

Virginia: At a meeting of the Accomack County Planning Commission held on the 6th day of August, 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. C. Robert Hickman
Ms. Tammy James
Mr. Robert L. Nock
Mr. Herb Thom
Mr. E. Bryan Turner

Members Absent:

Mr. Leander Roberts, Jr.

Others Present:

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

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.

Ms. Cecilia Baker was signed up to speak. Ms. Baker spoke regarding the Thompson rezoning application. She is opposed to the development due to concerns about environmental and water quality impacts. The proposed development provides no amenities and could be a trailer park. There are plenty of subdivisions that are undeveloped.

Mr. George Parker wanted to speak. Mr. Parker has concerns about maintaining high quality water in Accomack County. He feels that the Board of Supervisors, the Planning Commissioner, and the PSA should work together for economic development and environmental protection. A stormwater management ordinance is needed to protect

resources and support the Comprehensive Plan. Aquaculture is a \$75 million dollar industry that protects water quality and provides jobs.

3. REZONING APPLICATON REVIEW:

A. Konkel Rezoning, District 9: Robert Testerman presented the Konkel Rezoning staff report, which recommended approval because it is adjacent to existing residential land.

On a Motion by Mr. Thom, Seconded by Mr. C. Robert Hickman, those present voted unanimously to schedule a Public Hearing on the Konkel Rezoning for 7:30 PM on Wednesday, September 3, 2008 at Metompink Elementary School, Parksley.

4. PUBLIC HEARING:

Chairman Hickman opened the floor for the 7:30 PM Public Hearing.

A. Thompson Rezoning, District 2: Robert Testerman presented the Thompson Rezoning Staff report, which recommended disapproval of the rezoning application for the following reasons:

1. The Comprehensive Plan Future Land Use Map designates the subject property for Agriculture.
2. The abandoned hog houses and waste lagoons are not conducive to a residential community.

Chairman Hickman asked if anyone would like to make comments or speak about the Thompson Rezoning. Ms. Cecilia Baker, a citizen who lives at 29328 Saxis Road, signed up to speak. She expressed concerns that the hog houses are an attractive nuisance and children play in them now. She is concerned about the impact of the proposed development on the environment and increased crime, safety of the children that live in the area, and the overcrowding with the new development. She feels that there is plenty of undeveloped land in other locations in Accomack County and it would be unnecessary to rezone this piece of property. As a property owner who moved from New York City, she came to this area with the expectation that it would remain agricultural.

Attorney Tommy Dix, Jr., represented the applicant, Mr. Thompson at the meeting. He expressed that the rezoning would help the county. It would provide affordable housing opportunities for teachers, NASA workers, county employees, and the Tyson plant employees. Mr. Dix stated that the assessed value of the concrete buildings is \$ 21,000. Mr. Thompson feels that it would be a harsh penalty to be forced to tear down the hog houses. He does not plan to use the hog houses for any livestock. They have not been used since 1990.

Mr. Mike Starling, of Eastern Shore Surveyors, commented on the lagoons. He stated that the lagoons would serve as stormwater retention ponds.

The Commissioners discussed the issues regarding the proposed rezoning .

On a Motion by Mr. Thom, Seconded by Ms. James, those present voted unanimously to recommend disapproval of the rezoning application to the Board of Supervisors.

5. OLD BUSINESS:

- A. Subdivision Agent Report:** There was no activity for June 16, 2008 to July 15, 2008.
- B. A&F District Withdrawal Request:** Mr. McGowan reported that the Board of Supervisors held a Public Hearing on July 16, 2008, regarding the proposed withdrawal of Tax Parcel 118-A-63A from the Shields Agricultural and Forestal District. The Board approved the request.
- C. Seaside Water Quality Protection Ordinance:** Department of Planning staff and the County Attorney are working on a draft ordinance that extends water quality protection measures to all of Accomack County, excluding incorporated towns. Background material, mapping, and the draft ordinance will be presented to the Planning Commission when it is completed and has gone through legal review.

6. NEW BUSINESS:

A. Stormwater Management Ordinance

Mr. McGowan reported that, on July 16, 2008, the Board of Supervisors requested staff to prepare a Draft Accomack County Stormwater Management Ordinance for the Board's review.

7. OTHER BUSINESS:

Chairman Hickman reported that Mr. Frese has resigned from the Planning Commission. Mr. Frese's resignation letter was distributed to the Commissioners. Chairman Hickman suggested that a Resolution of Commendation be prepared for Mr. Frese.

On a Motion made by Mr. Thom, Seconded by Ms. Rohde, those present voted unanimously to prepare a Resolution of Commendation for Mr. Frese.

Mr. Phillip Hickman made a request for Mr. McGowan, staff, and the Planning Commission to move forward on creating the zoning districts. Mr. McGowan stated that the Board of Supervisors has adopted its Strategic Plan and the Planning Commission will be asked to develop a Work Plan.

8. MINUTES

A. Minutes of July 2, 2008, 2008

On a Motion by Mr. Thom, Seconded by Mr. C. Robert Hickman, those present voted unanimously to approve the minutes of July 2, 2008.

9. NEXT MEETING:

The next regular Planning Commission meeting was scheduled for 7:00 PM on Wednesday, September 3, 2008.

10. ADJOURNMENT:

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

Chairman Hickman adjourned the meeting at 8:30 pm.

Phillip Hickman, Chairman

Tonya Taylor, Administrative Assistant