

Virginia: At a meeting of the Accomack County Planning Commission held on the 5th day of March, 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
Ms. Stella Rohde, Vice Chair
Mr. Jim Frese
Mr. C. Robert Hickman
Mr. Robert L. Nock
Mr. Leander Roberts, Jr.
Mr. Herb Thom
Mr. E. Bryan Turner

Members Absent:

Ms. Tammy James

Others Present:

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

B. DETERMINATION OF QUORUM

There being a quorum, Chairman Hickman called the meeting to order at 7:05 p.m. The Commissioners agreed to follow the Agenda.

2. PUBLIC COMMENT PERIOD (Not a Public Hearing) :

Chairman Hickman opened the floor for Public Comments. No one was signed up to speak.

3. STAKEHOLDER GROUP COMMENTS:

Chairman Hickman opened the floor for the Stakeholder Group comments. Mr. Gene Wayne Taylor voiced his concerns about affordable housing, and reminded the Commission that he would like to see a provision to allow one lot to be divided without requiring a subdivision application. Mr. McGowan responded that landowners can record a five-acre parcel without a subdivision application, if the land has not been divided since 1996. The five-acre parcel can then be divided as a minor cluster

subdivision. Mr. Taylor stated that Accomack County should promote this as a way to provide affordable housing.

4. SUBDIVISION REVIEW:

A. Outten Meadows Subdivision District 3: Mr. Testerman presented the staff report for the Outten Meadows Subdivision, Tax Parcel Number 2-A-5, a 104.5-acre, five-lot subdivision with one new private road by Orville J. Outten, located off MD Route 711 Payne Rd., along the Maryland/Virginia border, east of Route 13, near New Church. Mr. Testerman and Mr. McGowan answered questions regarding the application. The proposed Preliminary Plat met all requirements and staff recommended approval.

On a Motion made by Mr. Turner, Seconded by Mr. Thom, those present voted unanimously to recommend approval of the Outten Meadows Subdivision Preliminary Plat.

5. 7:30 PM- AGRICULTURAL AND FORESTAL DISTRICT REVIEW:

A. Davis Wharf A&F District:

The David Wharf Agricultural and Forestal District is currently being reviewed as required by State Code Chapter 43 Section 15.2-4311. Mr. McGowan presented the staff report to the Planning Commission.

Chairman Hickman opened the floor for the Public Meeting at 7:30 pm. No one signed up to speak but there were a couple of citizens that wanted to state their concerns. Mr. John Stephens, owner of Parcel 117-A-55, had a concern about the accuracy of the mapping system that contains the amount of acreage for the parcels. His acreage was incorrect and he would like for that problem with the system to be corrected. Mr. McGowan stated that the acreage would be corrected. Chairman Hickman closed the Public Meeting at 7:45 pm.

After conducting the Public Meeting, staff requested the Commission to consider recommending to the Board of Supervisors to continue the Davis Wharf Agricultural and Forestal District, with modifications of properties within the district and modification of the district conditions as presented.

On a Motion made by Mr. Turner, Seconded by Mr. Thom, the Planning Commission recommended to the Board of Supervisors to continue the Davis Wharf Agricultural and Forestal District, with modifications of properties within the district and modification of the district conditions to include the provisions of the Model Agricultural and Forestal District Ordinance adopted on May 16, 2007, as recommended by the Agricultural and Forestal District Advisory Committee. The motion passed unanimously by those present.

6. OLD BUSINESS:

A. Wallops Research Park Rezoning: Mr. McGowan reported that, on February 20, 2008, the Board of Supervisors held a Public Hearing on the Wallops Research Park Future Land Use Map and Zoning Map amendments. The Board approved both amendments as recommended by the Planning Commission. The Board also voted to include the recommended buffers in the Wallops Research Park Covenants.

A. Subdivision Agent Report: Mr. McGowan presented the monthly Subdivision Agent Report.

B. Comprehensive Plan Update: Mr. McGowan reported that, as requested by Chairman Hickman, he asked the Board of Supervisors on February 20, 2008, if they intended to schedule a Joint Public Hearing on the Draft Comprehensive Plan. Chairman Wolff stated that the Board will schedule a Joint Public Hearing when they are finished with the budget.

7. NEW BUSINESS:

A. Planning Priorities for Board of Supervisors Strategic Plan Update: Mr. McGowan reported that Mr. Miner has asked him to submit a list of planning priorities for submission to the Board of Supervisors for their consideration in updating their Strategic Plan. Mr. Miner would also like a list of planning priorities from the Planning Commission that the Board can consider at their Strategic Planning session on March 10th. Mr. McGowan requested the Commission to make a list of planning priorities for the Board's consideration. A copy of the Action Plan from the Draft Comprehensive Plan was included in the meeting materials. The Planning Commission prepared the following list of priorities:

1. Adopt the Draft Comprehensive Plan.
2. Revise the Zoning Ordinance and Subdivision Ordinance to implement the Comprehensive Plan goals.
3. Support NASA in developing its programs, including the new Commercial Orbital Transportation Service (COTS).
4. Adopt the Chesapeake Bay Preservation Act on the Seaside.
5. Assess Ground Water Data and Protect the Recharge Spine.
6. Schedule a Joint Work Session with the Planning Commission every 3-4 months to coordinate assigned projects.
7. Adopt the State Stormwater Management Ordinance.
8. Prepare an Affordable Housing Plan, and work with developers, FHA, and A-NPDC to promote affordable housing.
9. Designate Urban Development Areas and prepare a Transportation Needs Assessment.
10. Develop Parks and Recreation facilities.

B. Discussion of New Zoning Districts: Since the Board of Supervisors has not yet scheduled a Public Hearing on the draft Comprehensive Plan, Chairman Hickman would like to begin working on the new zoning districts for the Village Development and Rural Settlement land use areas recommended in the draft plan. Based on the descriptions on page 6-13 and 6-14 of the Draft Comprehensive Plan, Mr. McGowan asked the Commissioners to discuss what they would like to see in the proposed Village Development and Rural Settlement zoning districts. The Commissioners discussed each district and provided the following lists:

Village Development:

- Create a small town like Accomac with homes and businesses.
- Narrow roads – don't need VDOT road to go 25 mph.
- A place where people can walk.
- Concentrate multi-family dwellings in this area.
- Encourage a range of rental housing – duplex, multi-family.
- Allow Planned Unit Development (PUD) in this area.
- Require central water and sewer.
- Lots 10,000 sf or smaller.
- Internal parks.
- Affordable housing.
- Mechanism to maintain private roads.
- Small businesses encouraged.
- No smells, odors, chemicals (e.g. dry cleaner)
- No industry, especially heavy industry.
- Things that bring value to the community.
- No kept livestock.

Rural Settlement:

- Allow multi-family with a Conditional Use Permit.
- Allow one lot per 2-3 acres.
- Clustering provisions with 60 percent open space.
- Rural living with houses and horses.
- Produce stands, fruit trees, pick-your own.
- Home occupations.
- No intensive livestock without a Special Use Permit or Conditional Use Permit.
- Blend with existing development.
- Transition from Town and Village to Rural Settlement, then Agriculture.

8. OTHER BUSINESS:

Mr. Bob Hickman stated that Orbital Sciences Corporation would be developing the Commercial Orbital Transportation Services (COTS) program. Mr. Hickman asked if it would be appropriate for the Planning Commission to send a letter to NASA offering its support in developing COTS.

On a Motion by Mr. Frese, Seconded by Mr. Bob Hickman, those present voted unanimously to request Mr. McGowan to ask the County Administrator if the Planning Commission should send a letter to NASA offering its support in developing the Commercial Orbital Transportation Services (COTS) program.

9. MINUTES:

A. Minutes of February 6, 2008

On a Motion by Mr. Bob Hickman, Seconded by Mr. Thom, those present voted unanimously to approve the minutes.

10. NEXT MEETING:

The next regular Planning Commission meeting was scheduled for 7:00 PM on Wednesday, April 2, 2008.

11. ADJOURNMENT:

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

Chairman Hickman adjourned the meeting at 8:55 pm.

Phillip Hickman, Chairman

Tonya Taylor, Administrative Assistant