

Virginia: At a meeting of the Accomack County Planning Commission held on the 2nd day of October, 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. William Fallon
Ms. Tammy James
Mr. Leander Roberts, Jr.
Mr. Herb Thom

Members Absent:

Mr. C. Robert Hickman
Mr. Robert L. Nock
Mr. E. Bryan Turner

Others Present:

Mr. James M. McGowan, Director of Planning
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. PLANNING COMMISSION APPOINTMENT:

A. William L. Fallon

At the 9/17/2008 Board of Supervisors meeting, William L. Fallon was appointed to the Planning Commission.

The Planning Commission and Department of Planning staff welcomed Mr. Fallon.

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

Chairman Hickman opened the floor for the Public Comment Period. Mr. William Konkel signed up to speak.

Mr. William Konkel wanted to clarify incorrect information published by the press. He explained to the Planning Commissioners that he did not apply for a rezoning in order to receive a lower loan interest rate. Mr. Konkel explained that he had to apply for a commercial loan due to the zoning, and the loan was denied because he wants to use the property as a residence. Mr. Konkel said he wants to rezone the land to residential in order to raise his family there as his father and grandfather did.

4. PUBLIC HEARING:

A. Emmett Taylor Rezoning: Mr. Robert Testerman, Land Use Planner, presented the staff report to the Planning Commission and recommended approval for the following reasons:

1. There are existing residential uses nearby and adjacent to the proposed rezoning.
2. The area proposed for rezoning is adequately served by schools, solid waste facilities, and fire and rescue facilities.
3. The Comprehensive Plan encourages development of affordable housing. With the development of nearby Wallops Research Park, there is a need for additional moderately priced homes in the area.
4. The applicant has proffered the Conceptual Plan, which limits future development to 28 lots.
5. The applicant has proffered a restriction to single-family homes within the development, which is in keeping with the surrounding residential development.
6. The applicant has mitigated traffic safety concerns by purchasing the adjacent property, Tax Parcel 42-2-2A, and has proffered a sight distance easement in accordance with VDOT standards.
7. The applicant has proffered \$300 per lot for the Atlantic Volunteer Fire Department to mitigate the impact of the development on fire services.

On a Motion by Mr. Thom, Seconded by Mr. Roberts, those present voted to recommend approval to the Board of Supervisors.

Ayes: Roberts, Fallon, Thom, Phillip Hickman

Nays: James

Abstain from Voting: Rohde (due to conflict of interest)

5. SUBDIVISION APPLICATION REVIEW:

A. Bay Pines Subdivision: Mr. Robert Testerman, Land Use Planner, presented the staff report to the Planning Commission. Staff reported that the Preliminary Plat meets all zoning and subdivision requirements and recommended approval.

On a Motion by Mr. Roberts, Seconded by Mr. Thom, those present voted unanimously to recommend approval to the Subdivision Agent.

6. OLD BUSINESS:

A. Thompson Rezoning: The Board of Supervisors voted to disapprove the rezoning application at its 9/17/2008 meeting.

B. Konkel Rezoning Decision: Mr. Robert Testerman presented the staff report to the Planning Commission. Staff recommends approval for the following reasons:

1. The Future Land Use Map calls for Agricultural zoning in this area, which allows a density of one unit per five acres as well as family subdivision lots.
2. There is no land zoned Agricultural that is adjacent to the subject parcel. There is land zoned Residential adjacent to the subject parcel.
3. The applicant has provided a proffer that will keep the subject property at a density that conforms to the allowed density in the Agricultural zoning district, and limits future development to the existing home and one family subdivision lot.
4. The applicant has provided a proffer that mitigates future traffic impacts by limiting future development to the existing home and one family subdivision lot, and consolidates highway access with any future development on the remaining half of the parcel that is currently zoned General Business.
5. The subject property is adequately served by fire and rescue units.

On a Motion by Mr. Thom, Seconded by Mr. Fallon, those present voted to recommend approval to the Board of Supervisors.

Ayes: James, Fallon, Thom, Phillip Hickman

Nays: Roberts, Rohde

C. Fiscal Year 2009 Planning Commission Work Plan: The Board of Supervisors approved the FY 2009 Planning Commission Work Plan at its 9/17/2008 meeting.

D. Joint Public Hearing: A joint public hearing has been scheduled for Wednesday, November 12, 2008 for the Chesapeake Atlantic Preservation Ordinance and Map.

E. Subdivision Agenda Report: Mr. McGowan presented the Subdivision Agent report.

F. Stormwater Management Ordinance: Department of Planning staff is preparing a Draft Accomack County Stormwater Management Ordinance for the Board's review.

7. NEW BUSINESS:

A. Draft Rural Residential District Ordinance: Mr. McGowan presented the Draft Rural Residential District Ordinance, which would be discussed at the next Work Session.

8. OTHER BUSINESS:

No other business was conducted.

9. MINUTES:

The following minutes were presented for the Commission's review and approval:

A. Minutes of September 3, 2008

On a Motion by Mr. Thom, Seconded by Ms. Rohde, those present voted unanimously to approve the minutes of September 3, 2008.

B. Minutes of September 16, 2008

On a Motion by Ms. Rohde, Seconded by Mr. Thom, those present voted unanimously to approve the minutes of September 16, 2008.

10. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for 7:00 PM on Wednesday, November 5, 2008.

11. ADJOURNMENT:

On a Motion by Mr. Thom, Seconded by Ms. Rohde, those present voted unanimously to adjourn the meeting to the Work Session scheduled for 7:00 PM on Monday, October 20, 2008, at Metompkin Elementary School.

Chairman Hickman adjourned the meeting at 8:05 pm.

Phillip Hickman, Chairman

Tonya Taylor, Administrative Assistant