



Westmoreland County, Virginia  
**LAND USE ADMINISTRATION**  
PO Box 1000  
Montross, VA 22520  
804-493-0120

Building Official  
Zoning Official  
Planning Commission  
Board of Zoning Appeals  
Board of Building Appeals  
Wetlands Board

Lewis Thompson  
James Coates  
Elwood Carey  
John Felt  
Kyle J Schick  
Richard Stuart

AGENDA  
PLANNING COMMISSION  
WORKSESSION  
March 24, 2025 @ 3:00 p.m.  
George D. English Sr. Memorial Building

1. Call to Order
2. Commission Concerns

CASE#2504-CBAE-02-William & Melissa Haas 10017 Crawford Lane Nokesville VA 20181 Agent Jeffrey L. Howeth PO Box 1684 Tappahannock VA 22560 request a Chesapeake Bay Act Exception for construction to encroach into the 100 foot Resource Protection Area. This project is located at 722 Narrows Beach Road Hague VA 22469 Tax Map # 38C-1-2 Cople Magisterial District.

CASE# 2504-RZ-01- Bevans Properties LLC 1090 Skipjack Road Kinsale VA 22488 Agent Jeffrey L. Howeth PO Box 1684 Tappahannock VA 22560 request approval to re-zone from A-1 Agricultural to S-1 Seafood. This project is located at 1191 Skipjack Road Kinsale VA 22488 TM # 49-118A Cople Magisterial District.

CASE# 2504-CBAE-03- Caroline Dickens Howard 3105 Windsong Drive Oakton VA 22124 Agent Bayshore Design 8518 Cople Highway Hague VA 22469 request a Chesapeake Bay Act Exception for construction within the 100 foot Resource Protection Area. This project is located at 3078 Skipjack Road Kinsale VA 22488 Tax Map # 50A-1-2- 1, 1A, 1B & 1C. Cople Magisterial District.

CASE # 2504-MSE-01 – Request by Smith Bros. Dragway (Larry Thompson), 3018 M Place SE, Washington, DC 20019 for approval of special events to be held at Custom T's Motorsports Park, also known as Colonial Beach Dragstrip, to include music, food, and burn out exhibitions on April 19-20 2025, June 15 2025, July 13 2025, August 10 2025, October 31 2025, and November 1, 2025, as well as an event on May 31 2025 with live entertainment, food, and burnout exhibitions. They are also requesting approval for a flea & farmers market to be conducted on the first Saturday of each month in 2025 starting in May. The property is located at 2035 James Monroe Highway, also known as Tax Map 5-49A and 54, Washington Magisterial District.

Citizens wishing to comment will be invited to speak after the case is presented or they may submit written comments to be accepted as part of the public record. Comments can be submitted in-person to the Land Use office, via postal mail, or via email to [Landuse@westmoreland-county.org](mailto:Landuse@westmoreland-county.org)

Copies of the applications and other information are available for public review upon request.