Wednesday, November 4, 2026
Board of Zoning Appeals Meeting
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 :	Nov 4, 2026 - Board of Zoning Appeals Meeting
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 :	Nov 4, 2026 - Board of Zoning Appeals Meeting
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 :	Nov 4, 2026 - Board of Zoning Appeals Meeting
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 October 7, 2026 Regular BZA Meeting
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
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, October 7, 2026 BZA Meeting Minutes

File Attachments

2026.10.07 October Draft Minutes.docx (162 KB)

4. DEFERRED CASES

Subject :	A. SUSE-000154-2026 and APPL-000175-2026 - Albert and Julie Cicioni - Accessory Structure Without a Primary - 15145 Russell Drive
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	4. DEFERRED CASES
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

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 intends to place an accessory structure on the property without a primary structure. Further the applicant is requesting an exception to the Chesapeake Preservation Area Buffer pursuant to Accomack County Code Section 106-389 to place an accessory structure 10 feet inside the buffer for 160 square feet of encroachment. 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.

Staff does not make recommendations on exceptions. However, the applicant has not met all of the requirements as this is a self-created hardship.

If the Board of Zoning Appeals approves this Special Use Permit and Exception, 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.The container that is located on the site shall be removed within 6 months of approval of the special use permit.

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

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

9A 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 photos application and site plan.

File Attachments

SUSE-000154-2026 Staff Report 2 Optimzed.pdf (1,853 KB)

5. PUBLIC HEARING(S)

Subject :	A. VAR-000179-2026 - Hampton Roads Sanitation District - Front Setback Variance - 23656 North Street, Onancock
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Hampton Roads Sanitation District
Property Owner	Hampton Roads Sanitation District
Location	Tax Map # 85-2-5, 23656 North Street, Onancock
Election District	7, H. Jackie Phillips
Acreage	7 Acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural

Overlays	Special Flood Hazard Area (6BFE), Chesapeake Bay Preservation Area
Adjacent Zoning	Agricultural, Town of Onancock
Adjacent Uses	Residential, Commercial
Staff Contact	Sinjin Jones, Code Enforcement Officer-Zoning Phone: 757-787-5711 / Email: sjones@accomack.gov

Background

The applicant requests a variance of 26 from the 50 front setback requirement pursuant to Accomack County Code Section 106-56. The applicant proposes to place two accessory structures that encroach into the front setback. The approximately 7-acre site is located at the 23656 North Street near Onancock, approximately 633 south of its intersection with Hermitage Road and is tax parcel 85-2-5. The property is zoned agricultural, is located in a resource protection area and is located in a special flood hazard area 6BFE.

Staff does not normally make recommendations on 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:

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Staff does not normally make recommendations on 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 plot plan as submitted.
2. The applicant shall apply for a building permit and comply with the relevant County, VDH and VDOT recommendations.
3. The applicant shall stake the property corners of the property and the proposed location of the accessory structures. This must be staked by a licensed surveyor.
4. The applicant shall allow the County to make inspections of the site until a certificate of completion 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 application.

File Attachments

VAR-000179-2026 Staff Report Template PDF Optimized.pdf (1,358 KB)

Subject :	B. SUSE-000171-2026 - Amanda Heinbaugh - Temporary Habitation of an RV - 32020 Lankford Highway, Painter
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Leonard Heinbaugh
Property Owner	Amanda Heinbaugh
Location	Tax Map # 111-1-C1, 32020 Lankford Highway, Painter
Election District	9, C. Reneta Major
Acreage	1 Acre
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	None

Adjacent Zoning	Agricultural
Adjacent Uses	Residential Single Family, Vacant Farmland
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(14) for travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels. The applicant is proposing to temporarily live in an RV while the dwelling finishes construction. The approximately 1-acre site is located at 32020 Lankford Highway near Parksley approximately 3500 north of its intersection with Keller Pond Road and is tax parcel 111-1-C1. The property is zoned Agricultural.

As of preparation of this report, the applicant does not have a building permit and no work has been done for several years. A timeline for this property is attached.

Staff recommends denial of SUSE-000171-2026 based on the lack of progress of the renovations and the potential negative impacts to properties along route 13.

Should the BZA approve the special use permit staff recommends the following conditions:

1. The applicant shall obtain all required permits from the Countys Community and Economic Development Department for the housewithin 30 days.
2. The applicant shall be in full compliance with the application and plot plan as submitted.
3. The approval is for one unit and is only for the applicant or his family.
4. This special use permit shall expire one year from the date of issuance.
5. The approval does not include short-term rental of the RV.
6. The property shall be properly maintained at all times while the travel trailer is onsite.
7. The applicant agrees that inspections can be made to ensure compliance with these conditions.
8. 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 photos, Application, Site Plan and a timeline of events.

File Attachments

SUSE-000171-2026 STAFF REPORT OPTIMIZED.pdf (1,683 KB)

Subject :	C. SUSE-000164-2026 - Marks Farms LLC - Temporary Habitation of an RV - 24100 Block of John Cane Road, Parksley
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Marks Farms LLC
Property Owner	Marks Farms LLC
Location	78-2-B, 24100 Block of John Cane Road, Parksley
Election District	5, Calvin L. Washington
Acreage	62 Acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	CAPA
Adjacent Zoning	Agricultural

Adjacent Uses	Farmland, 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(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 a travel trailer on the property that he wishes to use while constructing a residence. The approximately 62-acre site is located at the 24100 block of John Cane Road near Parksley, approximately 3000 east of its intersection with Greenbush Road and is tax parcel 78-2-B. The property is zoned agricultural. The property is located in a Resource Protection Area. This is an after-the-fact application.

Recommendation

Staff recommends approval of SUSE-000164-2026.

Should the BZA approve the special use permit, 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 approval is for one unit and is only for the applicant or his family.
4. This special use permit shall expire one year from the date of issuance or with the issuance of a certificate of occupancy, whichever comes first.
5. The approval does not include short-term rental of the RV.
6. The property shall be properly maintained at all times while the travel trailer is onsite.
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, aerial photos, application and site plan.

File Attachments

SUSE-000164-2026 Staff Report PDF Optimized.pdf (12,289 KB)

Subject :	D. SUSE-000176-2026 - Marks Farms LLC - Accessory Structures Without a Primary - 24100 Block of John Cane Road, Parksley
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	5. PUBLIC HEARING(S)
Type :	

Public Content

Key Points:

Identification and Location Information

Applicant	Marks Farms LLC
Property Owner	Marks Farms LLC
Location	78-2-B, 24100 Block of John Cane Road, Parksley
Election District	5, Calvin L. Washington
Acreage	62 Acres
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	CAPA
Adjacent Zoning	Agricultural
Adjacent Uses	Farmland, 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 has multiple accessory structures without a primary structure. The approximately 62-acre site is located at the 24100 block of John Cane Road near Parksley, approximately 3000 east of its intersection with Greenbush Road and is tax parcel 78-2-B. The property is zoned agricultural. The property is located in a Resource Protection Area. This is an after-the-fact application.

Staff recommends approval of SUSE-000176-2026.

Should the BZA approve the special use permit, 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. This special use permit shall expire two years after the date of issuance pursuant to Accomack County Code Section 106-252(4)(e) if the use is not commenced.
4. 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, aerial photos, application and site plan.

File Attachments

SUSE-000176-2026 Staff Report PDF Optimized.pdf (21,552 KB)

Subject :	E. SUSE-000417-2022 - Wells Gregorie - Revoke Special Use Permit - 19045 Lankford Highway, Parksley
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	5. 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.

On August 5, 2026 the owner of the property was given 90 days to bring the site into compliance. The date of the BZA hearing will be 91 days after the August hearing. A site inspection will be conducted on day 89 to see if the site has been brought into compliance.

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.

6. OTHER MATTERS

Subject :	A. Adoption of 2027 BZA Meeting Calendar
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	6. OTHER MATTERS
Type :	

Public Content

Staff Contact: Pamela Dix, Administrative Assistant II
Number of Attachments & Description: One attachment, 2027 BZA Meeting Calendar

File Attachments

2027 BZA Meeting Dates.docx (50 KB)

Subject :	B. Staff Report
Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
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. December 2, 2026

Meeting :	Nov 4, 2026 - Board of Zoning Appeals Meeting
Category :	7. NEXT MEETING
Type :	Information

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday,December 2, 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

Number of Attachments & Description:

No attachments needed.

8. ADJOURNMENT