

At a meeting of the Accomack County Planning Commission held on the 11th day of August, 2021, 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. John Sparkman
Mr. Kelvin Pettit
Mr. C. Robert Hickman

Planning Commission Members Participating Electronically:

Mr. David Lumgair

Planning Commission Members Absent:

Mr. Leander Roberts
Mr. Lynn Gayle
Mr. Brantley Onley

Others Present:

Mr. Rich Morrison, Deputy County Administrator of Building, Planning, and Economic Development
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

Mr. Morrison stated that he would like to make an addition to Other Matters to discuss an electronic participation policy.

On a motion made by Mr. Custis and seconded by Mr. Sparkman, the Planning Commission voted unanimously to adopt the agenda with the requested addition from staff.

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

June 9, 2021: *On a motion made by Mr. Hickman and seconded by Mr. Sparkman, the Planning Commission voted unanimously to approve the June 9, 2021 meeting minutes.*

5. **OLD BUSINESS**

There was no old business discussed during this meeting.

6. **NEW BUSINESS**

Review and discuss request from ANEC for a Conditional Use Permit (CUP) Amendment to allow for business/operations expansion at 21275 Cooperative Way, and consider scheduling a public hearing for September 8, 2021.

Mr. Morrison gave a brief overview of the proposed application, stated that it has not been received in the department at this time but is expected by the end of the week. Mr. Morrison informed the Commission that part of the reason staff is moving forward with this during this meeting is to keep the schedule moving forward as there are several big upcoming projects/applications to be received.

Mr. Morrison asked the Planning Commission to schedule a public hearing for the application with the restriction that it must be received in full in the office by the end of business on Monday, August 16th. Mr. Lumgair stated that the stormwater drainage on the property possibly wasn't working properly as was noted during the previous CUP amendment public hearing. Mr. Morrison stated that this amendment will require an update to the stormwater management plan.

On a motion made by Mr. Hickman and seconded by Mr. Custis the Planning Commission voted unanimously to schedule a public hearing for a Conditional Use Permit Amendment application by ANEC for September 8, 2021 with a deadline of August 16, 2021 for the application to be received in full by staff.

7. **PUBLIC HEARING**

There were no public hearings heard during this meeting.

8. **SUBDIVISION AGENT REPORT**

Staff informed the Planning Commission that the report was sent as part of the packet and purely informational. Mr. Morrison inquired if any of the Commission members had any questions concerning the report, and there were none.

9. **REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS**

There are two applications that have been received for the September 1, 2021 BZA meeting.

- A Special Use Permit application request by David McCaleb to construct a double-sided illuminated billboard. Each side of the sign will be eight (8) feet by sixteen (16) feet for a total of 256 square feet. The billboard is to be 15 feet from a VDOT right of way and the lighting will be installed in accordance with the Code of Virginia and the County Zoning Ordinance. The parcel is at Tax Map # 119-A-36 located at the corner of Coal Kiln Road and Lankford Highway in Painter, and is zoned General Business.
- A Special Use Permit application request by Ali Celik to own and operate a restaurant in the Agricultural Zoning District. Mr. Celik has purchased the old Tammy's & Johnny's restaurant and would like to renovate it to open another location of their Romma's Pizzeria Restaurant. The parcel is at Tax Map # 93B-1-14A located at 27352 Lankford Highway, Melfa and is zoned Agricultural. Staff informed the Commission that this application has been postponed as the application is incomplete. The Planning Commission requested adding this application to the agenda for its review when the application is finalized.

10. OTHER MATTERS

A. Discuss updates/report on past items, preview of upcoming items, information on other matters, and other items per the Planning Commission.

1. Virginia Space Update

Mr. Morrison informed the Planning Commission that the Board of Supervisors approved the VA Space rezoning and conditional use permits. Mr. Morrison stated that the manufacturing piece of the project has still not been announced. Mr. Morrison reiterated that the building will still be built even if the manufacturing piece is not awarded. Mr. Morrison informed the Commission that staff is working with the Commonwealth to expand the Enterprise Zone to include the parcel of land for the project. Mr. Lumgair stated that the stormwater plan still needs to be looked at and Mr. Morrison informed the Commission that VA Space has already spoken with the Environmental director Mr. Chris Guvernator concerning stormwater.

2. Village Development Ordinance & Pungoteague Cell Tower

Mr. Morrison informed the Planning Commission that the Board of Supervisors approved the proposed amendments to the Village Development Ordinance. Mr. Morrison informed the Planning Commission that as of this meeting staff has still not received any building permit applications for the approved cell tower in Pungoteague. Mr. Morrison stated that staff is unsure as to why the project has not moved forward at this time.

3. Captain's Cove Townhomes

Mr. Morrison informed the Planning Commission that the application has been submitted for a 140-160 Townhome development on a parcel number 5-A-1 which is next to Captain's Cove. Mr. Morrison stated that the parcel in question is not part of Captain's Cove proper and that they will be seeking a rezoning to Village Development in tandem with a Conditional Use Permit application.

4. Former Clam Plant in Mappsville

Mr. Morrison informed the Planning Commission that the building on Lankford Highway in Mappsville which was previously used as a clam plant has new owners that are looking to use the building in full. Mr. Morrison stated that they will potentially be seeking a conditional rezoning to industrial to be able to use the building to its full extent. Chairwoman Wingfield inquired about the waste water ponds on the property. Mr. Morrison stated that they intend to use them temporarily until an ulterior option can be developed. Mr. Morrison informed the Planning Commission that the farm land surrounding the area has been purchased separately, and is no longer a part of the plant.

5. Battery Energy Storage

Mr. Morrison stated that he anticipates an application to be filed in September to be presented to the Commission in October for a lithium battery storage center. Mr. Morrison informed the Planning Commission that the lithium battery containers resemble shipping containers. Mr. Morrison stated that staff has been informed by the proposed company that this will directly help Accomack County as needed. Mr. Morrison stated that storage like this hasn't been around very long but it seems the biggest issue is a fire plan. Mr. Lumgair stated that staff needs to stand firm on the issue of a fire plan as this is a fire that will burn without oxygen,

and will not be put out with water. Chairwoman Wingfield inquired about the zoning of the property. Mr. Morrison stated that the proposed parcel on RT 175 is currently zoned General Business with a small Agricultural portion, and that staff has suggested rezoning the property to Industrial.

6. Comprehensive Plan Reviews

Mr. Morrison informed the Planning Commission that the Hampton Roads Sewer District (HRSD) will need a conformance Comp Plan review as it wasn't in the Capital Improvement Plan (CIP). Mr. Morrison stated that Delegate Bloxom secured the funds for a new hanger at the airport which was not included in the CIP and therefore will also need a conformance Comp Plan review.

7. Subdivision Streets

Mr. Morrison informed the Planning Commission that there are many subdivisions within the County that were planned with private streets. Mr. Morrison stated that the main roads to the subdivisions are not being built to the dimensions and plans as recorded on the plat. Mr. Morrison stated that this is a major issue due to the inability for emergency vehicles to get through or to turn around as necessary. Mr. Morrison stated that this is a public safety issue and that staff is working with the County Attorney on the best course of action to correct the issue.

8. American Rescue Plan Act

Mr. Morrison informed the Planning Commission that the County received \$6.3 million in allocation from the American Rescue Plan Act, and that the Board identified the main priorities as: Broadband, Fire Companies, and Child Care. Mr. Hickman inquired as to what the County can do for Broadband. Mr. Morrison stated that the County and Northampton County have a Broadband Authority for installing broadband. Mr. Morrison stated that the County is working on maximizing the funds to get Broadband to parts of the County that do not have it.

9. Virginia Coastal Resiliency Master Plan

Mr. Morrison gave the Planning Commission the information on the public meeting for the Virginia Coastal Resiliency Master Plan as it is the States master plan for Coastal Resiliency, and they are looking for input.

10. Building Permits and Department Activity

Mr. Morrison stated that the information provided in the agenda packet is to show how the surge in the housing market is affecting the office workflow.

11. Department Staffing

Mr. Morrison gave a brief update on the open staff positions in the department and the status of filling them.

12. Ordinance Amendments

Mr. Morrison informed the Planning Commission that the Board of Zoning Appeals has received multiple applications for Special Use Permits for Billboards, however there are no real regulations for billboards. Mr. Morrison stated that the County Attorney has started drafting an ordinance for the Planning Commission

to review. Mr. Morrison stated that the question right now, is what standards does the County want to instill now and to head off what may be coming in the future.

B. Discussion on Electronic Attendance Policy

After a brief discussion the Planning Commission asked that staff prepare a draft electronic attendance policy for the Planning Commission to review.

11. NEXT MEETING

The next Planning Commission meeting is Wednesday, September 8, 2021 at 7:00 p.m. in the Accomack County Board of Supervisors Chambers.

12. ADJOURNMENT

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

The meeting was adjourned at 9:17 p.m.

Angela Wingfield, Chairwoman

Stephanie Woods, Administrative Assistant of Building, Planning, & Economic Development