

# ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 11, 2015

At a meeting of the Accomack County Planning Commission held on the 11<sup>th</sup> day of February 2015, 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. Lynn Gayle  
Mr. Steve Corazza  
Mr. Pete Onley  
Mr. Roy Custis  
Mrs. Angie Wingfield

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

Mr. Bob Hickman

#### **Others Present:**

Mr. Rich Morrison, Director of Planning and Community Development  
Ms. Kristen Tremblay, Assistant Planner  
Mr. Mike Mason, Director of Finance  
Mr. Tom Brockenbrough, GIS Coordinator and Acting Flood Program Manager  
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.

Chairman Lumgair announced that the Planning Commission had a new member. Mr. Morrison introduced the Planning Commission to Mr. Roy Custis and the Commission welcomed him.

## 2. ADOPTION OF AGENDA

**On a motion made by Mr. Roberts and seconded by Mr. Corazza, 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.

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### 4. MINUTES

#### A. January 14, 2015

Mr. Roberts moved, seconded by Mr. Onley, to approve the minutes of the January 14, 2015 regular meeting. The motion passed with Mr. Custis abstaining.

#### B. January 27, 2015

Mr. Roberts moved, seconded by Mr. Papadopoulos, to approve the minutes of the January 27, 2015 work session. The motion passed with Mr. Custis abstaining.

### 5. OLD BUSINESS

There was no old business to conduct.

### 6. NEW BUSINESS

#### A. Riverside Shore Memorial Hospital Conditional Use Permit Amendment

Ms. Tremblay presented a brief PowerPoint presentation on the Riverside Shore Memorial Hospital Conditional Use Permit Amendment.

**On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to schedule a public hearing on the Riverside Shore Memorial Hospital Conditional Use Permit Amendment for the March 11, 2015 meeting.**

Mr. Morrison announced that he would like to ask the Planning Commission and the Board of Supervisors if small (future) amendments can be handled at the staff level instead of having to go through two public hearings. He further explained that he is specifically referring to amendments that are small in nature and that do not affect adjacent properties, traffic, or are controversial.

The Planning Commission agreed to discuss this matter further at the work session.

### 7. OTHER MATTERS

#### A. February 24, 2015 Work Session

The Planning Commission agreed to have its work session scheduled for Tuesday, February 24, 2015 at 7:00 p.m. to begin work on trying to come up with revenue sources for renewable energy projects, as the Board of Supervisors requested the Planning Commission do at its January 21, 2015 meeting.

Additionally, staff suggested that the Planning Commission discuss and create a work project list for this year, as was done last year, to provide to the Board of Supervisors.

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

Mr. Morrison updated the Planning Commission on the Joint Land Use Study. He noted that there were two open houses held on January 27, 2015 and on February 2, 2015. The main concerns raised at the open houses were the touch-and-go operations and larger rocket launches.

Mr. Morrison indicated that there is a log of the persons who submitted comment cards at the open houses and stated that for those Planning Commission members on the Technical Advisory Committee, they would be receiving a copy of those comment cards. He additionally noted that if the Board of Supervisors referred the Joint Land Use Study to the Planning Commission, staff would get a copy of those comments to the entire Commission at that time.

### **C. Subdivision Agent Report**

Mr. Morrison noted that there was a Subdivision Agent Report from December 16, 2014 – January 15, 2015 attached in the packet for informational purposes.

### **D. FEMA Information**

Mr. Morrison stated that Mr. Tom Brockenbrough, GIS Coordinator/Acting Flood Program Manager, would be presenting a formal presentation during the ‘New FEMA Flood Insurance Rate Map (FIRM) and Flood Ordinance Adoption’ public hearing but gave a very brief overview regarding the new FEMA maps and the flood ordinance.

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

Chairman Lumgair read the public hearing guidelines.

### **A. Capital Improvements Plan (CIP)**

Planning Commission member Bob Hickman, who was absent from the meeting, submitted a letter of his comments and asked that it be read at the meeting since he was unable to attend. Chairman Lumgair read it prior to the public hearing.

Mr. Morrison presented a PowerPoint presentation and then introduced Mike Mason, the Director of Finance.

Mr. Mason informed the Planning Commission that two projects in the FY 2016-2020 Capital Improvements Plan (CIP) have been updated since it was originally presented to the Commission in December 2014. He informed the Planning Commission that the Public Library project (11-ESPL-001) cost has increased from 3.5 million to 5 million and that the Central Accomack Wastewater Treatment Facility project (08-PW-018) cost has increased from 3.2 million to 3.3 million. He announced that Mike Tolbert from the School Board and Stewart Hall from Public Works are available to answer questions.

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Chairman Lumgair opened the public hearing to afford interested persons the opportunity to be heard or to present written comments regarding the FY 2016-2020 Capital Improvements Plan.

The following persons signed up or requested to speak in opposition of the Central Accomack Wastewater Treatment Facility project (project 08-PW-018) within the Capital Improvements Plan and submitted written comments for the record:

- Nancy Stephan, Onancock
- Haydon Rochester, Onancock
- Gerald Stephan, Onancock
- Jay Davenport, Outside of Onancock
- Joe Valentine, Outside of Onancock
- Iris Crockett, Onancock
- Alan Silverman, Onancock
- Eric Dodge, Onancock
- Sue Mastyl, Harborton
- Duke Shannahan, Onancock

*\*A copy of the written comments submitted may be obtained from the Planning and Community Development Department.*

Chairman Lumgair closed the public hearing.

**Discussion whether or not to keep the Central Accomack Wastewater Treatment Facility project (08-PW-018) in the Capital Improvements Plan (CIP) ensued and Mr. Onley moved to keep the project in the CIP and Mr. Roberts seconded the motion.**

**The motion carried with a 5-3 vote:**

**Ayes: Onley, Roberts, Lumgair, Corazza, Wingfield**

**Nays: Papadopoulos, Gayle, Custis**

**Absent: Hickman**

The Planning Commission then began discussing the entire Capital Improvements Plan for fiscal years 2016 – 2020.

Mr. Papadopoulos questioned why the County has to wait for the Town of Chincoteague's approval to add the project discussed at the January 27, 2015 work session regarding the possible land disposal of treated wastewater. Mr. Morrison and some of the Planning Commission members responded that it would be appropriate to have the Town's support first.

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Mr. Roberts noted that he had questions about some of the School Board projects and had met with Mike Tolbert from the School Board. He asked that Mr. Tolbert speak to those projects to inform the rest of the Planning Commission.

Mr. Tolbert, the Facilities Coordinator for Accomack County Public Schools, spoke about improvements to Kegotank Elementary School, new offices, and the tracks at Nandua and Arcadia High Schools which are now completed projects.

Mr. Morrison reminded the Planning Commission of the two projects that it wished to add from the work session which are included in the prepared motion.

**Mr. Papadopoulos moved, seconded by Mr. Onley, that the proposed FY 2016-2020 Capital Improvements Plan is in conformance with the Comprehensive Plan of current adoption and recommended its approval to the Board of Supervisors with the addition of the following two projects: feasibility study for the addition of shoulders along Route 175/Chincoteague Road causeway, and a study for the collection and treatment of wastewater in the vicinity of T's Corner.**

**The motion passed unanimously with Mr. Hickman absent.**

### **B. Susan Linton Conditional Rezoning (Mappsville Dollar General)**

Ms. Tremblay presented a PowerPoint presentation on the Susan Linton Conditional Rezoning (Mappsville Dollar General) for the request to rezone approximately 3 acres from residential to general business.

Chairman Lumgair opened the public hearing to afford interested persons the opportunity to be heard or to present written comments regarding the Susan Linton Conditional Rezoning (Mappsville Dollar General). The following persons signed up or requested to speak in opposition of the rezoning request:

- Charlie Russell, East Point
- Teresa Etheridge, Gargatha
- Bruce Matthews, Gargatha (Owner of Matthews Market in Mappsville)
- James Boyd, Mappsville (Davis Drive)
- Jean Taylor, Mappsville (Route 13/Davis Drive)

Chairman Lumgair asked how many people in attendance were from the Mappsville area and in opposition of the rezoning application; approximately 30 people in the audience raised their hand.

Chairman Lumgair closed the public hearing.

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Derrick Goddard from Blue Ridge Environmental, working on behalf of the applicant, spoke to the Planning Commission regarding the site plan overview and the overall project. Shay Davis from Venture Properties, also working on behalf of the applicant, spoke to the Planning Commission about this project providing jobs and tax base for the County.

The Planning Commission began its deliberations and concerns regarding traffic were again noted. It was also requested that the applicants have a site plan showing all of the required parking spaces even if they do not plan on using all of them; the applicants committed to submitting a new site plan showing the request.

**On a motion made by Mr. Gayle and seconded by Mrs. Wingfield, the Planning Commission voted to table the Susan Linton Conditional Rezoning (Mappsville Dollar General) application until the work session scheduled for Tuesday, February 24, 2015.**

Mr. Gayle stated that before this application moves forward, he wishes to know the implications of what the Planning Commission is doing and would like to discuss the Planning Commission's obligation to the community as Commissioners.

Mrs. Wingfield asked if VDOT would be able to conduct its study in approximately 30 days. Mr. Morrison informed Mrs. Wingfield and the entire Planning Commission that VDOT was comfortable issuing the curb cut along Route 13.

*This item will be discussed further at the February 24, 2015 work session.*

### **C. New FEMA Flood Insurance Rate Map (FIRM) and Flood Ordinance Adoption**

Mr. Brockenbrough, GIS Coordinator/Acting Flood Program Manager presented a PowerPoint presentation on the new FEMA Flood Insurance Rate Map (FIRM) and the flood ordinance adoption.

Chairman Lumgair opened the public hearing to afford interested persons the opportunity to be heard or to present written comments regarding the new FEMA Flood Insurance Rate Map (FIRM) and the flood ordinance adoption. No one signed up or requested to speak.

Chairman Lumgair closed the public hearing.

**On a motion made by Mr. Papadopoulos and seconded by Mr. Gayle, the Planning Commission voted to recommend repeal of Article XV (Flood Hazard**

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Overlay District) to the Accomack County Zoning Ordinance and replacement with the proposed language, including a 2 feet freeboard requirement of the Accomack County Zoning Ordinance to the Board of Supervisors. The Flood Insurance Study and the Flood Insurance Rate Map for Accomack County prepared by the Federal Emergency Management Agency to become effective May 18, 2015, and any subsequent revisions or amendments thereto shall form the basis of the special flood hazard districts in the Ordinance. The following reasons are offered to support its recommendation on the freeboard requirement:

1. The County is required to make the changes in order for its citizens to continue to participate in the National Flood Insurance Program.
2. Raising the freeboard requirement to 2 feet provides added protections to the public and property owners during storm events of which the added construction costs are usually more than offset by lower insurance premiums.
3. The freeboard requirement assists the County with its participation in the Community Rating System

### 9. NEXT MEETING

There is a Planning Commission work session scheduled for Tuesday, February 24, 2015 at 7:00 p.m. Staff will try to schedule the work session for the Board Chambers, Room 104, in Accomac, instead of in the School Board Conference Room.

The next regular Planning Commission meeting is scheduled for Wednesday, March 11, 2015 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. Corazza, the Planning Commission voted to adjourn the meeting.**

The meeting was adjourned at 10:10 p.m.

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David Lumgair, Jr., Chairman

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Hollis Parks, Administrative Assistant