

A Regular Meeting of the Westmoreland County Board of Supervisors was held Monday, June 9, 2025, in the public meeting room of the George D. English, Sr. Memorial Building, located at 111 Polk Street, Montross, Virginia. Those members present were Darryl E. Fisher, W. W. Hynson, Jeffrey McCormack, Mathew Ingram, and Timothy Trivett. Also present were Richard Stuart, County Attorney, Jim Taylor, County Administrator; and Donna Cogswell, Assistant County Administrator.

1. CALL TO ORDER

Chairman Fisher called the meeting to order at 6:02 p.m.

2. CONSIDERATION OF AMENDMENTS TO THE AGENDA

The Chairman asked the Board if there were any amendments that needed to be added to the agenda.

Chairman Fisher asked to amend the agenda by adding Action Item 7G - Employee Bonuses. He noted that the Board could discuss and give the County Administrator direction.

With no further discussion, upon a motion by Mr. McCormack, seconded by Mr. Trivett and carried unanimously, the Board approved the amendment to the agenda, adding Action Item 7G - discuss Employee Bonuses.

3. COMMENT PERIOD

A. Chairman and Board Member Comments

Let the record show that there were no comments from the Chairman or any Board members.

B. County Administrator Comments

Mr. Taylor went over updates and new information.

- i. Gardy's Mill – He noted they met with DWR regarding the issue and road closure at the Gardy's Mill Dam. The state is working on a repair plan to evaluate the damage but first the water level will need to recede below the dam breach. DWR is working with contractors to stabilize and protect the dam from further erosion. DWR, together with the counties affected, plan to hold a community meeting to discuss next steps.

- ii. Convenience center decals will now be mailed out to each tax payer in the county and these will replace the current hangtags. To request additional decals, please contact the Treasurer's office.
- iii. Administration met with Davenport for the financial review and capital improvement program and Robinson, Farmer & Cox regarding the FY2025 Audit. We expect to have a report from Davenport at the September meeting and schedule regular meetings with auditors and consultants to keep the audit on track.
- iv. The Hazardous Waste Event was on May 17, 2025 and 84 vehicles turned in 11,000 pounds of waste, 18 vehicles for Shred It, and 12 vehicles for drug take back.
- v. Stratford Hall held an event this past Saturday to commemorate the Lee Resolution of 1776 and they also participated in a citizenship ceremony for 100 Americans from 39 different countries.
- vi. The museum last week to open its doors and work continues on the building such as garden enhancements and a new railing.
- vii. Saturday, June 21th, 2025 at 2:00 p.m. There will be a rededication for the Gillette Presidents Garden located at the museum.
- viii. Next Tuesday at 4:00 p.m., the Cooper branch of the library will be celebrating of 25 years in operation.
- ix. The Boys and Girls Club of the Northern Neck began summer camp at the old high school with 175 kids. Mr. Taylor thanked everyone involved who made it possible. He acknowledged Supervisor Ingram for pouring his heart and soul into this project and the building is looking great.

Chairman Fisher asked everyone to keep an eye out for the upcoming events. He thanked Supervisor Ingram on his hard work with the Boys and Girls Club and has championed the cause. Chairman Fisher had an opportunity to stop and look at all that has been done and it is looking to become a jewel to the county. He asked the community to get behind and volunteer if they can and it is a great program for the youth.

Mr. Ingram stated that today was the opening day of their summer program and 112 youth from Westmoreland County. He thanked the Chairman and everyone involved and noted that it is going to be a great opportunity for growth and mentorship for them to get the skills they need to be productive adults.

The Chairman stated that you constantly hear negative comments about the youth of today, but no one tries to do anything to address the issue. The Boys and Girls Club is a great way to channel that energy in the right direction.

C. Resolution for Retirement- Sue Jones

Chairman Fisher stated that he had a great task that was before him and it is bittersweet. He noted that he has been around so long, that he hated to see people retire and it would be selfish to try to convince Ms. Jones to stick around. The Chairman stated that there was a framed resolution and then he read the resolution into the record.

After the Resolution was read, the Chairman asked for a motion to adopt the resolution in honor of Ms. Jones' retirement.

With no further discussion, upon motion by Mr. Trivett, seconded by Mr. McCormack, with Mr. Trivett, Mr. Ingram, Mr. Hynson, Mr. McCormack, and the Chairman voted "aye". The Board approved the Resolution in honor of Ms. Jones' retirement.

Chairman Fisher then presented the Resolution to Ms. Jones and pictures were taken. Mr. McCormack stated that, out of anyone in the room, he has known Ms. Jones the longest. He thanked her for her guidance and leadership throughout his life and expressed that he would miss her, hoping she would enjoy her retirement.

Mr. Hynson hoped that she would enjoy her retirement and thanked her for many years of service noting that the county is lucky to have great people working here and are fortunate to have had her for as long as they have.

Mr. Trivett stated that she has left the Treasurer's office in great shape and the comments that are made are always positive, other than around tax time. He appreciated knowing her and the job she had done.

Mr. Ingram thanked Ms. Jones for her professionalism and always having a kind face when it was time to write the big check for taxes. He congratulated her on her retirement and hoped that she could travel and take it slow.

Ms. Cogswell stated that she would miss Ms. Jones and thanked her for her patience with her over the past two years and for explaining how things work.

Mr. Taylor stated that he tried not to take it personally, but many people are retiring. He thanked Ms. Jones for her hard work, and she will be truly missed. He noted that she is a true professional, has high standards, and wishes her the best of luck in the future.

Mr. Stuart stated that he has been very fortunate to know Ms. Jones in her current capacity and in others, and she always succeeds in any position she is in. He noted as County Attorney, it is a big loss because he was not aware of any issue that he had to take care of out of the Treasurer's office, which speaks volumes.

Chairman Fisher stated that they are grateful for everything she has done for the county and Ms. Jones did not arrive at the best of times and did a wonderful job of bringing the Treasurer's office into shape and in good condition and said that as a testimony to her dedication, knowledge and willingness to do what is needed. He noted that she has some big shoes to fill, but if you teach where you are, your legacy will follow, and the people around you are like an extended family. (Resolution attached)

D. Resolution for Retirement - Belinda Johnson

Chairman Fisher stated that Ms. Johnson was unable to attend tonight, but he will read the resolution into the record.

After the Resolution was read, the Chairman asked for a motion to adopt the resolution in honor of Ms. Johnson's retirement.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, with Mr. Trivett, Mr. Ingram, Mr. Hynson, Mr. McCormack, and the Chairman voted "aye". The Board approved to adopt the Resolution in honor of Ms. Johnson's retirement.

The Chairman stated that even though Ms. Jonson is absent, he felt that all her hard work and dedication were worthy of a round of applause.

Mr. Taylor stated that they would try to get her back for the July meeting so that she can be recognized in person. (Resolution attached)

E. Resolution for Retirement- Kim Self

Chairman Fisher stated that Ms. Self played a tremendous role financially for this county. When a task was placed in her hands, she could get people to give money, and they would thank her for asking. He noted that she is a jewel of an individual, with a bubbly personality, and in the time she served in that capacity, she has made a huge impact. Chairman Fisher then read the Resolution that was prepared into the record. After the Resolution was read, the Chairman asked for a motion to adopt the resolution in honor of Ms. Self's retirement.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Ingram, with Mr. Trivett, Mr. Ingram, Mr. Hynson, Mr. McCormack, and the Chairman voted "aye". The Board approved to adopt the Resolution in honor of Ms. Self's retirement. The Chairman stated that Ms. Self put a face to Westmoreland explaining people would come just to talk to her and not have anything going on. He noted that she did a tremendous job in a tight spot, and he jokingly stated that she had requested that a percentage of the money she collected for the county would go to her. He noted that no one would have predicted the job that Ms. Self did when she took on that responsibility, and she would keep a record. Chairman Fisher hated to lose her but hoped she enjoyed her retirement.

Chairman Fisher then presented the resolution to Ms. Self and took a picture, including all board members in honor of her retirement.

Mr. Hynson stated that everyone can learn something from her and that sometimes he would come through the back door, there would be an irate citizen about a water bill, and she has a knack for defusing the situation, and not everyone has that. He noted that she has changed the attitude of many people, and it made him proud to have known her. Her smile lit up the room, and he thanked her for everything.

Mr. McCormack thanked her for her demeanor and her smile, and for representing the county well. He thanked her for the times she had to deal with adversity and always had a calming voice of reason. He hoped that she enjoyed her well-earned time off.

Mr. Ingram stated that from her infectious smile, her personality, and how she can collect more and they are smiling as they walk out the door, which is a talent. He thanked her for her service to the county and hoped she enjoys her retirement.

Mr. Trivett stated that he has enjoyed many conversations with her and how he has been saying that she cannot retire and is crazy that the time has come so fast. He stated that he knows that she will enjoy it and that she will make someone else smile and he thanked her for always trying to make things positive and that he will miss her.

Ms. Cogswell stated that Ms. Self is her partner in crime and that they have had many interesting conversations. She stated that she is second to none as a co-worker and friend and she will be missed tremendously, but will be back part-time in August.

Mr. Taylor stated that he had not known her for long, but felt as if he had known her forever, and he did not know what they would do without her. He wished her the best of luck in what was next and that the zero-turn mower would not know what hit it. He asked her not to be a stranger.

Ms. Reyes stated that Ms. Self has taught her a lot and has been an amazing friend and mentor, and she will try to fill those shoes but they are big shoes to fill.

Mr. Stuart stated that not only is Ms. Self a constant professional and has dealt with many irate people, but he appreciated that they were not sent to him. He appreciated everything she has done to make their jobs easier and has been an absolute pleasure to work with.

Chairman Fisher stated that he did not know that her government name was Evelyn, but stated that Ms. Self is excellent on the John Deere zero turn; she can wave and still keep a straight line. He hoped that she would enjoy her retirement and thanked her for everything she had done for the county.

The Chairman thanked everyone for their patience and stated that these people mean so much because they make them look good and their jobs easier. He wished all of the employees who are retiring the very best in their retirement. (Resolution attached)

4. REQUEST FOR APPROVAL OF MINUTES

A. Request for Approval of Minutes, Board of Supervisors Meeting – May 12, 2025

Chairman Fisher stated that everyone should have had an opportunity to review the minutes from the Regular Board meeting May 12, 2025. The Chairman asked if any changes needed to be made to the minutes; if not, he asked for a motion to approve.

With no further discussion, upon a motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, the Board approved the minutes from the May 12, 2025, meeting, as presented. (Minutes attached)

5. REQUEST FOR ADMINISTRATIVE APPROVALS

A. Request for Approval of Accounts Payable May 2025

Chairman Fisher stated that you all received the Accounts Payable and asked if there were any questions, observations, or concerns. If not, Chairman Fisher asked for a motion to approve the Accounts Payable as presented for May 2025.

With no further discussion, upon motion by Mr. Trivett and seconded by Mr. Hynson, and carried unanimously, Mr. McCormack, Mr. Ingram, Mr. Hynson, Mr. Trivett, and the Chairman voted "aye". The Board approved the Accounts Payable for May 2025, as presented.

B. Request for Approval of Payroll Register May 2025

Chairman Fisher stated that you all received the Payroll Register and asked if there were any questions, observations, or concerns. If not, Chairman Fisher asked for a motion to approve the Payroll Register as presented for May 2025.

With no further discussion, upon motion by Mr. Ingram and seconded by Mr. Hynson, and carried unanimously, Mr. McCormack, Mr. Hynson, Mr. Ingram, Mr. Trivett, and the Chairman voted "aye". The Board approved the Payroll Register for May 2025, as presented.

C. Appropriation from Montross Rescue Squad to Westmoreland EMS

Karen Foxwell, Finance Director, was present to discuss the appropriation. She stated that the appropriation is for the closeout of the Montross Volunteer Rescue Squad and has turned over a check to the county for \$36,351.87. Ms. Foxwell thanked them for their service over the years.

The Chairman asked where the funds would be turned over. Ms. Foxwell stated that they would be turned over to EMS.

Chairman Fisher asked what the pleasure of the Board was.

With no further discussion, upon motion by Mr. Trivett, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, Mr. Ingram, and Chairman Fisher voted "aye". The Board approved the appropriation from Montross Rescue Squad to Westmoreland EMS in the amount of \$36,351.87.

D. Appropriation DSS transfer – no local funds needed

Keri Cusick, Director of Social Services, was present to discuss the appropriation and stated that she came before the board to request an appropriation in the amount of \$7,000, and no new local funds are needed. She noted that it is for the end of the stated fiscal year to cover their foster children who are 4E eligible, to pay for their placement, and enhanced maintenance payments.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Ingram, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Ingram, Mr. Hynson, and Chairman Fisher voted aye. The Board approved the appropriation for the Department of Social Services in the amount of \$7,000.0

Ms. Cusick stated that they have a free upcoming event called the Family Resource Fair, which is Saturday, June 28, 2025 from 10:00 a.m. to 3:00 p.m. at Westmoreland High School. They have free vendors such as The Haven, Behavioral Health, and there will be a donkey and a DJ. She stated that there is a flyer, and they will be posting more about it and will have it posted on the county website.

6. PRESENTATIONS

A. VDOT Monthly Report , David Beale, Resident Engineer

Chairman Fisher stated that Mr. Beale was not able to attend but they do have the monthly report. (Report attached)

Mr. Taylor stated that they do have an item later in the agenda regarding a VDOT resolution. He noted that the VDOT crews are back on the roads picking up litter and mowing and he thanked them for all they are doing for the county.

Chairman Fisher asked the other board members if they had any comments or concerns to reach out to VDOT directly. He noted that VDOT is very busy on surface treatments everywhere.

B. Town of Colonial Beach Update, Natasha Tucker, Town Manager

Kyler Brower, Assistant Town Manager, was present to discuss the events of the town.

- i. This weekend is the Potomac River Festival, Friday night is the Firemen's Parade, Saturday they will have another parade and other events, and Sunday is the car show.
- ii. On June 19, 2025, they will have their Freedom Day from 11:00 a.m. to 4:00 p.m. and many other events.
- iii. On June 22, 2025, they will have their triathlon at 6:50 a.m.

C. Town of Montross Update, Fran Taylor, Town Manager

Joseph King, Mayor, was present to discuss the events of the town.

- i. The Annual Memorial Day Remembrance Event was held, was well attended, and is a time that they take remember those who gave their life to protect the country.
- ii. First Fridays have started again, and the first one of the season was well attended. The next first Friday will not be in July due to it falling on the Fourth of July Holiday; it will be August 1, 2025.
- iii. They attended the Boys and Girls Club Grand Opening at the old high school and looked at the overview of their plans and activities. Which is exciting. He noted that the building looks amazing.
- iv. Clinton Watson, one of the Town Council members, will be working with the Sheriff's Office on the Neighborhood Watch Program. He will be attending meetings and anything that the Sheriff's Office needs to do around town. They have already started putting up signs and bringing in more people within the community.

- v. The Tobacco Hut opened May 2, 2025, and they are talking to other businesses to potentially come to Montross. He noted that they are currently working on a project for the cancer center with the county, and hope good things will come from that
- vi. They are going to shut down the town well; it is the pump house near the EMS building. He noted that it would be a big savings on electricity and maintenance.
- vii. The town has a new trash vendor and is currently working with them to meet and address concerns, and hopes to turn things around.

D. Hurricane Preparedness, Chief Byrd, Emergency Management

Chief Byrd was present and gave a presentation on Hurricane Preparedness. He went through the presentation slide by slide and stated that the purpose of the presentation is to be educational, and he spoke at a town council meeting. He stated that June 1, 2025, kicked off hurricane season in the Atlantic Basin and education is the most important in any weather event. He noted that if residents have signed up for the county alerts, they have sent out more in two weeks than they have in two years. They spoke with the National Weather Service, and there was a sighting of a tornado that was reported. He then went over the focus areas, key topics, geography, and vulnerabilities. He noted that the county is uniquely situated between two rivers, which is more likely to have coastal flooding. He stated that people will see infrastructure issues, and people have been very reliant on Wi-Fi and working from home. When Hurricane Isabel came through, some people did not have power for 2 weeks or more, and when a grid is wiped out, it takes time to put the entire system back in place. His next slide was the historical events with hurricanes and noted that Hurricane Isabel was a category 5 when it spun into the Atlantic Ocean and was a tropical storm when it made its way to the Northern Neck and caused a lot of damage. He stated that education and public knowledge are paramount in these situations and have flyers to hand out, as well as upcoming events, to stay ahead. He then showed the Hurricane Classifications and stated that a category 1 has a sustained wind of 74 MPH, which is bad enough, and when you move up the scale, it becomes catastrophic. He went over hurricane flooding and the different types and their meanings and impacts, and that they will keep the residents informed as much as possible, and urged people to sign up for the alerts. He noted that you could not go too far and not go over or beside a

body of water, and to always be alert. His next slide was wind effects and stated that the EOP suspends the operations that sustained winds of 70 MPH, and those announcements are made ahead of time. He went over how to prepare for the hurricane season, to know the risk, have an emergency kit ready, and make a family emergency plan. He stated that there are roughly 18,000 citizens in the county, and there are 4,000 people signed up for the alerts. He noted that they are going to put out a campaign alert for this, and in a rural area, communication can be limited. The more that can be put in someone's hands, the better prepared someone will be. They have spoken to the town of Colonial Beach about coordinating with their alert system. He urged people to know their zone, and it helps people understand where to evacuate or where a shelter is. In addition, VDEM has evacuation zones based on address and storm risk. He told people to visit Knowyourzone.org and that he would have a copy on the website for the public to review. He urged people to start an emergency kit now, and what to have in the kit and in grocery stores are very limited. He showed a list of the county shelters and their addresses. They have a sheltering capacity of 600, and they work with state resources if they are filled. He went over the improvements to Emergency Management, stated that they have been working with VDEM through the Emergency Management-planning grant, and was able to use a match of state and local funds and now have a shelter asset in the county, they are self-contained kits with 25 cots and basic hygiene equipment and they deliver it to the shelter and social services takes it from there. They are working on having one in the west and one central so they are close to the structure. Robyn Manthey, Deputy Chief of Emergency Services, went over the updates to EMS, and she thanked the board for their approval of the ambulances they have put into service. They have also placed their Life Pack 35 into service, which helps increase diagnostics and better help the community. She noted that EMS has been recognized by the American Heart Association and has received gold status for the Mission Lifeline. Chief Byrd stated that it is the 6th year they have held the status. He stated that residents to reach out to them with any questions, and they are in the final stages of a new EOP custom cut for the county.

After Chief Byrd's presentation, he asked if the Board had any questions. Mr. Trivett stated that they could send out a flyer about the alert system when they send out the new stickers to dump the trash.

Mr. Taylor stated that they will look into it, and they have been working with the Treasurer's Office and have already set the mailings to go. Mr. Trivett thanked them for an outstanding job and for wanting to work with the town of Colonial Beach and they were very receptive to it.

Mr. Ingram asked if there was a flyer or brochure that they could hand out to citizens, and the more people know about it, the better. He thanked them for everything they have done for the county and the professionalism and dedication they have shown is like no other.

Mr. McCormack congratulated them on their recognition for the 6th year in a row, and he thanked Deputy Chief Manthey for keeping everyone up to date with the alert system. He stated that there was a large waterspout off the coast of Coles Point this past weekend, and they received all of the alerts and knew exactly what was happening.

Mr. Hynson stated that there is only one road from one end of the Northern Neck to the other, being Route 3. He thanked them for their hard work and stated that they all have to work together to make sure they keep the lanes moving.

Chairman Fisher stated he has very seldom ever heard a complaint about EMS and that they are doing a great job. He noted that he hears nothing but compliments on the level of care and that they have saved many people's lives and that is what you want to hear, and it takes the whole group to make the system work. He thanked the other board members for their help in giving them what is needed, and you cannot put a price on someone's life. Chief Byrd stated that the support and their success start here, and he thanked the board for giving them what is needed to help the residents of the county. (Presentation attached)

E. Health Department Services, Brenden Rivenbark, District Director, Three Rivers Health District

Brenden Rivenbark, District Director, was present and gave a brief presentation on the services they offer. He stated that they offer an array of services to protect the health of everyone who lives in the Northern Neck, from mental health to clinical. For environmental, most of their interface with a lot of the constituents in septic and well permitting for residential properties, they also do permitting for restaurants, campgrounds, marinas, and other small properties, and rabies investigations. On the clinical side, they do communicable

disease investigations, and they will coordinate with community-based organizations, schools, or anyone else who reports diseases to them to make sure it is contained. They also offer family planning and STI services to anyone in the community, nutritional counseling for young expecting mothers in need. They have been working with many counties to start services for internal and child health, so if anyone is a new family and they are aware of what is available to them. He noted that they will do home visits to get their faces out in the community. He stated that they also have nurses on site for shelters for natural disasters. They are still working on training so they are able to give individuals NARCAN to help with overdose prevention and are working with the towns to put on public-facing AEDs that is self-serving in high traffic areas, so if there is a cardiac emergency, EMS can point people in the right direction. Mr. Rivenbark asked his staff to pull figures from this year. They issued 88 septic permits, 54 well permits, 118 food establishments' permits, 57 rabies investigations, served 66 in the family planning and STI clinic, they have served 133 students for back-to-school vaccines, and 60 long-term screening.

Mr. Taylor thanked Mr. Rivenbark for coming and said that the county has an exceptional health district. He stated that there are never any issues with the Health Department, and he appreciated everything they do for the county. Mr. Taylor stated that there is also a medical center next to the Health Department, and they work well together to serve the residents.

Mr. Rivenbark stated that the county is unique and they share a hallway and a waiting area with the health clinic. He noted that they do not provide traditional primary care, but a lot of the individuals need it and it great to walk them right to it.

7. ACTION ITEMS

A. Domain name change, Jim Taylor, County Administrator

Mr. Taylor gave a brief presentation on a domain name change that they spoke about at the May board meeting. He stated that they are working on a new website for the county, and a part of that project, they want to establish a new domain name for the website. He stated that they are at the point now where they would like the board to take some kind of action and provide guidance. Currently, the website and email address are Westmoreland-County.org. In addition, he stated that there is a statewide effort to transition to .gov and is a preference in establishing the local government website. At the last meeting, one of the

board members stated that a shorter one would be preferred. He then showed options and noted that it will still need to be approved by the .gov people. Mr. Taylor stated that no matter what is chosen, there may still be confusion between Westmoreland, PA, and Westmoreland, VA. He showed comparisons from other surrounding counties, some have just the county, such as chesterfield.gov, some have fairfaxcounty.gov, and others have kinggeorgecountyva.gov. Mr. Taylor noted that there is not right or wrong but they need to pick one.

Mr. Hynson felt they should use westmorelandcountyva.gov to define who they are.

Mr. McCormack stated as a former IT person for 20 years in the Army, he is fine with using westmorelandcountyva.gov, but people will be confused with westmorelandcountypa.gov. He would like westmorelandva.gov keeping it short and having less confusion.

The rest of the board members were in agreement with westmorelandva.gov.

Chairman Fisher stated if you look up Westmoreland County, Westmoreland County Pennsylvania normally comes up first and he felt that they need the VA designation in the new domain.

Upon motion by Mr. Hynson, seconded by Mr. McCormack, carried unanimously with Mr. McCormack, Mr. Hynson, Mr. Ingram, Mr. Trivett, and the Chairman voted "aye".

The Board approved the motion to request approval of a new website domain for Westmoreland County to be www.westmorelandva.gov.

B. VDOT Resolutions – Projects Holly Way and Deux Rue, Jim Taylor, County Administrator

Chairman Fisher stated that there are two VDOT Rural Addition Resolutions per state code 33.2-335 for Westmoreland County Rural Addition Requiring Funds for Improvement, which is in the board packet.

Mr. Taylor then gave a brief presentation and went through the presentation slide by slide. He stated that the Rural Addition Resolution is required by VDOT, and Holly Way and Deux Rue have been previously accepted into the Revenue Sharing Program, are fully funded, and under construction, and the resolution would add both roads into the Secondary System of State Highways.

Upon motion by Mr. Hynson, seconded by Mr. Trivett, carried unanimously with Mr. McCormack, Mr. Hynson, Mr. Ingram, Mr. Trivett, and the Chairman voted “aye”. The Board approved the motion to add Holly Way and Deux Rue to the Secondary System of State Highways maintained by Virginia Department of Transportation (VDOT) and certify the completion of payment. (Presentation attached)

- C. Northern Neck Planning District Grant from VDHCD, Jim Taylor, County Administrator
Mr. Taylor stated that Westmoreland County received a grant from the state Department of Housing and Community Development for \$100,000 to do a housing assessment. He stated that the board would need to take action to accept the grant so they can continue their work with the Northern Neck Planning District Commission on the housing assessment.

Upon motion by Mr. McCormack, seconded by Mr. Hynson, carried unanimously with Mr. McCormack, Mr. Hynson, Mr. Ingram, Mr. Trivett, and the Chairman voted “aye”. The Board approved the motion to accept the grant for the Department of Housing and Community Development in the amount of \$100,000 to work with the Northern Neck Planning District Commission on the comprehensive housing assessment and to authorize the County Administrator to proceed. (Grant information attached)

- D. Transfer Station – Fees for Brush and Electronics, Jim Taylor, County Administrator
Mr. Taylor gave a presentation and an overview of the fees for brush and electronics at the Transfer Station. He stated that for brush disposal, residents currently purchased tickets from the Treasurer’s Office for \$5.00 per load, and are available through normal business hours, but could be problematic if a resident wants to dispose of brush on a weekend. Brush is only accepted at the Transfer Station and cannot exceed 6 inches in diameter. He noted that the county brings in \$6,823.00 yearly. Mr. Taylor stated similarly for electronic residents to purchase tickets from the Treasurer’s Office for \$5.00 for up to 5 items and purchased during normal business hours, and the county brings in \$1,724.00 annually. He noted that

the county pays \$6,000-\$8,000 annually for a recycling contractor and offers e-recycling days to residents at no charge. Mr. Taylor proposed to allow residents to dispose of brush and electronics at no charge and must have county decal; brush can only be accepted at the Transfer Station with current limits in diameter and accepted during normal business hours. He noted that the current revenue could be absorbed in the Treasurer's Office budget due to salary savings, and in addition, the county could stop paying \$7,000 per year for a recycling contractor and continue to offer e-cycling days at no charge. Mr. Taylor felt that it deserved further scrutiny and is something that he will look more into and give the board further information at the next meeting. He then showed a list of surrounding counties and what they accept. He stated that the surrounding counties do not charge residents for brush or electronics. Mr. Taylor felt that it was an opportunity to do away with the tickets if the board sees fit.

Mr. McCormack agreed with the proposal and stated that it is frustrating on a weekend when you load a truck up with brush, go to the Transfer Station, and are turned away due to you not having your pass, and they do not offer it on site you have to go to the Treasurer's Office.

Mr. Ingram agreed with Mr. McCormack and stated that it needs to be more of a convenience to citizens due as many do not have a large part of land where they can dump their yard debris. He stated that people need to have a place to dispose of their electronics, and there are appliances on back roads in the county currently. Mr. Hynson felt that it was a good step to remove the ticket and let people go.

Chairman Fisher asked what the pleasure of the Board was.

Upon motion by Mr. McCormack, seconded by Mr. Hynson, carried unanimously with Mr. McCormack, Mr. Hynson, Mr. Ingram, Mr. Trivett, and the Chairman voted "aye". The Board approved the motion to approve no fees to residents for the disposal of brush and electronics effective July 1, 2025.

Mr. Taylor stated that he was at the Transfer Station today and stated that the mountain of tires that were there is now a small pile.

E. CASE# 2504-RZ-01: PUBLIC HEARING - Bevans Properties LLC 1090 Skipjack Road Kinsale VA 22488 & agent Jeffrey L. Howeth PO Box 1684 Tappahannock VA 22560 request approval to re-zone a portion of the property from A-1 Agricultural to S-1 Seafood. This project is located at 1191 Skipjack Road Kinsale TM # 49-118A Cople Magisterial District. Beth McDowell, Land Use

Ms. McDowell was present and gave a presentation on the rezoning application. She stated that the parcel in question is the parcel across the street from the main Bevans facility and showed the most recent aerial photo. She stated in 2012, an 11.65 portion of the 24-acre parcel was rezoned from A-1 to S-1, 12 acres was left over at that time, and the landowners now propose to rezone an additional 6 acres to S-1 seafood and are still leaving a 100-foot wide strip of land that will be maintained as A-1 and vegetated. At the Planning Commission meeting, they voted 4-0 in favor of recommending approval for the rezoning application as presented. She then showed pictures of Bevan's property and a zoning map of the properties surrounding it.

After Ms. McDowell's presentation, she asked if the Board had any questions.

Let the record show they did not, and the Chairman opened the meeting for the public hearing for request approval to rezone a portion of the property from A-1 Agricultural to S-1 Seafood. This project is located at 1191 Skipjack Road, Kinsale TM #49- 118A, Cople Magisterial District. Below is who spoke during the public hearing.

Richard Wilkins- He felt that when there is any business that is going to expand it should be approved and not restrict them. He noted that it would bring more revenue to the county and businesses as well.

Let the record show, no one else came to the podium to speak, and the Chairman closed the public hearing for request approval to rezone a portion of the property from A-1 Agricultural to S-1 Seafood. This project is located at 1191 Skipjack Road Kinsale TM #49- 118A, Cople Magisterial District. Below is who spoke during the public hearing.

The Chairman asked what the pleasure of the Board was.

Upon motion by Mr. McCormack, seconded by Mr. Ingram, carried unanimously with Mr. McCormack, Mr. Hynson, Mr. Ingram, Mr. Trivett, and the Chairman voted "aye".

The Board approved the motion to rezone a portion of the property from A-1 Agricultural to S-1 Seafood. This project is located at 1191 Skipjack Road, Kinsale TM # 49-118A Cople Magisterial District. (Case information attached)

F. Appointments to Commissions

i. Appointments to Commissions- District 4

The Chairman asked Mr. Hynson if there was a representative to be nominated from District 4.

Mr. Hynson stated that he does have a nomination for the Planning Commission Board for District 4, and it is Jimmy Coates.

Mr. Hynson stated that he wanted to retire, but after 2 months, he was ready to come back.

Upon motion by Mr. Hynson, seconded by Mr. Trivett, and carried unanimously, Mr. Trivett, Mr. Ingram, Mr. Hynson, Mr. McCormack, and the Chairman voted "aye". The Board approved the nomination of Jimmy Coates to the Planning Commission Board for District 4.

G. Employee Bonus

Mr. Taylor stated that the General Assembly this year will be providing bonuses to Constitutional Officers, Comp Board funded positions, Sheriff's Office, Treasurer's Office, Commissioner of Revenue, Commonwealth Attorney's Office, Clerk of the Circuit Court and Department of Social Services. He stated that the funding is for a 1.5 %, one-time bonus based on June 30, 2025, salaries to be paid in July 2025. Westmoreland County has 47 Comp Board-funded positions, and when you look at the Sheriff's Office, not all are Comp Board-funded. There are 20 deputies in Comp Board-funded positions and 9 who are not, and it could be problematic to receive funding and only apply it to the Comp Board-funded positions. He noted that some counties are providing to all county employees and some are only to the funded offices. Mr. Taylor believed the General Assembly intended to pass along

the one-time bonus to the offices they funded, and if they were to give the one-time bonus to all employees, it would cost the county \$161,000. He noted that the \$161,000 could be covered in the year-end funds that would be carried over into the new budget year, and the money is available.

The Chairman stated that it is a tough spot due to it requiring money, but whenever Richmond takes action, and then it dwindles to the counties, it makes the county look bad if they do not, because one person may get it and the person right next to them may not.

Mr. Hynson stated they have worked hard to get everyone's salary up, and he felt it was wrong for Richmond to tell them that they will pay some salaries and an increase to others, and a third would not get a raise and which causes dissatisfaction within the workforce. He asked the people in Richmond not to give some people raises and others not. If you cannot give it to everyone, do not give it to anyone at all. Mr. Hynson felt that the procedure the state uses is wrong, and he is against giving the employees the one-time bonus.

Mr. Trivett stated that they had one position that was not filled, which was budgeted for \$168,000, and the funds available. Mr. Trivett felt that it was not fair to give some people the bonus and some not, and they are one a high right now. He felt that they had the funding available if the Board agreed to it.

Mr. McCormack stated that he spoke with Mr. Taylor before the meeting, and his concern was the tax increase. Mr. Taylor mentioned that they are covered under carryover funds from the previous year and have a position that has not been filled, with funds available. He noted that he had a conversation with the school board to see if they were planning to give the bonus to all employees, and they stated that it was on their agenda for the next meeting for their consideration. He agreed with Mr. Trivett and stated it is a lot of money, but as far as morale is concerned, it would go a long way to retain employees in the county, which has been an issue in many departments.

Mr. Ingram stated that it is a double-edged sword where the state mandates an increase; it is a tough call for the counties, and the employees deserve it. He noted that if the money is there, and they can provide it to all, make it so.

The Chairman stated that it was always his position that if you are giving to one, then you should give to all and be even across the board. He noted that they have done a lot for the employees, and they could self-justify not giving the bonus to all employees, but then you think of the long-term employees and how long they operated under the thumb before the

salary study was implemented. The Chairman felt that the bonus is different from a salary increase due to it only being one time. He stated that for 33 years, when it comes to money, Supervisor Hynson has not changed and he is consistent, but the Chairman would be inclined to give the bonus so it can be the same for all employees, and the funds are available.

The Chairman then asked what the pleasure of the Board was.

Upon motion by Mr. Trivett, seconded by Mr. McCormack, with Mr. Trivett voted "aye", Mr. Ingram voted "aye", Mr. Hynson voted "nay", Mr. Ingram voted "aye", and the Chairman voted "aye", motion passed 4-1 with majority vote. The Board approved the motion to authorize the 1.5% bonus supplemented by the General Assembly for the state-supported offices and the county employees, who would be eligible, and approved the appropriation of remaining funds of \$161,000 to give the 1.5% bonus to all county employees.

8. PUBLIC COMMENT

Chairman Fisher stated that they are now at the Public Comment portion of the meeting, where they will hear from the public present. He asked whoever would like to come to the podium to state their name for the record and proceed to address the Board. Below is who spoke during Public Comment.

Heather Fanning- she gave a brief presentation on the solar policy that was approved last month, and went through the presentation slide by slide. She stated that the policy was generous in detail but overall flawed. She stated that the Planning Commission asked for guidance on what should be approved and to have a solar policy in place, and the one that was drafted is lacking. The new policy addresses an extremely narrow definition of utility-scale energy projects in the county. It limits proposals of 5 MW or 50 acres or greater and has no guidance for approval. In addition, bans projects 100 acres or greater. 85% of solar special exceptions recently approved by the board do not fall under the sizing regulations of the policy. She noted that the new policy does not prevent large solar operations due to there being no prohibition on contiguous projects and a policy is needed to address special exception applications for all non-residential projects. She stated that the meetings need to be posted on social media, enhanced

signage at all vantage points, and widened the notice area for adjacent properties. Her next slide was about the recent solar project, 39 39-acre colonial solar project at Pomona and Longfield Roads. Which was approved, and the different proffers and other information that were approved. Her next slide was regarding the general estimation for a utility-scale solar farm, which would produce 5 to 8 MW of power. She then quoted one of the Board members about protecting what we already have and stated that the current policy does not achieve that goal.



A presentation slide with a background image of a sunset over rolling green hills. The sky is a mix of orange, red, and yellow. A white rectangular box is centered over the image, containing the title in white text. <p>NEW POLICY ADDRESSES AN EXTREMELY NARROW DEFINITION OF UTILITY- SCALE SOLAR ENERGY PROJECTS IN THE COUNTY</p>	<ul style="list-style-type: none">• Limited to proposals of 5MW or 50 acres or greater• Bans projects greater than 100 acres entirely• Projects less than 5MW or 50 acres have no guidance for approval, and no protections for county residents
---	--



**85% OF SOLAR SPECIAL
EXCEPTIONS RECENTLY APPROVED
BY THIS BOARD DO NOT FALL
UNDER THE SIZING REGULATIONS
OF THIS POLICY**

Out of the 13 solar facilities approved, only 2 fit
within the coverage of this policy

There is no prohibition on
contiguous projects

There is no guidance at all for
commercial, non-residential
(utility-scale) projects less
than 50 acres or 5MW

Leading to multiple, adjacent
projects of 49 acres or less
with no standards



**NEW POLICY DOES
NOT PREVENT LARGE
SOLAR OPERATIONS**

A POLICY IS NEEDED
TO ADDRESS SPECIAL
EXCEPTION
APPLICATIONS FOR
ALL NON-
RESIDENTIAL
PROJECTS

- New policy relies on arbitrary size definition of “utility-scale” instead of purpose definition
- Policy needs to address all non-residential solar applications
 - ✓ Residential = serves the needs of that property upon which facilities are located
 - ✓ Non-residential = serves the needs of any property other than the property where such facilities are located

Code of Virginia. Local regulations of solar facilities

GREATER CARE MUST
BE TAKEN IN
APPROVING THESE
PROJECTS



This Board recently approved the 39-acre Colonial Solar project at Pomona and Longfield Roads

- ✓ **4.8MW ^{Close} projected energy output**
 - Under the output size addressed by the policy
- ✓ **Approved plan has a 25-foot-wide, existing vegetative buffer for all lot lines**
- ✓ **A project of this size is not**

If the application had listed a projected yield of 5MW+, adjacent residential properties could receive siting constraints including:

- 250 feet setback from property lines of non-consenting landowners + 50 ft. new buffer
- 1000 feet from non-consenting dwellings
- 1000 feet from historic sites + viewshed analysis
- 500 feet from secondary road (Pomona), 1000 feet from primary road (Longfield)

CHECK THE MATH!

BASED ON GENERAL ESTIMATIONS FOR UTILITY-SCALE SOLAR FARMS, YOU COULD EXPECT A 39-ACRE SOLAR FACILITY TO PRODUCE A RANGE OF 5 TO 8MW OF POWER.

RULE OF THUMB: 1MW REQUIRES ROUGHLY 4-7 ACRES OF LAND

LOWER END: 7 ACRES/MW @39 ACRES = 5.6MW

UPPER END: 5 ACRES/MW @39 ACRES = 7.8MW

SOURCES: GREAT PLAINS INSTITUTE (BETTERENERGY.ORG), CLEAN GRID ALLIANCE (CLEANGRIDALLIANCE.ORG), YALE UNIVERSITY (E360.YALE.EDU), COMMUNITYSOLARAUTHORITY.COM, FREEINGENERGY.COM, SOLARLANDLEASE.COM, SELECTROW.COM, SUNGOLDSCHOLAR.US, NEEEXGENT.COM

- Projected MW is a poor policy standard
- What if applicants set projections purposely low to avoid policy protections?

8

Richard Wilkins-He read a quote from an anonymous author that stated, "If you yearn for the good old days, just turn off the air conditioning." He then stated that Mr. Ingram invited him to look at what they were doing at the old W & L High School for the Boys and Girls Club and he was impressed and delighted to see the school getting prepped for the next adventure, and he thanked Mr. Ingram for his efforts to make that happen. He also thanked the Board for not charging for the Hazardous Household Waste event, and when they had the 100 lb. limit, they had to send many cars away with paint, and it will end up on the dumpsite. Mr. Wilkins thought that getting rid of the tickets for the brush, electronics was a great idea, and if you go down Pomona and New Monrovia Road, there are Televisions and other appliances scattered out. He noted that Lancaster County only takes electronics on their waste collection days. Mr. Wilkins was disturbed to hear the board talk about politics and the junior members not understanding how that works, and any decision should be passed on its merit. He then quoted another author who said, "A man who trims himself to suit everybody, will soon widdle himself away."

Kevin Goldman-He stated that he came before the board a couple of months ago, and Mike Litefoot gave a presentation about the sludge that is being dumped on the lower end of town. He gave an alarming report on the tests that were done by the Health Department on the chemicals that were in the water, and no response from the board. He noted that they have been dumping sludge in the county for 30 years, but when someone wants to put in a solar farm

with no environmental damage and within 2 months, there is a policy for them and a committee. He asked why the board will not do anything to address the sludge in the county and wished the board would take action.

9. CLOSED SESSION Section 2.2-3711.A7 Consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. For the purposes of this subdivision, "probable litigation" means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party.

With no further discussion, upon motion by Mr. McCormack seconded by Mr. Hynson, and carried unanimously, the Board moved into closed session.

RECORDING WAS STOPPED, AND THE MEETING MOVED TO CLOSED SESSION

Chairman Fisher asked for a motion to return to Regular Session from Closed Session. Upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, the Board returned to Regular Session from Closed Session.

Chairman Fisher then asked for a Certification Motion stating that nothing other than what was listed on the call under Sec 2.2-3711(A)(7) was discussed during the Closed Session, and no action was taken.

Upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Ingram, Mr. Hynson, and the Chairman voted "aye." The Certification Motion was approved.

10. ADJOURNMENT

Chairman Fisher asked if there was any further business to bring before the board, and then he asked for a motion to adjourn.

With no further business, upon motion by Mr. Hynson, seconded by Mr. McCormack, and carried unanimously, the Board Meeting was adjourned at 9:30 p.m.

The next scheduled meeting is Monday, July 14, 2025, at 6:00 p.m. in the George D. English, Sr. Memorial Building.


Chairman, _____

DARRYL E. FISHER, CHAIRMAN
ELECTION DISTRICT NO. 1
HAGUE, VIRGINIA 22469

TIMOTHY J. TRIVETT, VICE CHAIRMAN
ELECTION DISTRICT NO. 5
COLONIAL BEACH, VIRGINIA 22443

JEFFREY A. MCCORMACK
ELECTION DISTRICT NO. 2
MONTROSS, VIRGINIA 22520

MATTHEW D. INGRAM
ELECTION DISTRICT NO. 3
MONTROSS, VIRGINIA 22520

W. W. HYNSON
ELECTION DISTRICT NO. 4
COLONIAL BEACH, VIRGINIA 22443



WESTMORELAND COUNTY, VIRGINIA

Board of Supervisors

MONTROSS, VIRGINIA 22520-1000

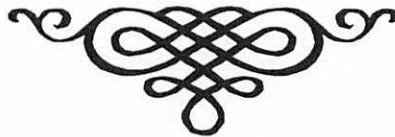
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Resolution Honoring

SUE JONES

On Her Retirement



WHEREAS, Sue Jones has announced plans to retire on June 30, 2025 after more than 13 years of devoted service to the County of Westmoreland; and

WHEREAS, during her tenure as Treasurer, the past 10 years, Sue has performed her duties and fulfilled her responsibilities in an exemplary manner and consistently displayed her personal commitment to providing exceptional service to the taxpayers of Westmoreland County; and

WHEREAS, the professionalism and dedication consistently displayed by Sue is worthy of the highest commendation.

NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors of Westmoreland County hereby extend to Sue Jones our sincere and grateful appreciation for her dedicated service to Westmoreland County, congratulate her on a well-earned retirement, and extend our best wishes to her for continued happiness, and good health in the years to come.

Adopted this 9th day of June, 2025.

*Chairman, Board of Supervisors
Westmoreland County, VA*

DARRYL E. FISHER, CHAIRMAN
ELECTION DISTRICT NO. 1
HAGUE, VIRGINIA 22469

TIMOTHY J. TRIVETT, VICE CHAIRMAN
ELECTION DISTRICT NO. 5
COLONIAL BEACH, VIRGINIA 22443

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WESTMORELAND COUNTY, VIRGINIA

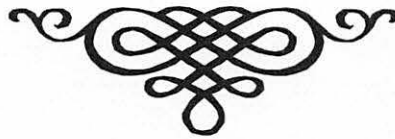
Board of Supervisors

MONTROSS, VIRGINIA 22520-1000

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Resolution Honoring
BELINDA JOHNSON
On Her Retirement



***WHEREAS,** Belinda Johnson has announced plans to retire on June 30, 2025 after more than 32 years of outstanding and meritorious service to the County of Westmoreland; and*

***WHEREAS,** Belinda began her career in 1986 for the Department of Social Services. After various positions within the County and Department of Social Services, Belinda became the CSA Coordinator in 2019; and*

***WHEREAS,** during her 32 year career Belinda has performed her duties and fulfilled her responsibilities in an exemplary manner and consistently displayed her personal commitment to providing exceptional service to the children and families of Westmoreland County. The professionalism and dedication consistently exemplified by Belinda is worthy of the highest commendation.*

***NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Westmoreland County hereby extend to Belinda our sincere and grateful appreciation for her dedicated service to Westmoreland County, congratulate her on a well-earned retirement, and extend our best wishes to her for continued success, happiness, and good health in the years to come.*

Adopted this 9th day of June, 2025.

*Chairman, Board of Supervisors
Westmoreland County, VA*

DARRYL E. FISHER, CHAIRMAN
ELECTION DISTRICT NO. 1
HAGUE, VIRGINIA 22469

TIMOTHY J. TRIVETT, VICE CHAIRMAN
ELECTION DISTRICT NO. 5
COLONIAL BEACH, VIRGINIA 22443

JEFFREY A. MCCORMACK
ELECTION DISTRICT NO. 2
MONTROSS, VIRGINIA 22520

MATTHEW D. INGRAM
ELECTION DISTRICT NO. 3
MONTROSS, VIRGINIA 22520

W. W. HYNSON
ELECTION DISTRICT NO. 4
COLONIAL BEACH, VIRGINIA 22443



WESTMORELAND COUNTY, VIRGINIA

Board of Supervisors

MONTROSS, VIRGINIA 22520-1000

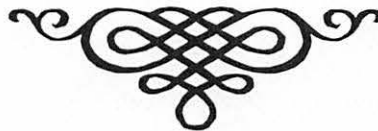
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Resolution Honoring

EVELYN KIM SELF

On Her Retirement



***WHEREAS**, Evelyn Kim Self has announced plans to retire on June 30, 2025 after 5 years of devoted service to Westmoreland County. Kim has become an invaluable member of the Westmoreland County team with a second to none work ethic and, of course, her infectious laugh; and*

***WHEREAS**, during her tenure with the County, Kim performed her duties and responsibilities in an exemplary manner and consistently demonstrated her personal commitment to providing exceptional service to the citizens of Westmoreland County.*

***NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Westmoreland County hereby extend to Evelyn Kim Self our sincere and grateful appreciation for her dedicated service to Westmoreland County, congratulate her on a well-earned retirement, and extend our best wishes to her for continued success, happiness, and good health in the years to come.*

Adopted this 9th day of June, 2025.

*Chairman, Board of Supervisors
Westmoreland County, VA*

A Regular Meeting of the Westmoreland County Board of Supervisors was held Monday, May 12, 2025, in the public meeting room of the George D. English, Sr. Memorial Building, located at 111 Polk Street, Montross, Virginia. Those members present were Darryl E. Fisher, W. W. Hynson, Jeffrey McCormack, and Timothy Trivett. Also present are Jim Taylor, County Administrator; Donna Cogswell, Assistant County Administrator; and Richard Stuart, County Attorney.

Chairman Fisher stated that Mr. Ingram was absent due to his daughter graduating from Northern Neck Technical Center and he should join later in the meeting.

1. CALL TO ORDER

Chairman Fisher called to order at 6:06 p.m.

2. CONSIDERATION OF AMENDMENTS TO THE AGENDA

The Chairman asked the Board if any amendments needed to be added to the agenda.

Let the record show that there were no amendments or changes. With no further discussion, upon a motion by Mr. Hynson, second by Mr. McCormack, and carried unanimously, the Board approved the agenda as presented.

3. COMMENT PERIOD

A. Chairman and Board Member Comments

Let the record show there were no comments from the Chairman or other Board members.

B. County Administrator Comments

Mr. Taylor gave updates and other information from the previous meeting.

- i. The county is working with DWR and VDOT on an issue with a dam and road closure at Gardy's Mill Road and will continue to communicate with residents in the area with the county's alerting system and social media.

- ii. The county has identified duplicate road names, including two roads with the name Great House Road, and is planning to have a community meeting on May 20th for residents in the area to discuss and provide their input, there will be more information to follow.
- iii. The animal shelter is full and are working with neighboring counties and rescue groups. Stop by if you are considering a new dog or puppy. They are still looking for volunteers to get the dogs out for exercise.
- iv. Convenient center decals are being printed and will be mailed out with the next few weeks and they have received calls about it. The decals will replace the hang tags at the trash sites and mailing them out is a new service.
- v. Household Hazardous Waste Collection event is scheduled for May 17th from 9:00 a.m. to 2:00 p.m. at the A. T. Johnson building.
- vi. The work session on May 28th has been canceled due to them not needing it this month.
- vii. The Boys and Girls Club of the Northern Neck will be having an open house at the old W & L High School on Wednesday, May 28th at 5:00 p.m. There will be more information on the County Facebook Page.

4. REQUEST FOR APPROVAL OF MINUTES

- A. Request for Approval of Minutes: Board of Supervisors Meeting – April 14, 2025, and April 28, 2025.

Chairman Fisher stated that everyone should have had an opportunity to review the minutes from the Regular Board meeting on April 14th and the Work Session on April 28th. The Chairman asked if any changes needed to be made to the minute, if not, he asked for a motion to approve. With no further discussion, upon a motion by Mr. Hynson, seconded by Mr. Trivett, and carried unanimously, the Board approved the minutes from the April 14th and April 28th meetings, as presented.

5. REQUEST FOR ADMINISTRATIVE APPROVALS

A. Request for Approval of Accounts Payable and Payroll Register April 2025

Chairman Fisher stated that you all received the Accounts Payable and Payroll Register and asked if there were any questions, observations, or concerns. If not, Chairman Fisher asked for a motion to approve the Payroll Register and Accounts Payable as presented for April 2025.

With no further discussion, upon motion by Mr. McCormack and seconded by Mr. Hynson, and carried unanimously, Mr. McCormack, Mr. Hynson, Mr. Trivett, and the Chairman voted "aye". The Board approved the Accounts Payable and Payroll Register for April 2025, as presented.

B. DSS Appropriation County Budget and State Budget Reconciliation, Keri Cusick, Director DSS

Ms. Cusick was present to discuss the appropriation. She stated that she came before the Board to request an appropriation amount of \$4,650.00 and there is no additional local money needed. She noted that \$ 3,900.00 is for family partnership meetings that were held between December 2024 and February 2025 and \$750.00 was added to the base budget for kin placement for children. The Chairman asked if any board members had any questions about the appropriation, if not, he would entertain a motion for approval.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher voted aye. The Board approved the appropriation from the Department of Social Services in the amount of \$4,650.00.

Ms. Cusick stated that for twelve (12) straight months the Department has been in 100% compliance in the Child Protective Services measures, which is a huge accomplishment.

C. Proclamation - National Police Week May 11-17, 2025

Sheriff Balderson came to the podium to discuss the Proclamation. He stated that it began in 1962, President Kennedy proclaimed May 15th as Police Officer Memorial Day and the whole week the official National Police week. He noted that it is an honor to honor those who have made the ultimate sacrifice that have had their lives taken in the line of duty in the field of law enforcement and to have a week dedicated to those who protect the community. Sheriff Balderson appreciated the Board for taking the opportunity to proclaim this week as such and he urged people to say "thank you" whenever they see a deputy, police officer or state trooper. It won't go unnoticed or unappreciated.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher voted "aye". The Board adopted the Proclamation for National Police Week, May 11-17, 2025 as presented.

The Chairman thanked the Sheriff's Office for everything they do.

D. Proclamation - National EMS Week May 18- 24, 2025

Deputy Chief Robyn Manthey came to the podium to discuss the appropriation. She stated that EMS week starts the week of May 18th and the theme is EMS for Everyone. They will celebrate all employees and everyone involved and recognize them for their service to the community. They will update their Facebook page for the theme for each day and educate the community about different things they can do in the event of an emergency. The Chairman thanked EMS for everything they do and stated it does not go unnoticed.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher voted "aye". The Board adopted the Proclamation for National EMS Week, May 18-24, 2025, as presented.

E. Proclamation- National Safe Boating Week May 17-23, 2025

Chairman Fisher stated that the Coast Guard Auxiliary used to come and speak. He noted that it is important to practice safe boating.

With no further discussion, upon motion by Mr. McCormack, seconded by Mr. Trivett, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher vote "aye". The Board approved to adopt the Proclamation for National Safe Boating Week, May 17-23, 2025 as presented.

6. PRESENTATIONS

A. VDOT Monthly Report, David Beale, Resident Engineer

Mr. Beale was present and went over the monthly report below. After Mr. Beale read the report, he asked if the Board had any questions.

Mr. Hynson stated that he received a letter, petition and other documentation regarding Crocket and Miller Lane off of Longfield Road. Mr. Hynson gave Mr. Beale the packet he received so Mr. Beale can follow up.

Mr. Taylor thanked Mr. Beale and VDOT for their hard work and that there is a lot of work that goes on behind the scenes. He noted that the trash cleanup was exceptional. Mr. Taylor asked when they start mowing in June if they will also pick up the litter as well.

Mr. Beale stated that they will plan another county wide pick up in June.

The Chairman stated on Antioch Road there is a beaver that alerted the others when a trapper is coming. He stated that he has never seen that much water down there and beavers are hard workers.

Chairman Fisher asked Mr. Beale what happened at Gardy's Mill Road.

Mr. Beale stated that they were notified Saturday and it looked like water was going on the outside of the culvert through the embankment and it has progressed since then. He noted that the road isn't safe to pass across, the asphalt is eroding. DWR is out there monitoring it 24/7. They have closed the road for the near future so DWR and VCR could assess the problem.

Mr. Hynson thanked Mr. Beale for the trash pickup last month and it is the cleanest the roads have been in a while.

B. Audit FY2024, Mike Moran, CPA- Robinson, Farmer, Cox Associates

Mr. Moran was present to give presentation on the Audit for FY2024. He stated in the Independent Auditors Report for the year end of June, 30, 2024, they had an unmodified opinion, which is what you are looking for. He then went over the management discussion and analysis which is an introduction to the financial statements and an overview of the fiscal year. He discussed the statement of net position, which is the balance sheet for long-term assets and liability. There are capital assets and any long-term debt. He pointed out that the total net position for governmental activities for the county is \$40.6 million. The business activities, which are water and sewer, and the total net position is \$20.1 million, for a total of \$60.7 million all together. The total net position for the school board as of June, 30, 2024 is \$10.2 million. He then went over the statement of activities which is the income statement on full accrual basis and he pointed out the change in net position is \$235,000 for governmental, \$250, 000 for water and sewer for a total of \$515,000. He noted that the school board had \$2.3 million dollar change in position which is due to the change in capital assets and change in the pension liability. Mr. Moran also went over the balance sheet on the modified accrual basis such as general fund, capital projects and other governmental funds like Placid Bay and Cabin Point – Glebe Harbor Sanitary Districts. He noted that the total fund balance for the end of the fiscal year was \$16.3 million of which \$7.1 million was on an unassigned fund balance. The capital projects has \$361,000 and the other governmental fund was 1.1 million at year end for a total of \$17.9 million. He reviewed the statement of revenues expenditures and changes in the fund balance which is the income statement on the modified accrued basis and in the general fund column was a decreased of \$691,000, the capital projects decreased \$23,271 and the other governmental funds decreased \$140,000. He then reviewed the statement of net position and noted that it will be more detailed on the water and sewer of what

makes up those assets. There are notes to the board from them, which is meant to enhance the understanding to complete the picture itself. On one of the notes there is long term obligations and noted that there is more details of what makes it up. He then reviewed the balance sheet for the school board, they have three funds which are operating, cafeteria and activity and by June 30, 2024 the operating fund was \$1.5 million, cafeteria was \$251,000 and school activity was \$170,000. The net decrease for year-end for operating fund was \$2.7 million, cafeteria decreased \$365,000 and activity decreased \$26,000. He stated that there is a schedule of revenues budget versus actual, which is a line-by-line detail of what makes up the revenues compared to the original and final budget. He reviewed the auditor reports which are, internal control over financial reporting and compliance and other matters. He stated for the year end they did identify 4 material weaknesses. He went over the report for the single audit and they didn't find any material weaknesses or significant deficiencies related to the single audit that they completed. He stated in the back of the report there is a letter from the auditor and the Board, if there were any significant audit matters such as county estimates ,any county policies or difficulties with management , corrected or uncorrected mistakes , disagreements with management , if other CPAs had to be consulted it would be in that letter. He noted that there are other letter in there that have minor management comments and recommendations. There is also a summary of what was discussed about the audit. Mr. Moran stated that if the Board had any questions now and later to feel free to contact him.

Mr. Taylor thanked Mr. Moran for his hard work on the audit and glad to have him present tonight. He acknowledged that there are some areas that they found in the audit and they have provided a response to that and will work together moving forward to improve in those areas. He noted that the Board approved an audit consultant to work with the county and the audits which will make a difference moving forward. He noted that they are getting started right away on the current year's audit so it can be done in a timely manner.

C. Town of Colonial Beach Update, Natasha Tucker, Town Manager

Kyler Brower, Assistant Town Manager was present to discuss the events of the town.

- i. They are currently working on their budget.
- ii. They have a Memorial Day event on May 26th, 2025 at 11:00 a.m.
- iii. The Potomac River Festival is June 13-15, 2025.

D. Town of Montross Update, Fran Taylor, Town Manager

Fran Taylor, the Town Manager was present to discuss the events of the town.

- i. The initial First Friday was a huge success and the next First Friday is June 6th.
- ii. There will not be a First Friday in July due to the 4th of July Holiday.
- iii. They will be having an Armed Forces Day on May 17th, 2025 which will include a military appreciation concert and wounded warrior benefit from 12:00 p.m. to 9:00 p.m. at the Northern Neck Brewery.
- iv. The Fall Festival Committee has held its first meeting this season and the town council has committed to trying to help grow and promote as much as possible.
- v. They met with Mr. Taylor and Ms. Cogswell to finalize the MOU between the county and town regarding trash services.
- vi. The town council has reviewed a draft budget for FY 25-26, which will be presented at a public meeting on May 20th, 2025, and will be prior to the town council meeting which will be moved to that date

Mr. McCormack stated that the Sherriff's Office is hosting their Second County-wide Neighborhood Watch Meeting on May 15, 2025, at 6:00 p.m. at the Sherriff's office.

Ms. Taylor thanked the County and VDOT for their efforts on the county-wide cleanup of the litter on the roads.

E. Strategic Plan Update, Jim Taylor, County Administrator

Mr. Taylor gave a presentation and updates on the strategic plan. He went through the presentation slide by slide. He noted that he would like to keep the momentum up for the strategic plan. Mr. Taylor asked the Board to review the proposed questions for the survey to the residents and if they want to change or add let him know.

After His presentation, he asked if the Board had any questions.

Mr. McCormack stated that this is fantastic and is exactly what they are looking for. He thought that the Westmorelandcountyva would be confusing and felt that Westmorelandva would be better.

Mr. Hynson stated that next year is going to be a big year for the county and it is time to start thinking about what effort, time, and money will be put into the 250th anniversary. He noted that you can't wait until the last minute to plan something and they need to work with the muse and James Monroe's Birthplace and George Washington's Birthplace. He stated that what is done now isn't as important as what has been done many years ago and that is what made Westmoreland County important.

Mr. Taylor agreed with Mr. Hynson and stated that they will have a parallel process going on for the 250th anniversary and they should put time on the agenda to start planning for that. He noted that some of the surrounding partners are already planning and it would be helpful for them to come and share the information. They are doing work on the museum to try and get it ready to reopen.

Chairman Fisher stated that putting the strategic plan is vitally important and many years ago the strategic plan that is now complete was put together. You need to have the same vision and hope of what you would want the county to look like in the next 15-30 years. Nothing happens overnight. He noted that the last strategic plan was put together with a lot of public input and in this plan it

would be as equally important to get the resident's input on what they think is important to focus on. He asked the younger generation to be involved which will help as the plan evolves.

7. ACTION ITEMS

A. VDOT 6-year Secondary Plan PUBLIC HEARING & Approval, David Beale, Resident Engineer

Mr. Beale gave a presentation on the 6-year Secondary plan and went through the presentation slide by slide. Mr. Beale stated that this is a plan for projects for the secondary routes in the county. He noted that secondary routes are numbered 600 and above. It starts in July 2025, fiscal year 2026, and ends in fiscal year 2031. Mr. Beale noted that there are two sources of funds district grants for unpaved roads, which can only be used on gravel roads that are already in the state system, the money is allocated based on the lane miles of road that have more than fifty vehicles per day. The other source is Tele fees, those fees are the fees that the utility companies pay to place utilities in the right of way. That money is reallocated for construction projects on secondary roads, distributed based on population. He stated after the public hearing there will be public comments and the board has added a project to the secondary SSYP. He then showed the projects that are already in the SSYP, Skipjack Road, Charles Way, Ashbury Road, and county engineering surveying is a placeholder where they park the funds until a project comes up and future unpaved funds and you don't lose the funding. He noted that they have Charles Way to do this year, Ashbury Road doesn't come up until the fall of 2027, and Skipjack is in 2029. There is plenty to do and a project doesn't need to be added unless there is one that is needed. He stated that there is \$260,000 that can be allocated towards a road if the Board chooses. He then went over the parameters of the unpaved road projects. Mr. Beale showed a list of the unpaved roads in the county. Mr. Beale asked if the Board had any questions. Mr. McCormack asked how much was left over in the tele fees.

Mr. Beale answered \$104,000 and isn't available until 2030 and 2031. He stated that he keeps \$25,000 in tele fees available just in case if something comes up or if they overspend in a different category, you will have some wiggle room, which is available now.

There was no further discussion and Chairman Fisher opened the public hearing portion of the meeting for the VDOT 6-year Secondary Plan.

Let the record show that no one came to the podium to speak and the Chairman closed the public hearing portion of the meeting on the VDOT 6-year Secondary Plan.

Mr. Beale stated that if they want to add a project they would need to adopt the plan as amended and amend the plan with the additional project or if the board doesn't want to add anything they would need to adopt the plan as presented.

Mr. McCormack asked if they could amend the plan later in the year or if they have to wait for an entire year to change the plan.

Mr. Beale stated that a plan can be added at any time, they are required to do it annually in the spring.

There was no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, carried unanimously with Mr. Trivett, Mr. McCormack, Mr. Hynson and Chairman Fisher vote "aye". The Board approved to adopt the VDOT 6-year Secondary Plan as presented.

B. Contract for Custodial Services at Westmoreland County Buildings, Jim Taylor, County Administrator.

Mr. Taylor gave an overview and presentation on a proposed contract for custodial services. He went through the presentation slide by slide.

After Mr. Taylor's presentation, he asked if the Board had any questions.

Mr. Hynson asked if it was the same company they already had.

Mr. Taylor stated that it is a new company however, Social Services uses this company and is happy with their services.

Mr. Stuart asked to make sure that the motion is also subject to approval by the County Attorney.

There was no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher voted “aye”. The Board approved the motion to allow the County Administrator, subject to approval by the County Attorney, to enter into a contract for custodial services for one year (with the option of additional years) not to exceed \$120,000 annually for the first year.

C. CASE#2404-SE-02 Requesting Special Exception Permit Extension on Popes Creek Solar, LLC project, Kelly DeJesus, Land Use

Ms. DeJesus gave a brief overview and presentation on the special exception.

She stated that this project was approved in April 2024 and the applicants are asking for an extension to the special exception as to when their deadline is for starting the permits within the county. She noted that it takes time to get through all of the permitting processes at the state level and come up with the site plan. She went through the presentation slide by slide. She showed a picture of the location of the project and stated that there is an approved solar project that is right beside it and the current one will be compatible with use on the adjacent lot. She then showed a series of pictures such as the access site, and an updated conceptual plan. She stated that there is a resolution prepared to extend the solar panel facility if the board sees fit.

Mr. Stuart asked if a public comment was needed.

Ms. Cogswell stated that they had public comment at the last meeting and asked if this is the project that got deferred for 30 days.

Ms. DeJesus stated that no, this is the renewal for Hexagon Energy.

Mr. Stuart asked if you are extending it, wouldn't you have to have a public hearing on the extension since you are going beyond the original approval?

Ms. DeJesus stated that from her understanding it just needed to be done by resolution.

Chairman Fisher stated that if he remembered correctly due to the time constraints, it was difficult for people to meet the deadline and they were given guidance to grant the extension without going back doing a public hearing again. If there isn't a substantial change in the project itself.

Mr. Hynson stated that no one was getting it done in a year and it was taking 2-3 years.

Ms. DeJesus stated in this case the applicants are requesting for the deadline to be extended to April 8, 2029. She noted that it does take time to get everything up and running.

The Chairman stated to move forward based on the belief that the Board is in the right to do it, if not, they will come back and take action correctly.

Ms. DeJesus noted that the initial deadline doesn't expire until April 2026, it would be a 3-year extension from the existing deadline.

With no further discussion, upon motion by Mr. Hynson, seconded by Mr. Trivett, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher voted "aye". The Board approved the resolution to extend the initial approval of a special exception for a Solar Photovoltaic Project.

D. CASE#2503-SE-03 Presentation (Deferred from April 14, 2025) Requesting a Five (5) year Special Exception to install mounted solar panels; project site 39 acres on Pomona Road.

Beth McDowell, Land Use

Chairman Fisher stated that this project was heard at the last meeting but the action was deferred 30 days and the public hearing has already been completed.

Ms. DeJesus stated since the last meeting the county has come up with a public policy on solar panels. She then did a brief overview and presentation on the special exception from the last meeting. She went through the presentation slide by slide. She showed a picture of the parcel and she noted that the parcels will run through easements so the power lines can connect to Dominion Emergency on James Monroe Highway. She then showed an overview of the project site.

She noted that at the last meeting, there were questions from the Board regarding wetlands. There are upland wetlands on site and the project was intentionally designed to avoid the upland wetlands. She stated the applicants provided a buffer that would be set back from there. She noted the VA state code does specify the RPA requirements regarding the upland wetlands in whether or not they are protected in the resource protection area due to the intermittence stream not having a constant source of water thus connecting the water feature, it isn't tightly connected to a perineal stream to the Chesapeake Bay, it will have no requirement for the upland wetland, or setback. Her next slide was a diagram of the different soils on site and noted that the wetlands would be the least formidable in this regard. She then showed a chart of each different type, by name, characteristics, and months of primary saturation. She reviewed the breakdown of the soils by farm ability, little to no farming value, all areas are prime farmland, farmland of statewide importance, and prime farmland if drained. She went over the proffers offered by the applicants and proposed economic benefits. She stated that when this project came before the Planning Commission it was split 2-2. The initial vote didn't pass to approve or deny and was left unresolved by the Planning Commission. She noted that the Planning Commission voted favorably with them complying with the Comprehensive plan, with a 3-1 vote.

After Ms. DeJesus' presentation, she asked if the Board had any questions. Chairman Fisher stated that Land Use did go back and address the questions that the Board had from the last meeting. The public hearing has been held and he asked what the pleasure of the Board was.

Mr. Hynson stated that the Planning Commission worked really hard and the project area is only 39 acres and it abides by everything they have been working on for the solar policy. He is okay with the 39 acres due to its size being small and everyone understood that if something isn't seen, it doesn't exist. There is a 75 foot buffer.

Ms. DeJesus stated that they had a 75-foot buffer along the roadway.

Mr. Hynson stated that he hoped that it won't be offensive to the woman that has her house close to there. Mr. Hynson felt that if it is too offensive there needs to be a screen.

Ms. DeJesus stated that the solar panel would not encompass the house it would be south of the house. She noted that they will have screening requirements in the zoning ordinance.

Mr. Hynson stated that he would like the project to be approved due to its size and to go by the Planning Commission recommendations.

Ms. DeJesus stated that the Planning Commission didn't get a chance to see the modified conditions.

Mr. Stuart stated if Mr. Hynson would like to make a motion to approve he would suggest that the motion would be to approve the project's 39 acres of panels including the conditions offered by the applicant.

There was no further discussion, upon motion by Mr. Hynson, seconded by Mr. Trivett, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher voted "aye". The Board approved CASE#2503-SE-03 Requesting a Five-year Special Exception to install mounted solar panels; project site 39 acres on Pomona Road, including the conditions offered by the applicant.

E. CASE # 2505-CA-01 – PUBLIC HEARING & Presentation on Proposed amendment to County Code Section 30-2 pertaining to hunting and firearms.

Beth McDowell, Land Use

Ms. McDowell stated that this is a proposed amendment to the county code, section 30-2, which deals with hunting with certain firearms. The proposal is to allow the hunting with rifles under certain conditions, the rifles should be larger than .22 and should be used from an elevated platform of at least 8 feet in the air. She noted that the concern in the past has been that the terrain is so level, so the rifle shots would carry and the provision to be elevated if you fire you would be aiming downward. She then went over the proposed language below.

Ms. McDowell stated that the proposed language has been reviewed by the Planning Commission and they have recommended approval as presented.

After Ms. McDowell's presentation, she asked if the Board had any questions. Mr. McCormack asked Ms. McDowell if she had received any feedback from the public.

Ms. McDowell answered no.

There was no further discussion and the Chairman opened the public hearing portion of the meeting for CASE # 2505-CA-01 Presentation on Proposed amendment to County Code Section 30-2 pertaining to hunting and firearms.

Below is who spoke during the public hearing:

Kevin Goldman - he was at the Planning Commission meeting and the issue he had and thought was dangerous was the provision for handicapped people to be able to use the rifles without the 8-foot elevation.

Ms. McDowell stated that there isn't anything in the county code about that but it is something that is allowed by the state and it is a special permit through DWR.

Mr. Stuart stated that it was also his understanding, rather than the county to try and figure that out, DWR handles that.

Mr. Goldman stated if you are handicapped or not a bullet will still fly and it defeats the purpose.

Let the record show, that no one else came to the podium to speak and the Chairman closed the public hearing portion of the meeting for CASE # 2505-CA-01 Presentation on Proposed amendment to County Code Section 30-2 pertaining to hunting and firearms.

There was no further discussion, upon motion by Mr. McCormack, seconded by Mr. Hynson, carried unanimously with Mr. Trivett, Mr. McCormack, Mr. Hynson, and Chairman Fisher vote "aye". The Board approved CASE # 2505-CA-01 on the Proposed amendment to County Code Section 30-2 pertaining to hunting and firearms as presented.

- F. CASE#2404-SE-03 Blue Iris Commercial Investments LLC. PO Box 711 King George VA 22485 Applicant Eileen Kim PO Box 711 King George VA 22485 request a special exception for additional buildings on the self-storage facility.

Ms. McDowell gave a presentation on the special exception. She stated a year ago, they came before the Board and asked for a special exception to expand the eagle storage on Kings High Way, which was approved. They are currently trying to permit that project and at the time of the special exception they underestimated the size of the structures. She stated the applicant thought that it would be 14 feet wide but they are actually close to 16 feet. They are asking to amend the previously approved special exception. Ms. McDowell then showed the applicant the current site plan.

Chairman Fisher asked if a public hearing is necessary and if they can just move forward.

Ms. McDowell stated that it is a small change and is just an amendment to a previous approval.

Mr. Stuart felt that it was incorrect and that a public hearing is needed if you are changing the previously approved special exception.

Chairman Fisher asked what the time constraint was.

Ms. McDowell stated if they need to re-advertise they can get it back before the Board next month and the applicants have been waiting a long time.

Let the record show that Mr. Ingram arrived at the meeting.

The Chairman stated so they can be sure they have it right, it would be in their best interest to re-advertise with that change. He noted they tend to follow what council says and if he believes in making that change they would need to re-advertise, it is what's needed and they have the authority to waive fees for them to come back.

Mr. Taylor asked if the case has to come before the Planning Commission again.

Ms. McDowell stated that it could if it needed to, it isn't a substantial change to what was originally reviewed.

Mr. Taylor stated they want to do the right thing in terms of the process and he did speak with the owner and it sounded like a small technical adjustment and the total change in the project was 10 feet. Mr. Taylor felt that it was a minor change and at the last meeting the Board did bring a case back up and made a technical adjustment but that was for a special events permit, which is different than a special exception.

Mr. Stuart stated that he apologized that he didn't have the documents for the meeting beforehand but he is confident that under Virginia law, you must have a public hearing to amend a special exception. A special permit that was done for the racetrack is a creature of county code and is something the board requires to give special permits for certain things. A special exception is created by Virginia law and if you are going to change it you have to have a public hearing because you have to have a public hearing to get a special exception. He noted if you are going to amend it, there is a provision concerning certain things that says if you are not changing the use or the density then there can be administrative changes and you cannot argue that you are aren't changing the density because you are covering additional area that the board wanted certain widths of 3 ways. If you approved it tonight it could be invalid and if it was challenged by a neighbor they may have to tear it up. Mr. Stuart encouraged the Board to follow the statutory process which is starting with the Planning Commission and then coming back before the Board and having a public hearing at each.

One of the applicants came to the podium and stated that Mr. Stuart just said under Virginia law to make a change to the special exception you have to have a hearing. He asked the Board to look at Action item 7C, that is a special exception as well and the board approved the extension for 3 years.

Mr. Stuart stated that he said the same thing when that case was being heard too.

Ms. McDowell stated that there is a special provision for solar facilities in the state code.

The applicant stated that it doesn't say that it just says special exception permit, he stated that it is only a 5 ½ difference on each building. They have been waiting for 1 ½ years on a gravel layer and put metal containers on. He asked the Board to approve this, they have been through this with the neighbors and they have no issue, there is no substantial change in the plan, everything has been updated, runoff on water management, everything has been done, and all drawings have been corrected.

The applicant couldn't understand why the board would approve the special exception earlier in the meeting without a public hearing and not approve his. He would like to see it in writing.

Chairman Fisher stated that once a precedent is set on not following the rule, the rule never comes back, however small. If later down the road there is a larger item then they have already disregarded what they believe. The Chairman agreed with Mr. Stuart and stated that it would hold true if they were going to make a substantial change, even though this one seemed small. It is a change from what was originally approved that went through the process. The Chairman stated that there is a provision for solar farms that was sent to the Board during that time to extend the time because they couldn't meet the time constraints in most cases. He felt that this case needs to be re-advertised taken back through the Planning Commission and brought back to the Board for action, it should be approved they just have to do it the right way.

Mr. Hynson felt that it was ridiculous to have to go through the whole process again for the few inches they are talking about but if the County Attorney tells you that it needs to go through the process again, you listen. Mr. Hynson stated that he makes mistakes but if you are voting on a mistake, it isn't an accident. Mr. Hynson told the applicant that he understood their frustration but if you give inches now, it could be miles tomorrow.

Mr. Ingram is aware that they are only talking about 12 inches or so and the applicant has been trying to get the project going for a while and there is rules and procedures that they need to go by but he wanted to know if there is

anything they can do to speed the process up and make it more streamline for the applicant.

Ms. McDowell stated that she will advertise this coming Friday for the Board of Supervisors meeting in June and is already done advertising for the Planning Commission but can run it late.

Chairman Fisher asked how long it has to be advertised in the newspaper.

Ms. McDowell stated it has to be in the paper for 2 weeks and at least 5 days prior to the meeting.

Chairman Fisher didn't see a way to make the timeline any shorter for the applicant and they wouldn't be able to hear the case again until the June meeting.

Mr. Ingram asked if it would be possible to do a continuation of this meeting.

Chairman Fisher stated the time frame still wouldn't work in order to get it to the Planning Commission and back before the Board, he then asked if they could do a conjoined meeting with the Planning Commission.

Ms. McDowell stated that you could do a conjoined meeting but it would only gain a week at most due to advertising being a 3-week process and the deadline for advertising to make this week's paper was this morning. She noted that they have to wait until next week to get it in the newspaper.

The Chairman asked the applicant if they could streamline the process by one week if that would make a difference.

Eileen Kim, applicant came to the podium to speak and she stated that they are trying to put 24 portable buildings, no concrete, just on gravel. They have been waiting for 1 ½ years and spending a lot of money on the engineer and have done everything legally. She is paying \$7,000 in real estate taxes and she was hoping that Board would help them. She hoped the board would consider their situation and have to go through the process again. They only have one neighbor and she doesn't understand why it's taking so long and why they have to go through the process again for only a few inches change. She stated that there is another storage facility and they bought the portable units at the same time and

place they did and they put it in without any hearing or permit. She has a property in 4 different counties and has never had this many issues in any other county. She noted that is a small error and everything has been updated and asked them to reconsider.

Mr. Stuart explained again that there are provisions that if there are minor changes zoning administrator can do it on their own but if it comes before the board it is deemed a major modification and it has to go through the process again, it is the law.

Mr. Taylor asked if the applicant can get started for what has been approved with the footprint that's already been established and then come back through the process for an additional building so it can be considered at that time.

Ms. McDowell stated that they can get started with the land disturbing potentially, however that has already been done.

Mr. Ingram wanted to know what determines a minor and major change, if certain things can be changed in the zoning office, can they let them review the case again and see if Ms. McDowell can make that change without the applicant having to go through the whole process again?

Mr. Stuart stated when it was adopted there were certain conditions and there would have been something in there that said it has to be completed in substantial performance or something beyond those lines, as the zoning administrator, she has the authority to determine if something is a minor or major modification. Mr. Stuart was concerned that if the Board acted on this to approve, they would be violating Virginia law, and if it is denied due to it not being done properly and according to the law when you deny something the applicant would have to wait 1 year or they would have to substantially change the application. Mr. Stuart suggested that the board would refer this case back to Ms. McDowell for her review to determine whether or not she believed that it would be a minor or major modification and go from there.

Eileen Kim came to the podium again and stated that Mr. Stuart's son at the zoning office told her all you had to do was to call the site engineer and change

the number and you don't have to be in a hearing and that it would be okay. She noted that it was her fault that the wrong footage was put on the initial plan 1 year ago due to her dealing with family issues.

The Chairman stated that the Board will have to make a decision whether or not they will have to follow what the procedures are and what the law says or just make an exception. Chairman Fisher didn't feel comfortable going around established procedures due to it coming to haunt them down the road and they want to help the applicant as much as they can. He stated that their process may be cumbersome but by the applicants' admission, there was a miscalculation. He noted that Ms. McDowell brought it back to the Board for a reason and they have to go back through the steps to get it right. It is for the protection of the applicant and the Board due to them having other cases down the road and they will remind the board of what was done in the past.

The Chairman apologized to the applicant and stated that everyone on the Board wants to help they have to do things right and not everything can be fixed instantaneously.

Upon Motion by Mr. Ingram, seconded by Mr. McCormack, carried unanimously with Mr. Trivett, Mr. Ingram, Mr. McCormack, Mr. Hynson, and Chairman Fisher vote "aye". The Board approved the motion to refer to CASE#2404-SE-03 Blue Iris Commercial Investments LLC. PO Box 711 King George VA 22485 Applicant Eileen Kim PO Box 711 King George VA 22485 requests a special exception for additional buildings on the self-storage facility back to the Building and Zoning office for the Zoning Administrator to determine the degree of the modification. The Chairman explained the motion and what would happen next to the applicant and stated once the Zoning administrator reviews the case again and determines the case to not be substantial and has to go through the process again, they will take the necessary action to move it forward. He asked if the case would have to go through the process again if they would do it with a called meeting if action is needed from the Board.

G. Appointments to Commissions

i. Planning Commission- District 4

The Chairman asked Mr. Hynson if there was a representative to be nominated from District 4.

Mr. Hynson stated that he does not have a nomination for the Planning Commission for District 4 at this time.

ii. Board of Zoning Appeals- District 4

The Chairman asked Mr. Hynson if there is a representative to be nominated from District 4.

Mr. Hynson stated that he does have a nomination for the Zoning Appeals Board for District 4 and it is James McConkie.

Upon motion by Mr. Hynson, seconded by Mr. Ingram, and carried unanimously, Mr. Trivett, Mr. Ingram, Mr. Hynson, Mr. McCormack, and the Chairman voted "aye". The Board approved the nomination of James McConkie to the Zoning Appeals Board for District 4.

ii. Wetland Board- District 4

The Chairman asked Mr. Hynson if there was a representative to be nominated from District 4.

Mr. Hynson stated that he does have a nomination for the Wetlands Board for District 4 and it is Elgin Nininger.

Upon motion by Mr. Hynson, seconded by Mr. Ingram, and carried unanimously, Mr. Trivett, Mr. Ingram, Mr. Hynson, Mr. McCormack, and the Chairman voted "aye". The Board approved the nomination of Elgin Nininger to the Wetlands Board for District 4.

8. PUBLIC COMMENT

Chairman Fisher stated that they are now at the Public Comment portion of the meeting, where they will hear from the public present. He asked whoever would like to come to the podium to state their name for the record and proceed to address the Board. Below is who spoke during Public Comment.

Richard Wilkins - Mr. Wilkins read a quote that said, "Light travels faster than sound, this is why some people appear bright until you hear them speak." Mr. Wilkins asked the county to get money back from Republic Services, he noticed in the budget that there was a savings from them.

Mr. Taylor stated that they are realizing savings in the current year which will carry on to next year as well. The issue was discovered and addressed due to that the county is saving money. They're controlling the charges against the county for people bringing their trash to the transfer station.

Mr. Wilkins then stated that the Board controls the purse strings of the school board and a few years ago they had their 50th class reunion at the old W & L High School and there were a lot of trophies and plaques left behind. Mr. Wilkins felt that they should be displayed as history and accomplishments of the students and they shouldn't be forgotten, they need to be displayed somewhere. He noted that they could put them in the first part of the old high school as history. Mr. Wilkins then read a message from Larry Hinson about the Cople Elementary School building being in bad shape and spoke about a nuisance law 48.1 that needs to be applied and also for the Board to not let any more solar farms be approved in the county. Mr. Wilkins would rather it be called a solar facility due to them not producing anything for human consumption. He then read another quote that said "A fine is a tax for doing wrong and a tax is a fine for doing well."

James Hall - Mr. Hall stated that Chairman Fisher stated that hazardous materials is ongoing, 1962 by Kennedy, police officers week is still being celebrated, trash clean up continues, historical sites are being renovated Parks and Recreations futures, encouraging young people to get involved, and if it isn't seen it doesn't exist. He stated that the old town dump started in 1920 by Westmoreland County and closed by the

EPA in 1975, and nothing has been done to it since. He noted that it is a federal crime scene now and due to that federal laws, clean and air act, the Wilderness Act, the Wild and Scenic River Act, and Earth Day are being violated. He stated that he has been complaining about the dump for 30 months to the board and the town of Colonial Beach, they have sold the land to a private individual and in that contract, he isn't responsible for any cleanup. He was asked by the federal government to ask the Board whoever applied for any assistance to the state and the federal level. It is 20 acres, a mile of shoreline. He then showed a picture of where the dump is located and what areas are contaminated. He stated that it is contaminated with petroleum, cleaning products, cars, tires, propane, etc. He noted that the older generation calls it appliance hill, 30 feet high of appliances and you can only get back there by a small boat or a canoe. The hazards continue to get into the water. He would like the name of the person who applied for state and federal assistance to get the dump cleaned up and stated that the 4 laws that he previously mentioned established funds to help people clean up things like this and is available but the county has to act on it.

Mr. Hall asked Mr. Stuart if he had any other information and he didn't want to start a lawsuit but it is in his rights to do that. The James Monroe house is right next to the old town dump, it is a 105-year-old dump that was never sanctioned as one and was never closed properly and left abandoned.

Mr. Stuart stated since Mr. Hall is threatening litigation he urged the Board to not respond. He had DEQ down there some time ago to try to evaluate what could be done and if there is money available to clean it up and he was advised that there isn't but if Mr. Hall has specific information or funds that might be available he is happy to inquire. Mr. Hall stated that he does have that information but only when the county starts a paper trail and when that will get done.

Mr. Stuart stated again if Mr. Hall had the information he would be happy to inquire. Mr. Hall asked if anyone inquired before and Mr. Stuart stated that he had DEQ go out there.

Chairman Fisher stated in the public comment period they don't get into a questions and answer but the information that was relayed, if he would send the information to

them they will follow up. He noted that this issue isn't new and they have explored several avenues that have gone unnoticed but have been reviewed.

Mr. Hall wanted to know what has been done.

Chairman Fisher stated that he would get county administration to provide him with a list of the time, dates, and what was done.

Heather Fanning - She lives on Pomona Road and she came before the board to speak about her house that will be affected by the solar facility that was just approved. She then gave a brief presentation below and went through each slide. She showed a picture of the property of when it was logged and stated that you can still see the cleared area with the buffer they just approved. She stated that she wasn't angry she is disappointed. She has sent a lot of information about the project and then gave them nothing more than what land use office gave them, which she believed was 25 feet. She stated if you look at what was submitted by the land use office it is 25 feet and the picture Ms. Fanning showed was 75 feet and you can still see everything and when she walks out her front door all she will see is those panels. She then went over the history of the home. She stated that all of the history of the home should have been considered and the view shed of the property has been destroyed. She reviewed the definition of a special exception and then gave an example from Fauquier County and her issues with the solar policy that was approved on April 28th, 2025. Her next slide was about different industries' definitions of utility-scale solar projects that vary widely. She then went over how the focus should be shifted to residential use vs commercial/ industrial use. Her last slide was regarding public notice and stated that she received no notice about the project for the Planning Commission meeting and wanted to know why the public is kept in the dark. She stated when they moved here they bought the property and wanted to be good stewards for the property and it is going to be hard for them and the new owners.

WE ARE SEEKING TO
PRESERVE THE
HISTORIC VIEWSHED OF
THE PROPERTY BY
ENSURING "MINIMAL
VISUAL IMPACT" AS
OUTLINED IN THE
WESTMORELAND
SOLAR ENERGY POLICY



POMONA: HOME AND SCHOOL
OF REV. ARCHIBALD CAMPBELL –
EDUCATOR TO JOHN MARSHALL
AND JAMES MONROE



"In colonial days a small school was conducted in the forest of Westmoreland County by a Scotch minister. Rev. Campbell came to Virginia from Scotland in October 1741. The "new Glebe" was purchased, tradition says, from Thomas Marshall, "the surveyor," about 1753. The "Parson" moved to the "new Glebe" and lived there until his death in 1775. It was there that he conducted his school.

Archibald Campbell came from a distinguished and learned Scottish family—his nephew, Thomas Campbell, became one of Britain's greatest poets.

in the hands of the Reverend Archibald Campbell, two boys were destined to become makers of history: John Marshall, the fourth Chief Justice, who "found a Constitution on paper and made it power"; and James Monroe who became the fifth President of the United States and who formulated and declared the Monroe Doctrine."

POMONA IS A DOCUMENTED
HISTORIC HOME



POMONA
Pomona was built by Reverend Archibald Campbell around 1775. He purchased the property in 1753. In 1760, Pomona's floor plan utilizes a combination of side and center-hall construction. The two steel support rods that run between the ceiling of the first floor, and the floor of the second floor have steel stairs on both ends outside the house.
There have been some changes to the house. The roof was replaced in 1975.

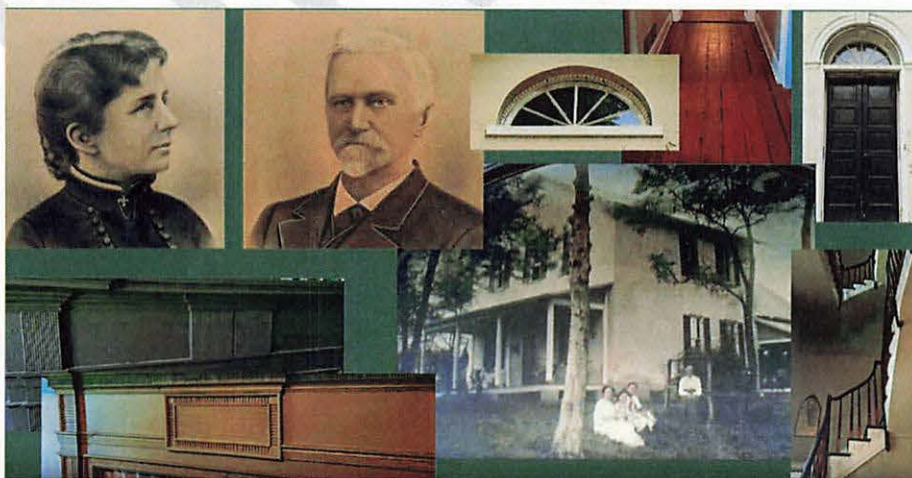
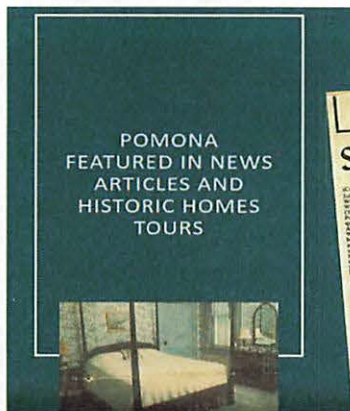
28 HISTORICAL ATLAS OF WESTMORELAND COUNTY
Rev. Archibald Campbell officiated from 1742 until 1775. He found for a time on the Glebe in the upper church, but he found it to be too small to support him properly, so the nearby bought for some acres near King's Mill, and he moved there. He had the road cut out in a straight line from King's Mill to near the present Maple Grove, to shorten the distance to Round Hill church. It is to this day called the "Parson's Road." In 1760 he bought a place called "Pomona" and may have built the large brick house there about 1765. He probably moved there from the Glebe before his death. He married first, Rebecca (Grimes) she died March 21, 1751. He married second, Hannah McCoy, daughter of Rev. William McCoy, rector of Fausch parish in Richmond County. Rev. McCoy's wife was a Miss Fitzhugh of Marston in King George County. He will was made June 21, 1771 and proved April 21, 1775. After Rev. Campbell's death, and during the Revolutionary War, no minister was known to regularly officiate. Probably during this time the Round Hill Church building was destroyed.
Reverend Francis Wilson was rector of Washington parish from 1781 until 1787. There was just after the Revolutionary War, and the church had been separated from State officers.
Reverend John C. Buckenbrough, ordained in 1798 by

- *The Tides of Time, Historical Sites, Homes, and Churches of the Northern Neck and Essex County.* Rappahannock Community College, 1993 p. 59
- *Historical Atlas of Westmoreland County Virginia.* David W. Eaton, 1942 p. 22



POMONA

- Rev. Archibald Campbell acquired the property in 1760; built home shortly thereafter. Original land patented by John and Thomas Bowcock in 1666
- Unusual floor plan – combination of side- and center-hall plans
- Interesting mantels with reeded and herringbone elements in a Westmoreland style
- Brick construction, horsehair plaster walls, heart of pine floors, cross window stairs
- Five fireplaces including corner fireplace; two remaining functional chimneys
- Foundation walls laid in English bond suggesting an earlier home dating to 1736



A SPECIAL EXCEPTION IS BEING SOUGHT FOR A SOLAR FACILITY ON POMONA ROAD WHICH WILL, AS CURRENTLY DESIGNED, SUBSTANTIALLY NEGATIVELY ALTER THE VIEWSHED FROM THE HISTORIC PROPERTY, POMONA. THE PROJECT WILL ALSO ADVERSELY AFFECT THE VALUE AND ENJOYMENT OF RESIDENTIAL PROPERTIES NEAR THE PROJECT AREA. THE PROJECT LAND IS ZONED A-1 WHICH DOES NOT ALLOW SOLAR FACILITIES.

A SPECIAL EXCEPTION IS A PERMIT FOR A USE OR STRUCTURE THAT IS NOT ALLOWED AS A MATTER OF RIGHT, BUT MAY BE PERMITTED, IF CERTAIN STANDARDS DEFINED IN THE ZONING ORDINANCE ARE MET. A SPECIAL EXCEPTION USE IS ONE THAT MAY BE APPROPRIATE IN CERTAIN SITE LOCATIONS BUT NOT IN ALL LOCATIONS; THUS, REVIEW IS MADE ON A CASE-BY-CASE BASIS TO ENSURE THE SURROUNDING AREA AND WIDER COMMUNITY ARE NOT ADVERSELY AFFECTED BY THE USE.

<https://www.fauquiercounty.gov/government/departments-a-g/community-development/planning/current-planning/special-exceptions>

PROBLEMS WITH THE WESTMORELAND COUNTY SOLAR ENERGY POLICY AS APPROVED ON 4/28/2025



Limited to nonstandard, arbitrary definition of “utility-scale” solar, removing smaller projects from protections



Focus should be on purpose of project – non-residential vs. residential use, not solely project size



Updated public notice requirements need to be addressed



INDUSTRY DEFINITIONS OF “UTILITY-SCALE” SOLAR PROJECTS VARY WIDELY



- US Energy Information Administration (EIA): “most projects designated utility-scale produce 1-5MW, some generate 50MW or greater”
- Solar Energy Industries Association (SEIA): “the most common utility-scale power plant size is between 1-5MW”
- American Clean Power: “utility scale systems are typically defined as upwards of 1MW”
- Some solar companies are categorizing utility-scale projects as those generating “a few megawatts” to 20MW or several hundred megawatts

SHIFT FOCUS TO RESIDENTIAL USE VS. COMMERCIAL / INDUSTRIAL USE

AWAY FROM ACREAGE AND
PROJECTED POWER



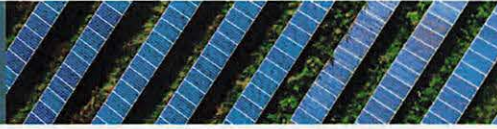
Residential use designed “to serve the electricity or thermal needs of that property upon which such facilities are located”



Commercial or industrial use “that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located”

Code of Virginia § 15.2-2288.7. Local regulation of solar facilities

PUBLIC NOTICE =
TRANSPARENCY IN
GOVERNANCE



- Publish *Planning Commission* applications and meeting agendas on social media platforms as well as print media and county websites
- Enhanced signage at project sites
- Signage at all likely vantage areas, not merely project address
- Widen the notice area for adjacent property owners

Mike Mills - He invited everyone to the 31st Annual Northern Neck Regional Antique Show at Stan's Skate Land on May 17th, 2025 from 8:00 a.m. to 2:00 p.m. The Hard to Tell band will supply the music and they will have a 50-50 raffle.

Paul Traube - He came before the Board about a property at 485 Wires Wharf Road, there is a house that is falling into the river. He thanked Mr. McCormack and Mr. Taylor for their effort to get the matter resolved after 4 years and the county purchased the property. He noted that he didn't give up and the person who represented his district before Mr. McCormack promised Mr. Traube for years that he would do something but never did. Mr. Traube stated that Chairman Fisher stated at the meeting he originally gave his presentation that he remembered riding his bicycle down the road and seeing an air conditioner almost in the street and now it is gone but the wall is still there. He stated that Mr. Stuart wouldn't let the county purchase the property due to the demo cost being too high. He asked now that the county owns the property what they are planning to do to get it cleaned up. The wall is in the Nomini Creek and is covered in asbestos and lead. He noted that it could have been stopped 4 years ago but it has been ignored. Mr. Traube wanted to know when it will be cleaned up before it gets worse and stated under state law some pertained to this and he would go to the circuit court with 4 other people and ask for a special grand jury to look into this matter, which is his right. Mr. Traube stated that the Board is talking about the 250th anniversary of the county and stated that they need to clean up the county first, anywhere you go some buildings are falling down and the county doesn't have anyone in land use to address that matter. He noted that they don't even own a condonation sign. He stated that he sent an email

that he is starting a citizens group to stand up for their rights and get the county cleaned up.

James Hall - he stated on the same property at the old town dump, there is Native American burial grounds that were covered up with the dumpsite and they deserve more respect than that.

9. CLOSED SESSION Section 2.2-3711.A7 Consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. For the purposes of this subdivision, "probable litigation" means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party.

With no further discussion, upon motion by Mr. Trivett, seconded by Mr. McCormack, and carried unanimously, the Board moved into closed session.

RECORDING WAS STOPPED, AND THE MEETING MOVED TO CLOSED SESSION

Chairman Fisher asked for a motion to return to Regular Session from Closed Session. Upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, the Board returned to Regular Session from Closed Session.

Chairman Fisher then asked for a Certification Motion stating that nothing other than what was listed on the call under Sec 2.2-3711(A)(7) was discussed during the Closed Session, and no action was taken.

Upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Ingram, Mr. Hynson, and the Chairman voted "aye." The Certification Motion was approved.

10. ADJOURNMENT

Chairman Fisher asked if there was any further business to bring before the board, and then he asked for a motion to adjourn.

With no further business, upon motion by Mr. Trivett, seconded by Mr. McCormack, and carried unanimously, the Board Meeting was adjourned at 9:30 p.m.

The next scheduled meeting is Monday, June 9th, 2025, at 6:00 p.m. in the George D. English, Sr. Memorial Building.

Chairman, _____



**Westmoreland County Board of Supervisors
June 2025 VDOT Report**

Maintenance Activity Highlights

Completed:

- Brush cutting (Rt 615 Jerusalem Church, Rt 1610 American Dr, Rt 202 Cople Hwy)
- Ditching cleaning (Rt 637 Leedstown Rd)
- Grading gravel roads (Rt 601 Kings Mill Rd, Rt 602 Vault Field Rd, Rt 733 Bull Neck Rd)
- Pothole patching (Rt 600 Nomini Hall Rd, Rt 656 Porter Ln, Rt 3 Kings Hwy, Rt 1308 Rolando Dr)
- Pipe cleaning from beavers (Rt 601 Kings Mill Rd, Rt 675 Mt Pleasant Rd, Rt 611 Peckatone Rd)
- Shoulder repairs (Rt 600 Nomini Hall Rd)

Upcoming:

- Brush cutting (Rt 624 Grants Hill Church Rd, Rt 612 Coles Pt Rd, Sandy Pt Rd, Rt 607 Kinsale Bridge Rd)
- Ditch cleaning (205 James Monroe Hwy, Rt 664 Bowie Rd)
- Grade gravel roads countywide (in progress)
- Patching potholes countywide
- Address work orders countywide
- Pavement patching (Rt 600 Ebenezer Church Rd, Rt 600 Nomini Hall Rd, Rt 620 Threeway Rd)
- Asphalt patching (Rt 1308 Rolando Dr) (in progress)
- Contractor litter pickup and mowing begin 6-2-25

Pavement Schedule

Plant Mix:

Rt 3 (Flat Iron Rd to Finchs Hill Rd) Rt 203 (Cople Hwy to Steamboat Landing)

Latex: **Complete**

Rt 631 Longfield Rd

Cape Seal: **Under Construction**

Rt 612 Antioch Rd Rt 638 Ferry Landing Rt 785 Industrial Park Dr

Surface Treatment: **Under Construction**

Rt 600 Ebenezer Church Rd	Rt 600 Nomini Grove Rd	Rt 600 Nomini Hall Rd
Rt 604 Sandy Point Rd	Rt 606 Bancton Rd	Rt 608 White Point Rd
Rt 610 Sandy Point Rd	Rt 612 Woodbine Rd	Rt 624 Longwood Rd
Rt 625 Horners Mill Rd	Rt 626 King Copsico Rd	Rt 626 Hering Ln
Rt 628 Stoney Knoll Rd	Rt 662 McGuires Wharf Rd	Rt 665 Beales Wharf Rd
Rt 703 Eden Ln	Rt 705 Burnt House Pt	Rt 711 Hickory Point Dr

Rt 739 King Copsico Ln
Rt 1401 Pine Ln

Rt 766 Templemans Rd

Rt 1009 Levelgreen Dr

Construction Projects

SSYP:

Rt 652 Charles Way; Fall 2025
Rt 610 Skipjack Rd; Summer 2029

Rt 685 Ashbury Rd; Summer 2028

HSIP:

Rt 202 paved shoulder (Rt 3 to Nomini Creek Bridge); 2025 Construction
Rt 3 paved shoulder (County line to Oak Grove); 2025 Construction

Revenue Sharing:

Deux Rue; ***Under Construction***
Hickory Ln; Summer 2025
Woodmount Dr; Summer 2025
Lakeview Ln; Summer 2026

Holly Way Ph III; ***Under Construction***
Birch Ln; Summer 2025
Pinewood Ln; Summer 2025
Rt 610 Skipjack Rd; Summer 2029

Bridge:

UPC 121539 Rt. 658 over Monroe Creek; ***Complete***

Contacts:

VDOT Customer Service Center: 1-800-FOR-ROAD

David L. Beale, P.E.
Resident Engineer
(804) 333-7941
david.beale@vdot.virginia.gov

Carter White
Assistant Residency Administrator
(804) 333-7942
carter.white@vdot.virginia.gov

Ronnie Crabbe Jr.
Hague Area Headquarters Superintendent
(804) 695-6730

Hurricane Preparedness 2025

R.B. Byrd, Chief of Emergency Services

Introduction

Overview: Importance of hurricane preparedness in coastal Virginia.

Focus Area: Westmoreland County, Town of Colonial Beach, Town of Montross

Key Topics:

- Flooding risks
- High wind impacts
- Historical hurricane events
- Evacuation routes
- Shelter locations

Geography and Vulnerabilities

Location: Coastal proximity to the Potomac River and Chesapeake Bay.

Vulnerabilities:

- Coastal flooding
- Storm surge
- High winds
- Fallen Trees
- Infrastructure (Power lines, roadways)




Historical Events

Notable Events:

- **August 1933 Chesapeake–Potomac Hurricane:** This storm caused significant damage along the Potomac River, including Colonial Beach, with 4 feet of flooding and destruction of a local amusement park.
- **August 1969 Hurricane Camille:** Although it primarily affected inland areas, its remnants brought heavy rainfall and flooding to Virginia, highlighting the importance of preparedness statewide.
- **September 2003 Hurricane Isabel:** Affected 99 counties in Virginia, including areas along the Potomac River, causing extensive power outages and flooding.

Hurricane Classifications

Category	Wind Speed (mph)	Damage Potential
Category 1	74–95 mph	Minimal damage: Shallow-rooted trees topple, minor roof damage.
Category 2	96–110 mph	Moderate damage: Trees downed, power outages likely.
Category 3 	111–129 mph	Major damage: Roofs and siding destroyed, widespread power loss.
Category 4	130–156 mph	Severe damage: Structural failure, many trees uprooted.
Category 5	157+ mph	Catastrophic damage: High percentage of homes destroyed, long-term outages.

Hurricane Flooding

Types of Hurricane-Related Flooding:

Heavy Rainfall

- Hurricanes can dump **6–12+ inches** of rain in hours or days.
- Leads to **flash flooding** in low-lying areas and along small streams.

Storm Surge

- Rising seawater pushed inland by wind and pressure.
- Especially dangerous along **rivers, creeks, and tidal zones** in Westmoreland County.
- Even **Category 1** storms can cause **life-threatening coastal surge**.

High Wind Effects

Wind Speed

39–73 mph (Tropical Storm)

74–95 mph (Category 1)

96–110 mph (Category 2)

111+ mph (Category 3–5)

Potential Damage

Large tree branches snap, unsecured items become airborne.

Minor damage to shingles, gutters; trees with shallow roots may topple.

Roofs, siding damaged; extensive tree and powerline damage; power outages likely.

Structural damage, roof failure, mobile homes destroyed; widespread power loss.

How to Prepare for Hurricane Season

Know Your Risk

- Understand local threats: wind, flooding, storm surge
- Check your **evacuation zone**: Know Your Zone VA

Build an Emergency Kit

- 3+ days of food, water, meds, flashlight, batteries, documents
- Include **pets, babies, and seniors** in your planning

Make a Family Emergency Plan

- Designate a meeting place & emergency contacts
- Practice evacuation routes



Preparations Continued

Stay Informed

- Sign up for local alerts (e.g., CodeRED, Rave)
- Monitor **NOAA Weather Radio** & trusted news outlets
- Follow **VDEM, Westmoreland County Emergency Services** on social media

Protect Your Property

- Secure loose outdoor items
- Trim trees and clear gutters
- Review insurance coverage (esp. flood insurance)

Prepare to Shelter or Evacuate

- Know nearby shelters and pet-friendly options
- Keep your vehicle fueled and emergency bag ready



Know Your Zone

What Is It?

- A state initiative by the Virginia Department of Emergency Management (VDEM) to help residents identify their evacuation zone during hurricanes and severe storms.

Why It Matters

- Coastal Virginia, including the Northern Neck, is vulnerable to hurricanes and tropical storms.
- Evacuation zones (A–D) are assigned based on address and storm risk.
- Knowing your zone helps you understand when to evacuate or shelter in place.

Know Your Zone

How to Use It

- Visit: KnowYourZoneVA.org
- Enter your physical address to find your designated evacuation zone.
- View an interactive, color-coded map showing each zone.

Evacuation Zones Overview

- **Zone A:** Most at risk; typically evacuated first.
- **Zone B:** Moderate risk; evacuated if necessary.
- **Zone C:** Lower risk; may shelter in place.
- **Zone D:** Least risk; generally not evacuated.

Stay Informed

- Sign up for local emergency alerts.
- Monitor local news and VDEM updates.
- Follow VDEM on social media for real-time information.



Hurricane Preparedness Kit

Essentials for At Least 3 Days:

Power & Communication

- Battery-powered or hand-crank radio (NOAA Weather Radio)
- Flashlights and extra batteries
- Cell phone chargers and power banks

Food & Water

- At least 1 gallon of water per person per day
- Non-perishable food (ready-to-eat items like granola bars, canned meals)
- Manual can opener

Hurricane Preparedness Kit

Health & Hygiene

- Prescription medications and medical supplies
- First aid kit
- Soap, sanitizer, wipes, toilet paper

Documents & Cash

- Important papers in a waterproof container (IDs, insurance, bank info)
- Local maps
- Cash in small bills

Clothing & Comfort

- Extra clothes, blankets, rain gear
- Sturdy shoes
- Comfort items for kids (toys, stuffed animals)

Family Emergency Plan

Meeting Places

- One **near home** (e.g., a neighbor's house)
- One **outside your neighborhood** or evacuation zone

Emergency Contacts

- List of important phone numbers (family, doctors, schools)
- Designate an **out-of-town contact** everyone can check in with

Evacuation Plan

- Know your **evacuation zone and routes**
- Pre-identify **shelters** or hotels
- Keep gas tanks at least half full during hurricane season

County Shelters

Westmoreland High School

16762 Kings Highway
Montross, Va. 22520

Washington District Elementary School

454 Oak Grove Road
Colonial Beach, Va. 22443

Improvements to Emergency Management

- Westmoreland County now possesses as disaster resource for use in emergency sheltering.
- It is housed centrally in the county in the Montross area.
- The asset allows for additional support during the times of emergency sheltering.



Updates to EMS

- A new ambulance was placed in service at EMS Station #1 in March.
- New cardiac monitors were placed in service in April allowing for enhanced diagnostic care in the field.



Conclusion

- Please reach out for any questions that may arise
- Planning for a table top exercise is underway; these will become a regular occurrence
- Further work is underway to strengthen the counties Emergency Management office in terms of planning, infrastructure, and resources for emergency deployment.

DARRYL E. FISHER, CHAIRMAN
ELECTION DISTRICT NO. 1
HAGUE, VIRGINIA 22469

TIMOTHY J. TRIVETT, VICE CHAIRMAN
ELECTION DISTRICT NO. 5
COLONIAL BEACH, VIRGINIA 22443

JEFFREY A. MCCORMACK
ELECTION DISTRICT NO. 2
MONTROSS, VIRGINIA 22520

MATTHEW D. INGRAM
ELECTION DISTRICT NO. 3
MONTROSS, VIRGINIA 22520

W. W. HYNSON
ELECTION DISTRICT NO. 4
COLONIAL BEACH, VIRGINIA 22443



WESTMORELAND COUNTY, VIRGINIA

Board of Supervisors

MONTROSS, VIRGINIA 22520-1000

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**Rural Addition Resolution per State Code §33.2-335 for Westmoreland County
Rural Addition Requiring Funds for Improvement**

The Board of Supervisors of Westmoreland County, in regular meeting on the 9th day of June, 2025,
adopted the following:

RESOLUTION

WHEREAS, the street described below was established in 1965, and currently serves 3 owner occupied dwelling units, and

WHEREAS, the Virginia Department of Transportation has deemed this county's current subdivision control ordinance meets all necessary requirements to qualify this county to recommend additions to the Secondary System of State Highways, pursuant to §33.2-335, Code of Virginia, and

WHEREAS, after examining the ownership of all property abutting this street, including the deeds and related plat, this Board finds no restriction on the use of public funds for the improvement of the road, and

WHEREAS, after examining the ownership of all properties abutting this street, this Board finds that speculative interest does not exist; and

WHEREAS, this Board identified available funding to make improvements required to qualify the street for addition to the Secondary System of State Highways, based on the Department's cost estimate of \$120,000.

NOW, THEREFORE, BE IT RESOLVED, pursuant to §33.2-335, Code of Virginia, this Board requests the following street to be added to the Secondary System of State Highways maintained by the Virginia Department of Transportation and hereby guarantees the right-of-way of the street to be clear, unencumbered, and unrestricted, which right-of-way guarantee shall include any necessary easements required for cuts, fills, and drainage:

Name of Subdivision: Placid Bay Estates
Name of Street: Deux Rue
From: Route 1356 (Holly Way)
To: Route 1312 (Lake View Drive)
Length: 0.11 Miles
Guaranteed Right
Of Way Width: 50 Feet

Plat:

Plat Book 1 Page 25 on May 11, 1965

Deed Book:

Deed Book 193 Pages 51 to 54 on May 11, 1965;

Deed Book 989 Pages 2043 to 2045 on March 31, 2025

BE IT FURTHER RESOLVED, this Board has requested that Virginia Department of Transportation improve said street to the prescribed minimum standards, funding said improvements with the following funds:

Source of Funds	Amount
Revenue Sharing Funds	\$60,000

BE IT FURTHER RESOLVED, this Board has reimbursed all costs that the Virginia Department of Transportation incurred to relocate existing utilities within the right-of-way that are discovered during the course of and in conflict with the construction, drawing such funds from resources other than those administered by the Department; and

BE IT FURTHER RESOLVED, this Board certifies that it has reimbursed all costs that the Virginia Department of Transportation incurred in the construction of necessary improvements to the road that are over and above the estimated cost of improvements or to otherwise identify an eligible source of funds administered by the Department to cover such costs; and

BE IT FINALLY RESOLVED, that a certified copy of this resolution and that the Virginia Department of Transportation has received a county check in the amount of \$60,000 that was forwarded to the Residency Administrator of the Virginia Department of Transportation.

Dated: June 9, 2025

Darryl E. Fisher, Chairman
Westmoreland County Board of Supervisors

Form AM 4.3
(Rev 04/22/2025)

ICR ID: 40645663
NONE



COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
Form AM 4.3

In Westmoreland County

by Resolution of the governing body adopted 5/12/2025

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

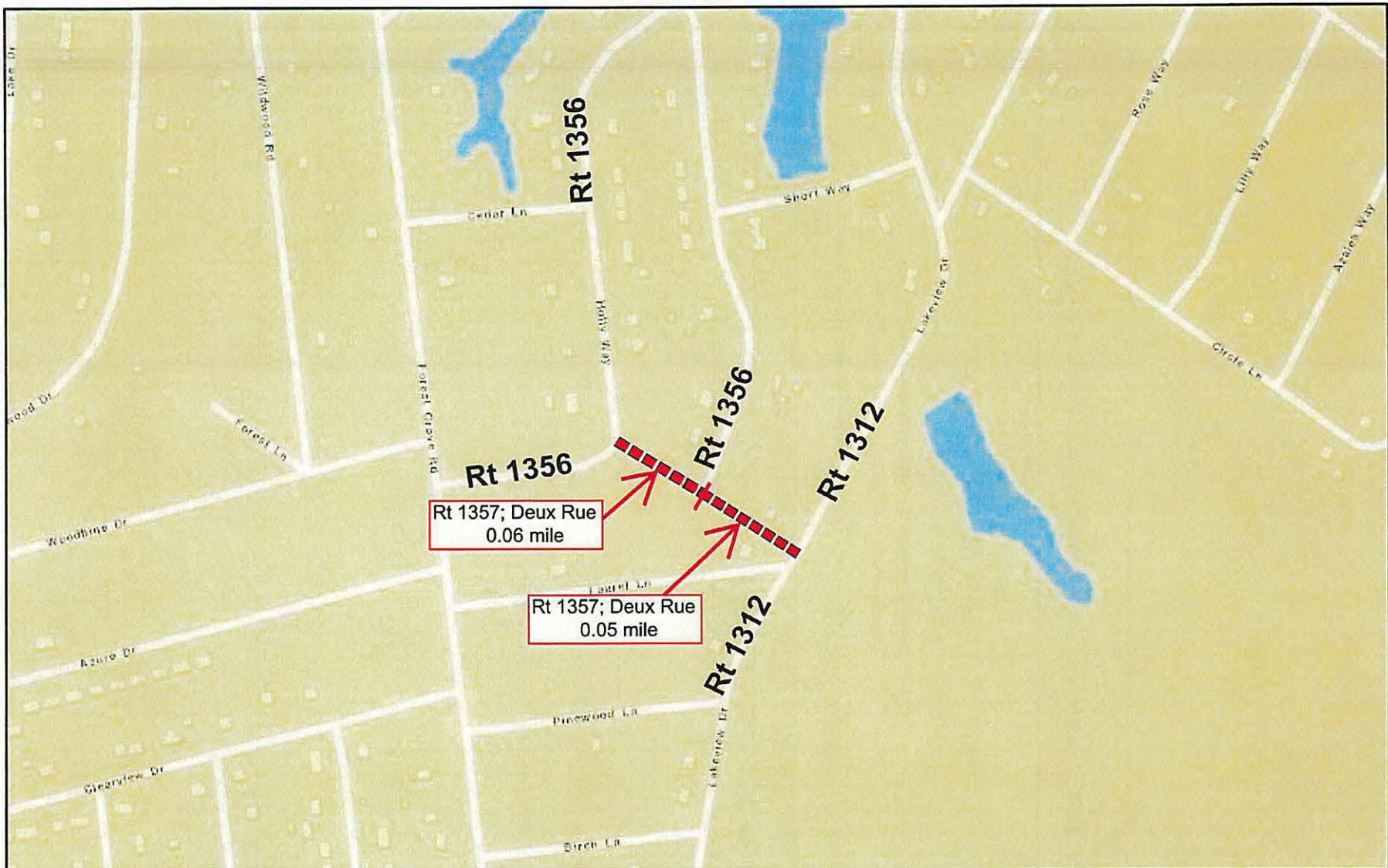
A Copy Testee Signed (County Official): _____

Report of Changes in the Secondary System of State Highways

Project/Subdivision: Rt 1357 Deux Rue Rev Shar Rur Add, 1312-096-R21

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 1357 - Deux Rue	Rural (Statutory) §33.2-335, §33.2-336	Existing Rt 1356; Holly Way	New Rt 1356; Holly Way(Phase 3)	0.11	2	Plat Book 1 Page 25	50
Addition	Rt. 1357 - Deux Rue	Rural (Statutory) §33.2-335, §33.2-336	New Rt 1356; Holly Way(Phase 3)	Rt 1312; Lakeview Drive	0.11	2	Plat Book 1 Page 25	50

Deux Rue - Rt 1357



Deux Rue (UPC #117028)

From: Route 1356 (Holly Way)

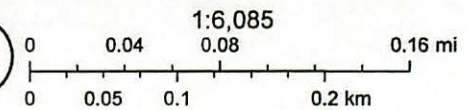
To: Route 1312 (Lake View Drive)

Length: 0.11 miles

Right of Way Width: 50'

Deed Book 193 Pages 51 to 54 on May 11, 1965

Plat Book 1 Page 25 on May 11, 1965



VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

DARRYL E. FISHER, CHAIRMAN
ELECTION DISTRICT NO. 1
HAGUE, VIRGINIA 22469

TIMOTHY J. TRIVETT, VICE CHAIRMAN
ELECTION DISTRICT NO. 5
COLONIAL BEACH, VIRGINIA 22443

JEFFREY A. MCCORMACK
ELECTION DISTRICT NO. 2
MONTROSS, VIRGINIA 22520

MATTHEW D. INGRAM
ELECTION DISTRICT NO. 3
MONTROSS, VIRGINIA 22520

W. W. HYNSON
ELECTION DISTRICT NO. 4
COLONIAL BEACH, VIRGINIA 22443



WESTMORELAND COUNTY, VIRGINIA

Board of Supervisors

MONTROSS, VIRGINIA 22520-1000

JAMES P. TAYLOR
County Administrator
P. O. BOX 1000
MONTROSS, VIRGINIA 22520-1000
PHONE: 804/493-0130
FAX: 804/493-0134
E-mail: jimtaylor@westmoreland-county.org
Web Page: www.westmoreland-county.org

DONNA L. COGSWELL
Assistant County Administrator
P. O. BOX 1000
MONTROSS, VIRGINIA 22520-1000
PHONE: 804/493-0130
FAX: 804/493-0134
E-mail: dcogswell@westmoreland-county.org
Web Page: www.westmoreland-county.org

**Rural Addition Resolution per State Code §33.2-335 for Westmoreland County
Rural Addition Requiring Funds for Improvement**

The Board of Supervisors of Westmoreland County, in regular meeting on the 9th day of June, 2025,
adopted the following:

RESOLUTION

WHEREAS, the street described below was established in 1964, and currently serves 30 owner occupied dwelling units, and

WHEREAS, the Virginia Department of Transportation has deemed this county's current subdivision control ordinance meets all necessary requirements to qualify this county to recommend additions to the Secondary System of State Highways, pursuant to §33.2-335, Code of Virginia, and

WHEREAS, after examining the ownership of all property abutting this street, including the deeds and related plats, this Board finds no restriction on the use of public funds for the improvement of the road, and

WHEREAS, after examining the ownership of all properties abutting this street, this Board finds that speculative interest does not exist; and

WHEREAS, this Board identified available funding to make improvements required to qualify the street for addition to the Secondary System of State Highways, based on the Department's cost estimate of \$427,000.

NOW, THEREFORE, BE IT RESOLVED, pursuant to §33.2-335, Code of Virginia, this Board requests the following street to be added to the Secondary System of State Highways maintained by the Virginia Department of Transportation and hereby guarantees the right-of-way of the street to be clear, unencumbered, and unrestricted, which right-of-way guarantee shall include any necessary easements required for cuts, fills, and drainage:

Name of Subdivision: Placid Bay Estates
Name of Street: Deux Rue
From: Route 1356 (Holly Way)
To: Route 1312 (Lake View Drive)
Length: 0.11 Miles
Guaranteed Right
Of Way Width: 50 Feet

Plat:

Plat Book 1 Page 25 on May 11, 1965

Deed Book:

Deed Book 193 Pages 51 to 54 on May 11, 1965;

Deed Book 989 Pages 2043 to 2045 on March 31, 2025

BE IT FURTHER RESOLVED, this Board has requested that Virginia Department of Transportation improve said street to the prescribed minimum standards, funding said improvements with the following funds:

Source of Funds	Amount
Revenue Sharing Funds	\$60,000

BE IT FURTHER RESOLVED, this Board has reimbursed all costs that the Virginia Department of Transportation incurred to relocate existing utilities within the right-of-way that are discovered during the course of and in conflict with the construction, drawing such funds from resources other than those administered by the Department; and

BE IT FURTHER RESOLVED, this Board certifies that it has reimbursed all costs that the Virginia Department of Transportation incurred in the construction of necessary improvements to the road that are over and above the estimated cost of improvements or to otherwise identify an eligible source of funds administered by the Department to cover such costs; and

BE IT FINALLY RESOLVED, that a certified copy of this resolution and that the Virginia Department of Transportation has received a county check in the amount of \$60,000 that was forwarded to the Residency Administrator of the Virginia Department of Transportation.

Dated: June 9, 2025

Darryl E. Fisher, Chairman
Westmoreland County Board of Supervisors

Form AM 4.3
(Rev 04/22/2025)

ICR ID: 40644913
NONE



COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
Form AM 4.3

In Westmoreland County

by Resolution of the governing body adopted 5/12/2025

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

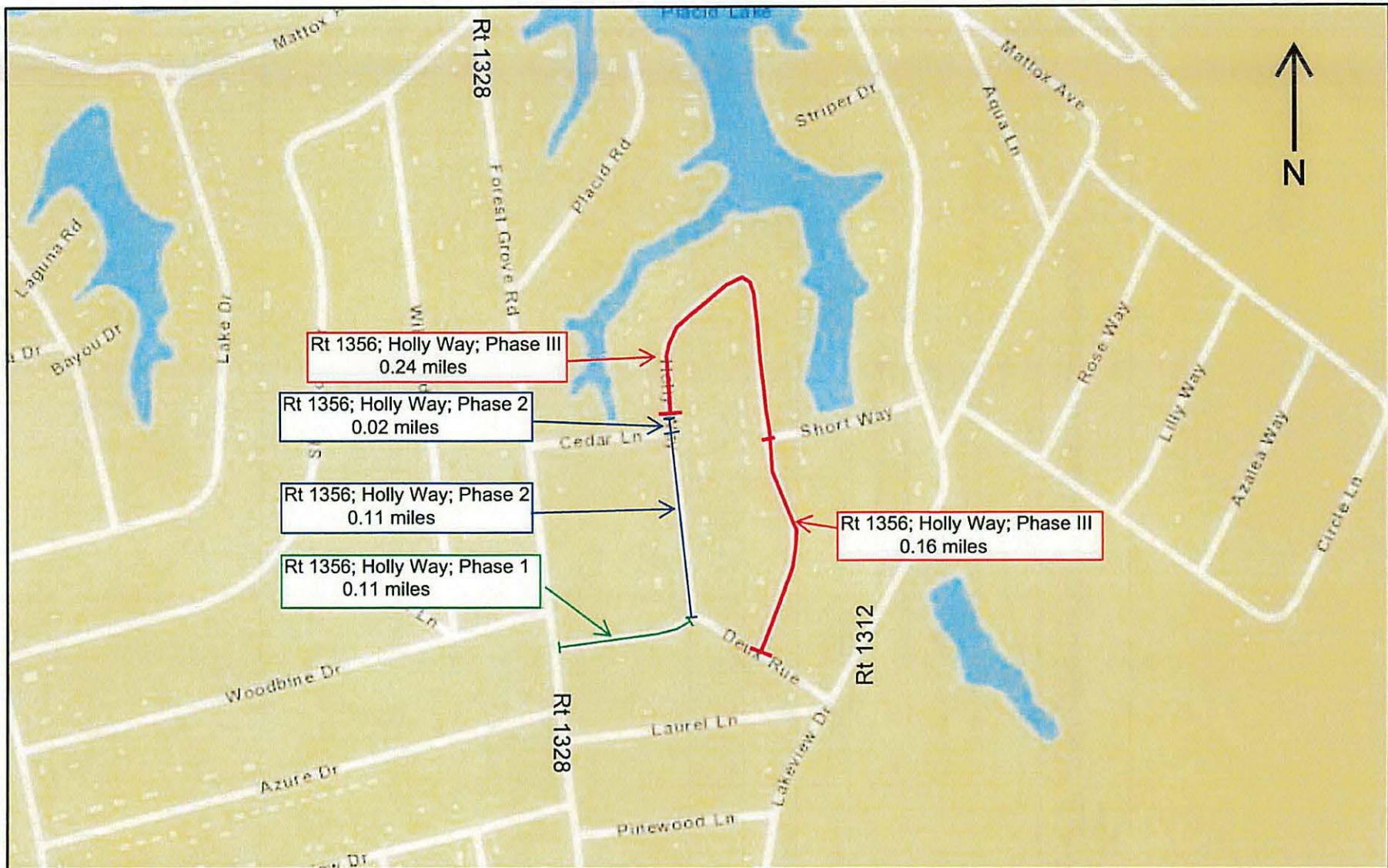
A Copy Testee Signed (County Official): _____

Report of Changes in the Secondary System of State Highways

Project/Subdivision: Rt 1356 (Ph 3) Rev Shar Rur Add, 1328-096-R20

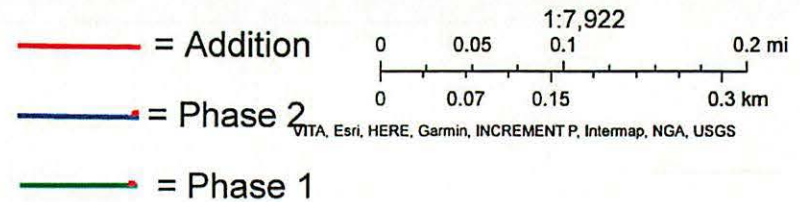
CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 1356 - Holly Way	Rural (Statutory) §33.2-335, §33.2-336	Short Way (Private)	Deux Rue (New Rt 1357)	0.16	2	Plat Book 1 Page 23; Plat Book 1 Page 25	50
Addition	Rt. 1356 - Holly Way	Rural (Statutory) §33.2-335, §33.2-336	Existing Rt 1356; 0.02 mile north of Cedar Lane (Private)	Short Way (Private)	0.24	2	Plat Book 1 Page 23; Plat Book 1 Page 25	50

Holly Way Phase III



4/21/2025

Westmoreland County
Placid Bay Estates Subdivision
Holly Way Phase III (UPC #117027)



AGREEMENT

This Agreement entered into this _____ day of _____, 2025, by and between **Westmoreland County** (hereinafter referred to as County) and the **Northern Neck Planning District Commission** (hereinafter referred to as NNPDC):

WITNESSETH

WHEREAS, the County has been approved by the Virginia Department of Housing and Community Development (VDHCD) to receive planning-grant funds to conduct a housing assessment; and

WHEREAS, VDHCD will administer funding for the projects; and

WHEREAS, under the regulations of the VDHCD, the County is the legal entity which is permitted to enter into a contract for the receipt of the grant funds in order to implement the projects; and

WHEREAS, it is appropriate and proper for the legal entity, which is the recipient of the grant, to enter into a contractual agreement with a Planning District Commission to carry out, implement, and administer the projects for which the VDHCD funds are being distributed to the County; and

WHEREAS, the County, by majority vote, has formally agreed to accept the Grant from the VDHCD, and the Northern Neck Planning District Commission is willing and able to carry out, implement, and administer the projects on behalf of the County;

NOW THEREFORE, for good and valuable consideration, including the mutual exchange of promises by and between the parties, the County and the NNPDC do hereby mutually agree as follows:

1. The County agrees to accept the Grant and enter into an agreement with the VDHCD (hereinafter referred to as the VDHCD Agreement) and to make all the assurances required in the contract documents, which are incorporated as part of this Agreement that the County must sign in order to implement the Grant and receive the grant funds.
2. The NNPDC hereby formally agrees that it will fully and responsibly perform all the terms, conditions, assurances, and requirements which the County makes to the VDHCD in the VDHCD Agreement.
3. The NNPDC specifically agrees to commence, carry-out, and properly complete all the work required in accordance with the VDHCD application submitted in connection with the Grant, together with the other contract documents as hereinafter specified.
4. The County agrees to make drawdowns in accordance with the VDHCD regulations not to exceed the amounts of the Grant, based upon supported statements and reports submitted to the County by the NNPDC in accordance with policies and procedures established by the County.
5. The NNPDC agrees to submit accurate and complete progress and financial reports, as required, related to the Grants to the County for review with each request for a drawdown on Grant funds by the NNPDC. No request for a drawdown on grant funds will be made by the County to VDHCD unless complete and accurate progress and financial reports satisfactory to the County indicating the nature of the work or activity covered by the request have been submitted by the NNPDC, certified as being true and accurate by the Executive Director of the NNPDC.
6. The County agrees, subject to the appropriation of sufficient funds by its County Board of Supervisors, to pay amounts to the NNPDC and/or Contractors, not to exceed, in the aggregate, the total project costs. Such appropriations shall only be made after receipt of grant funds by the County

- pursuant to properly supported draw down requests by the NNPDC through the County to VDHCD. Compensation to the NNPDC will not exceed the amount of the VDHCD grant award.
7. The NNPDC shall initiate the activities required by the contract documents beginning immediately.
 8. The NNPDC shall complete the work described in the contract documents.
 9. As used in this Agreement, the term "contract documents" means the following documents which are hereby made a part of this Agreement, and are incorporated by reference herein as if set out in full:
 - A. The CDBG Application for the planning grant, including any and all revisions.
 - B. This Agreement, and the VDHCD Agreement.
 - C. Amendments to this Agreement and amendments to the VDHCD Agreement.
 10. The NNPDC hereby agrees to carry out those terms of the VDHCD Agreement for which the NNPDC is responsible including, if applicable, all of the General Conditions, Special Conditions, and Assurances made a part of the contract documents listed heretofore which are incorporated by reference in this Agreement, as if set out in full.
 11. The NNPDC hereby agrees to properly administer the VDHCD grant in accordance with all applicable federal, state, and local laws. It is agreed by and between the parties that any and all financial, administrative, and other records required to be maintained in conjunction with the project by any applicable regulation or agreement will be prepared and maintained by the NNPDC.
 12. The NNPDC agrees to ensure that all activities performed in connection with the project comply with all applicable laws as outlined in the VDHCD Grant Management Manual and is accomplished in a professional and workmanlike manner.
 13. The parties agree that the NNPDC is fully responsible for all purchasing, bidding, and contracting in connection with the project, and is responsible for complying with all applicable federal, state, and local procurement laws and bidding procedures as outlined in the VDHCD Grant Management Manual, including all clauses included here under Attachment A.
 14. The NNPDC shall bear the full responsibility for auditing its records of expenditures and disbursement of all funds in connection with the project. The County is responsible for the audit of its financial records relating to the receipt and disbursement of the Grant.
 15. The parties agree that the County Board of Supervisors, its agents, officers, and employees shall not be liable for the NNPDC's default, negligence, neglect, malfeasance, misfeasance, failure to properly account for funds, failure to comply with federal, state, or local laws, or any failure of the NNPDC to comply with the terms of the Grant or any provisions of the contract documents heretofore enumerated in connection with the project. This does not absolve the County from being accountable to DHCD for expenditure of all grant funds relative to the project.
 16. This Agreement may be amended from time to time only by written authorization of both parties, executed with the same formality as this Agreement.
 17. This Agreement is governed in all respects by the laws of the Commonwealth of Virginia.

WESTMORELAND COUNTY, VIRGINIA

By:

NORTHERN NECK PLANNING DISTRICT COMMISSION

By:

ATTACHMENT A: TO ALL NON-CONSTRUCTION CONTRACTS

The following clause applies to all contract/subcontracts valued at \$10,000 or more in federal funds:

Subpart A: Title VI of the Civil Rights Act of 1964, as Amended

All parties to this contract hereby agree to comply with the provisions of Title VI of the *Civil Rights Act of 1964* (Public Law 88-352) which provides: that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance of any dollar amount.

Subpart B: Section 109 of the Housing and Community Development Act of 1974, as Amended

No person in the United States shall on the ground of race, color, national origin, or sex be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to an otherwise qualified handicapped individual as provided in section 504 of the *Rehabilitation Act of 1973* shall also apply to any such program or activity of any dollar amount.

Subpart C: Records Retention

The CONTRACTOR shall maintain financial records, supporting documents, statistical records, and all other records pertinent to this contract during the period of this contract and for five (5) years from the date of final payment; except, if any litigation, claim, or audit is started before the expiration of the 5-year period, the records shall be retained until all litigations, claims, or audit findings involving the records have been resolved.

Subpart D: Provisions Required by Law Deemed Inserted

The provisions of Article 4 (Ethics in Public Contracting), Chapter 7 of Title 11 of the Code of Virginia, as amended, is hereby incorporated by reference and each and every other provision of law and clause required by law to be inserted herein shall be deemed to be inserted herein and the contract shall be read and enforced as though it were included herein.

Subpart E: Immigration Reform and Control Act of 1986

The Contractor agrees by signing this contract that he/she does not and will not during the performance of this contract violate the provisions of the *Federal Immigration Reform and Control Act of 1986*, which prohibits employment of illegal aliens.

Subpart F: Access to Records

The Public Body, the Virginia Department of Housing and Community Development, the U.S. Department of Housing and Urban Development, the U.S. Department of Labor, the Inspector General, and the General Accounting Office, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the Contractor which are directly pertinent to this Contract for the purpose of making audit, examination, excerpts, and transcriptions.

Subpart G: Equal Employment Opportunity

1. Executive Order 11246, as amended

a. During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.**
- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.**
- (3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.**
- (4) The contractor will comply with all provisions of Executive Order 11246, as amended, and of the rules, regulations, and relevant orders of the Secretary of Labor.**
- (5) The contractor will furnish all information and reports required by Executive Order 11246, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.**
- (6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246, as amended, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246, as amended, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.**
- (7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246, as amended, so that**

such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.

b. Subcontracts

Each prime contractor or subcontractor shall include the equal opportunity clause in each of its subcontracts.

Subpart H: Section 3 of the Housing and Urban Development Act of 1968

1. The Section 3 area for this PROJECT is designated as the Section 3 area that applies to the County where the agreement's activities will take place and considered "local" for project reporting purposes.
2. The work to be performed under this contract is on a project assisted under a program providing direct financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the *Housing and Urban Development Act of 1968*, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area, and that contracts in connection with the project be awarded to business concerns which are in and owned in substantial part by persons residing in the project area.
3. The parties to this contract will comply with the provisions of said Section 3 and the procedures for compliance issued pursuant thereto by the Virginia Department of Housing and Community Development set forth in this section to wit:
 - a. The PUBLIC BODY and the CONTRACTOR shall analyze the tasks to be performed under this CONTRACT and identify:
 - (1) The opportunities for training and employment of lower income residents of the project area, and
 - (2) Contracts for construction contracts, non-construction contracts, materials and supplies in connection with the project to be awarded to business concerns which are located in and owned in substantial part by persons residing in the project area.
 - b. After determining what construction contracts, non-construction contracts, materials and supplies will be needed to be procured by the CONTRACTOR to complete the contract:
 - (1) The CONTRACTOR shall fill all employment positions to the greatest extent feasible with residents of the local (Section 3) county to the extent such residents are available and meet the generally accepted qualifications for the position(s) needed to be filled. And the CONTRACTOR will fill all vacant trainee positions to the

greatest extent feasible with residents of the local (Section 3) county to the extent such residents are available.

- (2) The CONTRACTOR will subcontract to and procure to the greatest extent feasible all construction contracts, non-construction contracts, materials and supplies necessary for the PROJECT from business concerns located and substantially owned by residents of the local (Section 3) county to the extent that such items are available, and of comparable quality and cost.

c. The CONTRACTOR shall not circumvent these Section 3 requirements by:

- (1) Filling vacant trainee or employment positions in its organization immediately prior to undertaking work on the PROJECT; or
- (2) Entering into procurement contracts immediately prior to undertaking work on the PROJECT.

4. The CONTRACTOR will include this Section in every subcontract for work in connection with this PROJECT and will at the direction of the PUBLIC BODY take corrective action pursuant to the SUBCONTRACT upon a finding that the SUBCONTRACTOR is in violation of these provisions. The CONTRACTOR will not subcontract with any SUBCONTRACTOR where it has notice or knowledge that the latter has been found in violation of *Section 3 of the Housing and Urban Development Act of 1968*, and will not award any SUBCONTRACT unless the SUBCONTRACTOR has provided it with a preliminary statement of ability to comply with Section 3.

5. Compliance with the provisions of Section 3 and the provisions of this Section are a condition of the Federal financial assistance provided to the PROJECT, binding upon the PUBLIC BODY. Failure to fulfill these requirements shall subject the PUBLIC BODY, its contractors, its subcontractors and its successors to those sanctions specified by the grant agreement or contract through which Federal assistance is provided.

6. The parties to this CONTRACT verify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

Subpart I: Drug-Free Workplace Act Assurances

The Contractor agrees by signing this contract that he/she will provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing a drug-free awareness program to inform employees about -
 - i. The dangers of drug abuse in the workplace;
 - ii. The grantee's policy of maintaining a drug-free workplace;

- iii. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - iv. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will -
- i. Abide by the terms of the statement; and
 - ii. Notify the employer of any criminal drug statue conviction for a violation occurring in the workplace no later than five days after such conviction;
- (e) Notifying the Virginia Department of Housing and Community Development within ten days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such condition;
- (f) Taking one of the following actions, within 30 days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted -
- i. Taking appropriate personnel action against such an employee, up to and including termination; or
 - ii. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).



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

Board of Supervisors
Staff Report

<u>Date:</u>	May 30, 2025
<u>From:</u>	Beth McDowell, <i>Planning Director</i>
<u>Case #:</u>	#2504-RZ-01
<u>Site Address:</u>	1191 Skipjack Road
<u>Site Location:</u>	across the road from the main Bevans facility
<u>Magisterial District:</u>	Cople Magisterial District (Election District 1)
<u>Site Tax Map:</u>	49-118A
<u>Owner/Applicant:</u>	Bevans Properties LLC
<u>Site Property Size:</u>	6.16 acres to be rezoned, 23.86 acres total lot size
<u>Utilities:</u>	private onsite well and septic, if applicable
<u>Authority:</u>	Zoning Ordinance Article 10-3.9
<u>Project Description:</u>	Rezone a portion of lot from A-1 Agriculture to S-1 Seafood
<u>Planning Commission:</u>	<i>On April 7, 2025, the Planning Commission unanimously (4-0) voted to recommend approval of the rezoning as presented.</i>
<u>Board of Supervisors:</u>	June 9, 2025 (6:00 pm, English Building)

FINDING OF FACTS

Project Description:

In 2012, Bevans Oyster Company (on land under the name Bevans Properties LLC) rezoned an 11.65 acre portion of the vacant wooded lot across the road from their main facility; this portion of the land was rezoned to S-1 Seafood District. The outer remaining 12.21 acre portion of the lot remained A-1 Agriculture. The stated purpose of the rezoning was to create a parking area for the large trucks that transport their product, which was accomplished in subsequent years. Additionally, a large refrigerated building was later constructed onsite to store product until it could be transported.

At this time, the applicant are requesting to rezone to S-1 Seafood an additional 6.16 acre portion surrounding the original S-1 part of the property for a total of 17.81 acres zoned Seafood. This will leave 6.05 acres, or an approximately 100 foot wide strip, of A-1 land around the sides of the

property. This rezoned land is intended to allow for future development and expansion of the oyster processing and transportation operation.

Need for Board Action:

The rezoning of a property requires review and recommendations by the Planning Commission and ultimately approval from the Board of Supervisors.

Topography:

The property is fairly flat. There are no known streams or wetland features within 100 feet of the property, nor is there a regulatory flood zone.

Surrounding Zoning and Development:

The rest of the oyster company's property across the road is already zoned S-1. Most of the other adjacent lots are zoned A-1, except for the Shannon Park Beach subdivision to the south, which is zoned R-1 Residential.

The property is bounded by a large tract of timberland to the north and east. Directly to the west is the main facility for Bevans Oyster Company. There are scattered single-family homes to the northwest, southwest, and south, mostly along the waterfront.

Landscaping and Screening:

As mentioned earlier in this report, there will be a 100-foot wide strip of wooded land that is excluded from the rezoning request and can provide a buffer between this operation and any future use of the abutting properties.

Projected Impacts on Public Facilities:

When contemplating a change in zoning or use of a property, one of the considerations is the projected impacts on public services including roads/traffic, public schools, emergency services, public utilities such as sewer systems, etc. For this project, we anticipate negligible impacts on most public agencies and facilities as a result of the expanded use.

The conceptual plan has been forwarded to VDOT staff for their initial comments. VDOT responded that there are two existing and permitted entrances on the property, and that they have no comments on the rezoning. VDOT did also state that future onsite improvements may necessitate that those existing entrances be reevaluated at that time.

Comprehensive Plan Considerations:

Bevans Oyster Company is listed in the Comp Plan as one of the three largest employers in the manufacturing sector. This property has been designated as Rural Lands in the County's Comprehensive Plan. "Rural Lands are intended to retain their existing character as much as possible. That is, they will remain primarily for agricultural or forestland use, but also with some

areas of residential, commercial, institutional, and industrial uses... Scattered and isolated commercial uses are expected within the rural lands. Most businesses will be related to the natural resources of the area or are small secondary businesses to help support the farmers and other rural residents.”

RECOMMENDATION

Staff believes that this application has merit. The intended use of the rezoned property is the expansion of an existing business located in the immediate area. In addition, the applicants have left a 100-foot wide strip of land on the outer edge of the project area that will remain zoned A-1 to provide a buffer between the abutting lots and the business.

The Planning Commission recommended approval of the rezoning application as presented by a vote of 4-0 (Mr. Carey was absent). There was a concern raised by a neighboring landowner about the lack of vegetative buffering along the roadway in its current condition. The applicant for this case pointed out that the existing streetscape is already zoned S-1, and that the area currently under consideration has limited road frontage. However, the applicant also stated that they would discuss the topic with the landowner.

***Please note that the Board cannot place conditions upon rezonings, although the applicant may voluntarily proffer conditions to mitigate impacts of the rezoning and possible future development of the property.**

Attachments:

- Application
- Aerial photo of lot and surrounding area
- Conceptual Plan
- ZO Article 2-25 Seafood District



202519797

Westmoreland County, Virginia

Land Use Administration

P. O. Box 1000
 Montross, VA 22520
 Phone 804-493-0120 FAX 804-493-0604

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

49-118A

REZONING APPLICATION

(Amended March 26, 2014)

Case #: _____ Fee Check #: _____ Date Received: _____

Assigned Date for: Planning Commission: April Board of Supervisors: _____Fee: (\$500 plus \$30 per acre or portions of: (Acres 6.16) x (\$30) = 184.80 + \$500 = \$684.80DEFERRAL FEE: Any deferral requested by the applicant will require an added 50% of the original fee (above) unless it is a result of a County error. Deferral Date: _____ Fee (50%): _____**To: The Honorable Board of Supervisors and Planning Commission**

Pursuant to the Zoning Ordinance, the undersigned owners of the following described property hereby request a change in zoning district classification as described. We further request that this item be scheduled for consideration of the Planning Commission on APRIL, 2025. Additionally, I hereby authorize the Land Use staff, or assigns thereof, to enter upon the property during reasonable hours.

Tax Map Identification: TM 49 PARCEL 118A Acreage: 23.86+/- # Lots _____Existing Zoning District: A1 Proposed Zoning District: S1Project Description: Rezone adjacent 6.16 +/- Acres from A-1 to S-1 for expansion of facilities for Bevan's Oyster Company.Owner(s): BEVANS OYSTER LLC Properties LLCAddress: 1090 SKIPJACK ROADCity: KINSALE State: VA Zip: 22520 22488Phone #: 804-472-2331 Phone #: _____Email Address: bevansoyster@bevansoyster.netAgent (if applicable): Jeffrey L. Howeth J.L. HOWETH, PCAddress: P.O. 1684City: Tappahannock State: VA Zip: 22560Phone #: 804-443-6367 Phone #: 804-241-4160Email Address: jllhowethlc@gmail.com

(OVER)

Applicant (e.g. prospective owner, if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Phone #: _____

Email Address: _____

Owner Signature: _____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

Agent Signature:  Date: 1/24/25








Applicant Signature: Ronald W. Bevens Date: 1-24-25



FE CODE	DESCRIPTION	AMOUNT	UNIT	A. PL. PEAK HOUR TRIPS	P. PL. PEAK HOUR TRIPS	WTD
10	GENERAL LIGHT HOUSING EXISTING	11.1	ACRES	75 IN 8 OUT	8 TOTAL	8 IN 35 OUT 49 TOTAL
10	GENERAL LIGHT HOUSING TO BE RECORDED	6.0	ACRES	4 IN 7 OUT	48 TOTAL	8 IN 40 OUT 56 TOTAL
TOTALS		17.1	ACRES	86 IN 15 OUT	129 TOTAL	30 IN 75 OUT 105 TOTAL

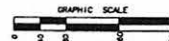
POPULATION	NO ADDITIONAL EMPLOYEES ESTIMATED
ENVIRONMENTAL	NONE ANTICIPATED
WATER AND SEWER	VOL APPROVED CAPACITY AVAILABLE
SOLID WASTE	NONE ANTICIPATED
EMERGENCY SERVICES	NONE ANTICIPATED
NOISE	NOT ABOVE CURRENT AMBIENT LEVELS
DUST	NONE ANTICIPATED
POLICE	NONE ANTICIPATED
FISCAL	INCREASED REAL ESTATE AND SALES TAX



	EXISTING CONTOUR
	PROPOSED CONTOUR
	IRON END FOUND
	IRON PIPE FOUND
	CONCRETE MANHOLE FOUND
	IRON END SET
	EXISTING TREE
	TREE TO BE REMOVED
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

DATE	TIME	DEPT	NAME	AGE	HEIGHT	WEIGHT	SKIN	HAIR	SEX
10/10/01	08:00	01	JOHN	25	5'10"	180	N	B	M
10/10/01	08:05	02	JANE	22	5'05"	120	N	B	F
10/10/01	08:10	03	JOHN	28	6'00"	200	N	B	M
10/10/01	08:15	04	JANE	24	5'08"	130	N	B	F
10/10/01	08:20	05	JOHN	26	5'12"	170	N	B	M
10/10/01	08:25	06	JANE	23	5'06"	125	N	B	F
10/10/01	08:30	07	JOHN	27	5'11"	185	N	B	M
10/10/01	08:35	08	JANE	21	5'04"	115	N	B	F
10/10/01	08:40	09	JOHN	29	6'02"	210	N	B	M
10/10/01	08:45	10	JANE	25	5'09"	135	N	B	F

PLAN
SCALE 1" = 80'



JOB NO.
SHEET 1 OF 1

J. L. HOWETH, P.C.
CONSULTING ENGINEERING • LAND SURVEYING •
www.jlhowethpc.com

P. O. BOX 1684
TAPPAHANNOCK, VA 22560
TELEPHONE : 804-443-6367

2833 COBLE HIGHWAY •
MONTROSS, VIRGINIA 22560
TELEPHONE : 804-693-1333

REZONING REQUEST
BEVANS PROPERTIES, LLC

COLE MAGISTERIAL DISTRICT
WESTMORELAND COUNTY, VIRGINIA

WESTMORELAND COUNTY, VIRGINIA
I AS NOTED JANUARY 7, 2023 DRAWN BY: JLN
UNAUTHORIZED USE OF DOCUMENTS PROHIBITED

2-25. Seafood District (S-1)

2-25.1 Purpose and Intent

These areas are used in part for seafood businesses, either processing and/or non-processing as defined herein, as well as low and medium density residential uses. This district also encompasses several uses which are incidental and ancillary to the seafood and residential uses. This district is established to stabilize those communities and areas with a mixture of seafood and residential areas.

2-25.2 Permitted Use (by-right)

1. Accessory Uses
2. Agriculture, Limited and Aquaculture
3. Boat Wharves, Private
4. Bulkheads
5. Churches
6. Church Bulletin Boards
7. Conventional Sewage Treatment Works
8. Dwelling, Accessory
9. Dwelling, Single
10. Golf Courses
11. Historical Areas
12. Home Occupation, Minor
13. Jetties
14. Mobile Homes
15. Museums
16. Off-Street Parking
17. Parking Areas
18. Parks
19. Pier plus boat slip, covered boat slip (boat house), electricity, and well on the lot, without concurrent authorization for other accessory uses as regulated in Article 4.
20. Playgrounds
21. Private Well (Errata Sheet – April 12, 2006 this is redundant with item #30 below)
22. Public Utilities Serving Individual User
23. Retaining Walls
24. Schools
25. Seafood Facility - Non-Processing
26. Seafood Facility -- Processing
27. Seawalls
28. Septic Disposal System, Conventional
29. Sign, Home Occupation
30. Sign, Temporary Structure
31. Swimming Pool, Private
32. Well, Private (Errata Sheet – April 12, 2006 this is redundant with item #19 above)

2-25.3 Permissible Uses (by special exception)

1. Administrative Offices
2. Boat Building

3. Boat Wharves, Public
4. ~~Beachhouse (See pier as an allowed use and Section 4-9)~~ (allowed use, included with pier)
5. Central Wastewater Treatment Works
6. Central Water System
7. Child Care Centers
8. Clubs
9. Community Waterworks
10. Dwelling, Multi-Family
11. Dwelling, Two-Family
12. Family Day - Care Home
13. Firehouses
14. Florists
15. Home Doctors Office
16. Home Occupation, Major
17. Home Professional Office
18. Houses, Boarding or Rooming
19. Machine Shops
20. Marinas, Commercial
21. Noncommunity Waterworks
22. Post Offices
23. Public Landings
24. Public Utility Facilities
25. Recreational Area, Private
26. Rescue Squad
27. Sign, Business
28. Sign, Directional
29. Swimming Pool, Public
30. Subdivision Sales Offices
31. Tourist Homes
32. Water and Sewer Facilities, Public
33. Welding Shops

2-25.4 Lot and Yard Regulations

Modifications to frontage and setback requirements by Special Exception (Variance) Approval by the Board of Zoning Appeals:

Use	Minimum		Setbacks ¹ (permanent structures)		
	Lot Size (sq. ft.)	Lot Frontage (at front setback)	Min. Front (ft). (from c/l)	Min. Side (ft.)	Min. Rear (ft.)
Commercial Use					
No public sewer/ water	25,000	n/a	60ft ²	10 ft. if abutting A-1, C-1, R-1, R-2 ³ 20 ft. ⁴	20 ft
Public sewer or water	15,000				
Public sewer & water	12,000				
Accessory Structures	n/a	n/a	>60 ft	>10 ft. ³ if abutting A-1, C-1, R-1, R-2 ³ >20 ft. ⁴ and 5 ft. back from side lot line	5 ft. back from rear lot line
Other Permitted Uses					
No public sewer/ water	25,000	n/a	60 ft ²	10 ft. if abutting A-1, C-1, R-1, R-2 ³ 20 ft. ⁴	20 ft.
Public sewer or water	15,000				
Public sewer & water	12,000				

¹ For principal structures on properties adjacent to public waters, the yard requirements along the waterfront lot line shall be the same as set forth herein for a rear yard; for accessory structures on properties adjacent to public waters, the minimum distance from the waterfront lot line shall be the same as set forth herein from rear lot lines. ² Except public utility structures providing services to individual customers may be erected up to property line. ³ Interior Lot ⁴ Corner Lot

2-25.5 Building Regulations

2-25.5.1 Building Height

No new building, nor the enlargement of any building, shall hereafter be erected to exceed forty-five (45) feet or to exceed three (3) stories in height. Height exceptions are provided in Article 1.

2-25.5.2 Utility Requirements

Water and wastewater treatment service shall be provided, in accord with County and State regulations, and as set forth in Article 4.

2-25.5.3 Access Requirements

Lots must be accessed from a public road currently in the Virginia Department of Transportation (VDOT) system or from a road designed and constructed so as to meet VDOT standards and be eligible for acceptance into the VDOT system.

April 7, 2025

To: Westmoreland County Planning Commission:

Mr. Elwood Carey, Mr. John Felt, Mr. Lewis Thompson

Mr. James Coates and Mr. Kyle Schick

Westmoreland County Board of Zoning and Appeals:

Mr. Dexter Monroe, Mr. Matthew Beard, Mr. Lonnie Thurston

Mr. James McConkie, Ms. Margaret Campbell and Mr. Jack O'Neil

Mail to: PO #1000 Montross, Virginia 22520

Re: Request for Zoning Change: Bevins Oyster Co. Skipjack Rd.

Dear Planning Commission and Board of Zoning Appeal Members:

This letter is respectfully submitted with regard to the Bevins Oyster Company request to change the existing zoning of A-1 for their property to S-1: Seafood. We understand that this change would add over 8 acres to the existing parking lot for the purpose of semi-tractor truck parking along Skipjack Road.

At any given moment the existing parking lot houses 30-50 semi-trucks; adding 8 more acres will increase the presence of trucks substantially. Is this allowed in the S-1 Seafood zoning definition?

According to S-1: Seafood: see: Article 2: pages 99: Section 4:

Public impacts on adjacent residential neighborhoods, specifically (4.F) examples of noise, toxic or hazardous waste, dust, safety concerns to the surrounding environment, residences should be mitigated.

We write requesting that Bevins Oyster Company install a landscaped,vegetation buffer along Skipjack Road to mitigate the following environmental impacts:

- 1) Unattractive barbed wire fencing which presents like a 'policed' compound,**
- 2) Increased water ponding along Skipjack Road at entrance to the parking lot creates traffic safety problems for passing vehicles after each rainstorm.**
- 3) Increased oyster shell mounds result in increased Turkey Buzzard feasting and odors.**
- 4) Increased truck traffic along Skipjack Road results in safety hazard for people walking, horseback riding, jogging and bicycling.**
- 5) Increased truck traffic also renders more frequent VDOT repairs which we observe on a regular basis.**
- 6) Increased parking will result in decreased woodland, vegetation and wildlife.**
- 7) Increased visual presence of semi-tractor trailer trucks.**

There are two issues impacting the residential neighbors abutting and near the Bevins

Oyster Company:

Traffic and vehicular safety:

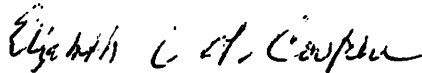
Skipjack Road is narrow with numerous sharp turns. Increased truck traffic has resulted in widened and depressed ditches. More trucks mean more congestion and increased risk of accidents. More trucks also means more noise and fumes. More trucks changes the residential appearance to industrial.

Visual Deterioration:

The reduction of woodlands, vegetation and wildlife is of serious concern. Skipjack Road is rural, tree lined and frequented by Wild Turkey, deer, fox and birds, specifically Eagles and Osprey. There is even a Beaver family living near the road. Reducing 'nature' will reduce wildlife and visual beauty, both attributes that local residents enjoy and appreciate.

It seems reasonable that Bevins Oyster Company should provide a landscape buffer along Skipjack Road to screen views of the barbed wire fence and trucks. Why should their economic growth result in our deminished residential lifestyle?

Your time and consideration is greatly appreciated.



Sincerely,
Elizabeth C. Lawrence-Couture
604 Parker Drive
Kinsale, Va 22488

DARRYL E. FISHER, CHAIRMAN
ELECTION DISTRICT NO. 1
HAGUE, VIRGINIA 22469

TIMOTHY J. TRIVETT, VICE CHAIRMAN
ELECTION DISTRICT NO. 5
COLONIAL BEACH, VIRGINIA 22443

JEFFREY A. MCCORMACK
ELECTION DISTRICT NO. 2
MONTROSS, VIRGINIA 22520

MATTHEW D. INGRAM
ELECTION DISTRICT NO. 3
MONTROSS, VIRGINIA 22520

W. W. HYNSON
ELECTION DISTRICT NO. 4
COLONIAL BEACH, VIRGINIA 22443



WESTMORELAND COUNTY, VIRGINIA

Board of Supervisors

MONTROSS, VIRGINIA 22520-1000

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MEMORANDUM

TO: Members, Board of Supervisors

FROM: Donna Cogswell, Assistant County Administrator

DATE: June 6, 2025

SUBJECT: Upcoming Appointments

The following appointments have been placed on the agenda for the Board's May 12, 2025 meeting:

Planning Commission

District 4 – James Coates expired 12/31/2024