

**ACCOMACK COUNTY PLANNING COMMISSION WORK SESSION MINUTES
OF MARCH 21, 2017**

At a meeting of the Accomack County Planning Commission held on the 21st day of March 2017, in the Accomack County Administration Building School Board Office, Room 201, Accomac, Virginia

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman
Mr. Spyridon Papadopoulos, Vice-Chairman
Mr. Brantley Onley
Mr. Stephen Corazza
Mrs. Angela Wingfield
Mr. C. Robert Hickman
Mr. Lynn Gayle
Mr. Leander Roberts, Jr.

Planning Commission Members Absent:

Mr. Roy Custis

Others Present:

Ms. Kristen Tremblay, Assistant Planner
Mr. G. Christian Guvernator IV, Director of Environmental Programs

DETERMINATION OF A QUORUM

There being a quorum, Chairman Lumgair called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

The Planning Commission agreed to amend the agenda handle New Business before Old Business.

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

3. NEW BUSINESS

A. Presentation on Stormwater Management from Chris Guvernator, Director of Environmental Programs

Mr. Guvernator introduced himself and his department, presenting a hierarchy chart. He discussed the Environmental Programs role as a Department and its interactions with other County departments and outside organizations. The Environmental Program staffs the Wetlands Board which hears three (3) to six (6) applications each month.

Mr. Guvernator continued to explain the difference between vegetative and non-vegetative wetlands, tidal and non-tidal wetlands, and permitted and non-permitted uses in the wetlands. Aside from the Local Wetlands Board, the US Army Corps of Engineers, Department of Environmental Quality (DEQ), and Virginia Marine Resource Commission (VMRC) also

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have jurisdiction over some wetlands, at times these jurisdictions overlap.

The Environmental Program has high traffic levels of walk-in customers. They perform 35-40 inspections weekly; this number increases after each rain fall as all construction sites need to be inspected at this time.

Mr. Governator reviewed the Chesapeake/Atlantic Preservation Area (CAPA) regulations. He noted that the seaside mapping for CAPA is not as well defined as bayside. This act is to provide some buffer between land activities and the Chesapeake Bay. This Act also includes Resource Protection Area (RPA) and Resource Management Area (RMA). Currently, any variance to these areas goes before the Board of Zoning Appeals (BZA); staff is considering moving this to the Environmental Program and Wetlands Board.

Mr. Governator also reviewed the Erosion and Sediment Control duties. This is to control sediment during construction through the use of gravel entrances to prevent sediment moving from the site to roadways and silt fences to ensure sediment is not moving off site.

The Planning Commission discussed Stormwater Regulations throughout the County, the permitting process, and the Stormwater ponds located on poultry sites.

Mr. Papadopoulos inquired where in the State Code it states that one cannot harm adjoining property (i.e. one property owner fills in his property; water then runs directly to neighboring property) Mr. Governator will find the section of the State Code and relay a response to Mr. Papadopoulos.

4. OLD BUSINESS

A. Floating Zone District

Ms. Tremblay reviewed that at its last meeting, the Planning Commission requested that staff contact the County Attorney, Cela Burge, for her input on whether or not projects generating less than 20 Megawatts (MW) would not have to mitigate further, particularly on the tax revenue loss, the applicant met all other standards.

Mrs. Burge reviewed the Draft Floating Zone District stated that the item should remain in the district. After her review, she also expressed concerns with the sections related to mitigation and proffers, mainly the proffer regarding tax revenue loss mitigation.

Staff relayed this information to Chairman Lumgair. Chairman Lumgair expressed that the Planning Commission should consider deferring its current work related to mitigation and proffers. He and Ms. Tremblay will be meeting with Mrs. Burge to discuss this further. Discussion ensued.

Ms. Tremblay asked that the Planning Commission provide staff with direction of how it

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would like to see the draft work to move forward. Commissioners discussed and requested the following changes to the draft provided:

- 'Design Standards' attempt to remove the suggestion of proffers; the words 'offsets' and some 'mitigation' should remain in the language;
- address the concern for phasing or tying into an existing project;
- and Tax Revenue.

Ms. Tremblay informed the Planning Commission that to further assist in developing this work, staff has contacted:

- A&N Electric Cooperative (ANEC) to discuss potential capital improvement proffers. It is expected that ANEC will send a representative to a future Planning Commission meeting.
- State Corporation Commission (SCC) has provided the County with a depreciation schedule.
- Tom Brockenbrough, GIS Coordinator to import the eligibility/suitability maps that were created into the AccoMap program.

The Planning Commission decided to wait until the April meeting to receive additional information from the County Attorney, ANEC, and SCC, prior to deciding how to move forward.

5. NEXT MEETING

The next regular Planning Commission meeting is scheduled for Wednesday, April 12, 2017 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

The next Planning Commission work session is scheduled for Tuesday, April 25, 2017 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac.

6. 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 9:02 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant