

**Virginia: At a meeting of the Accomack County Planning Commission held on the 3rd day of June, 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  
Mr. William Fallon  
Mr. C. Robert Hickman  
Ms. Tammy James  
Mr. George T. Parker  
Mr. Herb Thom  
Mr. E. Bryan Turner  
Mr. Dave Vaughn

**Members Absent:**

Mr. Leander Roberts, Jr.

**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. WELCOME AND INTRODUCTION OF NEW PLANNING COMMISSIONER:**

Mr. McGowan introduced and welcomed the new Planning Commissioner, Dave Vaughn of Onley, to the Commission. Chairman Hickman and the Commissioners also welcomed Mr. Vaughn.

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

Chairman Hickman opened the floor for the Public Comment Period. No one was signed up to speak and no one spoke.

**4. REVISED VILLAGE RESIDENTIAL DISTRICT ORDINANCE:**

Mr. McGowan presented the revised Village Residential District Ordinance to the Planning Commission for discussion. Chairman Hickman suggested that remote drainfields should not be allowed by-right. Chairman Hickman also suggested that sewage treatment plants should not be allowed by-right due to the noise, light, and smell. Mr. Hickman suggested amending the definition of Public Utilities to not allow remote drainfields and sewage treatment plants in residential zones by-right. The Commission agreed to the following regarding remote drainfields and sewage treatment plants:

1. Allow one remote underground drainfield on an adjacent parcel by-right.
2. Allow more than one underground drainfield or up to two mound systems on an adjacent parcel by Special Use Permit.
3. Require a Conditional Use Permit for sewage treatment plants.

The Commission requested Mr. McGowan to prepare draft text incorporating these suggestions into the existing Residential Zoning District, the Draft Rural Residential Zoning District, and the Draft Village Residential Zoning District.

**On a Motion by Mr. Parker, and Seconded by Mr. Thom, those present voted unanimously that the Draft Rural Residential District Ordinance and the Draft Village Residential District Ordinance are ready to be sent to the Board of Supervisors once the public utilities text and the proffer policy are finished.**

**5. OLD BUSINESS:**

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

At the May 7, 2009 meeting, the Commission asked Mr. McGowan to ask the Subdivision Agent if he informs the County Assessor after approving a subdivision plat. Mr. McGowan presented the following response from the Subdivision Agent:

“As subdivision applicants have 60 days to record a signed subdivision plat, the Clerk of Court informs the County Assessor when a subdivision is recorded.”

At the request of Commissioner Parker, Mr. McGowan distributed a letter from the Cooley law firm describing recent changes to the Virginia Code that extend land use approvals. The Commission asked if subdivision applicants still need to request extensions. Mr. McGowan would check on this with Mr. Fluhart and Mr. Taylor.

**B. Baywitch Subdivision:** The Planning Commission discussed the Baywitch Subdivision. Additional information was presented by Mr. McGowan regarding the application, including a letter to the applicant requesting revisions. Mr. McGowan reported that the revised Baywitch Subdivision application was resubmitted June 3, 2009 and is under review.

The Commission discussed the US Army Corps of Engineers wetlands delineation.

**On a motion by Mr. Parker, Seconded by Mr. Thom, those present voted unanimously to request Mr. McGowan to contact the US Army Corps of Engineers to verify how long the wetland delineation letter presented for the Baywitch Subdivision is good for.**

Chairman Hickman asked how the sewer plant would be guaranteed so it would be built. Would the road bonding cover the sewer system so it is built to standards? How long would it be before the bond is released? Mr. Hickman doesn't want the Homeowner's Association to get stuck. Mr. McGowan would check with Mr. Taylor on these items.

**C. Draft Proffer Policy:** Mr. McGowan informed the Planning Commission that Mr. Taylor is working on a draft proffer policy. Mr. McGowan distributed copies of the Spottsylvania County Proffer Policy for the Commission's review and discussion at the July meeting.

## **6. OTHER MATTERS:**

Chairman Hickman requested the Commission to consider electing a new Vice-Chairman and opened the floor for nominations.

**Mr. C. Robert Hickman made a motion, Seconded by Mr. Thom, to nominate Ms. Tammy James to be Vice-Chairman of the Planning Commission. Those present voted unanimously to nominate Ms. James.**

Chairman Hickman asked if there were any other nominations. No other nominations were made.

**On a Motion by Mr. C. Robert Hickman, Seconded by Mr. Thom, those present voted unanimously to close the nominations and elect Ms. James as Vice-Chairman of the Planning Commission.**

## **7. MINUTES:**

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

### **A. Minutes of May 07, 2009**

**On a Motion by Mr. Fallon, Seconded by Mr. Thom, those present voted unanimously to approve the minutes of May 07, 2009.**

**8. NEXT MEETING:**

The next regular Planning Commission meeting was scheduled for 7:00 PM Wednesday, July 01, 2009.

**9. ADJOURNMENT:**

**On a Motion by Mr. Thom, Seconded by Mr. C. Robert Hickman, those present voted unanimously to adjourn the meeting.**

Chairman Hickman adjourned the meeting at 8:05 p.m.

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Phillip Hickman, Chairman

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Tonya Taylor, Administrative Assistant