

**Virginia: At a meeting of the Accomack County Planning Commission held on the 18th day of July, 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. Leander Roberts, Jr.

Mr. C. Robert Hickman

Mr. Herb Thom

Mr. E. Bryan Turner

**Members Absent:**

Mr. E. Phillip Hickman, Chairman

Mr. Robert L. Nock

Ms. Stella Rohde

**Others Present:**

Mr. James M. McGowan, Director of Planning

Mr. Robert E. Testerman, Land Use Planner

Mr. Mark Taylor, County Attorney

Ms. Tonya Taylor, Administrative Assistant

B. DETERMINATION OF QUORUM

There being a quorum, the meeting was called to order by Vice-Chairman Sprague at 7:35 p.m. The Commissioners agreed to follow the Agenda.

Mr. Sprague stated that there were six Commissioners present and two absent, and one member, Ms. Rohde, sitting in the audience. Mr. Sprague asked Ms. Rhode to step forward and advise the Commission why she was not sitting at the Planning Commission table.

Ms Rohde addressed the Vice-Chairman and members of the Planning Commission, stating the following:

“I am present but will not be sitting with the Commission for this hearing. I have disqualified myself from participation in this transaction as a member of the Planning Commission by filing the necessary disclosure with the County Administrator, on the advice of the County Attorney. As you all know, I am a licensed realtor. For the record, I have worked to bring the County and Mr. Robbins together because I personally see this transaction as a benefit to the community. I am not being compensated by either

party in this transaction. I am disqualifying myself from participation in order to avoid any confusion about my involvement or any question or appearance of potential conflict.”

Mr. Sprague stated that only item the agenda is a joint public hearing with the Board of Supervisors. Mr. Sprague stated to Chairman Duncan that the Planning Commission is ready to hold the joint public hearing.

**2. PUBLIC HEARING:**

**A. Central Middle School Rezoning**

Mr. McGowan presented the Staff Report on the Central Middle School rezoning. He reported that the County is talking with a business interested in locating at the Central Middle School property near Painter. The proposed use is cabinet making and furniture manufacturing, retail sales, a restaurant, and a vocational school. Since these uses are allowed under the General Business zoning district, the property needs to be rezoned to General Business. Based on the proposed uses and the adaptive reuse of an existing building and site, a Conditional Use Permit is not required. In order to be consistent with the Comprehensive Plan, the Future Land Use Map should also be amended to designate Commercial land use in this area. Draft maps showing the proposed Future Land Use Map and Zoning Map were presented.

Mr. McGowan stated that he presented this information to the Planning Commission on June 13, 2007, and they voted to schedule a meeting on July 18, 2007 in anticipation of the Board scheduling a Joint Public Hearing on the proposed amendments. The Planning Commission also voted to advise the Board of Supervisors to review the plans submitted in 2006 for the Central Middle School property and to require the following provisions for U.S. Route 13 safety as conditions of sale:

1. Remove the southern median break and turn lane, add a left turn lane to the northern median break, and build a right turn lane for the main entrance.

OR

2. Remove both median breaks, build a right turn lane for the main entrance, and build a reverse frontage road that connects to Route 620, Elmore Road.

**OPEN PUBLIC HEARING:**

Vice-Chairman Sprague opened the Public Hearing. No one spoke at the Public Hearing.

**CLOSE PUBLIC HEARING:**

Vice-Chairman Sprague closed the Public Hearing.

**On a Motion by Mr. Frese, Seconded by Mr. Thom, those present voted unanimously to recommend the following to the Board of Supervisors:**

- 1. Amend the Comprehensive Plan Future Land Use Map from Agricultural to Commercial in the vicinity of Central Middle School property; and**
- 2. Amend the Zoning Map from Agricultural to General Business for Tax Parcel 111-A-25.**

**5. 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 7:50 PM.

---

E. Phillip Hickman, Chairman

---

James M. McGowan, Director of Planning