

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF JULY 12, 2017

At a meeting of the Accomack County Planning Commission held on the 12th day of July 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. Stephen Corazza
Mr. Brantley Onley
Mr. Roy Custis
Mr. Leander Roberts, Jr.
Mr. C. Robert Hickman

Planning Commission Members Absent:

Mrs. Angela Wingfield
Mr. Spyridon Papadopoulos, Vice-Chairman
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

On a motion made by Mr. Corazza and seconded by Mr. Onley, the Planning Commission voted to approve the agenda.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period.

1. Paul Muhly – Parksley, VA – Mr. Muhly expressed his concern with secondary roads that are not required to meet VDOT standards and the issues that arise related to safety. He referenced instances in which Emergency Personnel were unable to respond to calls easily and without damage to equipment due to unsafe road structure.

4. MINUTES

A. April 25, 2017

On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted unanimously to approve the work session minutes of April 25, 2017.

B. May 10, 2017

On a motion made by Mr. Corazza and seconded by Mr. Roberts, the Planning Commission voted unanimously to approve the May 10, 2017 regular meeting minutes as amended.

5. **7:30 P.M. PUBLIC HEARING**

A. **A & N Electric Cooperative (ANEC) Conditional Use Permit Application – Tax Map # 93-A-87B**

Staff informed the Planning Commission that ANEC requested the Planning Commission postpone the public hearing to allow them time to find a wastewater treatment solution for the office trailer after the expiration of its Health Department permit for a pump and haul wastewater treatment system in May of next year. Staff recommended that the Planning Commission conduct the public hearing as scheduled and postpone action on the item until its August 9, 2017 meeting.

Mr. Onley expressed his displeasure as ANEC had placed the office trailer on the property without the proper permits.

Chairman Lumgair opened the public hearing; no one signed up to speak.

On a motion made by Mr. Hickman and seconded by Mr. Corazza, the Planning Commission voted to postpone the public hearing for A & N Electric Cooperative (ANEC) Conditional Use Permit Application – Tax Map # 93-A-87B until its August 9, 2017 meeting.

6. **OLD BUSINESS**

A. **Comprehensive Plan Amendment – Private Roads and Streets**

The Planning Commission discussed the need for road maintenance and current regulations in subdivisions and Village Development areas and ways to enforce road maintenance; Mr. Morrison suggested setting more private road standards.

Mr. Corazza suggested that they could consider incentives for procurement over time.

Mr. Morrison explained that the Planning Commission does have the option to place standards on the subdivision and cap the number of lots allowed without requiring VDOT standard roads which would allow the Planning Commission to judge each subdivision on a case by case basis.

The Planning Commission discussed subdivisions along the waterfront and Mr. Morrison expressed that the desire and pressure for private roads are mainly desired in that area. Discussion ensued; staff will provide the Planning Commission with the location and numbers of subdivisions within the County, with focus along the waterfront.

Mr. Custis suggested that they consider a dangerous road ordinance, similar to the dangerous structure ordinance. Staff will contact the County Attorney to gather more information.

7. **NEW BUSINESS**

A. **Comprehensive Plan - Review of the rural and agricultural trends**

Ms. Tremblay introduced the review as staff recommended that the Planning Commission conduct a review of the rural and agricultural trends that the Country as a whole is experiencing at this time and to ensure that they are aware of current, ongoing and anticipated trends in rural areas.

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The following areas were highlighted for discussion:

1. Population and Employment
2. Income & Poverty
3. Educational Attainment
4. Crops
5. Livestock
6. Mining
7. Energy Industries
8. Biofuels
9. Internet Based Healthcare (telemedicine/telehealth)

To begin, the Planning Commission discussed the potential constraint to the development of this industry throughout the County is that of internet availability and quality/speed (broadband, digital subscriber line (DSL) and satellite internet).

Mr. Morrison informed the Planning Commission that the Eastern Shore Broadband Authority would be conducting a meeting at the Community College on July 18th.

The Planning Commission briefly discussed wind power from off shore, staff will look into incentives to allow wind power and where maintenance facilities are located for established wind power facilities. *This item will continue to be discussed during future meetings during the Comprehensive Review period.*

8. OTHER MATTERS

Mr. Morrison reported the following:

- The Board of Supervisors voted to stop work on the proposed solar ordinance.
- The Board of Supervisors accepted the Planning Commission's recommendations and approved the Poultry Ordinance Amendment to remove the option for a Special Use Permit to allow poultry farms in the General Business and Residential zoned districts.
- The Board has voted to support the recommendation to use proffers from the solar project in Withams and is working with the A-NPDC to administer the program.
- The County has limited funds to address derelict structures in other locations of the County.
- Staff spoke with the Health Department and confirmed that all wells in the vicinity of the Emmett Taylor, Jr. property have deep wells. The item will be on the Board's agenda to schedule a public hearing for its July meeting.

9. NEXT MEETING

The next regular Planning Commission meeting is scheduled for Wednesday, August 9, 2017 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

10. ADJOURNMENT

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

The meeting was adjourned at 8:31 p.m.

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David Lungair, Jr., Chairman

Jessica Taylor, Administrative Assistant