

## ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF AUGUST 6, 2014

At a meeting of the Accomack County Planning Commission held on the 6<sup>th</sup> day of August 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. Leander Roberts

Mr. Bob Hickman

Mr. Alan Silverman

Mr. Steve Corazza

Mr. Tony Picardi

Mrs. Angie Wingfield

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

Mr. Spiro Papadopoulos, Vice-Chairman

Mr. Pete Onley

##### **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

It was suggested that the Agricultural and Forestal District Overview under Other Matters be discussed prior to the Horntown Agricultural and Forestal District Review under New Business; the Planning Commission agreed.

**On a motion made by Mr. Corazza and seconded by Mr. Picardi, the Planning Commission voted to adopt the agenda as amended.**

### 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.

## ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF AUGUST 6, 2014

### 4. MINUTES

#### A. July 9, 2014

**On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to approve the meeting minutes of July 9, 2014.**

### 5. NEW BUSINESS

#### A. **Atlantic Town Center Development Corporation Conditional Rezoning**

Mr. Morrison presented a brief PowerPoint presentation on the Atlantic Town Center Development Corporation conditional rezoning request and informed the Planning Commission that the applicant is requesting a conditional rezoning from Agricultural to Residential to allow for multi-family housing on approximately 77.25 acres near the intersection of Chincoteague Road and Thompson Road. Mr. Morrison requested that the Planning Commission schedule a public hearing on the request for the September 10, 2014 meeting.

The Planning Commission noted some concerns with the request, such as the proffers, the size of the request, and the need for an economic study.

Chairman Lumgair requested that Staff present the PowerPoint presentation on the Town Center Utility Facility Conditional Use Permit Amendment before the Planning Commission scheduled a public hearing on the Atlantic Town Center Development Corporation Conditional Rezoning request.

#### B. **Town Center Utility Facility Conditional Use Permit Amendment**

Mr. Morrison presented a brief PowerPoint presentation on the Town Center Utility Facility Conditional Use Permit Amendment. He informed the Planning Commission that the applicant is requesting to amend the Conditional Use Permit which was approved by the Board of Supervisors on April 22, 2014 to increase the capacity of the water and sewer facility and to move the package plant location. Mr. Morrison requested that the Planning Commission schedule a public hearing on the amendment request for the September 10, 2014 meeting.

Mr. Baumgartner, attorney for the applicant, requested to speak to the Planning Commission regarding the capacity increase, which was briefly discussed and concerns noted by the Planning Commission during the “Atlantic Town Center Development Corporation Conditional Rezoning” discussion. Chairman Lumgair granted Mr. Baumgartner time to speak. Mr. Baumgartner noted that there may have been a misunderstanding with Staff on the application.

**On a motion made by Mr. Silverman and seconded by Mr. Hickman, the**

## ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF AUGUST 6, 2014

**Planning Commission voted to schedule public hearings for the Atlantic Town Center Development Corporation Conditional Rezoning and the Town Center Utility Facility Conditional Use Permit Amendment applications for September 10, 2014.**

### **C. Agricultural and Forestal District Review Overview**

Ms. Tremblay, Assistant Planner, presented a PowerPoint presentation to the Planning Commission giving an overview of the Agricultural and Forestal District review process.

### **D. Horntown Agricultural and Forestal District Review**

Ms. Tremblay, Assistant Planner, presented the Horntown Agricultural and Forestal District to the Planning Commission.

The Planning Commission pointed out that some parcels were missing from the Horntown parcel list attachment; Staff thanked the Planning Commission for catching the mistake and promised to fix the issue.

**On a motion made by Mr. Picardi and seconded by Mr. Corazza, the Planning Commission voted to recommend continuation of the Horntown Agricultural and Forestal District to the Board of Supervisors.**

## **6. OTHER MATTERS**

### **A. Joint Land Use Study (JLUS) Update**

Mr. Morrison informed the Planning Commission that the Technical Advisory Committee (TAC) has a meeting scheduled for Thursday, August 7, 2014 to discuss the draft Joint Land Use Study recommendations prepared by the Consultants. Policy Committee meetings have been tentatively scheduled for August 21, 2014 and August 28, 2014.

### **B. Continued Discussion on Town Center Applications**

The Planning Commission asked Staff questions regarding the two Town Center applications such as what if new information is received by the applicants prior to the public hearing, if any, and also when is the Commission's deadline to get a recommendation to the Board of Supervisors?

Staff responded to the Planning Commission that if new information is received and is in response to feedback received by the Commission tonight, it will be processed with the existing application for the public hearing. Additionally, Staff informed the Planning Commission that it needed to make its recommendation to the Board of

**ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF AUGUST 6, 2014**

Supervisors on both applications no later than its October 8, 2014 meeting.

**7. NEXT MEETING**

The next regular Planning Commission meeting is scheduled for Wednesday, September 10, 2014 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

**8. ADJOURNMENT**

**On a motion made by Mr. Picardi and seconded by Mr. Corazza, the Planning Commission voted to adjourn the meeting.**

The meeting was adjourned at 8:00 p.m.

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David Lumgair, Jr., Chairman

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Hollis Parks, Administrative Assistant