

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF APRIL 8, 2015

At a meeting of the Accomack County Planning Commission held on the 8th day of April 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, Jr., Chairman

Mr. Leander Roberts, Jr.

Mr. C. Robert Hickman

Mr. Lynn Gayle

Mr. Stephen Corazza

Mr. Brantley Onley

Mr. Roy Custis

Mrs. Angela Wingfield

Planning Commission Members Absent:

Mr. Spyridon Papadopoulos, Vice-Chairman

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 the agenda distributed to the Planning Commission, staff proposed that the Planning Commission conduct *New Business* before *Old Business*.

On a motion made by Mr. Corazza and seconded by Mr. Onley, the Planning Commission voted to adopt the agenda as proposed by staff.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair read the rules governing the public comment period and then opened the floor for the public to speak. The following persons signed up to speak in opposition of poultry houses proposed to be located at 36558 Seaside Road near Waterside Village by the Accomack/Northampton county line:

- Cathy Plant
- Bruce Richards

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- Eileen Kirkwood
Ms. Kirkwood gave a binder of information to each of the Planning Commission members and also to staff for the record. The binder submitted by Ms. Kirkwood may be viewed at the Department of Planning and Community Development.
- Anita Johnson

Chairman Lumgair closed the public comment period.

Members of the public noted that others wishing to speak were running late for the public comment period. Chairman Lumgair stated that towards the end of the meeting after all other business had been conducted and if the Planning Commission wished to do so, the public comment period may be re-opened for those who were late.

4. MINUTES

A. **March 11, 2015**

On a motion made by Mr. Gayle and seconded by Mr. Roberts, the Planning Commission voted to approve the minutes of March 11, 2015.

5. NEW BUSINESS

A. **Locustville, Pungoteague, and Tasley Agricultural and Forestal District Review**

Ms. Tremblay stated that the Agricultural and Forestal District Advisory Committee reviewed the Locustville, Pungoteague, and Tasley Agricultural and Forestal Districts and after review, recommended that two (2) parcels be removed from the Locustville District, one (1) parcel be removed from the Pungoteague District, and that no parcels be removed from the Tasley District. Additionally, one (1) parcel was requested for removal by its landowner from the Locustville District, totaling three (3) removals for the Locustville District.

On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to recommend continuation of the Locustville, Pungoteague, and Tasley Agricultural and Forestal Districts, with parcels 93-A-69B, 94-A-32C, and 93-A-11 being removed from the Locustville District, 84-22-B1-1 being removed from the Pungoteague District, and no changes being made to the Tasley District, to the Board of Supervisors.

6. OLD BUSINESS

A. **Route 13 Traffic Data – Senator Lewis’ Town Hall Meetings**

Mr. Morrison introduced the Route 13 traffic data that was prepared for Senator Lewis’ Town Hall meetings.

The Planning Commission asked questions such as what the percentage of traffic-accident fatalities on Route 13 was and what happened to the blinking signs that had

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been put up along Route 13 warning drivers of upcoming red lights. A concern of traffic at T's Corner was also raised.

The Planning Commission briefly noted placing traffic concerns and safety in the Capital Improvement Plan and also referencing the Route 13 Data in the Comprehensive Plan.

B. Renewable Energy Offsets for Tax Exemptions

Mr. Morrison started the discussion on the Renewable Energy Offsets for Tax Exemptions by referencing the recent solar farm application; he reminded the Planning Commission that the recent solar farm application was for an 80 megawatt (MW) project comprised of four sub-projects at 20 MW each. Mr. Morrison indicated that the State law states that the tax exemption for solar projects is for 20 MW and below.

Staff and the Planning Commission deliberated possibly creating a tax class for solar projects. Staff will prepare information for the Planning Commission to review and consider at a future meeting.

The Planning Commission raised concerns with having wind energy systems come to the County. Staff agreed to do research on how things have changed since the Planning Commission worked on the Residential Ordinance a few years ago.

7. OTHER MATTERS

A. Poultry Concern (Citizen Concern)

In response to citizen comments during the public comment section earlier in the meeting, the Planning Commission began its deliberation on whether or not it wanted to spend time on this matter without the Board of Supervisors' direction to do so. After discussion on the matter at hand, the Planning Commission decided to let the Board of Supervisors direct the Commission to begin work to change the zoning ordinance if the Board so desires.

8. PUBLIC COMMENT PERIOD (continued)

As discussed earlier in the meeting, Chairman Lumgair re-opened the public comment period for those that were running late. The following persons requested to speak in opposition of poultry houses proposed to be located at 36558 Seaside Road near Waterside Village by the Accomack/Northampton county line:

- Teslyn Lenhartt-MacDonald
- Melissa Ruhan

Chairman Lumgair re-closed the public comment period.

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9. OTHER MATTERS (continued)

A. Board of Supervisors Meeting

Mr. Morrison reported to the Planning Commission that the Board of Supervisors is meeting next week on Wednesday, April 15, 2015 at Metompkin Elementary School. He informed the Planning Commission that the Susan Linton/Dollar General public hearing will be held at that time.

Mr. Morrison also updated the Planning Commission that the two Town Center applications (rezoning and conditional use permit amendment for the capacity increase) had been denied by the Board but the request for relocation had not been clearly voted on. So, staff will be placing an agenda item on the Board's agenda requesting approval of the plant relocation and also a conditional use permit extension of one-year.

B. Work Session

It was decided that the work session scheduled for Tuesday, April 28, 2015 would be held as scheduled and that the Joint Land Use Study would be the topic of discussion.

10. NEXT MEETING

There is a Planning Commission work session scheduled for Tuesday, April 28, 2015 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, May 13, 2015 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

11. ADJOURNMENT

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

The meeting was adjourned at 8:45 p.m.

David Lumgair, Jr., Chairman

Hollis Parks, Administrative Assistant