



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, February 14, 2024 at 7:00 PM

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mrs. Angela Wingfield, Chairwoman

Mr. Leander Roberts, Jr., Vice Chairman

Mr. Kelvin Pettit

Mr. Brantley Onley

Mr. Adair Tyler

Mr. Lynn Gayle

Mr. Larry Giddens, Sr.

Planning Commission Members Absent:

Mr. Robert Hickman

Mr. Sparkman

Others Present:

Mr. Leander "Lee" Pambid, Deputy County Administrator

Chontese Ridley, Planner I

DETERMINATION OF A QUORUM

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

REMOTE PARTICIPATION

2. ADOPTION OF AGENDA

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

3. PUBLIC COMMENT PERIOD

Commissioner Wingfield

Do we have any people signed up?

We have Ms. Kelsey White. Come up, and state your name and your address. You have four minutes.

Ms. Kelsey White

44 Hello, everyone. My name is Kelsey White, and I live at 20372 Fairgrounds Road.

45
46 I would like to start with saying my husband and I are not in support of this development.
47 However, things happen and there's only so much you can do.

48
49 I am going to express a few concerns that we have about the development. With my address,
50 you can see that the development will be on three sides of our home. The access road, in the
51 back residences, that are in close proximity, and the commercial, which could potentially be
52 anything.

53
54 With a community of this size, with the amount of residents, there are a couple of concerns
55 that we have come up with.

- 56 1. Trash - there's going to be an increase in residential trash, construction trash, as
57 well as any littering that may occur.
- 58 2. Light - light from the residence homes and car lights from the access road. I
59 believe up to 4000 vehicles will be pulling in and out of the access road on a daily
60 basis. Their headlights will shine into our home, as well as onto our porch.
- 61 3. Loitering - there is the potential for foot traffic with the increased amount of
62 residents in a community of that size.

63 Noise, residential noise construction noise, and once again, vehicles coming in and out of the
64 access road will just increase the noise.

65
66 A solution that we have come up with, perhaps, would be screening. When we look at the
67 plot layouts of the community, there are very few trees around our home. Screening trees, I'm
68 not talking trees that take 4050 years to mature. I'm talking about trees that are screening
69 trees, something like the Leyland Cypress. If there was more of that in the landscaping, that
70 would block out a lot of our concerns with trash, noise, light, and loitering.

71
72 Something like two rows of trees on all three sides would really cut back on a lot of our
73 concerns with the community. Mature established trees that are a minimum of 4 gallons to
74 protect our environment, home, and the reasons why we moved into that home, (serenity and
75 peace). Also, not to be put in too close to our property line, because we don't want it to
76 encroach onto our property. We were hoping that that could all be part of phase one.

77
78 The second thing I wanted to bring up is the sewer line. I see that the sewer line is running
79 along the access road. We were concerned about how close in proximity that might be to the
80 collection site for the sewage. We don't want to smell it or have anything to do with it.

81
82 Those are the main things I wanted to bring to light, and I appreciate you listening to me
83 hopefully we can address our concerns. Thank you.

84
85 **Commissioner Wingfield**

86 Thank you. Would anybody else like to come up and speak in public comment that hasn't
87 sign up?

88
89

90 **Mr. Lynn Gayle**
91 Sorry, Madam Chair, I'd like to make a comment.

92
93 At our previous meeting, I did mention to the individuals proposing this project that
94 additional screening would be required.

95
96 **Commissioner Wingfield**
97 We'll close the public comment period and move on to the minutes of January 10, 2024.

98
99 **4. MINUTES**
100 **Commissioner Wingfield**
101 Does anybody have any corrections through January 10 minutes?

102
103 *On a motion made by Commissioner Gayle and seconded by Commissioner Roberts, the*
104 *Planning Commission voted unanimously to approve the January 10, 2024 minutes as*
105 *presented.*

106
107 **5. OLD BUSINESS**
108 None.

109
110 **6. NEW BUSINESS**
111 None.

112
113
114 **7. PUBLIC HEARING**
115 No public hearings scheduled.

116
117 **8. OTHER MATTERS**
118 **A. Intro to the 2232 Comprehensive Plan Consistency Review for the Eastern Shore Rail**
119 **Trail-** Per Section 15.2-2232 of the Code of Virginia certain public facilities shall be reviewed
120 for consistency with the adopted comprehensive plan.

121
122 At their January 17, 2024, regular meeting, the Board of Supervisors passed a resolution
123 directing the Planning Commission to conduct this review of the proposed Eastern Shore Rail
124 Trail to run approximately 26 miles from the Accomack/Northampton County line to the Town
125 of Hallwood.

126
127 **Chontese Ridley**
128 Good Evening everyone.

129
130 By Board of Supervisors resolution, the Planning Commission was tasked with doing a 2232
131 review for the Eastern Shore Rail Trail. The future Rail Trail is to run approximately 26 miles
132 from the Accomack/Northampton County line to the town Hallwood. This is a proposed
133 conversion of the former Eastern Shore railroad into a multi-use regional walking and biking
134 trail.

135
136 A public hearing for this has been scheduled for Wednesday, March 13.

137

138 The materials provided to you last week were the resolution of the Board of Supervisors, (dated
139 January 18, 2024), section 15.2-2232 of the Code of Virginia, and a map of the future Eastern
140 Shore Virginia Rail Trail.

141
142 What is a 2232 review? Again, that is section 15.2-2232 of the Code of Virginia, and it details
143 the legal status of a comprehensive plan.

144
145 What will you be reviewing for? You will be reviewing the location, character, and extent of
146 the Eastern Shore Rail Trail and its consistency with the Accomack County comprehensive
147 Plan.

148
149 Location? Does it dovetail or interfere with existing structures, amenities facilities, and
150 properties in general character? Is it compatible with its surroundings and with the community's
151 goals?

152
153 Extent? Does it provide service to areas that are designated for future development?

154
155 Some comprehensive plan considerations, these considerations were in the memo that went
156 out last week:

- 157 1. Chapter four, which is the transportation chapter of the current comprehensive plan,
158 expresses the need to safely accommodate various modes of non-motorized
159 transportation.
- 160 2. It also contains a recommendation from the Virginia Outdoors plan to develop
161 trails, blueways, and greenways that will support those uses but also connect
162 multiple transportation, cultural, and recreational facilities.

163
164 A staff report will be forthcoming in a packet for the next month's meeting. The public hearing
165 will be held Wednesday, March 13 at 7:00 pm. Staff recommendations for this will also be
166 made in that report.

167
168 With us this evening we have Mr. Ron Wolf who is the Eastern Shore Rail Trail Executive
169 Director. He has a short presentation for you that will have additional background information.

170
171 **Mr. Ron Wolff**

172 Thank you, Mr. Pambid, Madam Chairman, and members of the Planning Commission.

173
174 For 20 years I sat where you are so you have to bear with me. This is a whole different view
175 from this side. I'll do my best to try to accommodate.

176
177 I am no longer on the Board of Supervisors, but I was given the opportunity to become the
178 Executive Director of the Eastern Shore Rail Trail Foundation.

179
180 The Eastern Shore Rail Trail, what is it? We all know it was the existing railroad. It covers 49
181 miles from the Maryland line, down to Cape Charles, in both Accomack and Northampton
182 counties. The actual trail will go from Hallwood to Cape Charles. The reason for that is we
183 still operate a railroad. Even though we railbanked and pulled up all the rails and ties, we still
184 operate a railroad from Hallwood. We have a shortline lease with Shortline Railroad, out of
185 Delaware, from Hallwood up into Maryland. We also operate a second short line across the
186 bay at Little Creek.

187
188 What they do is they provide service for the Amtrak passenger service that runs along the entire
189 eastern seaboard. Amtrak brings trains in, the train cars are cleaned at night at our facility at
190 Little Creek, and then they're back on the rails and move up and down the East Coast. We still
191 operate shortline railroads even though there is no rail service left on the Eastern Shore.

192
193 How did this all come about? When we began to talk about stopping rail service on the Eastern
194 Shore. Why did it happen? The biggest thing was we had no customers. We have one remaining
195 customer left on our shortline in New Church, Coastline Chemicals. They do a very booming
196 rail business and have a number of cars going out every month. That is why we were able to
197 keep the rail service in the northern part.

198
199 Why did we stop at Hallwood? Very simple, rocket parts come in for NASA. They come to
200 Hallwood, offloaded there, and then taken, by truck, a short four or five miles to the NASA
201 Wallops Facility.

202
203 How did it all come about? A very long process. We had to go through the Surface
204 Transportation Board, a federal agency to rail bank the entire rail corridor.

205
206 What does that mean? Rail banking is just like a bank you would deal with anywhere else. We
207 gave up our rail and it goes into a bank. At any time, if there is a need for rail service on the
208 Eastern Shore, it could be a 200-mile-an-hour bullet train taking passenger service up and down
209 the Eastern Shore. We have the ability to bring rail service back and that's very important.

210
211 As we began to do this railbanking, we began to receive calls from people all over the
212 Commonwealth who have rail trails. They wanted to take our corridor and build a rail trail. We
213 thought about this, and if they want to do it, why can't we do it ourselves? That's where it first
214 got started.

215
216 We went through a number of contractors who looked at what we had and said it's going to
217 cost you between \$1.5 to \$2 million dollars to pull up the rails and ties. We found one company
218 in Indiana that came and said we'll pay you \$1.5 million, but we get the rails/steel. What did
219 they do with that? It was recycled. It went to Bolivia and all those rails are now being served
220 in Bolivia's railroad. The railroad was completed in 1883-1884 with some of the highest-grade
221 steel that was produced in this country. It was very high quality and in big demand.

222
223 We looked at other rail trails around the Commonwealth and in Maryland, and what we saw
224 was economic development began to spring up along those rail corridors. Historically, we
225 know that many of the towns along the corridor here are historic railroad towns, Parksley,
226 Onley, Nassawadox, and Cape Charles. Again, what we began to look at to substantiate this
227 idea of economic development. When 13 was built, it bypassed all those towns and that was
228 the death knell for towns. Once they had the bypass, they didn't get the traffic. What we've
229 seen other places is that the rail trail brings back that traffic to the towns and revitalization
230 begins to take place.

231
232 Health and wellness were another thing that we saw. The Eastern Shore is one of the
233 unhealthiest portions of the Commonwealth.

234

235 Transportation. The rail trail will serve as a multimodal transportation network, it will link all
236 of these towns along the 49-mile corridor. It will provide a safe and connective means of travel
237 for people to get from town to town whether it be for a job, church, or exercise all those things
238 will be able to be done in a very safe environment.

239
240 Three or four weeks ago on Stone Road in Cape Charles, 60 feet away from where the proposed
241 Rail Trail will be constructed in Cape Town Halls, there was a fatality of a biker. If we can
242 move people off 13 and get them on a dedicated transportation network with no cars, it's going
243 to provide a very safe means of travel.

244
245 Funding, how are we going to do this? Well, we were very fortunate. The very first piece of
246 funding we got was down here in Cape Charles on an earmark from former Congresswoman,
247 Elaine Luria, for \$2.5 million.

248
249 The thing that is amazing to me, and everyone that I talked to, is we look at \$2.5 million for
250 2.3 miles. The estimated cost is \$1.5 million a mile. It's insane. When we were applying for
251 the other federal grant that we received, the RAISE Grant, for 23 ½ million dollars I got a call
252 from Senator Warner's office from one of his staffers that was working on getting the raise
253 grant for us. He said I think that you're going to get this grant, but I have one question. He said,
254 can you tell me in how in God's name one mile of trail cost over \$1.5 million? I said, Sir, if I
255 could answer that question, I would probably be in the White House. It's just mind-boggling
256 that it can cost that much.

257
258 With that, we've also received \$4 million in state funds. Two years ago in the General
259 Assembly, they had the foresight to create a rail trail state office, and they designated \$100
260 million to that office. We've received \$4 million dollars for engineering and we also received
261 1 million dollars of seed money, along with five other trails in the Commonwealth.

262
263 Money is being spent by the state. Most of our money has come from this, the feds. I don't
264 want to say there has been no local money. Both counties, Accomack and Northampton
265 County, have given us \$50,000 each in startup. That's all the local money that we received, and
266 we do not plan to ask for anymore. Whatever we're going to do with this rail trail is going to
267 be funded with federal money.

268
269 Two other portions are SMART SCALE funding, and those come from the DOD. There's a
270 smart scale project down here at Cheriton and there is another SMART SCALE project here
271 in Onley.

272
273 The red portion here is funded by the \$23 ½ million dollar RAISE grant, the \$2.5 million Cape
274 Charles, the earmark, but there are two unfunded portions. Cheriton to Nassawadox and Onley
275 to Hallwood, one in Accomack County, one in Northampton County. We are looking to get
276 those funds, again, either through federal or state money.

277
278 In my 20 years on the Board, we always looked to Northampton as they never quite got the
279 idea and didn't do anything. Well, that changed this year. I'm very sorry to say Northampton
280 ate our lunch in their legislative priorities to the General Assembly, to delegate Bloxom and
281 Senator DeSteph. They met two weeks ago, prior to the General Assembly session, at the
282 airport here in the county, to go over their legislative priorities. Northampton County, one of

283 their legislative priorities was to ask the General Assembly and \$20 million for their unfunded
284 portion. Unfortunately, Accomack did not make the same ask so we're kind of left on our own.
285

286 The Cape Charles segment, from Rayfield's Pharmacy out to Route 13, it moved south to the
287 traffic light, and then it will cross the highway to where Food Lion is. That portion, the 2.3
288 miles has been fully scoped by VDOT. VDOT is administering this portion of the trail. They
289 have plans to begin construction sometime late this year, which we heard just last week. Prior
290 to that, they were talking about 2027/2028 before they could start construction.
291

292 All the planning all the scoping, and it is fully funded. The \$2.5 million was not enough,
293 everyone knows inflation and what effects that has. The total cost is somewhere around \$3.6
294 million, and it has been fully funded. The SMART SCALE piece here at Cheriton was to go
295 on the old Route 13. They applied for a SMART SCALE to put a bike path along that road and
296 as we got into the project, and we saw that the smart scale was awarded, it just didn't make
297 sense to have a bike path here and then a rail trail here in Chariton. We went to VDOT and we
298 asked them if they could make that switch. At first, they were reluctant, but they agreed to
299 move this bike path to the trail. That SMART SCALE is already funded so those funds will
300 move over to finish the portion in Cheriton up to Sunnyside Road.
301

302 The unfunded portion we move up, the RAISE portion is funded, and there is another overlap
303 of a SMART SCALE project. Again, we made the ask of VDOT if, they could make a switch
304 to extend this SMART SCALE piece further north towards Parsley. Their answer was no. They
305 said it would set a statewide precedent where localities would apply for a SMART SCALE in
306 one place knowing they really wanted somewhere else, and they didn't want that precedent to
307 be set. They will not do that.
308

309 To go back and look at this RAISE-funded piece, we went to the Feds and said, we have an
310 overlap here, we don't want to give up any funding, we want as much trail to be built as we
311 possibly can. With that, the Fed said they would extend that same distance, it's about 4 miles.
312 We will extend it south from Nassawadox to Bird's Nest so we don't lose anything. The
313 SMART SCALE will stay intact, the RAISE grant funding will just move further south.
314

315 Again, the other unfunded part here in Accomack, we're looking to get funding for that. One
316 of the things that we did on our own, the foundation, both of our state representatives, we've
317 asked them for the money. We hope that from the \$100,000 the new Rail Trail office has a
318 little bit leftover that they can complete our project. We'd rather see a full pie than half a piece
319 of pie. We hope they were listening.
320

321 That pretty much is what I have about the Rail Trail from what we've seen in other places, and
322 from what we know is happening here in Accomack County. In the very near future, we feel
323 that the Rail Trail will add to all the things that we already have here to offer. Look at tourism
324 on the Eastern Shore, our numbers have been up for the last few years. Before I left the Board,
325 I was able to attend the comprehensive plan for Virginia Space and Wallops. Right now, they
326 launch three large rockets a year. In the next five years, they plan to launch 40 large rockets a
327 year.
328

329 With Rocket Lab, two new rockets that they plan to come on board are the Neutron and
330 Electron rocket. They were also designated by the Space Force. Wallops Island has been
331 designated as the alternative launch site for the Atlas rocket that takes astronauts to the space

332 station. If for some reason they can't launch from Cape Canaveral, Wallops is their next site.
333 Think about that, human launch and human spaceflight from Wallops Island in the next four
334 to five years. That's enormous. One of the reasons it is so enormous to the north is the
335 metropolitan areas: Baltimore, Washington, Philadelphia, New York, a three to three-and-a-
336 half-hour drive to see a rocket launch.

337
338 An Atlas rocket launch is huge if you couple with what we already have here. Right now, there
339 are two big bike events a year. The CBES does one, and the Chamber of Commerce does
340 another in the spring and fall. The CBES event was held this fall. There were over 1,200 riders
341 on the Eastern Shore for the weekend. What does that mean? They come here, they have to
342 stay somewhere, and they have to buy food. They buy gas, go out to eat, have adult beverages,
343 and have a good time. If you can package that one- or two-day event, with all the other things
344 that we have to offer here on the Eastern Shore and make it a four- or five-day package where
345 you might be able to take a charter boat to go fishing, birdwatching, antiques, or go to the
346 beach at Assateague or the beach at Cape Charles. It extends the amount of time that people
347 are here.

348
349 Again, from where I sat, the best thing about tourism dollars is that it doesn't cost any new
350 infrastructure. You don't have to build new schools, you don't have to add more police service,
351 fire service, or ambulance service. They come here, we get their money, and then they go
352 home. Cannot ask for anything better than that. With that, and what we've seen in other places,
353 the Rail Trail is going to be the ticket.

354
355 Thank you for your time. If you have any questions, I would certainly be glad to answer them.
356 I will say with the work the Planning Commission did, you see the 2032 Comprehensive Plan
357 marries up almost word for word with what our intentions are with the Rail Trail. It's a perfect.

358

359 **Commissioner Wingfield**

360 Thank you. Do commissioners have any questions for Mr. Wolf?

361

362 **Commissioner Pettit**

363 I heard you say the projected start time has changed. Do you have a projected completion time?

364

365 **Mr. Ron Wolff**

366 Well, that's a great question. In the meeting we had last week with the head of the Hampton
367 Roads VDOT sector and two members of the Commonwealth Transportation Board, that
368 oversees the DOD and all the work they do throughout the Commonwealth, I posed that same
369 question. You give us a start date, what about a completion date?

370

371 They were kind of hedgy on that and I posed an offer up to him. I said, wouldn't it be great if
372 we could have a major ribbon cutting of the Eastern Shore Rail Trail by 2026? Why 2026? It's
373 the 200 and 50th anniversary of the country. It would also be a feather in the governor's cap,
374 He would still be in office to say hey, look what I've done for the Eastern Shore. We've got a
375 Rail Trail. We are hoping, and I did get word from VDOT on, Wednesday of this week, that
376 the Cape Charles section should be complete by 2026 if it starts in 2024. Keep your fingers
377 crossed, stay tuned. We hope that will be something that will come to fruition.

378

379 **Commissioner Tyler**

380 Who bears the cost of the maintenance?

381 **Mr. Ron Wolff**
382 That's a that's another big question. Right now, Cape Charles has signed an MOU that they
383 will maintain that entire 2.3-mile section in Cape Charles. Part of it is within the town limits
384 of Cape Charles, but a lot of it is not, where it goes out to Stone Road to Route 13. They see
385 the value of the trail, tourism, and everything else that goes with it. They have signed on to
386 maintain up to this point.

387
388 I've been to eight town council meetings, towns that are along the trail, doing this same
389 presentation, introducing myself, and telling them what we're all about. All of the towns have
390 signed a resolution of support. We know that a lot of the towns don't have the manpower to do
391 maintenance like Cape Charles, it would be great if they did, but we're realistic. In other places
392 that we looked at that have trails, friends of the trails volunteers do trash pickup. The
393 maintenance, whatever it might be, is probably going to fall back on us. The Rail Trail
394 Foundation is part of the railroad, and if we can't get other towns to sign on, like Cape Charles,
395 we are going to maintain it.

396
397 **Commissioner Tyler**
398 Do you have an idea of 25-year or 50-year costs?

399
400 **Mr. Ron Wolff**
401 We don't know. That's something that we're still working on. One of the trails nearby us in
402 Crisfield, from Marion to the Town of Crisfield, certainly not the length we're talking about,
403 but they came and made a presentation to us about their trail. They maintain it. Part of it is
404 maintained through Somerset County Parks and Recreation because it is part of that. Again,
405 they have a very avid volunteer group and support group of volunteers.

406
407 **Commissioner Tyler**
408 What is the fine for a 13-year-old boy running a go-kart from Parksley to Bloxom?

409
410 **Mr. Ron Wolff**
411 There will be no motorized vehicles on the trail other than maybe e-bikes.

412
413 **Commissioner Tyler**
414 It is going to happen anyway.

415
416 **Mr. Ron Wolff**
417 We have plans to prevent that

418
419 **Commissioner Tyler**
420 Road crossings?

421
422 **Commissioner Onley**
423 The road crossings, particularly along Route 13, the RAISE grant, one of the things included
424 when we applied was for deceleration lanes on Route 13. Making right-hand turns that would
425 cross the trail would slow traffic down, kills a lot of birds with one stone. It slows traffic down
426 to get across the rail corridor, but also slows traffic down on right turns on Route 13, which
427 we all know is like an interstate.

428

429 The other things that were embedded in the RAISE grant are for trailheads. There'll be a
430 parking facility, bathroom facilities, and bike racks. The other thing that we know is very
431 important and plan on, is the ability for Star Transit to pick up passengers like at trailheads.
432

433 If you don't know, Star Transit is absolutely phenomenal in what they do. Ridership this year
434 alone in Accomack County was over 100,000 riders, and it doesn't cost them a penny. It's free,
435 and it's been going up every year. I've been on the Transportation District Commission for 15
436 years, and this is the highest number of ridership we've ever had. All these turn into really,
437 really good things.
438

439 **Commissioner Onley**

440 What's the liability to adjacent farmers and landowners?
441

442 **Mr. Ron Wolff**

443 That's a great question. We've heard from the farming community and as a result of that, we
444 have Steve Sturgis, in Northampton County is on our board of directors. We wanted to get the
445 farmers engaged. We know that's a serious issue. Think about spraying. When a farmer sprays
446 people on the trail what's the liability? We've looked at other locales that have the same issues,
447 a farming community right next to the trail, and we've seen what they've done. This was
448 brought up at our meeting two weeks ago, Steve was there, and we formed a subcommittee
449 that is looking into that liability and how we can deal with it.
450

451 The other big question that Steve had is, you know, I got a great big tractor or combine there.
452 People come from the city that have never seen it. They're going to want to get off the trail and
453 hop on and take a ride.
454

455 **Commissioner Tyler**

456 They are going to complain about the dust.
457

458 **Commissioner Onley**

459 The other thing though, is kind of the offset, a lot of the trail parallels with Route 13. There are
460 a lot of sections, both in Accomack, and Northampton counties that go off of Route 13. In
461 Northampton County, we're hoping to be able to provide an equestrian path adjacent to the
462 trail.
463

464 In Accomack County, my wife came home one day and said you need to ride down Route 316.
465 Somebody has dumped all this trash on the trail. I did, found it, and knocked on the guy's door.
466 I told him who I was. He said I don't see any point in that, that's not going to be any good.
467 Nobody's going to use it. He was a little north of Parksley, but not to Hallwood. That portion
468 of the trail, it's treelined on 316, and doesn't have the traffic that 13 does.
469

470 After talking to him for 40 minutes, he did a complete 180 and said, I think this trail is going
471 to be great. I told him, for me, this section of the trail would be the most picturesque. You're
472 not going to have the traffic, you don't have the houses, and you don't have Route 13 to deal
473 with. This would be the area where most people would want to ride, walk, or jog. By the end
474 of our conversation, he was telling me what we could do to help build the trail.
475

476 **Commissioner Gayle**

477 I guess for the most part, everybody would consider the Capitol Trail a benchmark?

478 **Mr. Ron Wolff**

479 That's one, yes.

480

481 **Commissioner Gayle**

482 A successful project.

483

484 The other week after we'd had a big storm, I had been to Richmond, and decided to drive home,
485 that way. There was debris all over the trail and they had crews all along that trail. I don't know
486 what they had going on, but they were out there with the mulching machines, equipment, and
487 the blowers cleaning it up. Whatever they had going was working, and they follow along some
488 of the most prolific farmland in Virginia.

489

490 **Mr. Ron Wolff**

491 That's one of the trails that we've been in contact with. To answer some of those kinds of
492 questions, again, with farming and liability, and how they deal with it. For the most part, from
493 what we've heard, they kind of get along pretty well.

494

495 **Commissioner Gayle**

496 Well, we have our concerns, certainly, when my son's going along with a sprayer with 120-
497 foot boom, we're trying to focus on that, and not people riding up and down the trail. It just
498 takes one incident for something like that to happen.

499

500 **Mr. Ron Wolff**

501 A lot of the trail already does have a natural buffer of trees, but in areas where it doesn't, we
502 hope to be able to do that. We've been contacted by a professor at ODU who does horticulture.
503 She has already offered to come over with her classes to put in plants and provide that type of
504 buffer.

505

506 **Commissioner Gayle**

507 Wasn't there some legislation similar to what they did for horse riding for absolving liability?
508 You know, they had done something like that regarding horseback riding on land too.

509

510 **Mr. Ron Wolff**

511 I'm not sure but I'll try and find out. A lot of times, the state's not really keen on getting rid of
512 liability, they want to put liability on. I'll try and find out.

513

514 **Commissioner Giddens**

515 Today, I read that the US Department of Transportation has 23 and a quarter billion dollars
516 coming out of the transportation fund. As you ride through on Interstate 95, across the George
517 Washington Bridge up, you are riding, 10% of your time, on rebar.

518

519 23 and a quarter billion dollars going into bicycles is a little hard to swallow for me.

520

521 **Mr. Ron Wolff**

522 I understand and it's been like that a long time. My grandparents lived in New York. I
523 remember as a kid going across the bridge, it was the same way.

524

525 **Commissioner Tyler**

526 Times are changing.

527 **Commissioner Pettit**
528 The trail has already been built South of Cape Charles?

529
530 **Mr. Ron Wolff**
531 Correct.

532
533 **Commissioner Pettit**
534 Is that under you?

535
536 **Mr. Ron Wolff**
537 That's the Southern Tip trail. That is owned, operated, and constructed by the Nature's
538 Conservancy. We have one member from the Conservancy who is on our board. There have
539 been some very, very informal talks that as we begin to move forward with our trail, and
540 completion, we would consider taking that over and making it one big, large trail.

541
542 I think the Southern Tip Trail goes from around Fisherman's Island to the Kiptopeke State Park
543 entrance. There is a bit of a gap there. One of the things included in the grant, is that there'll be
544 a mechanized light for pedestrian crossing at Food Lion. It'll be from both sides. Either the east
545 or west side of 13 you can push a button on the light pole and traffic will stop, and you will be
546 able to make a safe crossing.

547
548 **Commissioner Wingfield**
549 Any other questions?

550
551 **Mr. Ron Wolff**
552 Thank you very much for your time, I do appreciate it.

553
554 **Commissioner Wingfield**
555 Let us move on to the Hasting Mariner Conditional Use Permit approval extension.

556
557 **B. Intro to the Hastings Mariner Conditional Use Permit Approval Extension Request**
558 **CUSE-000219-2022** - The applicant requests a 2-year extension of a conditional use permit
559 (CUSE-000219-2022) to construct a mixed-use development consisting of 140 townhouses on
560 individual lots and a 10,000sf commercial building. The CUP was originally approved by the
561 Board of Supervisors on May 18, 2022, and will expire on May 18, 2024. No changes are
562 proposed to the layout, conditions, or proffers.

563
564 **Mr. Lee Pambid**
565 Thank you Madam Chair, members of the commission.

566
567 This is just another informational item, as we've been bringing you these items a month in
568 advance, to let you know what's going on with them. This is a Conditional Use Permit
569 extension request for the Mariner Hastings project along State Line Road. The case number is
570 CUSE-000219-2021, (just for the record).

571
572 The applicants are Tim Hearn and Rajesh Bora for R2JS, LLC, and they are also the property
573 owners. You will note that this is a different LLC than the one that had applied for, but Tim
574 Hearn was also involved in that previous application. The location is tax map number 5-A-1,

575 37332 State Line Road in Greenbackville. There is an existing structure there now hence the
576 address.

577
578 It's in election district 2, Supervisor DeGeorges, and the Planning Commission Chair, Angela
579 Wingfield. The acreage and the zoning are around 20 acres and its zoned Village Development
580 District with proffers. The rezoning case is 000218-2021.

581
582 Again, the request is a two-year extension of that Conditional Use Permit and is scheduled to
583 expire on May 18, 2024. It was approved on May 18, 2022. The future land use
584 recommendation is agriculture, the current use is a vacant field, and the proposed use, as it was
585 at the time of the application, continues to be 140 townhouses on individual lots with a 10,000-
586 square-foot commercial building.

587
588 Again, this was a rezoning from ag to Village Development District. The adjacent zoning on
589 the Virginia side is residential and on the Worcester County, Maryland side is A-1, which is
590 an agricultural designation. The adjacent uses continue to be as they were back in 2022, at the
591 time of the application, vacant single-family residential, with no structures, there are also some
592 built single-family residential on the Captain's Cove side. You also have some agricultural
593 across the street and there are some HOA amenities adjacent to the site.

594
595 Again, their only request is to extend the approval by two years. All aspects of the case, as the
596 Board of Supervisors had approved back in 2022, will remain the same. No changes to the
597 design or layout or the proffers of the rezoning or conditions of the Conditional Use Permit.
598 Likewise, there haven't been any regulatory or planning changes affecting these cases. Nothing
599 has occurred since approval. In plain language, we haven't changed the zoning ordinance or
600 the subdivision ordinance, and the comprehensive plan and the future land use designation are
601 still the same from when this was originally applied for.

602
603 The reasons for the extension requests that were provided are threefold:
604 1. They continue to work through litigation
605 2. There were some changes in ownership from one LLC to another LLC
606 3. The demand for higher-density housing units is still present.

607 Those were the three main reasons for the extension request.

608
609 The process for an extension is the same as a new application. It'll have to go through the two
610 public hearings with the Planning Commission, providing a recommendation to the Board of
611 Supervisors who will render that decision. There will also be adjacent property owner notices
612 and newspaper notices. Again, there's nothing new to review, there are no changes to the case,
613 the regulations, or the plan.

614
615 A public hearing needs to be held on Wednesday, March 13. For informational purposes, I'll go
616 through these next few slides rather quickly. These are the 13 conditions of the Conditional Use
617 Permit. We're only talking about the Conditional Use Permit. The rezoning requires no action
618 as that runs with the land. This is an aerial of the proposed site. As you can see State Line Road
619 separates Virginia and Maryland, and you have Captain's Cove subdivided all around this 20-
620 acre piece of property.

621
622 As a refresher, these next few slides are just the layout, these are the same plans that were
623 submitted back in 2021 leading up to the 2022 decision. Again, 140 townhouse units on

624 individual lots, there are also some amenities and several open squares. This right here is a
625 10,000-square-foot commercial building. The rezoning or the zoning is now a Village
626 Development District, which enables a higher density and a higher intensity land use. These
627 features here are the stormwater ponds. This is a conceptual landscape plan showing a buffer
628 along the western edge, so the left side of the screen is your north. Here's your north arrow, but
629 this is the western edge of the property. Again, a row of vegetation there, and then you also
630 have some street trees internal to the site. These streets, by the way, are private.

631
632 These are just your typical parking layouts for the individual units, and then here's your
633 landscaping package for each row of townhouses. This is an inset of the commercial part of the
634 property or the proposal, and again, typical townhouse lot dimensions and improvements. These
635 are your lots right here, and then this depicts the townhouses on the lots with parking. These
636 were some proposed elevations that were submitted at the time of application.

637
638 That concludes my report. Again, this was informational in advance of a public hearing next
639 month, but I can try to field any questions you have at this time.

640
641 **Commissioner Wingfield**
642 I have a question about page one. The location, I thought could be wrong. When they did the
643 first application, Captain's Corridor was their location because they wanted to exit out on the
644 Captain's Corridor.

645
646 **Mr. Lee Pambid**
647 Are we referring to a specific plan?

648
649 **Commissioner Wingfield**
650 No, the first page you had up. Right there, the location. I thought the first application location
651 was Captain's Corridor, not Stateline Road.

652
653 **Mr. Lee Pambid**
654 The main public street frontage is actually on State Line Road, but this piece of property is at
655 the intersection of State Line and Captain's Corridor.

656
657 **Commissioner Wingfield**
658 I didn't know if that matters if you're changing location for the same Conditional Use Permit.

659
660 **Mr. Lee Pambid**
661 State Line Road or Captain's Corridor, we can always change that, but this is the address I used.
662 Again, nothing is really changing about the case.

663
664 **Commissioner Wingfield**
665 Any other questions?

666
667 **Commissioner Roberts**
668 When you have to send the notices out, who is going be responsible for the payment of those
669 notices?

670
671 **Mr. Lee Pambid**
672 The fee is \$780.00 and that covers part of the notice requirements.

673 We have to send out registered mail, as well as, two ads in the newspaper for two consecutive
674 weeks.

675

676 **Commissioner Roberts**

677 Will they have to make the payment again for the application?

678

679 **Mr. Lee Pambid**

680 They have already paid the application fee.

681

682 **Commissioner Wingfield**

683 Have you already scheduled this for the March 13th meeting, or do we need them to vote to
684 schedule it?

685

686 **Mr. Lee Pambid**

687 We'll be bringing this forth to the March 13th meeting.

688

689 **Commissioner Wingfield**

690 Let's move on to the discussion of Coastal Square & Residents, an introduction of applications
691 for mixed-use development.

692

693 **C. Intro to the 2232 Comprehensive Plan Consistency Review for the Eastern Shore Rail**

694 **Trail** - This is a continuation of discussions from January 10 and January 23 regarding the
695 proposed 465-unit mixed use development between US Route 13 and Fairgrounds Road. The
696 development requires a rezoning from Business and Agricultural to Village Development
697 District (REZ-000569-2023) and a conditional use permit (CUSE-000568-2023).

698

699 **Mr. Lee Pambid**

700 Last month we had a regular meeting and a work session on this. It is a two-part application
701 similar to the Mariner Hastings project we discussed. There is a rezoning application with
702 proffers and then there's also a Conditional Use Permit that is specific to the site planning and
703 the design. As part of the Conditional Use Permit, the Board of Supervisors can waive certain
704 requirements through that process, and they have asked for waivers that may entail some
705 conditions in addition to the proffer statement. A work session was requested and held and the
706 public hearing will be held on March 13th. Agency reviews are almost complete.

707

708 The applicant is the Atlantic Group and Associates, represented by Chris Carbaugh, and the
709 property owner is Coastal Square and Residents, LLC.

710

711 There are four tax map numbers, or tax parcels, involved and it is in Election District 7,
712 Supervisor Mr. Jackie Phillips, and the Planning Commissioner, Mr. Lynn Gayle. The total
713 acreage is just over 100 acres. The existing zoning is for both Agricultural and General
714 Business. It's primarily General Business with just a little bit of Agricultural zoning. The future
715 land use recommendations are both Commercial and Village Development. The current use of
716 the property is primarily vacant with some woods.

717

718 The request, again, is two-fold proffered rezoning from General Business to Village
719 Development District. That is zoning case REZ-000569-2023. There is also the conditional use
720 permit case CUSE-000568-2023. It is a Conditional Use Permit that was applied for with
721 waivers.

722 This is a mixed-use development including 465 residential units. As I had mentioned before,
723 the waivers are permitted to be requested by ordinance, and the four waivers are essentially
724 requesting the waiver of the 40-acre maximum for developments of this type. A reduction of
725 the number of entrances required from two to one with that first phase. A waiver of the 200-
726 foot setback from agriculturally zoned land, and a decrease in the shopping center parking ratio
727 from 100 to 200 square feet and they're requesting 100 to 300 square feet.

728
729 Again, the adjacent zoning is Agricultural and General Business, and the adjacent uses are, what
730 you would expect to find between two towns, a shopping center, self-storage, and electric utility
731 with a ANEC, and several single family residences. There's also a child daycare, vacant
732 agriculture, auto repair, and personal services.

733 This is the chart of the breakdown that I've showed you the past couple of meetings. Again, the
734 total number of dwellings is 465. The proposed mix includes apartments. These are apartments
735 for rent in your typical apartment style buildings, loft apartments, which are second story above
736 commercial, there are going to be townhomes, as well as duplexes. There are multiple
737 Outparcels, I should mention that out parcel 4, with regards to the Self-Storage, is actually being
738 separated out from this case. I'll explain that a little bit in the next few slides.

739
740 A quick explanation of the 9 proffers, which were included in your packet and also available
741 online and BoardDocs, is the land use plan. They intend to break out the first phase into phases
742 one through 4, 5, 6, and 12, and I've got a phasing plan to show you on that.

743
744 They're also proffering specific uses. Anything that's required by VDOT they've proffered to
745 build out and accomplish from a road improvement standpoint. They are also going to be several
746 recreational areas and HOA amenities. They include a covered rec center and playground by
747 the 100 certificate of occupancy. Wastewater will be handled by Hampton Roads Sanitation
748 District.

749
750 In response to the adjacent citizens' concerns about sewer, it's all underground, and it's all being
751 treated with a central sewer system. Water is going to be provided by the town of Onancock,
752 and they've also proffered some standard provisions with regards to HOAs. Those documents
753 will have to be provided to the staff and to the County Attorney for review. They prefer to be
754 in compliance with the subdivision ordinance and the site plan they've submitted, so,
755 compliance with the ordinances and the conditions and proffers.

756
757 With regards to roads, the public improvements required by VDOT will have to meet VDOT
758 standards. They will also lay that out in a loosely arranged grid pattern. All of the roads internal
759 to the development will be private and will be built to standards adequate to support the intended
760 level of traffic. The intent is to provide those improvements with a 10-year initial minimal
761 maintenance.

762
763 One of the most important proffers, from a staff standpoint, is with regards to workforce
764 housing. They prefer to designate 20% of the units as workforce housing as defined by Virginia
765 housing for Accomack County. These are intended for those middle-income households that
766 don't qualify for assistance. The range they're proposing is between 60% and 120% of the
767 median income. Staff researched that number and the current US census 2022 estimate is
768 \$52,694. However, the prevailing definition by Virginia Housing is what will be used. We'll
769 have to get that figure from Virginia housing.

770

771 This slide details the 4 waiver requests again:

- 772 1. Waiver to the 40-acre maximum that stated in the in the zoning ordinance. They
773 are proposing a development of 95 acres. If you recall, the current total of the 4
774 properties is just over 100 acres, but the 4 ½ acres shown as a self-storage will
775 be cut out of this. They will be approaching this from a phased approach
776 standpoint.
- 777 2. In regards to two points of access. What's stated in the zoning ordinance is
778 anything that generates 250 trips per day or more shall generally have two
779 points of access. They've requested to waive one access point for the first phase
780 of residential development.
- 781 3. Waiver from the 200-foot setback from any agriculturally zoned parcels. That
782 means any structures located inside of the development, would have to be at
783 least 200-feet away from any property that is next to an adjacent agricultural
784 parcel.
- 785 4. A reduction in the shopping center parking requirement.

786
787 Some additional information since we last met on this, is the traffic impact analysis has been
788 received. It has been submitted to the VDOT for their review. We also intend to take a look at
789 it with our consulting engineer at Kimberly Horn. A revised proffer statement was received
790 about a week and a half, two weeks ago, and it has been reviewed by the County Attorney. We
791 recommended some non-mandatory suggestions, and the suggestions were accepted by the
792 applicant. There is one final clarification we would like to discuss with the applicant in regards
793 to the definition and income range of the workforce housing residents.

794
795 In the packet, we've provided some additional data with regards to enrollment figures. These
796 figures are from November but we suspect the enrollment hasn't changed much. At the time
797 these figures were put together they indicated an additional 2,146 seats available system-wide.
798 In the attendance zone, there are 673 seats in excess capacity available. This was again as of
799 November. These are the figures here for the system-wide enrollment. Again, the enrollment as
800 of November system-wide was 4,808 students however, our schools had a capacity of 6,954
801 yielding a plus of 2,146 seats.

802
803 These are the enrollment figures for the attendance zone, and we've got a map to show you what
804 that is. For this attendance zone, where the development is going to be located, 1,563 were
805 enrolled at the time of the compilation of these figures. The capacity of the three schools was
806 2,236 yielding plus 673 seats in that attendance zone. This yellow area right here is the
807 attendance zone for the area where the development will be located. This blue star here is the
808 location of the development. These two circles are Nandua Middle and Nandua High, and this
809 circle right here is Ackwamke Elementary School. I am going to pause now to see if there are
810 any questions before I move on.

811
812 **Commissioner Tyler**

813 I have a lot but we'll wait till you get done.

814
815 **Mr. Lee Pambid**

816 Moving on to plans and some elevations, these are the same as last week. We also have one
817 revision to address the landscaping you mentioned a couple of weeks ago. This is an aerial of
818 the development site consisting of 4 tax parcels, again, just over 100 acres. The site stretches

819 from Route 13 to Fairgrounds Road along the northern edge. This yellow line is the Eastern
820 extent of the Onancock corporate limits. This line is the corporate limits for the town of Onley.
821
822 This is the zoning map, as you can see, is primarily zoned General Business with just a little bit
823 of Agricultural zoning in there. That part of the site is a borrow pit that is filled with water. That
824 borrow pit was used to construct this transportation facility, which is a ramp leading from this
825 road up to route 13.
826
827 Just a quick review of the layout, these are the existing conditions. As you can see, nothing has
828 been built on the property and there are no improvements as of yet. There are some wetlands,
829 hatched area is here and here.
830
831 **Commissioner Tyler**
832 Where is the agricultural zoning? Where is the waiver for the 200-foot setback? Where is that
833 going? You said there was a waiver for the 200-foot setback.
834
835 **Mr. Lee Pambid**
836 Right. This white portion, right here, technically would have to be setback 200 feet from these
837 property lines.
838
839 **Commissioner Tyler**
840 They want to waive that?
841
842 **Mr. Lee Pambid**
843 Yes, sir.
844
845 **Commissioner Tyler**
846 To what?
847
848 **Mr. Lee Pambid**
849 To what the setbacks would be for this type of development, which is not zero. I believe that's
850 either 35 feet or 50 feet. I'd have to get back to you on that, but it would be the required setbacks
851 for Village Development which is either 35 feet or 50 feet. I'll get back to you on that.
852
853 This is the originally submitted layout. Again, the access point is here, off Route 13, and an
854 access point off Fairgrounds Road.
855
856 This is a revised conceptual layout that includes increased landscaping around the property that,
857 Mr. Gale, you had mentioned last month. I'll zoom in so you can see that a bit better. Again,
858 this is conceptual but does include increased landscaping, we don't have a landscape schedule.
859 That will be provided at the time of the site plan. I'm sure Mr. Carbaugh would be willing to
860 explain what the increased landscaping would be, but this appears to be a mix of deciduous and
861 evergreens.
862
863 This is the phasing plan. Again, the first, quote-unquote, phase of development or phases 1 - 4,
864 5, 6, and 12. This right here is 5, 6 and, 12 up against route 13. Then residential here in sections
865 1 - 4. The unit count from a residential standpoint is 203 units on the western edge and for the
866 mixed-use building, that includes commercial and residential, again, that 22 loft-style
867 apartments.

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This is a utility plan, again, everything would be coming from the town of Onancock for water and everything would be sent back to the town of Onancock at the HRSD plant for both water and sewer. Again, these are all underground facilities. There will be no deleterious emissions, smells, or anything like that. This is the open space open space legend. Conversely, this is the impervious surface legend. These depict the village greens of which there are several

Going through some of the proposed architectural elevations This is a typical duplex elevation with the floor plans. Townhome units, these are the floor plans. This is a typical apartment building. One of the things that we do want to highlight, as a staff, is there is a 35-foot maximum height, but they can go up to 45-feet by right with added setbacks. This is a typical apartment floor plan.

Parking details, two parking spaces per residential unit, and they're not requesting a waiver from that requirement. Another thing about parking is that parking will be restricted so there will be no on street parking. Next steps will continue to coordinate the review comments. All relevant County and state agencies have been advised and I'll list those here in just a minute. We'll also be providing you with the final report and staff recommendation. The comments from the various agencies will also be in that in that staff report. They include our Environmental division with the County of course there's Planning, County Public Safety, the water and sewer utility providers.

The town of Onancock is providing water and they've already provided a letter indicating the ability to serve this development. HRSD is also going to be serving this from a sewer standpoint. VDOT has been provided with the traffic impact analysis. The Department of Health has also been included in this review, but they will not have any comments since it is being served by public water and sewer. We plan to advertise for public hearing on Friday, March 1st and Friday, March 6th. We can expect public comment once it is advertised, but we've already had some comments tonight. We've also already received letters of support from one adjacent owner and the Virginia Economic Development Partnership.

We'd like to hold the public hearing on March 13th for your recommendation before we go to the Board of Supervisors.

Wrapping up here, discussion and questions. Generally speaking, the site's location is in an area with:

1. Available nearby water and sewer utilities.
2. Quality of life amenities
3. Existing roads
4. It's on a parcel designated for higher density land uses currently designated Village Development area. This has been designated a Village Development Area since at least 2008. This is on the future land use plan and it lends itself suitable for development.

Again, to conclude the applicant is here and he is available to field questions. Please provide us feedback if you have any concerns about this, or if you have any comments whatsoever. You can either address them to Chontese, or you can address them to me. Again, the full staff report, including the recommendation, is pending and you'll be receiving that in a couple of weeks. That concludes my presentation, and we can field any questions you have at this time.

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Commissioner Tyler

I was not present for the January meeting. I was here for the work session and I didn't ask any questions, because I didn't know a lot of the details of the project. I did go home and start writing and pulling some things up. If this rambles on, bear with me, I have some thoughts.

There is a need for housing in this County period, end of story. We can all agree on that fact. What I'm here to do is question thoroughly this project and let alone a project of this size. We cannot and should not act arbitrarily. I want some more of these fundamental facts. I want staff reports and I want VDOT's report.

This project will have a forceful impact on the County. I am all for development. I think you all know that, but I also want to be consistent both for the needs of the County and for the applicant. I want to be fair, but I have a couple of issues.

First is the housing need. The fact that matter is page 53 of A-NPDC clearly shows that there's a need for housing, on all three levels. Not just subsidized, but middle-income and upper-income, which we're going to ignore the upper income, of course, today. We have this need, but we can't just approve this arbitrarily, build whatever the applicant wants, or what they're proposing to do.

Affordable housing. Right now, the County has headwinds, and the applicant has them against interest costs that are up-carrying costs, and credit standards are higher for buyers. I'm not so much worried about the interest rates for mortgages. My father built a house at 20%. My first house was 9 ½. The problem that we have right now is banks and lenders have tightened up credit, developer money is going to be tight. I admire anybody pushing forward against these headwinds to try and make a profit as a developer. I wanted to be a profitable developer, but I also want it to be in keeping with Eastern Shore Virginia, and its character.

I want a pretty sustainable development. In general, when I look at what's the cost to the end user going to be, you know, lenders look at that 28% rule, which means principal interest, taxes, insurance, and HOA fees. If you make \$100,000.00, you get \$28,000.00 to spend. If I go and look at some of the national median for families is \$70,000.00. I pulled that same number that you had \$52,000.00. If I look at 28% of that, that's \$1,475.00. At 120% that's \$63,232.00, which is a monthly rent of \$1,475.00. At \$52,994 that's \$1,229 and at 60% that's an annual income of \$31,616.00, which allows for a rent of \$737.00. If you made \$100,000 a year, you could afford \$2,333.00.

These numbers concern me when I'm starting to look and I'm going to talk about this and the cost of building this thing. I want more details on this. As of right now, our zoning ordinances have limits for reasons we require that 40-acre for a reason. We require two entrances for a reason. We require setbacks for a reason.

Right now, I am concerned about giving these waivers. The minute we give these waivers, and I'll talk about this, the value of that land goes up two and a half, three and a half, four and a half times. The applicant has not provided anything about how we're going to get to these numbers for this affordable housing.

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The other thing he had was the entrances and exits to ANEC and to Chesapeake Square. I haven't seen any documentation that the other landowners are going to allow this. The project is two and a half times bigger than the planning documents call for. This is not a village development. This is a town development. Right now, there are 369 housing units in Onley and there are 912 units in Onancock. There are 341 in Accomac and there are 89 in Tasley, that's 1711 units. This would be 72% of that size. This is not a bill of development. It is a town.

We need responsible growth. I blame our housing situation on the five-acre rule, that's just me. If this was 100 acres and you wanted to build two-acre lots, you could put 50 houses on it. You wouldn't have to come to us and ask. You could build them, hook them up to the sewer and water, and we'd be rocking and rolling. I haven't seen anything that makes me justify the waivers.

I also want to wait for the staff report before we have any public hearings. I think the proffers are weak. Hastings offered up an ambulance. We have Fire considerations. Onley hasn't contacted me, but Onley had a meeting the other night and they were talking about police coverage in this development. I haven't heard, it's not required by law, but I don't know if the applicant has talked to any of them, made a presentation to them, or gotten their buy-in. I am anxious to hear what the public has to say, but the proffers need to be significantly more substantial than what we have talking about schools.

If you look at the ratios of where the schools are now, student to teacher if we complete this project tomorrow, we need 35 to 40 new teachers, and we need 14 to 18 assistants in the elementary school, that's a payroll of \$2.1 million that we need to accommodate in this county. That's not including whatever we might need for additional police. The other thing that I have in this county is the census from 2010 to 2022, has dropped even though we need the housing units.

What are my other thoughts? I had a thought about the need from Wallops and I went through the housing. How does the applicant reconcile the cost of building this place to support our need for affordable housing? If I look at the numbers to build this commercial property. I'm estimating 300, based on people I've talked to, probably \$350.00 a square foot to build. The duplexes are 303,840 square feet, that's \$1.3 million to build. The townhouses are 8000 square feet, that's \$2.8 million to build. The apartments are 12,273 square feet, which is \$12 million to build and there are 13 of them. That's 159,000 square feet these things are humongous. This is Virginia Beach, Suffolk, and Chesapeake heights, not Eastern Shore heights.

Yes, we have a housing problem, but I don't know if this is the direction we need to go, this big this fast. I want this to be a showcase. I want it to be attractive first class. How are the renters going to be able to afford it if you're going to build a building for 12 million dollars? How are you going to price it to affordable housing? When I calculated that out, we're looking at rents of \$2,500.00 to \$3,000.00 a month. That's not what we need.

The other issues that I have is the comp plan guidelines. This 40 acres was there for a reason. I don't know why it was there, but I got to deal with the rules the way the rules are. Right now, I'm not willing to waive those rules.

1014 One of the other notes I made was we're all worried about Wallops. If you look at the commute
1015 stats from the A-NPDC, they look at 30 minutes. This project is 29 minutes. I can tell you Snow
1016 Hill is 29 minutes. Wallops people are unfortunately moving north for several reasons, number
1017 one being amenities. Number two, they have the foolish notion that our schools are not as good
1018 as theirs. I think Arcadia is a fantastic school, and so is Chincoteague, but that is the perception.
1019 They are not moving south, they're moving north. Now, I'm not in a position to say if we build
1020 it, they will come. I don't know though that's the case. The commute is just too long.

1021
1022 Let's see, waivers. Again, the zoning standards are there for a reason. We haven't had a report
1023 from the staff. I despise that five-acre rule, and I'm going to fight with that, I'm sure, when it
1024 comes time with the comp plan. That is a fight for a different day. This density swings the
1025 pendulum so we're in 2006, 2007, and 2008, the county swung the pendulum this way away
1026 from development. Now the pendulum is swinging way too far this way for development.
1027 The Hastings project is a great example of a good project. I actually thought that was a real
1028 project, that he tried to do was a great idea. I don't know the nuances and issues of the sewer
1029 and all the issues that came about with that, but we need the housing.

1030
1031 Let's see we got a report from the schools. I haven't heard anything from EMS, fire, police, or
1032 sheriff's. Details, details details.

1033
1034 Not willing to grant these waivers at this time.

1035
1036 I don't see the commercial retail shopping need. We have plenty of empty spaces right now, and
1037 I don't know how that's going to work.

1038
1039 The school, I'm not going to overload the schools. I am concerned about schools, not a lot, I
1040 think it's going to cost us a lot of money in the future. For the hiring that we're going to need to
1041 do to accommodate the ratio of children, if you look at the census, they have ratios of how many
1042 kids are in schools, based on the population, and I was extrapolating out from that.

1043
1044 I'm not interested in giving them a parking waiver at all. I'm not interested in the 200-foot
1045 setback being setback to 35 feet. I don't know how that's going to work, I'd want to see more
1046 detail on that.

1047
1048 The proffers I went through. The applicant has a history of this county. I mean, we've had three
1049 lawsuits. I want to make sure that we do this right now to mitigate litigation in the future,
1050 Hastings is in litigation because we need shovels in the ground building these things. I don't
1051 want it to end up five years from now, in litigation with the county and the county having to
1052 spend money to defend themselves, or to put lawyers in a courtroom. I want all the T's crossed
1053 and all the I's dotted before we have a public hearing.

1054
1055 Again, we are building a town we are not building a village. I don't think this applicant is A - Z
1056 partner, I think he's an A to B or C partner. He's probably looking to flip this as quickly as
1057 possible once we grant this. Find a builder, get it flipped, get his money out of it, and roll on
1058 and then we're going to have another partner. What concerns me is to be like a Ryan Homes or
1059 Toll Brothers. And you know, shoddy housing from them is not something I want on the Eastern
1060 Shore. He's a great designer, I love I love the idea. I love the fact that he's come back to the
1061 county again, to try and do another project. You know, I admire him for that.

1062

1063 I want other developers to come into this county and I want us to be good partners. I just don't
1064 think the scale and size of this project is right. Those apartments are absolutely not consistent
1065 with the nature and character of the Eastern Shore.
1066

1067 I understand projects and phases, but I've been in sales for a long time and you have goals and
1068 have ideas of when you're going to meet those goals. What are the projections? What are your
1069 thoughts? What are your ideals? Every real estate agent in the world, around here, tells us that
1070 we don't have enough supply and they can sell them in a week or two days. It doesn't matter
1071 who the applicant is, we need to know who our partner is from point A to point Z, and are they
1072 going to get these things done.
1073

1074 If this was just the first phase, 57 acres might consider allowing the two entrances or one of
1075 them to be waived. I am not in favor of a secondary entrance being waived. That spine that goes
1076 through there has to be built. It has to be pretty, it has to be a showcase, and it needs to be
1077 something that we can be proud of and say you want to live here.
1078

1079 The other part of that is that we required the trailer park in Accomac, when they wanted to add
1080 on, to put in a secondary road. If we made other people put in a second road, we got to make
1081 him put in a second road. I'm not willing to waive that. I want some performance bonds, or I
1082 want some guarantees that some of these things are going to get done in a reasonable amount
1083 of time. I am very happy that this project is here. I can't say that enough, but I'm also very
1084 unhappy that the pendulum has swung so far back the other way. I really think we need to really
1085 dig into this much more deeply.
1086

1087 I'm concerned about the 40-acre rule. I'm not interested in approving 100 acres right now. I'm
1088 not interested in the waiver of the entrances. The proffers are inadequate.
1089

1090 Right now, in Congress, they're talking about hedge funds buying up all these properties and
1091 residential homes. The State of Virginia had a conversation about it, and they tabled it until next
1092 year. We've got these hedge funds trying to compete with a homeowner or renter, they've got
1093 cash flow and the homeowners and renters don't. This causes the prices to go up which causes
1094 regular people not to be able to afford housing, along with you know, banks, not giving people
1095 loans to be able to afford this kind of housing. I think we ought to slow down, take a beat, push
1096 off the public hearing until we get the staff report, and get the VDOT report. Let's cool the jets
1097 for a minute, and if you want me to make a motion to that effect, I will. I think we ought to get
1098 the staff's report. Let's get VDOT's report.
1099

1100 I really want the plans to be revised. I don't know how you're going to get around this this 40-
1101 acre rule. These apartment buildings are not in keeping with the character and nature of this
1102 Eastern Shore. They are absolutely massive. They're just not right for where we are.
1103 Townhomes and duplexes I am all for. Single-family homes I'm all for, but those big things
1104 absolutely not.
1105

1106 I just don't want to see this kind of language for the next 15, 20, or 30 years. We talk about
1107 Wallops, and we're planning here. I'm thinking about 15, 20 years from now. I am very, very
1108 concerned about Tyson's and Purdue.
1109

1110 Let me tell you why Tyson's has shut down eight plants. They've devastated the communities
1111 that were in. Those bean counters at Tyson's could, at any day, say we're going to shut down

1112 this plant. It really concerns me about Purdue, Frank and Jim are gone. Here's what I'm thinking
1113 about Eastern Shore with Purdue and the workforce. We've got an old plant in Accomac, an old
1114 plant in Salisbury, and an old plant in Delaware. The new cadre that is running Purdue is
1115 thinking about what they're going to do next 15 or 20 years.

1116
1117 Costco built a chicken plant in Nebraska or Indiana that produces just as many chickens as this
1118 plant does, 13 or 14 million a week, with 500 employees. The bean counters at Purdue could
1119 take a look at that and say why don't we take Accomac, Salisbury, Delaware offline, and build
1120 a new state-of-the-art, really nice, plant up in Delaware? Then they can truck these chickens up
1121 there, and we'll our workforce will be devastated.

1122
1123 I'm not talking about to happen tomorrow, but it scares me 20 years from now. It concerns me
1124 a lot, and here we're going to have a 465-unit town that we can't sell. It's a town. It is not a
1125 village, it's a town, and I'm not ready for that yet. Those are my comments.

1126
1127 I think we need to push off the public hearing and get all the stuff, if he wants to make a
1128 presentation next month, let's have a full laid-out chapter and verse. Let's get the details. I'm
1129 willing to listen to another presentation, and I'm willing to be swayed. I'm willing to listen and
1130 see how we can make this project move forward, but not as it stands. Sorry.

1131
1132 **Commissioner Wingfield**
1133 Did you look into the 90-day thing? When did the 90-days start?

1134
1135 **Mr. Lee Pambid**
1136 90 days started at the beginning of December.

1137
1138 **Commissioner Tyler**
1139 I'd make a motion we move the public hearing the month after next and have the applicant come
1140 back next month with more details.

1141
1142 **Commissioner Wingfield**
1143 We can't because the 90-day rule.

1144
1145 **Commissioner Tyler**
1146 Is that correct? Well, then I vote no.

1147
1148 **Mr. Lee Pambid**
1149 Well, tonight's informational only.

1150
1151 **Commissioner Tyler**
1152 I understand, but I just want you to I want everybody to know where I stand on this. This is not
1153 a village This is a town.

1154
1155 **Commissioner Wingfield**
1156 Yes, sir. You got a question?

1157
1158 **Commissioner Giddens**
1159 You know, Mr. Tyler had some comments that I think need to be addressed. Tie all the loose
1160 ends up and answer the questions asked the best he can, so we know which direction we're going

1161 and not go in completely blind. We're not completely blind in some areas, but I think he has
1162 some very valid questions and concerns that need to be addressed.
1163
1164
1165 **Commissioner Wingfield**
1166 Most of the information is going to be in our packet by next month right before the public
1167 hearing. Tell them your concerns and that should be addressed in the packet.
1168
1169 **Mr. Lee Pambid**
1170 It's important that the commissioners communicate these concerns with the staff before the
1171 meeting.
1172
1173 **Commissioner Tyler**
1174 I sent an email and did not get a response.
1175
1176 **Commissioner Giddens**
1177 I'm talking about making contact with the Town of Onley, because it's going to have a big
1178 impact on the Town of Onley, even though it's not in the Town of Onley. Law enforcement is
1179 definitely going to respond to the calls there because County deputies could be anywhere in the
1180 county.
1181
1182 **Mr. Lee Pambid**
1183 I've talked with C. Ray Pruitt directly, with regards to the first responder aspect of it. It's not, at
1184 least here, I haven't seen where it's customary to talk with the Sheriff's Department, but I'd be
1185 willing to, I'd be happy to reach out to them.
1186
1187 **Commissioner Giddens**
1188 I was more so talking about the Town of Onley; they are the ones directly right adjacent to this
1189 place. If anything goes on, they would be the ones that would probably respond a lot quicker
1190 than the Sheriff's Department. The deputy could be South or North.
1191
1192 I think it'd be nice to meet with the towns and find out what their concerns are. Onley, Onancock,
1193 and Parksley because that's how they work together.
1194
1195 **Commissioner Wingfield**
1196 Any other concerns or questions you want to ask before the public hearing?
1197
1198 **Commissioner Tyler**
1199 It's in the perfect spot. I get it is got water and sewer is fabulous, but man, it is a town.
1200
1201 **Commissioner Wingfield**
1202 We have to have the public hearing next month for the 90 days. Then you have to send up
1203 something to the Board of Supervisors in 90 days, is that correct?
1204
1205 **Mr. Lee Pambid**
1206 You guys have to have your public hearing within 90 days.
1207
1208 **Commissioner Wingfield**
1209 You can table it after that.

1210 **Mr. Lee Pambid**
1211 It's certainly fine to, during the public hearing, if you feel like you still need more information.
1212 You can defer it to April, but have the public hearing in March.

1213 **Commissioner Wingfield**
1214 And close the public hearing. We don't want to keep it open.

1215
1216 **Mr. Lee Pambid**
1217 At that point, you can defer your public hearing, you can recommend approval, you can
1218 recommend denial, or you can defer once.

1219
1220 **Commissioner Pettit**
1221 You've committed to bringing us the additional information that you've been requested. I think
1222 we should go ahead with the public hearing in March. We've got concerns that you're going to
1223 try to address, Madam Chairman, I think we should move forward with the March 13th hearing.

1224
1225 **Commissioner Tyler**
1226 I will withdraw my motion. That'd be fine.

1227
1228 **Mr. Lee Pambid**
1229 Mr. Carbaugh is here and available to answer some of the questions. He he'd like to make a
1230 couple of remarks.

1231
1232 **Mr. Chris Carbaugh**
1233 For the record, Chris Carbaugh, on behalf of the development group. I'd like to give you just a
1234 brief overview and answer some of your questions. I think that would be helpful going forward.
1235
1236 As staff detailed the project is a large project it's 100.4 acres. The properties are currently zoned
1237 general business with the exception of the 6.13-acre parcel, which is the pond which is zoned
1238 agricultural for the Accomack County comprehensive plan. The future land use map indicates
1239 this easterly portion of the property from Route 13 is planned for Commercial and the westly
1240 portion is planned for Village Development.

1241
1242 Per Chapter 6, the purpose of the Village Development areas is to allow for a mix of residential
1243 and commercial uses in keeping with the traditional development pattern of Accomack
1244 County's towns and villages. These areas should be compact with interconnected streets, parks,
1245 sidewalks, and a mix of uses that are both convenient to motor vehicles and pedestrians.

1246
1247 Coastal Square and Residences is a community that was planned to meet these goals and
1248 objectives for growth. The plan before you proposes to rezone all the 4.5 acres to Village
1249 Development to allow for a mixed-use plan that's in accordance with the Comprehensive Plan.
1250 The 4.5 acres, to be retained as general business, is the self-storage because self-storage is not
1251 a permitted use in the Village Development District.

1252
1253 The area to be rezoned shall consist of various commercial uses that could include restaurants,
1254 hotels, childcare, and other permitted commercial uses. The proposed development incorporates
1255 an extensive amenity package that includes multiple clubhouses, pools, tight line pickleball,
1256 basketball, fitness trails, a fishing pier, kayak launches, outdoor grilling areas, and community
1257 parks.

1258

1259 The ultimate build-out of Coastal Square and Residences shall include 13 acres of commercial
1260 and 80 acres of residential development. The staff has detailed the breakdown of the units so no
1261 need to go over that again. I understand this is a large-scale development, but it will be phased
1262 and it's important to know too we have to understand the ultimate potential development for
1263 more sizing entrances, designing for traffic, and designing for utilities. That is the reason we
1264 have to know the ultimate potential of a project. As stated, wastewater is available by HRSD.
1265 The project proposes to connect to the Town of Onancock for water, and we provide utility
1266 plans on how that can be accommodated.

1267
1268 We have 60% open space in this project. The perimeter setbacks have been met with the
1269 exception of the 200-foot waiver we're requesting to agricultural land. If you look at the zoning,
1270 the agricultural land is our property, which is the pond or Duncan Manor, which is basically in
1271 residential communities not being utilized for agricultural purposes. Even the airstrip property
1272 that was bought by the owners of Duncan Manor is no longer going to be utilized for agricultural
1273 purposes. Those owners provided the county with a letter supporting the reduction in the
1274 setback. Now, we talked about the setback. Everything along the property line of abutting and
1275 Onancock Creek already has 100-foot setback required by the resource by protection report. It
1276 will not be less than 100 feet.

1277

1278 **Mr. Chris Carbaugh**

1279 Before I conclude, I'd like to touch on a couple of things. As you guys are apparently aware, the
1280 Accomack-Northampton Planning District Commission conducted a study and has identified
1281 the need for housing. We all know that there's a significant need for rental market rate,
1282 affordable housing. The study also addressed in that study numerous barriers that are preventing
1283 us from getting housing on the eastern shore, and that does include our zoning regulations. The
1284 requirements for Rezoning, Special Use Permits, the density requirements, the lack of water
1285 and sewer infrastructure, and not to mention development crop costs that go up year after year.
1286 With this zoning and conditional use permit, we have the opportunity to overcome a significant
1287 barrier and bring housing to the Eastern Shore of Virginia.

1288

1289 I believe it's important to mention Wallops Island and how this project can serve a housing need
1290 and the future need as a spaceport grows to attract new companies. The calls continue to my
1291 office from various entities associated with Wallops. How can we get new housing? That's why
1292 this project is before you tonight, those calls continued to come for apartments, especially
1293 apartments because they want rental housing. They want a product where they don't have to
1294 take care of the property. They want a homeowner's association. They want a lot of amenities,
1295 they want to be around other commercial amenities, and medical services. That's why this
1296 project makes sense and why we put thought into the uses that are being proposed in that project.

1297

1298 I hope you've all had a chance to look at the report that was submitted with our application. We
1299 talked about the economic analysis of a project like this, and we did a summary based on
1300 numbers that you can determine from the Virginia Housing website. The 131 Single Family
1301 duplexes and townhomes alone. The short-term economic growth for those units alone is \$21
1302 million. The long-term resulting growth is over a million dollars just for the 131 units. For the
1303 apartments the economic impact is over \$60 million. The short or the long term is over \$2
1304 million.

1305

1306 Yes, this project is significant. The total construction costs are over \$96 million.

1307

1308 **Commissioner Tyler**
1309 What does that equate to rents and mortgages?

1310
1311 **Mr. Chris Carbaugh**
1312 We are working with Virginia Housing to make sure these are affordable.

1313
1314 **Commissioner Tyler**
1315 So \$96 million, doesn't equate to \$700.00 to 1,500.00 of rent a month.

1316
1317 **Mr. Chris Carbaugh**
1318 That includes the commercial, the apartments, and everything together. When you build at a
1319 scale like this, we can do it at a cheaper cost.

1320
1321 **Commissioner Wingfield**
1322 I don't think getting into his financial part is our job.

1323
1324 **Commissioner Tyler**
1325 Maybe not, but if we're looking at doing affordable housing for this County, I want to know
1326 what those numbers are. Here's what I would say per month.

1327
1328 **Commissioner Pettit**
1329 Let me address affordable housing and how it relates to the marketplace. One of the things in
1330 the report was the lack of market-based housing. The people who could afford market-based
1331 were taking up the affordable, lower-end, price rental units. Having market-based properties
1332 allows people, who can do it, to move out of the properties that have been taken from the lower,
1333 affordable range. It's a kind of backdoor benefit to have market-based and get the people out of
1334 low-income housing, because they've taken up, but so that's the counterpart.

1335
1336 **Mr. Chris Carbaugh**
1337 This isn't the first project that we've been working on with Virginia Housing. We work with
1338 them or they wouldn't be a partner in this project. They would ensure the numbers work and
1339 they would be one of our funding partners for this project. It's not like this hasn't been thought
1340 through. The numbers have to work or Virginia housing wouldn't be part of it.

1341
1342 **Commissioner Tyler**
1343 Where is that report? Did I get that report?

1344
1345 **Mr. Chris Carbaugh**
1346 Yes, each one of you should have got a report, because it's important to look at the numbers that
1347 are in this report. What will go to emergency services? What can go to the schools? How we
1348 can solve some of the housing problems.

1349
1350 Yes, 80 Acres are planned for residential, and just over 40 Acres are planned in phases one
1351 through four if I subtract out the open space and be well, less in those 40 acres. We're planning
1352 a project in which we can bring better design with the ultimate infrastructures, we can provide
1353 better amenities that the space companies have told us they want and that the residents have told
1354 us they want in a location that works. That, you know, this is on the outskirts for walls, but a
1355 lot of the Navy soldiers they do live in the Onancock area. After sitting down with them, they
1356 thought this was an appropriate location. Again, this is the housing that is missing on the Eastern

1357 Shore of Virginia that the people who are coming to Wallops are looking for. There may be the
1358 people who are looking to downsize from that large lot subdivision.
1359
1360 **Commissioner Tyler**
1361 Was this all presented in January, and I missed it?
1362
1363 **Mr. Chris Carbaugh**
1364 I haven't made a presentation I take your questions. That's why when I heard some of your
1365 concerns, we needed to have this discussion. I've been working with staff for almost over a year
1366 and a half, ever since Mr. Pambid has been here.
1367
1368 Meeting with the agencies, right from the get-go. Meeting with the companies that are
1369 associated with Wallops meeting with the residences Making calls from school teachers that
1370 say, Hey, this is the type of housing we want. I'm just trying to bring the project that I hear the
1371 community wants to the county for consideration. We're going to try to do whatever we can,
1372 that you guys have a project you're proud of. We're not flipping this project, we're in this project
1373 for the long haul. We have brought together a team of developers that do this all over the Mid-
1374 Atlantic region, numerous individuals, and numerous development companies, those are real
1375 products that you see in those slides that they are building today.
1376
1377 I'm here to answer any of your questions, and I hope you have a chance to review the
1378 information in this report because I think it can answer the financial questions and questions
1379 about schools. I mean, if you look at it, students from school can you resend me that reportedly
1380 I would bet half of the students moving into this community are already in the school system.
1381 But that's just my guess. But you know, there's a breakdown on in here of how if you break it
1382 down from grades, you know, one through 12 You're talking about maybe 35 kids a grade, if
1383 you split it up, impacts not that large. We could have I suspect some kids that go to private
1384 schools like Broadwater. So, I mean, yeah, there's an impact. But this financial analysis in here
1385 shows how this project contributes to those impacts. And I hope you have a chance to review it
1386 in detail.
1387
1388 **Commissioner Tyler**
1389 I'm going to do so thank you. I'm curious. I appreciate people coming here to try and do these
1390 things. I think it's just the pendulum swing.
1391
1392 **Mr. Chris Carbaugh**
1393 I have land planning engineering business, I dabble in some development, and I also sell real
1394 estate. One my partner's here sells real estate is on the Eastern Shore of Virginia Board of
1395 Realtors. We cannot find we had no inventory. We need to housing so bad. You mentioned you
1396 hear from other realtors that we need that. We don't have many places where we can do a
1397 development like this because of the infrastructure.
1398
1399 **Commissioner Tyler**
1400 I love the townhomes and I love the duplexes.
1401
1402 **Mr. Chris Carbaugh**
1403 hope you saw how we really tried to do that with courtyards amenities to make that like it
1404 would fit into the Eastern Shore of Virginia. We tried hard to do a really good design on and I
1405 hope it shows for a concept plan. I mean, this is not a final development plan. This is a concept

1406 plan. We wanted to make sure you saw the attention to detail on different courtyards, plazas,
1407 amenities, walking trails, taught lots to make this a plan residential community that does not
1408 currently exist. That was that was what we were.

1409

Commissioner Tyler

1411 I am willing to be swayed.

1412

Commissioner Wingfield

1414 Any other questions?

1415

Commissioner Wingfield

1417 The normal process is Lee would introduce us to the project. We say we have public hearing
1418 and then the presentation wouldn't really happen until the public hearing.

1419

Commissioner Tyler

1421 Shall I make the final motion?

1422

Commissioner Wingfield

1424 Do you want a motion for a public hearing?

1425

Mr. Lee Pambid

1427 We can just go ahead and schedule it.

1428

Commissioner Tyler

1430 I make a motion to adjourn.

1431

Commissioner Wingfield

1433 Staff reports. I'll move on there.

1434

9. **STAFF REPORTS**

Mr. Lee Pambid

1437 Yes, ma'am. Three basic elements under the staff report.

1438

Subdivision Agent - Nothing to report.

1440

Zoning Administrator - Typically entails what's going to be happening with the BZA the
1442 following month. In March we don't have any applications for the Board of Zoning Appeals and
1443 as such, the BZA voted not to have a meeting in March. Nothing to report there.

1444

Deputy County Administrator - Not a whole lot to report. We still have 5 vacancies and we
1446 would really like to be able to fill those. We are missing an Environmental Programs Director,
1447 a replacement for Chontese, who vacated the Environmental Permit Specialist, and then we also
1448 have an Economic Development Coordinator position, as well as, a Ditch Maintenance
1449 Operator. We've got a variety of positions open and for anybody who's listening, that knows
1450 anybody who might be interested in those positions, please spread the word.

1451

Other than that, the staff doesn't have anything further to report.

1453

1454

1455 **Commissioner Wingfield**
1456 Our next meeting is March 13th, and the public hearings will start at 7 pm.
1457
1458 **Mr. Lee Pambid**
1459 To recap, three public hearings, the 2232 review for the Eastern Shore Rail Trail, second is the
1460 two-year extension request for Mariner Hastings, and then this one for Coastal Square and
1461 Residences.
1462
1463 **Commissioner Wingfield**
1464 All the paperwork and documentation will be in our packet?
1465
1466 **Mr. Lee Pambid**
1467 Absolutely, that's what we'll have at the public hearing. It will most likely be done in the form
1468 of links, given the sheer volume of documentation and the sizes of those as well. We will be
1469 providing you with links to where you can access that online.
1470
1471 **Commissioner Wingfield**
1472 If anybody needs print outs tell them ahead of time.
1473
1474 **Commissioner Tyler**
1475 Is the public hearing for the Hastings going to be as big as it was when we first did it?
1476
1477 **Commissioner Wingfield**
1478 I'm sure it is.
1479
1480 **Commissioner Tyler**
1481 Are we going to do it here or somewhere else?
1482
1483 **Mr. Lee Pambid**
1484 I wasn't here for the last time, but I heard about it. I think that we'll discuss that as a staff. I'll
1485 discuss that with the County Administrator to get his opinion on that.
1486
1487 The difference here is that we're not reviewing it from scratch, I know that there are going to be
1488 some people who are probably in opposition, even to the extension. There's nothing changing
1489 about the design, the proffers, or conditions. There's not a whole lot to review.
1490
1491 **Commissioner Tyler**
1492 If it goes through how long do you think it'd be before they have shovels in the ground?
1493
1494 **Mr. Lee Pambid**
1495 I couldn't tell you that. I don't know. They do have a court case with the Virginia Court of
1496 Appeals. The lower court decided that could use the road. So there has been a there is an entity
1497 out there who has appealed that to the Virginia Court of Appeals and that's supposed to take
1498 place in June, I believe,
1499
1500 **Commissioner Wingfield**
1501 Is the sewer situation worked out there?
1502
1503

1504 **Mr. Lee Pambid**
1505 They'd have to work that out with Aqua but as far as I as far as I know, they're able to do that.
1506
1507 **Commissioner Wingfield**
1508 I guess the meeting place for March 13th to be determined, and if you might have a motion to
1509 adjourn.

1510
1511 **10. NEXT MEETING** – Wednesday, March 13, 2024

1512
1513 **11. ADJOURNMENT**
1514 *On a motion made by Commissioner Tyler and Vice Chairman Roberts, the Planning*
1515 *Commission voted unanimously to adjourn the meeting at 9:02 pm.*

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1519
1520 _____
1520 Leander Roberts, Sr., Vice Chairman Date

1521
1522
1523
1524
1525 _____
1525 Chontese Ridley, County Planner I Date

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