

## Accomack County Planning Commission Minutes of January 17, 2012

Virginia: At a work session of the Accomack County Planning Commission held on the 17<sup>th</sup> day of January 2012, in the cafeteria of Metompkin Elementary School, located at 24501 Parksley Road, Parksley.

### 1. CALL TO ORDER:

#### A. MEMBERS PRESENT AND ABSENT

##### **Planning Commission Members Present**

Mr. E. Phillip Hickman, Chairman  
Mr. George Parker, Vice-Chairman  
Ms. Toni Trepanier  
Mr. Alan Silverman  
Mr. Tony Picardi  
Mr. Pete Onley  
Mr. David Lumgair

##### **Members Absent:**

Mr. Leander Roberts  
Mr. C. Robert Hickman

##### **Others Present:**

Mr. Rich Morrison, Director of Planning and Community Development  
Mr. Robert Testerman, Land Use Planner  
Ms. Hollis Fate, Administrative Assistant

#### B. DETERMINATION OF QUORUM

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

### 2. REVIEW OF THE CAPITAL IMPROVEMENTS PLAN

Mr. Morrison wanted to let the Planning Commission ask any questions on the Capital Improvements Plan (CIP) that they may have.

Chairman Hickman opened up with the concern of why the runway extension for Wallops Research Park was still included in the CIP.

Mr. Parker thinks that the Planning Commission should come up with some recommendations that are not in the CIP pertaining to sewage plants. He thinks that the Planning Commission needs to provide some kind of guidance to determine where those areas in the county are specifically that will need sewage plants.

Mr. Lumgair raised the concern of two places in the northern area that need improvements in sewer somehow; one being Chincoteague and the second being Captain's Cove. If and when Chincoteague ever pursues a sewage plant, it will have to be located on the mainland.

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Chairman Hickman asked Mr. Morrison if the Planning Commission needs to update the Comprehensive Plan in the near future. Mr. Morrison replied back that the Commission does have to update and review the Comp Plan for 2013. Mr. Morrison has planned on scheduling that beginning work for the end of 2012.

Mr. Silverman asked if these funds are place-keepers only and is there a real intention.

Mr. Morrison answered that projects in the CIP don't become projects until they are in the operating budget. It's not uncommon to have projects in the CIP that don't get put into the operating budget.

Mr. Picardi mentioned the County's need of parks and a library.

Mr. Morrison suggested we discuss the parks concern with the Comprehensive Plan and really hone in on the discussion for parks on next year's Capital Improvements Plan.

Mr. Silverman suggested that one of the parks should be located at a beach to improve one of the bayside beaches in Accomack County. By doing so, it would eliminate people having to drive down to Cape Charles or Kiptopeake.

Chairman Hickman suggested that a park with space for different sports (basketball, soccer, baseball, etc.) be considered in conjunction with a beach park.

### **3. REVIEW OF THE RESIDENTIAL ZONING DISTRICT**

Mr. Morrison provided the memorandum from November 2011 to the Planning Commission. Maps showing future land use with the residential zoning district were distributed to the Commissioners as well.

Mr. Morrison stated that there is currently about 13,000 acres of land zoned residential when the Comprehensive Plan calls for about 2,000 acres for residential zoning.

Chairman Hickman indicated that the areas zoned residential were drawn on the map when the zoning ordinance was first put into account. He went on further to discuss that when the Comprehensive Plan was done, the Planning Commission and Board of Supervisors weren't sure if they wanted to designate that for future residential growth. They put the growth where they thought it would go or where it was sustainable.

Mr. Morrison stated that the next step for the Planning Commission to take would be to begin working on the text language which will be on the agenda for the next work session.

Mr. Parker feels that the County needs to keep the residential zoning distinct from agricultural zoning.

Mr. Morrison thinks it might be a good idea to focus on the unincorporated towns first. Also, he agrees that the County needs to keep the residential zoning distinct from agricultural zoning so that regulations by right and conditional use permit are distinctive.

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**4. OTHER CONCERNS:**

Mr. Parker raised the concern that the Planning Commission does not have written rules and regulations for public comment periods and public hearings.

Chairman Hickman agreed that rules do need to be written. He believes that during public comment periods, public can speak on whatever they would like for the allotted three minutes, but during public hearings, the public needs to adhere to the public hearing topic for the allotted three minutes.

Mr. Morrison recommended that on the sign-in sheet, at the top, adding text stating, “by signing this, you hereby agree to abide by the rules of this public hearing” and the rules be printed on the back of the sign in sheet and the rules also be read at the beginning of the public hearing.

**5. NEXT MEETING:**

The next Planning Commission work session is scheduled for Tuesday, January 24, 2012 at 7:00 P.M. in the Accomack County Board Chambers, Accomac to further discuss the Residential Zoning District.

The Planning Commission agreed to cancel the work session that was scheduled for Tuesday, January 31, 2012.

**6. ADJOURNMENT:**

**On a motion made by Mr. Parker and seconded by Ms. Trepanier, all present Commissioners voted Aye to adjourn the meeting.**

Chairman Hickman adjourned the meeting at 9:00 p.m.

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E. Phillip Hickman, Chairman

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Hollis Fate, Administrative Assistant