1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Add Text

Staff Contact: Add Text

Number of Attachments & Description: Add Text

Staff Recommendation: Add Text

Subject :	B. Determination of Quorum
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Add Text

Staff Contact: Add Text

Number of Attachments & Description: Add Text

Staff Recommendation: Add Text

2. ADOPTION OF AGENDA

3. MINUTES

Subject :	A. December 6, 2023 minutes are attached for your review and approval.
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	3. MINUTES
Type :	

Public Content

Key Points: December 6, 2023 minutes are attached for your review and approval.

Staff Contact: Shawnta McCain - Administrative Assistant II

Number of Attachments & Description: 1) 2023.12.06 Draft Minutes

Staff Recommendation: Add Text

File Attachments

2023.12.06 - Draft Minutes.docx (104 KB)

4. ELECTION OF OFFICERS

5. PUBLIC HEARING(S)

Subject :	A. SUSE-000563-2023 - Greg Span - 13348 Indian Trail Road, Belle Haven
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-53(22) which permits an accessory dwelling on lots with a minimum area of five (5) acres. The applicant requests a variance of 130 feet, pursuant to Accomack County Code Section 106-238 which requires 140 feet of separation between multiple dwellings on the same parcel.

The applicant wishes to construct a 2 story accessory dwelling with a garage on the first floor and 1047 square feet of living space above. The five (5) acre site is located on the southbound side of Indian Trail Road, approximately 1,400 feet northeast of its intersection with Shields Bridge Road and is on Tax Map #118-3-A3.

The parcel is zoned Agriculture.

Staff Contact: Chris Daley, Code Enforcement Officer II

Number of Attachments & Description: 1) Span SUP Application 2) Span - SUSE doc 3) Narrative 4) Span Site Plan 5) APO List 6) Span Staff Report

Staff Recommendation:

The Staff recommends that the BZA consider the items that have been raised in this report in consideration of this variance request. Staff recommends approval of Case SUSE-000563-2023 to allow

a Special Use Permit to allow an accessory dwelling unit on a lot with a minimum of five (5) acres with 140 separation. Additionally, staff recommends approval of this SUP with the following two (2) conditions:

1. The applicant shall apply for and obtain all required permits from the Countys Building Department and VDH to allow the proposed private garage and accessory dwelling unit.
2. The applicant shall comply with the Application, Building Plans, Plat and Narrative as submitted.

File Attachments

Span SUP application.pdf (1,426 KB)
Span Narrative.pdf (97 KB)
Span SIte Plan.pdf (461 KB)
Span_SUSE_000563_2023.docx (267 KB)
SUSE-000563-2023- APO List.xls (56 KB)
Span_SUSE_000563_2023.revised.docx (268 KB)

Subject :	B. SUSE-000564-2023 - Amanda Heinbaugh - 32020 Lankford Highway, Painter
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-53(14) which permits travel trailers, located outside of travel trailer parks, to be occupied for habitation.

The applicant wishes to dwell in a travel trailer while they complete renovations to the existing dwelling. The .97 acre site is located on the southbound side of Lankford Highway, approximately 3500 feet north of the intersection with Elmore Road and is on Tax Map #111-1-C1.

The parcel is zoned Agriculture.

Staff Contact: Chris Daley, Code Enforcement Officer II

Staff Recommendation:

The Staff recommends **approval** of SUSE-000564-2023 to allow a travel trailer to be used for habitation, which is located outside of a travel trailer park, while renovations are undertaken to the existing single family residence with the following 3 conditions:

1. The applicant shall obtain all required permits from the Countys Building Department and VDH for the proposed use and for the home renovation.
2. The applicant shall be in full compliance with the Application, Plat and Narrative as submitted.
3. The applicant shall be in full compliance that this use of a travel trailer for habitation shall expire on July 1, 2024. Thereafter, this use is prohibited.

Number of Attachments & Description: 1) Heinbaugh application 2) Heinbaugh SIte Plan 3) Heinbaugh doc 4) Heinbaugh Narrative 5) Heinbaugh APO List 6) Heinbaugh Staff Report

File Attachments

Heinbaugh SUP application.pdf (828 KB)
Heinbaugh Site Plan.pdf (199 KB)
Heinbaugh_SUSE000564_2023.docx (266 KB)
Heinbaugh Narrative.pdf (340 KB)
SUSE-000564-2023- APO List.xls (56 KB)
Heinbaugh_SUSE000564_revised.docx (266 KB)

Subject :	C. SUSE-000565-2023 - Last Hurrah LLC - 31180 Horntown Road, New Church
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-53(25) which permits large solar energy systems.

The applicant wishes to install a 577.15 Kw solar system on the roofs of the existing poultry houses. The 80.43 acre site in located on the south side of Horntown Road, approximately 880 feet east of the intersection with Lankford Highway and is on Tax Map #12-A-63.

The parcel is zoned Agriculture.

Staff Contact: Chris Daley, Code Enforcement Officer II

Staff Recommendation:

The Staff recommends **approval** of SUSE-000565-2023 to allow a large solar energy system, consisting of a 577.15 Kw solar system on two (2) roofs of existing poultry houses with the following 3 conditions:

1. The applicant shall obtain all required permits from the Countys Building Department and any other Federal or State permits as required.
2. The applicant shall be in full compliance with the Application, Building Plans, Plat and Narrative as submitted.
3. The applicant shall be responsible for the removal and proper disposal of all solar panels at such time as they have reached the end of their duty cycle.

Number of Attachments & Description: 1) Hurrah doc 2) Hurrah single phase & 3 phase 3) Datasheet 4) Hurrah Narrative 5) Hurrah Site Plan 6) Hurrah application 7) Diagrams - Davis (576 panels) 8) Diagrams - Davis (614 panels) 9) William Davis Letter 10) Hanwha O Cell 11) Hurrah APO List

File Attachments

Hurrah_SUSE000565_2023.docx (267 KB)
IQ7-IQ7plus Single Phase and 3 Phase.pdf (1,384 KB)
IronRidge_RoofMount_DataSheet.pdf (855 KB)
Last Hurrah LLC Narrative.pdf (82 KB)
Last Hurrah LLC Site Plan.pdf (135 KB)
Last Hurrah LLC SUP application.pdf (402 KB)
Single Line Diagrams - Willie A. Davis (576 panels) (RAH).pdf (192 KB)
Single Line Diagrams - Willie A. Davis (614 panels) (RAH).pdf (215 KB)
William Davis sealed letter (1).pdf (835 KB)
Hanwha Q Cell 480.PDF (1,272 KB)
SUSE-000565-2023- APO List.xls (57 KB)
Hurrah_SUSE000565_revised.docx (266 KB)

6. OTHER MATTERS

Subject :	A. Certified BZA Coarses
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	6. OTHER MATTERS
Type :	

Public Content

Key Points: Certified BZA Coarse.

Staff Contact: Leander "Lee" Pambid,Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: Add Text

Subject :	B. 2024 Meeting Schedule
Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	6. OTHER MATTERS
Type :	

Public Content

Key Points: 2024 Meeting Schedule

Staff Contact: Leander "Lee" Pambid,*Deputy County Administrator for Community & Economic Development*

Number of Attachments & Description: Add Text

7. NEXT MEETING

Subject :	A. The next BZA meeting will be held February 7, 2024 in the Accomack County Board of Chambers, Rm 104

Meeting :	Jan 3, 2024 - Board of Zoning Appeals Meeting
Category :	7. NEXT MEETING
Type :	

Public Content

Key Points: Wednesday, February 7, 2024

Staff Contact: Add Text

Number of Attachments & Description: Add Text

Staff Recommendation: Add Text

8. ADJOURNMENT