

## ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF MAY 27, 2014

At a meeting of the Accomack County Planning Commission held on the 27<sup>th</sup> day of May 2014, in the Accomack County Administration Building School Board Conference Room, Room #201, in Accomac, Virginia.

### 1. CALL TO ORDER

#### A. MEMBERS PRESENT AND ABSENT

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

Mr. David Lumgair, Chairman  
Mr. Spiro Papadopoulos, Vice-Chairman  
Mr. Steve Corazza  
Mr. Pete Onley  
Mr. Tony Picardi  
Mrs. Angie Wingfield

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

Mr. Alan Silverman  
Mr. Leander Roberts  
Mr. Bob Hickman

##### **Others Present:**

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

#### 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. Corazza, the Planning Commission voted to adopt the agenda.**

### 3. VILLAGE RESIDENTIAL ZONING DISTRICT

Mr. Morrison presented a brief PowerPoint presentation reminding the Planning Commission that the mixed use development section that Staff and the Planning Commission has been working on is not a standalone ordinance and that it is intended to be part of the existing Village Residential Zoning District, which was adopted in 2009. He also discussed the addition of an environmental objective, as requested at the May 14, 2014 adjourned work session.

The Planning Commission discussed the Mixed Use Development Conditional Use Permit Regulations and Requirements draft text and suggested making the following changes:

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1. Page 1, Objectives: Return the “building appearance” objective to the list. Staff offered to prepare language to present to the Planning Commission at its regular meeting scheduled for June 11, 2014.
2. Page 2, Section B, Item 1B: Emphasize that this item refers to *proposed* facilities.
3. Page 3, Section B, Item 1E, IV: Change “professional engineer” to “civil engineer.”
4. Page 4, Section B, Item 1E, VI: Change “stamped” to “sealed.”

**On a motion made by Mr. Picardi and seconded by Mr. Papadopoulos, the Planning Commission voted to approve the Mixed Use Development Conditional Use Permit Regulations and Requirements text with the above mentioned changes made.**

The Planning Commission discussed the proposed revisions to the existing Village Residential Zoning District text and suggested making the following changes:

1. Page 5, Section 106-532, Uses permitted by right, Item 10: Change from “churches” to “houses of worship.”
2. Page 5, Section 106-532, Uses permitted by right, Item 22: Move “small wind energy systems, as defined, on lots five acres or greater in size” to Section 106-533, Uses permitted by special exceptions – Special use permits.
3. Page 5: Section 106-532, Uses permitted by right: Add “senior living facilities” as a by-right use up to a certain size, after which is exceeded, should fall under Section 106-534, Uses permitted by conditional use permits. Staff offered to prepare language regarding size to present to the Planning Commission at its regular meeting scheduled for June 11, 2014.
4. Page 6, Section 106-534, Uses permitted by conditional use permits: After the size threshold, which was mentioned in number 3 above, has been exceeded, “senior living facilities” should be added to Section 106-534, Uses permitted by conditional use permits.
5. Page 6, Section 106-534, Uses permitted by conditional use permits: Add “hotels.”
6. Page 6, Section 106-534, Uses permitted by conditional use permits: There is an inconsistency in the threshold language, i.e. items 3 and 5.

Mr. Morrison proposed changing the name of this district from Village Residential Zoning District to Village Development Zoning District.

**On a motion made by Mr. Picardi and seconded by Mr. Corazza, the Planning Commission voted to change the name of the district from Village Residential District to Village Development District to conform to the Future Land Use Plan of the Comprehensive Plan.**

The Planning Commission discussed the next steps, which included conducting a final

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review of the draft document at its June 11, 2014 meeting and hopefully scheduling it for a July 9, 2014 public hearing.

### 4. **OTHER MATTERS**

#### **A. Possible Solar Farm**

Mr. Morrison briefly updated the Planning Commission on the possible solar farm at the northern portion of the County. At the last meeting, the Planning Commission questioned if this applicant was the same applicant of the solar farm which was approved in 2011 near Melfa. Mr. Morrison informed the Planning Commission that this applicant is not the same applicant and has not previously had an application go before the Planning Commission.

### 5. **NEXT MEETING**

The next regular Planning Commission meeting is scheduled for Wednesday, June 11, 2014 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

### 6. **ADJOURNMENT**

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

Chairman Lumgair adjourned the meeting at 8:15 p.m.

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David Lumgair, Jr., Chairman

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Hollis Parks, Administrative Assistant