

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF SEPTEMBER 9, 2015

At a meeting of the Accomack County Planning Commission held on the 9th day of September 2015, in the Accomack County Administration Building School Board Conference Room, Room #201, Accomac, Virginia.

1. CALL TO ORDER

A. MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman

Mr. C. Robert Hickman

Mr. Lynn Gayle

Mr. Stephen Corazza

Mr. Brantley Onley

Mr. Roy Custis

Mrs. Angela Wingfield

Planning Commission Members Absent:

Mr. Spyridon Papadopoulos, Vice-Chairman

Mr. Leander Roberts, Jr.

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 Lumgair called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

On a motion made 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. August 12, 2015

On a motion made by Mr. Gayle, the Planning Commission voted to approve the minutes of the August 12, 2015 regular meeting as presented.

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5. OLD BUSINESS

A. Joint Land Use Study (JLUS)

Mr. Morrison informed the Planning Commission that the changes recommended by the Planning Commission at the August meeting had been made and Round One of the Comprehensive Plan update is ready for public hearing.

On a motion made by Mr. Corazza and seconded by Mr. Onley, the Planning Commission voted to schedule a public hearing on Round One of the Comprehensive Plan update for its October 14, 2015 meeting.

Mr. Morrison and Chairman Lungair updated the Planning Commission on the Commission's Joint Land Use Study recommendations from July that were presented to the Board of Supervisors at its August 16, 2015 meeting. The Board accepted all of the recommendations with the exception of one – the recommendation regarding real estate disclosures. The Board requested that staff do additional research on this matter and to speak with the County Attorney.

6. NEW BUSINESS

A. Poultry Ordinance Review

Mr. Morrison presented the Poultry House Report that was given to the Board of Supervisors at its August 5 and 19, 2015 meetings to the Planning Commission. He went on to inform the Planning Commission that the Board of Supervisors requested that staff continue to work with Tyson and other companies to work out a solution to residents' concerns with the existing houses and the ones already in the pipeline. The Board also requested that staff and the Planning Commission review the existing zoning ordinance regarding poultry houses and bring recommendations back to the Board.

Mr. Morrison then discussed the report with the Commission, noting the spike in recent applications. He informed the Commission that he has been working with Jarrod Goodman from Tyson in Temperanceville and that Tyson has agreed to the following voluntary measures for poultry house projects already in the pipeline:

1. For 6 or less poultry houses within 500 feet of existing homes and/or roads, Tyson has agreed to install 1 – 2 rows of vegetative buffer in-between the existing homes and/or roads.
2. For 7 – 8 poultry houses within 600 feet of existing homes and/or roads, Tyson has agreed to install 2 rows of vegetative buffer in-between the existing homes and/or roads.

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3. For 9 or more poultry houses within 1,250 feet (¼ of a mile) of existing homes and/or roads, Tyson has agreed to install 3 rows of vegetative buffer in-between the existing homes and/or roads.
4. Tyson has agreed to limit the number of poultry houses on one parcel to 12.
5. Tyson has agreed to review and approve new, confined poultry farms and that road conditions will be evaluated and driveway locations will exceed VDOT standards.
6. Tyson has agreed to, on a case-by-case basis, determine whether earth berms are needed in order to protect environmental sensitive areas and open waters.

Additionally, Mr. Morrison noted that he is working with Tyson to come to an agreement on minimum farm/lot size (acreage).

Discussion on chicken litter ensued.

Mr. Morrison informed the Planning Commission that staff still has to reach out to additional integrators in the area to see if those companies agree to the same voluntary measures as Tyson for projects already in the pipeline. For the work session, Mr. Morrison proposed that the Planning Commission take up discussion on the County's poultry ordinance. He also stated that he would try to have Mr. Goodman from Tyson attend the work session, if available.

7. OTHER MATTERS

A. Eastern Shore Solar

Mr. Morrison informed the Planning Commission that the solar company has decided to accept what the State Corporation Commission (SCC) rate will be plus the County tax rate for personal property (equipment).

B. Atlantic Town Center Lawsuit

Mr. Morrison updated the Planning Commission that staff and the County Attorney have been working on responses to the lawsuit.

8. NEXT MEETING

The Planning Commission discussed the work session, which was originally scheduled for Tuesday, September 22, 2015 in the School Board Office and decided to reschedule the work session for Wednesday, September 23, 2015 and to hold it at the Accomack County Airport.

The next regular Planning Commission meeting is scheduled for Wednesday, October 14, 2015 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

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9. ADJOURNMENT

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

The meeting was adjourned at 9:05 p.m.

David Lumgair, Jr., Chairman

Hollis Parks, Administrative Assistant