

Virginia: At a meeting of the Accomack County Planning Commission held on the 4th day of February, 2009, 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
Mr. Herb Thom
Mr. E. Bryan Turner
Mr. George T. Parker
Mr. Leander Roberts, Jr.

Members Absent:

Mr. C. Robert Hickman
Ms. Tammy James

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. PUBLIC COMMENT PERIOD (Not a Public Hearing):

Chairman Hickman opened the floor for the Public Comment Period.

Mr. Thomas Clark, from Wallops Island, signed up to speak. Mr. Clark requested to speak after the discussion on the Wallops Area Rezoning. Mr. Clark expressed his concerns about the Wallops Research Park. He feels that the Commissioners should take their time with rezoning this property.

3. RESOLUTION OF COMMENDATION:

A. Robert L. Nock

Staff requested the Commission to consider approving a Resolution of Commendation for former Planning Commissioner Nock.

On a Motion by Mr. Thom, and Seconded by Mr. Turner, the Planning Commission approved the Resolution of Commendation for former Planning Commissioner Nock.

4. 7:30 PUBLIC HEARING:

- A. Flood Ordinance:** A Public Hearing to afford interested persons the opportunity to be heard or to present written comments concerning the Accomack County Flood Hazard Overlay District that is required to be amended by March 16, 2009. David Fluhart made the necessary changes. A copy was presented to the Commission.

Chairman Hickman opened the Public Hearing.

Mr. James McGowan, Director of Planning presented the Flood Ordinance to the Planning Commission.

There were no comments from the public.

Chairman Hickman closed the Public Hearing.

On a Motion by Mr. Thom, and Seconded by Ms. Rohde, the Planning Commission recommended approval of the Flood Ordinance to the Board of Supervisors.

5. OLD BUSINESS:

- A. Subdivision Agent Report:** Mr. McGowan presented the Subdivision Agent Report.
- B. Draft Chesapeake/Atlantic Preservation Overlay District:** Two Informational meetings have been scheduled regarding the Draft Chesapeake/Atlantic Preservation Overlay District. One meeting was held on January 27th at Nandua Middle School. The second meeting will be held on Tuesday, February 10, 2009 at Arcadia Middle School at 7:00 PM.

6. NEW BUSINESS:

- A. Groundwater Presentation:** Mr. Britt McMillan, consulting hydrogeologist to the Ground Water Committee, gave a presentation to the Planning Commission.
- B. Draft Wallops Area Rezoning:** Mr. McGowan reported that, on January 21, 2009, the Board of Supervisors requested the Planning Commission to begin working on a recommendation to the Board to propose the rezoning of land in the vicinity of Wallops Research Park to accommodate anticipated industrial, commercial, and residential development. Mr. McGowan presented the Future Land Use Map and Zoning Map of the area as well as data on the acreage of zoned land. Several analysis maps were presented to illustrate existing undeveloped land in this area as well as

constraints to development. The Future Land Use Map analysis layers were also presented.

It is unclear at this time how much land will be needed to accommodate anticipated development for the Wallops Research Park and related projects. Lacking specific information on anticipated development, staff developed the following program of uses to see if there is available land mapped on the Future Land Use Map for Industrial and Village Development. Existing development in Accomack County was used to illustrate the acreage needed for each land use:

- Motel, 3 acres (Comfort Inn, Onley and Chincoteague)
- Apartment Complex, 90 Units, 16 acres (Accomack Manor, Metompkin)
- Convenience Store w/ gas pumps, 4 acres (Royal Farms, Wattsville)
- Research & Development Facility, 100,000 sf, 20 acres (ES Community College and Workforce Development Center)

The total acreage required for this program of uses is approximately 50 acres. The following acreage in the Wattsville area is currently designated as follows:

- Industrial Land Use Area: 350 acres
- Village Development Area: 750 acres

Assuming an existing buildout of 25 percent for both areas, there is approximately 260 acres of undeveloped land in the Industrial Area and 562 acres in the Village Development Area. Within these two areas, there are 230 acres zoned Industrial, 225 Commercial, 150 Residential, and 495 Agricultural.

Chairman Hickman stated that we need to look at the Future Land Use Map and see if it can handle growth. There are plenty of single-family lots available in the area. We need to direct development into the Wallops Research Park first unless it is incompatible. The Planning Commission needs to get the Rural Residential and Village Residential ordinances before rezoning land.

Chairman Hickman recognized Mr. Tommy Clark of Wattsville, who asked earlier to make comments. Mr. Clark stated that NASA Wallops needs to be protected from residential and commercial encroachment. Oceana Naval Air Station was almost lost to encroachment. More buildings need to be built in Wallops Research Park, and the park covenants need to be finished. There are 2,000 vacant lots in the area. Why new motels? Chincoteague has motels and Accomack depends on the transient occupancy tax.

Commissioner Thom stated that there is no need to rezone land now. Chairman Hickman stated that the County should not rezone land without obtaining proffers.

On a Motion by Mr. Thom, and Seconded by Mr. Fallon, the Planning Commission recommended to the Board of Supervisors that there is adequate land zoned for residential, commercial, and industrial use in the Wallops area at

this time. The Commission will work with the Board to rezone land quickly as needed. The Commission will also complete the new Village Residential and Rural Residential zoning districts as quickly as possible.

7. OTHER MATTERS:

Mr. McGowan introduced Mr. Wesley Edwards and Mr. David Lumgair of the Utility Cost Committee. They are working on a proposed map for the proposed Public Service Authority's (PSA) Northern Accomack Water and Sewer Service Area. They explained that the proposed PSA needs a large area to recover costs and suggested that an area be mapped to include T's Corner to Wattsville, Atlantic, and Mappsville. There would likely be several small plants in the service area. They asked what a reasonable area would be in the northern part of the County.

Chairman Hickman stated that the area should be large enough to include Route 803, Wallops Island Road. Mr. Lumgair stated that the area can be changed, but needs to start with a short-term recommendation.

Mr. Forbes stated that the Eastern Shore Defense Alliance is looking at recommendations to on NASA Wallops Safety Zones to prevent encroachment issues. There is rapid change ahead economically, and more will be know in the next two months. Mr. Miner has asked Mr. Forbes to consider how this huge opportunity affects the Comprehensive Plan.

8. MINUTES:

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

A. Minutes of January 7, 2009

On a Motion by Mr. Thom, Seconded by Ms. Rohde, those present voted unanimously to approve the minutes of January 7, 2009.

B. Minutes of January 20, 2009

On a Motion by Mr. Parker, Seconded by Mr. Thom, those present voted unanimously to approve the minutes of January 20, 2009.

9. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for 7:00 PM Wednesday, March 04, 2009.

10. ADJOURNMENT:

On a Motion by Mr. Thom, Seconded by Mr. Parker, those present voted unanimously to adjourn the meeting to the Work Session that is scheduled for 7:00 PM on Tuesday, February 17, 2009, at Metompkin Elementary School.

Chairman Hickman adjourned the meeting at 9:35 PM.

Phillip Hickman, Chairman

Tonya Taylor, Administrative Assistant