

At a meeting of the Accomack County Planning Commission held on the 13th day of September 2017, at Accomack County Board of Supervisors Chambers, Room 104, in Accomac, Virginia.

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman
Mr. Spyridon Papadopoulos, Vice-Chairman
Mr. Brantley Onley
Mr. Roy Custis
Mr. Leander Roberts, Jr.
Mr. C. Robert Hickman
Mr. Lynn Gayle
Mrs. Angela Wingfield

Planning Commission Members Absent:

Mr. Stephen Corazza

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Ms. Kristen Tremblay, Assistant Planner
Ms. Jessica Taylor, Administrative Assistant

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. Roberts and seconded by Mr. Onley, the Planning Commission voted to approve the agenda, as amended.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period. The following person(s) signed up to speak:

1. Paul Muhly, Parksley, VA
 - Expressed his concerns with private roads and the dangers to emergency responders.
 - Stated that Tangier Island ranked #41 on the Army Corps list to have another study.

4. MINUTES

The Planning Commission postponed its motion on the July 12, 2017 and August 9, 2017 draft meeting minutes until its October 11, 2017 meeting.

5. OLD BUSINESS

A. Subdivision Ordinance Amendment – Private Roads and Streets

Mr. Morrison introduced a comparison chart (below) of the current and proposed subdivision ordinance. He explained that staff would review subdivisions with nine (9) lots or less and the Planning Commission would review subdivisions with 10 or more lots.

Item	Current Ordinance	Proposed Ordinance
Definition of ‘large lot subdivision’	Defines lots greater than 3 acres	Defines large lots in the: Agricultural zoned areas at 5 acres < Residential zoned areas at 3 acres
Private Streets – Sec 78-6 c(1)	No max number of lots allowed in large lot subdivisions on private streets	Caps number of lots in large lot subdivisions at 9 lots
Private Streets in Village Development	Private streets are not authorized	Private streets are authorized as approved by the Board
Width Requirement – Sec 78-6 c(1)a.	VDOT width requirement of 24 feet minimum; may be reduced	20 feet in width; 30 feet right-of-way
Design Standards – Sec 78-6 c(1)b. - Construction Material	None required	4 inches of crushed concrete/crush n’ run
Intersections – Sec 78-6 c(1)c.	None required	Requires intersections to be at right angles
Turn-arounds – Sec 78-6 c(1)d.	None required	< 750 – need a turn-around > 750 – connection to another street
Conformance to other regulations	None required	advises developers that there are other regulations

Commissioners expressed their concern with emergency service personnel and their equipment on unsafe roadways. Discussion ensued related to how to address existing roads that are unsafe to access. Mr. Custis requested that staff include a clause that to the width requirement that requires maintenance of the upwards access area to remain cleared for emergency vehicles.

Mr. Papadopoulos recommended that staff contact the State Fire Marshall for input as that position is the authority for requirements statewide.

On a motion made by Mr. Hickman, seconded by Mr. Gayle, and a modification by Mr. Papadopoulos, the Planning Commission voted to accept the Draft Subdivision Ordinance with the inclusion of a clause for maintenance of the clearance area and forward to the Board of Supervisors review at its October 18, 2017 meeting.

6. NEW BUSINESS

A. Comprehensive Plan - Review of the demographics, employment, and development

Ms. Tremblay reviewed the information provided to the Planning Commission,:

- June 2017 Weldon Cooper Center Population Projections – Age, Race, and Ethnicity
- August 31, 2017 Virginia Employment Commission Accomack County Community Profile

Mr. Papadopoulos expressed his concern with using the information that was projected for a 20 year period for the Comprehensive Plan update which covers a five (5) year period. He suggested finding a study with a relative time span such as the one the hospital may have based their facility on as they chose to decrease the size. Mr. Morrison explained that while the decrease may have included the realization of the population projection, the healthcare and insurance changes in funding to rural areas weighed heavier on the decision.

The Planning Commission held a lengthy discussion related to the largest employers in the County, employment rates, population, and growth trends.

7. OTHER MATTERS

Mr. Morrison discussed the following matters with the Planning Commission:

1. Announced the resignation of Ms. Tremblay and thanked her for her work over the last three and one half (3 ½) years with the County and as staff support to the Planning Commission. Ms. Tremblay read a letter that she had address to the Planning Commission and Chairman Lumgair, on behalf of the Planning Commission, thanked her for her work and wished her well.
2. Delmarva Pipeline is in ‘Open Season’. Open Season allows for users to enter into negotiations with Delmarva Pipeline to secure natural gas. This is a formal step prior to making an application with the Federal Energy Regulatory Commission. ‘Open Season’ closes on October 22, 2017. The closest pipeline to Accomack County is in Salisbury and it was not built to a size that allows it to serve Accomack.
3. Discussed the permitted activity and inspections in the Trails End and Captain’s Cove area.
4. ANEC had not been placed on the Board’s agenda at this time and ANEC has decided to have employees walk from the office trailer to the main building to use the restroom during the construction period. It is expected that ANEC will decommission the pump-and-haul and ask for Board approval.
5. Tyson has stated that at this time it probably will not have all of the approved poultry houses constructed at this time. Sites will be built to the approved level and houses will be constructed on an as-needed basis over time.
6. Suggested additions to the Comprehensive Plan list:
 - Health Care (long-term, rehabilitation, and nursing home facilities, etc.) as there is a nationwide issue with healthcare in rural areas.
 - Recurring rainfall and Coastal Resiliency – areas that are not in flood zones are flooding and part of the reason is due to issues with the drainage system; these areas need to be noted in the Comprehensive Plan as a ‘warning’.
 - Population projections – the projections and revenue are flat which often leads to an increase in expenses.
 - Staff will provide the Commission with copies of “The Extremes of Virginia”

7. Mr. Morrison requested that the Planning Commission consider having only one (1) meeting a month until vacancies within the Department are filled. The Planning Commission agreed – staff will notice as required.

8. NEXT MEETING

The next regular Planning Commission meeting is scheduled for Wednesday, October 11, 2017 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

9. ADJOURNMENT

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

The meeting was adjourned at 9:13 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant