Wednesday, May 13, 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	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	1. CALL TO ORDER
Type	

Key Points: Routine item to determine attendance.

Staff Contact: Pamela Dix, Administrative Assistant II

Subject	**B. Determination of Quorum**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	1. CALL TO ORDER
Type	

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	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	1. CALL TO ORDER
Type	

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, April 8, 2026 Planning Commission Regular Meeting Minutes**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	3. MINUTES
Type	

Staff Contact: Pamela Dix, Administrative Assistant II

Number of Attachments & Description: One Attachment, Planning Commission Regular Meeting Minutes April 8, 2026

File Attachments
PC Minutes 2026.04.08 DRAFT.pdf (262 KB)

4. PUBLIC COMMENT PERIOD

Subject	**A. Description and Rules**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	4. PUBLIC COMMENT PERIOD
Type	Information, Presentation

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

Subject	**A. No Old Business Scheduled**

Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	5. OLD BUSINESS
Type	

Staff Contact: Leander N. “Lee” Pambid, CZA, MURP, MPA, Deputy County Administrator

6. NEW BUSINESS

Subject	**A. No New Business Scheduled**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	6. NEW BUSINESS
Type	

Staff Contact: Leander N. “Lee” Pambid, CZA, MURP, MPA, Deputy County Administrator

7. PUBLIC HEARING

Subject	**A. C. Arthur "Brother" Rutter - Removal of Tax Map # 108-A-12 from the Agricultural and Forestal District -**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	7. PUBLIC HEARING
Type	

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 Contact: Sinjin Jones, Code Enforcement Officer-Zoning

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

File Attachments
Brother Rutter AFD Staff Report PC 2026.05.13.pdf (5,766 KB)

Subject	**B. Shawn Taylor on behalf of Barbara Hatfield - Removal of Tax Map #(s) 11-A-29A & 11-A-30B from the Agricultural and Forestal District**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	7. PUBLIC HEARING
Type	

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 Contact: Sinjin Jones, Code Enforcement Officer-Zoning

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

File Attachments
Shawn Taylor AFD Staff Report PC 2026.05.013.pdf (2,072 KB)

8. OTHER MATTERS

Subject	**A. REZ-000188-2025 | CUSE-000054-2026 Duncan Manor Village Development Rezoning from Business and Ag to Village Development District and CUP for a Village Development with Waiver Request**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	8. OTHER MATTERS

Type

Key Points:

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 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.

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

Conditional Use Permit

Per Section 106-548(B)(1)(d) which allows for waiver requests to certain Village Development District bulk regulations, the applicant has submitted requests for waivers from village development project size, front and side yard setbacks, agricultural setback, and corner lot minimum width.

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, CZA, MURP, MPA, Deputy County Administrator

Number of Attachments & Description: (1) Packet with attachments, including:

1. Vicinity and aerial maps
2. Applicant conceptual plans
3. Applicant Village Development Report

4. Applicant waiver request and staff waiver matrix

File Attachments
PACKET Duncan Manor Combined REZ - CUSE PC Regular Meeting 2026-05-13 optimized.pdf (31,850 KB)

Subject	**B. REZ-000056-2026 | CUSE-000055-2026 Mariner Farm Village Development Rezoning for a Proffer Amendment and CUP for a Village Development with Waiver Request**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	8. OTHER MATTERS
Type	

Key Points:

Identification and Location Information

Applicants/ Inquirer	R2JS LLC (Rajesh Vora and Tim Hearn)
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 (still with 140 units); 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
Density	**5.73 du/ acre** [140 units / 24.416 acres]
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.

Conditional Use Permit

Per Section 106-548(B)(1)(d) which allows for waiver requests to certain Village Development District bulk regulations, the applicant has submitted requests for waivers from area and density, frontage, and setback requirements, as well as the requirement for two-access points to a public road.

If ultimately approved by the Board of Supervisors, this CUP case will supersede Conditional Use Permit CUSE-000219-2021. The current CUP will expire on May 18, 2026.

A waiver request matrix compiled by Staff is included in the packet.

Rezoning

The applicant has submitted a proffer statement that reduces the number of proffers from 12 to 7. The application does not request a change in the zoning district. Proffers run with the land and do not expire.

A proffer matrix compiled by Staff is included in the packet.

General Project Description

The proposal features many of the same elements as the original project. The unit count remains at 140 townhouses, but this revised layout proposes that each unit be on a fee simple lot for sale. Other changes include:

1. A two-story retail/ office building instead of a one-story building.
2. A parcel for the Greenbackville Volunteer Fire Company.
3. An improved street layout that eliminates a previously proposed cul-de-sac.
4. Overall increase in efficient land use with smaller stormwater ponds and evenly distributed park and open space.
5. Additional parking from the version presented to the Commission in April.
6. Trail network (surface to be determined) added from the version presented in April.

Staff Contact: Leander N. “Lee” Pambid, CZA, MURP, MPA, Deputy County Administrator

Number of Attachments & Description: (1) Packet with attachments, including:

1. Staff maps
2. Applicant conceptual plans
3. Applicant Village Development Report
4. Staff waiver matrix
5. Proffer matrix

File Attachments
PACKET Mariner Farm Combined REZ - CUSE PC Regular Meeting 2026-05-13 optimized.pdf (7,336 KB)

9. STAFF REPORT

Subject	**A. Subdivision Agent**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	9. STAFF REPORT
Type	

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] [public/ private roads] [on-site / municipal utilities]

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

Subject	**B. Zoning Administrator**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	9. STAFF REPORT
Type	

Key Points:

The BZA held **8public hearings** at its regularly scheduled meeting on **Wednesday, May 6, 2026**.

Case #	Description	Location	Outcome
SUSE-000040-2026	SUP 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 placed a shed on the property without a primary structure. This is an after-the-fact application.(Townsend)	42A1-A-3, 9462 Townsend Lane, Atlantic	Granted w/ conditions
SUSE-000041-2026	SUP 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 habitation in the Agricultural District. This was an after-the-fact application. (Townsend)	42A1-A-3, 9462 Townsend Lane, Atlantic	Granted w/ conditions
SUSE-000048-2026	SUP 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 proposes to erect a pole building on the property without a primary structure. (Byrd)	56-6-11, 31000 Block of Cedar Cove, Mappsville	Granted w/ conditions
SUSE-000049-2026	SUP 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 in the Agricultural District. (Stewart)	85-2-4H, 23408 Town Road, Atlantic	Granted w/ conditions
VAR-000042-2026	Applicant requests a variance of 100’ from the 100’ frontage requirement set forth in Accomack County Code Section 106-82, a variance of 7,827 square feet from the 20,000 square foot area requirement for the lot being created, and a variance of 7,827 square feet from the 20,000 square foot requirement for the remainder lot both set for in Accomack County Code Section 106-80(2) in the Residential District. (Lisi)	1502 Bayfront Street, Greenbackville	Denied
VAR-000050-2026	Applicant requests a variance of 30’ from the 50’ front setback requirement set forth in Accomack County Code Section 106-56. The applicant has added a porch to an existing structure that was already encroaching in the front setback in the Agricultural District. (Pettit)	54-A-113B, 26403 Payne Road, Bloxom	Granted w/ conditions

VAR-000053-2026	Applicant requests a variance of 7’ from the 50’ front setback requirement set forth in Accomack County Code Section 106-81. The applicant intends to add a vestibule with bathrooms to the front of the structure and will encroach on the front setback in the Residential & Agricultural District.	75-A-28, at 20632 Deep Creek Road, Onancock	Granted w/ conditions
VAR-000058-2026	Applicant requests a variance pursuant to Accomack County Code Section 106-369(1) and 106-369(2), and specifically, the applicant requests to be excused from the requirement that the house be raised. The applicant has renovated a structure that would need to be brought into compliance with the Floodplain Ordinance because the improvement value exceeds 50% of the value of the house prior to work. The BZA denied the applicant’s appeal of this determination. (Sherman)	83C-1-22 & 23, 24070 Tall Pines Drive, Onancock	Continued

The BZA is scheduled to hold **3 public hearings** at its next regularly scheduled meeting on **Wednesday, June 3, 2026**. These cases are pending newspaper advertisement and adjacent property owner notification.

Case #	Description
SUSE-000059-2026	SUP for a sign not located on the same property as the business
SUSE-000064-2026	SUP for (2) two accessory structures w/o primary
APPL-000063-2026	Scout BESS Appeal

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

Subject	**C. Deputy County Administrator**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	9. STAFF REPORT
Type	

Key Points:

Deputy County Administrator

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

Number of Attachments & Description: Add Text

10. NEXT MEETING

Subject	**A. June 10, 2026**
Meeting	May 13, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category	10. NEXT MEETING
Type	

Key Points: The next regularly scheduled meeting is **Wednesday, June 10, 2026 at 7 pm** in 23296 Courthouse Avenue, Room 104, P.O. Box 388, Accomac, Virginia 23301.

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

Staff Contact: Pamela Dix, Administrative Assistant II

11. ADJOURNMENT