

## Accomack County Planning Commission Minutes of May 9, 2012

Virginia: At a meeting of the Accomack County Planning Commission held on the 9<sup>th</sup> day of May 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. 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:**

**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.

No one signed up or requested to speak.

### 4. **OLD BUSINESS:**

#### **A. Subdivision Agent Report**

Mr. Morrison presented the subdivision agent report from March 16 – April 15, 2012.

### 5. **STAFF REPORT:**

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

Mr. Testerman gave a brief update to the Planning Commission concerning the Route 13 discussion that took place on April 24, 2012.

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Mr. Testerman researched current ordinances and found regulations already established for the following:

- Inoperable vehicles
- Dangerous structures
- Setbacks
- Sign regulations

Further information will be presented to the Planning Commission at its May 22, 2012 work session.

### **B. Median Crossover Closures**

Mr. Testerman handed out and presented a list of median crossovers that had been discussed by the Board of Supervisors for possible closure.

### **C. Joint Land Use Study**

Mr. Morrison had a conference call with the Navy and the Hampton Roads Planning District Commission concerning the Joint Land Use study.

### **D. Wallops Research Park**

Mr. Picardi asked about the deed restriction bill and Mr. Morrison responded that the bill has passed Congress and is now in the Senate.

### **E. Eastern Shore Healthy Communities**

The Eastern Shore Healthy Communities is looking to bring Dan Burden to the Eastern Shore in July or August and will be traveling to different towns. They will be holding public meetings and Mr. Morrison recommends the Planning Commission members attend the public meetings.

## **6. MINUTES**

### **A. March 14, 2012 Minutes**

**On a motion made by Mr. Roberts and seconded by Mr. Parker, the Planning Commission voted unanimously to approve the minutes of March 14, 2012.**

### **B. April 11, 2012 Minutes**

**On a motion made by Mr. Parker and seconded by Mr. Roberts, the Planning Commission voted unanimously to approve the minutes of April 11, 2012.**

### **C. April 24, 2012 Work Session Minutes**

**On a motion made by Mr. Roberts and seconded by Mr. Onley, the Planning Commission voted unanimously to approve the minutes of March 14, 2012.**

## **7. 7:30 PUBLIC HEARING**

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

Mr. Morrison gave a presentation discussing the Future Land Use Map of the Comprehensive Plan and this specific amendment to the map.

Mr. Parker asked Mr. Morrison for reasons to keep the Future Land Use Map as-is.

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Mr. Morrison replied with a few different reasons:

1. The land was designated as Agricultural in 2008 and not a lot has changed since that was done.
2. There is a lot of underdeveloped land in the Wattsville Village Development Area. The area already designated Village Development was designated for a reason and the reasons are outlined in the Comprehensive Plan. In a general case, if Village Development Area is enlarged to include vacant land, it makes redevelopment more difficult.
3. The Comprehensive Plan identifies a concept in the Village Development Area that suggests things (projects, businesses, etc.) start in the center and work their way out. In this specific request, this is not what the Comprehensive Plan identifies.

Mr. Baumgartner, attorney for Atlantic Town Center Properties, LLC, spoke to the Planning Commission about the proposed Future Land Use Map amendment and why the Commission should consider and support this matter. His reasons for support are as follows:

1. It is consistent with the Comprehensive Plan
2. It supports and accommodates growth for the aerospace industry at Wallops
3. There is a lack of parcel availability that would support a Planned Unit Development
4. The Comprehensive Plan encourages Planned Unit Developments
5. The Comprehensive Plan encourages wastewater treatment systems over septic systems
6. Having a Planned Unit Development would pull traffic off of Chincoteague Road and improve traffic.

Mr. Baumgartner passed out a map to the Planning Commission that the Atlantic Group prepared.

Mr. Baumgartner further discussed plans for the proposed Planned Unit Development. He indicated that the wastewater treatment facility will be located on the Bridge Hill LLC parcel, Tax Map Number: 27-A-85. Mr. Baumgartner added that by including the Bridge Hill LLC parcel in the Village Development Area, it would potentially allow multi-family housing to be constructed as part of the Planned Unit Development.

Chairman Hickman asked Mr. Baumgartner what the plans were for the approved Bridge Hill subdivision on Tax Map Number: 27-A-85 if this amendment is approved. Mr. Baumgartner answered that first, a rezoning application will be submitted to zone the land 'Planned Unit Development' and then subdivision layout will have to be reconfigured and will be included in the Planned Unit Development proposal. He stated that the reconfigured subdivision layout will need to include the wastewater treatment facility and the possible consideration of including multi-family housing.

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Mr. Baumgartner handed out a representative sampling of other developments done by the Atlantic Town Center Development Corporation to the Planning Commission for informational purposes.

The following persons offered comments in opposition of the proposed amendment to the Future Land Use Map:

- Ronnie Thomas
- John Waterfield
- Steve West
- Lee Wingfield
- Angela Wingfield

Many of the persons speaking in opposition of the proposed amendment mentioned not being fully opposed to the amendment but requested that the Planning Commission postpone action until the Atlantic Town Center Properties, LLC appeal of the BZA's decision is settled by the court.

The following person offered comments in favor of the proposed amendment to the Future Land Use Map:

- Barbara Cousar

Chairman Hickman closed the public hearing.

A few of the Planning Commission members requested more information about the area: how many lots already have houses on them, can any of the lots that are not developed support a Planned Unit Development, etc.

The Planning Commission also discussed whether or not there is a demand in Accomack County for this sort of project.

Mr. Parker asked what effect this matter would have on the land already designated Village Development on the Future Land Use map if this were approved.

Chairman Hickman voiced his concern of this matter in the future; what will happen when the next developer comes to Accomack County requesting the same that Atlantic Town Center Properties is? He is unsure that the County wants this.

Mr. Silverman asked what information would be needed to determine the impact on other landowners.

Mr. Picardi answered that we needed real data of where the growth is going to be, who's going to occupy it and is there a demand there.

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After careful deliberation of the matter, the Planning Commission decided to defer action until staff can retrieve more information. The following information is requested:

- Density
- Where houses (development) are in the area
- What businesses are on the north side of Route 179/Chincoteague
- Village Development in Atlantic
- Information on soils and if a wastewater treatment facility can be placed on it

**On a motion made by Mr. Parker and seconded by Chairman Hickman, the Planning Commission voted unanimously to table the discussion.**

### **8. NEW BUSINESS**

No new business to report at this time.

### **9. OTHER MATTERS**

No other matters to report at this time.

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

A work session is scheduled for Tuesday, May 22, 2012 at 7:00 P.M. in the School Board Office Conference Room.

The next regular Planning Commission meeting is scheduled for Wednesday, June 13, 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 Mr. Robert Hickman, the Planning Commission voted unanimously to adjourn the meeting.**

Chairman Hickman adjourned the meeting at 9:15 p.m.

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E. Phillip Hickman, Chairman

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Hollis Fate, Administrative Assistant