

Virginia: At a meeting of the Accomack County Planning Commission held on the 9th day of December, 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. Tammy Parks, Vice-Chairman
Mr. George T. Parker
Mr. Herb Thom
Mr. C. Robert Hickman
Mr. Dave Vaughn

Members Absent:

Mr. Leander Roberts, Jr.
Mr. E. Bryan Turner
Mr. William Fallon

Others Present:

Mr. James M. McGowan, Director of Planning
Mr. Robert Testerman, Land Use Planner
Mr. Norman Pitt, Environmental Planner
Mr. Mark B. Taylor, County Attorney
Mr. Larry D. Forbes, Economic and Development Director

B. DETERMINATION OF QUORUM

There being a quorum, Chairman Hickman called the meeting to order at 7:10 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. No one signed up or requested to speak.

3. PRESENTATION ON STORMWATER MANAGEMENT:

At the request of Board of Supervisors Chairman Mallette, Environmental Planner Norman Pitt, gave a PowerPoint presentation on Stormwater Management to the Planning Commission. After the presentation, Mr. Pitt answered the Commissioners' questions.

4. TAYLOR REZONING PUBLIC HEARING:

Chairman Hickman opened the Public Hearing at 7:45 p.m. The following persons offered comments:

Barry Mears- Oppose rezoning

Valerie Mears- Oppose rezoning

Barbara Mears- Oppose rezoning

Carolyn Mears- contacted Mr. McGowan by phone to offer comments: Oppose rezoning

David Evans- neutral

Rob Testerman, Land Use Planner, presented the Staff Report for the Rezoning Application of William D. and Jeanne G. Taylor to rezone approximately 6.75 acres of Tax Parcel 86-A-13 in Greenbush from Agricultural to Residential. Staff recommended approval for the following reasons:

1. The subject property is located in the Rural Settlement Area of the Future Land Use Map.
2. The subject property is adequately served by fire and rescue units.
3. The applicant has provided a proffer that will limit the development to single-family homes, which will be consistent with adjacent development.
4. The applicant has provided a proffer that the original site plan, dated August 12, 2009, will be used to determine the lot layout.

After hearing the Staff Report, the Commission discussed the application.

Commissioner Parker made a motion, seconded by Commissioner Vaughn, to recommend approval of the Taylor Rezoning to the Board of Supervisors.

Vote: Ayes: Vaughn, P. Hickman, Parks, Parker

Nays: Thom, C. Robert Hickman

Absent: Turner, Roberts, Fallon

5. NOVEMBER 12, 2009, MEETING CANCELLATION:

Mr. McGowan stated for the record that the Planning Commission meeting scheduled for November 12, 2009, was cancelled by Chairman Hickman due to inclement weather.

6. OLD BUSINESS:

A. Draft Rural Residential and Draft Village Residential Zoning Districts

The Board of Supervisors and Planning Commission held a Joint Public Hearing on the Draft Rural Residential Zoning District and the Draft Village Residential Zoning District on November 18, 2009. After conducting the Joint Public Hearing, the Planning Commission recommended adoption of the Rural Residential District as presented and

recommended adoption of the Village Residential District with minor revisions. The Board of Supervisors subsequently voted to adopt the Rural Residential Ordinance as presented. The Board will consider adoption of the revised Draft Village Residential District at its December 2, 2009 meeting. A copy of the adopted Rural Residential District was provided in the meeting packet attached. Department of Planning staff and the County Attorney are preparing final revisions to the Draft Village Residential Zoning District.

B. Draft Planned Unit Development (PUD) and Draft Agricultural Ordinances

The Board of Supervisors and Planning Commission held a Joint Work Session on the Revised Draft Planned Unit Development (PUD) Ordinance and the Revised Draft Agricultural Zoning District Amendments at 7:00 PM on Wednesday, December 2, 2009, in the Cafetorium of Metompkin Elementary School, Parksley. At this meeting the Board of Supervisors requested Mr. McGowan and Mr. Taylor to work on both ordinances and present them at the December 16, 2009, Board meeting.

Mr. McGowan distributed revised copies of the Draft PUD Ordinance and the Draft Agricultural District Amendments, and discussed the revisions made. Mr. McGowan stated that he was still working on the solar energy provisions for the Draft Agricultural District Amendment.

The Planning Commission discussed the changes to both ordinances and requested staff to make final revisions for presentation to the Board of Supervisors.

On a Motion by Commissioner Thom, Seconded by Commissioner C. Robert Hickman, those present voted to request the Board of Supervisors to schedule a Joint Public Hearing as soon after the first of the year as possible on the Draft PUD Ordinance and the Draft Agricultural Zoning District Ordinance Amendment.

Mr. Larry Forbes, Director of Economic and Community Development, asked to say a few words regarding the Draft PUD Ordinance. Mr. Forbes complimented the Planning Commission and staff on the work done to revise the draft ordinance. He said he wanted to thank Jim McGowan and his staff publicly for their hard work, as well as the Planning Commission.

Mr. Forbes stated that he sat on the International Economic Roundtable for 10 years, and we need to control rural development and preserve rural land, which can be preserved by concentrating development in a small area and protecting the outside area. The PUD is important for economic development, because if you build a 500 acre PUD with mixed use, you've saved 2,000 acres in the rest of the county. Mr. Forbes would like to do an economic model to show how much land is saved. He has looked at localities in Virginia and nationwide. Marshland is valuable as open space. We need to preserve land for people to use.

C. Subdivision Agent Report

Mr. McGowan presented the Subdivision Agent Report.

D. Draft Proffer Policy

Mr. Taylor is working on the Draft Proffer Policy.

7. NEW BUSINESS:

Mr. McGowan presented the Draft 2010 Planning Commission Meeting Schedule to the Planning Commission.

On a Motion by Commissioner Parker, Seconded by Commissioner Thom, those present voted to approve the 2010 Planning Commission Schedule.

8. OTHER MATTERS:

No other matters were discussed.

9. MINUTES:

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

A. Minutes of September 29, 2009

On a Motion by Commissioner C. Robert Hickman, Seconded by Commissioner Thom, those present voted to approve the minutes of September 29, 2009.

B. Minutes of October 14, 2009

On a Motion by Commissioner C. Robert Hickman, Seconded by Commissioner Thom, those present voted to approve the minutes of October 14, 2009.

C. Minutes of October 27, 2009

On a Motion by Commissioner Vaughn, Seconded by Commissioner Thom, those present voted to approve the minutes of October 27, 2009.

D. Minutes of November 18, 2009

On a Motion by Commissioner Parker, Seconded by Commissioner Thom, those present voted to approve the minutes of November 18, 2009.

10. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for 7:00 PM on Wednesday, January 13, 2010 at Metompkin Elementary School.

11. ADJOURNMENT:

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

Accomack County Planning Commission Minutes of December 9, 2009

Chairman Hickman adjourned the meeting at 10:05 p.m.

Phillip Hickman, Chairman

Tonya Taylor, Administrative Assistant