

At a meeting of the Accomack County Planning Commission held on the 9th day of October, 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. Lynn Gayle
Mr. David Lumgair
Mr. James Arnold
Mr. Brantley Onley
Mr. C. Robert Hickman
Mr. Kelvin Pettit
Mr. Leander Roberts

Planning Commission Members Absent:

Others Present:

Mr. Rich Morrison, Deputy County Administrator of Building, Planning, and 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 unanimously to adopt the agenda.

3. PUBLIC COMMENT PERIOD
Chairwoman Wingfield opened the public comment period.

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

4. MINUTES
September 11, 2019: *On a motion made by Mr. Onley and seconded by Mr. Hickman, the Planning Commission voted unanimously to approve the September 11, 2019 meeting minutes with corrections.*

September 24, 2019: *On a motion made by Mr. Onley and seconded by Mr. Arnold, the Planning Commission voted unanimously to approve the September 24, 2019 meeting minutes as presented.*

5. NEW BUSINESS

No new business was discussed.

6. PUBLIC HEARING

No Public Hearing was held.

7. OLD BUSINESS

A. Continued Coastal Resiliency Discussion

Mr. Morrison informed the Planning Commission that staff is still working on formulating an advisory statement for the County, and that he intends to bring it for the November meeting. Mr. Morrison stated that after Mr. Arnold mentioned using buoys from the Coast Guard to collect data, he did some research and there are buoys monitoring the sea level in several locations by two agencies. The National Oceanic and Atmospheric Administration (NOAA) has two buoys located in Wachapreague and Kiptopeake, and The United States Geological Survey has two buoys located in Chincoteague and Saxis. Mr. Morrison reviewed some of the data that has been received from these.

Mr. Morrison stated that the first thing that the Planning Commission needs to tackle is how the County will identify the vulnerable areas. To begin, Mr. Morrison showed a map of the Storm Evacuation Zones to the Planning Commission. The map shows the County broken down into 4 zones – A, B, C, and D. Mr. Morrison stated that Zone A encompasses most of the shoreline but does not include the areas of Saxis and Sanford, which are both vulnerable areas. The Planning Commission discussed if Zone B should be considered vulnerable as well, but the consensus was that most of the areas in Zone B are too inland and unlikely to flood with high tide at this time. Mr. Morrison then stated, it seems that using the Evacuation Zone mapping does not seem to fit the needs of the County for vulnerable areas at this time.

Mr. Morrison then presented a map, that he had County GIS Coordinator Tom Brockenbrough create, that is superimposed to show the 9' Base Flood Elevation (BFE) with The Nature Conservatories Intermediate Low Basic Inundation for 2050 and 2075. Mr. Morrison stated that his intention was to find a way to identify the vulnerable areas for the County based on information that we already had. Mr. Morrison stated that unfortunately this map doesn't seem to encompass all the known vulnerable areas in the County. Mr. Morrison also has Mr. Brockenbrough create a map that used the 8' BFE with The Nature Conservatories Intermediate Low Basic Inundation for the same time frames. Mr. Morrison stated that this map also does not fully encompass all the potential vulnerable areas, but is better. Mr. Morrison inferred that it doesn't seem that there is a correlation between the BFE and water level rise.

Mr. Morrison presented a map to the Planning Commission from The Nature Conservatory that showed roads that are vulnerable to a one foot sea level rise superimposed with an intermediate low basic inundation water level rise in 2050. Mr. Morrison stated that this image tracks much better for the idea of identifying vulnerable areas in the County. Mr. Onley discussed some historical data from the County saying that it is hard to estimate what will happen in the coming years. Mr. Custis inquired as to what we are trying to identify as vulnerable in these areas, is it the person, house or the land? Mr. Morrison stated that it is all of the above. Mr. Hickman stated that though someone can build what they want to build, but how will they get to it? Mr. Hickman inquired if just informing people is enough. Mr. Lumgair stated that when looking at the road map it has a limited number of house that would be considered vulnerable, but when looking at the evacuation map it has a much bigger number. Mr. Lumgair inquired if staff should use the next level up of potential basic

inundation on The Nature Conservatory website. Mr. Morrison stated that he didn't want to create something, which he wanted to be able to use information that was already created, because then we had a defensible edge. Mr. Morrison had Mrs. Woods show The Nature Conservatory App on the display to aid in the discussion concerning vulnerable areas.

Mr. Pettit stated that he is curious as to what exactly the Planning Commission is trying to accomplish at this time. Mr. Morrison stated that we are trying to accomplish labeling the areas vulnerable to water level rise on a map. Mr. Pettit stated that he is afraid that the data can be manipulated too much. He is worried that we don't know enough to make the decision. Mr. Morrison stated that the straight line data shows that no matter what there is a 1 inch rise every 7.5 years, and that if that is what the Planning Commission wants to use it is what staff will use. Mr. Morrison stated he didn't want to incorporate storms into this at all because storms come and go. Mr. Morrison stated he is trying to get to where are the places where the water isn't going to go back out, and how do we map that to inform people. Mr. Custis inquired if we have a definition for vulnerable in the County. Mr. Morrison informed him that no we do not. Mr. Hickman stated that since we don't have data that we are comfortable with, we could put a time frame on it. Mr. Lumgair agreed, adding that we needed to be sure to add that it doesn't include storms. Mr. Custis stated that we could use the map that staff had pulled up on The Nature Conservatory App because it is easy to read and everyone can read it. Some people will focus on the water and others will focus on the roads that will potentially flood. Mr. Morrison agreed stating that we can use those two identifiers and bring a map back in the November meeting.

Mr. Pettit left the meeting early at 7:54 p.m.

Mr. Lumgair inquired if the banks are doing anything concerning the mortgages. Mr. Morrison stated that the bank go by BFE requiring flood insurance, not sea level rise. Mr. Onley inquired if it seemed to be more sea level rise or ground sinking/eroding. Mr. Hickman stated that it depends on where you live. Mr. Morrison agreed stating that the County's seems to be more sea level rise and less subsidence. Chairwoman Wingfield asked if everyone was in agreement with starting with The Nature Conservatory App at an intermediate low basic inundation up until 2030. The Planning Commission unanimously agreed.

8. SUBDIVISION AGENT REPORT

The office is in receipt of the following applications:

1. Family Subdivision – Bennie Etheridge at 10262 Scarboroughs Neck, Tax Map #117-10-B. The lot is 48 acres in the Agricultural District and he is seeking to create 2 new parcels for his children (7.61 acres for Tracey Chestnut and 7.81 acres for Greg Etheridge with the remainder parcel of 32.50 acres remaining in his name, thus creating a total of 3 parcels. The final plat has been submitted on 10/2/2019 for my final review and approval.
2. Family Subdivision –Leroy & Bernada Nock at 22324 Stanford Allen Lane, Tax Map #103-A-69A. The lot is 2.798 acres and is located in the Agricultural District. They are seeking to create 1 new parcel for their son (1.378 acres for Leroy Nock, Jr.) with the remainder parcel of 1.42 remaining in their name, thus creating a total of two parcels. The preliminary plat was received in the office on September 19, 2019 and the review is being conducted at this time.
3. Sandpiper Cove Subdivision – on 12/5/2007, the Planning Commission gave preliminary approval for a 36-lot Sandpiper Cove Subdivision by Chris Truitt, located off Route 745, Barn Woods Road, near Cashville – Tax Map #91-A-75. I am

working with the developer and their engineer toward final plat for recordation by 7/1/2020.

As you may be aware, the state passed legislation due to the housing crisis of the last decade that extended the deadline to July 1, 2020 for any subdivision plat, including preliminary plats, to comply with the requirements of a final plat and recordation of said (VA Code Section 15.2-2209.1).

9. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS

Mrs. Nunez stated that there are 3 potential applications for the November 6, 2019 meeting:

1. Special Use Permit Application from Cellco for a Verizon Tower – this was filed last month but we are still awaiting additional documentation from applicant relative to FAA compliance with the Airport Overlay District.
2. Variance Application from Christi and Kenneth Burlew at 36495 Red Hills Rd. Hornton, VA on setback restriction to replace existing home.
3. Chesapeake/Atlantic Preservation Area application for a screened-in porch. Additional information was requested from the applicant, which has not been received.

10. OTHER MATTERS

Mr. Morrison asked the Planning Commission if we could move the November 13th meeting to either the week prior or the week after. The Planning Commission agreed to move the meeting to November 6th at 7:00 p.m.

Mr. Morrison informed the Planning Commission that he believes the County will be getting a Planning Grant for the Whispering Pines property and that he will bring it to the Planning Commission when received.

11. NEXT MEETING

The next Planning Commission regular session is scheduled for Wednesday, November 6, 2019 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, Accomac.

The next Planning Commission work session is scheduled for Tuesday, November 26, 2019 at 7:00 p.m. in the Accomack County School Board Office Conference Room, Room 201, Accomac.

12. ADJOURNMENT

On a motion made by Mr. Hickman and seconded by Mr. Onley the Planning Commission voted unanimously to adjourn the meeting.

The meeting was adjourned at 8:17 p.m.

Angela Wingfield, Chairwoman

Katie H. Nunez, Deputy Director of Planning & Zoning