

**RICHMOND COUNTY PLANNING COMMISSION  
MEETING MINUTES**

April 11, 2016

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, April 11, 2016, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Walter Ball

Glenn Bowen

Vice Chairman Darnell Clayton

Jesse Clark

Rick Cox

Cassandra Jackson

John W. Lewis

Harry Smith, Jr.

The following member was absent:

Chairperson Martha Hall

Clifton Jenkins

Also present:

R. Morgan Quicke, County Administrator

Dwayne Sanders

Richard Thomas

**CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE**

Vice Chairman Darnell Clayton called the meeting to order at 7:00p.m. Jesse Clark gave the invocation and Vice Chairman Clayton led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES – JANUARY 11, 2016 MEETING**

Ms. Cassandra Jackson made a motion to approve the minutes as submitted. Mr. Rick Cox seconded the motion and they were approved unanimously.

## **PUBLIC HEARING – RE-ZONING REQUEST**

Vice Chairman Clayton declared the opening of the Public Hearing and read the public notice, which states:

- Richard E. & Cynthia B. Thomas of 678 Sharps Road, Warsaw, VA 22572, proposes to rezone 5.217 acres (further identified as Parcel 69 on Tax Map 31) located on the corner of History Land Highway and Sharps Road, from Agricultural General (A-1) to Business General (B-1), in order to allow for future business opportunities.

Mr. Quicke welcomed Mr. Walter Ball and Mr. Harry Smith, Jr. to the Planning Commission. Mr. Quicke said that the two members were appointed by Board of Supervisor member David Parr to represent District 2.

Mr. Quicke said that the public notice was advertised in the Northern Neck News for two weeks and the adjacent property owners were notified by certified mail.

Mr. Quicke reminded the Commission that Mr. Thomas requested a special exception last year for the property in order to allow Mrs. Shelly Pierson to operate a retail business. Mr. Quicke said that the exception was approved unanimously by the Planning Commission and the Board of Supervisors. He said that parking and septic were the issues at that time.

Mr. Quicke said that providing that the septic and the parking issues can be resolved, he would recommend to the Planning Commission that the re-zoning of this property be approved. Mr. Quicke said that in his opinion, the parking should be limited to the rear of the building, with access coming from the current driveway, located off of Sharps Road.

Mr. Quicke explained that Mr. Thomas is requesting the rezoning in order to better prepare the property for future business uses as they present themselves.

Mr. Quicke briefed the Commission on the Business District and said that the District is not intended for manufacturing and large traffic uses. He said that if the property is rezoned to Business (B-1), the uses will still need to be approved by the Zoning Administrator.

Mr. John W. Lewis asked if the existing dwelling on the property is currently being occupied and how a rezoning to B-1 will affect the dwelling. Mr. Thomas said that the house is being occupied and the rezoning should not affect the dwelling. Mr. Thomas said that the business opportunity at this time is just the storefront. Mr. Lewis asked if the property is rezoned, could the dwelling become a potential business also. Mr. Thomas said that it is a possibility for the future, but not at this time. Mr. Lewis asked if the proposed septic system is a conjoined system

that would be large enough to support both structures on the property. Mr. Thomas said that he is working with Mr. Howeth on designing an engineered septic system.

Mr. Harry Smith asked if the dwelling on site was used as a business, would the access be off of Sharps Road or Rt. 3. Mr. Thomas said he would continue to use the one entrance and the same parking for both building, but he doesn't see the house being used as a business any time soon.

Vice Chairman Clayton asked Mr. Thomas if he has an interested occupant at this time. Mr. Thomas said that he hopes Mrs. Pierson will occupy the store once everything is finalized. Mr. Thomas said that the septic system has been the hold up.

Mr. Cox asked Mr. Quicke if the existing house becomes a business, does he believe the entrance would be off of Rt. 3 or Sharps Road. Mr. Quicke said that the focus of the re-zoning has been the store on the corner, although the house has to be a part of the process because it is located on the same parcel of land. He said if the dwelling becomes a business, VDOT would probably require the entrance to be off of Sharps Road, since it would be a brand new business. Mr. Quicke reminded the Commission that the existing building has previously been used for a business and is not a residential structure.

Mr. Thomas said that the proposed parking would be friendly to both structures.

Mr. Quicke recommended that the minutes and motion include that if the existing residence becomes a business, VDOT and County procedures will be followed and that the entrance would be off of Sharps Road. Mr. Thomas said that is the intent.

Mr. Lewis asked what the address is for the dwelling. Mr. Thomas said that the address is off of History Land Highway.

Mr. Walter Ball asked if the motion could be subject to septic and parking approval. Mr. Quicke said he would recommend including the septic and parking as a condition of approval.

Vice-Chairman Clayton opened the floor to the public. Vice-Chairman Clayton closed the floor to the public.

Walter Ball made a motion to approve Richard and Cynthia Thomas' rezoning request to rezone parcel 31-69 from A-1 (Agriculture General) to B-1 (Business General) with the following condition: parking and septic approval. Harry Smith seconded the motion. The motion carried with a vote of 8-0 (*Glenn Bowen – yay; Vice Chairman Darnell Clayton – yay; Rick Cox*

– yay; *Cassandra Jackson* – yay; *Walter S. Ball* – yay; *John W. Lewis* – yay; *Jesse Clark* – yay; *Harry Smith* - yay).

## **OTHER BUSINESS**

Mr. Quicke informed the Commission of the recent changes that have taken place within the Planning/Land Use office, including Mr. Barry Sanders as the Director of Code Compliance and Mr. Dwayne Sanders as the Planner. Mr. Quicke said moving forward, Mr. Sanders will be handling future special exception, re-zoning, and ordinance amendments.

Mr. Cox asked what was the status of updating the dog ordinance. Mr. Quicke said that when Mr. Quesenberry left his position, the updating of the dog ordinance was set aside. He said that the ordinance does need some work.

Mr. Bowen asked about the fracking issue. Mr. Quicke said that fracking is already regulated by Richmond County and requires a special exception. Mr. Lewis asked if the County has a say in what happens upstream. Mr. Quicke said no, not on land use issues. Mr. Quicke suggested going through DEQ and the Legislative Branch to show concerns.

## **ADJOURNMENT**

There being no further business, Vice Chairman Clayton adjourned the meeting.

Respectfully submitted,

Denise Dunaway  
Alternate Commission Secretary