

At the regular meeting of the Accomack County Board of Supervisors, held on the 19th day of November 2025, in the Board Chambers of the County Administration Building, 23296 Courthouse Avenue, Accomac, Virginia at 5:00 p.m.

The Board of Supervisors minutes are a general account of the November 19, 2025 meeting. For full details of discussions, meeting audio can be located on the County of Accomack's website at <https://www.co.accomack.va.us/how-do-i/listen-to-meeting-audio>.

1. Opening of Meeting

MEMBERS PRESENT AND ABSENT

Board of Supervisors Present:

H. Jackie Phillips, Chair
C. Reneta Major, Vice-Chair
Robert D. Crockett
Donald Hart
Vanessa Kay Johnson
Jeffrey A. Parks, Sr.
William J. "Billy" Tarr
Calvin L. Washington, Sr.

Board of Supervisors Absent:

Roger L. DeGeorges

Others Present:

Mr. Michael T. Mason, County Administrator
Ms. Jan Proctor, County Attorney
Mrs. Tina Mears, Executive Assistant

There being a quorum, Chairman Phillips called the meeting to order at 5:00 p.m.

1.1 Invocation

Supervisor Crockett gave the invocation.

1.2 Pledge of Allegiance

The pledge of allegiance was made.

1.3 Consider Allowing Remote Participation of Board Member(s) (if warranted)

No remote participation was warranted

1.4 Adoption of Agenda

A change to the agenda was warranted. Agenda item 12.2 was moved to 7.1.

A motion to approve the agenda with the changes was made by Supervisor Hart and seconded by Supervisor Parks. The motion was approved unanimously.

2. Public Comment

2.1 Public Comment Rules

Ms. Jan Proctor read the Public Comment Rules

Two people signed up to speak:

1. Mr. Andy Teeling, Painter, VA spoke to praise the local Animal Control Facility
2. Ms. Deborah McCormick, Wachapreague, VA spoke regarding the lack of cell tower coverage

3. Consideration of Minutes

3.1 Approval of October 15, 2025 Regular Meeting Minutes

A motion to approve the October 15, 2025 Regular Meeting minutes was made by Supervisor Hart and seconded by Vice-Chair Major. The motion was approved unanimously.

4. Recognitions

4.1 Receive GFOA Distinguished Budget Presentation Award for the County's annual Budget Document for Fiscal Year 2026

In late October, the County received notice from the Government Finance Officers Association that it had received GFOA's Distinguished Budget Presentation Award for its budget document. The award represents a significant achievement reflecting the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as a policy document, a financial plan, an operations guide and a communications device.

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

The County has received this award for a number of consecutive years but it is still worthy of formally recognizing the hard work of Finance Director Leslie Lewis and her staff.

5. Consent Agenda

5.1 Approval of Consent Agenda

A motion to approve the consent agenda was made by Supervisor Crockett and seconded by Supervisor Parks, the Accomack County Board of Supervisors voted unanimously to approve the following items from the Consent Agenda as presented:

5.2 Approval of the more intensive use of Tax Map # 12-A-59, property located in an AFD

5.3 Consider Awarding Contract to Murtech for Hammocks Landing Improvements

5.4 Consider Initiating and Referring to the Planning Commission Amendments to Chapter 106 of the Accomack County Code regarding Travel Trailer definition and regulation

5.5 Receive Conformance Review Findings from the Planning Commission, per Virginia Code Section 15.2-2232, for the County's planned acceptance and transfer of Bayview Lane and Eaglet Lane into the VDOT Secondary Highway System

5.6 Consider Scheduling a Public Hearing on the County conditionally accepting dedication of two streets in Eagles Sound Subdivision, Bayview Lane and Eaglet Lane

5.7 Consideration of FY26 Local Government Agreement for the Health Department

5.8 Consider approving FY2027 Budget Call Memo and Budget Calendar

5.9 Consider scheduling a public hearing on the conveyance, in fee simple, of a parcel of land, Tax Map 101-5-A, including the improvements thereon, to the Hampton Roads Sanitation District (HRSD)

5.10 Consider scheduling a public hearing on the conveyance, in fee simple, of a parcel of land, Tax Map 101-5-A16, including the improvements thereon, to the Hampton Roads Sanitation District (HRSD)

5.11 Consider scheduling a public hearing on the conveyance, in fee simple, of a parcel of land, designated as "pump station lot" on that certain plat entitled "Subdivision of Shopping Center Tract", Chesapeake Square Associates, LLC, including the improvements thereon, to the Hampton Roads Sanitation District (HRSD)

6. Items Removed from the Consent Agenda

No items were removed from the Consent Agenda

7. Report of Public Officials

7.1 (formerly 12.2) Receive Request for Additional Local Funding from ESAAA/CAA CEO Donna Smith to address loss or delays in receiving Federal Funding due to the Federal Government Shutdown

Ms. Donna Smith, CEO addressed the Board and asked for a loan on behalf of ESAAA/CAA to cover personnel and administrative costs in the amount of \$260,000. Even though the government opened back up and they will receive funding, Ms. Smith is concerned that they will not receive the money in time for the month of December and there will be a lapse in the Head Start program being able to remain open.

A discussion ensued.

A motion was made by Supervisor Crockett and seconded by Vice-Chair Major that the County lend ESAAA/CAA the sum of \$65,000.00 to assist with personnel and administrative costs through December 15, 2025, on the following conditions:

Northampton County also agrees to provide the ESAAA/CAA the sum of \$65,000.00.

In the event ESAAA/CAA receives federal grant funds prior to December 15, 2025, ESAAA/CAA will return any unused funds to the County. At such time that ESAAA/CAA receives federal grant funds through December 15, 2025 in full, ESAAA/CAA will repay the County the entire outstanding balance of the loan. The motion was approved unanimously.

8. Committee Reports

8.1 Receive Report from Personnel Committee

Personnel Committee Chairman Robert Crockett gave an update as a follow up to a request made at the October meeting to investigate staffing at DPS. Mr. Crockett reported that the findings showed no further action was necessary from the Board on that matter. Additionally, Mr. Crockett noted that the Committee was working on awarding increases for achievement as compared to a blanket increase for all employees.

9. Old Business

9.1 Consider Accepting a Hazard Mitigation Grant Program (HMGP) grant award for elevation of 8 houses

County Administrator explained to the Board, on May 16, 2025, the County was awarded, subject to acceptance, a Hazard Mitigation Grant by VDEM in the amount of \$1,696,800 to be used to elevate eight homes out of the floodplain in Accomack County. The site address of each of these eight properties is shown in the table below.

Site Address
16492 W. Ridge Road, Tangier, VA 23440 37.824226, -75.995672
16400 W. Ridge Road, Tangier, VA 23420 37.826722, -75.996056
19381 Evergreen Way, Parksley, VA 23421 37.776469, -75.696906
21484 Southside Road, Onancock, VA 23417 37.745959, -75.776332
15164 Russell Drive, Onancock, VA 23417 37.719957, -75.776332
21350 Hopkins Road, Parksley, VA 23421 37.790800, -75.814750
22023 Southside Road, Onancock, VA 23417 37.743699, -75.777600
16140 Main Ridge Road, Tangier, VA 23440 37.827900, -75.992400

The initial grant award letter specified all elevations had to be completed by August 5, 2025, which was not feasible given this date was only three months after being informed of the grant award. On August 7, 2025, the period of performance for the grant was extended by 12 months to August 5, 2026. Because of this extension, staff believes all necessary work can be completed within the stipulated timeframe. Staff recommends the Board of Supervisor authorize the County Administrator to accept the grant. This project is funded through federal and state agencies with 90% of the funding coming from FEMA and 10% coming from VDEM.

The ANPDC, who will be contracted to administer this grant on behalf of the County, is in the process of contacting the owners of the properties to ascertain if they are still interested in having their homes elevated. Three homeowners have expressed interest; one owner believes the house is too damaged (would need an extensive rehabilitation) to have elevated. The remaining four have not responded. Letters will be sent to these owners shortly.

A motion was made by Supervisor Crockett and seconded by Supervisor Parks to authorize the County Administrator to accept Grant # FEMA-4512-DR-VA and to schedule a public hearing on the associated budget amendment in order to comply with Code of Virginia Section 15.2. The motion was approved unanimously.

9.2 Receive an Update from Onancock's Bayside Revitalization on progress made to date removing derelict structures in the Bayside community

Ms. Myra Riley-Taylor, President of the Onancock’s Bayside Revitalization Program presented the Board with an update on the progress made thus far, in removing 22 structures.



Onancock's Bayside Revitalization (OBR) Derelict Building Removal Grant Project Quarterly Update for 7/2/25 – 11/12/25

Presented to:

Accomack County Board of Supervisors

Presented by:

Myra Riley-Taylor, President, OBR (Briefer)

Shirlene Shrieves, Secretary, OBR

Iris Smith, Treasurer, OBR

Vernon "Cle" Gunter, Community Manager, OBR

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Agenda

- Project Overview
- Accomplishments
- Detailed Project Status
- Initial Properties for Demolition
- Challenges & Concerns
- Next Steps

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Project Overview

> Scope

- The Accomack County awarded Onancock's Bayside Revitalization (OBR) a Derelict Building Removal Grant for the removal of 22 derelict, dilapidated and unsafe structures in the Bayside community of Accomack County. The project scope entails:
 - ❑ completion of a title search
 - ❑ obtain written consent
 - ❑ engagement of asbestos testing & removal services
 - ❑ obtain county permit
 - ❑ demolition and lawful disposal of the demolition debris

> Schedule

- OBR has 18 months from 3/12/2025 to complete this project.

> Budget

- The Accomack County awarded OBR a Derelict Building Removal Grant of \$150,000.

Accomplishments

- Completed title search (6)
- Obtained written consent from property owner(s)
 - ❑ Completed - 3
 - One property required 8 consent forms (VA, NJ, AZ, WA) and lienholder notification
 - ❑ In Progress - 3
 - One property requires 10 consent forms and lienholder notifications
- Completed asbestos testing (3)
- Notified fire department to prepare for upcoming control burn (2)
- Obtained county permit (1)
- Removed derelict structure and parcel restoration (0)
- Drafted notification to community members regarding demolitions

Detailed Status – Properties 1 - 11

#	Property Address	Tax Map #	Title Search	Owner(s) Consent Form Completed	Asbestos Testing Completed	Applied for Demo Permit	Demolition Scheduled	Demolition & Property Restoration
1	21363 Bayside Road	85-A-81	Completed	Completed	Completed	Completed	In Progress	To Be Scheduled
2	Across from 21247 Bayside Road	76-A-28	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
3	Next to 21224 Bayside Road	76-A-27	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
4	Next to 21247 Bayside Road	76A-A-34	Completed	In Progress	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
5	Next to 21224 Bayside Road	76A-A-30	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
6	21165 Bayside Road (shared property with #7)	76A-A-37	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
7	21165 Bayside Road (shared property with #6)	76A-A-38	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
8	Next to 21142 Bayside Road	76A-A-16	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
9	21046 Bayside Road	76A-A-8	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
10	21018 Bayside Road	76A-A-6	Completed	Completed	Completed	To Be Scheduled	In Progress	To Be Scheduled
11	21015 Bayside Road	76A-A-47	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled

Detailed Status – Properties 12 - 22

#	Property Address	Tax Map #	Title Search	Owner(s) Consent Form Completed	Asbestos Testing Completed	Applied for Demo Permit	Demolition Scheduled	Demolition & Property Restoration
12	Next to 20978 Bayside Road	76A-A-3	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
13	Next to 21001 Bayside Road	76A-A-49	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
14	20944 Bayside Road	76A-A-32A	Completed	In Progress	Completed	To Be Scheduled	To Be Scheduled	To Be Scheduled
15	20900 Bayside Road	76B-A-4	Completed	Completed	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
16 & 17	20806 & 20804 Bayside Road (2 trailers listed on same Tax Map)	76B-A-14	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
18	20658 Bayside Road	76B-A-35	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
19 & 20	Next to 20676 Bayside Road	76B-A-46	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
21	20631 Bayside Road	76B-A-29	Completed	In Progress	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled
22	Next to 20281 Bayside Road	77-A-143	In Progress	Not Started	To Be Scheduled	To Be Scheduled	To Be Scheduled	To Be Scheduled

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1st Batch of Properties for Removal



21363
Bayside
Road



Next to
21247
Bayside
Road



21018
Bayside
Road



20944
Bayside
Road



20900
Bayside
Road



20631
Bayside
Road

8

Challenges & Concerns

- Delays in completing title searches
 - Local title companies are backlogged
 - Title company determined that they will be unable to completed the remaining title searches after 5 months of engagement
 - New title company employed in October
- Finding authentic heirs who are authorized to sign the owner authorization document
 - Title search results show outdated information; deed, tax record and Accomap each may reflect different owners
 - Named heirs and/or decedents of the property owners are non-local residents and are difficult to locate
- Project funding does not include staffing cost

Next Steps

- Complete title searches
- Obtain consent from the property owner(s)
- Conduct asbestos testing and removal, if required
- Select qualified demolition contractor for structure and debris removal
- Obtain county permits
- Monitor to completion demolition phase

Background Information

Property Removal Procedure



10. Appointments

10.1 Appointments

Supervisor Crockett made a motion to appoint Ms. Kristie Finney to the Eastern Shore Community College Board to fill the unexpired term of the Nick Chuquin who has resigned. The appointment begins immediately and ends on 06/30/2029. The appointment was seconded by Vice-Chair Major. The motion was approved unanimously.

Supervisor Tarr made a motion to reappoint Mr. David Elebash to the Accomack County Wetlands Board for another term. The appointment begins 12/01/2025 and ends on 06/30/2030. The appointment was seconded by Supervisor Parks. The motion was approved unanimously.

The following appointments were deferred until the December 17, 2025 meeting: Accomack County Parks & Recreation Advisory Commission – ED

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Accomack County Board of Social Services – At-large

10.2 Attendance Report

Attendance reports were included in the Board's agenda packet.

11. Public Hearing (6:00 p.m.)

11.1 Public Hearing Rules

Ms. Proctor read the Public Hearing Rules.

11.2 Public Hearing on REZ-000141-2025, a rezoning of part of the Darby Farm from Ag to Industrial with proffers: John Custis on behalf of Debra Bryan & Virginia Spaceport Authority (Virginia Space)

Mr. Lee Pambid, Deputy Administrator for Community and Economic Development presented a slide deck for reference. He stated that this rezoning of 369 acres is a landmark case for Accomack. The Staff has received an application from the Virginia Spaceport Authority (Virginia Space) to rezone a portion of the Darby Farm in Temperanceville from **Agricultural to Industrial with proffers**.

Identification and Location Information

Applicants	John Custis for Debra Bryan and Virginia Space
Property Owner	Virginia Spaceport Authority
Location	56-2-5; 56-2-6; 56-2-6A; 56-A-37; 56-A-50; and portions of tax parcels 56-A-46 (approximately 55 acres) and 56-A-47 30.45 acres)
Magisterial District	2- Supervisor Roger DeGeorges Planning Commission Chair Angela Wingfield
Acreage	Approximately 368.98 acres total
Zoning	Agriculture
Future Land Use Recommendation	Agriculture
Proposed Density	N/A
Request	Proffered Rezoning of 368.98 acres from Agriculture to Industrial
Overlays	Wallops Island Space Transit Overlay; Agricultural and Forestal District (part); Special Flood Hazard Area;
Adjacent Zoning	Agricultural, General Business
Adjacent Uses	Aerospace, cultivated agricultural land
Staff Contact	Leander N. "Lee" Pambid, CZA, MURP, MPA, Deputy County Administrator Phone: 757-787-5726 Email: lpambid@co.accomack.va.us

Planning Commission Recommendation

The Planning Commission voted 9-0 on motion by Commissioner A. Tyler, seconded by Commissioner L. Gayle, **to recommend approval** by the Board of Supervisors of application REZ-000141-2025, the Virginia Space Darby Farm site containing approximately 368.98 acres; conditionally rezoning the site from Agriculture "A" District to Industrial "I" District with the proffer statement dated September 29, 2025, which becomes part of the Accomack County Zoning Ordinance with the following correction to the Proffer Statement:

The Chairman opened the Public Hearing at 6:20 p.m.

Mr. John Custis spoke on behalf of the Virginia Spaceport Authority agreeing with Mr. Pambid that this is a landmark case for Accomack.

Supervisor Parks questioned about hot fire testing on the parcel. Mr. Custis replied there was no proffers related to hot fire testing and that would require Virginia Space to file a Conditional Use Permit if they intended to use that parcel for that but currently, they have no intentions to

do so.

Supervisor Tarr asked about the Taylor Cemetery which is on this property. Mr. Custis stated that development is not permitted on the cemetery and Virginia Space intends on fencing in the cemetery and allowing the family members access.

Chairman Phillips opened the public comment period at 6:31.

Mr. Grayson Chesser, Sanford, VA signed up to speak regarding the Taylor Cemetery and in favor of the rezoning.

Chairman Phillips closed the public comment period.

A motion was made by Supervisor Crockett and seconded by Supervisor Parks to conditionally approve rezoning application REZ-000141-2025, Virginia Space Darby Farm site, containing approximately 368.98 acres; rezoning the site from Agriculture “A” District to Industrial “I” District with the proffer statement dated November 18, 2025. The motion passed unanimously.

**AN ORDINANCE AMENDING THE ACCOMACK COUNTY ZONING MAP TO
CONDITIONALLY REZONE TAX MAP PARCEL NUMBERS 56-2-6, 56-2-6A, 56-2-5,
56-A-37, 56-3-B, 56-A-50, AND PORTIONS OF TAX MAP PARCEL NUMBERS 56-A-46
(APPROXIMATELY 55 ACRES) AND 56-A-47 (APPROXIMATELY 30.45 ACRES),
CONSISTING OF APPROXIMATELY 368.98 ACRES, FROM AGRICULTURAL
DISTRICT TO INDUSTRIAL DISTRICT, SUBJECT TO PROFFERS.
(REZ-000141-2025).**

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require the amendment of the Accomack County Zoning Map to change the classification of certain real property owned by Virginia Commercial Space Flight Authority (VCSFA) and described as Tax Map Parcel Numbers 56-2-6, 56-2-6A, 56-2-5, 56-A-37, 56-3-B, 56-A-50, and portions of Tax Map Parcel Numbers 56-A-46 (approximately 55 acres) and 56-A-47 (approximately 30.45 acres), consisting of approximately 368.98 acres, from Agricultural District to Industrial District, said property being located on Wallops Island Road approximately 3,600 feet southeast of its intersection with Atlantic Road (State Route 679), Virginia, as shown on the attached plan, entitled “REZ-000141-2025,” dated September 18, 2025; and

WHEREAS, this change in zoning district classification, hereinafter referred to as a “rezoning,” is subject to conditions voluntarily offered by the owner set forth in the attached proffer statement, dated _____, 2025 (“Proffer Statement”); and

WHEREAS, at a public hearing held on October 8, 2025, the Accomack County Planning Commission recommended approval of the conditional rezoning, subject to the proffers set out in the Proffer Statement, for the reasons set out in the Staff Report dated October 1, 2025; and

WHEREAS, at a public hearing held on November 19, 2025, the Accomack County Board of Supervisors approved the conditional rezoning, subject to the Proffer Statement, as recommended by the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Accomack County, Virginia, that the real property described as Tax Map Parcel Numbers 56-2-6, 56-2-6A, 56-2-5, 56-A-37, 56-3-B, 56-A-50, and portions of Tax Map Parcel Numbers 56-A-46 (approximately 55 acres) and 56-A-47 (approximately 30.45 acres), consisting of approximately 368.98 acres, said property being located on Wallops Island Road approximately 3,600 feet southeast of its intersection with Atlantic Road (State Route 679), Virginia, as shown on the attached plan entitled "REZ-000141-2025," dated September 18, 2025, is hereby rezoned from Agricultural District to Industrial District, subject to the proffers set forth in the Proffer Statement signed by the owner, VCSFA

The proffers set forth in the Proffer Statement are incorporated herein and shall be made a part of the Accomack County Zoning Ordinance and shall continue in effect until a subsequent amendment changes the zoning on the rezoned property.

This ordinance shall become effective upon adoption.

ADOPTED and APPROVED by the Board of Supervisors for the County of Accomack, Virginia, on the ____ day of November, 2025.

Jackie Phillips, Chair
Accomack County Board of Supervisors

ATTEST:

Michael T. Mason,
County Administrator and Clerk to the Board

PROFFER STATEMENT

Virginia Commercial Space Flight Authority

Name and address of Owner/Applicant:

Virginia Commercial Space Flight Authority
101 W Main Street, Suite 602
Norfolk, VA 23510

Description of land to be rezoned:

Tract 1:

All those certain lots or parcels of land situate near the Village of Assawoman, Atlantic Magisterial District, Accomack County, Virginia, containing 167.3 Acres, more or less, and designated as "Tax Map 56-A-37", "Tax Map 56-2-5", "Tax Map 55-3-B", "Tax Map 56-2-6" and "Tax Map 56-2-6A", all as shown on a certain plat of survey entitled "ALTA/NSPS LAND TITLE SURVEY OF SEVEN PARCELS OF LAND NEAR THE VILLAGE OF ASSAWOMAN VIRGINIA COMMERCIAL SPACE FLIGHT AUTHORITY Atlantic Magisterial District, Accomack County, Virginia", made by ARM Resource Engineers and Scientists, dated December 11, 2024, said plat being attached to and recorded with a certain Deed recorded as Instrument #25000642, to which plat reference is hereby made for a more particular description of the property hereby described.

Tract 2:

All that certain lot or parcel of land situate near the Village of Assawoman, Atlantic Magisterial District, Accomack County, Virginia, containing 86 Acres, more or less, being a portion of "Tax Map 56-A-46" and "Tax Map 56-A-47", as each is shown on a certain plat of survey entitled "ALTA/NSPS LAND TITLE SURVEY OF SEVEN PARCELS OF LAND NEAR THE VILLAGE OF ASSAWOMAN VIRGINIA COMMERCIAL SPACE FLIGHT AUTHORITY Atlantic Magisterial District, Accomack County, Virginia", made by ARM Resource Engineers and Scientists, dated December 11, 2024, said plat being attached to and recorded with a certain Deed recorded as Instrument #25000642, to which plat reference is hereby made for a more particular description of the property hereby described, the portion of such parcels being more particular described as follows: Commencing on the southeast corner of Tax Map 56-A-46 and following the southeastern boundary line of such parcel to the northeast for a distance of approximately 1,518.01 feet; thence turning northwest and following the northeast boundary line of such parcel for a distance of approximately 2,432.91 feet until reaching the intersection of such boundary line and the northwestern corner of Tax Map 56-3-B; then turning and running in a southwest direction in a line that is parallel to the southeastern boundary line of Tax Map 56-A-46 until intersecting with the southwest boundary line of Tax Map 56-A-47, a run of approximately 1,518.01 feet; then turning and running southeast until the point of beginning, for a distance of approximately 2,432.91 feet. Such tract of real property consists of approximately 86 acres, more or less.

Tract 3

All that certain lot or parcel of land situate near the Village of Assawoman, Atlantic Magisterial District, Accomack County, Virginia, containing 115.68 Acres, more or less, being shown as "Tax Map 56-A-50" as shown on a certain plat of survey entitled "ALTA/NSPS LAND TITLE SURVEY OF SEVEN PARCELS OF LAND NEAR THE VILLAGE OF ASSAWOMAN VIRGINIA COMMERCIAL SPACE FLIGHT AUTHORITY Atlantic Magisterial District, Accomack County, Virginia", made by ARM Resource Engineers and Scientists, dated December 11, 2024, said plat being attached to and recorded with a certain Deed recorded as Instrument #25000642, to which plat reference is hereby made for a more particular description of the property hereby described.

Description of proposed rezoning:

The subject property is currently zoned "Agricultural." The proposed rezoning would designate the subject property, consisting of approximately 368.98 acres, to "Industrial," subject to the voluntarily proffered conditions set forth herein. This rezoning is necessary to accommodate the growing infrastructure and operational needs of the aerospace industry, centered around the Mid-Atlantic Regional Spaceport (MARS) located on Wallops Island.

Date of this Proffer Statement: 11/18/2025

Proffers:

The above named Owner/Applicant, by its duly authorized agent, hereby voluntarily proffers, as a part and provision of the above referenced rezoning, that the use and development of the subject property described above shall be in accordance with the following conditions, which shall constitute covenants running with said property, and which shall be binding upon the property and upon all parties and persons claiming under or through the Owner/Applicant, its personal representatives, assigns, grantees, lessees, and other successor in interest or title. As evidenced by the signatures below, the Owner/Applicant agrees and confirms that (i) the following proffers are offered voluntarily, and (ii) the following proffers are reasonable and appropriate.

1. Training Proffer

The Owner/Applicant agrees to conduct training sessions with the applicable volunteer fire and rescue departments to support such departments' response to Virginia Commercial Space Flight Authority properties and facilities in the event of an emergency. Such training sessions shall be conducted on an annual basis commencing in the first full calendar year following the approval of the herein requested rezoning application.

2. Permitted Uses:

The Owner/Applicant agrees that permitted use of the subject property shall be as follows:

- a) **Industrial Uses:** The subject property shall be used for manufacturing, production, fabrication, and assembly of aerospace equipment and launch vehicles in accordance with Section 106-128(1) of the Accomack County Zoning Ordinance and associated activities necessary for such operations.
- b) **Accessory Uses:** The subject property may be used for accessory uses, such as, but not limited to, office and administrative facilities, cafeterias, classrooms, lunchrooms and snack shops, non-retail motor fuel facilities, company vehicle, service facilities, central heating and power plants, and outside storage (not to exceed 20 percent of the total lot area) The parcel may also be utilized for communication/telemetry assets (antennas and towers up to 100 feet in height) per Section 106-127(1) of the Accomack County Zoning Ordinance.

3. Prohibited Uses:

The Owner/Applicant agrees that the following uses are prohibited on the subject property:

- a) The subject property shall not be used for any Industrial uses not expressly permitted by this Proffer Statement, whether permitted by right, by special use permit, or by conditional use permit under the Accomack County Zoning Ordinance.

4. Survey. The Owner/Applicant shall, within six (6) months of the rezoning's approval by the Board of Supervisors, submit a subdivision application for the purposes of subdividing Tract 2 as described in the proffer statement, adjusting the property lines of Tax Map Parcels 56-A-46 and 56-A-47 so that the rezoned portion of both parcels is separated from the rest of the parcels' portions to remain zoned Agriculture "A".

The Owner/Applicant, for its personal representatives, assigns, grantees, lessees, and other successor in interest or title, voluntarily and without any requirement by or exaction from the County of Accomack or its governing body, proffers these conditions, acknowledging that the proposed rezoning itself gives rise to the need for the conditions; that such conditions have a reasonably relation to the rezoning; that the need for such conditions are substantially generated by the rezoning; that such conditions are reasonable and appropriate; and that all such conditions are in conformity with the County's Comprehensive Plan. The applicants and owners further acknowledge that the County is in no way obligated to rezone the subject property; that in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees and other successor in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in

or to the zoning ordinance.

This proffer supersedes any and all previously submitted proffers.

12. New Business

12.1 Consider Scheduling a Public Hearing on Proposed Amendments to Chapter 18 of the Accomack County Code entitled "Buildings and Building Regulations" to allow for waiver of building permit fees and other county fees associated with the construction, renovation or rehabilitation of affordable housing

In September, the County received the results from the Virginia Department of Taxation's latest Estimated Ratio Study (ESR). The median ratio decreased from 90.29% in 2024 to 81.07% in 2025. This is projected to decrease County revenues in FY26 by an estimated \$246,000 in FY26.

The ERS compares the previous year's sales prices of real estate sold in Accomack County to its current year's assessed values. The ESR is used to compute the local assessment ratio which equalizes the valuation of public service corporation property which is valued for tax purposes by the State Corporation Commission and is a significant component of the total taxable value of all real property in Accomack County. The concept is basically that if property values by the County's Department of Assessment are found to be below fair market value, then the valuation of public service corporation property is to be reduced accordingly.

A budget adjust will be brought forward to the Board in November to address the anticipated reduction in tax revenue from public service corporation property.

A motion to schedule a public hearing for December 17, 2025 to receive public comments on the proposed amendments to Chapter 18 of the Accomack County Code designed to incentivize creation of more affordable housing in The County was made by Supervisor Crockett and seconded by Vice-Chair Major. The motion was approved unanimously.

12.2 Moved to 7.1

12.3 Receive FY26 First Quarter Summary Financial Report

Leslie Lewis, Finance Director presented the first quarter of the FY26. Major revenue summary YTD increased by 3%, above annual growth but again, it's only 1 month reported so far. As always, the full report is available on BoardDocs on the Accomack County website.



County of Accomack, VA Summary Financial Report

Highlights

Fiscal Year 2026

1st Quarter

(Unaudited)


County of Accomack, Virginia Summary Financial Report

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Major Revenue Section

County of Accomack, Virginia
Summary Report of Major Revenues (All funds)
For the Fiscal Years 2026 and 2025



Revenue	FY 2026 Estimate	As a % of Total County Revenue	Quarter 1			Fiscal Year-To-Date			% Annual Growth Required by 2025 Estimate	↑ or ↓
			FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change		
Property Taxes:										
Real Estate Tax	\$ 26,530,718	35.0%	\$ 478,220	\$ 436,766	9.5%	478,220	436,766	9.5%	5.9%	↑
Personal Property Tax	14,174,984	18.7%	408,088	275,891	47.9%	408,088	275,891	47.9%	-0.9%	↑
Real Estate Taxes-Public Svc Corp	2,193,118	2.9%	(128,267)	(688)	18531.6%	(128,267)	(688)	-18731.6%	-0.5%	↓
Other Revenues:										
Local Sales & Use Tax	5,586,465	7.4%	1,716,698	1,672,837	2.6%	1,716,698	1,672,837	2.6%	-3.0%	↑
Vehicle License Fees	700,000	0.9%	98,376	36,169	172.0%	98,376	36,169	172.0%	4.8%	↑
Recordation Tax	448,250	0.6%	158,682	116,110	36.7%	158,682	116,110	36.7%	-16.4%	↑
Communication Sales Tax	740,004	1.0%	113,213	169,662	-33.3%	113,213	169,662	-33.3%	10.4%	↓
Cigaretta Tax	1,618,754	2.1%	398,476	236,828	68.3%	398,476	236,828	68.3%	44.5%	↑
Consumer Utility Taxes	1,100,000	1.5%	297,594	291,458	2.1%	297,594	291,458	2.1%	0.6%	↑
Building Permits	409,230	0.5%	113,979	105,533	8.0%	113,979	105,533	8.0%	2.5%	↑
Transient Occupancy Tax	1,188,000	1.6%	765,373	538,684	42.1%	765,373	538,684	42.1%	-0.4%	↑
Landfill Tipping Fees	4,030,127	5.3%	973,294	1,032,587	-5.7%	973,294	1,032,587	-5.7%	8.5%	↓
Meals Tax	1,010,626	1.3%	207,297	191,411	8.3%	207,297	191,411	8.3%	1.8%	↑
Investment Income	2,080,000	2.7%	955,243	1,267,747	-24.7%	955,243	1,267,747	-24.7%	-37.0%	↑
Shared Expense Reimbursements	5,518,442	7.3%	1,202,788	1,165,021	3.2%	1,202,788	1,165,021	3.2%	9.6%	↓
Total	\$ 67,328,718	88.9%	\$ 7,759,053	\$ 7,536,015	3.0%	\$ 7,759,053	\$ 7,536,015	3.0%	1.9%	↑

Difference from Prior FY YTD compared to current FY YTD

Forecast Difference from Prior FY

Executive Summary

- Major Revenues: Fiscal Year-to-Date Overview**
 For the fiscal year to date, major revenues have increased by **3.0%** compared to the same period last year. The FY 2026 revenue forecast anticipates a **1.9%** rise in major revenues relative to the prior year.
- Note: "Major revenues" now include investment earnings.** The FY26 budgeted amount for investment earnings is **\$2,080,000**, while First Quarter earnings reached **\$955,243**.

Thank You!

*Full Financial Report Available on Board Docs or
County Website*

[http://co.accomack.va.us/departments/finance/
unaudited-financial-statements](http://co.accomack.va.us/departments/finance/unaudited-financial-statements)

13. County Administrator's Report

13.1 Vaulted Deep Zoning Determination Letter Issued October 10, 2025 by County and Appeal filed by Vaulted Deep November 10, 2025

Mike Mason, County Administrator briefed the Board on where the County stands with Vaulted Deep. On October 10, 2025, the County issued a zoning determination letter to representatives of Vaulted Deep. This letter conveyed that the Accomack County Zoning Ordinance does not list injection wells, deep injection wells, or similar techniques of storing in subterranean voids, either permanently or temporarily, waste or processed products of any kind, as a permitted or conditional use. Thus, a deep injection well is not allowed because the Accomack County Zoning Ordinance contains no language that permits it.

Pursuant to Virginia Code Section 15.2-2311, Vaulted Deep had a right to appeal this decision within 30 days of the date the notice which they have exercised. Appeals are heard by the BZA which can affirm, modify or reverse the zoning administrator's decision.

Supervisor Crockett asked Mr. Mason to confirm that the zoning is out of the Boards hands. Mr. Mason replied, correct, it is now up to the Board of Zoning Appeals to hear the case.

13.2 Receive VACo 2026 preliminary legislative agenda

Mr. Mason attended the 2025 VACo Conference earlier this month and shared with the Board VACo's preliminary legislative agenda.

13.3 Natural Gas Expansion Project Update

The agreement between the Commonwealth and County regarding natural gas expansion is now fully executed and the County recently received the entire \$6.5 million dollar award. The County is now in the process of crafting an RFP which will seek proposals from qualified and experienced utility companies to construct, own and operate a piped natural gas system that will make clean and reliable natural gas available to industrial, commercial and residential customers within Accomack County. The County is willing to provide up to \$6.5 million dollars to the successful proposer to reimburse engineering, land acquisition, right of way permitting, planning and other related costs necessary to make piped natural gas available locally. All future ongoing operation and maintenance costs associated with the proposed natural gas system will be the responsibility of selected utility company.

13.4 Eastern Shore of Virginia Regional Radio System (ESVRRS) Project Update

According to information shared at the October 30, 2025, E911 Commission meeting, go-live for the new regional radio communication system is slated for the week of January 11, 2026. Go-live will impact all fire, EMS and law enforcement communications including town police departments. Northampton County Public Schools will also be part of this communication network however their go-live will be a few weeks after all first responders are up and running on the new radio system.

14. Board of Supervisors Comment Period

- ❖ **Supervisor Johnson:** Thank you to staff for re-establishing the Employee Recognition program. Happy Thanksgiving!
- ❖ **Supervisor Parks:** Attending the VACo conference last week was a great experience. VACo wants to have a spaceport presentation included in a future conference. Secretary of Trade and Commerce Segura came to the Shore last week and spent the day touring Wallops Research Park and the Airport and Industrial Park. In the future we need to invite state officials to the Eastern Shore sooner, when they begin in their office.
- ❖ **Supervisor Crockett:**
Congratulations to Supervisor DeGeorges on the birth of his first grandbaby. And Happy Thanksgiving to all.
- ❖ **Vice-Chair Major:** Happy Thanksgiving!

15. Budget and Appropriation Items

15.1 Consider Approving Resolution to Amend the FY26 Budget.

A motion to approve the resolution to amend the FY26 Budget was made by Supervisor Hart and seconded by Supervisor Parks. The motion was approved unanimously.

November 19, 2025 BOS Meeting

RESOLUTION TO AMEND THE FISCAL YEAR 2026 ACCOMACK COUNTY GOVERNMENT BUDGET

WHEREAS, it is the responsibility of the Accomack County Board of Supervisors to approve and maintain the budget for Accomack County; and

WHEREAS, on April 14, 2025, the Board of Supervisors finalized the Accomack County Fiscal Year 2026 Budget; and

WHEREAS, during the course of the fiscal year certain unanticipated events occur that compel amendments to the budget be made; and

WHEREAS, staff has reviewed the following requested budget amendments and recommends that it be approved; now, therefore,

BE IT RESOLVED by the Board of Supervisors of Accomack County, Virginia, that the Fiscal Year 2026 County budget be amended by the amounts listed below and the amounts appropriated for the purpose indicated.

Fiscal Year	Requesting Department	Fund/ Function	Purpose	Funding Source	Total
FY26	Finance	General Fund/Public Safety	To recognize Virginia spay and neuter funds received to distribute to the SPCA.	State	\$ 11
FY26	Finance	General Fund/Public Safety	To recognize DMV sales of Animal Friendly plates due to the SPCA.	State	\$ 570
FY26	County Administrator	General Fund/Revenue from the use of money	To recognize estimated additional investment earnings.	Investment earnings	\$ 246,544
FY26	County Administrator	Various Funds/General Property taxes	To recognize decline in Public Service Corporations real property taxes.	Property taxes	\$ (246,544)
Total					\$ 581

H. Jackie Phillips
Chairman, Board of Supervisors

ATTEST:

Michael T. Mason, CPA
County Administrator

Adopted by the Board of Supervisors of Accomack County, Virginia, this 19th day of November 2025.

16. Payables

16.1 Consider Payables

County Administrator Mike Mason certified the October payables as presented.

A motion to authorize payment of September payables was made by Vice-Chair Major and seconded by Supervisor Tarr. The motion was approved unanimously.

17. Closed Meeting

17.1 Closed Meeting

A motion to go into a closed session, concerning the Virginia Code Sections listed below was made by Supervisor Johnson and seconded by Supervisor Parks

17.2 Closed Meeting Pursuant to VA Code Section 2.2-3711(A)(1)

Closed session pursuant to Virginia Code Section 2.2-3711(A)(1) - for discussion of the annual performance evaluation of the County Administrator and County Attorney.

17.3 Certification of Closed Meeting

A motion was made by Supervisor Johnson and seconded by Supervisor Crockett to certify that to the best of each Board Member's knowledge (1) only public business lawfully exempted from open meeting requirements was discussed and (1) only matter identified in the convening motion were discussed, by a unanimous roll call vote: Ayes: Washington, Johnson, Parks, Phillips, Crockett, Tarr, Major, Hart. Nays: None. Abstain: None. The motion carried.

18. Adjournment

A motion to adjourn was made by Supervisor Crockett and seconded by Supervisor Tarr; the Accomack County Board of Supervisors voted to adjourn the meeting at 7:00 PM. The motion was approved unanimously.

19. Informational Item

19.1 Regional Library and Heritage Report to the Board of Supervisors (October)