

At a meeting of the Accomack County Board of Zoning Appeals held on the # day of 5th day of April 2023 in the Accomack County Administration Building Board Chambers, Room #104, in Accomac, Virginia.

1. CALL TO ORDER

A. Members Present and Absent

Board of Zoning Appeals Members Present:

Mrs. Elizabeth Kerns, Chairwoman
Ms. Gracie Milbourne
Mr. Lynn P. Gayle

Board of Zoning Appeals Members Absent:

Mr. Harvey A. Drewer, II, Vice Chairman
Mr. Richard Bull, Jr.

Others Present:

Mr. Chris Daley, Code Enforcement Officer II
Ms. Maxie Brown, Interim Zoning Administrator
Mr. Paul Seltzer, Deputy Director
Ms. Shawnta McCain, Administrative Assistant II
Mr. Lee Pambid, Deputy County Administrator

B. DETERMINATION OF A QUORUM

There being a quorum, Chairwoman Kerns called the meeting to order at 9:59 a.m.

On a motion made by Ms. Milbourne and seconded by Mr. Gayle, the Board of Zoning Appeals voted unanimously to approve the quorum.

2. ADOPTION OF AGENDA

On a motion by Mr. Gayle and seconded by Ms. Gracie Milbourne, the Board of Zoning Appeals voted unanimously to approve the agenda.

3. MINUTES

On a motion made by Mr. Gayle and seconded by Ms. Gracie Milbourne, the Board of Zoning Appeals voted unanimously to approve the March 8, 2023 meeting minutes with corrections.

4. OLD BUSINESS

There was no old business at this time.

5. NEW BUSINESS (PUBLIC HEARINGS)

A. SUSE-000422-2022: Jeff Stewart – Tax Map #85-2-4H

A hearing initiated by Jeff Stewart to request a Special Use Permit to Accomack County Code Section 106-53(2) which permits camping facilities, including travel trailer camps. The applicant wishes to place two (2) travel trailers on the parcel that will be used for hunting. This parcel located at 23408 Town Rd, Onancock, is Tax Map #85-2-4H and is zoned Agriculture.

This application was pulled due to a violation notice that was sent to the property owner in October 2022. Inspectors found a travel trailer had been placed on the parcel without obtaining a SUP for that. The applicant removed the travel trailer from the parcel and made this application for an SUP. Subsequent inspections found the travel trailer had been placed back on the parcel, as well as an additional travel trailer. This application was put on hold until the applicant brought the parcel back into compliance, which occurred in late January 2023.

The applicant wishes to place 2 travel trailers on this parcel, in order to use this parcel as a hunting camp. He has indicated, in his narrative, that the owner of the adjacent parcel, is a friend of his and they will hunt the large wooded parcel that adjoins this one. The applicant's narrative indicated that he would like to leave the travel trailers on-site year around and cover them when they are not in use. The applicant did apply for and obtain a permit that allowed an electrical pedestal to be installed on the parcel. His narrative indicates that he will remove the travel trailers from the parcel when the need arises to pump the wastewater out of the holding tanks. The narrative does not indicate how he will handle the potable water needs of the travel trailers.

Mr. Stewart was called up and sworn in. Mr. Stewart stated that he pulled a permit to remove an abandon house on the property but was not aware that a permit or SUP was needed to place the travel trailer on the property. He mentioned that his camper was placed for year around hunting purposes. Mr. Stewart stated that he received a second violation because he was under the impression that he could keep the camper on the property as long as he was actively hunting. Mr. Stewart mentioned that both campers were immediately removed the next morning after hunting season was over and those travel trailers have not been back since being removed.

Mr. Stewart mentioned that his friends are part of an ownership group that owns the 50 acres behind his and that the second travel trailer on his property belonged to one of the owner. Mr. Stewart mentioned having friends for the potable water and he would also fill the potable water when he is home in Virginia Beach, VA; but he would eventually like to look into getting a well installed. Mr. Stewart stated that he has no intentions on living in the camper and although he works for Riverside on the Eastern Shore, the camper would just be for recreational use.

Board member Gayle asked if the two trailers met the density for the lot size. Mr. Chris Daley stated that there is no density for trailers. Board member Ms. Milbourne asked if the trailers would be there year around and Mr. Stewart responded, yes. Mr. Gayle stated that he could agree with that as oppose to it coming and going. Chairwoman Kerns asked if the trailer would be covered when they are not in use. Mr. Stewart stated that he intends to build a carport over the two campers to keep them in good condition, as well as keeping the property in good condition being that the property is very visible from the road.

On a motion made by Mr. Gayle and seconded by Ms. Milbourne, the Board of Zoning Appeals approves a Special Use Permit, SUSE-000422-2022, for Camping Facilities, including travel trailer camps as authorized by Section 106-53(2) of the Zoning Ordinance for Tax Map #85-2-4H.

The Special Use Permit (SUP, SUSE-000422-2022, is approved with the following conditions:

- 1. The SUP is granted for 3 years. The applicant shall re-apply for an extension 2 months prior to the expiration of this SUP if he wishes to continue the use.*
- 2. The travel trailer will be placed on the parcel in a manner consistent with the supplied site plan.*
- 3. No waste water will be disposed of on the parcel.*

6. OTHER MATTERS

There are no other matters at this time.

7. NEXT MEETING

The next regular Board of Zoning Appeals meeting is scheduled for Wednesday, May 3, 2023 at 10:00 a.m. in the Accomack County Board Chambers, Room 104, in Accomac.

8. ADJOURNMENT

On a motion made by Ms. Milbourne and seconded by Mr. Gayle, the Board of Zoning Appeals voted unanimously to adjourn the meeting at 11:28 a.m.

Mrs. Elizabeth Kerns, Chairwoman

Prepared by
Planning & Zoning County of Accomack