

# ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF AUGUST 14, 2013

At a meeting of the Accomack County Planning Commission held on the 14<sup>th</sup> day of August 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. Bob Hickman  
Mr. Alan Silverman  
Mr. Pete Onley  
Mr. Tony Picardi  
Mr. David Lumgair, Jr.

#### **Planning Commission Members Absent:**

Mr. Spiro Papadopoulos

#### **Others Present:**

Mr. Rich Morrison, Director of Planning and Community Development  
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

**On a motion made by Mr. Lumgair and seconded by Mr. Silverman, the Planning Commission voted unanimously to adopt the agenda.**

## 3. PUBLIC COMMENT PERIOD (Not a public hearing)

Chairman Hickman opened the floor for the public comment period and the following person(s) signed up to speak:

#### ▪ **Ronnie Thomas**

Mr. Thomas passed out a handout to the Planning Commission and to staff. He then voiced his concern with the proposed proffers for the Bridge Hill Conditional Rezoning Amendment and also voiced his thoughts on what some proffers should state.

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### 4. MINUTES

#### A. July 10, 2013

**On a motion made by Mr. Roberts and seconded by Mr. Onley, the Planning Commission voted to approve the minutes of July 10, 2013, with Mr. Parker abstaining.**

### 5. OLD BUSINESS

Chairman Hickman recused himself from both the Bridge Hill Conditional Rezoning Amendment and the Town Center at Wallops Island Spaceport Planned Unit Development applications under old business and also from the Town Center at Wallops Island Spaceport Wastewater Treatment Facility application under new business and turned the Chair to Vice-Chairman, George Parker, due to a conflict of interest.

#### A. **Bridge Hill Conditional Rezoning Amendment**

Mr. Parker first informed the Planning Commission that the Board of Supervisors placed a 60-day time frame on the Conditional Rezoning Amendment and a 100-day time frame on the Planned Unit Development. He also addressed the amendments to the residential zoning district that the Board of Supervisors approved at its last meeting that now require that a Conditional Use Permit be obtained for water and wastewater treatment facilities in areas zoned residential.

Mr. Parker also wanted to address that the staff report is dated August 7, 2013 and the revised proffers weren't received by staff until August 8, 2013, which means staff had not had the opportunity to address the revised proffers. He stated that it is difficult for the Planning Commission when new information is received from the applicant after the staff report is complete or prior to a meeting.

Discussion commenced on the revised proffers and Mr. Parker reminded the Planning Commission that these proffers are tied to an already-approved residential development and that the current proffers to amend the conditional rezoning needed to be approved or denied in full.

After a consensus that the proffers submitted on August 8, 2013 were not acceptable, the Planning Commission asked applicant if the proffers submitted were the final proffers and the applicant replied that they were not.

The Planning Commission agreed to invite a list of proffers and let the applicant make changes to the proffers, if willing to do so, for consideration by the Planning Commission at its next meeting. Individual Planning Commission members invited proffers and Mr. Parker tried to identify and list the common themes.

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The list is as follows:

- What the number of units planned for the development will be.
- There must be at least 109 acres of open space, not to include the wastewater treatment facility or its components.
- Will there be a Home Owners Association (HOA)?
- Phasing Plan: construction of facilities, residential units, utilities, roads, and community amenities, if any.
- Guarantee that the site will remain residential, not just a location for water/sewer.
- What the general location for the wastewater treatment facility and its components will be if the Conditional Use Permit for the facility is approved.
- No sewer from outside sources other than from the Planned Unit Development, if it is approved, will be allowed.
- Proffer that a contribution to Accomack County Public Schools and also to the library will be made upon the sale of each residential lot.
- Proffer sidewalks/walkable areas.
- Indicate that the property may be provided sewer service by a utility company and may have a wastewater treatment facility constructed on it, if authorized by a Conditional Use Permit issues by the Accomack County Board of Supervisors.

The Planning Commission also requested the applicant to submit drawings of the proposed layout.

After coordination between the Planning Commission and staff, the Planning Commission informed the applicant that the revised proffers needed to be submitted to staff no later than August 21, 2013. Plans for a telephone conference were discussed and staff and the applicant agreed to August 19, 2013 for the telephone conference to take place.

### **B. Town Center at Wallops Island Spaceport Planned Unit Development**

Staff recommended that the Planning Commission focus on Phases I and II of the Planned Unit Development and the Planning Commission agreed.

Staff was instructed to start looking at Phase I and II and to also plan and recommend how to deal with the overall Planned Unit Development for the next Planning Commission meeting.

## **6. NEW BUSINESS**

### **A. Town Center at Wallops Island Spaceport Wastewater Treatment Facility**

The Planning Commission agreed that nothing can be done with this matter until a decision on the Bridge Hill Conditional Rezoning Amendment has been made.

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**On a motion made by Mr. Roberts and seconded by Mr. Lumgair, the Planning Commission voted to table this matter until a decision on the Bridge Hill Conditional Rezoning Amendment has been made.**

**7. OTHER MATTERS**

Chairman Hickman returned to the Chair.

**A. Assistant Planner**

Chairman Hickman asked what the status of the vacant Assistant Planner position was.

Mr. Morrison informed Mr. Hickman that interviews were scheduled for Thursday, August 15, 2013 and Friday, August 16, 2013.

**B. Rental Developments**

Mr. Morrison informed the Planning Commission that he had two separate inquiries about building rental developments in the Onancock/Onley/Tasley area.

The first inquiry was for market-rate housing and the second was for mixed housing, both driven by the new hospital.

**C. Joint Land Use Study (JLUS)**

Mr. Morrison stated that the Joint Land Use Study is ongoing.

**8. NEXT MEETING**

The next regular Planning Commission meeting is scheduled for Wednesday, September 11, 2013 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

**9. ADJOURNMENT**

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

The meeting was adjourned at 9:30 p.m.

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E. Phillip Hickman, Chairman

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Hollis Parks, Administrative Assistant