

A regular meeting of the Westmoreland County Planning Commission was held on April 3, 2023, in the George D. English, Sr. Memorial Building, Montross, VA. Those members present were John Felt, Lewis Thompson, Elwood Carey, Kyle Schick, and James Coates. Beth McDowell, Zoning Administrator and Darrin Lee, Planner were also present.

CALL TO ORDER

Chairman Felt called the meeting to order at 1:36 p.m.

PRIOR MINUTES

Chairman Felt asked if the members received and reviewed the minutes for the March Meeting. There being no revisions Mr. Coates moved to approve the minutes as presented. Mr. Carey seconded and the minutes were approved with unanimous vote.

COMMISSIONS' CONCERNS

None

CASE #2304-RZ-01- Hawthorne Street Real Estate LLC 1433 New Monrovia Road Colonial Beach VA 22443, with Agent J.L. Howeth PC 1019 Elm Street, Tappahannock VA 22560 request a change in zoning classification from A-1 (Agricultural) to RR (Rural Residential). The property is on Longfield Road, Colonial Beach Tax Map# 5-49H, Washington Magisterial District.

Mr. Lee presented research and findings for the property of the proposed project. Chairman Felt opened the meeting to public comment at 1:58 PM. Mr. Thompson from the audience raised concern about property lines and the pre-existing stream being compromised with the proposed development. Mr. Thompson also spoke on the buffer and its potential inability to control sound and therefore any future complaints. The board addressed the concerns with explanation of the property lines, wetlands on the property, and general clarification. With no other comments, public comment was closed at 2:15 p.m.

Mr. Schick moved to recommend approval of **CASE #2304-RZ-01** with the staff recommendations, as well as a written proffer offering a 100 foot wide vegetated buffer and a 6 foot berm with vegetation be built within the buffer. Mr. Coates seconded and **CASE #2304-RZ-01** was recommended for approval with a 4-1 vote, with Mr. Thompson voting against the motion.

OTHER MATTERS:

None

ADJOURNMENT

There being no other business to come before the commission, Mr. Coates moved that the meeting adjourn, and Mr. Carey seconded. The motion carried by unanimous vote with the meeting adjourning at 2:17 p.m.

Chairman