

## ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF JULY 9, 2014

At a meeting of the Accomack County Planning Commission held on the 9<sup>th</sup> day of July 2014, in the Accomack County Administration Building Board Chambers, Room #104, 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. Leander Roberts  
Mr. Bob Hickman  
Mr. Alan Silverman  
Mr. Steve Corazza  
Mr. Pete Onley  
Mr. Tony Picardi  
Mrs. Angie Wingfield

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

None

##### **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. Silverman and seconded by Mr. Picardi, 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. June 11, 2014

**On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to approve the meeting minutes of June 11, 2014.**

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### 5. OTHER MATTERS

#### A. **Joint Land Use Study (JLUS) Update**

Mr. Morrison informed the Planning Commission that there was nothing new to report on the JLUS at this time.

### 6. OLD BUSINESS

#### A. **Village Development Zoning District Presentation and Discussion**

In order to pass the time until the public hearing scheduled for 7:30 p.m., Mr. Morrison offered to present the Village Development Zoning District presentation to the Planning Commission.

Mr. Morrison pointed out that Staff had made a few changes on page 3 of 13 of the draft Village Development Zoning District since the last meeting. Those changes are as follows:

1. Section 106-534, Uses permitted by conditional use permits: A number (13) was added for apartments with more than 25 units.
2. Section 106-535, Area and density regulations, Item B3: Square footage changes were made.

The Planning Commission discussed the changes recommended by Staff and also discussed the entire document and suggested making the following changes:

1. Section 106-534, Uses permitted by conditional use permits, Proposed Item 13: Strike “if appropriate” from the proposed text.
2. Section 106-546, Road requirements, Item A, Last Sentence: Add “if applicable” to the end of the sentence so that it reads, “...the adjacent existing traditional pattern of development, if applicable.”
3. Section 106-546, Road requirements: It was suggested that this road requirements section should be in uniform with the road requirements outlined in Section 106-548, Item B1E on page 12 of 13 of the draft document.

**On a motion made by Chairman Lumgair and seconded by Mr. Corazza, the Planning Commission voted to have Section 106-546, Road requirements be in uniform with the road requirements outlined in Section 106-548 Mixed Use Development Conditional Use Permit Regulations and Requirements, Item B1E.**

### 7. NEW BUSINESS

#### A. **Planned Unit Development Discussion**

The Planning Commission briefly discussed a few options regarding the Planned Unit Development District (PUD), such as keeping it dormant or taking it off of the books

and re-adopting it if needed.

*The discussion will continue following the public hearing.*

**8. 7:30 P.M. PUBLIC HEARING**

**A. Village Development Zoning District**

Chairman Lumgair opened the public hearing to afford interested persons the opportunity to be heard or to present written comments concerning the Village Development Zoning District. No one signed up or requested to speak. Chairman Lumgair then closed the public hearing.

**On a motion made by Mr. Silverman and seconded by Mr. Picardi, the Planning Commission voted to recommend approval of the text amendments to Section 106-531 through 106-548 of Chapter 106 – Zoning, Village Residential Zoning District, to the Board of Supervisors, as amended prior to the public hearing. The following reasons are offered to support its recommendation:**

- 1. The Planning Commission recommends the text amendments to the Board of Supervisors in order to align the current Village Residential District more closely with the Future Land Use Chapter of the Comprehensive Plan. The text amendments increase the breadth of uses allowed in the district.**
- 2. A ‘Mixed-Use Development’ Conditional Use has been placed within the proposed Village Development District which would allow for small to medium-sized mixed use projects.**
- 3. The Planning Commission has spent considerable time and effort on this zoning amendment and believes that the adoption of the same will be beneficial to those areas of the County currently designated Village Development Areas by the Future Land Use Section of the Comprehensive Plan.**

**9. NEW BUSINESS (continued)**

**A. Planned Unit Development Discussion**

The Planning Commission continued discussion on the Planned Unit Development District (PUD).

Mr. Morrison presented a brief PowerPoint presentation regarding PUD pros and cons.

Mr. Silverman moved to delete the Planned Unit Development District from the Zoning Ordinance and Mr. Hickman seconded the motion. After some discussion by the Planning Commission, Mr. Silverman withdrew his motion.

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**On a motion made by Mr. Silverman and seconded by Mr. Picardi, the Planning Commission voted to recommend that the Board of Supervisors consider eliminating the Planned Unit Development District from the Zoning Ordinance because based on current growth trends, the current Planned Unit Development District is unlikely to be utilized and that a suitable alternative has been developed in the proposed Village Development Zoning District.**

**10. NEXT MEETING**

Mr. Morrison informed the Planning Commission that he would not be able to attend the next regular Planning Commission meeting scheduled for Wednesday, August 13, 2014. The Planning Commission discussed rescheduling the meeting and decided to move the regular meeting to August 6, 2014 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

**11. ADJOURNMENT**

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

The meeting was adjourned at 7:50 p.m.

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David Lumgair, Jr., Chairman

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Hollis Parks, Administrative Assistant