Thursday, November 12, 2026
Planning Commission Regular Meeting 7:00 p.m.
Regular Meetings will be held in the Board Chambers (Room 104) located within the County Administration building located at 23296 Courthouse Avenue - Accomac, VA 23301.
To listen to the live audio, please visit: https://www.co.accomack.va.us/how-do-i/listen-to-meeting-audio

1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.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 :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Routine item. A majority of the members (5) shall constitute a quorum. The Planning Commission is a nine-member body. Each member represents one magisterial district and has one vote.

Staff Contact: Pamela Dix, Administrative Assistant II

Subject :	C. Consider Allowing Remote Participation of Commissioner(s) (if warranted)
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: The Planning Commission has adopted a remote participation policy in accordance with Virginia state law. Should the need arise, the below script is used to document the Commission's consent to allow a member to participate remotely.

2. ADOPTION OF AGENDA

3. MINUTES

Subject :	A. Wednesday, October 14, 2026 Regular Planning Commission Minutes
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	3. MINUTES
Type :	

Public Content

Staff Contact: Pamela Dix, Administrative Assistant II

Number of Attachments & Description: One attachment, October 14, 2026,Planning Commission Regular Meeting Minutes.

File Attachments

PC Minutes 2026.10.14 DRAFT.pdf (280 KB)

4. PUBLIC COMMENT PERIOD

Subject :	A. Description and Rules
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	4. PUBLIC COMMENT PERIOD
Type :	Information, Presentation

Public Content

Key Points:

- This time is for public comment on non-agenda/ non-public hearing items.
- Comments are limited to 4 minutes.
- Should a speaker wish to use a presentation or slide deck, it must be provided to the Staff by 4pm on the preceding day (Tuesday).
- The public comment rules are stated below.

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

Number of Attachments & Description: None

5. OLD BUSINESS

6. NEW BUSINESS

Subject :	A. Receive Briefing on Board of Supervisors Initiating Resolution to Amend Chapter 106- Retail Cannabis
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Planning Staff Notes

The Staff has received and is reviewing a model ordinance drafted by the Local Government Attorneys of Virginia, which the Staff intends to use as a baseline for an Accomack-specific ordinance. Per the briefing below, the timeline is tight is because the Virginia Cannabis Control Authority will begin receiving license applications on February 1, 2027 with retail sales authorized starting July 1, 2027.

For your information, attached are the following:

1. Board of Supervisors Initiating resolution
2. Draft Virginia Cannabis Control Authority regulations from Virginia Administrative Code
3. Draft/ model ordinance by Local Government Attorneys of Virginia
4. County Attorney's summary of marijuana-related laws

Board of Supervisors Briefing

The following report is quoted from the County Administrator's briefing to the Board of Supervisors on October 21, 2026.

During the 2026 Special Session, the General Assembly passed amendments to the Cannabis Control Act (the Act), authorizing the cultivation, processing, testing, distribution, delivery, and sale of marijuana and marijuana products in Virginia.

The authority granted to local government in the Act is significantly limited in terms of the locality's ability to regulate Cannabis activities. ***Virginia Code § 4.1-629(A) states No county, city or town shall, except as provided in §4.1-630, adopt any ordinance or resolution that regulates or prohibits the cultivation, processing, possession, sale, distribution, handling, transportation, consumption, use, advertising, or dispensing of marijuana or marijuana products.*** *Essentially, the role of localities is restricted to local taxation, zoning and land use, hours of sale, and public consumption/buffer ordinances.*

A County may not:

- *Ban or opt out of the cannabis marketplace*
- *Impose moratoriums on cannabis business operations*
- *Regulate advertising of cannabis or cannabis products*
- *Regulate possession limits, product types, potency, or packaging*
- *Cap the number of licenses within its boundaries*
- *Increase the Virginia Cannabis Control Authority's (VCCA)minimum distance/buffer requirements*
- *Impose any tax on retail sales other than the 1-3.5% local tax*

A County may:

- *Designate zoning districts for specific cannabis related uses (Related uses defined as: marijuanadispensing facilities, marijuana cultivation facilities, marijuana microbusinesses, marijuana delivery operators, marijuana testing facilities, marijuana processing facilities, marijuana transporters, pharmaceutical processors and retail marijuana stores)*
- *Require conditional or special use permits. (Any overly restrictive approval process exposes the County to potential risk)*
- *Establish site plan requirements*
- *Establish setback and buffer distances less thanminimums established by the VCCA Board.*
- *May adopt provisions prohibiting public consumption and possession/consumption on public school grounds, in local public parks, playgrounds, streets or sidewalks adjacent to any public street.*
- *Fixthe hours during which cannabis may be sold in the locality (must be reasonable)*
- *Establish fine and penalties.*
- *Establish a local tax on retail sales from 1% to 3.5%.(FYI: The State tax will initially be 6% rising to 8% after July 1, 2029. In addition,the County's local tax will not apply within the limits of an incorporated town. Towns who fail to establish their own local tax rate will not be able to collect any local tax revenue from cannabis sales.*

The Act authorizes retail sales effective July 1, 2027, with licensing starting sooner to allow for sales on the effective date. Staff requests the Board to consider adopting the forthcoming local ordinance by February 1, 2027.

To assist localities with preparing local ordinances governing Cannabis and expressing local decisions, the Local Government Attorneys of Virginia, Inc. (LGA) prepared a model ordinance for use by localities. This model ordinance is attached ***for information purposes only.*** *Accomack plans to use this model as a basis for developing its forthcoming ordinance. Staff has shared this model ordinance with Sheriff Wessels to obtain his feedback on its formulation. At this point, no action is needed or requested by the Board other than to refer certain zoning related decisions to the Planning Commission for review ~~(next agenda item)~~. Staff brings this information to you tonight only together with a summary of marijuana related laws prepared by the County Attorney, to assist with educating the Board on its authority, conveying key dates and to set the stage for future Board decisions.*

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

Number of Attachments & Description: (3) Initiating Resolution; VCCA Draft Cannabis Adult Use Regulations; LGAV Model Ordinance

File Attachments

10.21.2026 Initaiting Resolution Retail Cannabis.pdf (63 KB)
Cannabis Model Ordinance Local Govt Attorneys of Virginia to PC 2026-11-12.pdf (359 KB)

Summary of Marijuana Related Laws Provided by County Attorney 2026.10.15.pdf (260 KB)

Subject :	B. Receive Briefing on Board of Supervisors Initaiting Resolution to Amend Chapter 106- Remove BESS from Industrial
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Background

The Board of Supervisors on September 16 directed the Staff to draft an alternative zoning ordinance amendment which wouldonly allow battery energy storage facilities in the County if permitted by-right as an accessory use to a solar energy facility issued a conditional use permit, with certain provisions detailing generating and storage capacity as well as compliance with fire, safety, and environmental codes.

The Planning Staff's briefing last month included advanced notice of the Board of Supervisors' intent to remove Battery Energy Storage Systems (BESS) from Industrial "I" zoning district as a stand-alone use allowed by Conditional Use Permit. The Planning Commission was briefed on this alternative zoning ordinance amendment on October 14 during their public hearing on the proposed amendment to allow BESSs by-right as an accessory use to utility sale solar facilities that have an approved Conditional Use Permit.

Virginia Code Section 15.2-2280 allows localities to regulate, restrict and prohibit land uses.

Chronology

- **3/18/2026** BoS adds Section 106-243, allowing BESSs by CUP in Industrial District
- **4/22/2026** Governor of Virginia signs SB443, requiring localities to allow BESSs by-right as an accessory use on sites containing a solar facility having a CUP.
- **9/16/2026** BoS directs Staff to draft 1) an initiating resolution starting the ordinance amendment process; and 2) an ordinance amendment allowing BESSs as by-right accessory use only sites containing a solar facility having a CUP, and nowhere else. This will negate the possibility of a standalone BESS by CUP on property zoned Industrial.
- **10/14/2026** Accomack PC hears ordinance amendment pursuant to SB443/ §15.2-2316.10.
- **10/21/2026** BoS scheduled to pass resolution mentioned on 9/16/2026.

Effect

The proposed zoning amendment will eliminate the language that currently allows a new 'stand-alone' or individual BESS facility. Once the ordinance is amended, BESSs would then only be allowed by-right as an accessory use on a solar facility that has an approved conditional use permit.

Recommendation

Per the Planning Commission's discussion last month to prioritize this item, the Staff requests authorization to **advertise a public hearing for Wednesday, December 9, 2026**.

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

Number of Attachments & Description: (2) Initiating Resolution and Draft Language

File Attachments

Approved Initiating Resolution for Alternative BESS Amendment.pdf (83 KB)
Alternative BESS Amendment Incoporating HB443 and Eliminating BESS from Industrial District 10.22.26.pdf (158 KB)

Subject :	C. Receive Briefing on Board of Supervisors Initaiting Resolution to Amend Chapter 106- Revise procedures for appeal of BZA decision to Circuit Court
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

The 2026 Session of the General Assembly adopted House Bill 198, which changes the procedure for appealing a decision of the Board of Zoning Appeals to the Circuit Court. The provisions in Section 106-257 of the Accomack County Code are inconsistent with House Bill 198. Accordingly, amendments to Section 106-257 are necessary to bring the County Code into conformance with state law, specifically Code of Virginia§ 15.2-2314.

This is a housekeeping matter.

The proposed County Code section will no longer include language detailing the appeal procedure and will instead reference the state code section. Therefore, should the procedures be subsequently changed by the General Assembly, no local amendment is necessary.

Staff Recommendation: Authorize staff to advertise for a Planning Commission public hearing on Wednesday, December 9, 2026.

Staff Contact: Chontese Ridley, County Planner

Number of Attachments & Description: (2) Initiating Resolution and Draft Language

File Attachments

10.21.2026 Initaiting Resolution PC Refer BZA Changes.pdf (38 KB)
BZA Appeal Amendment per 2026 Changes in State Law rcvd 2026-10-29.pdf (119 KB)

Subject :	D. Receive Briefing on Board of Supervisors Referring Resolution to Consider Rezoning Application REZ-000174-2026 Patriot Steel to Rezone 23 Acres from Ag to Industrial
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

Identification and Location Information

Applicants	Patriot Steel Fabrication
Property Owner	Kuzzens INC
Request	Rezone a total of 23 acres from Agricultural to Industrial District
Location	Tax Parcels 55-1-A & 55-1-A1, 12201 Lankford Highway, Hallwood, Virginia
Magisterial District	2 Supervisor R. DeGeorges & Commission Chairwoman Wingfield
Acreage	26.896 acres, 23 acres to be rezoned
Zoning	Agricultural
Future Land Use Recommendation	Agricultural
Overlays	Enterprise Zone
Adjacent Zoning	Agricultural
Adjacent Uses	Single Family Residential; Vacant &Cultivated Agricultural; Vacant Wooded; Commercial

Density	Not applicable- no residential development proposed
Staff Contact	Leander N. Lee Pambid, CZA, MURP, MPA- Deputy County Administrator Phone: 757-787-5726 | Email: lpambid@co.accomack.va.us

Background

The applicant requests a rezoning of approximately 23 acres from Agricultural to Industrial, so the site can be used in accordance with Section 106-128(1) for metal fabrication on a site greater than 10 acres in area.

As such, there will be a companion case for a Conditional Use Permit (CUSE-000173-2026) per the above-referenced code section.

Generally, the applicantintends to adapt the existing building for its purposes without expanding its footprint and indicates that no additional utilities are required

A subdivision plat is currently under review that will delineate the precise boundaries of the area to be rezoned. **PLAT-000013-2026**, A letter indicating that Staff has no further comment is pending.

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

Number of Attachments & Description: (3) Initiating resolution; Maps and applicant's current concept plan; Subdivision plat under review

File Attachments

10.21.2026 Initaiting Resolution Patriot Steel.pdf (37 KB)
Combined Site Maps, Preliminary PLAT, & DRAFT Site Plan.pdf (1,813 KB)

7. PUBLIC HEARING

Subject :	A. Conduct Public Hearing on Duncan Manor Rezoning REZ-000188-2025 - Duncan Manor Village Development Rezoning from Business and Ag to Village Development District
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	7. PUBLIC HEARING
Type :	

Public Content

Key Points:

Identification and Location Information

Applicants	Atlantic Group and Associates, Inc. (Chris Carbaugh)
Property Owner	Odachowski Group Inc
Request	To Rezone a total of 55.45 acres from Business and Agriculture to Village Development
Location	35 tax parcels (See Exhibit A- Lot Area Table)
Magisterial District	7- Supervisor Jackie Phillips; Commissioner Lynn Gayle
Acreage	55.45 total
Zoning	Business and Agricultural
Future Land Use Recommendation	Village Development Area
Overlays	None
Adjacent Zoning	Agricultural, Business, Village Development Area
Adjacent Uses	Single Family Residential; Vacant Agricultural/ Proposed Village Development; Medical Office; Personal Services
Density	East 93units / 26.26 acres = 3.54du/acre (Reduced from 163 units) West 61 units / 29.19 acres = 2.09 du/acre Overall154 units / 55.45 acres = **2.78du/acre** (Reduced from 4.04 du/ acre)
Staff Contact	Leander N. Lee Pambid, CZA, MURP, MPA- Deputy County Administrator Phone: 757-787-5726 | Email: lpambid@co.accomack.va.us

This report provides the Planning Commission the current disposition of the applicants materials and the Staffs review. The Staff has determined that, pending certain requested items including revised open space calculations, revised plan, and revised waiver requests, that the case will be ready for public hearing at the October meeting.

Therefore, the Staff requests that a public hearing be scheduled for the Commissions next regularly scheduled meeting on **Wednesday, October 14, 2026**. A resolution from the Board of Supervisors referring the rezoning to the Planning Commission was passed on **Wednesday, February 18, 2026**.

Background

The developer proposes to rezone 55.45 acres in total between two areas labeled East and West (detailed in the chart above) from Agricultural District and Business District to Village Development District to construct 154 residential units. The proposal includes two commercial pads. Please note that a revised layout has been received that **reduces** the unit count from 224 to 154, thereby **reducing the density**of the project from 4.04 du/ acre to 2.78 du/ acre.

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

This proposed development is preceded by the Coastal Square and Residences rezoning/ conditional use permit and a preliminary plat for the rest of the portion of Duncan Manor not considered in this rezoning request.

For the West portion of the development, the concept plan features a landscaped berm along Market Street, 3 ponds, and the two commercial pads along Market Street at the intersections of Duncan Manor Road and Fairgrounds Road.

For the East portion of the development, the concept plan features a pond as well as a vehicular connection to the previously approved Coastal Square and Residences.

Recent Updates

The applicant has revised the layout of the eastern half of the proposal in the following manner:

- deleting the 140 one-over-one units and replacing them with single family dwellings
- reducing lot sizes to a minimum 50' wide lots.
- deleting the clubhouse and pool amenities, but maintaining community open space. Duncan Manor residents will be able to use Coastal Square and Residences amenities.

A revised phasing plan shows 19 lots, the community open space, and improvements to Duncan Manor Road in the first phase. The intent in reducing the lot sizes is to accommodate a proposed cottage-style unit.

As of the preparation of the agenda, the staff is still evaluating the revised layout for any new or updated waivers needed. This information will be presented at the meeting.

VDOT has already reviewed the revised layout and since the unit count is reduced, they have no further comments beyond what they've already indicated..

Conditional Use Permit

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

General Project Description

The housing products are itemized as follows:

1. **93 single-family dwellings** on lots with a minimum width of 50' in the eastern half of the development.
    1. This replaces the 140 one-over-one townhouses in 14 buildings or sticks containing 10 units each.
    2. The developer also proposes a narrower unit
2. **61 single-family dwellings** on lots with a minimum width of 60 in the western half of the development.
    1. This figure has been revised from 84 since the previous figure included units in both the eastern and western halves.

Exhibit A: Duncan Manor Lot Area Table

Tax Parcel	Area
Hopkins Farm:	
93D-A-2B	±27.02 AC
Total	***±27.02 AC***
Duncan Manor West:	
93D-4-35	±0.69 AC
93D-4-36	±0.26 AC
93D-4-37	±0.28 AC
93D-4-38	±0.31 AC
93D-4-39	±0.34 AC
93D-4-A	±0.29 AC
Total	***±2.17 AC***
Duncan Manor East:	
93D-4-72	±0.19 AC
93D-4-73	±0.23 AC
93D-4-74	±0.23 AC
93D-4-75	±0.23 AC
93D-4-76	±0.23 AC
93D-4-77	±0.23 AC
93D-4-78	±0.23 AC
93D-4-79	±0.23 AC
93D-4-80	±0.23 AC
93D-4-81	±0.23 AC
93D-4-82	±0.23 AC
93D-4-83	±0.23 AC
93D-4-84	±0.23 AC
93D-4-85	±0.23 AC
93D-4-86	±0.23 AC
93D-4-87	±0.23 AC
93D-4-105	±1.31 AC
93D-4-106	±1.36 AC
93D-4-107	±1.68 AC
93D-4-107A	±0.26 AC
93D-4-108	±1.99 AC
93D-4-109	±2.19 AC
93D-4-110	±2.19 AC
93D-4-111	±2.41 AC
93D-4-112	±2.41 AC
93D-4-113	±2.19 AC
93D-4-114	±2.19 AC
93D-4-RD00 (partial)	±2.40 AC
Total	***±26.26 AC***

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

Number of Attachments & Description: **(1) Staff Report with maps and exhibits;**

Staff Recommendation: Based on the findings in its report, Staff recommends approval of REZ-000569-2023 to rezone from Business District and Agricultural District to Village Development District the multiple parcels as advertised containing 55.45 acres for a mixed use, village development.

File Attachments

7A DRAFT STAFF REPORT Duncan Manor REZ and CUP 2026-11-12 opt.pdf (7,827 KB)

Subject :	B. Conduct Public Hearing on Duncan Manor Conditional Use Permit CUSE-000054-2026 Duncan Manor Village Development
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	7. PUBLIC HEARING
Type :	

Public Content

Key Points:

The applicant requests a Conditional Use Permit for the construction of a Commercial Mixed-Use Development with 154 residential units on parcels as advertised. When combined, creates a site containing 55.45 acres located on the north line of Market Street between Fairgrounds Road and Duncan Manor Drive, and generally at and beyond the physical terminus of Duncan Manor Drive.

The project description was provided with the rezoning staff report. Of note for the conditional use permit case are 1) 12 conditions recommended by Staff (Appendix A); and2) the matrix of requested waivers from certain provisions of the zoning ordinance, as allowed by Section 106-548(B) (Appendix B)

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

Number of Attachments & Description: **Same as the Rezoning case.**

Staff Recommendation:

Based on the findings contained in the staff report, the Staff recommends **approval** of CUSE-000054-2026, a conditional use permit for a 55.45 acre, 154 unit mixed-use development as presented pursuant to Accomack County Code Section 106-534(12) of the Accomack County Code (Village Development District Regulations), with the twelve (12) conditions recommended by Staff in **Appendix A dated November 6, 2026**. The Staff further recommends that eight (8) of the nine (9) waivers be approved as listed in its Waiver Request Matrix **Appendix B dated September 4, 2026.**

File Attachments

7B Recommended Conditions for CUSE-000054-2026 2026-11-06.pdf (115 KB)
7B DRAFT WAIVER CUSE-000054-2026 Duncan Manor Waiver Request Matrix 2026-09-04.pdf (188 KB)

Subject :	C. Conduct Public Hearing on Amendment to Chapter 106- Lot Validations, Legible Survey
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	7. PUBLIC HEARING
Type :	

Public Content

Key Points:

At its August 19, 2026, meeting, the Board of Supervisors passed an initiating resolution to begin the process of amending Chapter 78 - Subdivisions, Section 78-13, to modify the criteria under which certain unapproved divisions of land may be validated.

Previous Amendment

- Section 78-13 was amended on July 19, 2023,to establish an administrative process for validating certain unapproved divisions of land recorded between May 1, 1973, and December 31, 2022.
- The intent was to allow qualifying lots created through these historical divisions to be recognized as lawful nonconforming lots, provided the applicant satisfies the criteria established in the ordinance.

Current Validation Criteria

1. A complete application for validation of the unapproved division of land is made by all property owners to the county administrator or designee;
2. Applicant pays the review fee assessed by the county;
3. Applicant presents evidence that the lot at issue has permanent access to a public road;
4. Applicant presents evidence that the lot at issue is accessible by emergency vehicles to the satisfaction of the Department of Public Safety;
5. Applicant presents evidence that the lot at issue will have adequate drainage and stormwater management;
6. Applicant presents evidence that the lot at issue will be served by water and sewer;
7. Applicant prepares and submits for county approval a subdivision plat certified by a licensed surveyor or professional engineer showing the boundaries of the lot at issue; and
8. Applicant records the subdivision plat in the clerk's office of the county circuit court after approval by the county administrator or designee.

Proposed Amendment

Legibility Required:

The proposed amendment will eliminate the requirement that applicants submit a separate subdivision plat for County review and approval, providedthe original recorded instrument depicting the division contains legible distances and bearings and is stamped by a licensed surveyor or professional engineer.

Other Validation Criteria Still in Effect:

The proposed amendment does not eliminate the validation process or other requirements intended to ensure that the lot can be safely and appropriately developed.

Staff Contact: Chontese Ridley, Planner I

Number of Attachments & Description: (1) Initiating Resolution and DRAFT Language

File Attachments

Initiating Resolution & DRAFT Language Amendment to Chapter 106- Lot Validations.pdf (261 KB)

Subject :	D. Conduct Public Hearing on CUSE-000149-2026- Town of Chincoteague Municipal Well Field
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7: 00 p.m.
Category :	7. PUBLIC HEARING
Type :	

Public Content

Identification and Location Information

Applicants	Town of Chincoteague, Virginia
Property Owner	Town of Chincoteague, Virginia
Request	Conditional Use Permit for a public water facility per 106-54(6)
Location	Tax Parcels 28-A-73B & 25-5-1 to 6, approximately 600 feet east of the intersection ofChincoteague and Wallops Neck Roads
Magisterial District	2- Supervisor Roger DeGeorges PC Chair Angela Wingfield
Acreage	~31.89 acres
Zoning	Agriculture
Future Land Use Recommendation	Agriculture
Overlays	Ag and Forestal District
Adjacent Zoning	Agriculture
Adjacent Uses	Federal flight facility, national wildlife refuge, single family dwellings; vacant wooded

Density	Not applicable- no residential development proposed
Staff Contact	Leander N. Lee Pambid- Deputy County Administrator for Community and Economic Development Phone: 757-787-5723 | Email: lpambid@accomack.gov

Background

The Town of Chincoteague requests a conditional use permit for a municipal well field at the above referenced location. This request is a follow-up to a previously approved CUP which has since expired. The application submitted this time includes the same exhibits presented in 2018, which are attached for your information. It is the County Staff's understanding that Town now has resources available to move this infrastructure project forward.

At the Commission's last meeting on October 14, Chincoteague Town Manager Mike Tolbert and a contingent of engineers, NASA representatives, and the Town Mayor attended. He and other members of the group presented additional project information.

As of the publication of the agenda, the Town's water system serves 2,571 residential customers and 1,328 commercial customers.

The attached staff report provides additional background.

Previous Action

On May 16, 2018, the Board of Supervisors approved CUP-2018-003 for a municipal water well field on parcelsTax Map numbers 28-A-73B & 25-5-1 thru 6 pursuant to Accomack County Code Section 106-54(6) subject to the following conditions and understanding:

1. That substantial construction occurs within 30 months of the date of approval of this CUP.
2. That once a final plan is developed for the location of the equipment/pump house, location of wells and water main that it be forwarded to the Accomack County Planning Commission.
3. That the Town work cooperatively with adjacent property owners to minimize any impacts to their respective properties.

The Planning Commission and Planning Staff had previously recommended approval.

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

Staff Recommendation:

The Staff recommends that the Planning Commission recommends **approval** to the Board of Supervisors of CUSE-000149-2026 for a public water facility per Section 106-54(6) with the following two (2) conditions:

1. This conditional use permit shall expire **five (5) years** from the date of the Board of Supervisors approval on **[MONTH DAY, 202#]**.

2. Once submitted to the County for review, the site plan required pursuant to Section 106-226(c) for the location of the equipment/pump house, location of wells and water main shall be forwarded to the Accomack County Planning Commission for its informational purposes only.

Note that a third condition was approved in 2018, which read as follows:

- The Town shall work cooperatively with adjacent property owners to minimize any impacts to their respective properties.

The Staff finds this condition vague and unenforceable and does recommend it as worded. The condition may be reworded to include specific impacts to be addressed, such as visual, noise, traffic, or other nuisance impacts, and how those impacts are to be addressed, making the condition clear and enforceable.

Number of Attachments & Description: (3) Staff Report including maps; Chincoteague Project Narrative rcvd 2026-10-07; CUP-2018-003 Accomack County Staff Report, 2018.

File Attachments

7D STAFF REPORT CUSE-000149-2026 Chincotague Municipal Well Field PC 2026-11-02.pdf (4,860 KB)
7D NARRATIVE Chincoteague_Matthews_Well_Field_Report 2026-10-07.pdf (6,388 KB)
7D STAFF REPORT CUP-2018-003 Chincoteague Well Field 2018-04-24.pdf (143 KB)

8. OTHER MATTERS

Subject :	A. CBPA / CAPA Study Update
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points:
This is a briefing that updates the Planning Commission on progress made to date on theCBPA/ CAPA study plan, as requested by the Board of Supervisors.The County Staff is continuing to execute per the outline approved on September 9.
No action is required of the Planning Commission at this time.
Public Input to Date
The public comment period has been extended to Friday, November 20.
As of the date of this report's publication, the Staff has received twenty-eight written comments via email.
Next Steps
1. As public comment comes in, Staff expects to begin compiling the comments and incorporating them into the draft report.
2. Commitments from DEQ to make presentations are still pending at this time.

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community and Economic Development
Number of Attachments & Description: None.

Subject :	B. Adoption of 2027 Meeting Schedule
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.

Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points: The Staff presents the Planning Commission 2027 Meeting Schedulefor the Commission's review.

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

Number of Attachments & Description: (1) - 2026 Commission Meeting Schedule

File Attachments

2027 PC Schedule w-Work Sessions.pdf (206 KB)

9. STAFF REPORT

Subject :	A. Subdivision Agent
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

Subdivision Agent

No major subdivisions have been submitted requiring the Commission's review.

Case #	Subdivision Name	Description
XXXX-######-####	X	Preliminary/ Final plat] # acre site, # of lots, [tax parcel #], [general location / municipal utilities]

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

Subject :	B. Zoning Administrator
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.

Category : 9. STAFF REPORT

Type :

Public Content

Key Points:

The BZA held 6**public hearings** at its regularly scheduled meeting on **November 4, 2026**.

Case #	Description	Location	Out
SUSE-000154-2026 and APPL-000175-2026	SUPpursuant 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 property is zoned Residential, is located in a Special Flood Hazard Area (6BFE, 8BFE) and is located in a Resource Protection Area.	83B-2-D-3, 15145 Russell Drive, Onancock	Gran w/ cond
VAR-000179-2026	Variance requestof 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 property is zoned agricultural. (HRSD)	85-2-5, 23656 North Street, Onancock	Gran w/ cond
SUSE-000171-2026	SUP pursuant to Accomack County Code Section 106-53(14) for travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels. The applicant is proposing to temporarily live in an RV while the dwelling finishes construction. The property is zoned Agricultural. (Heinbaugh)	121-A-66, 20200 Block of Bundick Lane, Quinby	Gran w/ cond
SUSE-000164-2026	SUPpursuant 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 property is zoned Agricultural. (Marks Farms, LLC)	78-2-B, 24100 Block of John Cane Road, Parksley	Gran w/ cond
SUSE-000176-2026	SUPpursuant 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 property is zoned Agricultural. (Marks Farms, LLC)	78-2-B, 24100 Block of John Cane Road, Parksley	Gran w/ cond

SUSE-000417-2022	Revoke Special Use Permit -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. (Gregorie)	79-A-17A, 19045 Lankford Highway, Parksley	SUF Rev

The BZA is scheduled to hold **6 public hearings** at its next regularly scheduled meeting on **Wednesday, December 2, 2026**. These cases are pending newspaper advertisement and adjacent property owner notification.

Case #	Description
SUSE-000180-2026	Accessory Structure W/O primary
SUSE-000181-2026	RVs and Accessory Structure W/O Primary
SUSE-000169-2026	RV for Habitation
SUSE-000170-2026	Accessory Structure W/O Primary
VAR-000183-2026	Front Setback Variance
VAR-000184-2026	Lot Size Variance

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

Subject :	C. Deputy County Administrator
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	9. STAFF REPORT
Type :	

Public Content

Key Points:

Deputy County Administrator

October 27, 2026, Joint Work Session #2 Summary -

- Discussion focused on the existing conditions and policy sections for:

- Transportation, Community Facilities, Servicesand Utilities

The next comprehensive plan joint work session is on **Tuesday, January 26, 2027,** at 5:30 PM at the Parksley Library.

- Discussion topics will include:
  - Environment, Housing, and Economic Development

Future Discussion Topics:

- Staff discussed incorporating Placemaking into the Future Land Use section.
- Placemaking is anticipated to be addressed during the March 2027 joint work session.

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

Number of Attachments & Description: Add Text

File Attachments

Work Session 2_ Meeting Summary.pdf (200 KB)

10. NEXT MEETING

Subject :	A. Wednesday, December 9, 2026 (Regular Meeting)
Meeting :	Nov 12, 2026 - Planning Commission Regular Meeting 7:00 p.m.
Category :	10. NEXT MEETING
Type :	

Public Content

Key Points: The next regularly scheduled meeting is **Wednesday, December 9, 2026, at 7 pm** at 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

11. ADJOURNMENT