

At a meeting of the Accomack County Planning Commission held on the 14<sup>th</sup> day of February 2018, 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. Leander Roberts, Jr.  
Mr. Brantley Onley  
Mr. Lynn Gayle  
Mrs. Angela Wingfield  
Mr. Kelvin Pettit

**Planning Commission Members Absent:**

Mr. Roy Custis, Vice Chair  
Mr. C. Robert Hickman

**Others Present:**

Mr. Rich Morrison, Deputy Administrator of Planning and Community Development  
Ms. Jessica Taylor, Administrative Assistant  
Ms. Amanda Paoletti, Assistant Planner  
Mrs. Katie Nunez

**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. Onley and seconded by Mr. Roberts, the Planning Commission voted to amend the agenda as presented.**

**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. Chairman Lumgair closed the public comment period.

**4. MINUTES**

**A. December 13, 2017**

**On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Planning Commission voted to approve the December 13, 2017 minutes, as amended.**

**B. January 10, 2018**

The draft minutes of the January 10, 2018 meeting are attached for your review and approval.

**On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Planning Commission voted to approve the January 10, 2018 minutes, as amended.**

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

### **A. Accomack Properties, Inc. Rezoning – Agricultural to Residential**

Request initiated by Accomack Properties, Inc. to rezone approximately **13.81 acres of Tax Map # 93B-A-22**, located on Lankford Highway in Melfa, VA from Agricultural to Residential

### **B. Accomack Properties, Inc. Rezoning – Agricultural to General Business**

Request initiated by Accomack Properties, Inc. to rezone **Tax Map Parcels #93B-2-1 thru 93B-2-8** from Agricultural to General Business and to rezone approximately **2.52 acres of Tax Map #93B-A-22**, located on Lankford Highway in Melfa, VA, from Agricultural to General Business.

*Items A and B were discussed simultaneously.*

The Planning Commission heard from Mr. John Salm, Engineer, and Mr. Jack Seisman, Applicant.

**On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Planning Commission voted to postpone action on this item until staff, the applicant/engineer, and VDOT are able to meet with a traffic engineer to discuss concerns with the entrances and intersection at Dogwood Road.**

### **C. Accomack Properties, Inc. Conditional Use Permit – Tax Map # 93B-A-22**

Request initiated by Accomack Properties, Inc. to obtain a Conditional Use Permit to permit three (3) apartment buildings within the Residential Zone. Section 106-79.(4) of the Accomack County Code of Ordinances requires a conditional use permit for Residential developments specified in section 106-78 creating more than 25 dwelling units or sites.

**On a motion made by Mrs. Wingfield and seconded by Mr. Roberts, the Planning Commission voted to postpone action on this item until staff, the applicant/engineer, and VDOT are able to meet with a traffic engineer to discuss concerns with the entrances and intersection at Dogwood Road.**

## **6. OLD BUSINESS**

### **A. East Coast Dismantling Rezoning**

Request initiated by East Coast Dismantling to rezone Tax Map # 86B-A-16, located at 24227 Greenbush Road – Tasley, VA from General Business to Industrial.

**On a motion made by Mr. Onley and seconded by Mr. Roberts, the Planning Commission voted to recommend approval of a conditional rezoning application from General Business to Industrial for Tax Map Parcel 86B-A-16, located at 24227 Greenbush Road – Tasley, VA to the Board of Supervisors once substantial site clean-up occurs and that staff will make the determination of substantial site clean-up on or before April 4, 2018. In the event that site clean-up is determined by staff to be insufficient, a recommendation for denial will be made to the Board of Supervisors. The following proffers were accepted from the applicant:**

1. All materials and vehicles currently on site and not stored undercover will be removed prior to April 4, 2018.
2. Hours: 7:00 a.m. to 5:00 p.m. Monday thru Saturday. No night work. No Sunday work.
3. Fence:
  - a. Rear (East): new 6 feet stockade fence
  - b. North: Repair existing 6 feet stockade fence, add 8 feet stockade fence on unfenced portion (North West Corner).
  - c. West (Route 316 side): replace existing 6 feet stockade fence with 8 feet stockade fence for approx. 100' from Route 316 South West Corner to South West Corner of Building #2. Install new 6 feet stockade fence on balance of South side.
  - d. Site will be fully fenced, per site plan completed on 01/03/2018 by George E. Young.
4. Storage of Materials:
  - a. Loose material piles: no higher than 5½ feet, no closer to fence than 10 feet.
  - b. Hand stacked/palletized/containerized material: 5½ feet placed as to not touch the fence. Storage/piles to be placed on site as to not block driveway marked on site plan and access to buildings.
  - c. Maximum amount of material to be stored outside onsite at any given time: 2000 cubic yards.
5. We will not accept or purchase junk automobiles, trucks, trailers, busses, campers, RV's, mobile homes, etc. at this site.
6. Fire Extinguishers to be placed at the recommendation of the Fire Department.
7. Existing trailer to be vacated. We would like to give tenant 60/90 day notice as he is a victim of circumstance.
8. Only one entrance to the property. 2<sup>nd</sup> gate (southern) will be removed/closed as soon as tenant leaves. Fence in that area will then be replaced as per #3 above.

**B. East Coast Dismantling Conditional Use Permit – Tax Map # 86B-A-16**

Request initiated by East Coast Dismantling to obtain a Conditional Use Permit under Article 106-404.12 of the Accomack County Code of Ordinances to operate their dismantling and recycling business at the given address, including areas of outdoor storage.

**On a motion made by Mr. Roberts and seconded by Mrs. Wingfield, the Planning Commission voted to recommend approval of the conditional use permit requested by East Coast Dismantling to obtain a Conditional Use Permit under Article 106-404.12 of the Accomack County Code of Ordinances to operate their dismantling and recycling business at Tax Map Parcel 86B-A-16, located at 24227 Greenbush Road – Tasley, VA, including areas of outdoor storage, pursuant to Article 106-128.9 to the Board of Supervisors for its consideration once substantial site clean-up occurs and that staff will make the determination of substantial site clean-up on or before April 4, 2018. In the event that site clean-up is determined by staff to be insufficient, a recommendation for denial will be made to the Board of Supervisors.**

Mr. Janci thanked Mr. Morrison, the Planning Commission, and staff for their assistance and support of his application.

**C. Comprehensive Plan Update**

**A.** As the Accomack County School Board was unable to attend the January meeting, staff will request specific information from the School Board for their review and possible inclusion within the Comprehensive Plan.

**7. OTHER MATTERS**

Mr. Morrison reported updates on the following:

- Mappsville Dollar General
- Draft 2018 Poultry Monitoring Report – presentation at the February worksession
- Poultry house site visits
- Potential apartment developments

**8. NEXT MEETING**

The next Planning Commission work session is scheduled for Tuesday, February 27, 2018 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, March 14, 2018 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

**9. ADJOURNMENT**

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

The meeting was adjourned at 9:05 p.m.

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David Lumgair, Jr., Chairman

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Jessica Taylor, Administrative Assistant