



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

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

Lewis Thompson
James Coates
Allen Hickman
John Felt
Kyle J Schick

AGENDA
for the
PLANNING COMMISSION
Work Session
August 25, 2025 @ 3:00 p.m.
George D. English Sr. Memorial Building

1. Call to Order
2. Roll Call
3. Approval of August 2025 Minutes
4. Commissioner's Concerns
5. **CASE# 2509-CBAE-07** – Suzanne & Matthew Brady 454 Ships Row Montross VA 22520 & agent Bayshore Design LLC 8518 Cople Highway Hague VA 22469 request approval for a deck expansion to be located within the 100' and 50' Resource Protection Areas. This project is located at 454 Ships Row Montross, TM 25B3-4-20, Cople Magisterial District.
6. **CASE# 2509-CBAE-08** – Richard McMurray and Cammie & Cheryl Mangrum 10221 Dale Drive Fairfax VA 22030 & agent Bayshore Design LLC 8518 Cople Highway Hague VA 22469 request approval for a replacement home and related construction to be located within the 100' and 50' Resource Protection Areas. This project is located at 608 Narrows Beach Road Hague, TM 38C-1-10, Cople Magisterial District.
7. **CASE # 2509-CA-02** – Proposed amendment to the Westmoreland County Comprehensive Plan. The proposal is to add the County's newly adopted Solar Policy in its entirety as an amendment to the Comprehensive Plan. The Solar Policy can be found on the County website at <https://www.westmoreland-county.org/node/613> or at the Land Use office.
8. **CASE# 2509-CBAE-09** – Richard & Phyllis Daugherty 313 Granville Road Chapel Hill NC

27514 & agent Bayshore Design LLC 8518 Cople Highway Hague VA 22469 request approval for a new home and related construction to be located within the 100-foot Resource Protection Area. This project is located off Fairway Lane Montross, TM 24A1-2-27C, Cople Magisterial District.

9. **CASE# 2509-CBAE-10** – Robert & Bethany Rowland 9458 Cromarty Court Bristow VA 20136 & agent Mitchell Homes 14300 Sommerville Court Midlothian VA 23113 request approval for a new home and related construction to be located within the 100’ and 50’ Resource Protection Areas. This project is located on Shore Drive Colonial Beach, TM 6B-3-A-10, Washington Magisterial District.

10. Other Matters:

- a. Discussion of possible code amendment related to event venues (tentatively scheduled)

Citizens wishing to comment may submit written comments to be accepted as part of the public record.

Comments may be submitted via electronic mail: Landuse@westmoreland-county.org

All comments must be received by the last Friday prior to the hearing date.

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