Wednesday, August 6, 2025
Board of Zoning Appeals Meeting 10 a.m.
Regular Meetings held are the first Wednesday of each month in the Board Chambers (Room 104) located within the County Administration building located at 23296 Courthouse Avenue - Accomac, VA 23301.
To listen to the live audio, please visit: https://www.co.accomack.va.us/how-do-i/listen-to-meeting-audio

1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points:

Routine item to determine attendance.

Staff Contact:

Pamela Dix, Administrative Assistant II

Subject :	B. Determination of Quorum
Meeting :	Aug 6, 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 :	Aug 6, 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. Minutes from the July 9, 2025 Regular BZA Meeting
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	3. MINUTES
Type :	Minutes

Public Content

Key Points:

BZA Regular Meeting Minutes

Staff Contact:

Pamela Dix, Administrative Assistant II

Number of Attachments & Description:

One attachment, Regular BZA Meeting Minutes, July 9, 2025

File Attachments

2025.07.09. Draft Minutes.pdf (380 KB)

4. PUBLIC HEARING(S)

Subject :	A. SUSE-000099-2025 - Barbara and Fred Fisher Accessory Structure 31300 Block of Big Pine Road, Keller
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Barbara and Fred Fisher
Property Owner	Barbara Fisher, Fred Fisher and Mitchell Hafer
Location	Tap Map #110-A-35, 31300 Block of Big Pine Road
Magisterial District	District 9, C. Reneta Major.
Acreage	27.68 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Adjacent Zoning	Agricultural

Adjacent Uses	Agricultural, Residential, Vacant Parcels
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(27) for a use of land not specifically listed as a use permitted by right or by special exception-special use in the agricultural district regulations, which is clearly similar and compatible with the uses listed therein. The applicant requests to locate an accessory structure on a property that has no primary structure. The 27.68-acre site is located at the 31300 Block of Big Pine Road in Keller, approximately 170 south of its intersection with Fooks Lane, and is on Tax Map # 110-A-35. The parcel is zoned Agricultural.

The Staff recommends **approval** of SUSE-000099-2025, a Special Use Permit pursuant to Accomack County Code Section 106-53(27) for a use of land not specifically listed as a use permitted by right or by special exception-special use in the agricultural district regulations, which is clearly similar and compatible with the uses listed therein with the following 4 conditions:

1. The applicant shall apply for a building permit from the Countys Community and Economic Development Department.

2. The applicant shall comply with the relevant Virginia Department of Health and Virginia Department of Transportation regulations.

3. The building application shall be consistent with this application.

4. The property shall be properly maintained while the structure is being built and the building shall not fall into disrepair. A violation of this condition shall render the Special Use Permit null and void.

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 containing maps, picture, site plan and application

File Attachments

SUSE-000099-2025 Fisher Accessory Building Staff Report Optimized.pdf (3,808 KB)

Subject :	B. SUSE-000061-2025 - Tom Brookover RV for habitation 22300 Block of Daugherty Road, Accomac
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Tom Brookover
Property Owner	Tom and Kristen Brookover
Location	94D-7-16A and 17A, 22300 Block of Daugherty Road, Accomac
Election District	7, H. Jackie Phillips
Acreage	.33acres (14374sq ft)
Zoning	Residential
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Residential
Adjacent Uses	Residential single family, vacant
Staff Contact	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

106-78(a)(11) 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 .33-acre site is located at the 22300 Block of Daugherty Road in Accomac, approximately 900 Southeast of the intersection with Church Road, and is on Tax Map #94D-7-16A and #94D-7-17. The parcel is zoned Residential. This is an after-the-fact application.

Staff recommends denial of the Special Use permit based on travel trailers not contributing to an attractive and harmonious community. However, should the BZA grant the variance and the Special Use Permit, Staff suggests the approval be subject to the following **7** 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 become null and void should the property be sold or transferred.

4. 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.

5. This special use permit shall expire two years from the date of issuance, pursuant to Section 106-252(4)(e), at which point the applicant would need to reapply for another Special Use Permit.

6. 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.

7. The property shall be properly maintained at all times while the travel trailer is onsite.

Staff Contact:

Sinjin Jones, Code Enforcement Officer II-Zoning

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

Number of Attachments & Description:

One Attachment: Staff Report containing maps, pictures, application and site plan.

File Attachments

SUSE-000061-2025 BROOKOVER RV Optimized.pdf (2,302 KB)

Subject :	C. SUSE-000076-2025 - Robert Buscher Marine and Motorcycle Business 33322 Bradfords Neck Road, Melfa
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Robert Buscher
Property Owner	John R. Buscher and Elizabeth Buscher

Location	Tax Map # 121-A-46A, 33322 Bradfords Neck Rd, Melfa
Election District	8, Donald L. Hart, Jr.
Acreage	2 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Agricultural, 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(27) for a use of land not specifically listed as a use permitted by right or by special exception-special use in the agricultural district regulations, which is clearly similar and compatible with the uses listed therein. The applicant has been operating a marine and motorcycle repair and retail business that requires a special use permit. The approximately 2-acre site is located at 33322 Bradfords Neck Road in Melfa, approximately 3350 south of its intersection with Trower Road and is on Tax Map # 121-A-46A. The parcel is zone Agricultural. This is an after-the-fact application.

The Staff recommends **approval** of SUSE-000076-2025, a Special Use Permit pursuant to Accomack County Code Section 106-78(a)(7).

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 4 conditions:

1) The applicant shall comply with the relevant Virginia Department of Health and Virginia Department of Transportation regulations.

2) The building application for the change of use shall be consistent with this application.

3) The property shall not be allowed to fall into disrepair. A violation of the condition will render the Special Use Permit null and void.

4) The business shall comply with 106-230 of the Zoning Ordinance for parking requirements

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 containing maps, pictures, application, site plan and build plans.

File Attachments

SUSE-000076-2025 Staff Report Optimized.pdf (26,379 KB)

Subject :	D. SUSE-000100-2025 - Jay Kennedy Farm Market 24462 Church Road, Accomac
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Jay Kennedy
Property Owner	Joyce Hasbrouck
Location	Tax Map # 94-A-104, 24462 Church Rd, Accomac
Election District	6, Robert D. Crockett
Acreage	16.66 acres
Zoning	Residential
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Residential

Adjacent Uses	Agricultural, 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 106-78(a)(7) for retail stores and shops including storage facilities. The applicant requests to locate a farm market on the property. The 16.66-acre site is located at 24462 Church Road in Accomac, approximately 1500 Northeast of its intersection with Daugherty Road, and is on Tax Map # 94-A-104. The parcel is zoned Residential.

The Staff recommends **approval** of SUSE-000100-2025, a Special Use Permit pursuant to Accomack County Code Section 106-78(a)(7).

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 5 conditions:

1) The applicant shall apply for a building permit with the countys Community and Economic Development Department for the change of use.

2) The applicant shall comply with the relevant landscaping requirements per 106-411 as well as the relevant parking requirements per 106-230.

3) The applicant shall comply with the relevant Virginia Department of Health and Virginia Department of Transportation regulations.

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

5) The property shall be properly maintained while the structure is being constructed and shall not be allowed to fall into disrepair after construction. A violation of the condition will render the Special Use Permit null and void.

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 containing maps, pictures, application, site plan and building plans

File Attachments

SUSE-000100-2025 Staff Report optimized.pdf (2,740 KB)

5. OTHER MATTERS

Subject :	A. Staff Report
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.

Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points:

Subdivision Agent: No report

Zoning Administrator Paul Watson,Deputy Director Code Administration
Deputy County Administrator: No report

Staff Contact: Paul Watson, Deputy Director Code Administration

Subject :	B. Presentation Mrs. Betty Kerns, Chairman
Meeting :	Aug 6, 2025 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points: Resolution presented to Mrs. Betty Kerns

Staff Contact: Paul Watson, DeputyDirector Code Administration

Pamela Dix, Administrative Assistant II

Number of Attachments & Description: None

6. NEXT MEETING

Subject :	A. September 3, 2025
Meeting :	Aug 6, 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, September 3, 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