

# ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 12, 2014

At a meeting of the Accomack County Planning Commission held on the 12<sup>th</sup> day of February 2014, in the Accomack County Airport Conference Room, in Melfa, Virginia.

## 1. CALL TO ORDER

### A. MEMBERS PRESENT AND ABSENT

#### **Planning Commission Members Present:**

Mr. David Lumgair, Chairman  
Mr. Spiro Papadopoulos, Vice-Chairman  
Mr. Leander Roberts  
Mr. Alan Silverman  
Mr. Pete Onley  
Mrs. Angie Wingfield

#### **Planning Commission Members Absent:**

Mr. Bob Hickman  
Mr. Tony Picardi

#### **Others Present:**

Mr. Rich Morrison, Director of Planning and Community Development  
Ms. Kristen Tremblay, Assistant Planner

### B. DETERMINATION OF A QUORUM

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

## 2. ADOPTION OF AGENDA

**On a motion made by Mr. Onley and seconded by Mr. Papadopoulos, the Planning Commission voted to adopt the agenda.**

## 3. PUBLIC COMMENT PERIOD (Not a public hearing)

Chairman Lumgair opened the floor for the public comment period.

No one signed up or requested to speak.

## 4. MINUTES

### A. January 8, 2014

Mr. Silverman stated that the “next meeting” date shown on page 5 of the January 8, 2014 minutes was incorrect.

**On a motion made by Mr. Roberts and seconded by Mr. Silverman, the Planning Commission voted to approve the minutes of January 8, 2014 with the above noted mistake corrected.**

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### 5. OLD BUSINESS

#### A. **Town Center at Wallops Island Spaceport Planned Unit Development Ordinance**

Mr. Morrison announced that the Town Center at Wallops Island Spaceport Planned Unit Development application, including the Ordinance, has been withdrawn.

### 6. NEW BUSINESS

#### A. **Town Center Utility Facility Conditional Use Permit**

Chairman Lumgair requested that the Planning Commission schedule a public hearing on this matter for March 12, 2014.

**On a motion made by Mr. Silverman and seconded by Mr. Papadopoulos, the Planning Commission voted to schedule a public hearing on the Town Center Utility Facility Conditional Use Permit for March 12, 2014.**

Mr. Morrison presented a brief PowerPoint presentation regarding the Town Center Utility Facility Conditional Use Permit application.

Mr. Morrison stated that this Conditional Use Permit request is for the development of a central water and sewer facility to serve a by-right commercial development at the intersection of Thompson Road and Route 175/Chincoteague Road and potentially other future developments on the property.

### 7. JANUARY 28, 2014 [CANCELLED] WORK SESSION AGENDA ITEMS

#### A. **Discussion of Memorandum and Calendar**

Ms. Tremblay, Assistant Planner, discussed what the Planning Commission has on its plate for 2014, which has been listed out below.

- Town Center Utility Facility Conditional Use Permit [Present]
- Accomack Village Conditional Use Permit [July – September 2014]
- Groundwater [March – April 2014]
- Planned Unit Development Ordinance [February – March 2014]
- Joint Land Use Study (JLUS)/Comprehensive Plan [July – September 2014]
- Capital Improvement Plan (CIP) [November 2014 – January 2015]

Mr. Papadopoulos asked about the Agricultural and Forestal District renewal and Mr. Onley, the Vice-Chairman of the Agricultural and Forestal District Committee explained the process to the Planning Commission.

#### B. **Comprehensive Plan Item List**

Discussion on the Comprehensive Plan Item List that was created in October 2012 ensued.

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The Planning Commission discussed receiving input from the School Board, Eastern Shore Community College (ESCC), and the Virginia Institute of Marine Science (VIMS) for the next Comprehensive Plan update.

The Planning Commission also discussed energy which includes natural gas and solar farms (and solar farm grid limits).

Mr. Silverman asked about un-incorporating towns and Mr. Morrison replied that if the towns want to have the discussion with the County, it is suitable.

### **C. Discussion of Issue Paper**

Mr. Morrison introduced the Issue Paper regarding the Planned Unit Development (PUD) Ordinance prepared by Kristen Tremblay, the Assistant Planner.

**On a motion made by Mr. Roberts and seconded by Mr. Silverman, the Planning Commission voted to move forward with both of the staff recommendations, which are as follows:**

- 1. Create a new mixed-use district and set threshold guidelines for size and grant density bonuses for items given by the developer that are consistent with the aims of the County and Comprehensive Plan.**
- 2. Revise the Village Residential Development District to allow for development consistent with the Village Development District in the Land Use Plan.**

Chairman Lumgair noted that at this point, the current Planned Unit Development Ordinance will remain intact.

## **8. OTHER MATTERS**

### **A. Accomack Village Conditional Use Permit Update**

Mr. Morrison informed the Planning Commission that at its February 19, 2014 meeting, the Board of Supervisors will be requested to support a Community Development Block Grant (CDBG) which the Accomack-Northampton Planning District Commission (ANPDC) is willing to prepare and administer on behalf of Accomack County, if it is awarded. The grant will support the proposed Accomack Village affordable-housing development project.

It is expected that the applicant will resubmit the Conditional Use Permit application in the June – September 2014 timeframe.

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**B. Joint Land Use Study (JLUS)**

Mr. Morrison informed the Planning Commission that staff received a key deliverable of the JLUS, which is currently under internal review.

**9. NEXT MEETING**

There is a Planning Commission work session scheduled for Tuesday, February 25, 2014 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac.

The next regular Planning Commission meeting is scheduled for Wednesday, March 12, 2014 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

**10. ADJOURNMENT**

**On a motion made by Mr. Papadopoulos and seconded by Mr. Silverman, the Planning Commission voted to adjourn the meeting.**

The meeting was adjourned at 8:20 p.m.

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David Lumgair, Jr., Chairman

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Hollis Parks, Administrative Assistant