

Wednesday, September 2, 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 : Sep 2, 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 : Sep 2, 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 : Sep 2, 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 August 5, 2026 Regular BZA Meeting
Meeting :	Sep 2, 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, Building, Community & Economic Development

Number of Attachments & Description: One attachment, BZA Meeting Minutes

File Attachments

[2026.08.05 August Draft Minutes.docx \(133 KB\)](#)

4. PUBLIC HEARING(S)

Subject : A. VAR-000128-2026 - Roxanne Stephens Multiple Variances - 8263 Atlantic Road

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Identification and Location Information

Applicant	Roxanne Stephens
Property Owner	Roxanne Stephens
Location	8263 Atlantic Road, Tax Map # 28C2-A-2
Election District	District 2, Roger L. Degeorges
Acreage	2.14 acres
Zoning	Agricultural
Future Land Use Recommendation	Village Development Area
Overlays	None
Adjacent Zoning	Agricultural, Residential, General Business

Adjacent Uses	Agricultural, Residential, Commercial
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant requests variances of 4.4 acres and 3.47 acres from the 5-acre area requirement pursuant to Accomack County Code Section 106-55(a). Further, the applicant requests a variance of 150 from the 150 frontage requirement pursuant to Accomack County Code Section 106-57. Further, the applicant requests variances of 49.03 and 44 from the 50 front setback requirement pursuant to Accomack County Code Section 106-56. The applicant proposes to subdivide an existing parcel into two parcels. The approximately 2.14-acre site is located at 8263 Atlantic Road near Wallops Island, approximately 450 south of its intersection with Chincoteague Road, and is Tax Parcel # 28C2-A-2. The parcel is zoned Agricultural.

Recommendation

Staff recommends deferring the case to the October BZA hearing. After further review additional variances are required for this application.

Staff does not usually make recommendations for variance cases; however, the applicant has not met the threshold of approval for the variance.

Should the BZA approve the variance, staff recommends the following conditions,

1. The applicant shall be in full compliance with the application and narrative as submitted.
2. The applicant shall comply with VDH, VDOT and County regulations for the split of the parcel.
3. The applicant shall apply for a subdivision review with the County.
4. A violation of any of these conditions shall render the variance 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. Packet containing maps, site plan, and building plans.

File Attachments

[VAR-000128-2026 Staff Report Draft PDF Optimized.pdf \(3,417 KB\)](#)

Subject :

B. VAR-000100-2026 - Tyler Watkinson - Side Setback
Variance - 1469 Ellis Street, Greenbackville

Meeting :

Sep 2, 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 6 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 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 2.pdf \(2,792 KB\)](#)

Subject : C. SUSE-000135-2026 - Short Rows LLC - Tower Over 100' -28100 Block of Littleton Road, Nelsonia

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Key Points:

Identification and Location Information

Applicant	The Towers, LLC and Cellco Partnership
Property Owner	Short Rows LLC

Location	69-A-104, 28100 Block of Littleton Road, Nelsonia
Election District	District 5, Calvin L. Washington Sr.
Acreage	141 Acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Agricultural, Residential
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant requests a special use permit pursuant to Accomack County Code Section 106-53(26) for antennas and towers over 100 in height. The applicant proposes to construct a 199 tower in the Agricultural district. The approximately 141-acre site is located at the 28100 block of Littleton Road near Nelsonia, approximately 2000 east of its intersection with Lankford Highway and is on Tax Parcel # 69-A-104. The parcel is zoned Agricultural.

Recommendation

Staff recommends approval of SUSE-000135-2026.

Should the BZA approved the special use permit, the staff recommends the following conditions:

1. The applicant shall apply for a building permit with the countys Community and Economic Development Department.
2. The applicant shall comply with the relevant Virginia Department of Health and Virginia Department of Transportation regulations.

3. The building application shall be consistent with this application.
4. The property shall be properly maintained while the structure is being constructed and shall not be allowed to fall into disrepair after construction.
5. The applicant shall comply with Section 106-237 as it relates to tower regulations.
6. The Special Use Permit is valid for two years.
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. Packet containing maps, site plan, and building plans.

File Attachments

[SUSE-000135-2026 Staff Report Draft PDF Optimized.pdf \(8,052 KB\)](#)

Subject : D. SUSE-000136-2026 - William Custis Smith - Tower Over 100' -12200 Block of Bethel Church Road, Hallwood

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Identification and Location Information

Applicant	The Towers, LLC and Cellco Partnership
Property Owner	William Custis Smith
Location	54-A-209, 12200 Block of Bethel Church Road, Hallwood
Election District	District 4, Jeffrey A. Parks, Sr.
Acreage	31 Acres

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

Background

The applicant requests a special use permit pursuant to Accomack County Code Section 106-53(26) for antennas and towers over 100 in height. The applicant proposes to construct a 199 tower in the Agricultural district. The approximately 31-acre site is located at the 12200 block of Bethel Church Road near Hallwood, approximately 1000 south of its intersection with Main Street and is on Tax Parcel # 54-A-209. The parcel is zoned Agricultural.

Recommendation

Staff recommends approval of SUSE-000136-2026.

Should the BZA approved the special use permit, the staff recommends the following conditions:

1. The applicant shall apply for a building permit with the countys Community and Economic Development Department.
2. The applicant shall comply with the relevant Virginia Department of Health and Virginia Department of Transportation regulations.
3. The building application shall be consistent with this application.
4. The property shall be properly maintained while the structure is being constructed and shall not be allowed to fall into disrepair after construction.
5. The applicant shall comply with Section 106-237 as it relates to tower regulations.

6. The Special Use Permit is valid for two years.

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. Packet containing maps, site plan, and building plans.

File Attachments

[SUSE-000136-2026 Staff Report Optimized.pdf \(7,470 KB\)](#)

Subject : E. SUSE-000113-2026 - David Chin Accessory Structure w /o Primary - 9300 Block of Scarboroughs Neck Road

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Key Points:

Identification and Location Information

Applicant	David Chin
Property Owner	David Chin and Teresa Chin
Location	Tax Parcel # 116-2-C, 9300 Block of Scarboroughs Neck Road
Election District	District 9, C. Reneta Major
Acreage	3.32 acres
Zoning	Agricultural

Future Land Use Recommendation	Agricultural
Overlays	Floodplain (4 BFE)
Adjacent Zoning	Agricultural
Adjacent Uses	Single Family Dwellings
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant requests 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 proposes to construct an accessory structure without a primary structure. The approximately 3.32-acre site is located at the 9300 Block of Scarboroughs Neck Road near Craddockville, approximately 400 east of its intersection with Ortley Lane and is on Tax Parcel 116-2-C. The parcel is zoned Agricultural and is partially located in a Special Flood Hazard Area (4BFE).

Recommendation

The Staff recommends **Approval** of SUSE-000113-2026.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 7 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 allow the County to make inspections of the site until the certificate of completion is issued.
4. The applicant shall comply with the relevant VDOT and VDH regulations.
5. The property shall be properly maintained at all times while the special use permit is active.
6. The applicant shall comply with the relevant floodplain regulations if required.
7. 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 and site photos.

File Attachments

[SUSE-000113-2026 Staff Report PDF Optimized.pdf \(9,103 KB\)](#)

Subject : F. VAR-000125-2026 - Jeff Matthews Area and Frontage Variance - 9511 Atlantic Road, Atlantic

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Key Points:**Identification and Location Information**

Applicant	Jeff Matthews
Property Owner	Jeff Matthews
Location	9511 Atlantic Road, Tax Map # 42-A-108A
Election District	District 2, Roger Degeorges
Acreage	1.38
Zoning	Agricultural, Residential
Future Land Use	Village Development Area

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

Background

The applicant requests a variance of 31 from the 150 frontage requirement pursuant to Accomack County Code Section 106-57. Further, the applicant requests a variance of 4.45 acres and 4.17 acres from the 5-acre requirement pursuant to Accomack County Code Section 106-55. The applicant proposes to subdivide an existing parcel into two parcels. The approximately 1.38-acre site is located at 9511 Atlantic Road near Atlantic, approximately 300 north of its intersection with Nocks Landing Road, and is Tax Parcel # 42-A-108A. The parcel is zoned Residential and Agricultural, and there are two single family residences on the parcel.

Recommendation

Staff does not usually make recommendations for variance cases; however, the applicant has not met the threshold of approval for the variance.

Should the BZA approve the variance, staff recommends the following conditions,

1. The applicant shall be in full compliance with the application and narrative as submitted.
2. The applicant shall comply with the relevant VDH, VDOT and County regulations for the split of the parcel.
3. The applicant shall apply for and be approved for a subdivision.
4. A violation of any of these conditions shall render the variance 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 and site photos.

File Attachments

[VAR-000125-2026 Staff Report PDF Optimized.pdf \(1,573 KB\)](#)

Subject :

G. SUSE-000119-2026 - Khaleel Thajudeen Community Garden - 35495 Walter Street, Quinby

Meeting :

Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category :

4. PUBLIC HEARING(S)

Type :

Public Content

Key Points:

Identification and Location Information

Applicant	Khaleel Thajudeen
Property Owner	Khaleel Thajudeen
Location	Tax Parcel # 121B-2-1 and 121B-2-2, 35495 Walter Street, Quinby
Election District	District 8, Donald L. Hart Jr
Acreage	.50 acres
Zoning	Residential
Future Land Use Recommendation	Agricultural
Overlays	none
Adjacent Zoning	Residential
Adjacent Uses	Single Family Dwellings

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

The applicant requests a special use permit pursuant to Accomack County Code Section 106-78(a)(12) for any use of land and/or any permanent or temporary location of any type of building or facility thereon which is not specifically permitted within this chapter. The applicant proposes to use the land as a community garden with leased beds. The approximately .50-acre site is located at 35495 Walter Street near Quinby, approximately 50 south of its intersection with Crockett Street and is on Tax Parcels 121B-2-1 and 121B-2-2. The parcel is zoned Residential. The shed on the site plan is not part of this special use permit application.

Recommendation

The Staff recommends **DENIAL** of SUSE-000119-2026 based on the use adversely impacting the nature of the surrounding neighborhood.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 7 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 allow the County to make inspections of the site while the special use permit is issued.
4. The applicant shall comply with the relevant VDOT and VDH regulations.
5. The property shall be properly maintained at all times while the special use permit is active.
6. The applicant shall submit a parking plan showing how the flow of traffic to and from the site will be handled.
7. 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 and site photos.

File Attachments

[SUSE-000119-2026 Staff Report PDF Optimized.pdf \(3,031 KB\)](#)

Subject : H. SUSE-000134-2026 - Edward Meyers - Accessory Structures w/o Primary -32000 Block of Scarlet Drive

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Identification and Location Information

Applicant	Edward Meyers
Property Owner	Edward Meyers
Location	Tax Parcel # 28-3-16, 32000 Block of Scarlet Drive
Election District	District 3, Vanessa Kay Johnson
Acreage	3.44 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 Phone: 757-787-5711 / Email: sjones@accomack.gov
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Background

The applicant requests 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 has placed two accessory structures on the parcel without a primary structure. The approximately 3.44-acre site is located at the 32000 Block of Scarlet Drive near Wallops Island, approximately 400 west of its intersection with Azalea Lane and is on Tax Parcel 28-3-16. The parcel is zoned Agricultural. This is an after the fact application. There is a third accessory structure on the parcel and this structure was mistakenly given a C.O. in 2019.

The Staff recommends **Approval** of SUSE-000134-2026.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 7 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 allow the County to make inspections of the site until the certificate of completion is issued.
4. The applicant shall comply with the relevant VDOT and VDH regulations.
5. The property shall be properly maintained at all times while the special use permit is active.
6. The applicant shall comply with the relevant floodplain regulations if required.
7. 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. Packet containing maps, site plan, and building plans.

File Attachments

[SUSE-000134-2026 Staff Report Optimized.pdf \(1,195 KB\)](#)

Subject : I. SUSE-000124-2026 - Amy Jordan - Agritourism
Location - 8005 Hickman Farm Road, Wallops Island

Meeting : Sep 2, 2026 - Board of Zoning Appeals Meeting 10 a.m.

Category : 4. PUBLIC HEARING(S)

Type :

Public Content

Identification and Location Information

Applicant	Amy Jordan, Anna Wislocky, Alexander Benitez
Property Owner	James Beach
Location	Tax Parcel # 28A-A-24, 8005 Hickman Farm Road, Wallops Island
Election District	District 1, William J. Tarr
Acreage	33 acres
Zoning	Residential, General Business
Future Land Use Recommendation	Industrial Area
Overlays	none
Adjacent Zoning	Residential, General Business
Adjacent Uses	Single Family Dwellings
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant requests a special use permit pursuant to Accomack County Code Section 106-78(a)(12) for any use of land and/or any permanent or temporary location of any type of building or facility thereon which is not specifically permitted within this chapter. The applicant proposes to use the land as a recreation and agritourism business. The approximately 33.22-acre site is located at 8005 Hickman Farm Road near Wallops Island, approximately 600 north of its intersection with Chincoteague Road and is on Tax Parcel # 28A-A-24. The parcel is zoned Residential and General Business with the full scope of the project being located in the Residential District.

The applicant is seeking a business use limited to a playground, corn maze, petting zoo, café, child play area, leased grazing land, sand pit, and fenced goat and chicken habitats as shown on the site plan. The applicant is not seeking RV campsites as part of this application.

The Staff recommends **DENIAL** of SUSE-000124-2026 based on the use adversely impacting the nature of the surrounding neighborhood and the excess traffic this use could create on a private road.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 6 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 allow the County to make inspections of the site while the special use permit is issued.
4. The applicant shall comply with the relevant VDOT and VDH regulations.
5. The property shall be properly maintained at all times while the special use permit is active.
6. The applicant shall submit a parking plan showing how the flow of traffic to and from the site will be handled.
7. The applicant shall submit an engineered site plan showing the various aspects of the project for the County to approve.
8. This use shall be restricted to hours of operation between 10 AM and 6 PM.
9. 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. Packet containing maps, site plan, and building plans.

File Attachments

[SUSE-000124-2026 Staff Report Optimized.pdf \(6,044 KB\)](#)

5. OTHER MATTERS

Subject :	A. Adoption of Rules Of Procedure
Meeting :	Sep 2, 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 :	Sep 2, 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 : Sep 2, 2026 - Board of Zoning Appeals Meeting
10 a.m.
Category : 5. OTHER MATTERS
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]
XXXX-#####-####	X	Preliminary/ Final plat] # acre site, # of lots, [tax parcel #], [general location / municipal utilities]
XXXX-#####-####	X	Preliminary/ Final plat] # acre site, # of lots, [tax parcel #], [general location / municipal utilities]

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

Zoning Administrator

The BZA held # **public hearings** at its regularly scheduled meeting on **Month Date with BoardDocs Link to meeting**.

Case #	Description	Location	Outcome
VAR-000682-2024	32 Variance to 50 Front Yard Setback in the Residential District (Farlow)	121-A-66, 20200 Block of Bundick Lane, Quinby	Granted conditionally
SUSE-000680-2024	SUP for an accessory structure without primary structure in Residential District (Farlow)	121-A-66, 20200 Block of Bundick Lane, Quinby	Granted conditionally
VAR-000681-2024	9.1 Variance to both 15 Side Yard Setbacks in the Agricultural District (Sanchez)	109A-A-20, 14101 Linhaven Circle, Painter	Granted conditionally

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

Case #	Description
SUSE-000683-2024	SUP for an RV while house is under construction
SUSE-000685-2024	SUP for an RV while house is under construction
SUSE-000686-2024	SUP for retail/ restaurant operation in the Agricultural District
SUSE-000689-2024	SUP for an accessory structure without primary structure
SUSE-000697-2024	SUP for an accessory structure without primary structure

Deputy County Administrator

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

Number of Attachments & Description: Add Text

6. NEXT MEETING

Subject : A. October 7, 2026

Meeting : Sep 2, 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, October 7, 2026 at 10 am** in 23296 Courthouse Avenue, Room 104, P.O. Box 388, Accomack, Virginia 23301.

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

Staff Contact: Pamela Dix, Administrative Assistant II

7. ADJOURNMENT
