



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 Tuesday, January 23, 2024, 7:00 PM

4
5
6
7 **1. CALL TO ORDER**
8 **MEMBERS PRESENT AND ABSENT**

9
10 **Planning Commission Members Present:**

- 11 **Mrs. Angela Wingfield, Chairwoman**
12 **Mr. Leander Roberts, Jr., Vice Chairman**
13 **Mr. John Sparkman**
14 **Mr. Brantley Onley**
15 **Mr. Kelvin Pettit**
16 **Mr. Larry Giddens, Sr.**

17
18 **Planning Commission Members Absent:**

- 19 **Mr. Robert Hickman**

20
21 **Others Present:**

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

24
25 **DETERMINATION OF A QUORUM**

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

27 **2. PRESENTATION AND DISCUSSION**

28 **A. REZ-000569-2023- Rezoning 100.39 acres from Agricultural and Business to Village**
29 **Development District with proffers.**

30
31 **B. CUSE-000568-2023- Conditional Use Permit for Mixed Use Development consisting**
32 **of 465 dwelling units and commercial, with waiver requests.**

33
34 **Commissioner Wingfield:**

35 Call this Work Session of the Accomack County Planning Commission to order we have
36 quorum, and Mr. Hickman is absent.

37
38 **Mr. Lee Pambid:**

39 Thank you Madam Chair, members of the commission. Tonight is a work session that the staff
40 had requested at the last regular Planning Commission meeting just a couple of weeks ago, and
41 the intent for tonight's meeting is just to familiarize yourself even more with the rezoning and
42 conditional use permit applications for the for the village development, mixed use application
43 that Coastal Squaring Residences has submitted.

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92

I will also mention is that the applicant's representative, Mr. Chris Carbaugh (Atlantic Group & Associates), is here tonight. If there's a piece of information that you will need that I don't know, I may defer to him on certain things. But I'm just going to and get right into the presentation. Staff did provide you with some hard copies of the plans in the packet.

These first few slides are the same slides that I showed a couple of weeks ago. So again, this is an introduction to the rezoning and conditional use permit requests for Coastal Square and Residences, and it is a two-part application. There is a rezoning case with with nine proffers and then there's a conditional use permit.

There are four waiver requests included in that conditional use permit. Again, as part of the conditional use permit process, the Board of Supervisors can waive certain requirements. Conditional use permits may also include additional conditions beyond just the proffers of the rezoning.

In terms of public hearing, we want to provide you with this information in advance of a public hearing request. The next available date is going to be February 14.

The applicant, Mr. Chris Carbaugh, is with the Atlantic group and Associates and the property owners are an LLC under their control, (Coastal Square & Residents). There are four tax parcels totaling around 100 acres.

This is an election district seven, which is Mr. Jackie Phillips's district and Mr. Gale's district. The current zoning is agricultural and general business, and the future land use recommendation is commercial and village development. The request fits in with the with the future land use recommendation in the comp plan.

The current use of the property is vacant. There is nothing happening on the property. Some of its wooded, and some of it is just fields. Just going over the request, again, this is a proffered rezoning. You all are given a copy of the proffers and they've also been posted to board docs, as has the conditional use permit waiver request.

Last month, I mentioned 443 units. I forgot to add the 22 studio apartments on the commercial part. The total needs to be updated to 465 units although, the breakdown that I gave you last time is still accurate. It was just a totaling error.

The adjacent zoning classifications are agricultural and general business. I think that most people are familiar with the adjacent uses which include a shopping center, there's a self-storage facility, and ANEC. Some single-family residential dwellings, child day care, vacant agriculture, auto repair and personal services all along fairgrounds road.

This is the breakdown that I gave you, or the itemized list that I gave you last couple of weeks ago. Again, these unit types and these unit numbers here for each type are still the same from a couple of weeks ago, but the but the total is actually 465 units. One of the things that is noteworthy about the total number of units It is actually found in the proffers. They are proffering 20% of the total dwellings to be proffered for workforce.

93 There are several commercial Outparcels. Three of them are on Fairgrounds Road and three of
94 them are off of Route 13. Out parcel four shows self-storage, RV, and boat storage. That has
95 to be deleted from the case or handled separately, because that use is not allowed in the Village
96 Development District.

97
98 There are nine proffers. The first proper is essentially about the land use plan. Very generally,
99 they're preferring to start with phases 1 through 4, 5, 6 and 12. They are proffering specific
100 uses, but one of the questions that we have is, does that mean that the rest of the uses that are
101 allowed in Village Development have been proffered out. That's something that we still have
102 to clarify with the applicant.

103
104 Second, proffer regarding road improvements, just very generally, as you read in the list,
105 anything that's required by VDOT they are going to have to do. There is an extensive list of
106 community recreation areas or common areas if you take a look at the plan. Several amenities
107 for the for the residents of this potential development, including trails, rec centers, and there's
108 also a proffer to include a covered rec center and playground by the 100 certificate of
109 occupancy.

110
111 Wastewater and water to be provided by HRSD and the Town of Onancock respectively.
112 Community associations will go into the bylaws and the covenants and restrictions. There isn't
113 anything outstanding about that proper, they will be providing us those documents to review
114 with the first subdivision application. I believe is what our recommendation is going to be.

115
116 Regarding the subdivisions and site plans, they will be in compliance with the ordinances in
117 any conditions that are levied by the Board of Supervisors. Any public roads that are going to
118 be provided will meet VDOT standards or any public improvements, entrances will have to
119 meet VDOT standards. There proffering a loosely arranged grid pattern, and private roads are
120 going to be built to standards that are adequate to support the intended traffic.

121
122 For the first 10 years the intent is to is to provide those roads at a level that would require
123 minimal maintenance. Hopefully, no major maintenance would be required up until after year
124 10.

125
126 The workforce housing proffers are 20% workforce housing is defined by Virginia housing for
127 Accomack County. These units are intended for middle income households that don't qualify
128 for federal housing assistance. Also, found in the proffers is a is a range of that median income
129 of 60 to 120% of median income for the area. (These figures were readily available by the US
130 Census). The median income that I found was \$52,694.00 from the US Census, and I can
131 certainly provide that data table if you want to see that figure specifically.

132
133 In addition to the proffers there are four waiver requests. Request number one is with regards
134 to the 40-acre maximum for Village Development District. This site exceeds that by more than
135 double, but in the packet, they have provided their justifications for the requests. Again, 40-
136 acre max for Village Development project size and this will obviously be a phased approach.

137
138 Request number two is with regards to the two points of access. Two points of access that are
139 typically required for any development generating more than 250 trips per day. The standard
140 for calculating trips per day is about 10 trips per residence. Anything more than 25 residences

141 would exceed that, but the request is to waive one access point for the first phase of residential
142 development.
143
144 Number three is the 200-foot agricultural setback. In the zoning ordinance, we require that any
145 development or any structure within a development be at least 200 feet away from any property
146 line whose property is zoned agriculture. Most of the parcels that are zoned AG are wooded,
147 and they're asking for that agricultural setback to be to be waived.
148
149 The other request is actually a modification and not a waiver. It's a modification of the parking
150 requirement for the commercial shopping center. Right now, 1 per 200 is required, and they're
151 asking for 1 per 300. 1 per 200 is a typical parking requirement in plenty of zoning ordinances.
152 I've actually seen it expressed as five per 1000.
153
154 If we use that same ratio, then the requested ratio would actually be three and a third parking
155 spaces for every 1000 square feet of gross retail space or commercial space. What this is
156 intended to do is to just reduce the amount of parking that's required.
157
158 Mr. Pambid then went over the plans and elevations.
159
160 There were just a few wetlands spotted throughout the property, but it's largely wooded or
161 field. There are no agricultural uses, as far as I know, with regards to these properties. These
162 properties down here are zoned agricultural, but everything else is zoned general business.
163
164 Mr. Pambid pointed out the borrow pit and stated that it was full of water right now.
165
166 This is the conceptual plan with the access points labeled. There is one access point off of
167 Route 13 that is a right in right out, and is an existing access point. It's there now.
168
169 This is the other access point onto Fairgrounds Road. They've also proposed two secondary
170 access points internally. There's an access point here at the shopping center, and then another
171 one here at ANEC. Those are not required by ordinance but the developer is providing those.
172
173 This is their phasing plan that they submitted, and in the proffers, they're proposing to build
174 out or to start with phases 1 through one through 4. You have a mix of multifamily in phase 3
175 and phases 1 and 4 are duplexes. Phase 2 is townhouses.
176
177 There will be 225 units in this first part of the development. Mr. Pambid also mentioned, in the
178 commercial area, there was 22 loft style apartments that he believed were going to be over
179 commercial.
180
181 Mr. Pambid showed the conceptual utility plan, and stated that it came out of the out of the
182 narrative. Water and sewer would be coming from Market Street and up Fairgrounds Road to
183 serve the property.
184
185 Next was the open space plan, the impervious surface exhibit, and the village green exhibit,
186 which was closely related to the open space plan. Mr. Pambid stated there were a lot of
187 amenities and green space proposed.
188
189 Getting into the architecture a little bit, Mr. Pambid said this was a typical unit for the duplexes.

190
191 Mr. Pampid also showed some example Townhouses stating that he had not been made aware
192 of who the builder is, but this was typical of a national home builder.
193

194 The proposal was to build townhouses in sticks of five, so a row of five, and they've got 11
195 rows for a total of 55 townhouse units.
196

197 Floor plans, and a potential elevation for the apartment buildings were also shown. There are
198 13 apartment buildings, 24 units each for a total of 312 units. One of the things to note about
199 the apartment buildings is that there is a 35-foot maximum height, but they are allowed to go
200 up to 45 feet with additional setbacks.

201 The final slide is a detailed view of what the parking is going to look like for the individual
202 single-family dwellings, whether they're duplexes or townhouses.
203

204 Mr. Pambid pointed out that they needed to make sure that those parking spaces are deep
205 enough so that they don't encroach on the sidewalks or the roads.
206

207 Our standard is 9 by 18 is one parking space, but they're proposing a 20 by 20 pad for two
208 parking spaces for each unit. That is actually the requirement for single family dwellings, two
209 parking spaces per unit.
210

211 That concluded Mr. Pambid's presentation.
212

213 **Commissioner Pettit:**

214 You mentioned water and sewer. Would that include fire hydrants?
215

216 **Mr. Lee Pambid:**

217 Absolutely. In speaking with Mr. C. Ray Pruitt, the Public Safety Director, the standard is
218 between 400 - 500 feet between fire hydrants. This type of density is definitely going to require
219 is going to require fire hydrants to serve and protect the property.
220

221 **Commissioner Sparkman:**

222 Has a study been done about the impact on schools, police and fire?
223

224 **Mr. Lee Pambid:**

225 Schools for sure. The developer has reached out to schools and, and I've reached out separately,
226 but the initial figures that we got from schools was that none of the schools are at capacity.
227 There is some capacity. I don't have the exact figures just yet, but, but those figures had been
228 provided by the facilities director.
229

230 **Commissioner Sparkman:**

231 When you have a large development what is the effect on the taxpayers in the community? A
232 new school, maybe four or five additional policemen, those sorts of things, you know, that was
233 always the impact. Along with traffic of course.
234

235 **Mr. Lee Pambid:**

236 Speaking with Mr. C. Ray Pruitt, again, on the on the fire and EMS side, he said he didn't have
237 any concerns about this. The construction methods, and rather the construction materials,
238 they're going to lend themselves to modern standards, obviously, to the building code.

239
240 **Commissioner Sparkman:**
241 You know some fire districts require number of individuals in one particular firehouse? Would
242 you need another firehouse here?

243
244 **Mr. Lee Pambid:**
245 He did not get into that level of detail.

246
247 **Commissioner Giddens:**
248 You talked with the schools?

249
250 **Mr. Lee Pambid:**
251 The applicant has talked with the schools.

252
253 **Commissioner Giddens:**
254 I want to know what the impact of this area. This is in the Nandua. District. Right now, we're
255 looking at maybe about 700 students in there. If you did the math, say one kid per household,
256 you're talking about 1200 which is going to be a big number to put into that one school.

257
258 Something major has to happen with that.

259
260 **Mr. Lee Pambid:**
261 Again, this is going to be phased over time. The impact of 465 units is not going to be felt
262 immediately. I can always come back with additional comment from the schools. The initial
263 comment from the facilities director was with regards to the current enrollment.

264
265 I've seen the chart that was provided to the applicant, and none of the schools are currently at
266 full capacity.

267
268 **Commissioner Roberts:**
269 You have seen Accawmacke Elementary's enrollment and not even the first portion of impact
270 would affect it?

271
272 **Mr. Lee Pambid:**
273 I would rather get that from schools directly. All I've seen are the are the enrollment figures.

274
275 **Commissioner Wingfield:**
276 Has the traffic impact been done?

277
278 **Mr. Lee Pambid:**
279 Traffic impact studies is being worked on VDOT has been apprised? We do not have that in
280 hand.

281
282 Mr. Carbaugh was asked if he had any update on traffic?

283
284 **Mr. Chris Carbaugh:**
285 The traffic impact studies being wrapped up now. Based upon comments from VDOT no
286 significant impacts that required offsite improvements as part of that study.

287

288 Anything that would be required VDOT is going to put on this development, and we'd be
289 subjected to making sure those improvements happen.
290
291 As of right now, all conclusions are that there's no offsite improvements required.
292
293 **Commissioner Wingfield:**
294 Resource Quality Protection Plan been submitted?
295
296 **Mr. Chris Carbaugh:**
297 Everything is in the report.
298
299
300
301 **Mr. Lee Pambid:**
302 It's all in there and has also been made publicly available with the provided links.
303
304 The Resource Quality Protection Plan has been provided.
305
306 **Mr. Gayle:**
307 Of all of this everything's zoned own business and used his business all around it with the
308 exception of one residence, and that's Austin White.
309
310 I see the landscape plan here. Possibly maybe consider a little bit more landscaping to soften
311 the impact. If you zoom in right on the entrance.
312
313 **Commissioner Wingfield:**
314 Will there be pumping stations at that corner by the residence? By Mr. White? You have sewer
315 coming in there.
316
317 **Mr. Lee Pambid:**
318 Mr. Carbaugh do you where the HRSD pump station is located?
319
320 **Mr. Chris Carbaugh:**
321 Over by the shopping center, going down through a manhole that's gravity fed at the
322 intersection of Market Street and Fairgrounds Road. The pump station that would serve half
323 the project is over behind Chesapeake Square shopping center.
324
325 **Commissioner Pettit:**
326 Can you say that again, please?
327
328 **Mr. Chris Carbaugh:**
329 Half of the development, from a sewer standpoint, there's an existing manhole at the
330 intersection of Market Street at Fairgrounds Road.
331
332 If you look at this exhibit, the easterly half of the project is planning to go to an existing pump
333 station that is behind the Chesapeake Square Shopping center. That is that red line that goes
334 down. That's the existing pump station that's not been utilized.
335
336

337 **Mr. Lee Pambid:**
338 What we've been asking at this point are just questions of capacity in terms of the Town of
339 Onancock's ability to serve water and HRSD's ability to serve sewer. The capacity is there.
340

341 **Mr. Lee Pambid:**
342 Right now, what we're doing is we're just setting the table, we're setting the parameters for
343 the future civil plans and the landscape plans and the water and sewer profiles and that kind of
344 thing. From the staff standpoint, in terms of rezoning, we're primarily asking questions and
345 capacity.
346

347 **Mr. Gayle:**
348 I'm sure all of this includes consideration of the Gator Calf project?
349

350 **Mr. Lee Pambid:**
351 This is John Custis's development. Right. They're going to be tying into this as well. I think
352 that this little this little curve right here is actually on the Custis property
353

354 **Mr. Gayle:**
355 Consideration needs to be taken into having more landscaping to soften the impact on the
356 residence.
357

358 **Mr. Lee Pambid:**
359 With regards to landscaping, again, this is a conceptual. There are landscaping requirements
360 in the zoning ordinance.
361

362 When this out parcel is eventually developed, they will have to put in some landscaping on
363 their side of that property line.
364

365 **Mr. Gayle:**
366 Yes, but that's not going on right now.
367

368 **Mr. Lee Pambid:**
369 No, sir.
370

371 **Mr. Gayle:**
372 I'm assuming there's some halos there on the back that may be their rendering of existing
373 landscaping.
374

375 **Mr. Chris Carbaugh:**
376 That's existing.
377

378 **Mr. Gayle:**
379 There may be some existing plant material there that's adequate, but I'm saying maybe
380 additional landscaping along there.
381

382 **Mr. Lee Pambid:**
383 When we take a look at the civil plans in the in the in the landscape plan, which is a
384 requirement, they've got to submit a landscape plan. Of course, they're going to be looking at
385 what's existing and supplementing the existing landscaping with newly planted landscaping.

386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434

Trees have to be at least one and a half inches of caliber at time of planting. There are a bunch of requirements in the zoning ordinance. I don't have them all memorized, but there's some opportunity here. I would agree with you with that.

It looks like that they are also proposing some landscaping with the entrance features as well. I know that your primary concern is about softening this edge and reducing the impact to this residence.

I will add that Mr. Carbaugh is a landscape architect so I'm sure that he can think of something.

Mr. Chris Carbaugh:

I have been in contact with Mr. White, we are going to work with them, and it's not going to be an issue.

Mr. Gayle:

It's just one residence everywhere else is fine.

Mr. Lee Pambid:

Part of the landscaping and part of the request itself, going to a Village Development type of layout is high density. There is a placemaking factor that's expected when we're talking about Village Development or higher density residential.

I think that they have honored that with the street trees, sidewalks, and trails. They're not easily shown in this extent, but when you zoom in, there are trails all throughout here.

I'm pulling back a little bit from just the landscaping and talking more about the sense of place that they are trying to create here that we as a staff recognize with this conceptual layout.

When you talked about the commercial site beside Mr. White's house, you said they would have to put in trees. Are they Mr. Carbaugh or Mr. White?

Whoever applies for development on these parcels are going to have to comply with the ordinance.

To expand on that, the requirement for easing that impact always falls on the higher intensity use. Let's say someone comes in and talks to the applicant saying they want to use parcel number five, and they want to do "x" on that parcel. They're the ones who are going to have to submit a site plan and deal with the regulations.

Mr. Gayle:

Does the existing pond, which has been there forever, qualify as part of the stormwater management component, and is Gator Cav planning on incorporating that into theirs?

Mr. Chris Carbaugh:

That existing pond currently serves the Chesapeake Bay shopping center. It serves our property, Mr. Custis's property, and part of the Duncan Manor property.

435 **Mr. Gayle:**
436 As that's been cleared, that's fine.

437
438 **Mr. Lee Pambid:**
439 A couple of points on that. Coastal Square and Residences owns this parcel. As Mr. Carbaugh
440 mentioned, it's being treated as a quote unquote, regional stormwater pond for multiple
441 properties.

442
443 Prior to their application we set up a meeting with our consulting engineer, Karl Mertig at
444 Kimley-Horn, so that could be incorporated into their application. It has been discussed using
445 this as a regional stormwater pond for the multiple developments around the area.

446
447 All that is going to be shaken out with the civil plans that are submitted later on, but the concept
448 has been has been discussed about using this to calculate stormwater for multiple properties.

449
450 **Commissioner Roberts:**
451 You said you're in contact with VDOT?

452
453 **Mr. Lee Pambid:**
454 Staff has been in direct contact with VDOT on this application, and of course, Mr. Carbaugh,
455 has got a traffic engineer who is also in direct contact with VDOT. The traffic has been
456 discussed at least since April of 2023.

457
458 **Commissioner Roberts:**
459 About Fairgrounds Road?

460
461 **Mr. Chris Carbaugh:**
462 The study has been, that was what held up the application so long. We had to wait to do a
463 traffic study. There wasn't a holiday weekend so we had to wait for one of those to pop up. It
464 was all done based on worst case scenario.

465
466 We are happy with the results and are confident that things can move forward without
467 impacting the neighboring roads.

468
469 **Commissioner Sparkman:**
470 Down the line there is going to be something about the impact on schools and Fire and
471 Emergency Services?

472
473 **Mr. Lee Pambid:**
474 Mr. C. Ray Pruitt is looking into his part of it a little bit more. He and I have talked, and in
475 terms of schools we are going to get that information to you.

476
477 **Commissioner Wingfield:**
478 How many housing units is in phase 1 through 4?

479
480 **Mr. Lee Pambid:**
481 Phases 1 through 4 has 203 units and 22 additional units in phase 12. Again, in the proffers,
482 phases 1 through 4 and then 5, 6, and 12 are included in this quote unquote first part of the
483 development.

484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532

Commissioner Sparkman:

Will this affect the airfield that's down by fairgrounds Road?

Mr. Chris Carbaugh:

That's been purchased by Dr. Banner and has no overt operation.

Commissioner Pettit:

The projected time for full build out for all the places?

Mr. Lee Pambid:

Projected time for full build out is always kind of a moving target.

Mr. Chris Carbaugh:

Based on work conditions, but from a funding standpoint, we would be shooting for 50 units a year.

Commissioner Wingfield:

Near Mr. White's house, the units are going up by the entrance, are they townhouses or are duplexes?

Mr. Chris Carbaugh:

Duplexes. We put the less density out by Fairgrounds Road, and the more dense, intense uses, inside the project. I don't think they'll be too visible with the wooded frame or buffers.

Commissioner Giddens:

What is the projected time for your first 200 units? Phase 1?

Mr. Lee Pambid:

There is a little bit of lead up to being able to disturb land after assuming a successful rezoning and conditional use permit application. They would still have to submit construction plans for the for the infrastructure, but then they will also have to submit a separate preliminary subdivision plat that actually shows all of the individual lots.

We're not going straight from rezoning and conditional use permit, from the Board of Supervisors to sticking shovels in the dirt. There's a little bit more design, review, and approvals that need to happen after the Board of Supervisors makes its decision.

After the preliminary plat is submitted and approved, then they would have to come in for what's known as a final plat. Right now, they're showing you 465 units. The units for the duplexes and the townhouses are all going to be on individual pieces of property.

This is strictly up to the developer as to how many plats or how many lots that they want to record at a time.

For a large development, that's usually done in sections. Even though there are 465 units maybe they'll do section one of Coastal Residences, and that would be 25 lots, they would submit a final plat for that. They would submit construction plans just for the infrastructure for that section.

533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581

There's a little bit of additional review and approval before they can actually disturb land.

How long that's going to take depends on how well the plans are and if we've got any comments. There may be multiple reviews for one plan. Of course, we won't know that until we receive the plan.

Commissioner Wingfield:

Any other questions.

Commissioner Pettit:

The income level at 60% of \$52,000.00 will make that about \$30,000. If you're profiting in this for workforce, so only the workforce that makes the 60% level will qualify?

Mr. Chris Carbaugh:

Those units have to be allocated to workforce dendrites. We've heard, for some time, the need for housing for teachers, nurses, and just various workforce level residents in the county.

We are working on other projects on the Eastern Shore of Virginia with Virginia Housing.

Hearing that need from Virginia housing and hearing their interest in seeing projects like this come to the Eastern Shore is why we think it's important to incorporate that need into the project.

Mr. Lee Pambid:

If it's a question of oversight that's something that we would probably have to review along with the property management or the Property Association documents, but it's something that would absolutely have to be monitored to make sure that that is being followed.

There's no time limit on this. There's no, for five years they're going to do this. It's open ended, it's into perpetuity, as long as the development is there.

Mr. Chris Carbaugh:

If I can add something, we're going to be working with Virginia housing, and have been communicating with them for some time now. I'm sure they're going to get involved to ensure that we're complying with the 20% as well.

Commissioner Wingfield:

Is the 20% of 100% build out so the 20% people would be in apartments?

Mr. Chris Carbaugh:

Just within the project. Likely the majority of that will be in the apartments. We haven't decided what we are going to do with the townhomes with duplexes, but at least the apartments.

Commissioner Pettit:

None of these units are for sale? Is that right? The whole lease and rentals?

582 **Mr. Chris Carbaugh:**
583 No, we haven't decided that. The apartments will all be rentals for sure. We may rent some, we
584 may sell some of the towns and duplexes, but we haven't made that decision yet.
585

586 **Mr. Lee Pambid:**
587 Staff's read on that is these duplexes and townhouses are set up for for those kinds of
588 ownership, (fee simple and then and rental), but for these apartments we have not been told
589 that these are going to be set up for condos. They're going to be apartments for rent. That's
590 staffs understanding. Right?
591

592 **Commissioner Sparkman:**
593 Rentals short term or long term?
594

595 **Mr. Chris Carbaugh:**
596 Long term.
597

598 **Commissioner Wingfield:**
599 Questions? Do you have anything else for the work session?
600

601 **Mr. Lee Pambid:**
602 The only thing that I've got for the work session is when to go to public hearing with this.
603 Again, our next opportunity is February the 14th. If not the 14th, then it would have to be in
604 March, but that is the ask at this point is authorizing a public hearing on this on this item.
605

606 **Commissioner Wingfield:**
607 I think we do that a regular meeting.
608

609 You present it at our next meeting and then we vote to have it at a public hearing.
610

611 **Mr. Lee Pambid:**
612 That would push it to March.
613

614 There will be a review of this and the Board of Supervisors has also passed in initiating
615 resolution for a 2232 review of the Rail Trail.
616

617 If you recall earlier in 2023, we did a 2232 review for the HRSD Accomac Spur.
618

619 A 2232 review is a review of the subject facility and its compliance with the comprehensive
620 plan. That's going to be coming to you next month.
621

622 **C. NEXT MEETING**
623 February 14 at 7:00pm
624

625 **D. ADJOURNMENT**
626 Motion made by Commissioner Tyler and seconded by Sparkman.