



Accomack County Planning Commission

John Sparkman, District 1
Angela Wingfield, Chair, District 2
Harold White, District 3
Kelvin Pettit, Vice-Chair, District 4
Shelia Conner, District 5
Glen "Adair" Tyler, District 6
Lynn Gayle, District 7
Myra Riley-Taylor, District 8
Berran Rogers, District 9

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

Minutes for Wednesday, June 11, 2025, at 7:00 PM

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

7 **MEMBERS PRESENT AND ABSENT**

8
9 **Planning Commission Members Present:**

10 **Mrs. Angela Wingfield, Chairwoman**

11 **Ms. Myra Riley-Taylor**

12 **Mr. Adair Tyler**

13 **Mrs. Sheila Conner**

14 **Mr. John Sparkman**

15 **Mr. Lynn Gayle**

16 **Mr. Berran Rogers (arrived at 7:06 pm)**

17
18 **Planning Commission Members Absent:**

19 **Mr. Harold White**

20 **Mr. Kelvin Pettit, Vice Chairman**

21
22 **Others Present:**

23 **Mr. Leander "Lee" Pambid, Deputy County Administrator**

24 **Chontese Ridley, County Planner I**

25 **Pamela Dix, Administrative Assistant II**

26
27 **DETERMINATION OF A QUORUM**

28 **With a quorum present, Chairwoman Wingfield called the Accomack County Planning**
29 **Commission meeting to order at 7:00 p.m.**

30
31 **REMOTE PARTICIPATION**

32 **No remote participants.**

33
34 **2. ADOPTION OF AGENDA**

35 *On a motion by Commissioner Gayle and seconded by Commissioner Tyler, the Accomack*
36 *County Planning Commission unanimously voted to adopt the agenda, correcting the next*
37 *meeting date to July 9, 2025, not July 11, 2025, as presented on the agenda.*

38
39 **3. MINUTES**

40 *On a motion made by Commissioner Tyler and seconded by Commissioner Taylor, the*
41 *Accomack County Planning Commission unanimously voted to accept May 14, 2025, minutes*
42 *as written.*

45 **4. PUBLIC COMMENT PERIOD**

46 No public comments.

47

48 **5. OLD BUSINESS**

49 No old business.

50

51 **6. NEW BUSINESS**

52 **Ms. Chontese Ridley**

53 Good evening, everyone. Chontese Ridley, County Planner. I have for you first this evening,
54 a proffer statement. Proffer statement amendment for rezoning case 000057-2025, the
55 applicant is Dale Rivenbark, and the property owners are also Dale and Anna Rivenbark. Tax
56 map numbers 125-2-B1 and 125-2-C. It is in District Nine, Supervisor Major and
57 Commissioner Rogers. Total acreage is 25.44. The current zoning is residential with proffers.
58 The future land use recommendation is Ag. The applicant's request is to amend the current
59 proffer statement to gain access to County Line Road. The adjacent zoning is Ag, residential,
60 general, business, and industrial. The adjacent uses are single-family, residential, vacant, Ag,
61 and industrial. Here's an aerial. Future land use showing Ag. Current zoning showing
62 residential with proffers and some key facts about this property. Both parcels were part of a
63 2006 rezoning case, and the accompanying proffer statement restricted vehicular access to
64 County Line Road. This rezoning case was for a subdivision. Those two properties were
65 supposed to be divided into 17 separate building lots, that did not happen. The previous
66 owner sold it to our applicant, Mr. Rivenbark. He has no plan to subdivide those two parcels,
67 and he would like to be able to access his parcels from County Line Road. His agent has
68 already submitted a new proffer and revised proffer statement and staff would like to request
69 a public hearing on July 9.

70

71 **Commissioner Tyler**

72 You need a motion?

73

74 **Ms. Chontese Ridley**

75 Yes.

76

77 **Commissioner Tyler**

78 I make a motion that we have a public hearing on July 9th.

79

80 **Commissioner Conner**

81 Second.

82

83 **Chairwoman Wingfield**

84 I have a motion and a second for a July 9th public hearing, all in favor say, aye. Aye.

85

86 **Ms. Chontese Ridley**

87 Thank you. Okay, so next, I'm sorry, did you want to announce before I move into it? I'm
88 sorry, I didn't want to overspeak and just keep going.

89

90 **Chairwoman Wingfield**

91 Now we have to open the public hearing, right?

92

93

94 **Ms. Chontese Ridley**

95 Yes.

96

97 **7. PUBLIC HEARING**

98 **Chairwoman Wingfield**

99 We open the public hearing for amendments to Chapter 106, Zoning, adding Definitions and
100 Method of Calculating Sign Area, and amend certain Sign Provisions for Industrial District.
101

102 **Ms. Chontese Ridley**

103 Okay. I'm also going to discuss Height, so I'll be doing them together. Tonight, for our public
104 hearing, we're discussing the same ordinance amendments from the last few months. We
105 have clarified the Definition of Building Height Of and Define a Method of Measuring
106 Height. Then we have adding a Definition for the Method of Calculating Sign Area in the
107 Industrial District. Both of these are coming from Chapter 106 titled Zoning. As of right now,
108 we have a starting point for our measurements, but no measure to point, and that is what we
109 would like to define. And we also would like to right-size the amount of sign area for
110 industrial sites, having signs that are proportionate to the size of the building. And both of
111 these resolutions came from the Board of Supervisors at their January 15th, 2025, meeting.
112 Okay, so we're going to start with Building Height Of. So as of right now, again, we have a
113 starting point. We have no endpoint. As of right now, the current ordinance states that the
114 starting point at average grade along the front of the building, and we do not plan to make
115 any changes to that. The endpoint is not specified. What we have proposed is the highest
116 point of the roof of a flat roof, the deck line of a mansard roof, the mean level between the
117 eaves and the ridge of a gable, hip cone, gambrel or shed. So, without having the proposed
118 additions, without having this specified, we have inconsistent reviews, confusion for not only
119 the applicants but also the staff. We want to reduce the number of variances and have clear
120 consistent measurements. This is just the image of some different rooftop types. We have our
121 shed or flat roof, the gable, hip, gambrel and the mansard roof. To get into some definitions.
122 We've been discussing Building Height Of, and we've also added Building Overall Height
123 Of. If you wanted to find these in your packet, they are lines 80 to 83 and lines 86 and 87. If
124 needed, I can read both definitions into the record.
125

126 **Commissioner Tyler**

127 I believe there's a need.

128

129 **Ms. Chontese Ridley**

130 Okay. With this image here, I'm going to explain to you the need so you can see the reason
131 why we are adding these two definitions. This home here is a home that does not have the
132 required setbacks for additional height. The building's overall height is 40 feet, and we know
133 the required height is 35 feet. For a home that is over 35 feet without the required setbacks,
134 they would have to go to the BZA. If we do the building height of that addition that
135 definition using the midpoint, this home is 33 feet at the midpoint, meaning they would not
136 have to go to the BZA, pay the extra fees and go through a longer process. So this adds
137 flexibility for applicants who do not have the required setbacks for additional height. The
138 second home has the required setbacks. So, even at a building overall height of 42 they
139 would not need to go to the BZA because they have the necessary setbacks for the additional
140 height. Any questions on this?
141

141

142

143 **Commissioner Tyler**

144 No.

145

146 **Commissioner Gayle**

147 The BZA would have to issue a variance?

148

149 **Ms. Chontese Ridley**

150 Not for either one of these. So, this home without the two new definitions. The way this
151 stands, it would need a variance, but with the addition of building overall height, which
152 would be the 40 feet, and building height of which would be 33 feet, they would not need
153 that variance, because at the midpoint they're at 33 feet, which is under the required 35 feet
154 that would be needed. This would mean they would not need a variance, which would cut
155 down on some of those variance requests.

156

157 **Chairwoman Wingfield**

158 Do you have a lot of applicants who don't seem to meet the height requirement?

159

160 **Ms. Chontese Ridley**

161 Yes, sometimes it's not by much. It could be one foot off. But the way the ordinance is
162 written now, they would have to go before the BZA.

163

164 **Chairwoman Wingfield**

165 Does any other county measure the height of its buildings like this?

166

167 **Ms. Chontese Ridley**

168 Yes.

169

170 **Chairwoman Wingfield**

171 That's all. Any other questions?

172

173 **Ms. Chontese Ridley**

174 All righty, we will move on. So other issues related to height, accessory structures in the
175 residential district, max structure height currently 12 feet or one story. Staff and the Planning
176 Commission decided last month to go with a maximum height of 18 feet across all districts
177 that would also include accessory structures in the Ag district. Moving on to accessory
178 structures in the Ag district, it also became aware that there needed to be exceptions for Ag
179 structures that are not used as dwellings, contain no signs or advertisements, and essential for
180 farming. A couple of slides from here will go into that a little more. Also, in the industrial
181 district, the maximum height is currently 35 feet, with additional heights subject to Zoning
182 Administrator approval. We have proposed to amend the language to state that the "Zoning
183 Administrator may approve the height over 35 feet up to a maximum of 100 feet, provided
184 that all required setbacks are increased by one foot for each foot of height over 35 feet".

185 These are the current exceptions that we have right now 106-59 is the Ag District, and 106-
186 84 is residential. Though these are some good exceptions, I did some research to see what
187 other localities are doing. I did find a few other items our code does not cover, and I feel
188 staff know that without it being added, we do have applicants and farmers who are having to
189 get permits that they would not have to get if those exceptions were added into the code. The
190 proposed additional exceptions are silos, grain elevators, feed storage, mixing structures can
191 be erected to a height exceed not exceeding 100 feet. We currently don't have anything for

192 mechanical and roof-mounted equipment. And the third would be other non-dwelling farm
193 buildings may exceed up to a maximum of 45 feet, if they have the required setbacks. This
194 will offer more flexibility for those other Ag structures that aren't currently listed in our
195 ordinance. Our goal here with these additions is to improve consistency, reduce the need for
196 variances, simplify the review process, provide flexibility, and again, it is not the staff's
197 intent to increase the overall height of any structure. Okay, so that's it for the definition of
198 Building Height Of. Is there anything you would like me to go back over or explain?
199

200 **Commissioner Gayle**

201 It's not uncommon for elevators to be 120 feet or more.
202

203 **Commissioner Tyler**

204 They have to get a variance.
205

206 **Ms. Chontese Ridley**

207 That's correct.
208

209 **Commissioner Tyler**

210 How many of those are getting built?
211

212 **Commissioner Gayle**

213 Well, not a lot. You know, most of them are going to be over 100 feet.
214

215 **Ms. Chontese Ridley**

216 Are you suggesting to change the variance?
217

218 **Commissioner Tyler**

219 I mean, we're trying to make it easier for the people to know. I mean, you know, a farmer
220 needs to know up front that if he's going to build a Parksley grain mill, he's got to get a
221 variance.
222

223 **Commissioner Sparkman**

224 Taking it into consideration.
225

226 **Chairwoman Wingfield**

227 So, is 125 the average or the standard of what somebody would build now?
228

229 **Commissioner Gayle**

230 Right now, there is nothing specified.
231

232 **Commissioner Tyler**

233 If we said a grain silo, specifically a grain silo.
234

235 **Commissioner Gayle**

236 Yeah, so I would say it would need to be greater than 100 feet.
237

238 **Ms. Chontese Ridley**

239 When you're ready to make the motion, if you want to make a change, I would state it in the
240 motion.

241 **Commissioner Sparkman 15:11**
242 Make the exception of a grain silo.

243
244 **Mr. Lee Pambid**
245 Lee Pambid, Deputy County Administrator for Community and Economic Development.
246 I just wanted to make a comment about the process, as you all know, you're here to make a
247 recommendation to the Board of Supervisors. If you all discuss the max height of a grain
248 elevator or a silo and determine that it's appropriate for that structure itself to exceed 100
249 feet, then you can certainly discuss that. As Ms. Ridley had mentioned, you can put that in
250 the form of a motion. But again, just because we've written it one way, and you have a
251 recommendation for something else, you can state that in your recommendation to the board.

252
253 **Commissioner Gayle**
254 Historically, they were shorter, but most of the new ones are going to be 120 feet.

255
256 **Commissioner Tyler**
257 What have they been doing in the past? You just built one?

258
259 **Commissioner Gayle**
260 No, they would, but the older ones didn't have elevators.

261
262 **Commissioner Tyler**
263 I mean, what was the process? In other words, if I'm David Evans and I wanted to put in
264 another silo, I would put an elevator in a silo, and nobody would ask or anything.

265
266 **Chairwoman Wingfield**
267 Right now, there's no height requirement.

268
269 **Commissioner Tyler**
270 Well, what do we want?

271
272 **Commissioner Gayle**
273 I would say no less than 125 feet.

274
275 **Chairwoman Wingfield**
276 I think once you finish the presentation, come back and discuss.

277
278 **Ms. Chontese Ridley**
279 No less or no more, no more than 125 feet?

280
281 **Commissioner Gayle**
282 Whatever the wording is, change the number not exceed, change it to 125 feet.

283
284 **Ms. Chontese Ridley**
285 Okay, so maybe erect to a height not exceeding 125 feet.

286 **Commissioner Gayle**
287 Right.

288
289

290 **Commissioner Sparkman**
291 Specifically for grain elevators.
292
293 **Ms. Chontese Ridley**
294 And did you want to include silos? Well, I'm assuming they're kind of all the same.
295
296 **Commissioner Gayle**
297 The silos aren't going to be that tall.
298
299 **Ms. Chontese Ridley**
300 Okay, so just for the grain elevators.
301
302 **Commissioner Gayle**
303 The elevator has to be the tallest, because all the feed to the silos is gravity.
304
305 **Ms. Chontese Ridley**
306 So erected to a height not exceeding 100 feet for silos and feed storage, and erect it to a
307 height not exceeding 125 feet for grain elevators.
308
309 **Commissioner Gayle**
310 Then from the bottom to the top of my tallest you call them silo, I'd say grain bins is 86 steps
311 so, and they're not quite a foot each step.
312
313 **Ms. Chontese Ridley**
314 Was there anything else that needed to be discussed for Building Height Of or re-explained?
315
316 **Chairwoman Wingfield**
317 We can move on.
318
319 **Ms. Chontese Ridley**
320 If nothing else.
321
322 **Mr. Lee Pambid**
323 While Ms. Ridley was going to present these together, just keep in mind that you've got to
324 have separate motions for each one. So, however you want to handle that.
325
326 **Commissioner Tyler**
327 I think we should do each one.
328
329 **Ms. Chontese Ridley**
330 I was going to say, if there are no more questions, no more comments on this one, if we could
331 get a motion to approve or to give recommendation.
332
333 **Chairwoman Wingfield**
334 Hold on, I might have a question. Is this one we're just talking about definitions?
335
336 **Ms. Chontese Ridley**
337 This one is for height, height of buildings and accessory structures.
338

339 **Chairwoman Wingfield**
340 I guess in Ag, the height of the accessory building is no taller than the main building. I would
341 like the other Commissioners' opinion. If you have a small double-wide and it's 14 feet high,
342 then putting in there no accessory building above the main building limits that person to 14
343 feet.

344
345 **Ms. Chontese Ridley**
346 And where that is in your packet is page 14, and it is line 468.
347 It reads "no accessory building or structure that is within 10 feet of any lot line should be
348 more than 18 feet high. All accessory buildings and structures shall be less than the main
349 structure in height".

350
351 **Chairwoman Wingfield**
352 Right. Any person in Ag, who has a double-wide cannot put a larger RV shed or horse barn
353 on their property.

354
355 **Ms. Chontese Ridley**
356 Without getting a variance.

357
358 **Chairwoman Wingfield**
359 Without going to the BZA to get a variance. It's a double standard in Ag that you can have
360 18-foot or you're limited to the height of your house.

361
362 **Ms. Chontese Ridley**
363 For example, if the home is 14 feet tall and the pole barn is 18 feet, they would have to go to
364 the BZA and request a variance for the four feet of difference.

365
366 **Chairwoman Wingfield**
367 But if the person had a 35-foot house and wanted to get an 18-foot barn, it would be okay. I
368 feel like in Ag, you're going to have a horse barn, maybe, or you would move to a bigger lot.

369
370 **Ms. Chontese Ridley**
371 A suggestion that would reduce the number of variances to strike that in Ag only. To strike
372 where it says "all accessory buildings and structures shall be less than the main structure in
373 height in the Ag district".

374
375 **Chairwoman Wingfield**
376 If you guys agree and would like to talk about that.

377
378 **Commissioner Gayle**
379 Often, people purchase land here. will cite examples. They put a mobile home there, but
380 usually they put the barn in first, then they put the mobile home there. That's a good point.

381
382 **Chairwoman Wingfield**
383 I do understand in residential when they have small lots that you would want that evenness.

384
385 **Ms. Chontese Ridley**
386 And just to be sure, you want to keep that language in the residential district.

387

388 **Commissioner Tyler**
389 Yes.
390
391 **Commissioner Rogers**
392 Has there been significant concern regarding those types by your office?
393
394 **Ms. Chontese Ridley**
395 Yes.
396
397 **Commissioner Conner**
398 That's in Ag.
399
400 **Ms. Chontese Ridley**
401 Yes. Most homes in the County, most of the land in the County is zoned Ag. We don't have
402 as many residential lots as we do Ag lots.
403
404 **Commissioner Rogers**
405 So alright.
406
407 **Commissioner Conner**
408 But in residential, if you have a double-wide, then you would have to get a variance if you
409 wanted to go higher than the double-wide.
410
411 **Ms. Chontese Ridley**
412 Just make sure, when the motion is made, that whoever makes the motion states to strike that
413 line.
414
415 **Commissioner Taylor**
416 And I guess what we have to consider, I believe, there's an effort to look at zoning in the
417 future. So, how would this be impacted if we look at revising some of the Ag to residential at
418 some point in time? We need to think about that too.
419
420 **Commissioner Conner**
421 Yeah, that's a good point, because if you bought it in Ag and then they rezoned it.
422
423 **Chairwoman Wingfield**
424 I think most Ag that goes residential is for subdivisions.
425
426 **Ms. Chontese Ridley**
427 And they have to go through the rezoning process.
428
429 **Commissioner Tyler**
430 I just lost my page. What line was that?
431
432 **Ms. Chontese Ridley**
433 It's 469 page 14 of the Building Height Of.
434
435 **Commissioner Gayle**
436 Line 486.

437 **Commissioner Tyler**
438 We want to strike that all accessory buildings and structures shall be less than the main
439 structure and height in agricultural districts.
440
441 **Ms. Chontese Ridley**
442 Yes, correct.
443
444 **Chairwoman Wingfield**
445 I would like to at least talk about it. I mean, we can take a vote on it, or, you know, the
446 majority doesn't want to strike it. That's fine. We can move on.
447
448 **Commissioner Gayle**
449 Do you want a motion?
450
451 **Commissioner Tyler**
452 We want to say accessory buildings in the Ag district.
453
454 **Commissioner Gayle**
455 Cannot exceed 18 feet.
456
457 **Commissioner Tyler**
458 I haven't formulated the verbiage in my head. We're doing one thing for residential and one
459 for agriculture.
460
461 **Chairwoman Wingfield**
462 Right. 18 feet would be the max height in Ag District.
463
464 **Commissioner Tyler**
465 18 feet would be the max height in Ag, regardless of the height of the building of the main
466 structure. How do you want to word that?
467
468 **Chairwoman Wingfield**
469 I assume you would just strike all accessory buildings and structures shall be less than the
470 main structure in height. You'd strike that sentence.
471
472 **Commissioner Rogers**
473 But there has to be some clarity.
474
475 **Ms. Chontese Ridley**
476 All right, so we have in the motion. Yes, that would be part of the motion. We have two
477 changes. We are striking all accessory buildings and structures shall be less than the main
478 structure in height for the Ag district, and the change under the exceptions for height. Now
479 I'll bring that one back up. For grain elevators, change that to 125.
480
481 **Chairwoman Wingfield**
482 All right.
483
484
485

486 **Commissioner Sparkman**
487 For information here, don't we have to vote on the height requirements first, then the
488 individual houses from the previous slide presentation that you had?
489

490 **Commissioner Tyler**
491 No, we're doing it all in one motion for heights, and then we're doing one motion for the
492 signs to send it to the board.
493

494 **Chairwoman Wingfield**
495 I opened the public hearing for signage.
496

497 **Ms. Chontese Ridley**
498 They're both being presented together, but the motions have to be separate.
499

500 **Chairwoman Wingfield**
501 So now I need to open the floor up for public comment for the sign. We didn't go over the
502 sign yet.
503

504 **Ms. Chontese Ridley**
505 No.
506

507 **Chairwoman Wingfield**
508 I did that one backwards.
509

510 **Ms. Chontese Ridley**
511 It's fine.
512

513 **Chairwoman Wingfield**
514 I'm sorry.
515

516 **Ms. Chontese Ridley**
517 So, whenever you're ready.
518

519 **Chairwoman Wingfield**
520 Is anybody signed up for public comment?
521

522 **Ms. Chontese Ridley**
523 No.
524

525 **Chairwoman Wingfield**
526 We're close the public hearing on Chapter 106, Zoning, Definitions and Height, Clarity,
527 Methods, are there any other discussion?
528

529 **Commissioner Tyler**
530 We did that backwards.
531

532 **Chairwoman Wingfield**
533 Yes, I did a lot backwards.
534

535 **Commissioner Tyler**
536 So now we're going to get to the same place.
537
538 **Ms. Chontese Ridley**
539 So now, if there's no more discussion.
540
541 **Commissioner Gayle**
542 I make a motion that we change the height for grain elevators to 125 and delete, is that line
543 486?
544
545 **Ms. Chontese Ridley**
546 That sentence starts in 469.
547
548 **Commissioner Gayle**
549 469, all accessory buildings and structures shall be less than the main structure in height for
550 Ag.
551
552 **Chairwoman Wingfield**
553 Do we have a motion? Do we have a second? All in favor. I'm sorry.
554
555 **Mr. Lee Pambid**
556 Just for the purposes of the record, if you could state exactly what you said, but that you
557 recommend approval of this with those two changes to the Board of Supervisors is the proper
558 format.
559
560 **Commissioner Gayle**
561 I recommend in my motion that the Board of Supervisors consider the change from the
562 height of 100 feet to 125 feet for grain elevators. And that page 14, line 469, "that all
563 accessory buildings and structures shall be less than the main structure in height", be deleted.
564
565 **Chairwoman Wingfield**
566 I have a motion and a second.
567
568 **Commissioner Tyler**
569 Second.
570
571 **Chairwoman Wingfield**
572 All in favor, say Aye, Aye. All opposed. Okay, move on to opening up the public comment. I
573 mean a public hearing for signs, Chapter 106 Zoning, add Definitions and Method of
574 Calculating Sign Area, and amend certain sign provisions to the industrial district.
575
576 **Ms. Chontese Ridley**
577 Okay, again, Chontese Ridley, County Planner. We previously discussed this, but since some
578 time has passed, I will restate that this resolution originated from the Board of Supervisors at
579 their January meeting. We need to add a definition for the next Method of Calculating Sign
580 Area. Currently, the ordinance does not adequately address larger buildings or parcels with
581 multiple structures in the industrial district. The signage is not proportional to the size of the
582 buildings. With the sign limitation in place, staff believes that some amendments and
583 adjustments are necessary, and these should be based on building size, lot size, and the

584 number of structures on the site. Currently, the ordinance limits us to a maximum of four
585 signs, which cannot exceed 160 square feet total, that is all four signs together. Most of these
586 larger industrial buildings would not be fully covered by a 160-square-foot sign, so the
587 current rules do not accommodate such buildings or properties with multiple structures. The
588 current calculation method is based on L x W, which includes dead and voided areas. We
589 want to exclude those areas from the calculation so they are not factored into the maximum
590 sign area. As of right now, we have no flexibility for larger industrial buildings, which
591 prevents staff from accommodating applicants properly, often leading to denial or requiring
592 sign adjustments that are not proportionate to the buildings. The proposed calculation method
593 for sign area would be 10% of the wall elevation where the sign is placed. We propose to use
594 basic geometric shapes, such as squares, rectangles, circles, and triangles—no more than four
595 shapes—and apply the basic formulas. These shapes must fully enclose the outer limits of the
596 signs, including text, logos, and graphics. Additionally, we want to add a maximum of four
597 signs per building to better serve parcels with multiple structures. Signage must not extend
598 above the roofline, excluding supporting structures and bracing. The shapes include
599 rectilinear, squares, circles, and triangles. Are there any questions about the use of these
600 geometric shapes?

601
602 **Commissioner Gayle**

603 Is a mural considered a sign?

604
605 **Ms. Chontese Ridley**

606 I would say that was a decorative wall.

607
608 **Mr. Lee Pambid**

609 That is a really good question, and one that many localities struggle with. It really depends on
610 the content. If it contains advertising content, then it may very well be interpreted or viewed
611 as a sign. When you're talking about murals, again, that content could be artistic in nature,
612 which we don't have control over. Some localities may say yes, but we haven't been
613 presented with that scenario yet. But if it does contain commercial or advertising content,
614 then we would most likely interpret that or view that as a sign subject to the ordinance. There
615 are first amendment implications there, when you ask questions about murals, because again,
616 until we see the mural, we can't decide on whether or not that would be a sign. But those are
617 just those are just a couple of the implications, or a couple of the circumstances that we
618 would consider when looking at a mural. Most of your murals are going to be in downtown
619 settings. I don't know of too many places that have murals in a rural county setting, but
620 you've got some in Onancock. I believe you have some in Chincoteague as well. I suspect
621 that Cape Charles might have a couple. But some of the larger some of the larger towns here
622 on the shore would have buildings that feature murals, but again, until we see the mural
623 itself, we would make a determination at that time.

624
625 **Commissioner Gayle**

626 For example, at the Playhouse in Onancock, they have a mural and it depicts scenes from
627 celebrities and also scenes from the Playhouse.

628
629 **Mr. Lee Pambid**

630 Right. And that would be the town managers or the Onancock Zoning Administrator's call.

631
632

633 **Chairwoman Wingfield**
634 Do we have a definition for mural?

635
636 **Mr. Lee Pambid**
637 We don't have one prepared for this exercise or this public hearing, but if this is something
638 you want, we'll come back and revisit that.

639
640 **Chairwoman Wingfield**
641 Let's put that on our list for later.

642
643 **Ms. Chontese Ridley**
644 These images, I know you've seen a ton of times, so we'll go through them one more time.
645 This is to show what's currently being done and our proposed way of calculating the sign
646 area. Currently, someone would come in with their drawings for a sign, rectangle it would go
647 around it. As you can see, there's a lot of empty, voided, dead space being calculated, added
648 into that sign area, which decreases the square footage. We are proposing to use no more than
649 four geometric shapes, tightly bound, all touching, to calculate the sign area. This is the two
650 combined. As you can see, this yellow area shaded in is the space the applicant would be
651 saving. The benefits, scalable and proportionate, proportional signage, consistency, reduce
652 exceptions, fair applications, and ending the one-size-fits-all very standard, community
653 standard.

654
655 **Commissioner Sparkman**
656 Is there a standard or County standard throughout Virginia for signage? Do they have
657 standardized language?

658
659 **Ms. Chontese Ridley**
660 A lot of other counties and localities do. That's how we were able to come up with geometric
661 shapes. There are several other localities doing this as well. This image is just giving a visual
662 of a larger industrial building. This one here is being subjected to the same signage
663 requirements as a smaller building. And as you can see, a smaller sign on a larger building is
664 not adequate and not proportionate. Here, you have an industrial building with a wall with a
665 sign that is more proportionate to the building's size. This visual is to show how the sign
666 could look, other than the ordinance consideration, Section 1061-135 Sign Regulations. As of
667 right now, this part of the ordinance is blank. Besides, saying refer to another chapter. We
668 need to specify and get the information written out so it's not confusing. And we can better
669 accommodate the applicants where we cannot now. Our goals are a consistent mathematical
670 basis for calculating the sign area, proportionate signage for the buildings, minimizing the
671 need for variances, providing some flexibility, while still maintaining the district's intended
672 character. This is the end of my report on the signs. Is there anything on this part of the
673 presentation that you would like me to go back to or re-explain? Are there any comments,
674 changes, or suggestions?

675
676 **Chairwoman Wingfield**
677 Any questions? Did anybody sign up for the public hearing? I'll close the public hearing.
678 And does anybody have a motion to accept?

679
680
681

682 **Commissioner Tyler**
683 I make a motion that we recommend to the Board of Supervisors, the changes implemented
684 by staff for signage be easier for citizens to implement.
685

686 **Chairwoman Wingfield**
687 Have a motion second. Can I have a second?
688

689 **Commissioner Sparkman**
690 Second.
691

692 **Chairwoman Wingfield**
693 All in favor. Say, Aye. Aye. All opposed.
694

695 **Ms. Chontese Ridley**
696 Thank you.
697

698 **Chairwoman Wingfield**
699 Thank you. We'll move on to the staff report.
700

701 **8. OTHER MATTERS**
702 No other matters.
703

704 **9. STAFF REPORTS**

705 **Subdivision Agent**
706 **Mr. Lee Pambid**

707 Thank you, Madam Chair, members of the Commission. Lee Pambid, Deputy County
708 Administrator for Community and Economic Development, and this is the staff report. Staff
709 report is typically three sections for the Subdivision Agent, Zoning Administrator, and Deputy
710 County Administrator. As far as subdivisions are concerned, no change from last month in
711 terms of the applications. We have no major subdivisions needing your review. In terms of
712 Coastal Square and Residences, they continue to go through the construction plan review
713 process, and there's going to be a second round of comments. We do have several agencies
714 with comments there, but in terms of any new applications, there are none.
715

716 **Zoning Administrator**

717 From a zoning standpoint, one key piece of information, the BZA Chairwoman, Mrs. Betty
718 Kerns, has tendered her resignation from the Board of Zoning Appeals, and it has been sent to
719 the Accomack County Circuit Court. Judge Lewis has that in his hands now, and her last
720 meeting will be on August 6th. Last week, the Board of Zoning Appeals met and held four
721 public hearings at their regularly scheduled meeting. They approved all of their cases. There
722 were three special use permits and one variance case. A special use permit for an accessory
723 structure without a primary structure, essentially a shed alone on a piece of property. There
724 was also a special use permit for a double-wide manufactured home in the B district was
725 approved. There was also a travel trailer for habitation, a special use permit was approved with
726 conditions, these were all approved with conditions. The variance was related to that special
727 use permit for that travel trailer, that was an unusual case where we specified 36 feet in the
728 definition of an RV, and this gentleman wanted to have a 39-foot RV or travel trailer. So
729 technically, we had to issue a variance. Again, four cases, they were all granted with conditions.
730 If we could scroll down just a little bit more for this coming July 9th meeting, which, by the

731 way, the Board of Zoning Appeals regularly scheduled meeting would have been the week of
732 July 4th, but they voted to wait until July 9th. Because the July 4 week, people are on vacation
733 and things of that sort. The staff will be busy on July 9th with the BZA meeting in the morning
734 and a Planning Commission meeting in the evening. They are scheduled to hold seven public
735 hearings, five special use permits and two variances. The two variances are part of one of those
736 special use permits, but you see the descriptions here, so those are pending newspaper
737 advertisement and adjacent property owner notification.

738

739 **Deputy County Administrator**

740 As far as a Deputy County Administrator Report, from a staffing standpoint, we still have the
741 five FTE or full-time employee vacancies. One of those positions, the Environmental Planner,
742 is currently posted on the County website. It's my understanding from our HR Department that
743 we've got a couple of applications, and we've got two other positions that we hope will be
744 posted shortly. So those are both Code Enforcement Officers Building or in everyday terms,
745 those are Building Inspectors. Right now, we have two Building Inspectors on staff, and we
746 can use every Building Inspector we can get, because with only two, if one goes on vacation,
747 as is the case this week, then we've got one building inspector for the entire week that's
748 covering the whole County. Now, when we start to get going from a development perspective,
749 especially with the mixed-use development over in Onley, then building inspections will be
750 very busy at that point. I don't want to put a date on when they will start construction, but I do
751 anticipate them being able to start, we'll say in the third quarter of this year. So right now, we're
752 in the second quarter, but I feel like they're very close to an approval when they can start land
753 disturbance. So, land disturbance will certainly take a while, and when they start their vertical
754 construction, meaning they're going to start on their townhouses and duplexes and the
755 apartment buildings, they would probably be ready early part of next year. As far as staff news,
756 I'd like to congratulate our Administrative Assistant, Pamela Dix, has successfully completed
757 the Certified Planning Commissioner course, she has already completed the Certified Board of
758 Zoning Appeals course, and she supports both of those boards, so she has done the training for
759 both and just wanted to say well done, Pamela. This concludes my staff report, and I can field
760 any questions you have at this time regarding those matters.

761

762 **Commissioner Gayle**

763 I noticed on Fairgrounds Road that nothing as far as farming, nothing has been done to that
764 area. No, herbicide has not been sprayed. You know, in other words, if they're going to break
765 ground during the crop season, nothing's been done.

766

767 **Mr. Lee Pambid**

768 You would have a better idea as to how recently that had been cultivated. I don't believe that
769 they've got anything cultivated there now.

770

771 **Commissioner Gayle**

772 My point is that it indicates that they plan on doing something soon.

773

774 **Mr. Lee Pambid**

775 Yes, so like I said, as part of where they are in the review process is we have received their
776 construction plans, and there are several agencies that have to review those. And we've had
777 comments from the different agencies. VDOT, our engineer, Kimley Horn, as a matter of fact,
778 we just had a meeting, a virtual call between the developer and Kimley Horn, which is
779 representing the County in engineering matters or review matters. The Health Department is

780 not going to have much because, of course, they will be connected to public water and sewer.
781 HRSD is the sewer provider, and they have the plans, as well as the town of Onancock being
782 the water provider. All of those different agencies, not just the County staff, we all have
783 comments, and there is going to be another round of review there. So, in the meantime, you
784 know, a review cycle can take anywhere from we'll say three weeks to two months, depending
785 on the kind of comments received. I feel that the comments will be addressed. Of course, we
786 won't approve plans until they do. And of course, those plans have to match the conditions of
787 the conditional use permit, the proffers of the rezoning case, as well as the waivers from the
788 various certain requirements as part of their conditional use permit. All of that has got to go
789 into the hopper before we approve the plans. Again, I would anticipate that to happen around
790 the third quarter. They're going to be motivated once they get approval, they're going to have
791 a sense before we approve, and they're going to start planning to mobilize their equipment.
792 And that's going to be a pretty big construction site at that point. But again, I'm thinking the
793 third quarter right now.

794

Commissioner Sparkman

795 Have you heard anything about Captain's Cove?

796

797

Mr. Lee Pambid

798 What specifically about Captain's Cove?

799

800

Commissioner Sparkman

801 The expansion that we got into a year or two back?

802

803

Commissioner Tyler

804 The apartments by the dog park.

805

806

Mr. Lee Pambid

807 I see, okay. So last year, there was an extension, a two-year extension of their conditional use
808 permit. Now, as we all know, once the property is rezoned and the proffers all run with the
809 land, but conditional use permits have a finite amount of time to start. So, they did not start
810 within the two years. And of course, last year they said, we're coming up against this deadline,
811 we would like to extend. The Board of Supervisors extended that, and we have not heard
812 anything. They have not submitted anything to us from an official standpoint. We did receive
813 word yesterday that the Scout Energy project, that was heard I think was 2021, or so, that
814 project has actually changed hands. We expect, without naming names, that they have bought
815 the project with the intent of starting. The only thing that has happened so far with regard to
816 that is the rezoning. I believe there was also a conditional use permit associated with that.

817

818

Commissioner Sparkman

819 Yeah, about noise levels too. Quite a discussion about noise levels and all those things.

820

821

Mr. Lee Pambid

822 Right, much like the Coastal Square and Residences process that I just outlined. They've got
823 their rezoning, what I call their land use entitlements, rezoning, conditional use permit that's
824 all they have. They now have to come back to us with construction plans that meet all of those
825 different proffers and conditions. If they got waivers, it's not they bought the project and then
826 they're going to start tomorrow. They still have many steps to go before they can turn over dirt.
827 But that is the latest on the on the scout energy project.

828

829 **Commissioner Sparkman**
830 I had heard they ran into a snag with ANEC pricing. And there was another area in the County
831 they were looking to put a battery plant.
832

833 **Mr. Lee Pambid**
834 We had a public hearing scheduled last year, and if you recall the Planning Commission was
835 about to have a public hearing on rezoning, but on the Friday before the case, they rescinded
836 their application, or they withdrew their application and that evening the room was full. There
837 were a lot of folks who were in opposition to that, so they withdrew their application, and they
838 continue to work on that. But as of right now, the site in Withams, which was the one that had
839 been applied for no, I'm not going to say that it's in play. What I will say is that they withdrew
840 their application to work on that a little bit more, to do a little bit more public outreach.
841

842 **Commissioner Sparkman**
843 They have been sold.
844

845 **Mr. Lee Pambid**
846 The last time that I checked, which was several months ago, the property was purchased by the
847 applicant that was planning to come before us, then withdrew the application. I have not
848 checked the ownership of that property recently, but when this was first applied for the
849 applicant owned the property at that time.
850

851 **Commissioner Rogers**
852 I'm sorry. I have one other question. Back to the Fairground Roads project, has your office
853 received very many or no questions regarding that project?
854

855 **Mr. Lee Pambid**
856 We had a lot of comments at the public hearings back in the March, April, and May time frame
857 of last year when the Planning Commission and Board of Supervisors were considering this
858 matter. But since then, after the approval of the conditional use permit and the granting of the
859 rezoning, we have not received any comments.
860

861 **Commissioner Tyler**
862 Would you like a motion to adjourn? Mr. Pambid, are you finished?
863

864 **Mr. Lee Pambid**
865 Well, I'm just responding to your question. The more questions you ask, the longer we're here.
866

867 **Chairwoman Wingfield**
868 The Scout project, wouldn't their conditional use permit be expired?
869

870 **Mr. Lee Pambid**
871 Quite possibly, I would need to look into that.
872

873 **Chairwoman Wingfield**
874 That's all my questions. Anybody else? Mr. Pambid, are you finished?
875

876
877

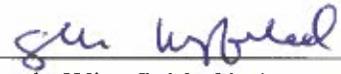
878 **Mr. Lee Pambid**
879 The only thing I've got is item number 10, with regards to the next meeting. Again, it says July
880 11, did we confirm that was June 9? July 9th, excuse me now. So next meeting is July 9th,
881 2025, and per Ms. Ridley's briefing, you will have a public hearing that night. If there isn't
882 anything else, I'll turn that back over
883

884 **10. NEXT MEETING**

885 Our next meeting is on August 13, 2025.
886

887 **11. ADJOURNMENT**

888 *On a motion made by Commissioner Tyler and seconded by Commissioner Sparkman, the*
889 *Planning Commission voted unanimously to adjourn the meeting at 7:57 p.m.*
890

891 
892 _____ 8/13/25
893 Angela Wingfield, Chairwoman Date
894

895
896 _____
897 Pamela Dix Date
898 Administrative Assistant II, Community & Economic Development

