

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF APRIL 9, 2014

At a meeting of the Accomack County Planning Commission held on the 9th day of April 2014, 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. David Lumgair, Chairman
Mr. Spiro Papadopoulos, Vice-Chairman
Mr. Bob Hickman
Mr. Alan Silverman
Mr. Pete Onley
Mrs. Angie Wingfield

Planning Commission Members Absent:

Mr. Leander Roberts
Mr. Tony Picardi

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Ms. Kristen Tremblay, Assistant Planner
Mrs. Hollis Parks, Administrative Assistant

B. DETERMINATION OF A QUORUM

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

2. ADOPTION OF AGENDA

On a motion made by Chairman Lumgair and seconded by Mr. Onley, the Planning Commission voted to adopt the agenda.

3. PUBLIC COMMENT PERIOD (Not a public hearing)

Chairman Lumgair opened the floor for the public comment period.

No one signed up or requested to speak.

4. MINUTES

A. March 12, 2014

Mr. Silverman suggested that numbers 9 and 10 of the Town Center Utility Facility Conditional Use Permit conditions for approval on page 6 be modified to read as follows:

9. That a single entity be responsible for the ownership and operation of the

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wastewater treatment plan and required drainfield.

10. That the noise limit from the wastewater treatment package plant in normal operation be 65 decibels measured from any point of the property line.

On a motion made by Mr. Silverman and seconded by Chairman Lumgair, the Planning Commission voted to approve the minutes of March 12, 2014 as amended.

5. OLD BUSINESS

A. Village Residential/Village Development District Text

Chairman Lumgair opened the discussion with a question addressed to the Planning Commission: Should this ordinance be property-owner initiated or County-initiated? Discussion on this matter ensued and then the Planning Commission began to discuss whether or not to replace or modify the existing Village Residential Ordinance.

On a motion made by Mr. Hickman and seconded by Mr. Papadopoulos, the Planning Commission voted to keep the ordinance property-owner initiated, with Mr. Silverman abstaining.

The Planning Commission discussed the draft Village Residential Planned Unit Development (PUD) section that Kristen Tremblay, Assistant Planner, prepared for the March 25, 2014 work session, which was cancelled.

The Planning Commission suggested making the following changes to the draft Village Residential PUD section:

1. Some of the Planning Commission members voiced concern with having impervious surfaces as a trigger for studies, plans, etc.
2. Page 3, Item 5, Section E: Many of the Planning Commission members asked for clarification on this item.
3. Page 4, Item 2: The Planning Commission asked for clarification on this item.
4. Page 4, Item 3: The Planning Commission stated that the phrase “must be compatible with” in this item is too strong and it was suggested that it be changed to say “...frontage and yards *should be similar to* the adjacent towns...”
5. Page 4, Item 3: The Planning Commission agreed that the last part of item number 3 – “must be adequately served by a public or central water and sewer facility” – be made into a separate item and also to include the words “or an equivalent service” to the text.
6. Page 4, Item 4: The Planning Commission agreed to strike “for standards” from the text in item number 4 so that it reads as “...the guidance should be

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taken from the Comprehensive Plan...”

7. Page 4, Item 5: The Planning Commission voiced concern with the “80 acres” element of this item; the Planning Commission seemed to agree that 80 acres is too big and that the number needed to be more consistent with the Eastern Shore of Virginia.

In closing, Mr. Morrison pointed out the Road Requirements piece of this draft document to the Planning Commission and discussion on public versus private roads ensued. Some of the Planning Commission members voiced opposition to private roads due to the lack of maintenance and several safety concerns. It was decided to discuss this matter further at the next meeting.

6. **NEW BUSINESS**

No new business to conduct at this time.

7. **OTHER MATTERS**

Due to the time, other matters were not discussed.

8. **NEXT MEETING**

There is a Planning Commission work session scheduled for Tuesday, April 22, 2014 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac.

The next regular Planning Commission meeting is scheduled for Wednesday, May 14, 2014 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

9. **ADJOURNMENT**

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

The meeting was adjourned at 9:10 p.m.

David Lumgair, Jr., Chairman

Hollis Parks, Administrative Assistant