

## **Accomack County Planning Commission Minutes of April 26, 2011**

**Virginia: At a meeting of the Accomack County Planning Commission held on the 26<sup>th</sup> day of April 2011, in the Board Chambers in the Administration Building in Accomac, Virginia:**

### **1. CALL TO ORDER**

#### **A. Members Present and Absent**

##### **Members Present:**

Mr. E. Phillip Hickman – Chairman  
Ms. Tammy Parks  
Mr. Leaner Roberts, Jr.  
Ms. Toni Trepanier  
Mr. Tony Picardi  
Mr. George Parker

##### **B. Members Absent:**

Mr. David Lumgair  
Mr. Alan Silverman  
Mr. C. Robert Hickman

##### **Others Present:**

Mr. Rob Testerman, Land Use Planner

#### **C. Determination of a Quorum**

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

### **2. ADOPTION OF AGENDA**

**On a motion by Mr. Parker, and seconded by Ms. Trepanier, the Commission voted unanimously to adopt the Agenda as presented.**

### **3. REVIEW OF ATLANTIC COMMUNITY HEALTH CENTER CUP APPLICATION**

The Commission reviewed concerns about whether the future building in the western part of the parcel would need a CUP, it was determined that since that area is zoned General Business, a future medical use building would be allowed by-right and that the CUP is for the main building only. The Commission then expressed concerns about how the site would drain, given the tall ridge that runs parallel to Rt. 13, Mr. Mickey LaVoie answered the Commissions questions. The Commission then commented on their traffic safety concerns, including VDOT's comments on the proposed project. Mr. Hickman made a recommendation that the applicant do a traffic study.

**Mr. Picardi made a motion, seconded by Mr. Parker, that the applicant come back to the May 11, 2011 meeting with a Traffic Impact Analysis, comparing the proposed project to one alternative. Mr. Phil Hickman**

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**made an amendment to the motion that depending on the result of the traffic study, the applicant modify the entrance to the safest alternative, seconded by Mr. Parker. The motion passed unanimously.**

The Commission discussed other recommendations that had previously been mentioned, including permeable pavement. Stating that the engineer for the Atlantic Community Health Center had reported that the cost of permeable pavement is roughly the same as traditional pavement, but that it does not wear as well on high traffic areas. The Commissioners decided that rather than making a motion at this time, they should wait until the traffic issues have been resolved, and a final site plan received, at which time, permeable pavement in the parking spaces would be a condition of approval.

Mr. Phil Hickman stated that while the proposed future building is not a part of the CUP, the Commission should specify what can and cannot go there.

Mr. Hickman asked if we would need a "landscape plan" from the engineer. Mr. Parker answered that unless there is additional landscaping needed, a landscape plan would not be needed, as these issues are addressed in the General Business Zoning District.

Mr. Picardi asked if there were going to be anything toxic coming out of the wastewater building on site, and Mrs. Stern answered that there will be no medical waste disposed of on the property, it will all be taken away to another location.

#### **4. REVIEW OF THE VIRGINIA ENDEAVOR SOLAR FARM CUP APPLICATION**

Mr. Parker reported that he went online and found some downsides to solar farms, generally applying to runoff, environmental impacts concerning them going into lots that are not already cleared, concern over the height of the tower to connect to the grid. Mr. Parker also reported that some solar farms have been using sheep to maintain the grass on the sites.

Mr. Hickman stated that his only real concern is that the property be restored to its original quality if the company were to go broke. Ms. Trepanier stated that we do not impose any thing on other businesses requiring them to "clean up when they leave", so we should not be forcing them to do this either. Mr. Parker stated that we are taking agricultural land, and putting a use on it that will exclude the land from agricultural use in the future, if the structures were not removed. Mr. Picardi made the opinion that the solar panels, and equipment will be valuable, so even if the company does go belly up, the equipment will be removed and sold, so we should not be worrying too much about a decommissioning bond. It was also stated, that this issue may not be an issue for the Planning Commission, but rather the bank who will be lending the company money for this project.

Mr. Picardi stated that the viewscape of the neighbors is another issue that needs to be addressed. He proposed that the applicant do a viewscape, to satisfy the neighbors adjacent to the site, putting a vegetative buffer where

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necessary. Mr. Picardi went on to recommend that they use native trees and grasses to do the landscaping. Mr. Parker recommended that we only require trees in the buffer, in order to avoid a watering issue. Mr. Roberts stated that we should not say "where required" but specify that a buffer should be required along property lines where there is an existing residence

Mr. Phil Hickman raised questions about the runoff that the proposed project would create. He said the amount of runoff would depend on the type of solar panel was to be used.

Mr. Testerman mentioned that the applicant had offered to set up a tour of the existing solar panel farm at the University of Maryland Eastern Shore, and Mr. Phil Hickman directed Mr. Testerman to check with the applicant about possible dates to make the trip.

Mr. Testerman stated that VDOT's comments for the project were attached in the meeting packet. Mr. Picardi stated that VDOT basically doesn't know why the project would need two entrances. Mr. Parker stated that many emergency services require two entrances, in case one happens to be blocked, and that the second entrance doesn't not have to be open all the time. The only time there will be any traffic there will be during construction, after that it will only be one or two trips a day.

### 5. ADJOURNMENT

**On a Motion by Mr. Parker, and Seconded by Ms. Trepanier, all present voted unanimously to adjourn the meeting.**

Chairman Hickman adjourned the meeting at 9:00 p.m.

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E. Phillip Hickman, Chairman

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Rob Testerman, Land Use Planner