Wednesday, October 7, 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 :	Oct 7, 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 :	Oct 7, 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 :	Oct 7, 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 September 2, 2026 Regular BZA Meeting
Meeting :	Oct 7, 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, September 2, 2026, BZA Regular Meeting Minutes

File Attachments

2026.09.02 September Draft Minutes.docx (159 KB)

4. DEFERRED CASES

Subject :	A. VAR-000128-2026 - Roxanne Stephens Multiple Variances - 8263 Atlantic Road
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. DEFERRED CASES
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 4.39 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 and a variance of 3.97 from the 5 rear setback requirement for accessory structures pursuant to Accomack County Code Section 106-58(b). 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 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 Optimized.pdf (3,416 KB)

Subject :	B. SUSE-000136-2026 - William Custis Smith - Tower Over 100' -12200 Block of Bethel Church Road, Hallwood
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. DEFERRED CASES
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 Draft Optimized.pdf (7,456 KB)

Subject :	C. SUSE-000119-2026 - Khaleel Thajudeen Community Garden - 35495 Walter Street, Quinby
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	4. DEFERRED CASES
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

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 2.pdf (5,655 KB)

5. PUBLIC HEARING(S)

Subject :	A. SUSE-000155-2026 - Assawoman Properties LLC - Accessory Structure Without a Primay - 15300 Block of Hog Neck Road
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Assawoman Properties LLC
Property Owner	Assawoman Properties LLC
Location	Tax Map # 70-A-143, 15300 Block of Hog Neck Road, Nelsonia
Election District	District 2, Roger DeGeorges
Acreage	338 Acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural, Conservation Area
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(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 place an accessory structure on the property without a primary structure. The approximately 338-acre site is located in the 15300 block of Hog Neck Road near Nelsonia, approximately 2000 feet south of its intersection with Metompkin Road and is tax parcel #70-A-143. The property is zoned Agricultural and located in a Special Flood Hazard Area. (9BFE, 8BFE)

The Staff recommends **APPROVAL** of SUSE-000155-2026.

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 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. 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-000155-2026 Staff Report PDFOptimized.pdf (1,361 KB)

Subject :	B. SUSE-000158-2026 - David and Angelika Cook - Temporary Habitation of an RV - 24077 Tall Pines Drive, Onancock
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	David and Angelika Cook

Property Owner	David and Angelika Cook
Location	83C-1-30, 83C-1-31, 24077 Tall Pines Drive, Onancock
Election District	7, H. Jackie Phillips
Acreage	.91 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	RPA, Special Flood Hazard Area (6BFE)
Adjacent Zoning	Agricultural
Adjacent Uses	Single Family Dwellings.
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

The applicant requests a special use permit pursuant to Accomack County Code Section 106-53(14), which permits travel trailers located outside of travel trailer parks, which are to be occupied for habitation. The applicant wishes to temporarily place a travel trailer on the parcel while building a new home. The 0.91-acre site is located at 24077 Tall Pines Drive near Onancock, approximately 425 feet east of its intersection with Little Mimosa Drive and is tax parcels #83C-1-30 and 83C-1-31. The property is zoned Agricultural, is located in a Special Flood Hazard Area (6BFE) and is located in a Resource Protection Area.

The Staff recommends **approval** of SUSE-000158-2026, a Special Use Permit pursuant to Accomack County Code Section Section 106-53(14) for travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels.

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 special use permit shall become null and void should the property be sold or transferred.
4. The approval is for one unit and is only for the applicant or his family. A violation of this condition shall render the special use permit null and void.
5. This special use permit shall either expire one year after the issuance of the Special Use Permit or when the certificate of occupancy is issued, whichever occurs first.
6. The approval does not include short-term rental of the site. A violation of this condition shall render the special use permit null and void.
7. The property shall be properly maintained at all times while the travel trailer is onsite.

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-000158-2026 Staff Report PDF Optimized.pdf (4,515 KB)

Subject :	C. SUSE-000154-2026 - Albert and Julie Cicioni - Accessory Structure without a Primary - 15145 Russell Drive, East Point
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Albert and Julie Cicioni
Property Owner	Albert and Julie Cicioni
Location	Tax Map # 83B-2-D-3, 15145 Russell Drive

Election District	District 7, H. Jackie Phillips
Acreage	.20 acres
Zoning	Residential
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Residential, Agricultural
Adjacent Uses	Agricultural, Residential
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

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 intends to place an accessory structure on the property without a primary structure. The approximately .20-acre site is located at 15145 Russell Drive, East Point, approximately 100 feet east of its intersection with Bayview Street and is tax parcel #83B-2-D-3. The property is zoned Residential, is located in a Special Flood Hazard Area (6BFE, 8BFE) and is located in a Resource Protection Area.

The Staff recommends **APPROVAL** of SUSE-000154-2026.

If the Board of Zoning Appeals approves this Special Use Permit, we recommend the following 9 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. A violation of any of these conditions will render the special use permit null and void.

7. The applicant shall comply with the relevant floodplain regulations.

8. The RV that is on the site shall not be used for habitation.

9 The container that is located on the site shall be removed within 6 months of approval of the special use permit.

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-000154-2026 Staff Report PDF Optimized.pdf (1,744 KB)

Subject :	D. SUSE-000153-2026 and VAR-000147-2026 - Mark Macaione - Accessory Dwelling With Variances - 5775 Neal Parker Road, Withams
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Betty Sewell
Property Owner	Mark Macaione
Location	10-A-35A, 5775 Neal Parker Road, Withams

Election District	District 3, Vanessa Kay Johnson
Acreage	4.32 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Agricultural
Adjacent Uses	Residential, Agricultural
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

The applicant requests a special use permit pursuant to Accomack County Code Section 106-53(22) for an accessory dwelling. Further, the applicant requests a variance of 144 square feet from the 1200 square foot maximum for accessory dwellings pursuant to Accomack County Code Section 106-1. Further, the applicant requests a variance of 75 from the 140 setback distance between dwellings set forth in Accomack County Code Section 106-238. The approximately 4.32-acre site is located at 5775 Neal Parker Road near Withams, approximately 600 northwest of its intersection with Burton Road and is tax parcel # 10-A-35A. The property is zoned Agricultural.

Staff recommends approval of SUSE-000153-2026 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.

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, site plan and site photos.

File Attachments

SUSE-000153-2026 and VAR-000147-2026 staff report draft 2 PDF Optimized.pdf (2,024 KB)

Subject :	E. VAR-000145-2026 - Cathy Salamone - Side and Rear Setback Variances - 12040 Block of Hummingbird Lane, Painter
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Cathy Salamone
Property Owner	Eugene Singer
Location	12040 Block of Hummingbird Lane, Tax Map # 109D-2-C-5
Election District	District 9, C. Reneta Major

Acreage	.27 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 757-787-5711, sjones@accomack.gov

The applicant requests variances of 2.97 and 1.92 from the 15 side setback requirement pursuant to Accomack County Code Section 106-83(a). Further, the applicant requests a variance of 4 from the 35 rear setback requirement pursuant to Accomack County Code Section 106-83(b). The approximately .27-acre site is located at the 12040 block of Hummingbird Lane near Painter, approximately 240 southwest of its intersection with Curratuck Road and is tax parcel # 109D-2-C-5. The property is zoned Residential.

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 apply for a building permit with the Countys Community and Economic Development Department.
2. The applicant shall comply with the relevant VDH and VDOT requirements.
3. The applicant shall have the property staked at the property corners and the proposed location of the dwelling. A certificate confirming the accuracy of the stakes shall be provided by a licensed surveyor.
4. The applicant shall allow the County to make regular inspections of the property until a certificate of occupancy is issued.
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

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-000145-2026 Staff Report PDF Optimized.pdf (1,849 KB)

Subject :	F. SUSE-000150-2026 - Edward and Autumn Chalabala - Habitation of an RV - 24300 Block of Joynes Lane, Cashville
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Edward and Autumn Chalabala
Property Owner	Edward and Autumn Chalabala
Location	24300 Block of Joynes Lane, Tax Map 91-A-184B
Election District	District 7, H. Jackie Phillips
Acreage	12 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None

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

The applicants request 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 the storage of chattels. The applicants have placed a travel trailer on the parcel driving planning and construction of a single-family residence on the parcel. The approximately 12-acre site is located in the 24300 block of Joynes Lane near Cashville, approximately 1000 feet north of its intersection with Broadway Road and is tax parcel #91-A-184B. The property is zoned Agricultural, is located in a Special Flood Hazard Area (6BFE) and is located in a Resource Protection Area. This is an after-the-fact application.

Staff recommends denial of SUSE-000150-2026 based on travel trailers adversely impacting the surrounding area and the potential detriment to adjoining parcels property values.

If the BZA votes to approve the special use permit, staff recommends the following conditions:

1. The applicants shall obtain all required permits from the Countys Community and Economic Development Department.
2. The applicants shall be in full compliance with the application and plot plan as submitted.
3. The special use permit shall become null and void should the property be sold or transferred.
4. The approval is for one unit and is only for the applicants.
5. This special use permit shall expire the earlier of one year from the date of issuance or the issuance of a certificate of occupancy for a single family residence on this parcel.
6. The approval does not include short-term rental of the site.
7. The property shall be properly maintained at all times while the travel trailer is on-site.
8. The applicants shall allow the county to perform inspections of the site at any time while the special use permit is active.
9. The applicant shall comply with Section 106-367(4)(b) of the Accomack County Zoning Ordinance, which provides that the travel trailer be anchored, have quick disconnect utilities and be removed every 180 days among other requirements.
10. 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, site plan and site photos.

File Attachments

SUSE-000150-2026 Staff Report PDF Optimized.pdf (4,431 KB)

Subject :	G. SUSE-000151-2026 - Edward and Autumn Chalabala - Accessory Structures Without a Primary - 24300 Block of Joynes Lane, Cashville
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Edward and Autumn Chalabala
Property Owner	Edward and Autumn Chalabala
Location	24300 Block of Joynes Lane, Tax Map 91-A-184B
Election District	District 7, H. Jackie Phillips
Acreage	12 acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None
Adjacent Zoning	Residential, Agricultural
Adjacent Uses	Residential, Agricultural

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

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 multiple accessory structures without a primary structure. The approximately 12-acre site is located in the 24300 block of Joynes Lane near Cashville, approximately 1000 feet north of its intersection with Broadway Road and is tax parcel #91-A-184B. The property is zoned Agricultural, is located in a Special Flood Hazard Area (6BFE) and is located in a Resource Protection Area. This is an after-the-fact application.

The Staff recommends **APPROVAL** of SUSE-000151-2026.

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 except that if any structure is in the RPA it must be moved out.

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

7. The applicant shall comply with the relevant floodplain regulations.

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-000151-2026 Staff Report PDF Optimized.pdf (20,386 KB)

6. OTHER MATTERS

Subject :	A. Staff Report
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	6. 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	Outcor
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 condition
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 condition
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 condition

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

7. NEXT MEETING

Subject :	A. November 4, 2026
Meeting :	Oct 7, 2026 - Board of Zoning Appeals Meeting 10 a.m.
Category :	7. NEXT MEETING
Type :	

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday, November 4, 2026at 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

8. ADJOURNMENT