Wednesday, April 8, 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 :	Apr 8, 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 :	Apr 8, 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 :	Apr 8, 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, March 11, 2026 Regular Planning Commission Minutes
Meeting :	Apr 8, 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: Add Text

File Attachments

PC Minutes 2026.03.11 DRAFT.pdf (340 KB)

4. PUBLIC COMMENT PERIOD

Subject :	A. Description and Rules
Meeting :	Apr 8, 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. Receive Briefing on removal of Tax Map # 108-A-12 from the Agricultural and Forestal District - C. Arthur "Brother" Rutter
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	C. Arthur Brother Rutter
Property Owner	Corratock LLC
Location	Tax Map 108-A-12
Election District	9, C. Reneta Major
Acreage	127 Acres
A&F District	Craddockville
Zoning	Agricultural
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 Craddockville AFD.

Recommendations:

The Ag and Forestal District Committee recommended approval of this removal at their**March 19, 2026,** meeting**.**

Staff requests that a public hearing be heldon thismatter at theMay 13, 2026,regular meeting.

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description:(1) Staff report containing maps.

File Attachments

Brother Rutter AFD Staff Report PC 2026.04.08.pdf (5,753 KB)

Subject :	B. Receive Briefing on removal of Tax Map #(s) 11-A-29A & 11-A-30B from the Agricultural and Forestal District - Shawn Taylor on behalf of Barbara Hatfield
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Shawn Taylor
Property Owner	Barbara J. Hatfield
Location	Tax Maps 11-A-29A, 11-A-30B
Election District	3, Vanessa Kay Johnson
Acreage	26 Acres
A&F District	New Church
Zoning	Agricultural
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@co.accomack.va.us

The applicant requests to remove two parcels from the New Church Agricultural and Forestal District. The parcel is located at 28121 Pitts Creek Road and is tax parcel 11-A-29A and 11-A-30B.

Recommendations:

The Ag and Forestal District Committee recommended approval of this removal at their**March 19, 2026,** meeting**.**
Staff requests that a public hearing be heldon thismatter at theMay 13, 2026,regular meeting.

Staff Contact: Sinjin Jones, Code Enforcement Officer-Zoning

Number of Attachments & Description: (1) Staff Report with Maps.

File Attachments

Shawn Taylor AFD Staff Report PC 2026.04.08.pdf (2,092 KB)

Subject :	C. Receive briefing on companion rezoning proffer amendments and conditional use permit applications for Mariner Farm on Tax Map # 5-A-1
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Identification and Location Information

Applicants/ Inquirer	R2JS LLC (Rajesh Vora and Tim Hearn)
Inquirer Contact	Phone: 410-458-3494 Email: Tim.Hearnproperties@gmail.com
Property Owner	R2JS LLC (Rajesh Vora)
Location	5-A-1
Magisterial District	2- R. DeGeorges, A. Wingfield
Acreage	~24.416 acres
Zoning	Village Development (with Proffers- REZ-000218-2021)

Future Land Use Recommendation	Agriculture
Request	Companion applications for 1) a CUP for a revised layout; and 2) Proffer amendments through the rezoning process.
Overlays	CAPA RMA
Adjacent Zoning	Residential (Accomack Co., Virginia) A1 (Worcester Co., MD)
Adjacent Uses	Vacant single family residential, built single family residential, agricultural, HOA clubhouse/ structure
Staff Contact	Leander N. Lee Pambid, CZA, MURP, MPA, Deputy County Administrator Phone: 757-787-5726 | Email: lpambid@co.accomack.va.us

Background

This report is an initial briefing on applications the Staff received to amend 1) the layout approved with the CUP; and 2) amend the proffers of the rezoning. Both of these were originally considered together as companion cases with approval by the Board of Supervisors on May 18, 2022.

This is for informational purposes only, and Staff respectfully requests a worksession on **Tuesday, April 28, 2026 at a time TBD (6:00pm recommended).**

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

Number of Attachments & Description: (1) Brief containing maps, staff report, applicant's narrative, proffer statement, and conceptual layout.

File Attachments

Brief Mariner Farm CUP and REZ for PC 2026-04-08.pdf (3,788 KB)

7. PUBLIC HEARING

Subject :	A. Removal 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 :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	7. PUBLIC HEARING
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**.**

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

Staff Contact: Sinjin Jones, Code Enforcement Office - Zoning

Number of Attachments & Description:(1) Staff Report

File Attachments

Suzanne Tankard Removal From AFD Staff Report PC 2026.04.08.pdf (9,239 KB)

Subject :	B. Removal of 85-A-60 and 85-A-52 from the Agricultural and Forestal District - Justin Annis on behalf of Vankesteren Farms Inc.
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.

Category :	7. PUBLIC HEARING
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 Contact: Sinjin Jones, Code Enforcement Officer - Zoning

Number of Attachments & Description: (1) Staff Report

File Attachments

Justin Annis Removal From AFD Staff Report PC 2026.04.08.pdf (3,289 KB)

8. OTHER MATTERS

Subject :	A. Continue briefing on Duncan Manor rezoning and conditional use permit application
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points: Per the Commission's observation at their February meeting that a conditional use permit is required for developments creating more than 50 lots in the Village Development District, the developer has submitted an application.

This is for informational purposes only, and Staff respectfully requests a worksession on **Tuesday, April 28, 2026 at a time TBD (6:00pm recommended).**

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: (1) PDF with concept plan and staff maps

File Attachments

MAPS Duncan Manor REZ and CUP for PC 2026-04-08.pdf (7,530 KB)

9. STAFF REPORT

Subject :	A. Subdivision Agent
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting

	7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

Subdivision Agent

No major subdivisions have been submitted requiring the Commission's 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 :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

The BZA held **4 public hearings** at its regularly scheduled meeting on **April 1, 2026**.

Case #	Description	Location	Ou
APPL-000168-2025	Appeal of the Zoning Administrator's Determinationthat the value of the renovations to the improvements on the property equal or exceed the 50% 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 is required. (NKM, Inc.)	83C-1-23 and 83C-1-22,24070 Tall Pines Drive, Onancock	Der
VAR-000031-	150' variance request pursuant to Accomack County Code Section 106-57to create	77-A-132, 21220	Gra w/

2026	a 1.4-acre lot with no road frontage in the Agricultural District (Evans)	Adams Road, Greenbush	con
VAR-000035-2026	Request for multiple variancesfrom the 50 front setback requirement set forth in Accomack County Code Section 106-81to place a manufactured home in the Residential District (Christopher)	13A-2-11, 4320 Horntown Circle, New Church	Gra w/ con
SUSE-000032-2026	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 an RV on the property for temporary habitation while a home is renovated in the Agricultural District. (Ethridge)	68-A-109, 17287 Big Road, Parksley	Gra w/ con

The BZA is scheduled to hold **7 public hearings** at its next regularly scheduled meeting on **Wednesday, May 6, 2026**. These cases are pending newspaper advertisement and adjacent property owner notification.

Case #	Description
SUSE-000040-2026	SUP for an RV for habitation
SUSE-000041-2026	SUP for an accessory structure without a primary structure
VAR-000042-2026	VAR request fora font setback variance
SUSE-000048-2026	SUP for an accessory structure without a primary structure
SUSE-000049-2026	SUP for (2) RVs for habitation
VAR-000050-2026	VAR request for a setback variance
VAR-000053-2026	VAR request for a setback variance

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

Subject :	C. Deputy County Administrator
Meeting :	Apr 8, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

Deputy County Administrator

- Recruitment for the Environmental Planner and Environmental Permit Specialist positions has re-opened.
- The Comprehensive Plan public engagement schedule is still being compiled.

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

Number of Attachments & Description: Add Text

10. NEXT MEETING

Subject :	A. May 13, 2026
Meeting :	Apr 8, 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, May 13, 2026at 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