

Accomack County Planning Commission Minutes of June 7, 2012

Virginia: At a mobile meeting of the Accomack County Planning Commission held on the 7th day of June 2012.

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. Alan Silverman
Mr. Pete Onley
Mr. Tony Picardi
Mr. David Lumgair

Members Absent:

Ms. Toni Trepanier

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 5:05 P.M. in the Food Lion parking lot in Oak Hall, Virginia.

2. **ADOPTION OF AGENDA:**

The Planning Commission voted unanimously to adopt the agenda.

3. **SCHEDULE**

A. 4:30 P.M.

The following Planning Commission members departed the Planning Department office with staff to drive to the mobile tour location starting-point:

- Mr. Roberts
- Mr. Picardi
- Mr. Silverman
- Mr. Lumgair

B. 5:00 P.M. there or after

The following Planning Commission members were at the meeting location starting-point at Food Lion in Oak Hall, Virginia:

- Chairman Hickman
- Mr. Robert Hickman
- Mr. Onley

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The present Planning Commission members and staff all gathered in one county vehicle to commence the mobile work session.

Chairman Hickman called the meeting to order at 5:05 P.M.

C. 5:10 P.M. there or after

The Planning Commission and staff arrived at the former Dream Roller Rink at the corner of Chincoteague Road and Dream Road at 5:10 P.M.

Discussion of the area took place and the Planning Commission and staff walked to the corner of Tax Map Numbers: 27-A-97 and 27-A-116 to discuss the area further.

Mr. Carbaugh, the applicant, was present.

At 5:40 P.M. the Planning Commission arrived at the Bridge Hill parcel, Tax Map Number: 27-A-85 to view and discuss the area.

D. 5:40 P.M. there or after

The Planning Commission and staff began to tour the Wattsville area at 6:00 P.M. Mainly Fleming Road, Chincoteague Road, Atlantic Road and Mill Dam Road were toured.

E. 6:10 P.M. there or after

The Planning Commission arrived at Royal Farms on the corner of Atlantic Road and Chincoteague Road at approximately 6:20 P.M. to discuss if there were any other places that needed to be toured and to see if any additional members of the public were present.

F. 6:30 P.M. there or after

The Planning Commission arrived at Arcadia High School at approximately 6:35 P.M.

Mr. Parker joined the meeting at approximately 6:35 P.M.

Mr. Carbaugh, the applicant, was present.

The Planning Commission met in the library to discuss the tour.

Mr. Roberts began the discussion by stating the area is in need of apartments. He is not enthused about a Planned Unit Development at this time.

Mr. Silverman expressed that he supports this amendment and believes that the Future Land Use Plan amendment should be approved so the County can review the Planned Unit Development application, once submitted.

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Mr. Picardi called attention to the fact that there are pockets of development but no real “village” in the current Village Development area. He requested that economic numbers be researched and submitted to the Planning Commission before any decision is made.

Mr. Lumgair pointed out the amount of farmland in the area and thinks it needs to be kept as farmland.

Mr. Robert Hickman asked if there is a need for multi-family housing in the area. He also inquired as to the number of vacant lots within 5 miles from the NASA gates.

Chairman Hickman asked Mr. Morrison if a statement can be written to the Board of Supervisors outlining the reasons for approval or disapproval of the amendment.

Also, Mr. Morrison was asked to get the area standards for market rate apartments.

Mr. Onley stated that he is partial to leaving farmland as-is. He requested an inventory of vacant lots as well as what the need for a Planned Unit Development is.

Mr. Parker mentioned that the historical core of Wattsville is Agriculture which has been a successful use of land thus far. He pointed out that there are currently plenty of lots for middle to upper income families available.

Chairman Hickman reminded the Planning Commission of the several businesses that already exist in the Wattsville area. He said that apartments and town houses are needed in northern Accomack County.

Chairman Hickman asked Mr. Morrison how much land within the current Village Development area is agriculture.

Mr. Silverman suggested the Planning Commission approve this amendment to give the applicant the chance to present his Planned Unit Development proposal.

Mr. Robert Hickman thinks a high-density development could benefit Accomack County. The County could benefit from the property taxes.

Mr. Morrison spoke about the amendment and informed the Planning Commission of the recommendation contained in the staff report that will be presented at the June 13, 2012 Planning Commission meeting.

Mr. Morrison also informed the Planning Commission that he will prepare two motions: one in favor of the amendment and the other disapproving the amendment. The motions will be presented to the Planning Commission at the June 13, 2012 meeting.

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In closing, Chairman Hickman asked what the difference would be in changing the Wattsville Village Development area now or changing it in 5 years if or when Wallops creates jobs.

4. NEXT MEETING:

The next regular Planning Commission meeting is scheduled for Wednesday, June 13, 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. Picardi, the Planning Commission voted unanimously to adjourn the meeting.

Chairman Hickman adjourned the meeting at 8:10 P.M.

E. Phillip Hickman, Chairman

Hollis Fate, Administrative Assistant