1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: This is a routine item to determine attendance.

Staff Contact: Pamela Dix, Administrative Assistant II

Subject :	B. Determination of Quorum
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Add Text

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. MINUTES

Subject :	A. Regular BZA Minutes from the April 2, 2025 Meeting
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	3. MINUTES
Type :	Minutes

Public Content

Staff Contact: Pamela Dix, Administrative Assistant II

Number of Attachments & Description: One attachment, Regular Meeting Minutes April 2, 2025

File Attachments

2025.04.02. Draft Minutes.pdf (184 KB)

4. PUBLIC HEARING(S)

Subject :	A. VAR-000037-2025 - Lisa Monroe One Story Height Variance - 15225 Locust Street, ONANCOCK
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a variance from the one-story height restriction in The Residential District pursuant to Accomack County Code Section 106-84(4) which restricts accessory structures that are within thirty feet from the property line to be more than one story high. The applicant wishes to construct a 22 x 28 garage that has second floor loft space. The .37-acre site is located at 15225 Locust Street, approximately 600 feet east of its intersection with East Point Road and is on Tax Map #83B-1-12.

The parcel is zoned Residential and is located in the Resource Protection Area and the Special Flood Hazard Area 6BFE

Identification and Location Information

Applicant	Lisa Monroe
Property Owner	Lisa Monroe
Location	83B-1-12, 15225 Locust Street, Onancock
Election District	7, H. Jackie Phillips
Acreage	.37 acres (16,117 sf)
Zoning	Residential
Future Land Use Recommendation	Agricultural

Overlays	Special Flood Hazard Area 6BFE, CBPA
Adjacent Zoning	Residential
Adjacent Uses	Single-family dwellings
Staff Contact	Sinjin Jones, Code Enforcement Officer, Zoning 757-787-5711, sjones@co.accomack.va.us

Staff does not make recommendations for variance cases. Should the BZA approve variance, the following 3 conditions should be considered:

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 proposed accessory structure.
2. The building application must be consistent with the variance application.
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: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description:

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

File Attachments

STAFF REPORT VAR-000037-2025 PDF optmized.pdf (9,723 KB)

Subject :	B. SUSE-000053-2025- Edlo Mason Manufactured Home 21066 Fairgrounds Road, Onancock
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-403(7) to place a manufactured home in the General Business District. The applicant wishes to place a 16 x 72 manufactured home on the property. The 1-acre site is located at 21066 Fairgrounds Road, approximately 2500 feet west of its intersection with Coastal Boulevard and is on Tax Map #85-A-53.

The parcel is zoned General Business.

Identification and Location Information

Applicant	Edlo Mason
Property Owner	Maryland Snead
Location	Tax Map # 85-A-53, 21066 Fairgrounds Road, Onancock VA
Election District	7, H. Jackie Phillips
Acreage	1 acre (43560 sq. ft.)
Zoning	General Business
Future Land Use Recommendation	Village Development Area
Overlays	None
Adjacent Zoning	General Business
Adjacent Uses	Agricultural, Residential, Business
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The Staff recommends **Approval** of SUSE-000053-2025, a Special Use Permit pursuant to Accomack County Code Section 106-403(7), which allows for single family dwellings in the Business District.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 2 conditions:

1) The applicant shall obtain a building permit from the Countys Building Department. The applicant shall also comply with Virginia Department of Transportation and the Virginia Department of Health regulations.

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

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description:

One Attachment-Staff Report Packet containing maps, report and site plan

File Attachments

STAFF REPORT SUSE-000053-2025 PDF optimized 01.pdf (2,959 KB)

Subject :	C. SUSE-000041-2025 - Rajkumar Thangavelu Sign Amendment 6176 Lankford Hwy, Oak Hall
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

The applicant requests an amendment to a Special Use Permit pursuant to Accomack County Code Section 106-179 which allows for off premises signs. The applicant wishes to adjust the boundaries of the parcel so the two signs that were approved on different parcels are on the same lot. The 11.8 acre site is located at 6176 Lankford Highway approximately 3000 feet north of its intersection with Chincoteague Road. One sign is located on parcel 27-A-8 and the second is located on parcel 27-A-4. The applicant is requesting both signs be on 27-A-8

The parcel is zoned General Business.

Identification and Location Information

Applicant	Rajkumar Thangavelu
Property Owner	Rajkumar Thangavelu
Location	Tax Map # 27-A-8, 27-A-4, 6176 Lankford Hwy
Election District	3, Vanessa Kay Johnson
Acreage	19 acres total

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

The staff recommends approval of SUSE-000041-2025 with the following 5 conditions:

1. The applicant shall submit a plat and go through the approval process for the lot line adjustment.

2. The approval of this special use permit, SUSE-000041-2025, shall supersede all previous approvals for off-premises signs(SUSE-000535-2023 and SUSE-000536-2023).

3. The applicant shall bring the sign that was erected without a permit into compliance.

4. The signs shall be properly maintained at all times. The Special Use Permit shall be voided if the signs are found to be in disrepair.

5. The signs shall have the Special Use Permit case number affixed for identification purposes. A metal plate with 3-inch adhesive letters and numbers shall be attached to the lower left-hand portion of the signs in order to display the case number for this Special Use Permit.

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description:

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

File Attachments

STAFF REPORT SUSE-000041-2025 PDF optimized 01.pdf (7,611 KB)

Subject :	D. SUSE-000483-2023- CBAY-VA, LLC Mitigation Bank- Willowdale Drive
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Applicant	CBAY-VA, LLC
Property Owner	HLB Holdings, LLC and CKHC, LLC
Location	120-A-96 and 120-A-98, Willowdale Drive
Election District	9, C. Reneta Major
Acreage	92 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Agricultural and Single-family dwellings
Staff Contact	Paul Watson 757-787-5723, pwatson@co.accomack.va.us

Background

The applicant is requesting modifications to this special use permit. At the June 7, 2023 meeting the Board granted this special use permit for the construction of a wetlands mitigation bank on tax parcels 120-A-96 and 120-A-98. The fields will be excavated to tidal elevations and connected to the Machipongo River through tidal channels allowing daily tidal cycling to match the existing marsh. The site will be planted with plugs of emergent tidal wetland species. Berms of between 6 inches and two feet will be constructed as needed around the new wetlands to prevent saltwater spilling onto the fields and runoff from the fields spilling into the new wetlands. These new tidal wetlands will be part of the Virginia Aquatic Resources Trust Fund, which is utilized as the compensatory mitigation vehicle for projects that affect wetlands.

The requested changes are:

1.Construction Start Deadline Extension

The expiration date of the special use permit is June 7, 2025, and the applicant requests an extension to June 7, 2027. The applicants Wetlands Board hearing for this project will be held on May 5, 2025.

2. Change to Condition #6

Condition #6 provided, Any change to the Resource Protection Areas (RPAs) shall be confined to the applicants property and shall not extend past the seaward/south edge of Willowdale Drive. The reasoning for this condition was that the applicant did not own areas affected by the RPA at the time the special use permit was granted. The applicant now owns these areas and requests for this condition to be eliminated.

The Staff recommends that the Board amend to the special use permit with the requested modifications.

Staff Contact: Paul Watson, Deputy Director of Code Administration

Number of Attachments & Description: One attachment, Final Staff Report

File Attachments

Staff Report- Amendment.pdf (237 KB)

Subject :	E. SUSE-000044-2025- Trustees of St. George Episcopal Church Cemetery- Bobtown Road
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Applicant	Trustees of St. George Episcopal Church
Property Owner	Same
Location	100A-A-43, Bobtown Road
Election District	8, Donald H. Hart, Jr.
Acreage	1.5 acres
Zoning	Residential

Future Land Use Recommendation	Rural Settlement Area
Overlays	Airport Overlay District
Adjacent Zoning	Residential
Adjacent Uses	Residential, Vacant
Staff Contact	Paul Watson 757-787-5723, pwatson@co.accomack.va.us

The applicant requests a Special Use Permit pursuant to Accomack County Code Section 106-78(12) for acemetery. The 1.5 acre site is located on Bobtown Road approximately 1350 feet northeast of itsintersection with Pungoteague Road and is on Tax Map #100A-A-43. The parcel is zoned Residential.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 3 conditions: 1) The applicant shall obtain a land disturbance permit for any sitework. 2)The applicant shall also comply with the Virginia Department of Transportation and the Virginia Department of Health regulations. 3)The applicant shall install a vegetative buffer on the southwest boundary and on any future unwooded boundaries as follows: two staggered rows with one row being evergreen trees (spaced 8 to 14 feet apart) and the other row being evergreen shrubs (spaced 3 to 6 feet apart). Dead or dying vegetative buffer plantings shall be replaced with similar plant materials within six months.

Staff Contact: Paul Watson, Deputy Director Code Administration

N**umber of Attachments & Description:** One attachment Staff Report

File Attachments

Staff Report- Final.pdf (18,777 KB)

5. OTHER MATTERS

Subject :	A. Staff Report
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points:

Subdivision Agent

Zoning Administrator

Deputy County Administrator

Staff Contact: Paul Watson, Deputy Director Code Administration

6. NEXT MEETING

Subject :	A. June 4, 2025
Meeting :	May 7, 2025 - Board of Zoning Appeals Meeting
Category :	6. NEXT MEETING
Type :	

Public Content

Staff Contact: Pamela Dix, Administrative Assistant II

7. ADJOURNMENT