

**Virginia: At a meeting of the Accomack County Planning Commission held on the 2nd day of January, 2008, 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. Jim Frese  
Mr. Leander Roberts, Jr.  
Ms. Stella Rohde  
Mr. Herb Thom  
Mr. E. Bryan Turner

**Members Absent:**

Mr. C. Robert Hickman  
Mr. Robert L. Nock

**Others Present:**

Mr. William A. Sprague  
Mr. James M. McGowan, Director of Planning  
Mr. Mark Taylor, County Attorney  
Ms. Tonya Taylor, Administrative Assistant  
Mr. Robert Testerman, Land Use Planner

**B. DETERMINATION OF QUORUM**

There being a quorum, the meeting was called to order by Chairman Hickman at 7:10 p.m. The Commissioners agreed to follow the Agenda.

**2. ELECTION OF 2008 OFFICERS:**

As per Article IV, Section 4-2, Chairman Hickman requested the Commission to consider electing a Chairman and Vice-Chairman for 2008. Chairman Hickman asked Mr. McGowan to oversee the election process.

Mr. McGowan opened the floor for nominations.

**Mr. Turner nominated Mr. Hickman as Chairman and Ms. Rohde as Vice-Chairman. Seconded by Mr. Roberts, the motion passed unanimously by those present.**

Mr. McGowan asked if there were any other nominations. No other nominations were made.

**Mr. Turner made a motion to elect Mr. Hickman as Chairman and Ms. Rohde as Vice-Chairman. Seconded by Mr. Roberts, the motion passed unanimously by those present.**

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

Chairman Hickman opened the floor for Public Comments. Mr. Tommy Clark signed up to speak. Mr. Clark wanted to express his concerns regarding the setback requirements for the Wallops Research Park. Mr. Clark said that he and his neighbors are happy with a 100-foot buffer, and he thanked the Planning Commission for visiting the site and addressing the matter.

**4. STAKEHOLDER GROUP COMMENTS:**

Chairman Hickman opened the floor for the Stakeholder Group comments. Mr. Gene Wayne Taylor requested the Planning Commission to take affordable housing into consideration and allow affordable lots in all zoning districts.

**5. RESOLUTION OF COMMENDATION:**

**A. William A. Sprague**

**Chairman Hickman made a motion, seconded by Vice-Chairman Rohde, to approve the following Resolution of Commendation for former Planning Commission Vice-Chairman William A. Sprague. The motion passed unanimously by those present.**

***RESOLUTION OF COMMENDATION***

***WHEREAS, William A. Sprague was a member of the Accomack County Planning Commission from February 16, 2000 through December 31st, 2007; and***

***WHEREAS, he was a conscientious and devoted member of the Accomack County Planning Commission and gave generously of his time and efforts:***

***NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby recognize and commend the distinguished, faithful and outstanding service of William A. Sprague to the Accomack County Planning Commission and the citizens of the County of Accomack; and***

***BE IT FURTHER RESOLVED, that a copy of this Resolution be spread upon the Minutes and be put upon a plaque to be presented to Mr. Sprague.***

Chairman Hickman presented the Resolution of Commendation to Mr. Sprague and thanked him for his service to Accomack County. Mr. Sprague thanked the Commissioners for their thoughtfulness.

**6. OLD BUSINESS:**

**A. Wallops Research Park:** Mr. McGowan presented a copy of the Wallops Research Park Covenants, Section V, Buffer requirements to the Planning Commission. The full set of Wallops Research Park Covenants are currently not completed. The Buffer Requirements section requires a 100-foot buffer on the western edge, 35 feet on the southern edge, and 35 feet long Mill Dam Road.

Staff requested the Planning Commission to make a recommendation to the Board of Supervisors for the rezoning of the Wallops Research Park.

**A motion made by, Mr. Turner, and seconded by, Mr. Thom to recommend to the Board of Supervisors approval of the rezoning of the Wallops Research Park as follows:**

- 1. Amend the Comprehensive Plan Future Land Use Map from Agricultural to Industrial in the vicinity of the proposed Wallops Research Park; and**
- 2. Amend the Zoning Map from Agricultural to Industrial for Tax Parcels 28-1-A2, 28-1-A2A, 28-1-A3, 28-1-A3A, 28-2-C, 28-A-75 (part); from General Business to Industrial for Tax Parcels 28-2-D, 28-2-D1, 28-2-D2; from Residential to Industrial for Tax Parcel 28-1-B; and from Agricultural and General Business to Industrial for Tax Parcel 28-1-A1.**

**The motion also included a recommendation that the Board of Supervisors approve, as part of the Wallops Research Park Guiding Covenants and Restrictions, the following section on Buffer Requirements as presented:**

**A vegetative buffer of existing native vegetation shall be maintained around the perimeter of the WRP. Buffers, as defined in the attached exhibit, shall be 100 feet on the western edge of the park, 35 feet on the south edge of the park and 35 feet from Mill Dam Road. WRP principals shall retain the right to remove selected vegetation from buffers to maintain required airfield clearances and/or to mitigate ecological or safety risks (e.g. invasive species management, hazard tree removal).**

**B. Monthly Subdivision Report:** Mr. David Fluhart, Subdivision Agent, submitted the attached Monthly Subdivision report.

Mr. McGowan presented a memorandum to the Planning Commission from Mr. Fluhart reporting that there are no Preliminary Subdivision Plats more than five years old.

**C. Comprehensive Plan Update:** Mr. McGowan presented final revisions of the Draft Comprehensive Plan to the Planning Commission.

**A motion made by, Mr. Thom, and seconded by, Mr. Frese to accept the presented revisions to the Draft Comprehensive Plan and prepare a revised draft for presentation to the Board of Supervisors by January 16, 2008. The motion passed unanimously by those present.**

**A motion made by, Mr. Hickman, and seconded by Mr. Turner to recommend that the Board of Supervisors schedule a Joint Public Hearing on the revised Draft Comprehensive Plan.**

As per requested by Chairman Hickman at the December 17<sup>th</sup> Work Session, each member of the Planning Commission recommended their five top Comprehensive Plan implementation actions.

**Planning Commission Comprehensive Plan Priorities  
January 2, 2008**

Turner

1. All members need to be present for meetings.
2. Keep an eye on the water tables in the county.
3. Monitor issues on people's rights on rezoning.

Thom

1. Groundwater and supervising permit approval.
2. Recharge zone – need Oil/Water Separators.
3. Increasing the cost for groundwater permits.
4. Affordable Housing: Planning Commission and Board of Supervisors incorporate work task for better programs with Eastern Shore Community College.
5. Recreation.

Rohde

1. Meet with the Board of Supervisors quarterly or semi-annually to see what they want the Planning Commission to do and to receive their input.
2. Economic growth in the county.

Frese

1. Simplify the Comprehensive Plan for the future. Every year pick a portion to work on and update, instead of waiting to do the entire plan at one time.

Roberts

1. Protect Groundwater and Surface Water, Chesapeake Bay.
2. Recreation for the County.
3. Affordable Housing.
4. Transportation – Route 13 Corridor.
5. Have housing that everyone can afford.
6. Need a strong education system.

Chairman Hickman

1. Zoning District Amendments to implement Comprehensive Plan.
  - a. New zoning districts first.
  - b. Look at cluster incentives.
  - c. Need to be able to sell off one or two lots.
2. Adopt the Stormwater Management ordinance.
3. Adopt water quality protection for the Seaside and the Bayside
4. Address affordable housing issues.
5. Prepare the 20-year Road Needs Assessment.
6. Ask the Board of Supervisors to schedule a quarterly work session with the Planning Commission.

**7. NEW BUSINESS:**

**A. Thompson Rezoning Application:**

Due to a schedule conflict, the applicant requested the Commission to delay review until the March 5, 2008 meeting.

**8. OTHER BUSINESS:**

**9. MINUTES:**

- A. On a Motion made by Mr. Thom, and Seconded by Mr. Roberts those present voted unanimously to approve the minutes of October 15, 2007.
- B. On a Motion made by Ms. Rohde, and Seconded by Mr. Thom those present voted unanimously to approve the minutes of November 20, 2007.
- C. On a Motion made by Mr. Roberts, and Seconded by Ms. Rohde those present voted unanimously to approve the minutes of November 29, 2007.
- D. On a Motion made by Ms. Rohde, and Seconded by Mr. Thom those present voted unanimously to approve the minutes of December 5, 2007.
- E. On a Motion made by Mr. Roberts, and Seconded by Mr. Thom those present voted unanimously to approve the minutes of December 11, 2007.
- F. On a Motion made by Mr. Roberts, and Seconded by Mr. Thom those present voted unanimously to approve the minutes of December 12, 2007.

**10. NEXT MEETING:**

The next regular Planning Commission meeting is scheduled for 7:00 PM on Wednesday, February 6, 2008.

**11. ADJOURNMENT:**

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

Chairman Hickman adjourned the meeting at 8:30 PM.

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E. Phillip Hickman, Chairman

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Tonya Taylor, Administrative Assistant