

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF APRIL 12, 2017

At a meeting of the Accomack County Planning Commission held on the 12th day of April 2017, at Accomack County Board of Supervisors Chambers, Room 104, in 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
Mr. Roy Custis
Mr. Leander Roberts, Jr.
Mr. C. Robert Hickman
Mrs. Angela Wingfield

Planning Commission Members Absent:

Mr. Lynn Gayle

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Ms. Kristen Tremblay, Assistant Planner
Ms. Jessica Taylor, Administrative Assistant

DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

Mr. Morrison requested that the Planning Commission add an agenda item 7. Other Items.

On a motion made by Mr. Roberts and seconded by Mr. Hickman 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 to speak.

4. MINUTES

A. February 21, 2017

On a motion made by Mr. Papadopoulos and seconded by Mr. Corazza, the Planning Commission voted to approve the February 21, 2017 minutes.

5. NEW BUSINESS

A. Stuckey's Rezoning Application – Tax Map # 55-A-87

On March 14, 2017 the Planning Department received a request from Katherine and Marinos Kalmoutis to rezone the property that Stuckey's is located on. Currently, the property (tax map #55-A-87) is zoned a combination of Residential ('R') and Agricultural ('A'), and the Kalmoutis' wish to rezone the property to the General Business (B-1) zoning district to reflect the existing use.

Ms. Kalmoutis informed staff that Stuckey's has been in operation for over 50 years and is a convenience store/travel and truck plaza with gas pumps and a parking area. Staff anticipates that Stuckey's will continue in its current capacity for the foreseeable future. The public purpose to be served by a rezoning is to 'retain the existing cultural heritage of Stuckey's.'

The Planning Commission briefly discussed the requested.

On a motion made by Mr. Papadopoulos and seconded by Mr. Corazza, the Planning Commission voted to schedule a public hearing for its May 10, 2017 meeting to rezone Tax Map # 55-A-87 from Agricultural ('A') to the General Business (B-1) zoning district to reflect the existing use.

6. OLD BUSINESS

A. Discussion with A&N Electric Cooperative related to Solar

The Planning Commission heard from Mr. Tom Larson, Vice President of Engineering at A&N Electric Cooperative (ANEC) on matters related to the purchasing and transmission of power in Accomack County and how the County and ANEC could work together.

Mr. Larson explained that ANEC is a cooperative which purchases power from Old Dominion Power & PJM, investment groups. The local transmission lines are owned by Old Dominion Power.

ANEC is exclusively whole sale. It owns substations that connect to Old Dominion lines. ANEC does have a say when solar projects come on line and studies are done with PJM to ensure that ANEC lines are not affected.

Discussion ensued between Mr. Larson and the Planning Commission related to the two entities working together to lower the cost of electricity, find ways to benefit tax payers, provide electricity to the schools or work on capital project with ANEC.

Staff will reach out to Old Dominion Power to find out how much power the County purchases in one (1) year and the top three (3) building that use power.

B. Discussion of 'Floating District' Report to the Board of Supervisors

Mr. Morrison recommended that the Planning Commission send a status report to the Board of Supervisors for its input and then proceed if directed to do so; Commissioners agreed. Staff will bring a copy of the status report to the Planning Commission's work session.

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Ms. Tremblay reviewed maps showing an aerial of overlays located in the County; it appeared that the soil types overlay was the most restrictive. Discussion ensued.

7. **OTHER BUSINESS**

A. Mr. Morrison introduced Mr. Gary Pusey, Deputy Director Zoning & Planning.

B. Mr. Morrison provided the Planning Commission with an update on the Eastern Shore Solar Project (Dominion) in Withams. The site has been in full operation since October 2016. They did encounter an issue with the tracker equipment and a few panels were broken by wind during a storm. The access road and a few other punch list items are still in the works, but Dominion expects to have all completed by May/June of 2017.

Mr. Morrison also updated the Planning Commission on the status of proffers received from the solar project:

- Staff has been working to identify derelict structures within a two (2) mile radius of the Withams Post Office; 25 structures have been identified.
- A small solar project is being constructed at the new Parks and Recreation facility in Accomac.

8. **NEXT MEETING**

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.

The next regular Planning Commission meeting is scheduled for Wednesday, May 10, 2017 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

9. **ADJOURNMENT**

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

The meeting was adjourned at 9:09 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant