Wednesday, July 9, 2025
Board of Zoning Appeals Meeting 10 a.m.

1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

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

Staff Contact: Paul Watson, Deputy Director of Code Administration

Pamela Dix, Administrative Assistant I

Subject :	B. Determination of Quorum
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
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

Subject :	C. Consider Allowing Remote Participation of Board Member(s) (if warranted)
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: The BZA has adopted a remote participation policy in accordance with Virginia state law. Should the need arise, the below script is used to document the BZA's consent to allow a member to participate remotely.

Chair Script for Remote Participation

- BZA Member_____ notified me earlier today that he would like to participate in this evenings meeting remotely because he is _____.
- Our adopted Remote Participation Policy requires that all requests from Board members to remotely participate in a public meeting must be received by the Chair in writing on or before the day of the meeting and subject to approval by the Board.
    - I can attest that the request to participate remotely was received by me in writing on __/__/__
- It is my understanding that BZA Member_____is currently connected via Zoom to this meeting.
    - BZA Member _____ can you hear me?
- For the record, BZA Member_____, would you state the reason you wish to participate remotely and the exact location from where you are participating?
- Members of the Board, since we have a quorum physically assembled here tonight, would someone like to make a motion to allow BZA Member_____ to remotely participate in todays meeting in accordance with our Board-adopted remote participation policy?

"I move that we allow BZA Member_____ to remotely participate in todays meeting in accordance with our Board-adopted remote participation policy."

2. ADOPTION OF AGENDA

3. MINUTES

Subject :	A. BZA Regular Meeting Minutes, June 4, 2025
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	3. MINUTES
Type :	Minutes

Public Content

Key Points: Add Text

Staff Contact: Pamela Dix, Administrative Assistant II

Number of Attachments & Description: One attachment, BZA Regular Meeting Minutes, June 4, 2025

File Attachments

2025.06.04. Draft Minutes.pdf (336 KB)

4. PUBLIC HEARING(S)

Subject :	A. SUSE-000074-2025 and VAR-000091-2025- Lad Stringfellow- Solar Energy Systems 30361 Nocks Landing Road, Atlantic
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Lad Stringfellow
Property Owner	Ish Farm LLC
Location	Tax Map # 27-A-60, 30361 Nocks Landing Road, Atlantic
Election District	3, Vanessa Kay Johnson
Acreage	63.243 acres
Zoning	Agircultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural, General Business
Adjacent Uses	Poultry Farm, Residential
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The applicant requests a special use permit pursuant to Accomack County Code Section 106-53(25) for large solar energy systems as defined. Further, the applicant requests a variance of 185 pursuant to Accomack County Code Section 106-232(f)(5)(c) which states minimum setbacks for any portion of a confined poultry operation shall be 200 from any property line. The applicant also requests a variance of 69 Pursuant to Accomack County Code Section 106-232(f)(5)(a) which states that minimum setbacks from any existing dwelling on an adjacent property shall be at least 500. The applicant intends to construct a solar farm that is 15 from a property line and 431 from the house at 30335 Nocks Landing Road. The property is located at 30361 Nocks Landing Road in Atlantic, approximately 400 East of the intersection with Paige Fisher Road, and is on Tax Map #27-A-60. The parcel is zoned Agricultural.

The Staff recommends approval of SUSE-000074-2025, a Special Use Permit to allow for large solar energy systems with the 4 conditions below.

The Staff does not typically make recommendations for variances. However, should the Board of Zoning Appeals approve this Special Use Permit and Variances, we recommend the following 4 conditions:

1) The applicant shall obtain all required permits from the Countys Community and Economic Development Department.

2) The applicant shall be in full compliance with the application and plot plan as submitted.

3) The Special Use Permit shall expire two years after approval pursuant to 106-252(4)(e).

4) The property shall be properly maintained at all times and the solar panels shall not fall into disrepair.

Staff Contact:

Sinjin Jones, Code Enforcement Officer-Zoning

Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

Number of Attachments & Description: One Attachment- BZA Packet with staff report, vicinity maps, site photos, application, site plan and building plans.

File Attachments

SUSE-000074-2025 and VAR-000091-2025 Solar System Staff Report.pdf (2,669 KB)

Subject :	B. SUSE-000077-2025 - Amanda and Leonard Heinbaugh RV for temporary habitation 32020 Lankford Highway Painter
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

IdentificationandLocationInformation

Applicant	Amanda and Leonard Heinbaugh
PropertyOwner	Amanda and Leonard Heinbaugh
Location	111-1-C1, 32020 Lankford Highway,Painter
ElectionDistrict	9, C. Reneta Major
Acreage	1acre (43560 sq ft)
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
AdjacentZoning	Agricultural
AdjacentUses	Residential single family,vacant farmland
StaffContact	Sinjin Jones, Code Enforcement Officer II-Zoning Phone: 757-787-5711 / Email:sjones@co.accomack.va.us

The applicant requests a special use permit pursuant to Accomack County Code Section 106-53 (14) for travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels. The applicant has located a travel trailer on this parcel for habitation. The approximately 1-acre site is located at the 32020 Lankford Highway in Painter, approximately 3500 North of the intersection with Elmore Road, and is on Tax Map #111-1-C1.The parcel is zoned Agricultural.

Staff recommends denial of theSpecial Use permit based on travel trailers not contributing to an attractive and harmonious community as well as the lack of progress on the structure while the applicant had the previous Special Use Permit. However, should the BZA grant the variance and the Special Use Permit, Staff suggests the approval be subject to the following**6**conditions:

1. The applicant shall obtain all required permits from the Countys Community and Economic Development Department

2. The applicant shall be in full compliance with the application and plot plan as submitted.

3. The approval is for one unit and is only for the applicant or his family. A violation of this condition shall render the special use permit null and void.

4. This special use permit shall expire one year from the date of issuance.

5. The approval does not include short-term rental of the site. A violation of this condition shall render the special use permit null and void.

6. The property shall be properly maintained at all times while the travel trailer isonsite.

Staff Contact: Sinjin Jones-Code Enforcement Officer-Zoning

Number of Attachments & Description: One attachment-Packet containing staff report, application and site plan

File Attachments

SUSE-000077-2025 Heinbaugh RV Optimized.pdf (3,333 KB)

Subject :	C. SUSE-000073-2025 - John C. Bridgforth Off Premises Sign 26206 Lankford Highway Onley
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	John C. Bridgforth
Property Owner	Onley Assets LLC
Location	Tax Map # 93-A-44I, 26206 Lankford Highway
Election District	8, Donald L. Hart Jr.
Acreage	2.95 acres
Zoning	General Business

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

The applicant requests a special use permit pursuant to Accomack County Code Section 106-179 for an off-premises sign not permitted by section 106-178. The applicant intends to locate a 3 x 6, 1.5 two-sided sign on this parcel. The approximately 2.95-acre site is located at 26206 Lankford Highway in Onley, approximately 275 North of the intersection with Warrior Drive, and is on Tax Map #93-A-44I. The parcel is zoned General Business.

The Staff recommends **approval** of SUSE-000073-2025, a Special Use Permit pursuant to Accomack County Code Section 106-179, which allows for signs not permitted by section 106-178.

This recommendation is based on the utilization of an existing pole from a previous use as well as the property rendering the services being adjacent to this parcel.

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

1) The applicant shall obtain a building permit from the Countys Community and Economic Development 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.

3) The sign shall be properly maintained at all times. The Special Use Permit shall be voided if the sign is found to be in disrepair.

Staff Contact: Sinjin Jones Code Enforcement Officer-Zoning

Number of Attachments & Description: One Attachment-Packet Containing Staff Report, Photos, Narrative and Site Plan

Staff Contact: Add Text

Number of Attachments & Description: Add Text

File Attachments

SUSE-000073-2025 Bridgforth Sign Staff Report Optimized.pdf (5,017 KB)

5. OTHER MATTERS

Subject :	A. Staff Report
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points:

Subdivision Agent

The following major subdivisions have been submitted for review.

Case #	Subdivision Name	Description
XXXX-######-####	X	Preliminary/ Final plat] # acre site, # of lots, [tax parcel #], [general location / municipal utilities]
XXXX-######-####	X	Preliminary/ Final plat] # acre site, # of lots, [tax parcel #], [general location / municipal utilities]
XXXX-######-####	X	Preliminary/ Final plat] # acre site, # of lots, [tax parcel #], [general location / municipal utilities]

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

Zoning Administrator

The BZA held **# public hearings** at its regularly scheduled meeting on **Month Date with BoardDocs Link to meeting**.

Case #	Description	Location	Outcc
VAR-000682-2024	32 Variance to 50 Front Yard Setback in the Residential District (Farlow)	121-A-66, 20200 Block of Bundick Lane, Quinby	Grante conditi
SUSE-000680-2024	SUP for an accessory structure without primary structure in Residential District (Farlow)	121-A-66, 20200 Block of Bundick Lane, Quinby	Grante conditi
VAR-000681-2024	9.1 Variance to both 15 Side Yard Setbacks in the Agricultural District (Sanchez)	109A-A-20, 14101 Linhaven Circle, Painter	Grante conditi

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

Case #	Description

SUSE-000683-2024	SUP for an RV while house is under construction
SUSE-000685-2024	SUP for an RV while house is under construction
SUSE-000686-2024	SUP for retail/ restaurant operation in the Agricultural District
SUSE-000689-2024	SUP for an accessory structure without primary structure
SUSE-000697-2024	SUP for an accessory structure without primary structure

Deputy County Administrator

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

Number of Attachments & Description: Add Text

6. NEXT MEETING

Subject :	A. August 6, 2025
Meeting :	Jul 9, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	6. NEXT MEETING
Type :	

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday,August 6, 2025 at 10 am** in 23296 Courthouse Avenue, Room 104, P.O. Box 388,Accomac, Virginia 23301.

Handicapped Assistance isavailable. Please contact Pamela Dix at (757) 787-5794 or pdix@co.accomack.va.us.

Staff Contact: Pamela Dix, Administrative Assistant II

7. ADJOURNMENT