

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

At a meeting of the Accomack County Planning Commission held on the 13th day of February 2013, 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. Phil Hickman, Chairman
Mr. George Parker, Vice-Chairman
Mr. Leander Roberts, Jr.
Mr. Spiro Papadopoulos
Mr. Pete Onley
Mr. Tony Picardi
Mr. David Lungair, Jr.

Planning Commission Members Absent:

Mr. Bob Hickman
Mr. Alan Silverman

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Mr. Rob Testerman, Land Use Planner
Mrs. Hollis Parks, Administrative Assistant

B. DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

On a motion made by Mr. Parker and seconded by Mr. Onley, the Planning Commission voted unanimously to adopt the agenda.

3. PUBLIC COMMENT PERIOD (Not a public hearing)

Chairman Hickman opened the floor for the public comment period and no one signed up or requested to speak.

4. MINUTES

A. December 12, 2012

A suggestion was made that more detail be included, specifically under the Proposed Park Site Comprehensive Plan Conformance Review discussion.

On a motion made by Mr. Roberts and seconded by Mr. Parker, the Planning Commission voted unanimously to approve the minutes of December 12, 2012.

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

B. January 9, 2013

A suggestion was made that the Concerned Citizen for Improvements, Inc.'s projects presented by Mr. Bedford Rogers be identified in the minutes.

On a motion made by Mr. Lumgair and seconded by Mr. Parker, the Planning Commission voted unanimously to approve the minutes of January 9, 2013, with the above noted change made.

C. January 22, 2013

On a motion made by Mr. Papadopoulos and seconded by Mr. Parker, the Planning Commission voted unanimously to approve the minutes of January 22, 2013.

5. OLD BUSINESS (Part I)

A. Comprehensive Plan Update

Mr. Morrison presented draft text regarding wastewater treatment and collection systems that was based on previous discussions by the Planning Commission. Mr. Morrison encouraged the Planning Commission to discuss the text and direct staff if any changes should be made. The draft text is for a section of Chapter 6: Future Land Use Plan of the Comprehensive Plan.

The Planning Commission read through the draft Wastewater Treatment and Collection Systems document, starting with "Municipal Wastewater – Central Accomack County" on page 1.

On a motion made by Mr. Papadopoulos and seconded by Mr. Picardi, the Planning Commission voted unanimously to make the following change to the second bullet under "Municipal Wastewater – Central Accomack County" on page 1: [language proposed to be removed is struck through]

Areas along Route 13, where the sewage collection system exists, especially in the Onley area, experience high seasonal water tables. Connection to the system is a desirable alternative to conventional septic tank and drainfiled systems in this area, as conventional septic systems do not operate properly when inundated by ground water. Advanced septic systems are available that are better and less susceptible to these sorts of problems, but municipal wastewater solutions are anticipated to be less costly and less burdensome on individual owners/users.

[Discussion to be continued following the Capital Improvement Plan public hearing]

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

6. 7:30 P.M. PUBLIC HEARING

A. **Capital Improvement Plan (CIP)**

Chairman Hickman opened the public hearing to afford interested persons the opportunity to be heard or to present written comments concerning the Capital Improvement Plan. No one signed up or requested to speak.

Mr. Morrison proceeded to inform the Planning Commission of the changes made to the Capital Improvement Plan since the January 9, 2013 meeting. Those changes are as follows:

- Strike the words “Atlantic/Wattsville” from project number 07-PW-020, North Accomack Wastewater Treatment System;
- Add a derelict building removal program to allow the County to address the issue of neglected structures; and
- Add a note to project number 08-PW-024, Parking Lots Repaving, stating that stormwater runoff must be mitigated, per the Comprehensive Plan.

Discussion took place on whether or not to strengthen the language in project number 08-PW-024 regarding best management practices concerning stormwater and permeable pavement or to incorporate best management practices concerning stormwater into the Comprehensive Plan update and recommend that best management practices concerning stormwater be used on all County projects in the Capital Improvement Plan to the Board of Supervisors.

Chairman Hickman closed the public hearing and the Planning Commission made its decision.

Mr. Parker moved, seconded by Mr. Roberts, to forward the Capital Improvement Plan to the Board of Supervisors with the recommendation that it is in conformance with the Comprehensive Plan.

Mr. Picardi moved to amend the motion on the floor; he recommended that the Capital Improvement Plan be forwarded to the Board of Supervisors with the recommendation that it is in conformance with the Comprehensive Plan and to also include a recommendation that best management practices concerning stormwater be used on all County projects. Mr. Parker did not accept; the motion to amend failed. Mr. Parker stated that he believed the amendment should be a separate motion.

The original motion made by Mr. Parker passed unanimously.

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

Mr. Picardi moved, seconded by Chairman Hickman, to recommend to the Board of Supervisors that the Capital Improvement plan state that best management practices concerning stormwater be used on all County projects.

Mr. Papadopoulos moved to amend the motion on the floor; he recommended that the Capital Improvement Plan state that best applicable practices concerning stormwater be used on all County projects – [Instead of best management practices]. Mr. Picardi accepted the amendment.

The amended motion made by Mr. Papadopoulos passed unanimously.

7. OLD BUSINESS (Part II)

A. Comprehensive Plan Update (continued...)

The Planning Commission began discussion on “Municipal Wastewater – Town of Chincoteague” on page 2 of the Wastewater Treatment and Collection Systems draft document.

The last sentence of the second paragraph that reads, “The County is also interested in assisting the Town to find appropriate solutions for the discharge of treated effluent from its wastewater treatment facility,” generated some concerns.

Chairman Hickman moved, seconded by Mr. Picardi, to strike the last sentence of the second paragraph under “Municipal Wastewater – Town of Chincoteague” and replace it with the following sentence: “Accomack County has a vested interest in the Town of Chincoteague finding an appropriate solution for discharge of treated effluent from its wastewater treatment facility.”

Vote (6-1):

Ayes: Roberts, Papadopoulos, Chairman Hickman, Onley, Picardi, and Lumgair

Nays: Parker

Absent: Bob Hickman, Silverman

The “Municipal Wastewater – Other Parts of Accomack County” section on page 2 was addressed for discussion and the Planning Commission determined that no changes needed to be made.

The Planning Commission moved on to the next section, “Private Wastewater Treatment Systems and Public-Private Combined Systems” to discuss “Private Wastewater Treatment Systems” on page 2.

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

Mr. Picardi moved, seconded by Chairman Hickman to make the following changes to the “Private Wastewater Treatment Systems and Public-Private Combined Systems – Private Wastewater Treatment Systems” on page 2: [language proposed to be removed is struck through and new proposed language is italicized]

Private Wastewater Treatment Systems requiring DEQ’s approval should be sized and designed to service the users/development in a clearly-defined service area. ~~Generally,~~ the size and design of the wastewater system should correspond with the size of the existing or proposed development for which service is intended *and must be constructed within the boundaries of the development.* Private systems owned and operated by developers should be carefully scrutinized for quality of proposed construction, maintenance, *and continuing financial viability.* ~~Where and if possible, without delaying or interfering with private investment, public ownership or control should be given priority over private developer-owned facilities, or else government approved standards and specifications should be considered to assure quality construction.~~

[Start new paragraph] The purpose of this goal is to assure quality infrastructure ~~for public needs~~ and to avoid sudden failures and shocks which may affect large numbers of citizens in the future should private ventures prove financially unstable and construction inadequately funded or poorly designed.

Mr. Papadopoulos amended that “...ly funded or poorly designed” in the last sentence be stricken so that the entire section reads as follows:

Private Wastewater Treatment Systems requiring DEQ’s approval should be sized and designed to service the users/development in a clearly-defined service area. The size and design of the wastewater system should correspond with the size of the existing or proposed development for which service is intended and must be constructed within the boundaries of the development. Private systems owned and operated by developers should be carefully scrutinized for quality of proposed construction, maintenance, and continuing financial viability.

The purpose of this is to assure quality infrastructure and to avoid sudden failures and shocks which may affect large numbers of citizens in the future should private ventures prove financially unstable and construction inadequate.”

The amended motion made by Mr. Papadopoulos passed unanimously.

The “Private Wastewater Treatment Systems and Public-Private Combined Systems – Authority Owned and/or Public-Private Combined Systems” section on page 3 was

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

addressed for discussion and the Planning Commission determined that no changes needed to be made.

Once the entire document regarding wastewater treatment and collection systems had been reviewed by the Planning Commission, Mr. Morrison asked the Planning Commission what points needed to be addressed in the Comprehensive Plan regarding stormwater.

The Planning Commission asked about the new stormwater regulations required by the State and requested that staff prepare an overview of such to present to the Planning Commission.

Mr. Morrison informed the Planning Commission that a PowerPoint presentation was presented to the Board of Supervisors at its January 16, 2013 meeting regarding the new stormwater regulations and asked if the Planning Commission wished staff to present the same PowerPoint at the work session. The Planning Commission welcomed the idea and Mr. Morrison committed to doing such.

8. NEW BUSINESS

No new business at this time.

9. OTHER MATTERS

A. Northern Accomack Market Study

The near-draft Northern Accomack Market Study conducted by BEACON at Salisbury University was posted online for the Planning Commission to view prior to the meeting.

Mr. Morrison informed the Planning Commission that the purpose of the study was to assist with the Comprehensive Plan update. He also asked if the Planning Commission wished to address anything in the Comprehensive Plan as a result of this study and there was no indication that anything needed to be addressed.

B. George Parker

Mr. Parker announced that he would not be present at the March 13, 2013 meeting.

10. NEXT MEETING

There is a Planning Commission work session scheduled for Tuesday, February 26, 2013 at 7:00 p.m. in the Accomack County Administration Building School Board Conference Room, Room 201, in Accomac.

The next regular Planning Commission meeting is scheduled for Wednesday, March 13, 2013 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2013

11. ADJOURNMENT

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

Chairman Hickman adjourned the meeting at 9:05 p.m.

E. Phillip Hickman, Chairman

Hollis Parks, Administrative Assistant