Wednesday, August 5, 2026
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 5, 2026 - 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 5, 2026 - 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, Community & Economic Development

Subject :	C. Consider Allowing Remote Participation of Board Member(s) (if warranted)
Meeting :	Aug 5, 2026 - 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 1, 2026 Regular BZA Meeting
Meeting :	Aug 5, 2026 - 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. July 1, 2026 Meeting Minutes

File Attachments

2026.07.01 July Draft Minutes.docx (124 KB)

4. PUBLIC HEARING(S)

Subject :	A. VAR-000100-2026 - Tyler Watkinson - Side Setback Variance - 1469 Ellis Street, Greenbackville
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Tyler Watkinson
Property Owner	Tyler Watkinson and Nikki Watkinson
Location	1469 Ellis Street, Tax Parcel 5B-A-42
Election District	District 2, Roger Degeorges
Acreage	.70 acres
Zoning	Residential
Future Land Use Recommendation	Agricultural
Overlays	Special Flood Hazard Area (4 BFE)
Adjacent Zoning	Residential

Adjacent Uses	Single Family Dwellings
Staff Contact	Sinjin Jones, Code Enforcement Officer, Zoning 757-787-5711, sjones@accomack.gov

Background

The applicant requests a variance of 1 from the 15 side setback requirement pursuant to Accomack County Code Section 106-83(a). The applicant proposes to construct an addition to the side of the dwelling that is no less than 14 from the side property line. The approximately .25-acre site is located at 1469 Ellis Street in Greenbackville, at the intersection with School Street, and is Tax Parcel # 5B-A-42. The parcel is zoned Residential and is partially located in a Special Flood Hazard Area (4BFE).

Staff recommends deferring this case to allow the applicant to determine how much of a setback is needed. The applicant wishes to add a front porch to the house which may change the amount of a variance needed.

If the BZA elects to vote on this case as is, staff usually does not make recommendations on variances. However, the applicant has not met the required threshold to approved the variance.

If the BZA were to approve this variance, staff recommends the following 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 applicant shall comply with the relevant VDOT and VDH regulations.
4. The applicant shall comply with the relevant RPA and Floodplain regulations.
5. The applicant shall provide a survey of the site showing the property corners and the proposed footprint of the structure. This survey must be staked and certified by a licensed surveyor.
6. A violation of any of these conditions will render the Special Use Permit null and void.

Sinjin Jones, Code Enforcement Officer, Zoning

757-787-5711, sjones@accomack.gov

Number of Attachments & Description: One attachment: Staff report containing site plan, maps and photos.

File Attachments

VAR-000100-2026 Staff Report 2 Optimized.pdf (1,779 KB)

Subject :	B. SUSE-000158-2025 - Larry Kemp Rantz Jr. Four RVs for Habitation - 1400 Block of Mears Station Road, Bloxom
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Larry Kemp Rantz Jr.
Property Owner	Larry Kemp Rantz Jr. and Charlene Rantz
Location	54-A-148A, 14000 Block of Mears Station Road, Bloxom
Election District	4, Jeffrey A. Parks, Sr.
Acreage	Approximately 1.5 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Residential single family, vacant
Staff Contact	Sinjin Jones, Code Enforcement Officer II-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant is requesting a 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 placed 4 travel trailers on the property for hunting purposes. The approximately 1.5-acre site is located at the 14000 Block of Mears Station Road near Bloxom, approximately 500 north of its intersection with Brown Lane and is on Tax Parcel # 54-A-148A. The parcel is zoned Agricultural.

Staff recommends denial of the Special Use permit based on travel trailers not contributing to an attractive and harmonious community and travel trailers not being designed to be located in one location continuously. However, should the BZA grant the variance and the Special Use Permit, Staff suggests the approval be subject to the following **10** conditions:

1. The special use permit will become null and void should the property be sold or transferred.
2. The applicant shall obtain all required permits from the Countys Community and Economic Development Department.
3. The applicant shall be in full compliance with the application and plot plan as submitted.
4. The applicant shall be in full compliance with the application and plot plan as submitted.
5. The approval is only for the member of the hunting club or immediate family.
6. This special use permit expires two years from the date of issuance, pursuant to Section 106-252(4)(e).
7. Short term rental of these trailers is prohibited.
8. The property shall be properly maintained at all times while the travel trailers are onsite.
9. The applicant shall allow the county to make inspections of the site at any time while the special use permit is active.
10. A violation of any of these conditions will render the special use permit null and void.

Staff Contact: Sinjin Jones, Code Enforcement Officer II-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Number of Attachments & Description: One Attachment: Staff report containing maps and site photos.

Staff Recommendation: Add Text

File Attachments

SUSE-000158-2025 Rantz Staff Report Optimized.pdf (1,555 KB)

Subject :	C. SUSE-000175-2025 - Kurt Meyer Accessory Structure Without a Primary 20900 Bayside Road, Onancock
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Kurt Meyer
Property Owner	Kurt Meyer and Angela C. Daughtry
Location	Tax Map # 76B-A-4, 20900 Bayside Road, Onancock
Election District	District 6, Robert Crockett
Acreage	1 acre
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Vacant Land, Dwellings
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant is requesting 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 wishes to construct a pole building on the property as an accessory structure without a primary structure. The approximately 1-acre site is located at 20900 Bayside Road near Onancock and Parksley, approximately 3600 southeast of its intersection with Doe Creek Road and is on Tax Parcel # 76B-A-4. The parcel is zoned Agricultural.

The Staff recommends **APPROVAL** of SUSE-000175-2025.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 4 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 applicant shall comply with the relevant VDOT and VDH regulations.

4. A violation of any of these conditions will render the special use permit null and void.

Staff Contact:

Sinjin Jones, Code Enforcement Officer-Zoning

Phone: 757-787-5711 / Email: sjones@accomack.gov

Number of Attachments & Description: One attachment: Staff report containing maps, site plan, photos and building plans.

File Attachments

SUSE-000175-2026 Staff Report PDF Optimized.pdf (1,481 KB)

Subject :	D. VAR-000095-2026 - Tamekia Veney - Rear Setback Variance - 13163 Bethel Church Road, Bloxom
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Tamekia Veney
Property Owner	Tamekia and Tony Veney
Location	13163 Bethel Church Road, Tax Parcel 54-3-1

Election District	District 5, Calvin Washington
Acreage	.75 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Single Family Dwellings
Staff Contact	Sinjin Jones, Code Enforcement Officer, Zoning 757-787-5711, sjones@accomack.gov

Background

The applicant requests a variance of 12 from the 35 rear setback requirement pursuant to Accomack County Code Section 106-58(b). The applicant proposes to construct an addition to the rear of the dwelling that is 23 from the rear property line. The approximately .75-acre site is located at 13163 Bethel Church Road near Hallwood, approximately 2600 southwest of its intersection with Groton Town Road, and is Tax Parcel # 54-3-1. The parcel is zoned Agricultural.

Staff usually does not make recommendations on variances. However, the applicant has not met the required threshold to approved the variance.

If the BZA were to approve this variance, staff recommends the following 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 applicant shall comply with the relevant VDOT and VDH regulations.
4. The applicant shall provide a survey of the site showing the property corners and the proposed footprint of the structure. This survey must be staked and certified by a licensed surveyor.

5. A violation of any of these conditions shall render the Special Use Permit null and void.

Staff Contact:

Sinjin Jones, Code Enforcement Officer, Zoning

757-787-5711, sjones@accomack.gov

Number of Attachments & Description: One attachment. Staff report containing maps, photos, site plan and building plans.

File Attachments

VAR-000095-2026 Staff Report 2 Optimized.pdf (1,313 KB)

Subject :	E. SUSE-000085-2026 and VAR-000097-2026 - Katrina Selert - Accessory Dwelling - 29550 Saxis Road, Temperanceville
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Katrina Selert
Property Owner	Katrina Selert
Location	41-A-84A, 29550 Saxis Road, Temperanceville
Election District	District 3, Vanessa Kay Johnson
Acreage	1.3 acres
Zoning	Agricultural
Future Land Use	Residential

Recommendation	
Overlays	None
Adjacent Zoning	Agricultural, Commercial, Industrial
Adjacent Uses	Residential, Commercial, Vacant
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant is requesting a special use permit pursuant to Accomack County Code Section 106-53(22) for an accessory dwelling on lots with a minimum area of five acres, or on nonconforming lots with a minimum area of 60,000 square feet recorded in the land records as of June 28, 2006. Further, the applicant is requesting a variance of 104 from the 140 setback distance for multiple dwelling per Accomack County Code Section 106-238. Further, the applicant requests a variance of 256 square feet from the 1200 square foot maximum for accessory dwellings found in Accomack County Code Section 106-1. Further, the applicant requests a variance of 1396 square feet from the 60,000 square foot requirement for lot size found in Accomack County Code Section 106-53(22). The applicant wishes to replace an existing singlewide manufactured home with a doublewide manufactured home, and there is another existing singlewide on the parcel. The approximately 1.3-acre site is located at 29550 Saxis Road near Temperanceville, approximately 2300 west of its intersection with Lankford Highway and is on Tax Parcel # 41-A-84A. The parcel is zoned Agricultural.

Staff recommends approval of SUSE-000085-2026 for Dwelling, accessory, on lots with a minimum area of five acres, or on nonconforming lots with a minimum area of 60,000 square feet recorded in the land records as of June 28, 2006.

Staff does not normally make recommendations on variance cases, however the applicant has not met the threshold of approval for the variance. If the BZA wishes to grant the special use permit and the variances, staff recommends the following 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 applicant shall comply with the relevant VDOT and VDH regulations.
4. The applicant shall provide a survey of the site showing the property corners and the proposed footprint of the structure. This survey must be staked and certified by a licensed surveyor.
5. The site shall be properly maintained at all times until a certificate of occupancy is issued.

6. The applicant shall allow the County to make inspections of the site at any time until a certificate of occupancy is issued.

7. A violation of any of these conditions shall render the Special Use Permit null and void.

Staff Contact:

Sinjin Jones, Code Enforcement Officer-Zoning

Phone: 757-787-5711 / Email: sjones@accomack.gov

Number of Attachments & Description: One attachment. Staff report containing maps, photos, and site plan.

File Attachments

SUSE-000085-2026 and VAR-000097-2026 staff report Optimized.pdf (1,514 KB)

Subject :	F. SUSE-000417-2022 - Wells Gregorie - Revoke Special Use Permit - 19045 Lankford Highway, Parksley
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Wells Gregorie
Property Owner	Two Haitian Brothers LLC
Location	Tax Map # 79-A-17A, 19045 Lankford Highway
Election District	District 5, Calvin Washington Sr.
Acreage	1.79 Acres
Zoning	Agricultural

Future Land Use Recommendation	Residential Area
Overlays	None
Adjacent Zoning	Residential, Agricultural
Adjacent Uses	Commercial, Vacant Land
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

On November 2, 2022, SUSE-000417-2022 was approved for light industry in the agricultural district for use as an auto repair facility. The Special Use Permit was approved with the following conditions:

1. The fence that is located on the parcel must be completed and maintained and the vehicles that are unlicensed and not being immediately repaired shall be kept inside the garage or inside the fenced area and be parked out front.

2. No more than five (5) unlicensed vehicles may be stored on the parcel at any one time and the storage of junk vehicles for parts is prohibited.

The applicant has been operating an auto repair shop in violation of these conditions.

As of a recent site visit, there were 85 unregistered and unlicensed vehicles on the parcel. Some of these vehicles are missing engines, transmissions and other components making them junk vehicles. None appear to be operable. There are also spare engines out in the elements and leaking oil into the ground. Some of the vehicles are also leaking oil and other fluids into the ground. The presence of over 5 unlicensed vehicles violates a condition of the special use permit. Also, this is presently an automobile graveyard, which is not an allowed use.

The fence surrounding the rear of the property is incomplete. This also is a violation of the special use permit. Applicant was actively working on the fence.

Staff Contact:

Sinjin Jones, Code Enforcement Officer-Zoning

Phone: 757-787-5711 / Email: sjones@accomack.gov

Number of Attachments & Description: One attachment. Staff report containing maps and photos.

File Attachments

SUSE-000417-2022 Staff Report Packet Optimized.pdf (586 KB)

5. OTHER MATTERS

Subject :	A. Adoption of Rules Of Procedure
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points:

The Board of Zoning Appeals heard a revision to the Rules Of Procedure to incorporate the remote participation policy.

Staff recommends that at the September meeting the BZA votes to adopt the Rules of Procedure with the updates.

Staff Contact: Sinjin Jones - Code Enforcement Officer - Zoning - 757-787-5711/ sjones@accomack.gov

Number of Attachments & Description: Draft Rules Of Procedure

File Attachments

BZA Rules of Procedure-Draft Revision 7.15.24.pdf (198 KB)

Subject :	B. Election of Secretary
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. OTHER MATTERS
Type :	

Public Content

Key Points:

The Board of Zoning Appeals needs to elect a secretary. The secretary can be a member of the Board Of Zoning Appeals or County Staff. Staff recommends a vote at the September meeting.

Staff Contact: Sinjin Jones - Code Enforcement Officer- Zoning - 757-787-5711/sjones@accomack.gov

Subject :	C. Staff Report
Meeting :	Aug 5, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category :	5. OTHER MATTERS
Type :	

Public Content

Subdivision Agent

Zoning Administrator

Deputy County Administrator

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

6. NEXT MEETING

Subject :	A. September 2, 2026
Meeting :	Aug 5, 2026 - 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 2, 2026,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

Number of Attachments & Description: No attachment.

7. ADJOURNMENT