

A regular meeting of the Westmoreland County Planning Commission was held on April 5, 2010, in the A. T. Johnson Alumni Museum, located at 18849 Kings Highway in Montross, VA. Those members present were John Muenzen, James Coates, Elwood Carey, Richard Moncure and John Felt. Beth McDowell, Planner as well as Robert Fink, Director, Planning & Zoning and Thomas Bondurant, Jr., County Attorney were also present.

CALL TO ORDER

Chairman Felt called the meeting to order at 1:33 p.m. The roll was called and a quorum was declared.

PRIOR MINUTES

Chairman Felt asked if everyone had received a copy of the February 2010 minutes. He then asked if there were any additions or corrections. Mr. Coates moved that the minutes be approved as submitted. Mr. Carey seconded the motion; it carried with a unanimous vote. He then asked if everyone had received a copy of the March 2010 minutes and if there were any additions or corrections. Mr. Coates moved that the March minutes be approved as submitted. Mr. Moncure seconded the motion; it carried with a unanimous vote.

COMMISSION'S CONCERNS

Mr. Coates commented that the Colonial Beach Dragstrip has changed ownership and planned expansions. He thinks it's time to re-evaluate the application.

Chairman Felt requested that VDOT be made aware of the needed road repairs on Stratford Hall Road and Tidwells Road.

CASE#1004-CBAE-01 - REQUEST BY BENJAMIN & JEWEL HUDSON, 2798 N INDEPENDENCE DRIVE, MONTROSS,VA - TO PERMIT CONSTRUCTION OF A SINGLE FAMILY HOME WITH DETACHED GARAGE AND DRIVEWAY WITHIN THE 100 FOOT RESOURCE PROTECTION AREA IN A R-2, RESIDENTIAL DISTRICT, ON PROPERTY DESCRIBED AS STRATFORD HARBOR SUBDIVISION, SECTION 1, LOT 117 AS SHOWN ON ZONING DISTRICT MAP 22C, MONTROSS MAGISTERIAL DISTRICT.

Ms. McDowell presented the case to the Commission. After discussion, Mr. Coates moved to approve Case # 1004-CBAE-01 with the following conditions:

1. The proposed development shall conform to the CBPA Site Plan designed by Allison, Baird, & Sehl and dated January 5, 2010 and revised March 30, 2010.
2. Any changes made to the approved site plan or construction on site or failure to abide by these requirements or conditions will result in the immediate revocation of this approval.
3. This Exception to the Chesapeake Bay Act shall be granted approved for five (5) years from the date of the Commission's determination. The owner is required to obtain all applicable permits within this time period. Should the owner fail to

obtain these permits, this Chesapeake Bay Act Exception shall be declared null and void.

4. The site development shall be completed within two (2) years from the date of which the permit shall be issued.
5. No additional development will be permitted on the property except in compliance with the Zoning Ordinance.
6. The owner or his agent shall furnish to the Westmoreland County Land Use Administration certification by the Clerk of the Circuit Court of the Deed Book number and page number upon which the Chesapeake Bay Act Exception and all conditions have been recorded. The Deed Book number and page number must be placed on all copies of the CBAE approval prior to giving validation to the Building Official for issuance of a building permit.
7. The CBAE shall become effective one day after the Westmoreland County Land Use office receives notification of recordation.

Mr. Muenzen seconded the motion; it carried with a unanimous vote.

Case # 1004-ZA-01 – IN RESPONSE TO THE BOARD OF SUPERVISORS' REQUEST, ARTICLE 2 OF THE ZONING ORDINANCE HAS BEEN REVIEWED BY THE PLANNING COMMISSION. THE FOLLOWING USES ARE UNDER CONSIDERATION TO BE CHANGED FROM "PERMITTED USES (BY-RIGHT)" TO "PERMISSIBLE USES (BY SPECIAL EXCEPTION)," IN THE ZONING DISTRICTS AS NOTED: CONVENTIONAL SEWAGE TREATMENT WORKS (B-1, B-2, B-3, M-1, S-1), LABORATORY, RESEARCH AND DEVELOPMENT (B-1), AND MOTELS AND HOTELS (B-1).

Mr. Moncure moved to recommend approval of Case # 1004-ZA-01 to the Board of Supervisors as amended. Mr. Carey seconded the motion; it carried with a unanimous vote.

OTHER MATTERS

Jerry Davis presented a revised transportation section of the Comprehensive Plan. He then stated that a revised Comprehensive Plan would be handed out at the May 3, 2010 meeting.

Chairman Felt confirmed the May 24th, 2010, 6 p.m. meeting for the worksession and the public meeting discussing the Comprehensive Plan.

ADJOURNMENT

There being no other business to come before the Commission, Mr. Coates moved that they adjourn. Mr. Carey seconded and the motion carried by unanimous vote with the meeting adjourning at 2:37 p.m.