

Virginia: At a meeting of the Accomack County Planning Commission held on the 5th day of August, 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
Mr. George T. Parker
Mr. E. Bryan Turner
Mr. Leander Roberts, Jr.
Mr. Herb Thom
Mr. Dave Vaughn

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

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. The following persons offered comments opposing the proposed Baywitch Subdivision located in Greenbackville.

Ted Bembenek
Sally Bembenek
Milton Hill
Martha Hill
Orville Fleming
Bob Wright
Linda H. Gordon
Bob Gresham
Hayden Gordon

James Pilgrim
Johannah Hassahani
Mosie Hassahani

3. BAYWITCH SUBDIVISION REVIEW:

Mr. Testerman presented the staff report to the Planning Commission. Mr. McGowan stated that the draft Preliminary Plat meets minimum zoning and subdivision standards and staff recommends approval.

The Planning Commission had an open discussion about the Baywitch Subdivision Application. The following motions were made:

Mr. Thom made a motion, Seconded by Mr. C. Robert Hickman, to table a decision on the Baywitch Subdivision Review until the September meeting. The motion failed.

**Vote: Ayes: Turner, Thom, C. Robert Hickman
Nays: Roberts, Fallon, Vaughn, P. Hickman, Parker
Absent: James**

On a Motion by Mr. Thom, and Seconded by Mr. Fallon, those present voted to recommend approval of the Baywitch Subdivision Preliminary Plat to the Subdivision Agent.

**Vote: Ayes: Vaughn, Fallon, Vaughn, P. Hickman, Turner, Thom, C. Robert Hickman, Roberts
Nays: Parker
Absent: James**

On a Motion by Mr. Thom, Seconded by Mr. Vaughn, those present voted to make a recommendation to Mr. Todd Burbage, developer of the Baywitch Subdivision, to meet with members of the Greenbackville community to address their concerns about the proposed sewage treatment system.

**Vote: Ayes: Parker, Turner, Thom, Hickman, P. Hickman, Fallon, Vaughn
Nays: Roberts
Absent: James**

4. OLD BUSINESS:

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

B. Draft Proffer Policy: Mr. McGowan reported that Mr. Taylor is working on the draft Proffer Policy.

C. Draft Public Utility Text Revisions: Mr. McGowan reported that Mr. Taylor is working on the Draft Public Utility text revisions.

5. DISCUSSION OF DRAFT PUD ORDINANCE:

Mr. McGowan presented the Draft Planned Unit Development (PUD) Ordinance that was distributed on July 1, 2009. Mr. McGowan reported that Mr. Taylor has reviewed the Draft PUD Ordinance and provided the following comments:

1. Where is the maximum density prescribed?
2. Do you see the PUD as inherently a mixed use concept? Seems to me that in exchange for flexibility of design & increase in density, we ought to get at least one non-residential element in each project.
3. What is a waste stream impact study?
4. Paragraph f – all public use sites should be dedicated and transferred in fee simple to the county – no requirement or need to convey to the school board.
5. Paragraph r – 25 ac. seems very small to me, esp. w/ mention of green areas. Suggest you consider larger, or perhaps require larger where development is to be served by (public or private) water & sewer.

Mr. McGowan also presented a PowerPoint presentation to the Planning Commission explaining the Draft PUD Ordinance.

The Planning Commission decided to continue working on the PUD Ordinance at the September meeting.

Mr. Hickman suggested that the Draft Rural Residential Zoning District and the Draft Village Residential Zoning District be referred to the Board of Supervisors.

On a Motion by Mr. Thom, Seconded by Mr. Roberts, the Planning Commission voted to request the Board of Supervisors to schedule a Joint Public Hearing at its earliest convenience on the Draft Rural Residential Zoning District and the Draft Village Residential Zoning District ordinances.

Vote: Ayes: Turner, Thom, Vaughn, Parker, P. Hickman, B. Hickman, Fallon, Roberts
Nays: None
Absent: James

6. DISCUSSION OF DRAFT AGRICULTURAL ZONING DISTRICT ORDINANCE:

The Planning Commission decided to review the Draft Agricultural Zoning District Ordinance in September.

7. NEW BUSINESS:

A. Discussion of Planning Commission Meeting Time

Mr. McGowan discussed with the Planning Commission about moving the regular Planning Commission meeting date to the second Wednesday of the month. Moving the meeting date would eliminate the conflict with the Board of Supervisors meeting that is held on the first Wednesday.

Chairman Hickman and the Planning Commission discussed changing the regular meeting date to the second Wednesday. They would like confirmation by Vice-Chair James that the change fits her schedule.

On a Motion by Mr. Thom, Seconded by Mr. Fallon, those present voted unanimously to move the regular Planning Commission meeting date to the second Wednesday of each month.

8. OTHER MATTERS:

A. Accomack County Wind Energy Resolution

Mr. McGowan reported that the Board of Supervisors adopted a Wind Energy Resolution on July 1, 2009. Copies were distributed to the Planning Commission.

9. MINUTES:

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

A. Minutes of July 01, 2009

On a Motion by Mr. Thom, Seconded by Mr. Fallon, those present voted to approve the minutes of July 01, 2009 as corrected. Mr. Parker abstained because he was not present at the July 01, 2009 meeting.

10. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for 7:00 PM on Wednesday, September 09, 2009 at Metompkin Elementary School.

11. ADJOURNMENT:

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

Chairman Hickman adjourned the meeting at 9:30 p.m.

Accomack County Planning Commission Minutes of August 05, 2009

Phillip Hickman, Chairman

Tonya Taylor, Administrative Assistant