

Accomack County Planning Commission Minutes of December 14, 2011

Virginia: At a meeting of the Accomack County Planning Commission held on the 14th day of December 2011, in the Board Chambers of the Accomack County Administration Building located at 23296 Courthouse Avenue, Accomac.

1. CALL TO ORDER:

A. MEMBERS PRESENT AND ABSENT

Planning Commission Members Present

Mr. E. Phillip Hickman, Chairman
Mr. George Parker, Vice Chairman
Mr. Leander Roberts
Ms. Toni Trepanier
Mr. C. Robert Hickman
Mr. Alan Silverman
Mr. David Lungair
Mr. Tony Picardi

Members Absent:

None

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Mr. Robert Testerman, Land Use Planner
Ms. Hollis Fate, Administrative Assistant
Mr. Mark Taylor, County Attorney
Mr. Mike Mason, Finance Director

B. DETERMINATION OF QUORUM

There being a quorum, Chairman Hickman called the meeting to order at 7:00 p.m.

2. ADOPTION OF THE AGENDA:

The following changes were recommended to the Agenda:

- **Move the Capital Improvements Plan after the Subdivision Agent Report.**
- **Move everything relating to the Atlantic Town Center to New Business.**
- **Move the Public Comment Period to New Business.**

On a motion made by Mr. Silverman and seconded by Mr. Parker, all Commissioners voted Aye to adopt the Agenda with the above noted changes.

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3. **OLD BUSINESS:**

A. **Subdivision Agent Report**

B. **Capital Improvements Plan**

Mike Mason, County Finance Director gave a brief presentation to the Planning Commission on the Capital Improvements Plan. Mr. Mason answered questions relating to the CIP and informed the Commission that he would be bringing the CIP in front of them again at their January meeting and recommends that they schedule a Public Hearing at that time.

C. **Existing Poultry Houses in General Business Zoning Districts**

Rob Testerman, Land Use Planner, gave a brief presentation to the Planning Commission on the Poultry Houses in the General Business Zoning Districts. This is a matter that will be brought up again at a work session in January 2012.

The Planning Commission discussed holding two work sessions in January along with their regular meeting. On a motion made by Ms. Trepanier and seconded by Mr. Parker, all Commissioners voted Aye to schedule two work sessions for Tuesday, January 17, 2012 and Tuesday, January 24, 2012.

4. **7:30 PUBLIC HEARING:**

A. **Riverside Shore Memorial Hospital Rezoning Application**

Mr. Morrison, Planning and Community Development Director, presented the staff report to the Planning Commission on the Riverside Shore Memorial Hospital rezoning application.

The applicants asked to give a brief presentation as well. They presented a conceptual site plan showing the hospital, parking lots, emergency room, medical office building, and the helipad.

Mr. Parker asked if the local fire departments (Onley and Onancock) have or would need special equipment that would allow them to fight a fire in the proposed three story hospital and if they did not have the equipment to do so and need it, who would be responsible for paying for that equipment. The applicants replied that they have not gotten that far along in their planning but would definitely be a factor once they do file for a Conditional Use Permit.

Chairman Hickman asked staff to compare what equipment the Northampton Fire Department has for the hospital in Northampton County to what Onley and Onancock have and/or would need for the proposed hospital.

Mr. Parker also wanted to know more about the sidewalks that would be going on the site and wanted to clarify substantial compliance. Molly Trant explained that the sidewalks would be installed in the first phase of construction.

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On a motion made by Mr. Parker and seconded by Ms. Trepanier, all Commissioners voted Aye to recommend the Riverside Shore Memorial Rezoning Application to the Board of Supervisors with the proffers from the applicant and that the Traffic Study be included with the Conditional Use Permit Application when and if the time comes. Approval is recommended for the following reasons:

- **The land use designation in the Comprehensive Plan for the subject parcel is Village Development and it is located in an area where development is directed and expected.**
- **The request is in general accord with the Comprehensive Plan of current adoption.**
- **Public sewer is available to the site.**
- **The Hospital is desirous of extending public water to the site, and it appears that the Town of Onancock is open to the extension of the same.**
- **Proffers have been offered that enhance the general public, health, safety and welfare.**

5. NEW BUSINESS:

A. Zoning Ordinance Text Amendment: Prepared by Atlantic Town Center Properties, LLC

Rich Morrison presented a staff report on the zoning ordinance text amendment submitted by Atlantic Town Center Properties, LLC. Mark Taylor, Rich Morrison and Chairman Hickman explained what the text amendment is.

Mr. Picardi asked Mr. Taylor if a text amendment would be necessary if the applicant split the site and infiltration, and Mr. Taylor said he wasn't sure and would have to look into that question further.

After the text amendment was explained, Mark Baumgartner, the developer's attorney, gave a presentation on the proposed text amendment.

B. Public Comment Period (Not a public hearing)

Chairman Hickman opened the floor for public comment period.

The following persons offered comments in opposition of the Text Amendment and Conditional Use Permit application submitted and proposed by Atlantic Town Center Properties, LLC:

- Linda Gordon
- Pete Gordon
- Angie Wingfield
- Ronnie Thomas
- Jack Waterfield
- Bill Paige
- Deborah Ullmann
- Herman Chesser

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C. Atlantic Town Center Wastewater Treatment Facility CUP Application

The Planning Commission discussed whether or not to separate the text amendment and the CUP application or to keep them together for the public hearings.

On a motion made by Mr. Robert Hickman and seconded by Mr. Roberts, all Commissioners voted Aye to table the Conditional Use Permit Application until the decision for the text amendment has been made.

Mr. Silverman made a motion, seconded by Mr. Roberts to schedule a public hearing for the proposed text amendment by Atlantic Town Center Properties, LLC for January 11, 2012 at 7:30 P.M.

Vote:

Ayes: Chairman Hickman, Mr. Roberts, Ms. Trepanier, Mr. Robert Hickman, Mr. Silverman, Mr. Parker, and Mr. Picardi

Nays: Mr. Lumgair

Absent: None

6. MINUTES:

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

A. November 9, 2011 Minutes

Mr. Parker recommended a change to #7B: Minutes of May 11, 2011 to state that he (Mr. Parker) made the motion, not Chairman Hickman.

On a motion made by Mr. Parker and seconded by Mr. Roberts, all Commissioners voted Aye to approve the November 9, 2011 minutes with the above stated correction made.

7. NEXT MEETING

The next regular Planning Commission meeting is scheduled for 7:00 P.M. on Wednesday January 11, 2012 at a venue yet to be determined. Public notices will be posted in the Eastern Shore News of the venue, once scheduled.

8. ADJOURNMENT

On a motion made by Mr. Picardi and seconded by Mr. Parker, all Commissioners voted Aye to adjourn the meeting.

Chairman Hickman adjourned the meeting at 9:50 p.m.

E. Phillip Hickman, Chairman

Hollis Fate, Administrative Assistant