

## Accomack County Planning Commission Minutes of March 14, 2012

Virginia: At a meeting of the Accomack County Planning Commission held on the 14<sup>th</sup> day of March 2012, in the Accomack County Administration Building Board Chambers, Room #104, Accomac.

### 1. CALL TO ORDER:

#### A. MEMBERS PRESENT AND ABSENT

##### **Planning Commission Members Present**

Mr. E. Phillip Hickman, Chairman

Mr. George Parker, Vice-Chairman

Mr. Leander Roberts

Ms. Toni Trepanier

Mr. C. Robert Hickman

Mr. Alan Silverman

Mr. Tony Picardi

Mr. Pete Onley

Mr. David Lumgair

##### **Members Absent:**

##### **Others Present:**

Mr. Rich Morrison, Director of Planning and Community Development

Mr. Robert Testerman, Land Use Planner

Ms. Hollis Fate, Administrative Assistant

#### B. DETERMINATION OF QUORUM

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

### 2. ADOPTION OF AGENDA:

**The Planning Commission voted unanimously to adopt the agenda with the following changes:**

- Conduct Other Matters item A. LiDAR Presentation by ESVA Climate Adaptation Working Group after Public Comment Period.

### 3. PUBLIC COMMENT PERIOD (Not a public hearing):

Chairman Hickman opened the floor for the public comment period.

No one signed up or requested to speak.

### 4. OTHER MATTERS (Part I)

#### A. LiDAR Presentation by ESVA Climate Adaptation Working Group

Curtis Smith, Director of Planning, from the Accomack-Northampton Planning District Commission gave a brief presentation to the Planning Commission on LiDAR (Light Detection and Ranging Data) data.

## Accomack County Planning Commission Minutes of March 14, 2012

### 5. 7:30 PUBLIC HEARING

#### A. **Zoning Ordinance Amendment: Section 106-239 of the Accomack County Zoning Ordinance**

Chairman Hickman opened the floor for public input.

No one signed up or requested to speak.

Mr. Morrison discussed David Fluhart's letter on this matter.

Mr. Lumgair offered the suggestion to have the applicant go before the BZA instead of changing the ordinance.

Mr. Morrison replied that there is a time constraint with going before the BZA.

Several of the Commissioners voiced their concern with this matter and asked for Rich to do some more research on this matter and report back to the Planning Commission.

**Mr. Roberts moved to table the Zoning Ordinance Amendment: Section 106-239 of the Accomack County Zoning Ordinance.**

**Vote (8-1):**

**Ayes: Phillip Hickman, Roberts, Trepanier, Robert Hickman, Silverman, Onley, Picardi, Lumgair**

**Nays: Parker**

### 6. OLD BUSINESS:

#### A. **Draft Residential Zoning Ordinance Amendment**

Mr. Testerman presented the draft Residential Zoning Ordinance Amendment that staff prepared to reflect changes that the Planning Commission had discussed at previous meetings.

##### Section 106-78. Special exceptions – Special use permits

Mr. Silverman suggested and the Planning Commission agreed to add the word “temporary” in front of habitation in item number (11) Travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels.

Mr. Parker suggested and the Planning Commission agreed to add the words “on a single lot” to item number (19) Offsite replacement of a failed or failing sewage disposal system or part thereof servicing a single family dwelling.

##### Section 106-79. Conditional uses/permits.

Mr. Silverman suggested and the Planning Commission agreed to make the measurements consistent. For example, using square footage for each item instead of acreage; use one or the other.

## Accomack County Planning Commission Minutes of March 14, 2012

Mr. Silverman moved to delete item number (11) Large wind energy systems, as defined, on lots greater than five acres in area. After discussion, Mr. Silverman withdrew his motion to delete item number (11).

### Section 106-80. Area and density regulations.

Mr. Silverman suggested using the word “public” instead of “central” in item (a). The Planning Commission did not agree to change the word from “central” to “public”.

### Section 106-84. Height regulations.

Mr. Silverman informed staff of a typing error in item number (4) Accessory buildings located between 5 and 15 feet of a side or rear lot line shall not exceed 12 feet in height. Accessory buildings located 15 or more feet from a side or rear lot line are subject to the height regulations or principle structures as set forth in Section 106-84 of this Article. The word “principle” should be spelled “principal”.

**On a motion made by Mr. Parker and seconded by Mr. Silverman, the Planning Commission voted unanimously to schedule a public hearing on the Draft Residential Zoning Ordinance Amendment with the changes from this meeting included for the Planning Commission meeting on April 11, 2012.**

### **B. Poultry Houses in the General Business District**

Mr. Testerman presented the draft General Business Zoning Ordinance Amendment that staff prepared to reflect a change that the Planning Commission had discussed at the last work session. The change would remove poultry houses as one of the uses allowed by Special Use Permit in the General Business District.

**On a motion made by Mr. Parker and seconded by Mr. Lumgair, the Planning Commission voted unanimously to schedule a public hearing on the Draft General Business Zoning Ordinance Amendment for the Planning Commission meeting on April 11, 2012.**

### **C. Route 13 Corridor Overlay District**

The Planning Commission agreed to hold a work session on March 27, 2012 to sit down and discuss issues concerning the Route 13 Corridor Overlay District.

### **7. NEW BUSINESS**

No new business to report at this time.

### **8. OTHER MATTERS (Part II)**

#### **A. Discussion of Possible Amendment to Future Land Use Map – Wattsville Village Development Area.**

Mr. Morrison informed the Planning Commission that Atlantic Town Center Properties, LLC’s attorney, Mark Baumgartner, has requested that the County consider expanding the

## **Accomack County Planning Commission Minutes of March 14, 2012**

Future Land Use Map's designation of the Wattsville Village Development Area to include the property owned/or controlled by Atlantic Town Center.

Mr. Parker asked if by doing this would it change only their land or the entire area.

Mr. Morrison answered that it would be just the land the Atlantic Town Center owns or controls. Currently their land is zoned Agricultural.

The Planning Commission debated whether or not to consider this matter now or wait until the review of the Comprehensive Plan commenced.

Mr. Morrison informed the Planning Commission that he submitted two requests with the budget proposal. The first request is for assistance for sub-area planning to support the County Management Planning effort which is focused on the north-east part of the county and also for the Accomac-Onancock-Onley area which would basically do some specific work for the growth areas of this county. The second request is for a market analysis to support the Comprehensive Plan.

The Planning Commission discussed the issue further and decided not to take action on the matter until review of the Comprehensive Plan commenced. If staff can retrieve economic data from Atlantic Town Center, the Planning Commission is willing to consider discussion on the amendment to the Future Land Use Map prior to review of the Comprehensive Plan.

### **9. MINUTES:**

#### **A. February 8, 2012 Minutes**

**On a motion made by Mr. Parker and seconded by Ms. Trepanier, the Planning Commission voted unanimously to approve the minutes of February 8, 2012.**

#### **B. February 28, 2012 Work Session Minutes**

**On a motion made by Mr. Parker and seconded by Chairman Hickman, the Planning Commission voted unanimously to approve the work session minutes of February 28, 2012.**

### **10. NEXT MEETING:**

A work session is scheduled for Tuesday, March 27, 2012 at 7:00 P.M. at a location yet to be determined.

The next regular Planning Commission meeting is scheduled for Wednesday, April 11, 2012 at 7:00 P.M. in the Accomack County Board Chambers, Accomac.

### **11. ADJOURNMENT:**

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

**Accomack County Planning Commission Minutes of March 14, 2012**

Chairman Hickman adjourned the meeting at 9:00 p.m.

---

E. Phillip Hickman, Chairman

---

Hollis Fate, Administrative Assistant