Wednesday, September 10, 2025
Planning Commission Regular Meeting 7:00 p.m.
Regular Meetings will be held 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 :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.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 :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Routine item. A majority of the members (5) shall constitute a quorum. The Planning Commission is a nine-member body. Each member represents one magisterial district and has one vote.

Staff Contact: Pamela Dix, Administrative Assistant II

Subject :	C. Consider Allowing Remote Participation of Commissioner(s) (if warranted)
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

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

2. ADOPTION OF AGENDA

3. MINUTES

Subject :	A. Wednesday, August 13, 2025 Regular Planning Commission Minutes
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	3. MINUTES
Type :	

Public Content

Staff Contact: Pamela Dix, Administrative Assistant II

Number of Attachments & Description: One attachment, Planning Commission Meeting Minutes

File Attachments

PC Minutes 2025.8.13 DRAFT.pdf (302 KB)

4. PUBLIC COMMENT PERIOD

Subject :	A. Description and Rules
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	4. PUBLIC COMMENT PERIOD
Type :	Information, Presentation

Public Content

Key Points:

- This time is for public comment on non-agenda/ non-public hearing items.
- Comments are limited to 4 minutes.
- Should a speaker wish to use a presentation or slide deck, it must be provided to the Staff by 4pm on the preceding day (Tuesday).
- The public comment rules are stated below.

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

Number of Attachments & Description: None

5. OLD BUSINESS

6. NEW BUSINESS

Subject :	A. Receive briefing and consider request for public hearing on Eagles Sound 2232 Review for Acceptance of Sandpiper Lane and Oyster Lane
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

The County has been contacted by VDOT regarding two private roads that the Eagles Sound Property Owners Association (POA) desires to become part of the VDOT's Secondary Systems of State Highways. To this end, the County is asked to accept the dedication of Bayview Lane and Eaglet Lane.

- If accepted by the County, the County will request VDOT add these streets to VDOT's Secondary System of State Highways.
- If accepted by VDOT, the streets would be managed and controlled by VDOT, and neither the POA nor the County would have the authority to demand improvements and repairs to, or alteration or vacation of, these streets.

There are a total of four roads in this subdivision, all originating from Nocks Landing Road, which is VDOT-maintained.

- The other two roads, Sandpiper Lane and Oyster Cove Lane, are already part of VDOT's Secondary Roads System having been added in 2021 after action by the County and VDOT.
- **The two subject roads,Bayview Lane and Eaglet Lane, have been recently inspected by VDOT and found to meet state standards.**
- The Planning Commission reviewed Sandpiper and Oyster Cove Lanes on **May 5, 2021**. (Staff Report Link) (Minutes Link)

A Comprehensive Plan Review by the Planning Commission pursuant to Code of Virginia Section 15.2-2232 is warranted due to the transfer of ownership of these streets to the County.If the requested action is found to be in substantial conformance with the Comprehensive Plan, the Board could considerconditionallyaccepting the dedication of the roads predicated on the two roads becoming part of the Secondary System of State Highways. Failure to place this condition on the County's acceptance could result in the County assuming maintenance if VDOT declines to take action. Note that the POA is required to obtain a surety bond for the project to advance.

Staff requests an **October 8 public hearing** for this item.

Staff Contact: Chontese Ridley, County Planner I

Number of Attachments & Description: (2) Board of Supervisors Resolution; Map

Staff Recommendation: Set a public hearing for the October 8 Planning Commission meeting.

File Attachments

Eagles Sound Initiating Resolution to PC 8-20-25.pdf (69 KB)
Aerial of Eaglet and Bayview Lanes.pdf (1,029 KB)

Subject :	B. Receive briefing and consider public hearing request on two (2) Virginia Space Rezonings- Darby Farm (REZ-000000-2025) and Former Seafood Plant (REZ-000000-2025)
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

The Staff has received two applications from the Virginia Spaceport Authority (Virginia Space) to rezone sites in Temperanceville (REZ-000141-2025, ~167 acres) and Mappsville.(REZ-000142-2025, ~55.148 acres) from **Agricultural to Industrial with proffers**. These applications were **received on Friday, August 29, 2025**.

As of the publication of the agenda, Staff has not not completed its initial intake review of the applications, and Staff, including the County Administrator and County Attorney, continue conferring with Virginia Space representatives on the proffers.

Staff will provide an addendum to this report and bring additional information to the September 10 meeting. Please note that Agenda Item 6C is a Staff request for a **Tuesday, September 23 worksession** to go into further detail on these two applications.

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

Number of Attachments & Description: (2) Annotated maps and plats for REZ-000141-2025 (Wallops Island Road/ Darby Farm) and REZ-000142-2025 (Lankford Highway/ Seafood Plant)

File Attachments

ANNOTATED LNP REZ-000141-2025 Virginia Space Darby Plat 2025-08-27.pdf (5,204 KB)
ANNOTATED LNP REZ-000142-2025 Virginia Space Mappsville Plats 2025-08-27.pdf (2,493 KB)

Subject :	C. Consider a Staff request for a Tuesday, September 23 Planning Commission Worksession
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points: Staff requests that the Planning Commission hold a worksession on**Tuesday, September 23, 2025 at 6pm**to go over the following three major cases with requests for public hearings:

1. Eagles Sound 2232 Review of acceptance of Sandpiper Lane and Oyster Lane
2. REZ-000141-2025- Virginia Space Wallops Island/ Darby Farm Rezoning Application (currently approximately 167 acres, rezone from Agricultural to Industrial with proffers)
3. REZ-000142-2025- Virginia Space Lankford Highway/ Former Seafood Plant Rezoning Application (currently approximately 55.148 acres, rezone from Agricultural to Industrial with proffers)

The primary purpose of this request is to **facilitate expediting the two rezoning applications**. Virginia Space has requested this to accommodate a major aerospace economic development prospect.

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

Number of Attachments & Description: None

Subject :	D. Receive briefing on proposed amendments to Accomack County Code Chapter 106 "Zoning" to regulate Battery Energy Storage Facilities (BESS)
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

The purpose of this agenda item is to introduce this amendment and lay out a proposed schedule for a Commission public hearing. At this time, a public hearing is **not** requested by Staff.

This resolution has initiated amendments to Article X of Chapter 106 of the Accomack County Code, which proposes addingSection 106-243 to regulate **battery energy storage systems (BESS)**. The Staff has recently fielded multiple inquiries for these systems and has recognized the need for specific and clear regulations where none currently exist.

According to the ABB website, a BESS is described as follows:

> *"The battery energy storage system's (BESS) essential function is to capture the energy from different sources and store it in rechargeable batteries for later use. Often combined with renewable energy sources to accumulate the renewable energy during an off-peak time and then use the energy when needed at peak time."*

Staff is currently reviewing draft language.Given the Commission's and Staff's anticipated workload in October, Staff will provide you with a written report only (no presentation) to familiarize you with the amendment prior to a November request for a **December public hearing**.

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

Number of Attachments & Description: (1) Initiating Resolution

File Attachments

SIGNED 7.16.2025 Battery Storage Resolution.pdf (61 KB)

Subject :	E. Receive briefing on proposed amendments to the Accomack County zoning ordinance to include state-mandated resiliency standards in the Chesapeake/Atlantic Preservation Area (CAPA) Overlay District
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

The purpose of this agenda item is to introduce this amendment and lay out a proposed schedule for a Commission public hearing. At this time, a public hearing is **not** requested by Staff.

This resolution has initiated amendments to Article XVI of Chapter 106 of the Accomack County Code, which contains regulations governing the **Chesapeake/Atlantic Preservation Area Overlay** (CAPA) District. The amendments are mandated by state law and will add provisions relating to **resiliency and preservation of mature trees**. Resiliency includes adaptation measures to address sea-level rise, storm surge, and flooding.

Since this will bring our zoning ordinance in line with the state code changes, this can be considered a routine housekeeping item.

Given the Commission's and Staff's anticipated workload in October, Staff will provide you with a written report only (no presentation) to familiarize you with the amendment prior to a request for a **November PC public hearing**.

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

Number of Attachments & Description: (1) Initiating Resolution

File Attachments

8.20.2025 Resolution PC Overlay.pdf (42 KB)

7. PUBLIC HEARING

Subject :	A. Duncan Manor Preliminary Plat PLAT-000135-2025 - Atlantic Group- Chris Carbaugh: 29 Lots 20400 Block of Duncan Manor Drive, Onancock
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	7. PUBLIC HEARING

Type :

Public Content

Key Points: Please note that the below information is **excerpted from the full staff report**, which is available as an attachment at the bottom of this agenda item.

Identification and Location Information

Applicants	Atlantic Group and Associates, Inc. (Chris Carbaugh)
Property Owner	Odachowski Group, Inc.
Location	93D-4-29 through 34, 93D-4-40 through 61, 93D-4-63 through 87
Magisterial District	7- Jackie Phillips, Lynn Gayle
Acreage	14.28 acres
Zoning	Agricultural, General Business
Future Land Use Recommendation	Village Development
Proposed Density	2.03 dwelling units per acre (29 lots/ 14.28 acres)
Request	Preliminary Plat Recommendation for 29 lots served by public utilities
Overlays	None
Adjacent Zoning	Agricultural, General Business
Adjacent Uses	Single Family Residential, Vacant Agricultural
Staff Contact	Leander N. Lee Pambid, CZA, MURP, MPA, Deputy County Administrator Phone: 757-787-5726 | Email: lpambid@co.accomack.va.us

Notice

Request for a public hearing under Section 78-9(c) and (d) of the Accomack County Code for a recommendation from the Planning Commission to the Subdivision Agent for a preliminary plat of a 29-lot single-family residential subdivision with private roads that is served by public utilities.

The entrance to the approximately 14.28-acre site is located on Market Street, approximately 2,633 feet west of its intersection with Lankford Highway (US Route 13). The site is comprised of Tax Map Numbers 93D-4-29 through 34, 93D-4-40 through 61, 93D-4-63 through 87.

The site is zoned General Business and Agriculture. The recommended future land use designation is Village Development Area.

Parcels

Fifty-four (54) tax parcels make up the 14.28 acre site. This will be reduced to 29 buildable lots and 2 areas reserved for future development. The lots will be widened from 50 to 60, and the applicant proposes 10 side yard setbacks, 50 front yard setbacks, and 30 rear yard setbacks.

Note that lots 72 through 80 are affected in the following manner:

1. 13,601 square feet of right-of-way (ROW) dedication for the realignment of Duncan Manor Drive
2. Consolidation of the remainder of the lots into a 1.712 acre parcel reserved for future development.

Note that lots 81 through 87 are affected in the following manner:

1. 2,087 square feet of right-of-way (ROW) dedication for the realignment of Duncan Manor Drive
2. Consolidation of the remainder of the lots into a 1.584 acre parcel reserved for future development.

Architecture

The potential housing product depicted in the exhibits provided by the applicant are generally single- family dwellings with possible attics or limited upper floors with front facing garages. Please note that while the Commission requested a representation of possible housing products, the exhibit that the developer provided is ***non-binding***.

The exhibit shows structures that appear to be in keeping with the neighborhoods current character of human scale houses on similarly sized lots.

Utilities

The development will be served by municipal water supplied by the Town of Onancock. Sewer service will be provided by HRSD upon successful application of a service area expansion to include the development site, in accordance with the utility providers policies, if needed.

Any extensions of main service lines and installation of water distribution and sewer collection systems will be accomplished by the developer at their cost, per the subdivision ordinance.

Transportation/ Streets

Duncan Manor Drive is currently a privately maintained, one lane, 15 wide gravel drive approximately 1,165 long. The applicant proposes to increase its length by about 890 to approximately 2,055, and he will widen the right-of-way by 10 from the existing 40 to the proposed 50.

He further proposes a cul-de-sac at the eastern terminus of Duncan Manor Drive. The street will continue to be private while being constructed to Virginia Department of Transportation (VDOT) standards.

Environmental

There are no environmentally sensitive areas impacted by this subdivision. Specifically, the following are NOT present on site:

1. Floodplain
2. Resource Protection Area (RPA) per the Chesapeake/ Atlantic Preservation Area Overlay
3. Wetlands, per the National Wetland Inventory

Given the absence of these environmental features, maps depicting them were not generated for this case.

Public Safety

There are no public safety concerns.

Staffs Findings

1. In this unique case where an SUP and subdivision are both needed, the two actions are indeed related but still separate. The subdivision must come first, in this case, to inform the SUP application and the BZA of the number of units to be built.
2. The proposal is in substantial accord with multiple references in the Comprehensive Plan for higher density development, including:
    - The Countys growth management strategy by taking advantage of an **infill opportunity** between two towns and of nearby existing utility and transportation infrastructure.
    - Problems and solutions found in pages 4-9 and 4-10
3. The proposal addresses multiple statements made in the March 2022 housing study by the A-N PDC regarding the lack of housing inventoryin Accomack and overall on the Eastern Shore of Virginia.
4. There are several instances where a house takes up multiple parcels. Enlarging the parcels are in keeping with this.
5. The proposal to re-subdivide, adjusting lines to create slightly wider 60 lots improves the buildability of the lots, reduces the number of ultimate lots, and still is in keeping with the neighborhoods character.
6. Despite its primarily Business zoning, this area is **residential in nature and function**, not commercial. Therefore, it is appropriate to continue building houses here.

Staff Recommendation:

Staff recommends approval of PLAT-000135-2025 for a preliminary plat of a 29-lot single-family residential subdivision with private roads that is served by public utilities.

Recommended Motion

- *The Planning Commission recommends **approval** **denial** of the case PLAT-000135-2025, Duncan Manor, a 29-lot single-family dwelling subdivision served by private streets and public utilities to the Subdivision Agent.*
- *Should the Commission recommend **denial**, please list the findings in the motion to recommend denial.*

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

Number of Attachments & Description: **(1) Staff report with maps, plat, and renderings**

8. OTHER MATTERS

9. STAFF REPORT

Subject :	A. Subdivision Agent
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

No 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]

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

Subject :	B. Zoning Administrator
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

The BZA held **5 public hearings** at its regularly scheduled meeting on **September 3, 2025**.

Case #	Description	Location	Outc
SUSE-000068-2025	SUP to allow two 50' towersin the General Business /Agricultural District. (Counts)	12-A-59, 4041 Kelly Road, New Church	Gran condi
SUSE-000097-2025	Habitation in a Travel Trailer and Accessory Structure Without Primaryin the Agricultural District.(Chapman)	53-A-79,13300 Block of Winterville Road, Bloxom	Defe
SUSE-00098-2025	SUP to allow 5 RVs for habitation in the Agricultural District. (White)	26-A-24, 7200 Block of Neal Parker Road, Withams	Defe
SUSE-			

000109-2025	SUP to allow 12 RVs for habitation in the Agricultural District. (Pearson)	40-A-110, 26282 Savannah Road, Hallwood	Defe
SUSE-000114-2025	SUP to allow an RV for temporary habitation in the Agricultural District. (Power)	79-13-3, 28320 Bloxom Road, Parksley	Gran condi

The BZA is scheduled to hold # **public hearings** at its next regularly scheduled meeting on **Wednesday, October 1**. These cases are pending newspaper advertisements and notification to adjacent property owners.

Case #	Description
SUSE-000094-2025	SUP for habitation of a travel trailer in the Residential District.
SUSE-000109-2025	SUP for 12 travel trailers in the Agricultural District.
SUSE-000129-2025	SUP for an accessory dwelling in the Agricultural District.
SUSE-000144-2025	SUP for an accessory dwelling in theAgricultural District.
VAR-000117-2025	VAR for dwelling size, setback from house 1, and the setback from road in the Agricultural Distric (SUSE-000144-2025)
VAR-000137-2025	VAR from the 100 frontage requirement in the Residential District.
VAR-000145-2025	VAR for thesetback from the main dwelling and the size of an accessory dwelling in the Agricultu District.(SUSE-000129-2025)

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

Subject :	C. Deputy County Administrator
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

Staffing

1. The Environmental Planner position is currently advertised. Interviews will be held in the second half of September.
2. The Environmental Permit Specialist positionis now vacant.
3. Two Building Inspector (Code Enforcement Officers- Building)positions are currently advertised.

Comprehensive Plan RFP Released

Staff released the Request For Proposal (RFP) for comprehensive plan consulting services on Tuesday, August 27. The RFP closes on October 10 at 5pm.

Here is the **link**to review the RFP.

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

Number of Attachments & Description: None

10. NEXT MEETING

Subject :	A. October 8, 2025
Meeting :	Sep 10, 2025 - Planning Commission Regular Meeting 7:00 p.m.
Category :	10. NEXT MEETING
Type :	

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday, October 8, 2025,at 7 pm** 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

11. ADJOURNMENT