Wednesday, March 11, 2026
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 :	Mar 11, 2026 - 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 :	Mar 11, 2026 - 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 :	Mar 11, 2026 - 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, February 11, 2026 Regular Planning Commission Minutes
Meeting :	Mar 11, 2026 - 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, February 11, 2026, Planning Commission Meeting Minutes

File Attachments

PC Minutes 2026.02.11 DRAFT.pdf (299 KB)

4. PUBLIC COMMENT PERIOD

Subject :	A. Description and Rules
Meeting :	Mar 11, 2026 - 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. Briefing on withdrawal of 92-A-95B, 92-A-95B2, 92-A-95B3, 92-A-95B4 and 92-A-95C from the Agricultural and Forestal District - Suzanne Tankard
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Suzanne Tankard
Property Owner	John A. Van Kesteren, Steve C. Van Kesteren Et Al.
Location	Tax Map 92-A-95B, 92-A-95B2, 92-A-95B3, 92-A-95B4 and92-A-95C
Election District	7, Howard "Jackie" Phillips
Acreage	35.24Acres
Zoning	Residential, Incorporated Town of Onancock
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The applicant requests to be removed from the Agricultural and Forestal District. The landowners wish to subdivide the parcel into separate lots to sell. In order for the landowners to be able to subdivide the lots, they would need to be taken out of the Agricultural and Forestal District.

Recommendations:

The Ag and Forestal District Committee recommended approval of this removal at their **January 15, 2026,** meeting**.**

The Staff recommends approval per the AFD Advisory Committee's recommendation.

Staff requests that a public hearing be heldon this matter at the April 8, 2026, regular meeting.

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

Number of Attachments & Description: (1) Staff Report

File Attachments

Suzanne Tankard Removal From AFD Staff Report PC 2026.03.11.pdf (9,147 KB)
Ag and Forestal District Ordinance 2007 Uncodified 2007-05-16.pdf (243 KB)

Subject :	B. Briefing withdrawal of 85-A-60 and 85-A-52 from the Agricultural and Forestal District - Justin Annis
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Justin Annis
Property Owner	Vankesteren Farms Inc
Location	Tax Map 85-A-60 and 85-A-52
Election District	6, Robert Crockett
Acreage	34 acres
Zoning	General Business, Agricultural
Staff Contact	Sinjin Jones, Code Enforcement Officer - Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The applicant requests to remove the following parcels from the Tasley Agricultural and ForestalDistrict. The site is located at 21073 Fairgrounds Road near Onancock, approximately 2500 west of itsintersection with Greenbush Road, and is on tax parcel 85-A-60. The property is zoned General Businessand Agricultural.

Recommendations:
The Ag and Forestal District Committee recommended approval of this removal at their **January 15, 2026,** meeting**.**
The Staff recommends approval per the AFD Advisory Committee's recommendation.

Staff requests that a public hearing be held on this matter at the April 8, 2026, regular meeting.

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

Number of Attachments & Description: (1) Staff Report

File Attachments

Justin Annis Removal From AFD Staff Report PC 2026.03.11.pdf (3,141 KB)

7. PUBLIC HEARING

Subject :	A. Conduct Public Hearing on amendments to Chapter 106- Zoning to update provisions regulating the Chesapeake Atlantic Preservation Overlay District to incorporate state law resiliency regulations
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	7. PUBLIC HEARING
Type :	

Public Content

Key Points:

On February 11, the Planning Commission authorized a public hearing on this matter at their March 11 regular meeting. The below information is repeated from last month, as no changes were requested or any questions asked of Staff by the Commission and no major changes have been made.

The Planning and Code Administration Divisions have reviewed these changes with the County Attorney.

These amendments to Article XVI of Chapter 106 of the Accomack County Code contain 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.

Background:

Note that the CAPA Overlay applies to the entire County, not just the seaside that directly affects the Chesapeake Bay.

- The proposal deletes Section*106-235. - Resource quality protection plan requirements.*
- Deleted provisions are thoroughly covered in the revised amendment.
- No loss of authority results from the proposed amendment.
- Requirements for encroachments into the RPA become more stringent.
- Water quality impact assessment are still required for encroachments into the RPA.
- The Board of Zoning Appeals is still to hear exceptions requests.

There are two key definitions to highlight:**Resource Protection Area and Resource Management Area.**The full definitions are found on pages 17 and 18 of the attachment.

The RPA has always carried with it higher requirements and scrutiny than he RMA.

The key difference between the RPA and RMA is the location. See chart below.

Feature	Description of Location
RPA	i. tidal wetlands; ii. nontidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow; iii. tidal shores; iv. other lands necessary to protect the quality of state waters; and v. a buffer area of 100 feet in width located adjacent to and landward of the components listed in i) iv) above and along both sides of any water body with perennial flow.
RMA	The resource management area shall be contiguous to the entire inland boundary of the resource protection area. ***In simpler terms, everywhere else.***

There are few new requirements, summarized below.

- Sea level rise now a consideration.
  - Therefore, resiliency assessments for RPA encroachments are now required. See proposed *Section 106-386.1- Resiliency assessment*on page 29.
- Exemptions are now specified for silviculture with Virginia Department of Forestry oversight
- Penalties for violations are now more specifically listed in the ordinance.
  - Civil penalty of $5,000 per day assessed by Accomack County Circuit Court
  - Civil penalty of $10,000 (one time) assessed by the Accomack County Board of Supervisors

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

Number of Attachments & Description:(1) DRAFT CAPA Amendments Language dated 2.17.2026

File Attachments

CAPA Resiliency Amendments Final to PC 2.17.2026.pdf (458 KB)

8. OTHER MATTERS

Subject :	A. Receive update on progress of Duncan Manor application
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points: The Planning Commission received a briefing last month and found that a conditional use permit application needed to accompany the rezoning application. No work session or public hearing was set. As of the preparation of the agenda, the Staff and the applicant were scheduled to in discuss the requirements of the conditional use permit application.

Information from last month's agenda item has been repeated below.

Identification and Location Information

Applicants	Atlantic Group and Associates, Inc. (Chris Carbaugh)
Property Owner	Odachowski Group Inc
Request	To Rezone a total of 55.45 acres from Business and Agriculture to Village Development
Location	35 tax parcels (See Exhibit A- Lot Area Table)
Magisterial District	7- Supervisor Jackie Phillips; Commissioner Lynn Gayle
Acreage	55.45 total
Zoning	Business and Agricultural
Future Land Use Recommendation	Village Development Area
Overlays	CAPA (part)
Adjacent Zoning	Agricultural, Business, Village Development Area
Adjacent Uses	Single Family Residential; Vacant Agricultural/ Proposed Village Development; Medical Office; Personal Services
Density	Overall- **4.04 du/acre** East [163 units / 26.26 acres = **6.20 du/acre**] West [61 units / 29.19 acres = **2.09 du/acre**]
Staff Contact	Leander N. Lee Pambid, CZA, MURP, MPA- Deputy County Administrator Phone: 757-787-5726 | Email: lpambid@co.accomack.va.us

Background

The purpose of this brief is to provide general information regarding the application and to request a work session to go further in-depth.

The developer proposes to rezone 55.45 acres in total between two areas labeled East and West (detailed in the chart above) from Agricultural District and Business District to Village Development District to construct 224 residential units. The proposal includes amenities for the residential community as well as two commercial pads.

This proposed development is preceded by the Coastal Square and Residences rezoning/ conditional use permit and a preliminary plat for the rest of the portion of Duncan Manor not considered in this rezoning request.

The staff has received a traffic impact analysis and a resource quality protection plan. These materials are still under review.

To date, no proffers have been included with the application.

General Project Description

The housing products are itemized as follows:

1. **140 one-over-one townhouses** in 14 buildings or sticks containing 10 units each.
2. **84 single-family dwellings** on lots with a minimum width of 60.

For the West portion of the development, the concept plan features a landscaped berm along Market Street, 3 ponds, and the two commercial pads along Market Street at the intersections of Duncan Manor Road and Fairgrounds Road.

For the East portion of the development, the concept plan features a large pond, community center with park and pool, as well as a vehicular connection to the previously approved Coastal Square and Residences.

Exhibit A: Duncan Manor Lot Area Table

Tax Parcel	Area
Hopkins Farm:	
93D-A-2B	±27.02 AC
Total	***±27.02 AC***
Duncan Manor West:	
93D-4-35	±0.69 AC
93D-4-36	±0.26 AC
93D-4-37	±0.28 AC
93D-4-38	±0.31 AC
93D-4-39	±0.34 AC
93D-4-A	±0.29 AC
Total	***±2.17 AC***
Duncan Manor East:	
93D-4-72	±0.19 AC
93D-4-73	±0.23 AC
93D-4-74	±0.23 AC
93D-4-75	±0.23 AC
93D-4-76	±0.23 AC
93D-4-77	±0.23 AC
93D-4-78	±0.23 AC
93D-4-79	±0.23 AC
93D-4-80	±0.23 AC
93D-4-81	±0.23 AC
93D-4-82	±0.23 AC
93D-4-83	±0.23 AC
93D-4-84	±0.23 AC
93D-4-85	±0.23 AC
93D-4-86	±0.23 AC
93D-4-87	±0.23 AC
93D-4-105	±1.31 AC
93D-4-106	±1.36 AC
93D-4-107	±1.68 AC
93D-4-107A	±0.26 AC
93D-4-108	±1.99 AC
93D-4-109	±2.19 AC
93D-4-110	±2.19 AC
93D-4-111	±2.41 AC
93D-4-112	±2.41 AC
93D-4-113	±2.19 AC
93D-4-114	±2.19 AC
93D-4-RD00 (partial)	±2.40 AC
Total	***±26.26 AC***

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

Number of Attachments & Description: (2) Concept Plan from 2/11/2026 PC agenda for info only; Maps

File Attachments

8A 2 MAPS REZ-000188-2025 Duncan Manor Rezoning VDD 2026-02-11.pdf (3,397 KB)
8A 1 Concept Plan REZ-000188-2025 Duncan Manor Plans 2026-03-11.pdf (4,234 KB)

Subject : B. Receive update on progress of zoning ordinance amendments pertaining to RVs

Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points:

On December 10, the Planning Commission received the below information on a proposed ordinance amendment to regulate RVs and travel trailers.

This initiating resolution passed on November 19, 2025 began the process for studying and discussing ordinance amendments to more specifically address the review and decision process for recreational vehicles and travel trailers. On*November 12 2025*, some statistics and overall considerations were provided. Those considerations are repeated for reference below.

1. public safety;
2. environmental and floodplain protection;
3. waste disposal;
4. density; and
5. the general incompatibility of the proliferation of recreational vehicles/ travel trailers with the County's rural character.

Status as of 3/5/2026:

- As of the publication of this agenda, the Planning and Code Administration Divisions had last met on Thursday, December 4 to begin the study period by listing out the specific issues that would inform the draft regulations.
- The Deputy County Administrator is still reviewing the Staff's contributions and notes from the 12/4 meeting.

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

Number of Attachments & Description: None

Subject :	C. Receive request for a joint Planning Commission/ Board of Supervisors Worksession on Tuesday, 3/24 @ 5: 30pm on the comprehensive plan review/ update
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points:

The Berkley Group, the County's consultant for the Comprehensive Plan, has recommended that we arrange a joint Planning Commission/ Board of Supervisors worksession to introduce and kick-off the comp plan effort. At this meeting,you will be briefed on the projects scope and community engagement plan, and be able to provide feedback regarding your priorities for the plan.

As a reminder, the Countys Comprehensive Plan is a mandatory, long-range policy document required by Virginia Code Section § 15.2-2223. The Plan sets forth the Countys long-term vision, goals, and strategies that will guide its future development, growth, and land use for the next 20 years. It is an extremely important document, and its development will take over a year.

Staff requests that a joint worksession be heldon Tuesday, March 24, 2026, at the Eastern Shore of Virginia Regional Library & Heritage Center located in Parksley, Virginia, at 5:30 PM.

Staff Contact: Chontese Ridley, County Planner

Number of Attachments & Description: No Attachments

Subject :	D. Receive update on former Accomac Library adaptive reuse project (future home of the County's Community and Economic Development Office)
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points:

On September 17, 2025and February 18, 2026, the Public Works and Community and Economic Development Staffs updated the Board on the former Accomac Library Adaptive- Reuse Project. In September, Staff presented the 35% plans, which primarily featured the proposed floorplan, which has now been finalized with the receipt of the 100% plans at the beginning of February.

The original budget is $1,481,530 and $962,102 remains. DPW has a FY27 budget request in for $125,000 to add funds to the project to help cover the unexpected cost of a new septic system (design, permitting and installation).

Progress

Since then, the following activities have taken place.

Activity Date	Activity
11/05/2025	Meeting with interior designer to finalize finishes, materials, and colors for the floor coverings, walls, trims, and doors
11/07/2025	Meeting with architects to discuss building code and trades (Mechanical, Electrical, Plumbing) related issues

11/11/2025	95% plans received
12/10/2025	Meeting with architects on the 95% plans to further discuss building code and trades related issues, but also to consider audio-visual equipment and location options.
02/06/2026	100% plans received from architect and distributed to Staff with comment deadline of **02/20/2026**.
02/18/2026	Progress report to Board of Supervisors

Meeting Room Space Comparison

One item to highlight is a comparison of current and proposed public meeting room sizes, itemized in the below table.

Large Meeting Room #1 **Proposed**	**Large Meeting Room #2** **Proposed**	**Current** **Board Chambers**
1,287 sf	900 sf	630 sf

Next Steps

Following are the next steps:

1. Review of the of the final plans by County end user and building official.
2. Submission of septic system permit to VDH.
3. Architect addresscomments from the Countys 100%review
4. Negotiatepricing from JOC contractor (NOTE: Price negotiations set for beginning of March)
5. Issue a purchase order to contractor
6. Begin construction

Staff anticipates a 7-month construction window beginning in April and ending in December.

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

Number of Attachments & Description: None (See 2/18/2026 BoS agenda item for floor plans)

9. STAFF REPORT

Subject :	A. Subdivision Agent
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
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]

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

Subject :	B. Zoning Administrator
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

The BZA held **8 public hearings** at its regularly scheduled meeting on **March 4, 2025**.

Case #	Description	Location	Ou
SUSE-000190-2025 and VAR-000193-2025	SUP for the placement of two dwellings on a single lot, a Variance of 90' from the 140' minimum separation distance, a Variance of 599 square feet from the 1,200 sq. ft. maximum house size, and a Variance of 37,950 sq. ft. from the 60,000 sq. ft. minimum for lotsin the Agricultural District. (Pitt)	102-6-B4, 28080 Block of Phillips Drive, Melfa	Der
SUSE-000191-2025 and VAR-000194-2025	SUP for the placement of two dwellings on a single lot, a Variance of 90' from the 140' minimum separation distance, a Variance of 599 square feet from the 1,200 sq. ft. maximum house size, and a Variance of 37,950 sq. ft. from the 60,000 sq. ft. minimum for lotsin the Agricultural District. (Pitt)	102-6-B5, 28080 Block of Phillips Drive, Melfa	Der
APPL-	Appeal of the Zoning Administrator's Determinationthat the value of the renovations to the improvements on the property equal or exceed the 50%	83C-1-23 and 83C-1-22,24070	

000168-2025	threshold under Section 106-369 of the Accomack County Zoning Ordinance and that full compliance with the Flood Hazard Overlay District and the Virginia Uniform Statewide Building Code are required.	Tall Pines Drive, Onancock	Def
SUSE-000017-2026	SUP forresidential uses, including single-family dwellings, not as an accessory to an approved use. The applicant intends to constructa single-family dwelling in the General Business District.	28B-2-1, 7400 Block of Wallops Millpond Road	Gra /Co
SUSE-000021-2026	SUP forresidential uses, including single-family dwellings, not as an accessory to an approved use. The applicant intends to constructa single-family dwelling in the General Business District.	94-A-1,21338 Taylor Road, Tasley	Gra /Co
SUSE-000024-2026	SUP for residential uses, including single-family dwellings, not as an accessory to an approved use.The applicant intends to live in an RV while a home is being constructed.	94-A-1,21338 Taylor Road, Tasley	Gra /Co
SUSE-000016-2026	SUP fordwelling, accessory, on lots with a minimum area of 5 acres or on non-conforming lots with a minimum area of 60,000 square feet recorded in the land records as of June 28, 2006. The applicant intends to locate an accessory dwelling on the property.	42-A-58C, 12038 Atlantic Road, Atlantic	Gra /Co
SUSE-000018-2026	SUPfor travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels. The applicant has located an RV on the property for temporary habitation while a home is constructed.	42-A-58C, 12038 Atlantic Road, Atlantic	Gra /Co

The BZA is scheduled to hold **4 public hearings** at its next regularly scheduled meeting on **Wednesday, April 1st**. These cases are pending newspaper advertisement and adjacent property owner notification.

Case #	Description
VAR-000031-2026	Variance from the 150 frontage requirement
SUSE-000032-2026	Temporary Habitation of an RV
VAR-000035-2026	Multiple variances from the 50 front setback
APPL-000168-2025	Appeal of a zoning administrator's decision and varian from Accomack County Code Section 106-369

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

Subject :	C. Deputy County Administrator
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

Deputy County Administrator

- Environmental Planner **Ted Docev** resigned his position, effective February 27.
- **Zachary Enzian** has been hired as Code Enforcement Officer- Building.
  - He is a graduate of North Fort Myers High School and Heavy Equipment Academy in New Hampshire, where he obtained certifications to operate heavy equipment.
  - He is also a veteran of the US Navy, where he served as a patrol officer both stateside and abroad.
  - This completes the recruiting for Code Enforcement Officers for Building Inspections.
- The library rehab project is detailed in a separate agenda item.

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

Number of Attachments & Description: (1) New Staff Memo

File Attachments

9C MEMO 2026-02-17 CommEconDev New Staff Z Enzian PC 3-11.pdf (227 KB)

10. NEXT MEETING

Subject :	A. April 8, 2026
Meeting :	Mar 11, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	10. NEXT MEETING
Type :	

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday, April 8, 2026 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