

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF AUGUST 12, 2015

At a meeting of the Accomack County Planning Commission held on the 12th day of August 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

Staff recommended that the Planning Commission conduct New Business before Old Business.

On a motion made by Mr. Corazza, the Planning Commission voted to adopt the agenda as amended.

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. July 8, 2015

Chairman Lumgair requested that “for the Wallops facilities” be added to the motion regarding the initiation of State legislation on page 3 of the minutes.

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On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to approve the minutes of the July 8, 2015 regular meeting as amended.

5. NEW BUSINESS

A. Agricultural and Forestal Districts Review

Ms. Tremblay stated that the Agricultural and Forestal District Advisory Committee reviewed the Bell Neck, Cashville, Greenbush, New Church, and Wattsville Agricultural and Forestal Districts and after review, recommended that eight (8) parcels be removed from the Bell Neck District, one (1) parcel be removed from the Cashville District, one (1) parcel be removed from the Greenbush District, twenty-six (26) parcels be removed from the New Church District, and twenty-five (25) parcels be removed from the Wattsville District.

She noted that since the Agricultural and Forestal District Advisory Committee meeting, the landowner of the one parcel recommended for removal in the Cashville District contacted staff and requested to remain in the district as the land is not being developed and a portion of it is currently being farmed. Ms. Tremblay stated that she contacted the Agricultural and Forestal District Advisory Committee Chairman and confirmed that the parcel may remain in the District.

Ms. Tremblay also pointed out to the Planning Commission that of the twenty-six (26) parcels recommended for removal from the New Church District, twenty-four (24) of those parcels are part of the recently approved Conditional Use Permit for Eastern Shore Solar and explained that removal is required as part of the Agricultural and Forestal District Ordinance. She clarified a typo in the information delivered to the Planning Commission as part of the packet; in the "Recommended for Removal" parcel list for New Church, it is recommended that parcel 10-A-37 be removed when it should state 11-A-37 be removed – the error has been corrected for future documents.

Additionally, she noted that the twenty-five (25) parcels recommended for removal from the Wattsville District are requested to be removed due to Olde Mill Pointe subdivision.

The Planning Commission briefly discussed the parcels recommended for removal due to the solar farm and also discussed the parcels recommended for removal in Olde Mill Pointe and noted concerns with both.

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On a motion made by Mr. Onley and seconded by Mr. Hickman, the Planning Commission voted to recommend continuation of the Bell Neck, Cashville, Greenbush, New Church, and Wattsville Agricultural and Forestal Districts to the Board of Supervisors with the following parcels being removed:

Bell Neck District	
1. 119-A-101	5. 120-A-11
2. 120-A-7	6. 120-A-15
3. 120-A-8C	7. 120-A-10
4. 120-A-10A	8. 120-A-111

Cashville District
No recommended removals.

Greenbush District
1. 86-A-6A

Wattsville District	
1. 28-7-62	14. 28-7-59
2. 28-7-32	15. 28-7-63
3. 28-7-60	16. 28-7-65
4. 28-7-1	17. 28-7-67
5. 28-7-2	18. 28-7-RD
6. 28-7-24	19. 28-7-66
7. 28-7-25	20. 28-7-26
8. 28-7-28	21. 28-7-27
9. 28-7-29	22. 28-7-61
10. 28-7-3	23. 28-7-33
11. 28-7-30	24. 28-7-31
12. 28-7-57	25. 28-7-64
13. 28-7-58	

New Church	
1. 10-A-24C	14. 26-A-4
2. 10-A-8A	15. 26-A-7
3. 26-A-80	16. 11-A-30
4. 26-A-23A	17. 25-A-90
5. 26-A-107	18. 25-A-91
6. 11-A-54	19. 26-A-25
7. 11-A-54B	20. 26-A-114
8. 11-A-55	21. 26-A-8
9. 11-A-39	22. 26-A-1
10. 11-A-45	23. 26-A-2
11. 11-A-45B	24. 11-A-37
12. 11-A-50	25. 11-A-23
13. 11-A-51B	26. 26-A-102

B. Limited Business District Amendments

Ms. Tremblay informed the Planning Commission that since its last meeting, staff reviewed the Limited Business District language and made the requested changes. She noted that while reviewing the language for frontage requirements, concerns were raised regarding the County Code and Virginia Department of Transportation (VDOT) requirements.

Ms. Tremblay requested that the Planning Commission allow more time for staff to explore and consider options to address concerns. She also noted that VDOT is currently in the process of updating the Route 13/Wallops Island Access Management Study that may be of interest.

On a motion made by Mr. Onley and seconded by Mr. Corazza, the Planning Commission voted to table the Limited Business District Amendments matter until further information is presented by staff.

6. OLD BUSINESS

A. Mappsville Future Land Use Plan Amendment and Rezoning

Ms. Tremblay stated that since the Limited Business District Amendments need additional review and since there is no urgency, staff is recommending that the Planning Commission postpone further action on the Mappsville Future Land Use Plan Amendment and Rezoning matter at this time.

On a motion made by Mr. Roberts, the Planning Commission voted to table the Mappsville Future Land Use Plan Amendment and Rezoning matter.

B. Joint Land Use Study (JLUS)

Ms. Tremblay presented the proposed changes to the Comprehensive Plan regarding the Joint Land Use Study (JLUS). She noted that pages 1-9 of the draft are suggested for inclusion in the Comprehensive Plan and that pages 10-19 reflect the current Comprehensive Plan language and the proposed changes to it.

Discussion commenced on pages 1-9 of the draft document and the following requests for changes/clarifications were made:

1. **Page 1, JLUS Overview:** Reword the last sentence of the second paragraph by either wording it as, "...actions and strategies to inform future County *policy-makers*..." or "...actions and strategies to *influence* future County policy-making..."
2. **Page 2, Operational Footprint:** Clarify that the 'mission operations' are based on current, known plans at the facility.
3. **Page 3, Operational Footprint Map:** Clarify in the text on page 2 and on the map on page 3 that the blue dashes on the map define the study area.
4. **Page 8, Rocket Range Hazard Area:** Clarify that large rockets are the ones of concern.
5. **Page 8, Rocket Range Hazard Area:** Include additional information (taken from the language stricken through on page 16) in the arc thresholds.

The Planning Commission requested that staff make the necessary changes/clarifications and bring the draft back for review.

7. OTHER MATTERS

A. Atlantic Town Center Lawsuit

Mr. Morrison informed the Planning Commission that there was a hearing earlier this month on the lawsuit and that the judge ruled that the case will continue.

B. Poultry House Report

Mr. Morrison informed the Planning Commission that staff prepared a Poultry House Report for the Board of Supervisors' August 5, 2015 meeting. It may be viewed on Board Docs.

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C. Planning Commission Training

Mr. Morrison notified the Planning Commission of a certified Planning Commissioner training program that will be held next month. He invited Planning Commission members to inform staff of any interest in attending.

D. Commissioner R. Custis – Congratulations

Mr. Morrison congratulated Commissioner Custis on his recent Conservation Award.

E. Eastern Shore Solar

Mr. Morrison informed the Planning Commission that the solar company is now seeking a relief on personal property taxes and have offered roughly \$2 million to the County in lieu of property taxes.

The Planning Commission briefly discussed the topic.

F. Joint Land Use Study Recommendations

Mr. Morrison informed the Planning Commission that the JLUS recommendations it made at its July 8, 2015 meeting have been forwarded to the Board of Supervisors and will be an item of discussion at the its August 19, 2015 meeting.

G. Emmett Taylor Rezoning

Ms. Tremblay informed the Planning Commission that she expects to receive a rezoning application from Mr. Emmett Taylor in the near future.

8. NEXT MEETING

The next regular Planning Commission meeting is scheduled for Wednesday, September 9, 2015 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

9. ADJOURNMENT

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

The meeting was adjourned at 8:40 p.m.

David Lumgair, Jr., Chairman

Hollis Parks, Administrative Assistant