

A regular meeting of the Westmoreland County Planning Commission was held on November 2, 2009, in the A. T. Johnson Alumni Museum, located at 18849 Kings Highway in Montross, VA. Those members present were Robert McDermott, James Coates, Elwood Carey, John Felt and Richard Moncure. Beth McDowell and Charlie Wrightson, Planners as well as Robert Fink, Director, Planning & Zoning, Thomas Bondurant, Jr., County Attorney were also present.

CALL TO ORDER

Chairman McDermott called the meeting to order at 1:35 p.m. The roll was called and a quorum was declared.

PRIOR MINUTES

Chairman McDermott asked if everyone had received a copy of the August 2009 minutes. He then asked if there were any additions or corrections. Mr. Felt moved that the minutes be approved as submitted. Mr. Carey seconded the motion carried with a unanimous vote. Chairman McDermott then asked if everyone had received a copy of the October 2009 minutes. He then asked if there were any additions or corrections. Mr. Coates moved that the minutes be approved as submitted. Mr. Felt seconded the motion carried with a unanimous vote.

COMMISSION'S CONCERNS

Chairman McDermott looked in the safety aspect of firing ranges, however, said that was handled by the NRA (National Rifle Association)

Chairman McDermott had requested that the sheriff attend the meeting to address noise complaint procedures, however, no one was present to represent the sheriff department.

CASE 0911-CBAE-02 - REQUEST BY RICHARD THOMPSON, 708 FITHIANS LANE, HAGUE, VA 22469- TO PERMIT THE CONSTRUCTION OF A NEW HOME WITHIN THE 100 FOOT RESOURCE PROTECTION AREA WITH THE EXISTING CARRIAGE HOUSE AND DRIVEWAY IN A A-1, AGRICULTURAL DISTRICT, ON PROPERTY DESCRIBED AS NOMINI HALL FARM SUBDIVISION, LOT B1 AS SHOWN ON ZONING DISTRICT MAP 46C, COPLE MAGISTERIAL DISTRICT.

After a lengthy discussion the applicant requested a deferment in order to submit plans for the board/commission's consideration.

Mr. Felt moved to defer action on Case # 0911-CBAE-02 for 90 days. Mr. Carey seconded, the motion carried with a unanimous vote.

Case 0911-RZ-01 - REQUEST BY AMY JO REAMY, P.O BOX 206, HAGUE, VA 22469 - PURSUANT TO ARTICLE 10-3.9 OF THE ZONING ORDINANCE, THE OWNER REQUESTS A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM BUSINESS OPEN LAND B-3 TO RURAL RESIDENCE RR FOR THE PURPOSE OF CONSTRUCTING A SINGLE-FAMILY DWELLING. THE PROPERTY IS LOCATED ON STATE ROUTE 701, CALAIS ROAD, ALSO DESCRIBED AS LOT 199H,

FORMERLY PART OF LOT 199D, AS SHOWN ON ZONING DISTRICT MAP 38, COPLE MAGISTERIAL DISTRICT.

After discussion, Mr. Carey moved to recommend approval of Case # 0911-RZ-01 to the Board of Supervisors with the following recommendations:

1. The property, known as Tax Map 38-199H, shall be rezoned to Rural Residential (RR) with the terms as given in Article 2 of the Zoning Ordinance.
2. No materials or equipment related to a business on lot 199D shall be stored on lot 199H.

Mr. Coates seconded the motion and it carried unanimously.

Chairman McDermott then proceeded with a preliminary review of uses permitted "by-right" and uses permissible by Special Exception in all residential and agricultural zoning districts. Using the "Appendix - Table of Uses" the board began with page 1 of 11.

Page 1, no changes

Page 2, changed Bed and Breakfast; Bed and Breakfast Homestays and Cemeteries from "by right" to Special Exception

Page 3, changed Churches under 50,000sf and Churches over 50,000sf from "by right" to Special Exception

Page 4, changed Family Day - Care Homes from "by right" to Special Exception

Page 5, changed Golf Courses and Laboratory, Research & Development from "by right" to Special Exception

Page 6, change Libraries, Marinas, Private and Museums from "by right" to Special Exception

Page 7, change Parks, Parks- unlighted, Playgrounds, Playgrounds - unlighted from "by right" to Special Exception

Page 8, changed Recreational Area-private from "by right" to Special Exception

Page 9, changed Sawmills, temporary **or** portable from Special Exception to "by right" and change to "temporary **and** portable "

Changed Schools from "by right" to Special Exception

Page 10, no changes

Page 11, no changes

Chairman McDermott then requested a motion from the board that the Land Use office prepare the appropriate changes consistent with recommendations to be presented to the Board of Supervisors. Mr. Coates so moved, Mr. Carey seconded. Motion carried unanimously. Mr. Moncure then made a motion to prepare and advertise for the December meeting. The motion carried with a 3 to 2 vote, Mr. Carey and Mr. Felt voting "no".

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 3:45 p.m.

Chairman