

At a meeting of the Accomack County Planning Commission held on the 10<sup>th</sup> day of April, 2019, at the Accomack County Board of Supervisors Chambers, Room 104, in Accomac, Virginia.

**1. CALL TO ORDER**

**MEMBERS PRESENT AND ABSENT**

**Planning Commission Members Present:**

Mrs. Angela Wingfield, Chairwoman  
Mr. Roy Custis, Vice Chairman  
Mr. David Lumgair  
Mr. Leander Roberts  
Mr. James Arnold  
Mr. Lynn Gayle  
Mr. Brantley Onley  
Mr. C. Robert Hickman

**Planning Commission Members Absent:**

Mr. Kelvin Pettit

**Others Present:**

Mrs. Angela King, Virginia Coastal Policy Center  
Mrs. Michelle Covi, Virginia Sea Grant Resilience Program  
Mrs. Eileen Kirkwood, Waterside Village  
Mr. Rich Morrison, Deputy County Administrator of Building, Planning & Economic Development  
Mrs. Katie Nunez, Deputy Director of Planning and Zoning  
Mrs. Stephanie Woods, Administrative Assistant to the Deputy County Administrator

**DETERMINATION OF A QUORUM**

There being a quorum, Chairwoman Wingfield called the meeting to order at 7:00 pm.

**2. ADOPTION OF AGENDA**

**On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Planning Commission voted to adopt the agenda.**

**3. PUBLIC COMMENT PERIOD**

Chairwoman Wingfield opened the public comment period. Mrs. Eileen Kirkwood presented a letter to the Planning Commission concerning dangerous structures in the County. Mrs. Kirkwood expressed her enthusiasm in the demolition of the Whispering Pines properties. She stated there are several houses located on North Street that are abandoned and dangerous in nature. She presented to the Planning Commission the idea of demolishing these buildings as well.

There being no more public comments; Chairwoman Wingfield closed the public comment period.

#### 4. MINUTES

March 13, 2019: *On a motion made by Mr. Onley and seconded by Mr. Lumgair, the Planning Commission voted to approve the March 13, 2019 meeting minutes as presented.*

#### 5. NEW BUSINESS

##### A. **Resilience Adaptation Feasibility Tool (RAFT) Presentation by Mrs. Angela King and Mrs. Michelle Covi**

Mrs. King and Mrs. Covi presented to the Planning Commission on the RAFT tool. The presentation consisted of what the RAFT is, their goals, their team, and how the process on how the RAFT and action checklists are determined. After their presentation they opened to the Planning Commission for any questions.

Mr. Arnold inquired as to how RAFT interacts with the Army Core of Engineers. Mrs. King responded that there wasn't a representative from the Army Core of Engineers involved as part of the workshop, however they did do research on the part of the Core of Engineers. Mr. Hickman brought to attention the fact that the inland bays are filling in and are unable to be maintained. Mrs. King stressed that the RAFT team really wants to work on educating the public on what Coastal Resiliency is and what it means for the future. Mrs. Nunez asked if the County would be receiving a Frequently Asked Questions (FAQ) document from the RAFT team. Mrs. King asked for the County to provide what questions they would like to see on the FAQ and they would work on building that. Mrs. King also stated that they are looking for guidance from the County on implementing the Resilience Checklist.

Chairwoman Wingfield thanked Mrs. King and Mrs. Covi for their time and presentation.

##### B. **Waterside Village Subdivision Conditional Rezoning Application – Request for Public Hearing**

Mrs. Nunez informed the Planning Commission that Mrs. Eileen Kirkwood is looking to conditionally rezone at least 19 parcels in the Waterside Village subdivision from Agricultural to Residential, specifically to allow duplexes. Mrs. Nunez presented a map of the parcels for the Planning Commission. Mr. Hickman noted that the 19 parcels in question are surrounded by other parcels in the subdivision that would still be zoned Agricultural. Mr. Hickman questioned if this would be a good time to extend the conditional rezoning to include those as well. Mrs. Nunez stated that it is definitely something the Planning Commission can approve is to have the conditional rezoning encompass the whole subdivision.

Mr. Lumgair inquired as to how many lots in the subdivision have currently been sold and developed. Mrs. Nunez deferred to Mrs. Kirkwood at this time. Mrs. Kirkwood stated that 22 lots have been sold but she was unsure how many had been developed at the time of this meeting. At that time Mrs. Kirkwood brought attention to the Planning Commission of an updated map that she had submitted earlier that day that was on the dais for the Planning Commission. Mr. Hickman inquired to verify if now Mrs. Kirkwood wanted to ask to rezone the whole subdivision. Mr. Morrison stated that Mrs. Kirkwood wanted to make it contiguous do to other property near the subdivision being zoned residential. Mr. Morrison continued stated that if the Planning Commission wants to rezone the whole subdivision they can.

Mr. Lumgair stated that the subdivision was developed under the old ordinance and that it was much denser than would be allowed today. He stated his concerns of the higher density in the area especially due to the duplexes. Mr. Morrison stated that in the Agricultural Zoning a duplex is allowed with a Special Use Permit if approved by the Board of Zoning Appeals. Mr. Morrison stated that Mrs. Kirkwood wanted a more permanent solution which is why she is seeking the rezoning. Mr. Morrison specified that it is up to the Planning Commission and that the density would only go up in the middle section concerning the 19 parcels.

Mr. Custis inquired if the lots that have been sold and developed will get letters informing them of the public hearing. Mrs. Nunez informed him that yes they would. Mrs. Nunez then asked the Planning Commission what they would like to send to public hearing on May 8<sup>th</sup>.

*On a motion from Mr. Roberts and seconded by Mr. Lumgair the Planning Commission voted on scheduling the public hearing for May 8, 2019 for just the requested 19 parcels for Public Hearing. The motion passed with six votes in favor (Wingfield, Onley, Custis, Gayle, Roberts, and Lumgair) and two votes against (Arnold and Hickman).*

## **6. PUBLIC HEARING**

There was no public hearing during this meeting.

## **7. FOLLOW UP ITEMS**

No Follow-Up items to discuss at this time.

## **8. OLD BUSINESS**

### **A. Discussion of Revisions to the Tasley Future Land Use Map**

Mrs. Nunez opened the discussion by bringing a staff memo to the Planning Commissions attention. Mrs. Nunez stated that the department has been working on crafting a new designation of Future Land Use for areas like Tasley. It would be called Developed Area, for example Tasley would now be known in the Comp. Plan Future Land Use as the Tasley Developed Area. Mr. Morrison stated that the department is trying to be a little broader in the Comp. Plan as to make any future zoning requests easier. Continued discussion was had between the Planning Commission, Mr. Morrison, and Mrs. Nunez about what this new Future Land Use, Developed Area, would look like.

The Planning Commission gave the green light for Mrs. Nunez and Mr. Morrison to move forward with this new designation and what it will look like. During follow-up discussion at the May 8, 2019 Regular Session, the Planning Commission would like to look at what Village Development was in the Comp. Plan.

## **9. SUBDIVISION AGENT REPORT**

Nothing to report on at this time.

## **10. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS**

Mr. Nunez informed the Planning Commission that there is one application for the May 1, 2019 meeting: a Special Use Permit application from Kathryn Byrd for a mobile home in a Residential District. Mrs. Nunez also stated that there was a Special Use Permit application from Cellco for a Verizon Tower on the schedule but due to some outlying factors it has been postponed to the June 5, 2019 meeting.

## **11. OTHER MATTERS**

### **A. Energov Demonstration**

Stephanie Woods provided a demonstration to the Planning Commission on both the new internal Permitting Software (Energov); as well as the Customer Self Service portal that will be for the community to use.

### **B. Solar Farms**

Mrs. Nunez informed the Planning Commission that at first it seemed that interest in Solar Farms seemed to be increasing. However, it was soon realized that it was one law firm that was looking for information on Solar Farms using several associates to do so.

### **C. April 23, 2019 – Work Session Meeting**

Mr. Morrison informed the Planning Commission that on April 23, 2019 the scheduled work session meeting both he and Mrs. Nunez would be out of town. Mr. Morrison then asked the Planning Commission if they would like to cancel the Work Session meeting due to this fact.

*On a motion made by Mr. Onley and seconded by Mr. Hickman, the Planning Commission voted to cancel the April 23, 2019 Work Session meeting.*

## **12. NEXT MEETING**

The next Planning Commission regular session is scheduled for Wednesday, May 8, 2019 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, Accomac.

## **13. ADJOURNMENT**

**On a motion made by Mr. Arnold and seconded by Mr. Hickman, the Planning Commission voted to adjourn the meeting.**

The meeting was adjourned at 9:00 p.m.

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Angela Wingfield, Chairman

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Katie H. Nunez, Deputy Director of Planning & Zoning