

## Accomack County Planning Commission Minutes of April 24, 2012

Virginia: At a meeting of the Accomack County Planning Commission held on the 24<sup>th</sup> day of April 2012, in the Accomack County Administration Building School Board Conference Room, Room #201, Accomac.

### 1. CALL TO ORDER:

#### A. MEMBERS PRESENT AND ABSENT

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

Mr. E. Phillip Hickman, Chairman  
Mr. George Parker, Vice-Chairman  
Mr. Leander Roberts  
Mr. C. Robert Hickman  
Mr. Pete Onley  
Mr. David Lungair

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

Ms. Toni Trepanier  
Mr. Alan Silverman  
Mr. Tony Picardi

##### **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. ADOPTION OF AGENDA:

**The Planning Commission voted unanimously to adopt the agenda.**

### 3. ROUTE 13 DISCUSSION

Mr. Morrison sorted the lists from the last work session and created a PowerPoint presentation to present to the Planning Commission.

The first slide covered the ‘Things that we like about Route 13’ list that was created at the last work session. They were sorted into four different categories: appearance, roads and traffic, historic, and other.

The second slide covered the ‘Things that we would like to change about Route 13’ list that was created at the last work session. They were also sorted into the same four categories.

The third and final slide exhibited a ‘Continuum of Influence’ scale that ranged items from what the Planning Commission has the most influence over to what it has the least influence over.

## Accomack County Planning Commission Minutes of April 24, 2012

Following the PowerPoint presentation, the Planning Commission began discussion on the matter.

Mr. Morrison stated that a lot of the items on the lists were items that the Planning Commission doesn't have much influence over. Mr. Morrison also stated that a lot of the items that were on the negative list are already existing problems; if anything were passed, the County couldn't enforce it to change because it already exists and therefore would be non-conforming.

Mr. Lumgair suggested the County put standards in for new businesses so it doesn't look 'junky' in 20 years.

Mr. Parker asked where frontage roads fall and if the Planning Commission has influence over them or not.

Mr. Morrison replied that the frontage roads would be something that the Planning Commission has some influence over. He also said that frontage roads will not work unless we have VDOT's cooperation to regulate curb-cuts. He suggested that the Planning Commission could require frontage roads for new development and work with existing business owners to voluntarily hook up to frontage roads.

Discussion on redevelopment began and Mr. Morrison explained how it was handled at his previous job in Michigan. In Michigan, there were many closed factories and no one would want them if they were required to make everything to current standards so instead, the buyer would go purchase raw land and start from scratch. Michigan incented redevelopment by tax breaks, local funds to offset costs, etc. A lot of towns wrote special regulations for redevelopment and required a Redevelopment Special Use Permit and the applicant and the County met and negotiated terms. In Mr. Morrison's opinion, there should be two sets of regulations; one for new development and one for redevelopment.

The Planning Commission discussed if an overlay district is even needed or not.

Mr. Morrison asked the Planning Commission to prioritize the two lists from the last work session and list the top items that need to be addressed. Those items are as follows:

1. Getting on and off Route 13 safely (safety and efficiency)
2. Setbacks
3. Right of ways
4. Signage

Mr. Parker mentioned Bob Lentz's letter and recommended the Planning Commission take that into consideration.

Mr. Lumgair asked if rezoning all of the land along Route 13 to General Business would accomplish what's trying to be done.

Mr. Morrison suggested that any new development on Route 13 needs to submit a site plan and depending on the location, whether it is agricultural land or in a business area, have the business to fit in with the surroundings by having different sets of rules.

## Accomack County Planning Commission Minutes of April 24, 2012

Mr. Lumgair suggested the Planning Commission start on the Route 13 Overlay Ordinance and begin with the highest priority first and keep it going as a work-in-progress until it's complete.

Mr. Morrison informed the Planning Commission that he and staff would look into the prioritized list and do some research and report back to the Planning Commission at the next work session.

**4. NEXT MEETING:**

The next regular Planning Commission meeting is scheduled for Wednesday, May 9, 2012 at 7:00 P.M. in the Accomack County Board Chambers, Accomac.

**5. ADJOURNMENT:**

**On a motion made by Mr. Parker and seconded by Mr. Robert Hickman, the Planning Commission voted unanimously to adjourn the meeting.**

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

---

E. Phillip Hickman, Chairman

---

Hollis Fate, Administrative Assistant