall be submitted, approved and recorded. The red is what was
211 added from last month. These plats have to be recorded before we'll approve any building
212 permits on the lots.
213

214 Conditions 12 and 13 were also amended just for clarification purposes. 12 adds the two waiver
215 requests and in the clarification statement at the bottom. For number 13 regarding the second
216 point of access, there is also an additional clarification that was suggested by the County
217 Attorney. All of these were suggested by the County Attorney.
218

219 This is the last page of the addendum and this just indicates statement from Public Safety
220 Director C. Ray Pruitt, who couldn't be here tonight, but we do have Battalion Chief John Greer
221 with us to address any comments that you might have from a public safety standpoint.
222

223 Getting into the waiver requests. The first original four are what's on the screen. However, for
224 the second waiver request, and we are now showing that a second point of access, which will
225 be temporary, is provided for emergency purposes only.
226

227 These are the two new waiver requests and based on other criteria for cluster and conservation
228 lots, specifically the maximum density of four lots per acre for cluster and conservation lots
229 and the five-acre minimum lot size for conservation lots. Conventional lots were selected for
230 the waiver.

231
232 So just very briefly, the smallest lot size in the conventional lot. Bulk regulations are 7,500 sf.
233 However, the applicant requests the ability to subdivide for 2,400 sf lots for townhouses and
234 4,750 sf lots for duplexes.

235
236 The other waiver request is with regards to minimum setbacks of lot width. For conventional
237 lots, 150 feet is required for lot width and a 50-foot front yard setback is required as well as a
238 15-foot side yard setback and 35-foot rear yard is required. The applicant is requesting a 20-
239 foot width for townhouses, a 40-foot width for duplexes, 20-foot front yards and 30-foot rear
240 yards for both types of units.

241
242 And if we need to, we can certainly refer to this chart, which is just straight out of the Zoning
243 Ordinance, we fashion to this chart to hopefully more easily digest what the different bulk
244 regulations are among the three different kinds of lots in the Village Development District.
245 Those three types of lots are conventional, cluster and conservation. The waivers are being
246 applied to the conventional lot standards.

247
248 As far as the Staffs analysis of the waiver requests, we have revised the waiver request matrix
249 that we showed you last month to include the two additional waivers and then that second
250 waiver with regards to the second point of access. It is a revised waiver request and that text
251 appears here and also in your staff report.

252
253 We do continue to recommend approval of the first four waivers. Moving on to the second two
254 most recent waiver requests, we're recommending approval those as well.

255 To recap, waiver number five we'll take them in order. Waiver number five which is the new
256 one requesting a reduction in the minimum lot sizes for duplexes and townhouse units. We
257 already went over those figures but the applicant proposes smaller lot sizes which are typical
258 of a higher density design. Staff finds this favorable. Second rationale the required minimum
259 lot sizes are oriented more to traditional single-family homes so when we're talking about
260 larger lot sizes particularly in the conventional, cluster and conservation lots. When we're
261 talking about conservation lots, a five-acre minimum is not conducive to higher density.

262
263 The ordinance tends to skew the development away from needed and less expensive smaller
264 missing middle units. What we mean by that missing middle unit, your residential dwelling
265 types that are not single-family dwellings. Again, we're talking about duplexes, townhouses,
266 even triplexes, fourplexes and apartments which the developer is showing on his concept plan
267 with duplexes, townhouses and apartments. Those are what we consider "missing middle
268 units" because they're not very prevalent certainly not here in Accomack County.

269
270 Waiver number six or the second additional waiver is with regards to the minimum yard widths
271 and setbacks for apartments, duplexes and townhouses and the staff is recommending approval
272 of that waiver as well.

273 Much as with number five, the rationales are very much the same. Applicants proposing
274 smaller lot sizes typical of higher density design, which is desirable and required setbacks are
275 oriented more towards traditional single-family homes which I just mentioned for the lot size
276 waiver. And finally, shorter setbacks, particularly the front setbacks allow for less area for
277 maintenance, and is in keeping with higher density and mixed-use oriented design.
278

279 Specifically, why is the applicant requesting a 20-foot front yard as opposed to 50 which is
280 required. 20 is enough to park a car in front of without having the back encroach on the
281 sidewalk or the right of way. So, a typical parking space is 9 by 18. If we're looking at a 20-
282 foot-wide unit and a 20-foot-deep lot then that's two parking spaces 10 by 20 side by side.
283

284 The applicant has also revised their access to Route 13. Formally and was shown as a right-in
285 right-out. That entrance point is existing right now. If you drive out there, you'll see where the
286 access point is.
287

288 Now the Staff sees the revised access as a significant improvement over the right-in right-out
289 because you're only allowed to enter at that point not exit. So, the exit is now proposed at the
290 stoplight through the shopping center parking lot. The route to that stoplight from the
291 development to the Boulevard entrance is physically delineated with curb, gutter, islands and
292 trees. Both from a circulation standpoint and also from a design standpoint, Staff sees this as a
293 significant improvement.
294

295 This is the exhibit for that Route 13 access. You can see along the bottom. The access has been
296 reduced to a right-in only. This is no longer shown as a right-in right-out. You can only enter
297 at this point. You cannot exit. The added connection that's bubbled to the west there is also
298 new. They're showing street trees with curb and gutter out to the drive aisle and the Boulevard
299 entrance where the stoplight is right down here. That stoplight is between Hardee's and Pizza
300 Hut.
301

302 This next exhibit depicts the emergency access which was requested by Planning Commission
303 and provided by the applicant. This is along the top there. There is Fairgrounds Road and the
304 main entrance is along the right side of the sheet or to the east. That's your Boulevard entrance
305 that leads to the roundabout. But one of the commercial parcels actually fronts on Fairgrounds
306 Road and the applicant is indicated now or is illustrated a 15-foot easement with a 12-foot
307 gravel driveway. This gravel driveway will need to be built to standards in terms of being able
308 to support our heaviest piece of firefighting equipment which I believe is a 78,000-pound
309 ladder truck.
310

311 Regarding the Onancock water, just to prove that we do have the documentation from the Town
312 of Onancock indicating its ability to serve this with water. This letter was received back in
313 January 22, 2024 to be specific. This is the letter that the staff relied on in terms of moving
314 forward with the utilities review. And HRSD is involved on the sewer side.
315

316 These next few slides are not part of any staff plan, but were provided to the utility providers
317 in terms of where the utilities would be proposed. These are slides that you have not yet seen
318 before.

319 This slide right here indicates the location of the water and sewer. The water is depicted in
320 blue, and the sewer line is depicted in green. Fairgrounds Road along the bottom here, and then
321 this is the Boulevard entrance.

322
323 Continuing on and we are heading southbound at this point, heading towards Market Street.
324 Water and sewer will be within the rights of way. And here is the intersection of Market Street
325 and Fairgrounds Road.

326
327 You can see this is an existing water main. And that is where the applicant proposes to spur
328 that water line out towards the development. And then on the other side of Fairgrounds Road,
329 there is a manhole just on the other side, and that is where the applicant will pick up the sewer
330 service.

331
332 One thing that I should mention about these extensions is that the applicant is responsible for
333 doing that at their cost. There will be no cost to extend these lines or to extend anything into
334 the development that will not be at the cost of any Accomack or Town of Onancock taxpayers.
335 To be fair, there will be some maintenance costs afterwards, but they will also be picking up
336 465 new customers.

337
338 Questions and answers for more questions from last month and the answers.

339
340 Number one, there was a question with regards to the hospital review. The question was did
341 we include the hospital in our review? And my response at the time was “No, we did not”. It's
342 not something that we typically do in land development applications. However, the County
343 Administrator did reach out to the hospital administrator and provide a comment indicating
344 that the hospital welcomes the additional residences nearby. And that it would not be
345 overwhelmed by the addition of these units and in the term “overwhelmed” was used at the
346 last meeting. But we did hear from Nick Chuquin who indicated the hospital’s position on this.

347
348 There are also some questions about the fences for the water features. You also received a letter
349 from an adjacent property owner with regards to fencing. I’m going to defer to Mr. Carbaugh
350 on the plan for the fences.

351
352 There was also a question about RPA setbacks. The Code Section is on the screen requires
353 RPA setbacks from the landward side of the 100’ RPA. The closest compatible lot designation
354 is conventional. And waivers from certain conventional lot standards have been submitted.

355
356 This is the buffer exhibit that I put in the packet for this month. One of the things that we
357 realized and that I received today was a revised buffer that basically just shows the correct
358 location of the agricultural buffers. The agricultural buffer is lightly shaded in green, which is
359 on top of the solid green. The translucent green is the 200-foot agricultural setback and the
360 light pink green is the RPA. This right here is the actual shape of the agricultural setback. The
361 agricultural setback is going to be measured from the property lines and not from the RPA. As
362 it is shown in this exhibit, this is the correct arrangement of those buffers.

363

364 In terms of notices and public comment, we readvertised in the newspaper and we also sent
365 out adjacent owner notices again for this set of public hearings. Little public comment was
366 received. At the time of the publication of this slide deck, we hadn't received any opposition.
367 However, about 30 minutes before the meeting, I received an email letter from one of the
368 adjacent property owners along Fairgrounds Road, specifically with regards to the fencing
369 issue. We also received a letter of support the prior mentioned letter of support from Riverside
370 Memorial Hospital and that was also in your packet.

371
372 I'd like to mention a third bullet point under public comment. This is something that we were
373 just made aware of five minutes before the gavel dropped for this meeting. There was a
374 statement of support through WBOC in Salisbury from Virginia Space with regards to this
375 development that Virginia Space also supports this. And that was reported through the media
376 in Salisbury.

377
378 This right here is the letter from the hospital indicating its support of the development and its
379 ability to serve additional residence.

380
381 This is a combined staff report. I'm going to give you the staff findings and recommendations
382 for the rezoning and then for the conditional use permit, and then I'll go through the exhibits
383 and then turn the meeting over to you. But we're in the homestretch here in terms of staff
384 findings for the rezoning.

385
386 The staff did find that the proposal was in substantial accord with multiple references in the
387 Comprehensive Plan for higher density development. This includes the County's growth
388 management strategy by taking advantage of an infill opportunity between two towns and
389 taking advantage of nearby existing utilities and transportation infrastructure. There is also a
390 list of growth management problems as well as our solutions found in pages 4-9 and 4-10 of
391 the Comprehensive Plan that those were listed in your staff report from March 13, which this
392 staff report is intended to build on.

393
394 Finding number two. The proposal addresses multiple statements made in the housing study
395 by the Accomack Northampton Planning District Commission regarding the lack of housing
396 inventory, particularly the missing middle, which is a term that they also use in the study,
397 particularly the missing middle housing types such as apartments, duplexes and townhouses.
398 This is an Accomack and overall, on the Eastern Shore of Virginia.

399
400 For more findings with regards to the rezoning, 20% of the apartment units is proffered for
401 workforce housing, specifically mitigating the lack of housing for that segment of the
402 population, and the staff finds this preferable. The concept plan offers a functional site for the
403 residents while incorporating several placemaking features.

404
405 Number five, the County's level of certain levels of service for schools and public safety
406 including law enforcement can handle the developments size and scale. So, we received
407 statistics from schools and also, we received statements from public safety as well as Sheriff
408 Wessells regarding the ability to handle the additional population.

409

410 Six, the Traffic Impact Assessment or the TIA has been reviewed by VDOT and the County's
411 consulting engineer and found nothing that would preclude approval.

412
413 As far as the staff recommendation for rezoning based on those findings that I just listed, the
414 staff recommends approval of the rezoning case REZ-000569-2023 to conditionally rezone
415 from Business District and Agricultural District to the Village Development District. Those
416 parcels and a portion of parcel 85-A-51 containing 95.89 acres with the proffer statement that
417 you have in your hand dated March 10, 2024. This is your recommended motion. When the
418 time comes, we can always flip back to this screen for the motion, however you decide.

419
420 Moving on to the conditional use permit and the findings and staff recommendations therefore.

- 421
- 422 1. We are by reference repeating those six findings from the rezoning case because
423 they are still applicable in this case.
 - 424
425 2. The development is in compliance with the provisions of Section 106-234. And that
426 outlines the basic processes for the issuance of a conditional use permit. That was
427 in your March 13 staff report. A separate document attached as a checklist.
 - 428
429 3. Development is in compliance with the mixed-use development and conditional use
430 permit regulations and requirements. And on March 13, you had a document
431 included with that staff report.
 - 432
433 4. For the conditional use permit, the requested waivers from the maximum
434 development area of 40 acres, the second point of access, the 200-foot agricultural
435 setback, the parking ratio for commercial buildings, as well as the minimum lot
436 sizes for duplexes and townhouse units, and the minimum yard widths and setbacks
437 for apartments, duplexes and townhouse units are justified for the reasons contained
438 in the staffs Waiver Request Matrix, which you all have.

439
440 Based on the findings just listed, we recommend approval of that conditional use permit case
441 number CUSE-000569-2023. A conditional use permit for a mixed-use development as
442 presented pursuant to Accomack County Code Section 106-534(12) of the code. And those are
443 known as the Village Development District regulations.

444
445 With the 17 conditions up from 15. We now have 17 conditions recommended by the staff on
446 its document from the addendum that we sent you yesterday that's dated April 9, and the
447 annotations on the staff plan. And here is your recommended motion for when the time comes.

448
449 I'm just going very quickly go through the plans and elevations that we presented last month
450 just as a refresher.

451
452 Last month, we had a 17-page staff plan. And this month, we've got some additional sheets
453 that were provided by the applicant. These are the existing conditions. And then this is the
454 originally provided concept plan. All of these annotations were shown last month as well.

455 This is the same sheet with different annotations indicating the waiver requests. There was also
456 a public request from two months ago regarding increased landscaping amount was shown.
457 And of course, there is the four-and-a-half-acre parcel at the northeast corner of the site that
458 will be excluded from this rezoning.

459
460 This is a very descriptive slide here that shows the phasing plan and what has been applied for
461 or outlined in the proffers as the first phase of development are phases 1,2,3 and 4. And that is
462 this section right here shown in green, light blue. I guess that's a different color green as well
463 as purple. That totals 225 units in that first phase.

464
465 This right here is a conceptual utility plan. But this shows it a little bit better on a white
466 background showing the entrance point and the proposed routes for the water and sewer. These
467 lines have to be put in at the developer's cost.

468
469 This is the open space plan. And conversely this is the impervious surface exhibit. This is the
470 village green exhibit which the applicant is showing significant amount of village green. And
471 this is a typical conceptual rendering for the duplex units. Same thing except for townhomes.
472 This is showing one row of five. And they're showing a water table of stone. And this I believe
473 is vinyl. You'll notice in the back that there is a cantilevered feature right here and that is also
474 accounted for in the conceptual plan from a bird's eye view.

475
476 More options for the townhomes. They don't all have to look alike. Some of the changes here
477 you've got Jack arches with keystones over the different windows and that kind of thing.
478 You've got one type of Bay style window here or here you've got two separate windows. So,
479 there are different elevations that the builder can implement. This is a typical floor plan for the
480 first and second floors of the townhomes.

481
482 And this right here is a concept for the apartment building. A floor plan for the apartment
483 building and a parking detail for the duplexes and for the townhouses.

484
485 Now, these next three slides we've already seen earlier, but they're included as part of the step
486 of the revised staff plan. This is the revised Route 13 access point. To recap, that is a right-in
487 only now and to get out, you would go to the stoplight for the shopping center. Major
488 improvement that's a very good improvement.

489
490 Number 19 is the staff buffer. And finally, sheet number 20 of 20 is the second point of access
491 for emergency purposes only.

492
493 In closing, I like to mention that we've got a couple of staff members here. We've got Mr. John
494 Greer, who is the Battalion Chief with Public Safety. We also have Art Berkeley who was our
495 Interim Building Official. We do have Mr. Mason, County Administrator and Chontese Ridley,
496 County Planner is also available. On the development side, we've got Mr. Chris Carbaugh who
497 is also here.

498
499 The applicant has done everything that the staff has asked of him. And he's been very
500 responsive. He's been very spot on with his rationales. In closing, staff feels that this is the

501 right development in the right place at the right time. If there's going to be any spot in
502 Accomack County that you're going to do something like this, it would be between two towns
503 where there is water and sewer and transportation infrastructure. With that said, that concludes
504 the staff's presentation and I can fill any questions you have at this time.

505
506 **Commissioner Wingfield**
507 Questions for staff?

508
509 **Commissioner Hickman**
510 Do these units have garages?

511
512 **Mr. Lee Pambid**
513 The duplexes will have garages. The townhouses will not have garages.

514
515 **Commissioner Hickman**
516 Is it a 20-foot setback? Are there sidewalks?

517
518 **Mr. Lee Pambid**
519 Yes.

520
521 **Commissioner Hickman**
522 Is the 20-foot setback from the sidewalk or from the roads?

523
524 **Mr. Lee Pambid**
525 20-foot setback is going to be from the property line which excludes the sidewalk. The
526 sidewalk is going to be in a private right of way that's to be maintained by the Homeowners
527 Association. There is going to be a very specific delineation between private property where
528 the "setback" starts and where the driveway is going to start, where the private driveway or the
529 parking space is going to start. And then on the right of way side, it's going to be a private right
530 of way. You're going to have your apron and your sidewalk.

531
532 **Commissioner Hickman**
533 Okay, let me try to simplify the question. If you've got a vehicle that's 18 foot long, and it's
534 sticking out within 2 feet of the road, which is going to be blocking the sidewalk. I've tried to
535 live in that condition. Also, if you happen to be in a situation where you have to have someone
536 walking in front of your car to get to their unit. You've also got a problem. I mean cars today,
537 you know, 18 foot is pretty common.

538
539 **Mr. Lee Pambid**
540 That's right. This is why you're starting to see in the traffic engineering realm, in the planning
541 realm, you're starting to see larger, larger parking spaces. A typical parking space before was
542 9 by 18. And of course, that's a pull in parking space. If you're talking about an angled parking
543 space, the dimensions are going to be a little bit different. But for a standard parking space,
544 that you have a 90-degree parking space that you just pull right in, the dimensions have
545 traditionally or customarily been 9 by 18.

546

547 As you had mentioned Mr. Hickman, with the evolution of cars, some of them are getting
548 smaller, some of them are certainly getting bigger, which is why a 20-foot setback in this case
549 would be desirable. But the 10 by 20 parking space is generally a current practice either a 9 by
550 18, or a 10 by 20 parking space. And that's what's being proposed here for each unit. It's kind
551 of like a 20 by 20 concrete square.

552

Commissioner Hickman

553 The space would not include the sidewalk?

554

Mr. Lee Pambid

555 No, sir. And I'm going to zoom in here. So, for the townhouses.

556

Commissioner Hickman

557 The sidewalks will be within those 13 feet?

558

Mr. Carbaugh

559 Sidewalk is going to be on one side of the road.

560

Mr. Lee Pambid

561 So what Mr. Carbaugh was saying was that the sidewalk is going to be on one side of the road.
562 For the duplexes, you actually do see sidewalk on both sides of the road. But this dashed line
563 right here is the property line. So, you can see the fee simple lots are depicted in these dashed
564 lines here. And then where you're seeing this 5-foot sidewalk, 13-foot distance between the
565 property line and the gutter. And I think that should answer your question Mr. Hickman, in
566 terms of the separation between the sidewalk and private property.

567

Commissioner Hickman

568 You appear to have 30 feet anyway. If you go through our villages today, and look, you know,
569 I'll speak for Atlantic, because we probably used to have 30-foot setback before the government
570 put the new roads through. But now most of our house, my house ending up with 20 feet. Most
571 of them don't.

572

573 When I look at that, and I look at what we have on paper here, I still aren't sure why the
574 clustering wouldn't have fit a little better. Because in clustering, you would only have a 30-
575 foot setback. Clustering, I think what we did that was done in anticipation of higher densities.
576 50 feet certainly didn't make any sense. And it here again, is for the reference, if you look at
577 clustering, it's 30 so it's a lot closer to 20.

578

Mr. Lee Pambid

579 And the issue with applying the waiver to the cluster provision, or the cluster lots is that it
580 specifically says for cluster developments for four units per acre.

581

Commissioner Hickman

582 6,000 sf was closer. But now, on the rear setbacks, where you're asking, I think both cluster
583 and conventional look for 35 feet, and you're asking for 30. Is that 30 really necessary for all
584 the units? I can understand if you have a unit, an area where you have units that I'll use the

585

593 word hardship here just didn't fit in or a corner or something. But just to blanket, I'm not happy
594 that we're giving all these waivers. And I can understand most of them. But that one I'm still
595 holding on.

596
597 **Mr. Chris Carbaugh**
598 If I may, I'm Chris Carbaugh for the record, you know, to make sure we're clear. We've
599 complied with all the setbacks as it comes to building around the perimeter of setbacks. So, if
600 it comes to where we're up against a neighboring property, we're beyond 35 feet. Say what we
601 did is establish setbacks, you know, so that we didn't create too much yard more than necessary
602 to accommodate the units. There were some constraints that came into play. For all the
603 duplexes, for instance, are the majority of where our neighbors are, the setback is 35 feet. The
604 30-foot setback really only applies to the townhomes that as you can see around the back of
605 that they have much more yard space.

606
607 **Mr. Hickman**
608 Thank you.

609
610 **Commissioner Wingfield**
611 Questions? I have one that kind of feeds off Mr. Hickman's. You know, owning a Suburban
612 can be 23 foot minimum. And when you want family in your townhouses and duplexes, three
613 feet is going to be on the sidewalk. No, when they're parked in a 20-foot spot.

614
615 Also on the cluster part, I figured you wrote the code for those development cluster would be
616 the most density. So, I would always assume four units per acre applies to all. Match your max
617 density. So, I assume you would need a waiver for 4.85 units per acre, no matter what. Because
618 cluster is the max, and you're exceeding it.

619
620 **Mr. Lee Pambid**
621 It was very specifically shown under the cluster provision. That part of the ordinance. The way
622 that I read the ordinance is that if that was going to be applicable to other parts of the Village
623 Development District regulations, then it would have been placed. Like literally, at the
624 beginning of all three and not just the two.

625
626 **Commissioner Wingfield**
627 I see it as if you met the conventional lot at 10,000 sf, you would never reach the density of
628 four units per acre. And therefore, when you go to cluster, you reach the maximum density. I
629 mean, if you were not doing conventional, you wouldn't have that problem. I would assume
630 you would need a waiver.

631
632 **Mr. Chris Carbaugh**
633 If I read the code correctly, if you're going to calculate the density, there's a section in there
634 that tells you how many square feet have to allocate to a unit. And I think it's like 12,000 if I
635 recall. And then it goes down to another number after that for every future unit. If I did the
636 math right for this, I believe the maximum density by code is like 480 some units. We didn't
637 even go to the maximum density. So, there's discrepancies in the code in the comp plan where

638 it talks about you want more density than for an acre. So, it wasn't really clear. We came to the
639 conclusion that that was the justification for taking this route.

640
641 **Commissioner Wingfield**
642 Also, I have a question about your lot size. For a duplex, you want a front lot width 40 feet,
643 but your duplex is actually 48 feet wide and you have 15-foot setbacks on each side. I'm saying
644 to have it together.

645
646 **Mr. Chris Carbaugh**
647 These duplexes are 24 feet. You're talking about two duplexes 45 or 42. That's two units, one
648 lot is half of that. That makes sense.

649
650 **Mr. Lee Pambid**
651 Each half of the of a duplex is going to be on its own lot. 24 units, a 24-foot-wide unit on a 40-
652 foot lot and then it's going to be like a zero-lot line, because they're going to be connected, but
653 the total of those two would actually be 80 feet. It would be 48 feet within an 80-foot divide
654 lot or I should say two lots.

655
656 **Commissioner Wingfield**
657 I see the math now. Yep. Thank you. So, in the townhouses it's 20' width.

658
659 **Mr. Chris Carbaugh**
660 That's how large your townhouse has to be to maintain a feature of townhouse.

661
662 **Commissioner Wingfield**
663 Right. But on your picture, you have a side yard on some of them. Is that like all of them going
664 to be 20 foot or some are going to be 20 plus 15?

665
666 **Mr. Chris Carbaugh**
667 These are the minimum. End units just like a duplex, an end unit so you meet your side yard
668 setback to the next building. So, you add another 15 feet onto that lot. So, a 20-foot lot becomes
669 a 35-foot lot.

670
671 **Mr. Lee Pambid**
672 And there's also going to be some separation between the end units from a fire code standpoint,
673 for example. So those end units are naturally going to feature some open space between the
674 side of the unit and the property line.

675
676 **Commissioner Wingfield**
677 So rear setback for all setbacks, anything with RPA areas, the setbacks don't apply, they go
678 back to the 100 feet, is that correct? Say you have an RPA area, but you have a waiver.

679
680 **Mr. Chris Carbaugh**
681 RPA overrides any setbacks.

682
683 **Commissioner Wingfield**

684 Okay. I also have a question about stormwater for pond 4 and the fencing behind the daycare.

685

686 **Mr. Chris Carbaugh**

687 To recap what I responded to Mr. Pambid with the plans for the ponds. So just to start with the
688 manmade pond. You know, there was discussion.

689

690 **Commissioner Tyler**

691 Would you pull that up to pond 4 please?

692

693 **Mr. Chris Carbaugh**

694 Okay, we will start with pond 4. That is a stormwater pond. All the proposed ponds will be
695 designed to state specifications, that includes a safety bench. So basically, wherever the
696 permanent pool of that pond is, there's a one-foot bench for 10 feet. Anybody that should fall
697 into the water has the capability of getting out. That's a standard feature or standard practice.
698 And, you know, a state, you know, regulation code about how stormwater ponds are handled.
699 So, that is our proposal for all new proposed ponds.

700

701 For the existing manmade pond, we propose to bulkhead the west side by the amenity area,
702 and provide a bench along the whole northern frontage of the pond. We would pump that pond
703 down, excavate that bench into that pond, and then let the pond fill back up. Same on the east
704 side, there would be a safety bench on that end of the pond.

705

706 As you can see on the south side of the pond, part of it is off property and adjacent to other
707 property, there's not really much we can do to modify that side of the pond. But we are
708 providing access that should somebody fall into the pond, unfortunately, that they have a means
709 to get out of the pond. Wherever the pond is bulkhead, there would be a fence along any
710 bulkhead portion of that as well.

711

712 **Commissioner Tyler**

713 So that pond will not be fenced.

714

715 **Mr. Chris Carbaugh**

716 We don't propose to. In any residential community we do. We've never really fenced any of
717 our ponds. That's not something we typically do. We try to make them a feature of the
718 community and amenity. People look at those as open space.

719

720 **Commissioner Tyler**

721 So, pond four will be fenced and those other ponds in there will not?

722

723 **Mr. Chris Carbaugh**

724 The only place that's proposed to have a fence is like the bulkheaded portions of this manmade
725 pond. All other ponds will have a state specified safety bench that is for providing a safety
726 feature to exit the pond should you fall in.

727

728

729 **Commissioner Wingfield**

730 I don't have more questions. Any other questions?

731

732 **Commissioner Pettit**

733 I know the developer is going to pay the expenses for the fourth main. Who owns it? Who will
734 own the portion that's owned?

735

736 **Mr. Lee Pambid**

737 If I can just expand that for you to include the water and the sewer. Once they've been built
738 and they have to be built to the specified design standards of the utility provider. The utility
739 providers in this case are going to be HRSD. And they've got a set of design standards that if
740 they are going to be expected to accept those new lines into their system, they have to be built
741 to their standards. The "public part" should be owned by the utilities. This isn't any different
742 than your cable box or your water meter. Everything behind the water meter to the house is the
743 responsibility of the homeowner, but everything up to the meter, for example, or in the case of
744 a sewer line up to a cleanout, is going to be maintained by the utility provider.

745

746 **Commissioner Pettit**

747 Okay, that's not exactly where I was going. Okay. My concern is that I doubt the development
748 our need past the point where that line stops, will it be available to other developers or other
749 businesses that may want to use that portion that they put in? All right, it's exclusively for the
750 development, that's what I was trying to get at.

751

752 **Mr. Chris Carbaugh**

753 Once we turn that over to HRSD, I mean, that's up to the County and HRSD, who else they
754 allow to connect into to that line. And it will also, you know, the sizing of that line as far as
755 what it will be able to accommodate as far as capacity will also be a factor.

756

757 **Mr. Lee Pambid**

758 But to further expand on his answer. "Public portions" of the lines will have to be in easements
759 as well. So when, if there is someone further down the line who wishes to connect, they'll have
760 to go through the same process of designing those lines to standard and then turning those over.

761

762 **Commissioner Pettit**

763 Not to be labor. But if the portion that we put in now it's constrained to a size that only meets
764 the requirements of development, then that in my reference says that anybody else your line is
765 not big enough. Why not size it to the public part with the idea that there may be other users
766 that can use it and be aware that if you size it just for this development, then it really excludes
767 anybody else. Just a thought.

768

769 **Mr. Chris Carbaugh**

770 We'll be working with HRSD, to get this sewer expansion for Sewer District expanded. And
771 obviously, they will be reviewing the plans. Should HRSD and the County say there's a need
772 to over design a portion of this, we can easily consider that.

773

774

775 **Commissioner Wingfield**

776 Any other questions for staff or Mr. Carbaugh?

777

778 **Commissioner Tyler**

779 We've got five waivers now not four?

780

781 **Commissioner Wingfield**

782 Six.

783

784 Mr. Carbaugh, do you have a presentation for today?

785

786 **Mr. Chris Carbaugh**

787 No. Review the project. We'd like to thank staff for all the work they put into this application.

788 And we're hopeful that we were able to address most of the concerns that this commission

789 brought up and we can move this project along.

790

791 **Commissioner Giddens**

792 I have a question for you. I was reading this on your letter from the Children Harbor. They

793 talked about the fence they have to keep their children from going into the pond. And just

794 wondering if you are all doing anything to keep them from the pond?

795

796 **Mr. Chris Carbaugh**

797 Well, again, I mean, as you can see, we have ponds throughout this project. We're probably

798 going to have a lot of kids that live in this project. We pay special attention from a design

799 standpoint to make sure we're designed for those safety benches.

800

801 **Commissioner Giddens**

802 My question is. They built a fence to keep the kids in, have you done anything? Can you do

803 something to add protection to keep those kids from that harbor center from going in, you

804 know, just little added precaution for them?

805

806 **Mr. Chris Carbaugh**

807 If the childcare has such a concern, I mean, we did visit their property, I didn't notice that their

808 playgrounds are enclosed. I would hope that they're sufficient and that works out well. It would

809 help to take a section of that around their daycare and fence that off, we can do that. But you

810 know, again, as I would say, there's other ponds that a child can go.

811

812 **Commissioner Giddens**

813 I'm fine with the other ponds. But right now, I'm talking about this center.

814

815

816 **Mr. Chris Carbaugh**

817 If we need to do another layer of security that goes and surrounds the back of that daycare, we

818 can easily do that.

819

820

821 **Commissioner Giddens**

822 Sure.

823

824 **Commissioner Wingfield**

825 Mr. Giddens, we can add a condition on to conditional use permit to include that.

826

827 **Commissioner Giddens**

828 Sure.

829

830 **Commissioner Wingfield**

831 Any other question? We can move on to public comment.

832

833 Sharon Dougherty. Your name and where you live.

834

835 **Ms. Sharon Dougherty**

836 Sharon Dougherty. I'm the property owner at 894 Broadside Dr. in Greenbackville. I want to
837 thank you for giving me the opportunity to speak tonight. I support the development. I'm a
838 realtor. I've been doing real estate for 19 years in Maryland, Delaware and Virginia. And I can
839 tell you that I could probably cite numerous occasions where I've had the opportunity to help
840 folks that were hoping to relocate to Wallops or Coast Guard Station Chincoteague and it didn't
841 work out their favor due to housing.

842

843 Most recently last week, I had a lady who works at Wallops Island. She was looking for a
844 newer construction property in like under 350 range. And she settled on a house in Pocomoke.

845

846 Back in February, I had a Coast Guard officer who was transferring from Hampton Roads
847 Court Coast Guard station to Chincoteague. He had a choice of three stations. He picked
848 Chincoteague. His mother called me. She is in Las Vegas. She's a realtor. She wanted me to
849 help him because they had been throughout Zillow for weeks trying to find something in
850 Virginia that worked for him. He's a younger gentleman with a fiancé. She's a nurse. They live
851 in a pretty nice townhome down in Hampton Roads. And that's what they wanted here. Low
852 maintenance. He gets deployed a lot. We couldn't find him anything. He decided not to transfer
853 to Coast Guard Station in Chincoteague. So, we lost a potential nurse at Riverside and a Coast
854 Guard officer.

855

856 I also have a teacher who was offered a job with Accomack County. She was from Virginia
857 Beach, younger single. Not if that matters. But she wanted a townhouse low maintenance, with
858 something with amenities that she could go do things activities. We couldn't find her anything.
859 She stayed in Virginia Beach.

860

861 So, my list goes on and on. And it's just I support the project because there's just a lack of
862 housing, amenities, to bring those people into Accomack County who want the jobs here, but
863 they can't find the housing. So due to the housing issue, and these just four issues that I cited,
864 we lost a teacher, a nurse and a Coast Guard officer who decided not to come here due to
865 housing. We also lost two employees of Wallops Island to Worcester County and Somerset
866 County, Maryland. So, I support the development and I appreciate you let me talk.

867 **Commissioner Wingfield**

868 Greg Felthousen. State your name and you have four minutes.

869

870 **Mr. Greg Felthousen**

871 Thank you. My name is Greg Felthousen. I'm a resident of Onancock. And I need to say that
872 I'm in general in support of this development. I think it's a good idea for the community. But
873 that said, it's come to light, quite recently, that the Town of Onancock is providing the water
874 to the development, which honestly was unknown to many of the residents of the Town of
875 Onancock. And I don't know quite how to get into, but what I'll say is a bit of a dispute in the
876 management of the obligation of water to this development.

877

878 I've had less than a month really to do a lot of research into it. I was surprised and did receive
879 a copy of the letter where Mr. Spock, the Town Manager of Onancock, has obligated the Town
880 to provide the water for development. It's kind of news to all of us. I found Caitlin Kelly, who
881 is the DEQ representative, fulfilling the permit obligations for giving the water from Onancock
882 to the development.

883

884 Onancock has had to increase the amount of water being drawn from the wells in order to
885 provide water for this development and several others. But the problem we've got is that Caitlin
886 Kelly told me this morning that that permit has not been issued to the Town of Onancock. So,
887 at this point, it's kind of a whole issue in limbo. I mean, our Town Manager has evidently
888 Crawford the water supply for the development. But he doesn't have the authority to do that
889 from what I understand of the permitting process.

890

891 As I understand the groundwater issues here, I'm curious to ask the question of the ponds. Are
892 they being fed by water from the Town of Onancock or I know some of them are inferior runoff
893 ponds. So, having built ponds myself when I lived in Maryland, I know that many of those turn
894 over into cattail paradises, muskrats the whole nine yards. So, I'm curious as to how the water
895 is provided for the ponds. And also, I would say that it's kind of premature to say that the
896 development should go forward without all the permitting being adequately provided. Thank
897 you for allowing me the time.

898

899 **Commissioner Wingfield**

900 Thank you.

901

902 **Commissioner Wingfield**

903 Mike Rydberg. State your name and where you live.

904

905 **Mr. Mike Rydberg**

906 Good evening. My name is Mike Rydberg and I live in Accomac 24157 Joynes Neck Rd.
907 Before I started, I had a couple of questions I wanted to ask you guys if that's okay. Number
908 one, do we know if these homes, townhomes or apartments sprinklered? Any of the buildings
909 sprinklered? Do we know for plan?

910

911 **Commissioner Wingfield**

912 We don't know for that.

913 **Mr. Mike Rydberg**

914 They don't know yet. Okay. In the planning documents, it also talks about utilities from gas
915 lines. I'm assuming those are propane gas tanks. And I don't know if that's planned yet or not
916 as far as those individually being supplied to each home. Well, if there's a large tank farm
917 somewhere. No one knows that yet either. And as far as construction, do we know if this is
918 going to be a vinyl or polymer type of siding on these homes? No one knows yet. I'm just
919 curious. I didn't see it in the document so I was curious.

920
921 For those of you that don't know me, my name is Mike Rydberg. I'm the Fire Chief in Onancock
922 Fire Department. To be honest with you. I've had two conversations with Director of Public
923 Safety Pruitt.

924
925 First conversation was asking the length and the width of our ladder truck. And the second was
926 how much does it weigh. And to be honest, that's the only communication I've had as the Fire
927 Chief of the town that's going to supply the fire protection and EMS protection to this
928 community. And to me, that's poor.

929
930 Meaning because we have an authority of jurisdiction to provide that service to that
931 community. And looking at our community risk reduction rate, this is the medium to a high
932 risk area based on the population that's going to be in these homes. I say that because Accomack
933 County Public Safety helps us assist with staffing or stations throughout the County, between
934 12 to 15 people per shift. And normally those individuals, me being a former one. Staffs, EMS
935 units, and oftentimes they are busy on EMS calls. So, it's hard to count them into staffing into
936 our stations on fire response when oftentimes they are not available. Just like currently, before
937 I came here, we have a supply nameless go to. Newport News for Eastern Shore transport
938 services because they didn't have anyone available. So that took a whole crew out of service.

939
940 First, let me say this, I'm not opposed or supporting this project. I'm just trying to provide
941 information of public safety standpoint. We obviously know we're going to have issues
942 responding to the area with traffic on Fairgrounds Road. We obviously know there's no
943 shoulders to be able to move traffic to the sides to get our big apparatus in the area.

944
945 Recently, we just signed a new MOU agreement with the County that explains a lot of
946 nomenclature from the National Fire Protection Agency. In that nomenclature, some of those
947 things that are discussed in 17-10 and 17-20, our response and staffing procedures and
948 standards. For a unit such as a townhouse or multifamily apartment building, those require per
949 standards of industry standards of 27 people to respond to that incident. With those 27 people
950 that requires your EMS personnel, your search and rescue teams, your fire protection services,
951 or fire suppression teams that go into here and fight these fires. We're never going to have 27
952 people to get out immediately on fire like this in anywhere in the County.

953 I brought up the siding issue because most of these residential units that I see in this Tidewater
954 area that are built like this has vinyl or polymer siding. Normally these multi storied buildings
955 that have this type of siding go from nothing to almost fully involved within two minutes. One-
956 minute 51 seconds was the Underwriter Laboratories testing data. I just want everyone to
957 understand that this could be a catastrophe if something bad happens here and we're not playing
958 and preparing for in the public safety world.

959 I'm not saying it's a bad idea, and I'm not saying it's a good idea. I don't want that to be the
960 issue I'm talking tonight for. I just want you to realize there's huge challenges we have to
961 overcome in the public safety world. To make sure the community there, as well as the
962 surrounding areas that we fight and give our time to, is still being protected on top of what we
963 have now. We don't have the staff, and we don't have the people in the area that are coming to
964 work for the County or volunteer. It just isn't there. So, if don't have any questions for me,
965 that's all I had.

966
967 **Commissioner Wingfield**

968 Thank you.

969
970 **Mr. Mike Rydberg**

971 Thank you.

972
973 **Commissioner Wingfield**

974 Kelsey White.

975
976 **Ms. Kelsey White**

977 Hello, my name is Kelsey white. I live in 20372 Fairgrounds Road. I'm here to talk about trees
978 again. I understand that the increased landscaping, it's right there, the updated version of
979 everything. I just really wanted to request that the screening around the house is a heavy
980 screening so that we actually can't see or hear anything on all three sides of our property. And
981 we would like that to happen prior to phase one even starting. That's all I have. Thank you.

982
983 **Commissioner Wingfield**

984 Thank you.

985
986 **Commissioner Wingfield**

987 Priscilla Hart. State your name and where you live.

988
989 **Ms. Priscilla Hart**

990 Good evening. My name is Priscilla Hart, and I live in Onancock. I'm a resident of Onancock.
991 And it is a lovely town and I want to say I am not opposed to development. Actually, the first
992 couple homes would be excellent. I'm not sure where it will go from there.

993
994 However, I am concerned about our natural resources, and the aquifer that will supply this
995 water for the development. Onancock has, I suppose, been very generous to offer to support
996 the development and to supply water. And I see this letter here from our Town Manager to Mr.
997 Carbaugh indicating that Onancock has recently been approved for an increase in our
998 groundwater withdrawal by home.

999
1000 I think the DEQ is the entity that makes that approval. They haven't approved anything yet.
1001 The comment period ended this past Monday. There may be a public hearing. But there has
1002 been no approval. So, I think to make any kind of vote on this, if that's what you were going
1003 to do tonight, it might be premature because we have no real guarantee other than the

1004 willingness of Onancock, which is quite nice to provide the water. The DEQ didn't say it was
1005 okay.
1006

1007 Secondly, is there another department that looks at this? May be the Virginia Department of
1008 Health? Do they weigh in on it? This is just kind of a question I'm just throwing it out here.
1009 They have not weighed in on it, and I'm not sure they even know anything about it. So those
1010 are my concerns.
1011

1012 I think we need some development here. I think we need housing for teachers, nurses, and
1013 doctors for whoever can fit into those parameters. However, I think we need to look very
1014 closely at the natural resources. And let's let the experts make the decision. That's the DEQ and
1015 the Department of Health. Thank you.
1016

1017 **Commissioner Wingfield**
1018 Thank you. Would anybody else like to come up and speak? Yes. Okay, state your name and
1019 where you live.
1020

1021 **Mrs. Patricia Felthousen**
1022 Patricia Felthousen, I live on Ames Street in Onancock. Good evening. I guess this is my basic
1023 question. We have kind of taken a deep dive into all things water over the past month, but is
1024 there a contingency plan if Onancock does not supply the water? Are you willing to dig your
1025 own wells?
1026

1027 **Commissioner Wingfield**
1028 Ma'am, you could address the commission, and we will ask the questions.
1029

1030 **Ms. Patricia Felthousen**
1031 Oh, I'm sorry. That was my question. Is there a contingency plan if Onancock is unable to
1032 provide the water for this new development? Thank you.
1033

1034 **Commissioner Wingfield**
1035 Thank you. Would anybody else like to come up for public comment?
1036

1037 Let's close the public comment.
1038

1039 **Mr. Lee Pambid**
1040 Madam Chair, you'll still have to officially hold a public hearing for the conditional use permit
1041 as well. Although I suppose no one is going to add anything additional.
1042

1043 **Commissioner Wingfield**
1044 I have a few more questions for Mr. Carbaugh. Possibly. If there is no water permit for DEQ,
1045 would you come back and have a well?
1046

1047 **Mr. Chris Carbaugh**
1048 I think staff has mentioned. Before this project would go forward, it would have to have an
1049 approved plan to go forward and have a water source and a sewer. This is just the first step of

1050 a rezoning. We get into those steps to you know, sign those contracts as agreements and have
1051 those permits in place.

1052
1053 **Commissioner Wingfield**
1054 I guess for the safety guy. He had a few questions about the type of gas and propane and vinyl
1055 siding.

1056
1057 **Mr. Lee Pambid**
1058 I just like to add that we do have a couple of other staff members here who can speak to the
1059 building code, fire code perspective. We have interim building official Art Berkeley with us
1060 this evening. And then we also have Battalion Chief, John Greer, who is here in C Ray Pruitt's
1061 stead, who unfortunately, could not make it tonight but had specifically addressed the points
1062 of capacity with regards to not just Onancock Fire Department, but Tasley as well as the three
1063 other fire departments that would probably be turned out for anything to happen here. I would
1064 just like to offer those other resources as you explore these questions and try to get answers for
1065 them.

1066
1067 **Commissioner Wingfield**
1068 Thank you. Any other questions for the rezoning?

1069
1070 **Mr. Chris Carbaugh**
1071 Obviously, we want to make this a very safe project. There's a lot of money invested here. Yes,
1072 the apartments would be sprinklered for sure. No doubt about that. There would be fire hydrant
1073 space throughout the community for fire protection. When you invest this type of money in
1074 this type of project, you're looking to avoid any major issues as far as it comes to safety. All
1075 that we can do will be done. We will meet all building codes that are required. I mean, that,
1076 again, is a future step that comes down the road after rezoning the construction plans and
1077 architectural plans to address some of those issues. But, you know, we don't have exact
1078 materials picked out yet and things of that sort that comes down the road.

1079
1080 **Commissioner Wingfield**
1081 Got you. I guess we'll go through and vote on the rezoning and then we'll open up the
1082 conditional use permit.

1083
1084 **Commissioner Hickman**
1085 The issue with screening now. I know we've talked about that before. I just don't know where
1086 we stand. I don't know the caveat of getting it done early on. Where do we stand with it?

1087
1088 **Mr. Lee Pambid**
1089 Miss White had appeared before this commission, I want to say two or three months ago, when
1090 we first held either a work session or a meeting and had requested additional landscaping. The
1091 applicant Mr. Carbaugh had come back with a conceptual that showed additional landscaping
1092 around the property. However, the comment had come back that they wanted fully mature
1093 landscaping to go in which in my 25 years I have never heard of fully mature landscaping
1094 going in to screen a Business Zoned property from another Business Zoned property.

1095 Let's all keep in mind that the Whites residence is actually zoned business not residential.
1096 Normally the higher intensity use is got to screen off from the lower intensity use and to request
1097 fully mature landscaping. I've never heard of that before.
1098

1099 Certainly, you can do certain types of species that would grow quickly. Mr. Carbaugh is a
1100 landscape architect, so he would be more of a subject matter expert to suggest certain species
1101 to that effect. But, there's only so much that one could do to screen a Business Zoned property
1102 from another Business Zoned property.
1103

1104 **Commissioner Wingfield**

1105 We can look at it as how it's used, like he said, for the two on foot setback, it's residential. So,
1106 what kind of gallon size were you maybe use it?
1107

1108 **Mr. Chris Carbaugh**

1109 We're going to try to be good neighbors to everybody. For from day one, I've offered off screen
1110 the property when the issue arises. I would say in this instance, it would be appropriate to come
1111 in at a six-to-eight-foot height Evergreen screening, I do show on the plan. I like to mix in a
1112 little bit of variety, some deciduous trees to break it up. I'm not a big landscape architect that
1113 likes a line of Leyland Cypress that will get bagworms someday, and they die. Our goal would
1114 be to make an attractive screen there, that helps meet their objectives, but also fits within the
1115 space and doesn't become a problem.
1116

1117 **Commissioner Hickman**

1118 Are you going to get that in pretty early?
1119

1120 **Mr. Chris Carbaugh**

1121 We have grading and things of that sort that needs to happen. I do not think it would happen
1122 initially right when we do the construction because we got to work with the site. At the time
1123 of putting in landscaping, we would be putting in that landscaping. It's our main entrance. We
1124 want that to look good. That would be the first area that would get landscaped for sure.
1125

1126 **Commissioner Hickman**

1127 There will be a lot of dust blowing around too.
1128

1129 **Mr. Chris Carbaugh**

1130 Well, we have to control the dust of a site. That's part of your E&S plan. Those measures that
1131 are put in place when any construction project happens. Yes, there's construction noise, in
1132 certain hours, you can't avoid that. But, you know, I think from day one, as it says on there,
1133 we've agreed to increase landscaping regardless it's a Commercially Zoned property. we
1134 understand they're using it for residential, therefore, we want to be a good neighbor.
1135

1136 **Commissioner Wingfield**

1137 I guess we'd go through the rezoning and then we'll go to the conditional use, and we'll go
1138 through each waiver and discuss that individually. Before we vote, I see a lot of people have a
1139 lot of different opinions on each waiver.
1140

1141 Let's go through the conditional use, go through each waiver and discuss each one as a group
1142 because everybody has a different opinion on different waivers.
1143
1144 **Commissioner Tyler**
1145 Let's do one and do the next.
1146
1147 **Commissioner Wingfield**
1148 Okay. Does anybody have a motion on the rezoning?
1149
1150 **Commissioner Tyler**
1151 The Planning Commission recommends approval by the Board of Supervisors of application
1152 REZ-000569-2023 for in Coastal Square & Residence of tax parcels 93-A-87, 93-A-89, 93-A-
1153 90 and a portion of parcel 85-A-851 containing 95.89 acres conditionally rezoning the site
1154 from Agricultural District and Business District to Village Development District with the
1155 proffer statement dated March 10, 2024 which becomes part of the Accomack County Zoning
1156 Ordinance.
1157
1158 **Commissioner Gayle**
1159 Second.
1160
1161 **Commissioner Wingfield**
1162 I have a motion and a second. Discussion? All in favor say aye. Aye. All oppose.
1163
1164 We'll move on to opening of the public hearing on the Conditional Use Permit for Atlantic
1165 Town Group Conditional Use Permit 000568-2023 Atlantic Group.
1166
1167 You have more presentation or are you good?
1168
1169 **Mr. Lee Pambid**
1170 Staff has no further presentation. That was a combined staff report that should suffice for both
1171 cases.
1172
1173 **Commissioner Wingfield**
1174 All right. Mr. Carbaugh elected to do presentation. Does any commissioners have questions
1175 for staff or Mr. Carbaugh?
1176
1177 **Mr. Lynn Gayle**
1178 I'll just make a comment. Over 25 years ago, I served on the Regional Partnership run by the
1179 Accomack Northampton Planning District Commission. And at that time, we recommended
1180 development of academic village because of the shortage of housing. And to reiterate the
1181 multiple stories we've heard, over the years, and particularly in the past year, have had
1182 conversations with individuals employed by the hospital and the County, desperately seeking
1183 lodging, even living in offseason VRBOs, which means I have to get out in the middle when
1184 the season comes. So, this is an ongoing problem.
1185

1186 And just to reiterate, what's already been said, this is dire necessity. All the issues that have
1187 been addressed with the safety and the water, and very familiar with DEQ having had permits
1188 in the past, and the lack of speed that they move at. Split all that will be a limiting factor. In
1189 the long run, it'll self-regulate. That's all.

1190

Mr. Lynn Gayle

1191 Thank you

1192

Commissioner Wingfield

1193 Thank you.

1194

1195 Open up for public comment. Does anybody want to come up and speak? Close the public
1196 comment. Close public hearing.

1197

1198 Commissioners, we can discuss waivers 40- acre max size. Waiver A. Anybody has comments
1199 or concerns about waiver A.

1200

Commissioner Tyler

1201 My ongoing comments was that they are in the plan, and here we are waiving them. I think
1202 I've beat that horse to death.

1203

Commissioner Wingfield

1204 Alright. Let's move on to the Second Point of Access.

1205

Commissioner Tyler

1206 I think compromise is good.

1207

Commissioner Wingfield

1208 Any other?

1209

Commissioner Wingfield

1210 Move on to C, 200-foot Ag setback.

1211

Commissioner Tyler

1212 If the RPA is going to be where the RPA is, doesn't seem like it's an issue.

1213

Commissioner Hickman

1214 Just with all these we all to understand. There are reasons we're doing this. The 200-foot
1215 setback was put there for a reason. We just need to understand this as a special situation the
1216 way thing sets now. And as far as these other exceptions and waivers that we're talking about,
1217 we need to understand in the future, people could come in and say, you know why not me? So,
1218 we need to have our ducks in a row that we know why this was a special situation and why we
1219 did it.

1220

1221 And in some cases, like the 20-foot setback for the front, I need to get further for myself. But
1222 maybe that's what we need. We need to go in and rewrite these things to do what we're letting

1223

1232 these people do in some cases, because there's really no reason to keep them the way they are.
1233 If we agree that 20 feet is right, then there's no reason, other than, say 20 feet in some document
1234 that we have, so you wouldn't have to have this waiver.
1235

1236 **Commissioner Wingfield**

1237 I do understand the 200-foot setback is for farm use and people move in here that they aren't
1238 bothered by farm equipment and manure.
1239

1240 **Commissioner Hickman**

1241 Yeah. All of it is tree covered now and the landowner says okay, so it's their disadvantage as
1242 well as anyone else if those changes.
1243

1244 **Commissioner Wingfield**

1245 Only one landowner out of six or five agreed to the waiver.
1246

1247 **Commissioner Hickman**

1248 Actually, in writing. The others have agreed to verbally in there, no one objected. They had
1249 the opportunity to.
1250

1251 **Commissioner Wingfield**

1252 Move on to D. Commercial parking requirements. Move from every 300. Do we have a
1253 problem with the parking?
1254

1255 **Commissioner Tyler**

1256 Only if you're a successful retailer.
1257

1258 **Commissioner Wingfield**

1259 Move on to E. Minimum lot size for duplexes and townhouses.
1260

1261 **Commissioner Hickman**

1262 You got to do that if you're going to have townhouses, apartments or multifamily dwellings.
1263 You got to do that. That's something we need to look at. Codify that somehow. Some
1264 realization that that's a reality of the future.
1265

1266 **Commissioner Wingfield**

1267 I still stand by the union waiver for four units per acre myself as I read it.
1268

1268 **Commissioner Hickman**

1269 Can we codify that?
1270

1271 **Commissioner Tyler**

1272 If we need to do it, we need to do it now.
1273

1274 **Commissioner Wingfield**

1275 I assume your highest density is going to be clustered in the maximum. The maximum you can
1276 have is four units per acre. I think a waiver should be added as a G.
1277

1278 **Mr. Lee Pambid**
1279 We can certainly add a seventh waiver request for the density if that's the way we're going to
1280 read it.

1281
1282 Yes, the ultimate density at full build out is 4.85. And, as we had mentioned, several places in
1283 the Comprehensive Plan and state code, they're recommending four plus in several places. In
1284 our Zoning Ordinance, as you have pointed out, Madam Chair, indicates an absolute maximum
1285 of four dwelling units per acre.

1286
1287 I would submit that maybe there is a disconnect between what our Comprehensive Plan is
1288 saying for Village Development area, future land use designation, and what the clustering
1289 ordinance in the Village Development District Zoning Ordinance requirements say. Staff
1290 agrees that if you want to cover that then, we should add that seventh waiver now.

1291
1292 **Commissioner Wingfield**
1293 That's just my personal opinion.

1294
1295 **Mr. Lee Pambid**
1296 We would support that just to keep the entitlement process moving.

1297
1298 **Commissioner Tyler**
1299 I would agree.

1300
1301 **Commissioner Hickman**
1302 Me too. Maybe to show the legal notice.

1303
1304 **Commissioner Tyler**
1305 A lot of the stuff we need to take notes on what to do with the comp plan.

1306
1307 **Commissioner Wingfield**
1308 Thanks. we'll be adding step G four units per acre waiver.

1309
1310 We'll move on to F. Minimum yard widths and setbacks for apartments, duplexes and
1311 townhouses.

1312
1313 I don't see any problem with the waivers from the Planning Commission. Does anybody want
1314 to add conditions on to the Conditional Use Permit for his ponds?

1315
1316 **Commissioner Tyler**
1317 I think if the applicant is serious about the protection of the daycare, then they will take
1318 measures. Don't know if we need to force it on the them.

1319
1320 **Several Commissioner**
1321 I agree.

1322
1323

1324 **Commissioner Wingfield**

1325 I don't know

1326

1327 **Mr. Chris Carbaugh**

1328 Chances are we're going to have daycare in our project.

1329

1330 **Commissioner Giddens**

1331 It's called being a good neighbor.

1332

1333 **Commissioner Wingfield**

1334 I see as daycare kids are four years and younger and nobody knows how to swim. Having a
1335 pond within 100 feet of somebody's daycare, it's all about time. And how much time you have
1336 to figure out where that child is and that maybe a pond.

1337

1338 **Commissioner Hickman**

1339 They've got to fence that in.

1340

1341 **Commissioner Gayle**

1342 Daycare is completely fenced in.

1343

1344 **Commissioner Hickman**

1345 The gate only opens in case of emergency and they have to exit out of the back in which case
1346 now the kids are scattering in the emergency.

1347

1348 **Commissioner Giddens**

1349 It would be a nice added measure I would think.

1350

1351 **Commissioner Gayle**

1352 I would like to make a comment.

1353

1354 I've been to developments like this all over the country. In fact, I've paid to house my children
1355 in these developments that have ponds with no fences and as he said they have to have what's
1356 the term, the bank, the safety measures in place. With the small parking areas, there's always
1357 somebody with a big car and going to visit people and have trouble finding parking places and
1358 all that. That's just an ongoing issue and they have limitations. You can only have one or two
1359 cars or whatever, and somebody's always got an extra car. I think we've done a good job of
1360 covering everything. And that when this comes to fruition, it's going be good.

1361

1362 **Commissioner Wingfield**

1363 One more, would we like to make condition about adding screening for Mr. White at the
1364 beginning of phase one or not?

1365

1366 **Mr. Lee Pambid**

1367 You could certainly add a condition. What I will mention is that the way that the staff has
1368 structured this report, and its recommendation is that not only are the conditions and in the

1369 proffers part of that recommendation, but anything that we have stated on these staff plans
1370 would also be part of that approval.
1371

1372 With that being said, he's already covered the landscaping. We've already called it out on the
1373 staff plan. If you want to reinforce that annotation on the staff plan with a condition, you're
1374 more than welcome to. I think Mr. Carbaugh has already signaled his intent to provide
1375 screening. I would just ask that if you're going to write a condition for this, that it'd be very
1376 specific and that we'd be able to properly interpret and enforce that.
1377

1378 So, if we're talking about a certain property line, or a distance over which a certain amount of
1379 landscaping has to be provided, or in the case of the childcare, a certain amount of fence and
1380 height that needs to be provided. All we ask is that be specifically worded so that we know
1381 exactly what to enforce or to administer when it comes time to review the site plans.
1382

1383 **Commissioner Pettit**

1384 Could we not give him the authority to respond to what we have asked and trust Mr. Carbaugh
1385 to work out an agreement with each part. I think trusting in them to do the right thing would
1386 be a good thing.
1387

1388 **Commissioner Wingfield**

1389 All right. Move on to any other discussion or questions for the applicants?
1390

1391 **Commissioner Tyler**

1392 I mean, you know, you let me know when we can bring up the apartments, because now the
1393 Fire Chief has given me, I mean, I'm not in favor of the apartments because I think they're ugly.
1394 But if we need to have 27 head on site to put the fire out, I don't know what the MOU is, I don't
1395 know any of that. I'd love to get into the details of what all that mean? If this is not the time,
1396 then we'll move on. And we'll decide these and then we'll go to the time when next meeting or
1397 whenever we get to it.
1398

1399 **Commissioner Wingfield**

1400 I don't think it's our job to decide if it's ugly.
1401

1402 **Commissioner Tyler**

1403 Let me rephrase. In keeping with the character and nature of the Eastern Shore and Accomack
1404 County and the rural nature of where we are, should we have 36,000 square foot three-story
1405 apartment buildings, as they have up Route 29 north of Charlottesville. I'm going to say no.
1406 But if there's a fire issue, and I don't know what an MOU is, and I don't know what 27 people
1407 on the fire is, and if this is not the time to discuss that, let me know when it is and we'll talk
1408 about it.
1409

1410 **Commissioner Wingfield**

1411 I believe what he presents fits into the Zoning regulations. And that's what we're supposed to.
1412
1413
1414

1415 **Mr. Lee Pambid**
1416 I will offer that we have additional staff on hand to answer specific questions about public
1417 safety operations as well as building and fire codes.

1418
1419 **Commissioner Wingfield**
1420 Would you like to ask?

1421
1422 **Commissioner Tyler**
1423 I would love to know what all that means, you know, MOUs, 27 people. How does that impact
1424 what we're doing right now if we're just deciding on the seven waivers six waivers? But if we
1425 need to talk about all that other stuff, what's in carrying keeping with Eastern Shore, the safety
1426 issues, and how do we move this project along.

1427
1428 And I've already made my statements clear that I think those are inappropriate for the
1429 Accomack County in the Eastern Shore, Virginia. And that's just my opinion, and I don't think
1430 they comport with the comp plan. But if now is not the time to discuss it, then, you know, we'll
1431 move on.

1432
1433 **Mr. Lee Pambid**
1434 A couple of points. First of all, we want these two cases to move forward together. I can't see
1435 approving the rezoning and then holding the conditional use permit back. I mean, you certainly
1436 can, but they were applied for it together with the intent of moving forward together.

1437
1438 With regards to the zoning ordinance and legislating aesthetics, we do have a statement in the
1439 Village Development District regulations that say, developments of that type are encouraged
1440 to comply with certain design standards; encouraged, not required. My professional opinion is
1441 that we start getting into a little bit of muddy waters when we start to legislate aesthetics. I
1442 understand what you're saying about scale. There's some truth to that. But our Zoning
1443 Ordinance does not require that, it encourages it. That's the word. That's the specific word that
1444 stated in the Village Development District.

1445
1446 **Commissioner Tyler**
1447 Doesn't the comp plan discuss the character and nature?

1448
1449 **Mr. Lee Pambid**
1450 Yes, the comp plan does. The Comp Plan is an advisory document.

1451
1452 **Commissioner Tyler**
1453 Skip the aesthetics. I'm concerned about the nature and character of Accomack County and the
1454 Eastern Shore. And what these do to the nature and character in Eastern Shore. And now I find
1455 out from a Fire Chief, that we've got an issue with a 36,000 square foot building that we don't
1456 have enough people to put the thing out if she catches on fire. Then we need to build smaller
1457 or we need to build more duplexes and more townhouses not 36,000 square foot buildings. If
1458 now is not the right time to discuss it then we'll discuss it some other time.

1459
1460

1461 **Commissioner Roberts**
1462 Madam Chair. At this point of time, Mr. Carbaugh has met the criteria for Village
1463 Development. If you've got questions, or you got concerns about some of his projects,
1464 aesthetics, then you need to bring that up at a later time. Right now, he's met what is required
1465 of him. So, we need to move on.

1466
1467 **Commissioner Wingfield**
1468 Move on to a motion? Does anybody have a motion?
1469

1470 **Commissioner Gayle**
1471 I will make a motion.
1472 I move that the Board of Supervisors approve CUSE-000568-2023 Conditional Use Permit for
1473 a mixed-use development pursuant to Accomack County Code Section 106-534(12) of the
1474 Accomack County Code (Village Development District Regulations), with the 17 conditions
1475 recommended by the Staff on its document from the addendum dated April 9, 2024, and the
1476 annotations on the staff plan.

1477
1478 Should that include the seven?
1479

1480 **Mr. Lee Pambid**
1481 Yes, sir. It should include the seven because one of the 17 conditions only refers to the six
1482 waiver requests. It would be appropriate at this time to include a statement with regards to the
1483 date to a seven-waiver request from the maximum density of four acres in the Village
1484 Development District.

1485
1486 **Mr. Lynn Gayle**
1487 I will make that addition to my motion.
1488

1489 **Mr. Lee Pambid**
1490 We'll write it in.
1491

1492 **Commissioner Wingfield**
1493 Okay, I have a motion. Anybody second?
1494

1495 **Commissioner Onley**
1496 Second.
1497

1498 **Commissioner Wingfield**
1499 All in favor say aye. All opposed.
1500

1501 Next, we're going to backtrack to Minutes. We have the Minutes of the January 23 Work
1502 Session. Does anybody have any corrections? Or would they like to approve? I haven't really
1503 read it.

1504
1505 **Mr. Lee Pambid**
1506 We can wait till next month.

1507 **Commissioner Wingfield**
1508 Okay. We will wait till next month.

1509

1510 **7. OTHER MATTERS**

1511 **Commissioner Wingfield**
1512 Do you have any other matters?

1513

1514 **Mr. Lee Pambid**

1515 No ma'am.

1516

1517 **8. STAFF REPORTS**

1518 **Commissioner Wingfield**
1519 Staff report.

1520

1521 **Mr. Lee Pambid**

1522 We don't have anything from a Subdivision Ordinance standpoint. We don't have anything
1523 significant having been applied for. We continue to review just some routine subdivision,
1524 activities such as lot line vacations, minor lot splits, and things of that sort.

1525

1526 From a Zoning Ordinance standpoint or from a BZA standpoint, the Board of Zoning Appeals
1527 last week approved two cases. Number one was a second tower at WESR on Front Street. And
1528 that's going to be a 365' tall tower.

1529

1530 The other case was actually a revision to a special use permit that was approved for Mr. John
1531 Custis to develop 48 townhomes. That was done back in 2020, I believe. But he came back for
1532 a revision to do 32 single-family dwellings on that property, and that was approved by the
1533 Board of Zoning Appeals. I'd like to note that that site is south of the rectangular manmade
1534 pond that was the subject of Mr. Charbagh's application tonight.

1535

1536 From a Deputy County Administrator standpoint, we held interviews today for an
1537 administrative assistant. We're really looking forward to filling that position. And then we're
1538 going to be holding interviews for our environmental permit specialist position next week. We
1539 are looking forward to slowly whittling away at our seven vacancies. There is a light at the end
1540 of the tunnel with regards to those vacancies.

1541

1542 And that concludes the staffs report at this time.

1543 **9. NEXT MEETING**

1544 **Commissioner Wingfield**
1545 Our next meeting is May 8, 2024.

1546

1547 We can adjourn. Motion to adjourn?

1548

1549 **10. ADJOURNMENT**

1550 *On a motion made by Commissioner Tyler and seconded by Commissioner Hickman, the*
1551 *Planning Commission voted unanimously to adjourn the meeting at 8:52 pm.*

1552

