1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Add Text

Staff Contact: Add Text

Subject :	B. Determination of Quorum
Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Routine item. A majority of the members (3) shall constitute a quorum. The Board of Zoning Appeals is a five-member body. Each member has one vote.

Staff Contact: Paul Watson, Deputy Director of Code Administration

Pamela Dix, Administrative Assistant II, Building, Community & Economic Development

2. ADOPTION OF AGENDA

3. Election of 2025 Building Zoning Appeals Officers

Subject :	A. Election of Chair and Vice Chair
Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	3. Election of 2025 Building Zoning Appeals Officers
Type :	

Public Content

Key Points:

This meeting of the Accomack County **BOARD OF ZONING APPEALS is**now called to order.

I am Paul Watson**, Deputy Director of Code Administration**, and since the **BOARDOF ZONING APPEALSs** officers terms ended with their last meeting, I will preside over this meeting until a Chairperson is elected.

The floor is now open for nominations for the **BOARD OF ZONING APPEALS**Chairperson for the calendar year **2025**.

[NAME] nominates **[NAME]**. Do I have a second?

[NAME] seconds the nomination. Are there any other nominations?

Hearing none, the floor is now closed for nominations.

All in favor of electing **[NOMINEES NAME]** as the Chairperson of the **BOARDOF ZONING APPEALS** for the calendar year **2025**, please signify by saying aye. All opposed?

[Do this for every nominee, if multiple nominations are made.]

Motion **[passes/ fails]**. Congratulations, **[NOMINEES NAME]**.

Staff Contact: Paul Watson, Deputy Director of Code Administration

4. MINUTES

Subject :	A. Minutes from the December 4, 2024 Regular BZA Meeting
Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	4. MINUTES
Type :	

Public Content

Key Points: Add Text

Staff Contact: Pamela Dix, Administrative Assistant II, Community & Economic Development

Number of Attachments & Description: Add Text

File Attachments

2024.12.04. Draft Minutes.pdf (352 KB)

5. PUBLIC HEARING(S)

Subject :	A. VAR-000-709-2024 CMH Homes, Inc. - Side Setback -6495 Pearl Drive

Meeting : Feb 5, 2025 - Board of Zoning Appeals Meeting

Category : 5. PUBLIC HEARING(S)

Type :

Public Content

Key Points:

The applicant requests variances of 3.6' from the 15' south side yard setback and 3.3' from the 15' north side yard setback required in the Agricultural District, pursuant to Accomack County Code Section 106-

58. The applicant wishes to place a new single-family dwelling that is located 11.4' and 11.7' from the side lot lines. The 0.3555-acre lot is located on the east side of Pearl Drive at 6495 Pearl Drive approximately 1100' north of its intersection with Chincoteague Road on tax parcel #27-5-33.

The parcel is zoned Agricultural.

Applicant submitted a building permit application, BLDR-001433-2024, on October 17, 2024 for a single family dwelling (manufactured home) measuring 16' by 76', totaling approximately 1216 square feet.

Identification and Location Information:

Applicant	Betty Sewell, Clayton Homes
Property Owner	CMH Homes, Inc. d/b/a Clayton Homes
Location	27-5-33, 6495 Pearl Drive
Election District	3, Vanessa Kay Johnson
Acreage	0.355 acres (15,455 sf)
Zoning	Agricultu ral
Future Land Use Recommendation	Agricultu ral
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Agricultural and Single-family dwellings
Staff Contact	Paul Watson, Deputy Director, Code Compliance 757-787-5723, pwatson@co.accomack.va.us

The Staff does not typically make recommendations on variances. However, should the BZA grant the variance, Staff suggests the approval be subject to the following 3 conditions:

1. The applicant shall obtain all required permits from the County's Building Department, the Virginia Department of Health and the Virginia Department of Transportation for the proposed accessory structure.
2. The building application must be consistent with the special use permit.
3. The applicant shall clearly flag all four corners of the property and the proposed footprint.
    a. This delineation must be certified by a licensed surveyor to ensure compliance and accuracy.
    b. The property corner flags shall remain in place until the issuance of a certificate of occupancy.

Staff Contact: Paul Watson, Deputy Director of Code Administration

Number of Attachments & Description:

One attachment- Staff report packet containing maps, report, and site plan

File Attachments

Staff Report VAR-000709-2024 Final.pdf (6,171 KB)

Subject :	B. SUSE-000686-2024- Vaux Hall, LLC - Retail Use - 27698 Bobtown Road, Melfa
Meeting :	Feb 5, 2025 - 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(27), which permits the use of "Retail stores and shops including storage facilities." The applicant constructed a building under the exemption from building inspections for agricultural structures. The applicant now wants to use the building for retail, which requires a special use permit. If the special use permit is granted for retail use, the applicant must then submit building plans and the structure must be inspected since this structure would no longer be exempt from the building code. Also, the applicant must submit a land disturbance permit for the parking lot.

The 372 acre parcel is located in the 27000 block on the northwest line of Bobtown Road, Melfa, at its intersection with Red Bank Lane, and is on tax parcel #101-A-3.

Identification and Location Information:

Applicant	Eric G. Olson

Property Owner	Vaux Hall Farm, LLC
Location	101-A-3, 27698 Bobtown Road, Melfa
Election District	8, Donald L. Hart, Jr.
Acreage	372 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	Resource protection area and flood hazard area, but not in area of subject structure
Adjacent Zoning	Agricultural
Adjacent Uses	Single-family dwellings, vacant agricultural
Staff Contact	Paul Watson, Deputy Director, Code Compliance 757-787-5723, pwatson@co.accomack.va.us

Staff recommends approval with the following 4 conditions:

1. The applicant shall obtain all required permits from the County's Building Department, the County's Environmental Department, the Virginia Department of Health and the Virginia Department of Transportation for the subject structure.
2. The applications must be consistent with the special use permit.
3. The retail use is limited to this particular structure.
4. The applicant shall remedy the outstanding zoning violations for the subject parcel.

Staff Contact: Paull Watson, Deputy Director of Code Administration
Number of Attachments & Description:
One attachment- Staff report packet containing maps, report, and site plan

File Attachments

Staff Report- Final.pdf (6,771 KB)

Subject :	C. SUSE -000693-2024 Sayers RV - 17212 Michaels Hill Road, Melfa
Meeting :	Feb 5, 2025 - 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, which are to be occupied for habitation.The applicant wishes to temporarily place a travel trailer on the parcel while building a new home. The 1.5-acre site is located at 17212 Michaels Hill Road, Melfa, approximately 1100 feet west of its intersection with Hollies Church Road and is tax parcel #101-A-43.
The parcel is zoned Agricultural.

Identification and Location Information:

Applicant	William Ryan Sayers
Property Owner	William & Whitney Sayers
Location	Tax Map # 101-A-43, 17212 Michaels Hill Road
Election District	8, J. Donald L. Hart Jr.
Acreage	1.5 acres (65070 sq. ft.)
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Vacant parcels & Agricultural
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

Staff recommends approval with the following 4 conditions:

1) The applicant shall obtain all required permits from the Countys Building Department, Virginia Department of Transportation and the Virginia Department of Health for the proposed use and the forthcoming new home. In particular, the applicants shall obtain approval of the well and septic for the travel trailer.
2) The building application shall be consistent with this application.
3) The use of a travel trailer for habitation shall either expire in 12 months or when the Certificate Of Occupancy for the dwelling is issued.

4) The applicant shall apply for the necessary permits from the Countys Building and Zoning Department and the Virginia Department of Health for the three sheds that are currently in violation.
Staff Contact: Sinjin Jones, Code Enforcement Officer

Number of Attachments & Description:

One attachment- Staff report packet containing maps, report, and site plan

File Attachments

Final Staff Report Sayers RV 1-1-2025 Optimized.pdf (2,877 KB)

Subject :	D. SUSE-000707-2024 Taylor Accessory Structure - 21629 Parsons Road, Greenbush
Meeting :	Feb 5, 2025 - 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 dwelling, accessory, on lots with a minimum area of five acres, or on nonconforming lots with a minimum area of 60,000 square feet recorded in the land records as of June 28, 2006. Accessory dwellings shall be one (limited to one per lot and two) permitted with an occupied main dwelling. The applicant intends to locate an accessory dwelling on a property witha primary residence. The entrance to the 19-acre site is located at 21629 Parsons Road, Greenbush, approximately 1800 feet north of its intersection with Accomac Road and is tax parcel #86-A-57A.
The parcel is zoned Agricultural.
Identification and Location Information

Applicant	Jimmy Taylor Jr.
Property Owner	Jimmy W. Taylor and Jeni C. Taylor
Location	Tap Map #86-A-57A, 21629 Parsons Road, Greenbush
Magisterial District	District 6, Robert Crockett
Acreage	19 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural, Rural Settlement Area
Request	SUP for accessory dwelling on a property with a primary residence

Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Agricultural, Residential, Vacant
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 /Email: sjones@co.accomack.va.us

Staff Recommends*approval*with the following 4 Conditions:

1) The applicant shall apply for a building permit for the accessory dwelling and comply with the relevant Health Department, Department of Transportation and environmental regulations.

2) The building permit application shall be consistent with this application.

3) Prior to construction the applicant shall mark the footprint of the structure and have an inspector verify the location of the structure and the setback distance from the main dwelling before foundation work can begin

4) If used as a short-term rental, the applicant must comply with the county regulations for short term rentals.

Staff Contact:

Sinjin Jones, Code Enforcement Officer-Zoning
Phone:757-787-5711 / Email: sjones@co.accomack.va.us

Number of Attachments & Description:

One attachment- Staff report packet containing maps, report, and site plan

File Attachments

Final Staff Report Accessory Dwelling Optimized Updated 1-2-2025.pdf (3,525 KB)

Subject :	E. SUSE 000708-2024 - Tomas Accessory Structure - 23518 Leslie Trent Road, Parksley
Meeting :	Feb 5, 2025 - 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 106-78(12) which permits the use of land and/or any permanent or temporary location of any type of building or facility thereon which is not specifically permitted within this chapter. The applicant intends to locate a 12 x 28 accessory shed

on a property with no primary use. The 0.22-acre site is located at 23518 Leslie Trent Road, Parksley, VA 23421, at its intersection with Staunton Avenue, and is on Tax Map #78A2-1-439.

The parcel is zoned Residential.

Identification and Location Information

Applicant	Silas Natanael Reyes Tomas
Property Owner	Silas Natanael Reyes Tomas
Location	Tap Map# 78A2-1-439, 23518 Leslie Trent Road, Parksley
Election District	District 4, J. Parks, Sr.
Acreage	.22 acres
Zoning	Residential
Future Land Use Recommendation	Village Development Area
Overlays	None
Adjacent Zoning	Residential
Adjacent Uses	Single-family dwellings, vacant residential, and cemetery
Staff Contact	Chontese Ridley, County Planner I cridley@co.accomack.va.us

Staff Recommends*approval*with the following 2 Conditions:

1. The applicant shall obtain all required permits from the Countys Building Department, the Virginia Department of Health, and the Virginia Department of Transportation for the accessory structure.
2. The building application must be consistent with the special use permit.

Staff Contact:

Chontese Ridley, County Planner I

Number of Attachments & Description: One attachment- Staff report packet containing maps, report, and site plan

File Attachments

Final Staff Report SUSE-000708-2024 Tomas Packet (Optimized).pdf (2,552 KB)

6. OTHER MATTERS

Subject : A. Staff Report

Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	6. OTHER MATTERS
Type :	

Public Content

Key Points:

Subdivision Agent

The following major subdivisions have been submitted for review.

Case #	Subdivision Name	Description
PLAT-000698-2024	Coastal Square & Residences	Preliminary Plat for a 95.89-acre site with 130 lots, tax parcel #(s)93-A-87, withprivate roads and municipal utilities.

Zoning Administrator

The BZA is scheduled to hold **2 public hearings** at its next regularly scheduled meeting on **Wednesday, March 5**. These cases are pending newspaper advertisement and adjacent property owner notification.

Case #	Description
SUSE-000729-2024	8' x 16' accessory structure on a property with no primary use
SUSE-000018-2025	6' x 10' 60sf off-premises sign
VAR-000013-2025	3' variances to the required 15' side yard setbacks (both sides) in the Ag District

Deputy County Administrator

Ordinance Amendments

The Board of Supervisors has issued four initiating resolutions directing the Planning Commission to study possible zoning ordinance amendments:

1. Measurement of height
2. Calculation of signage area in the Industrial "I" District
3. Reduction of lot sizes and other bulk regulations in the Residential "R" District
4. Addition of an overlay district allowing certain Agricultural "A" District properties to use the "R" reduced bulk regulations. Also considering this for the Village Development "VDD" District

Staffing

Two positions have recently become vacant: a building inspector position and the environmental planner position. We now have 2 building inspector positions open.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: None

Subject :	B. 2025 BZA Meeting Calendar
Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	6. OTHER MATTERS
Type :	

Public Content

Staff Contact: Pamela Dix**,** Administrative Assistant II, Community & Economic Development

Number of Attachments & Description:

File Attachments

2025 BZA Regular Meeting Dates.pdf (169 KB)

7. NEXT MEETING

Subject :	A. March 5, 2025
Meeting :	Feb 5, 2025 - Board of Zoning Appeals Meeting
Category :	7. NEXT MEETING
Type :	

Public Content

Staff Contact: Pamela Dix, Administrative Assistant II, Community & Economic Development

8. ADJOURNMENT