

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF MAY 13, 2015

At a meeting of the Accomack County Planning Commission held on the 13th day of May 2015, in the Accomack County Administration Building Board Chambers, Room #104, in Accomac, Virginia.

1. CALL TO ORDER

A. MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

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

Planning Commission Members Absent:

Mr. Brantley Onley

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Ms. Kristen Tremblay, Assistant Planner
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. Hickman and seconded by Mr. Corazza, 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. April 8, 2015

On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to approve the minutes of the April 8, 2015 regular meeting.

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B. April 28, 2015

On a motion made by Mr. Corazza and seconded by Mr. Hickman, the Planning Commission voted to approve the minutes of the April 28, 2015 work session.

5. OLD BUSINESS

A. Renewable Energy Offsets for Tax Exemptions

Mr. Morrison presented a brief PowerPoint presentation and discussed a proposed personal property tax rate for renewable (solar) energy projects **over** 20 megawatts in size.

The Planning Commission discussed the proposal by staff to either amend the tax rate for solar energy projects or to leave it as is.

Mr. Hickman moved to state that the Planning Commission sees no reason to change any County tax policy on solar projects over 20 megawatts. The Planning Commission briefly discussed the motion on the floor and decided to set it aside and discuss the proposal for solar projects **less than** 20 megawatts before making a final decision on projects **over** 20 megawatts.

The Planning Commission began discussing the staff's proposal for solar projects **less than** 20 megawatts which was to require an economic analysis as part of the conditional use permit application for solar projects to determine the value of the lost agricultural lands.

On a motion made by Mr. Corazza and seconded by Mr. Roberts, the Planning Commission voted to require an economic impact analysis, as a minimum, with the purpose of establishing mitigations of value loss as part of any conditional use permit application for solar projects.

As moved by Mr. Hickman in prior discussion, the Planning Commission decided by consensus to leave the tax rate for solar projects over 20 megawatts as is.

6. NEW BUSINESS

A. Agricultural and Forestal District Review

Ms. Tremblay stated that the Agricultural and Forestal District Advisory Committee reviewed the Atlantic, Craddockville, Leemont, Painter, Scarborough's Neck, and Shields Agricultural and Forestal Districts and after review, recommended that one (1) parcel be removed from the Atlantic District, three (3) parcels be removed from the Craddockville District, seven (7) parcels be removed from the Leemont District, and that no (0) parcels be removed from the Painter, Scarborough's Neck, and Shields Districts.

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On a motion made by Mr. Papadopoulos and seconded by Mr. Corazza, the Planning Commission voted to recommend continuation of the Atlantic, Craddockville, Leemont, Painter, Scarborough's Neck, and Shields Agricultural and Forestal Districts, with parcel 42-A-110D2 being removed from the Atlantic District, 108-A-17J, 109-A-27, and 99-1-D1B being removed from the Craddockville District, 77-A-121B2, 78A3-4-7, 77-11-1, 77-11-2, 77-11-3, 77-11-4, and 77-11-5 from the Leemont District, and no changes being made to the Painter, Scarborough's Neck, and Shields Districts, to the Board of Supervisors.

B. Discussion of Mappsville Future Land Use Plan Amendment(s)

Ms. Tremblay presented a PowerPoint presentation reminding the Planning Commission of recent discussion it had regarding the Mappsville Future Land Use designation and the need to address it. She also showed the Commission pictures of the Mappsville area from Stuckey's (southern Mappsville area) to Lopez's Tires (northern Mappsville area). Ms. Tremblay recommended that the Planning Commission discuss and define the area(s) in Mappsville that it would like to consider for a Future Land Use Plan modification and to determine the appropriate designation for the area(s).

The Planning Commission reviewed the staff-suggested areas for the Future Land Use designation modification (core of Mappsville and Stuckey's area) and decided to move forward with the recommendation from staff for the core of Mappsville and for its Future Land Use designation to be Commercial. Staff will prepare a recommendation for the Commission's review.

Staff informed the Planning Commission that they would be informally reaching out to the business owners in the Mappsville area affected by the proposed designation modification to confirm that there is general support before taking this matter to a public hearing.

Prior to discussion close, staff asked for clarification on the suggested area near Stuckey's and the Planning Commission decided to simply change the zoning of Stuckey's to Commercial and leave the Future Land Use designation as is.

7. OTHER MATTERS

A. Work Session

After minor discussion, the Planning Commission agreed to cancel the work session scheduled for May 26, 2015.

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8. NEXT MEETING

The Planning Commission work session scheduled for Tuesday, May 26, 2015 at 7:00 p.m. was cancelled.

The next regular Planning Commission meeting is scheduled for Wednesday, June 10, 2015 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

9. ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

David Lumgair, Jr., Chairman

Hollis Parks, Administrative Assistant