

**Virginia: At a Work Session Meeting of the Accomack County Planning Commission held on the 27th day of March 2007, in the cafeteria of Metompkin Elementary School, Parksley, Virginia:**

**PLANNING COMMISSION**

**Members Present:**

Mr. E. Phillip Hickman, Chairman  
Mr. William A. Sprague, Vice- Chairman  
Mr. Bryan Turner  
Mr. Herbert Thom  
Mr. Jim Frese  
Mr. Leander Roberts  
Mr. Robert L. Nock  
Ms. Stella Rohde

**Members Absent:**

None

**Others Present:**

Mr. James M. McGowan, Director of Planning  
Ms. Tonya R. Taylor, Administrative Assistant  
Mr. Thomas Brockenbrough, GIS Coordinator

**1. CALL TO ORDER**

Chairman Hickman called the meeting of March 27, 2007 to order at 7:00 P.M. A quorum was present. Mr. Hickman welcomed those in attendance.

**A. Discussion on PUD:** Mr. Hickman stated that he would like to have two developers present their ideas at the next Planning Commission meeting, which will be held on Wednesday, April 11, 2007. The two developers are Chris Carbaugh, with a PUD (planned unit development) concept in Onley, and Gene Wayne Taylor, with a 5-acre affordable subdivision concept.

**On a motion by Mr. Thom, Seconded by Mr. Frese, those present voted unanimously to put Mr. Carbaugh and Mr. Taylor on the Planning Commission meeting agenda for April 11, 2007.**

Ms. Rohde discussed the PUD and asked what criteria would be used to approve a PUD. Mr. Herd replied that a PUD can be a fixed zone or a floating zone. Approval of a PUD can be based on the conditions of the surrounding community, road access and capacity, environmental concerns, infrastructure needs, and other factors. Ms. Rohde stated that she would like to see PUD criteria for a rural area.

**B. New Administrative Assistant:** Mr. McGowan introduced Tonya Taylor, the new Department of Planning Administrative Assistant. Ms. Taylor began working on March 20, 2007.

## **2. DRAFT FUTURE LAND USE MAP REVIEW**

Mr. McGowan and planning consultant Milton Herd presented a draft schedule for completing the Comprehensive Plan and Zoning Ordinance Update project. The Commission agreed to the schedule and requested staff to forward the schedule to the Board of Supervisors.

Mr. McGowan and Mr. Milton Herd presented revisions to the Draft Future Land Use Maps for Districts 2 & 3, 4 & 5, 6 & 7, and 8 & 9. Additional information had been added to the constraints maps, including the Enterprise Zone and Agricultural and Forestal Districts. Tom Brockenbrough, GIS Coordinator, presented clear overlay maps showing the proposed future land use layer so the Commissioners could compare them to the constraints maps. Mr. McGowan asked the Commissioners to review the maps and discuss additional changes that need to be made. Mr. Brockenbrough recorded the following comments and suggestions on a flipchart:

**Districts 2 & 3:**

- NASA zones in color
- Constraints with separate clear overlays
- Add Residential, Agricultural, and Conservation areas to Future Land Use Map
- Industrial at NASA Research Park
- Need light industrial classification (General Business allows many light-industrial uses)
- Need more Industrial in county (for machines shops and along railroad)
- Designate Route 175 Commercial (not if Village Development does the same)
- Extend 175 Village Development east to end of subdivision (follow NASA zone)
- Change Raymond Townsend Lane to Residential
- Atlantic: Village Residential (take Village Development from Wattsville and move to Atlantic)
- Look at Village Development for Nocks Landing Road
- Rural Settlement or Residential between Atlantic and Wisharts Point
- Add road numbers to maps and label communities.
- Industrial along railroad near New Church
- Residential or Village Development in New Church east of Route 13
- Check all Residential and Village Development areas for soils/wetlands, etc.
- Industrial behind Dixieland near railroad (State Line)
- Railroad Industrial south of Horsey and north of Saxis Road
- Residential south side of Saxis Road
- Label residential communities.
- Map Ground Water Recharge Area

**Districts 4 & 5:**

- Check Village Development area to see if Metompkin school is in it
- Parksley: need some area for Commercial and Light Industry
  - Southeast along railroad
  - Road east to Fishers Corner
  - Also Fishers Corner
- Check soils around Parksley

**Districts 6 & 7:**

- Keep a big area for Village Development, but work from inside out (rezonings)

- Show two-phase development (two lines)
- Industrial south of Tasley
- Industrial north of Helena Chemical

**Districts 8 & 9:**

- Commercial west of Painter
- Village Development around Painter

The Commission requested staff to make the revisions for presentation at the next Work Session.

Mr. Brockenbrough presented a report on the number of vacant subdivision lots and vacant building lots in the county. The parcels are greater than 1,000 square feet and less than or equal to 2 acres. Not counting parcels on Tangier Island, Cedar Island, and Trails End, there are 14,280 unimproved parcels in the county. Outside of incorporated towns, there are 10,845 unimproved parcels in the county. The Commission requested Mr. Brockenbrough to remove the unbuildable lots from the total.

**3. MINUTES**

**On a motion by Ms. Rohde, Seconded by Mr. Thom, those present voted unanimously to approve the Minutes of the March 27, 2007, Planning Commission Meeting.**

**4. ADJOURNMENT**

**At 9:20 PM, on a motion by Ms. Rohde, Seconded by Mr. Thom, those present voted unanimously to adjourn the meeting.**

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E. Phillip Hickman, Chairman

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Tonya R. Taylor, Administrative Assistant