

**Virginia: At a work session of the Accomack County Planning Commission held on the 22nd day of May, 2007, in the cafeteria of Metompkin Elementary School in Parksley, Virginia:**

**1. CALL TO ORDER:**

A. MEMBERS PRESENT AND ABSENT

**Members Present:**

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

**Members Absent:**

No members were absent.

**Others Present:**

James M. McGowan, Director of Planning  
Tom Brockenbrough, GIS Coordinator  
Renee Rice, Temporary Secretary  
Steven B. Miner, County Administrator

B. DETERMINATION OF QUORUM

There being a quorum, the meeting was called to order by Mr. Hickman at 7:03 p.m. The Commissioners agreed to follow the Agenda.

**2. PRESENTATION ON DRAFT COMPREHENSIVE PLAN UPDATE:**

Planning consultant Milton Herd gave a PowerPoint presentation on the Draft Accomack County Comprehensive Plan Update. Mr. Herd presented the vision for the Comprehensive Plan and the concept for the Future Land Use Map and Plan, including background data, public input, and maps. Tom Brockenbrough, GIS Coordinator, presented a summary on the Acreage of Future Land Use Areas based on the Draft Future Land Use Map revisions made at the April 24, 2007 work session.

The Commissioners discussed Mr. Herd's presentation and the draft Comprehensive Plan.

Chairman Hickman stated that the draft Comprehensive Plan still does not correctly put forth the true character of Accomack County or the Eastern Shore. Something is missing. The maps are OK but not the text. We want to capture the feel of Accomack and what keeps us special. Accomack is different. We don't want to be like Wicomico County, Maryland. We need to protect waters and bays, Seaside and Bayside. The growth areas around Onley and Onancock are probably too much. We should not allow overboard discharge of wastewater effluent. Agriculture should be required to use shallow ground water for irrigation. It is not good to develop the ground water recharge spine. There are no specifics on the recharge spine or calculations on Carolina Bays in the draft plan. Development should be on the side of the spine.

Mr. Frese stated that the essence of the County is the people. People have created their own future and have done a good job of it, protecting wetlands and water. VMRC has no net loss of wetlands and DEQ is stringent. With better sewer technology, water can go back into the environment. The Wetlands Board scrutinizes all applications closely before issuing permits. Wetlands vegetation is protected and impacts are mitigated. Accomack people have done a good job, are generally good stewards of the land, and will not hurt it.

The Commissioners discussed the following issues for inclusion in the draft Comprehensive Plan:

- Poor quality of existing roads that VDOT won't fix.
- Emergency vehicles access crossing the railroad tracks along Route 316.
- Add the Route 13 Plan.
- VIMS information on shellfish, including economics of shellfishing.
- Impact of development and increased impervious surface on shellfish bed closures.
- Need for a stormwater management plan and ordinance.
- Identify the price of affordable housing and add to the data chapter. Need to discuss affordable rental prices too.
- Add a definition of "affordable" to the Comprehensive Plan.
- Need three areas for nice mobile home parks with covenants and restrictions.
- Add mobile home parks as an affordable housing strategy and allow throughout the County.
- Add NASA safety zone language to Chapters 5 and 6.

Mr. Miner suggested inviting the Ground Water Committee consultant to do a presentation at the June Work Session. The Commission agreed to do this.

Mr. Frese suggested that the Comprehensive Plan be updated 10 percent a year over 10 years so the Planning Commission can give it the attention that each section needs. Chairman Hickman agreed that this should be done after the plan is updated.

Mr. Miner: Stated that the new County Attorney would be starting soon and will attend Planning Commission meetings to help with the Comprehensive Plan and other issues.

### **3. COMPREHENSIVE PLAN TEXT REVISIONS:**

Milton Herd presented a summary of his revisions to Chapters 5 and 6 based on the discussions at the April 24<sup>th</sup> Planning Commission Work Session. The revisions requested by the Planning Commission at the May 8<sup>th</sup> meeting were also made. The Commission discussed Chapter 6 and had the following comments:

Mr. Bob Hickman requested clarification on the Projected Land Demand table on page 6-4. Mr. Herd said he would check the table. Mr. Hickman suggested that the wording be made stronger. For example, on Page 5-11, the word “encouraged” should be changed to “required”. Mr. Hickman also said that trailer parks are not addressed in the draft.

Mr. Frese stated that at a previous meeting he requested the land along Route 175 from Ray’s Shanty east to Chincoteague Bay be changed to commercial. Mr. McGowan explained that the Village Development Land Use Area includes commercial uses, and that the Commission agreed to end Village Development Area at the NASA runway safety zone.

**Mr. Frese made a motion to continue the Village Development area east out to Chincoteague Bay. The motion failed for lack of a second.**

Ms. Rhode asked why the Industrial Land Use Area at the State Line between the railroad tracks and Route 13 was not continued all the way to Route 13. Mr. McGowan explained that the Commission had agreed to not carry the Industrial area all the way east to Route 13, as this is the gateway to Accomack County, the Eastern Shore, and Virginia. Mr. McGowan stated that it didn’t seem like a good idea to make Accomack County’s “gateway” an industrial zone.

**Ms. Rohde made a motion, seconded by Mr. Hickman, to extend the Industrial Land Use Area all the way east to Route 13. The motion passed with a vote of 4 Ayes, 3 Nays, and 2 Abstentions.**

### **4. OTHER MATTERS:**

Mr. Herd and Mr. McGowan distributed copies of the Draft Executive Summary. Mr. McGowan asked the Commission to review the draft for discussion at the June 13<sup>th</sup> Planning Commission meeting.

### **5. MINUTES:**

The Commission did not act on the Minutes from the April 24, 2007 Work Session.

**6. ADJOURNMENT:**

**On a Motion by Ms. Rohde, Seconded by Mr. C. Robert Hickman, those present voted unanimously to adjourn the meeting.**

Chairman Hickman adjourned the meeting at 9:05 p.m.

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E. Phillip Hickman, Chairman

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James M. McGowan, Director of Planning