



# Accomack County Planning Commission

Angela Wingfield, Chair, District 2  
Leander Roberts, Jr. Vice-Chair, District 8  
John Sparkman, District 1  
C. Robert "Bob" Hickman, District 3  
Kelvin Pettit, District 4  
Brantley "Pete" Onley, District 5  
Glen "Adair" Tyler, District 6  
Lynn Gayle, District 7  
Larry Giddens, Sr., District 9

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2 County Administration Building, Board Chambers, Room 104, 23296 Courthouse Avenue, Accomac, VA  
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## Minutes for Wednesday, August 9, 2023, 7:00 PM

**DRAFT**

### 1. CALL TO ORDER

#### MEMBERS PRESENT AND ABSENT

##### Planning Commission Members Present:

Mrs. Angela Wingfield, Chairwoman  
Mr. Leander Roberts, Jr, Vice Chairman  
Mr. Robert Hickman  
Mr. John Sparkman  
Mr. Glen "Adair" Tyler  
Mr. Brantley "Pete" Onley

##### Planning Commission Members Absent:

Mr. Lynn P. Gayle  
Mr. Larry Giddens, Sr.

##### Others Present:

Mr. Lee Pambid, Deputy County Administrator

#### DETERMINATION OF A QUORUM

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

### 2. ADOPTION OF AGENDA

*On a motion made by Vice Chairman Roberts and seconded by Commissioner Onley, the Planning Commission voted unanimously to adopt the agenda.*

### 3. PUBLIC COMMENT PERIOD

Chairwoman Wingfield opened the public comment period.

**Johnathan Gorbach** said he currently lived in Loudon County, but had purchased property in the Corbin Hall subdivision in New Church, Virginia. Mr. Gorbach stated that he wanted to start a business in Accomack County, but had been unsuccessful so far. The proposed business would be the intersection of photovoltaic cells and electric cars.

Mr. Gorbach said chargers would be needed and that he had a DC fast charger. It could charge most cars in about forty-five minutes opposed to the two chargers the County currently has that take four to five hours. Mr. Gorbach said he was working with ANEC to make sure that it was compatible with the grid, but unfortunately there was no mention of electric cars in the code.

45 **Brad Lambertson**, New Church, Virginia, stated that he was a contractor and had been  
46 contracted Mr. Gorbach to assist in his project. Mr. Lambertson added that Mr. Gorbach has  
47 had complications with permitting, but that he thought the project was a great idea.  
48

49 **Clara Savachio**, Accomac, Virginia, said there was a question on public speaking and asking  
50 questions at meetings. There was a limit as to when and where questions could be asked. Ms.  
51 Savachio asked to confirm that after the Public Comment, a person could still ask questions  
52 later on in the meeting. Chairwoman Wingfield explained to Ms. Savachio that she could speak  
53 at the Public Comment item and if there was a public hearing, it would also have a public  
54 comment period where she could speak.  
55

56 Ms. Savachio asked if she had a question later about something that was mentioned, was she  
57 not allowed to ask a question. Chairwoman Wingfield said if it was not about the public hearing  
58 she would have to wait until the next month or send an email.  
59

60 Ms. Savachio asked if her four minutes were up and she wanted to ask more questions would  
61 she have to wait until the next meeting. Mr. Pambid stated that would be the Board's discretion.  
62 Mr. Pambid said if there was a discussion that she had a question on, it would probably be  
63 more appropriate for her to approach him directly after the meeting.  
64

65 *There being no one else signed up to speak, Chairwoman Wingfield closed the floor for*  
66 *public comment.*  
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68 **4. MINUTES**  
69 **July 12, 2023**  
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71 Mr. Pambid stated on "line #4" the minutes were from July 12, 2023 and not June 14, 2023.  
72

73 *On a motion made by Commissioner Onley and seconded by Commissioner Hickman, the*  
74 *Planning Commission voted unanimously to approve the July 12, 2023 minutes with*  
75 *corrections.*  
76

77 **5. OLD BUSINESS**

78 There is no old business.  
79

80 **6. NEW BUSINESS**

81 There is no new business at this time.  
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83 **7. PUBLIC HEARING**

84 **A. This is a Planning Commission review pursuant to Virginia Code Section 15.2-2232**  
85 **of the Hampton Roads Sanitation District (HRSD) Eastern Shore Sanitary Sewer**  
86 **Transmission Force Main Project – Accomac Spur for consistency with the Accomack**  
87 **County Comprehensive Plan.**  
88

89 Mr. Pambid gave an overview of the project stating that it was a review mandated by state code  
90 to make sure than any public facilities or infrastructure were in compliance with the  
91 Comprehensive Plan.  
92

93 Mr. Pambid said the main portion of the new force main his predecessor, Mr. Rich Morrison,  
94 had done a 2232 review with the board in November 2021. At which time the Planning  
95 Commission found the facility to be in substantial accord with the Comprehensive Plan.

96

97 Mr. Pambid there was now a project that goes from the Town of Onley to the Town of  
98 Accomac, and that portion was not covered in the original review. The Board of Supervisors  
99 handed down a resolution to initiate the process.

100

101 Mr. Pambid said the Planning Commission received the resolution of the Board of Supervisors  
102 dated June 21, 2023. There were two maps attached to it and staff had also generated zoning  
103 and future land use maps to provide some background on where the new line was going to be.

104

105 Mr. Pambid said a 2232 review specifically calls out the location, character and the extent of  
106 the facility being reviewed. In this case it would be the Accomac Spur of the Sewer Force  
107 Main. Mr. Pambid said location, character and extent was not defined in the state code, but  
108 asked the board to consider the following:

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- 110 ▪ Location does the facility interfere with existing structures, amenities, and  
111 properties in general?
- 112 ▪ Character – Is it compatible with the surroundings and communities goals
- 113 ▪ Extent – Does it provide services to areas that are designated future development?

114

115 Mr. Pambid said potential question about extensions north to Parksley could be asked, but they  
116 would not be part of the current review.

117

118 Mr. Pambid then spoke on the Future Land Use Map explaining that the red line indicated the  
119 general alignment of the proposed Spur. Starting from the Town of Onley, along the railroad  
120 right of way at Washington Street, North along the railroad right of way into Wharton Road,  
121 comes East to Route 13, continues East along Front Street, and then behind the former VDACS  
122 building and the 911 center to Accomac.

123

124 Mr. Pambid stated that staff is recommending a finding of substantially in accord with the  
125 Comprehensive Plan. The Force Main's location character and extent generally complied with  
126 that and there were five main reasons:

127

- 128 1. The proposed force main routing follows the RT. 13 Corridor, the railroad right-of-  
129 way, Wharton Road, and Front Street, providing future access to Towns and Village  
130 Development Areas which currently have no access to a wastewater treatment  
131 facility.
- 132 2. The subject portion of the project is located within the Central Accomack Utility Area  
133 where sewer availability exists and growth is encouraged.
- 134 3. The proposed alignment of the Accomac Spur is adjacent to multiple areas that are  
135 zoned and whose future land uses are designated for residential, commercial, village  
136 development mixed use, and industrial activity and development.
- 137 4. The 2014 and 2018 Comp Plan amendments support wastewater availability in the  
138 Central Accomack Utility Service Area and Village Development Areas and Towns.
- 139 5. The 2008 Comp Plan recommends the provision of wastewater service in Towns and  
140 directing growth to Towns.

140

141 Mr. Pambid said after they, (Planning Commission), render their determination, the Board of  
142 Supervisors will review and act on it.

143

144 Mr. Pambid said that HRSD was currently finalizing any pending engineered construction  
plans. There were two right now, section 8 was signed today, (August 9, 2023), and section 9,

145 the area behind the 911 and VDACS building. It had been reviewed twice and approval was  
146 imminent.

147 Mr. Phil Hubbard, (Project Engineer), stood before the board to give an explanation of the  
148 project.

149 Mr. Hubbard said this tied into the Onancock sewer system at Washington Street. There is a  
150 force main that comes up from the south, turns and goes down Washington Street, goes  
151 underneath Rt. 13, and there is a gravity sewer line. Accomack County owns up to Fairgrounds  
152 Road. (The corner of Market Street and Fairgrounds Road)

153 Mr. Hubbard said they had already put in the force main and discharged it into Boundary Ave.  
154 and then it goes by gravity to the Onancock treatment plant.

155 Mr. Hubbard said as far as the spur was concerned, the pipe had been laid all the way to  
156 Wharton Road. On Front Street, in the ditch line, there was a black pipe, and once approved  
157 they would be going all the way to the VDACS building. Mr. Hubbard said they worked with  
158 Mr. Stewart Hall to get a piece of property next to the VDACS building to put in a pump  
159 station.

160 Mr. Hubbard said they would abandon the septic field and put in a sewer line. They are going  
161 to intercept the two grinder pumps at the jail and put into the gravity line which would take it  
162 to the pump station beside the VDACS building.

163 Commissioner Pettit said the talked before about why they were going from an 8 inch pipe to  
164 a 4 inch pipe in Onley, and wanted to know if the project would have to be reengineered if they  
165 were to go farther north.

166 Mr. Hubbard said they have a 4 inch pipe from Nassawadox to Exmore and then a 10 inch pipe  
167 from Exmore to the Industrial Park. Mr. Hubbard said the agreement they have with Accomack  
168 County, they (HRSD) are taking over the two pump stations and the gravity in the Industrial  
169 Park. A 12 inch pipe was used from there to Onley.

170 Mr. Hubbard said the pipe that was put in at the terminal pump station, (the first pump station  
171 at the Industrial Park on the right hand side), it discharges to the gravity line, and goes to the  
172 other pump station. That pump station goes down Rt. 13 and it discharges at the same manhole  
173 that the 12 inch pipe discharges into.

174 Mr. Hubbard mention that they would also being doing some work in Wachapreague and  
175 servicing 17 homes.

176 Commissioner Tyler asked if they were just approving this and whenever Parksley had the  
177 money they would start all over again. Mr. Hubbard confirmed that was correct.  
178

179 Commissioner Hickman asked if there was any plan for the Town of Accomac to have a  
180 collection point. Mr. Hubbard said what they were doing now was a collection point for  
181 everything the County was sending to the septic field. Commissioner Hickman asked if there  
182 was more than that and the Town decided they wanted to get together and do more.  
183

184 Mr. Stewart Hall said he had received some information in the last couple of days about it. Mr.  
185 Hall said he did not work for the Town, but had been working closely with them. (Mr. Hall is  
186 the Grand Administrator for the project). Mr. Hall said it was a 4.5 million dollar grant through

187 ARPA administered by DEQ. The Town of Accomac was the applicant and he was helping  
188 them with the paperwork.  
189

190 Mr. Hall said what they have was mostly for government facilities that are tied into the drain  
191 field to go there.  
192

193 Mr. Hall said the Town, from what he heard from Mayor Smith, was seeking funding to at least  
194 put in the backbone of a collection system. Mr. Hall said that he thinks the Town was just  
195 interested in Front Street from where the pump station was planned to be sited into Lilliston  
196 Ave. Decisions would still need to be made on who owns and runs the collection system.  
197

198 Commissioner Hickman asked if there was a plant being built on the Southern end. Mr.  
199 Hubbard said that was not part of their project.  
200

201 Commissioner Pettit asked Mr. Hubbard if he was part of the sewer plant project in Cape  
202 Charles. Mr. Hubbard said no. They were going to be, but Cape Charles had an unsolicited  
203 proposal and someone else was going to maintain their gravity system and treatment plant.  
204 Mr. Hubbard said the difference there was that Onancock had a debit. DEQ gave them a loan,  
205 they paid off the Depart of Health portion, and DEQ forgave the rest of the debit due to HRSD  
206 taking over and putting in the force main. This gave HRSD ownership of the treatment plant.  
207

208 Commissioner Pettit asked to confirm that Onancock had a treatment plant. Mr. Hubbard said  
209 they, (HRSD), own the treatment plant.  
210

211 Commissioner Pettit then asked how many sewer plants would be needed to serve the Eastern  
212 Shore of Virginia. Mr. Hubbard said there was one in Cape Charles, Eastville, Onancock,  
213 Parksley, and Chincoteague. There was also a treatment plant for Perdue that Perdue maintains  
214 themselves.  
215

216 Commissioner Pettit asked if they wanted to do the rest of the Eastern Shore with treatment  
217 plants equal to Onancock and Cape Charles, and possibly what they are doing on  
218 Chincoteague, how many more plants would be needed. Mr. Hubbard said there would have  
219 to be a sewer system to build a treatment plant. If everyone is on septic they did not need a  
220 treatment plant. Mr. Hubbard said if they were going to put in collection systems, put in a  
221 pump station, and put in a treatment plant two or three other ones would be needed along the  
222 route.  
223

224 Commissioner Pettit said it looked like they already had arbitrarily decided that the towns that  
225 happen to be south of here should be included in a plan. Seemed like the towns north of here  
226 had been left out for some reason. Mr. Hall said this was addressing part of the County that  
227 was targeted for development, the Onley, Onancock, and Accomac area. Accomac was really  
228 a strong request from the Board of Supervisors, particularly Mr. Robert Crockett. Having sewer  
229 that close with the County has a drain fields on leased land, it was not a good situation.  
230

231 Mr. Hall said he thought the problem was not how large of an area a treatment plant could  
232 cover, but the density. From the state line to Nelsonia the density was just not there.  
233

234 Commissioner Pettit said he would like to see the Eastern Shore addressed as a whole. To have  
235 this in our forward looking Comprehensive Plan. The people south of here would be treated no  
236 different than the people north of here. To arbitrarily leave out a whole section of the County,

237 because it does not have density now, prevents us from saying at some point businesses north  
238 of here might exist.

239  
240 Mr. Hall said he understood and they definitely wanted to provide services to as many people  
241 as they could.

242  
243 Mr. Pambid said as they were going through the whole scooping process, they were about to  
244 embark on another revision of the Comprehensive Plan. These comments were exactly the type  
245 they need. Mr. Pambid said what he thought Mr. Hubbard and Mr. Hall were saying was that  
246 a business case has to be made in order for the improvements to actually be done.

247  
248 Mr. Pambid said as they look at the Comprehensive Plan, that could be a 40 year horizon that  
249 they look at every 5 years. As conditions change and they continue to get inquires on  
250 development and developers come in to provide that additional density, the structures would  
251 already be in place.

252  
253 Mr. Hubbard said a 50 year population study that was completed 2019 by the Accomack-  
254 Northampton Planning District Commission showed the population peaking in 2030 from  
255 Nassawadox to Accomack. At 2050 population went down so they designed the project for  
256 2030. Nothing north of this facility was done.

257  
258 Chairwoman Wingfield opened the floor for public comments.

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260 **Brad Lanbertson**, New Church, said the Shore was always growing. If the studies were 2018  
261 and 2019 everything was redefined. Would this growth had happened if everyone were not  
262 trying to get out of the cities, but those people were also looking for the services they had in  
263 the city as well. As a contractor, Mr. Lanberston said the growth was here due to it being  
264 impossible to keep up with the flow of new construction and renovations.

265  
266 Chairwoman Wingfield closed the floor to public comments.

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268 *On a motion made by Commissioner Roberts and seconded by Commissioner Sparkman, the*  
269 *Planning Commission finds that the location, character, and extent of the portion of the*  
270 *Eastern Shore Force Main project from the Town of Onley, VA to the Town of Accomack*  
271 *as described in the staff report on substantial in accord with the Comprehensive Plan. The*  
272 *Commission further recommends favorable consideration by the Board by finding the same.*  
273

## 274 8. OTHER MATTERS

- 275 • **Dr. Gorbach** – The County definitely supports EV Charging Stations. They were  
276 working with ANEC to place EV Charging Stations in s pilot program in three towns.  
277 Mr. Pambid said he did not have any specifics on that, but it had been in the process  
278 for a couple of years. Mr. Pambid added that he informed Mr. Gorbach that he would  
279 work on his permitting issues personally himself.  
280
- 281 • **Comprehensive Plan** – Staff's next step was to bring it before the Board of  
282 Supervisors at their Strategic Planning Session to see what they have in terms of any  
283 input.  
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- 285 • **Certified Planning Commissioner Course** – The next offering was going to be a  
286 virtual session starting in October and ending in December. The in person sessions are  
287 in Richmond, VA and the County will pay the expenses.

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**9. STAFF REPORTS**

- Subdivision Agent – Ordinance address illegal lots had been passed. Mr. Pambid was officially designated as the Subdivision Agent at time.
  
- Zoning Administrator – Mr. Pambid was designated Zoning Administrator. There were no Board of Zoning Appeals activities in August. For September there are 6 hearings including:
  - SUPs for multiple billboards
  - SUP for a 40’ x 80’ pole barn
  - SUP for a duplex
  - Setback Variance for a non-conforming, but existing poultry house
  
- Deputy County Administrator – No report, but open to questions on above items.

**10. NEXT MEETING**

The next Planning Commission Meeting is scheduled for Wednesday, September 13, 2023 at 7:00 p.m. in the Accomack County Board of Supervisors Chambers, Room 104.

**11. ADJOURNMENT**

*On a motion made by Commissioner Tyler and seconded by Commissioner Roberts, the Planning Commission voted unanimously to adjourn the meeting at 8:09 p.m.*

