

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF MARCH 13, 2013

At a meeting of the Accomack County Planning Commission held on the 13th day of March 2013, in the Accomack County Administration Building Board Chambers, Room #104, in Accomac, Virginia.

1. CALL TO ORDER

A. MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. Phil Hickman, Chairman
Mr. George Parker, Vice-Chairman
Mr. Leander Roberts, Jr.
Mr. Spiro Papadopoulos
Mr. Bob Hickman
Mr. Alan Silverman
Mr. Tony Picardi
Mr. David Lumgair, Jr.

Planning Commission Members Absent:

Mr. Pete Onley

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Mr. Rob Testerman, Land Use Planner
Mrs. Hollis Parks, Administrative Assistant

B. DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

Chairman Hickman announced that it was suggested that the Planning Commission conduct new business before old business.

On a motion made by Mr. Silverman and seconded by Mr. Bob Hickman, the Planning Commission voted unanimously to adopt the agenda as amended.

3. PUBLIC COMMENT PERIOD (Not a public hearing)

Chairman Hickman opened the floor for the public comment period and no one signed up or requested to speak.

4. MINUTES

A. February 13, 2013

On a motion made by Mr. Parker and seconded by Mr. Picardi, the Planning Commission voted unanimously to approve the minutes of February 13, 2013.

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B. February 26, 2013

On a motion made by Mr. Parker and seconded by Mr. Silverman, the Planning Commission voted unanimously to approve the minutes of February 26, 2013.

5. NEW BUSINESS

A. New Saxis LLC/Carey Family Limited Partnership Rezoning

Mr. Testerman presented the staff report to the Planning Commission and informed the Planning Commission that New Saxis LLC/Carey Family Limited Partnership is requesting to rezone approximately 14.5 acres along Route 679/Saxis Road, approximately 2,200 feet west of Route 13/Lankford Highway, from General Business to Industrial in order to expand the existing warehouse on the property and provide dry storage of rocket components and support equipment for Orbital/NASA.

Questions were raised regarding the previous Conditional Use Permit that was approved for part of that property, which never was developed. Questions were also raised concerning if there would be any hazardous materials on-site. Requests for proffers regarding curb cuts and stormwater runoff were made. Staff informed the Planning Commission that these matters would be discussed at the public hearing.

On a motion made by Mr. Roberts and seconded by Mr. Bob Hickman, the Planning Commission voted unanimously to schedule a public hearing on this matter for its April 10, 2013 meeting.

6. OLD BUSINESS

A. Comprehensive Plan Update

Mr. Morrison presented draft text regarding stormwater runoff and management for the Comprehensive Plan update.

The Planning Commission discussed adding the following to the stormwater runoff and management section of the Comprehensive Plan update:

- Links to the old stormwater ordinance, new stormwater ordinance (or current draft stormwater ordinance), and the Chesapeake/Atlantic Preservation Area ordinance
- Text noting that new agricultural construction will be subject to the new stormwater regulations, once applied.

The Planning Commission agreed that the above noted changes be made to the draft stormwater runoff and management text, then discussion of the multiple-family housing and rental housing issue paper commenced.

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Mr. Morrison introduced the multiple-family housing and rental housing issue paper, which was distributed to the Planning Commission just before the meeting.

Questions were asked regarding affordable housing; how many vacant lots are within each town; how much land is available for rental or multiple-family homes within each town; how many rental or multiple family homes currently exist within each town and; the difference between apartments, duplexes, multi-family homes, etc.

Mr. Morrison informed the Planning Commission that staff would work on finding the answers to these questions and would report back either at the work session scheduled for March 26, 2013 or the regular meeting scheduled for April 10, 2013.

The Planning Commission agreed that the next topic of discussion would be size and scale of Planned Unit Developments and then follow-up discussion on rental housing and multiple-family housing would commence.

7. OTHER MATTERS

A. Public Hearing and Public Comment Rules and Procedures

Currently, the Planning Commission has no rules and procedures in place for public comment periods or public hearings. In early 2012, the Planning Commission discussed implementing rules and procedures for such. The Board of Supervisors rules and procedures for public hearings and public comment periods were distributed to the Planning Commission for review.

The Planning Commission discussed and agreed that two separate sets of rules were not needed.

In a very general sense, the Planning Commission discussed the following lineup for rules and procedures:

- Applicant/attorney
- Public
- Applicant/attorney rebuttal
- Close public hearing
- Planning Commission discussion

The Planning Commission gave staff an idea of what rules and procedures were desired and staff informed the Planning Commission that draft rules and procedures would be presented at the work session.

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B. Updates from Staff

- The Town Center Planned Unit Development application may be before the Planning Commission at its April 10, 2013 meeting.
- The consultant for the Joint Land Use Study with the Navy has been selected and will now go before the Board of Supervisors for support at its March 20, 2013 meeting.
- Rumors have been circulating regarding plans for the new Riverside Hospital's medical office building; the rumor is Riverside will be attaching the medical office building to the hospital. Mr. Morrison wanted to announce that no decision to attach the medical office building has been made and Riverside is aware that an amendment to the Conditional Use Permit would be needed in order to attach the medical office building.

8. NEXT MEETING

There is a Planning Commission work session scheduled for Tuesday, March 26, 2013 at 7:00 p.m. in the Accomack County Administration Building School Board Conference Room, Room 201, in Accomac.

The next regular Planning Commission meeting is scheduled for Wednesday, April 10, 2013 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

9. ADJOURNMENT

On a motion made by Mr. Picardi and seconded by Mr. Roberts, the Planning Commission voted unanimously to adjourn the meeting.

Chairman Hickman adjourned the meeting at 8:40 p.m.

E. Phillip Hickman, Chairman

Hollis Parks, Administrative Assistant