

**Virginia: At a meeting of the Accomack County Planning Commission held on the 14th day of March, 2007, in the cafeteria of Metompkin Elementary School in Parksley, Virginia:**

**1. CALL TO ORDER:**

A. MEMBERS PRESENT AND ABSENT

**Members Present:**

Mr. William A. Sprague, Vice-Chairman  
Mr. Jim Frese  
Mr. Robert L. Nock  
Ms. Stella Rohde  
Mr. Herb Thom  
Mr. E. Bryan Turner

**Members Absent:**

Mr. E. Phillip Hickman, Chairman  
Mr. Leander Roberts, Jr.

**Others Present:**

Mr. James M. McGowan, Director of Planning  
Ms. Genee Drummond, Temporary Secretary  
Mr. Tom Brockenbrough, GIS Coordinator

B. DETERMINATION OF QUORUM

There being a quorum, the meeting was called to order by Vice-Chairman Sprague at 7:00 p.m. The Commissioners agreed to follow the Agenda.

**2. PRESENTATION OF RESOLUTION OF COMMENDATION:**

A. RESOLUTION OF COMMENDATION: Vice-Chairman Sprague presented the Resolution of Commendation to Mr. Fallon for his service to the Planning Commission. Mr. Fallon thanked the Commission for recognizing his service.

**3. PUBLIC HEARING:**

A. DRAFT AGRICULTURAL ZONING DISTRICT AMENDMENT: A Public Hearing to afford interested persons the opportunity to be heard or to present written comments concerning the Draft Accomack County Agricultural Zoning District Amendment, February 15, 2007, to allow Accessory Dwellings in the Agricultural Zoning District by Special Use Permit. The draft amendment also includes definitions for Accessory Dwelling and Detached Dwelling. The proposed draft amendment was included in the meeting packet. Mr. McGowan presented the proposed draft amendment, as follows:

***Proposed addition to Sec. 106-53. Special exceptions--Special use permits.***

*(22) Dwelling, accessory, on lots with a minimum area of 5 acres, or on nonconforming lots with a minimum area of 60,000 square feet recorded in the land records as of June 28, 2006. Accessory dwellings shall be 1) limited to one per lot and 2) permitted with an occupied main dwelling.*

***Proposed definition to be added to Article I of Chapter 106, ZONING:***

*Dwelling, accessory: Means a subordinate dwelling unit located on the same lot occupied by the main dwelling unit, and is detached from the main dwelling unit. Accessory dwellings may be manufactured homes as defined herein. No accessory dwelling may exceed 1,200 square feet in floor area.*

*Dwelling, detached: Means a dwelling unit not structurally connected or attached to any other dwelling.*

**Vice-Chairman Sprague opened the Public Hearing.**

Shirley Harding spoke in favor of the proposed amendment, stating that the amendment would allow her to put a manufactured home back on her five-acre lot for a couple to live in and help take care of her.

Keith Privett also spoke in favor of the proposed amendment, stating that the amendment would allow him to have an accessory dwelling for a family member with

medical problems. He would rather add an accessory dwelling than have to divide his property to build another house.

**Vice-Chairman Sprague closed the Public Hearing.**

After the Public Hearing was closed, Mr. McGowan requested the Commission to consider recommending approval of the Draft Accomack County Zoning District Amendment, February 15, 2007, to the Board of Supervisors.

Mr. Turner asked if 1,200 square feet was big enough for a mobile home, single-wide, or double wide. Mr. McGowan stated that 1,200 square feet was a 30-foot by 40-foot house, and that the purpose of the amendment was to allow accessory dwellings. A 12-foot wide mobile home would have to be over 100 feet long to exceed the 1,200 square-foot limit. The 1,200 square-foot accessory dwelling could also be part of another building, such as a garage or barn. Mr. Turner asked Mr. Harding if she know how many square feet her manufactured home was. Mrs. Harding stated that she did not know, but would find out.

**Mr. Nock made a Motion, Seconded by Mr. Thom, to recommend approval of the Draft Accomack County Zoning District Amendment to allow accessory dwellings by Special Use Permit, dated February 15, 2007, to the Board of Supervisors. The motion passed with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Nock, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Roberts.**

**3. PUBLIC COMMENT PERIOD: *(Not a Public Hearing)***

Mr. Wesley Edwards requested the Planning Commission to adopt a resolution to determine the number of subdivisions and subdivision lots in Accomack County.

**4. 7:30 PM PUBLIC MEETING - AGRICULTURAL AND FORESTAL DISTRICTS:**

A Public Meeting was held with the owners of land within the Tasley, Pungoteague, and

Locustville Agricultural and Forestal Districts to review the districts. Andrea Stone presented the staff report and the recommendations of the Agricultural and Forestal District Committee on the Tasley, Pungoteague, and Locustville Agricultural and Forestal Districts. Ms. Stone answered questions from those present.

Ms. Stone requested the Planning Commission to consider recommending the Agricultural and Forestal District Advisory Committee's recommendations for continuation and modification of the Tasley, Pungoteague, and Locustville Agricultural and Forestal Districts to the Board of Supervisors, and request the Board of Supervisors to schedule a Public Hearing for 7:30 PM on Wednesday, April 18, 2007 to receive public comment on the recommendations.

**Mr. Thom made a Motion, Seconded by Mr. Frese, to recommend the Agricultural and Forestal District Advisory Committee's recommendations for continuation and modification of the Tasley Agricultural and Forestal District to the Board of Supervisors, and request the Board of Supervisors to schedule a Public Hearing for 7:30 PM on Wednesday, April 18, 2007, at Metompkin Elementary School to receive public comment on the recommendations. The motion passed unanimously with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Roberts, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Nock.**

**Mr. Turner a Motion, Seconded by Mr. Nock, to recommend the Agricultural and Forestal District Advisory Committee's recommendations for continuation and modification of the Pungoteague Agricultural and Forestal District to the Board of Supervisors, and request the Board of Supervisors to schedule a Public Hearing for 7:30 PM on Wednesday, April 18, 2007, at Metompkin Elementary School to receive public comment on the recommendations. The motion passed unanimously with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Roberts, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Nock.**

**Mr. Turner a Motion, Seconded by Ms. Rohde, to recommend the Agricultural and Forestal District Advisory Committee's recommendations for continuation and modification of the Locustville Agricultural and Forestal District to the Board of Supervisors, and request the Board of Supervisors to schedule a Public Hearing for 7:30 PM on Wednesday, April 18, 2007, at Metompkin Elementary School to receive public comment on the recommendations. The motion passed unanimously with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Roberts, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Nock.**

**5. OLD BUSINESS:**

**A. Resolution of Commendation:** As requested at the February 27, 2007, Commission Work Session, staff presented a Resolution of Commendation for Mr. John Darby for the Commission's approval and the Chairman's signature.

**Mr. Turner made a Motion, Seconded by Mr. Frese, to approve the Resolution for Mr. Darby. The motion passed with the following vote. Aye: Mr. Sprague, Mr. Frese, Mr. Nock, Ms. Rohde, Mr. Turner. Absent: Mr. Hickman, Mr. Roberts. Abstain: Mr. Thom, who stated that he abstained because he doesn't believe in the resolution.**

**Mr. Thom made a Motion, Seconded by Mr. Frese, to prepare a Resolution for Mr. Mapp. The motion passed with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Nock, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Roberts.**

**B. FY 2008 Capital Improvement Program:** Mr. McGowan reported that the Board of Supervisors has scheduled a Public Hearing on the Draft FY 2008 Capital Improvement Program for 7:30 PM on March 21, 2007.

**C. Wachapreague VFC Rezoning Application (District 8):** Mr. McGowan reported that the Board of Supervisors held a Public Hearing on the Wachapreague Fire Company

rezoning application on February 21, 2007. The Board tabled action on the application until the landowner provides documentation that The Nature Conservancy, as a trust beneficiary, is authorized to enter into a contract to sell the property contingent upon a rezoning approval and is authorized to submit proffers.

**D. Monthly Subdivision Report:** Mr. McGowan reported that, as requested at the February 15, 2007, Planning Commission meeting, he has requested David Fluhart, Subdivision Agent, to update the Monthly Subdivision Report to include all subdivisions in Accomack County.

**E. Trails End Campground:** Mr. McGowan reported that, as requested at the February 15, 2007, Commission meeting, on February 21, 2007, he requested the Board of Supervisors to consider obtaining a legal opinion on whether Trails End is a subdivision or a campground. The Board voted to request a legal opinion, which is being obtained. A letter to Chairman Hickman from the Trails End Association was presented.

Mr. Turner asked who the legal opinion was being obtained from. Mr. McGowan stated that he didn't know and that the County Administrator was making that decision.

**F. Comprehensive Plan Update:** Mr. McGowan reported that Planning Consultant Milton Herd is revising the Draft Future Land Use Map based on the comments from the four Supervisor District Public Meetings and the discussion at the February 27, 2007, Planning Commission Work Session. Mr. Herd will present revisions at the March 27, 2007, Planning Commission Work Session.

**G. Agricultural and Forestal District Committee:** Andrea Stone reported that the Agricultural and Forestal District Committee met on February 28, 2007. At the meeting, the Committee reviewed the Draft Agricultural and Forestal District Ordinance and requested further revisions. The Committee also reviewed the Atlantic, Craddockville, Leemont, Painter, Scarborough's Neck, and Shields A&F Districts. The Committee also

met on March 14, 2007 and made recommendations on each district. The next meeting is scheduled for 10:00 AM on Wednesday, March 28, 2007 in the Accomack County Board Chambers.

Ms. Stone presented the Committee's recommendations on the Atlantic, Craddockville, Leemont, Painter, Scarborough's Neck, and Shields Agricultural and Forestal Districts to the Planning Commission. Ms. Stone requested the Planning Commission to consider scheduling a Public Meeting for 7:30 PM on April 11, 2007, at Metompkin Elementary School with the owners of land within these districts to review the districts.

**Mr. Turner made a Motion, Seconded by Mr. Thom, to schedule a Public Meeting for 7:30 PM on April 11, 2007, at Metompkin Elementary School with the owners of land within the Atlantic, Craddockville, Leemont, Painter, Scarborough's Neck, and Shields Agricultural and Forestal Districts to review the districts. The motion passed unanimously with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Roberts, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Nock.**

Mr. McGowan reported that, on February 21, 2007, the Board of Supervisors held a Public Hearing and voted to remove the following parcel from the Atlantic Agricultural and Forestal District:

1. Tax Parcel: 56-A-48  
Owner: Glenn T. Matthews  
A&F District: Atlantic  
Reason: Preliminary Plat Approval of the Windsor Bluffs Subdivision

## **6. OTHER BUSINESS:**

There was no other business.

## **7. MINUTES:**

### **A. Minutes of February 15, 2007**

**Mr. Thom made a Motion, Seconded by Ms. Rohde, to Approve the Minutes of February 15, 2007. The motion passed with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Nock, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Roberts.**

**B. Minutes of October 24, 2006**

**Mr. Thom made a Motion, Seconded by Mr. Frese, to Approve the Minutes of October 24, 2006. The motion passed with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Nock, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Roberts.**

**C. Minutes of October 11, 2006**

**Mr. Thom made a Motion, Seconded by Mr. Nock, to Approve the Minutes of October 11, 2006. The motion passed with the following vote: Aye: Mr. Sprague, Mr. Frese, Mr. Nock, Ms. Rohde, Mr. Thom, Mr. Turner. Absent: Mr. Hickman, Mr. Roberts.**

**8. NEXT MEETING**

Vice Chairman Sprague stated that a Planning Commission Work Session would be held at 7:00 PM on Tuesday, March 27, 2007, at Metompkin Elementary School, Parksley, Virginia. The next regular Planning Commission meeting would be at 7:00 PM on Wednesday, April 11, 2007, at Metompkin Elementary School, Parksley, Virginia.

**9. ADJOURNMENT**

**On a Motion by Mr. Thom, Seconded by Mr. Frese, those present voted unanimously to adjourn the meeting.**

Vice-Chairman Sprague adjourned the Meeting at 7:45 PM.

Accomack County Planning Commission Minutes of March 14, 2007

---

William A. Sprague, Chairman

---

James M. McGowan, Director of Planning