

## Accomack County Planning Commission Minutes of April 11, 2012

Virginia: At a meeting of the Accomack County Planning Commission held on the 11<sup>th</sup> day of April 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  
Mr. C. Robert Hickman  
Mr. Alan Silverman  
Mr. Tony Picardi  
Mr. Pete Onley  
Mr. David Lumgair

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

Ms. Toni Trepanier

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

Mr. Rich Morrison, Director of Planning and Community Development  
Mr. Mark Taylor, County Attorney  
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 Minutes after Public Comment Period.

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

Chairman Hickman opened the floor for the public comment period.

Mark Baumgartner, Atlantic Town Center Properties, LLC attorney, spoke to the Planning Commission requesting the Future Land Use Map Amendment to the Wattsville Village Development Area be considered for a public hearing.

Chairman Hickman closed the public comment period.

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### 4. MINUTES:

#### A. March 14, 2012 Minutes

Mr. Parker suggested the March 14, 2012 minutes reflect the conversation between Mr. Morrison and the Planning Commission in which Mr. Morrison informed the Planning Commission that research for the Comprehensive Plan has been budgeted.

**On a motion made by Mr. Roberts and seconded by Mr. Lumgair, the Planning Commission voted unanimously to postpone action to the minutes until the requested changes have been made.**

#### B. March 27, 2012 Minutes

Mr. Parker suggested that the March 27, 2012 minutes reflect what the next steps would be.

**On a motion made by Mr. Parker and seconded by Mr. Lumgair, the Planning Commission voted unanimously to approve the minutes with the requested change included.**

### 5. 7:30 PUBLIC HEARING

#### A. Draft Residential Zoning Ordinance Amendment

Chairman Hickman opened the floor for public input.  
No one signed up or requested to speak.

Mr. Silverman stated that Sec. 106-80 mentions central but not public sewage. He suggested it be changed to have both in there.

Mr. Parker suggested that the 'effective date' be changed from September 30, 2012 to the date it is adopted by the Board of Supervisors.

**On a motion made by Mr. Parker and seconded by Mr. Silverman, the Planning Commission voted unanimously to recommend approval of the Draft Residential Zoning Ordinance Amendment to the Board of Supervisors with the above requested changes.**

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

Chairman Hickman opened the floor for public input.  
No one signed up or requested to speak.

**On a motion made by Mr. Parker and seconded by Mr. Roberts, the Planning Commission voted unanimously to recommend approval of the Draft General Business Zoning Ordinance Amendment to the Board of Supervisors.**

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**6. OLD BUSINESS:**

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

Chairman Hickman thinks that the Planning Commission should recommend approval to the Board of Supervisors.

**Mr. Parker moved, seconded by Mr. Roberts to recommend approval of the Zoning Ordinance Amendment to Section 106-239 of the Accomack County Zoning Ordinance to the Board of Supervisors.**

**Vote (7-1):**

**Ayes: Roberts, Robert Hickman, Silverman, Phillip Hickman, Parker, Onley, Lumgair**

**Nays: Picardi**

**Absent: Trepanier**

**B. Future Land Use Map Amendment – Wattsville Village Development Area**

Mr. Morrison discussed his March 6, 2012 letter to Atlantic Town Center Properties, LLC. In the letter, Mr. Morrison made some recommendations to Atlantic Town Center Properties, LLC about how to move forward with a future Planned Unit Development application. One of the recommendations reads, “As an initial separate effort, pursue and amendment to the County’s Comprehensive Future Land Use Map to the Village Development land use designation in advance of a development plan or proposal.”

Chairman Hickman stated that he has conflicting issues with the proposed change that would expand the Future Land Use Map’s designation of the Wattsville Village Development Area. Mr. Hickman and his family rent and farm some of the land that Atlantic Town Center Properties, LLC has requested be changed. He stated that he has spoken with Mark Taylor, County Attorney, and has signed a disclosure form and can fairly participate in this discussion. Chairman Hickman made it clear that he will not be participating in any future zoning of the land or the Planned Unit Development.

Mr. Morrison showed the area that is being requested to be changed on a map and there was detailed discussion on the Village Development B area.

Chairman Hickman requested to see a large, blown-up map of the Wattsville Area to see how much is designated for Village Development, where it is, etc.

The Planning Commission discussed whether or not to consider this matter now or to postpone it until the review of the Comprehensive Plan commenced. Some of the Planning Commissioners voiced their opinions and thinks it will be a better use of time to wait and discuss this matter with review of the Comprehensive Plan which is scheduled to take place in the next 4-5 months.

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Mr. Silverman thinks that this matter should be considered now; he doesn't agree that the applicant should wait until the Planning Commission begins the Comprehensive Plan review.

Mr. Picardi asked if what's village development is already filled and Chairman Hickman answered that there are a lot of homes there.

Mr. Picardi also asked what the real expected job growth is in the area?

Some discussion of the Planned Unit Development arose and Mr. Silverman pointed out that the necessary first step to get all of these other things into discussion would be to change the Future Land Use Map. Without the change, all of the questions cannot and will not be answered.

Mr. Morrison told the Planning Commission that staff had not begun an analysis on this matter. He informed the Commission that if a public hearing were scheduled, staff would prepare a full staff report and present to the Planning Commission at the public hearing.

Chairman Hickman agreed with Mr. Morrison that a public hearing be set because it will give everyone the opportunity to speak.

Mr. Picardi suggested the one 'L' shaped property be included in this request.

**On a motion made by Mr. Silverman and seconded by Mr. Picardi, the Planning Commission voted unanimously to schedule a public hearing on this matter and to also include the 'L' shaped property as part of the request. The public hearing will be held at the May 9, 2012 Planning Commission meeting.**

### 7. NEW BUSINESS

No new business to report at this time.

### 8. OTHER MATTERS

#### A. **Route 13 Discussion**

A work session is scheduled for April 24, 2012 to discuss this matter.

### 9. NEXT MEETING:

A work session is scheduled for Tuesday, April 24, 2012 at 7:00 P.M. in the School Board Office Conference Room.

The next regular Planning Commission meeting is scheduled for Wednesday, May 9, 2012 at 7:00 P.M. in the Accomack County Board Chambers, Accomac.

### 10. ADJOURNMENT:

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

Chairman Hickman adjourned the meeting at 8:30 p.m.

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E. Phillip Hickman, Chairman

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Hollis Fate, Administrative Assistant