

A regular meeting of the Westmoreland County Planning Commission was held on May 3, 2010, in the A. T. Johnson Alumni Museum, located at 18849 Kings Highway in Montross, VA. Those members present were John Muenzen, 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 April 2010 minutes. He then asked if there were any additions or corrections. Mr. Carey moved that the minutes be approved as submitted. Mr. Moncure seconded the motion; it carried with a unanimous vote.

COMMISSION'S CONCERNS

Mr. Carey was concerned that increasing power at the Oak Grove park-n-ride was not going to direct light to the rear of the lot.

Case 1005-CBAE-02 - REQUEST BY LARRY & CHRISTINA PULLEN, 12689 CLAWSON LANE, MANASSAS, VA 22111 - TO PERMIT THE CONSTRUCTION OF A TWO-STORY GAZEBO ADDITION TO AN EXISTING HOUSE WITHIN THE 100 FOOT RESOURCE PROTECTION AREA IN AN R-2, LIMITED USES RESIDENTIAL DISTRICT, ON PROPERTY LOCATED AT 222 HAULOVER CIRCLE, STRATFORD HARBOUR SUBDIVISION, ALSO DESCRIBED AS LOT 125 AS SHOWN ON ZONING DISTRICT MAP 23E, MONTROSS MAGISTERIAL DISTRICT.

Ms. McDowell presented the case to the Commission. After discussion, Mr. Carey moved to approve Case # 1005-CBAE-02 with the following conditions:

1. The proposed development shall conform to the Addition Site Plan designed by Bayshore Design and dated March 15, 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 365 days 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. Moncure seconded the motion, it carried unanimously.

Case 1005-RZ-01 - REQUEST BY ALLEN'S OYSTER HOUSE INC & TRADER DEVELOPMENT LLC & SONNY AND THELMA'S PLACE LLC, 1435 CROSSWAYS BLVD, SUITE 201, CHESAPEAKE, VA 23320 - PURSUANT TO ARTICLE 10-3.9 OF THE ZONING ORDINANCE, THE OWNER REQUESTS A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM GENERAL BUSINESS B-1 TO RESIDENTIAL NEIGHBORHOOD RN. THE PROPERTIES ARE LOCATED ON STATE ROUTE 612, 5693 & 5665 COLES POINT ROAD, ALSO DESCRIBED AS LOTS 81, 81A, 81B, 81C, & 82 AS SHOWN ON ZONING DISTRICT MAP 26, COPLE MAGISTERIAL DISTRICT.

Ms. McDowell presented the case to the Commission. Chairman Felt noted that no one was present to represent Allen's Oyster House, therefore, the case was deferred until June 7, 2010 at 1:30 p.m. Mr. Moncure made a motion to defer, Mr. Carey seconded, the motion carried with a unanimous vote.

OTHER MATTERS:

Mr. Fink distributed revisions of Draft #2 of the Comprehensive Plan.

ADJOURNMENT

There being no other business to come before the Board, Mr. Carey moved that they adjourn. Mr. Moncure seconded and the motion carried by unanimous vote with the meeting adjourning at 2:00 p.m.