

**RICHMOND COUNTY PLANNING COMMISSION  
MEETING MINUTES**

February 9, 2015

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, February 9, 2015 in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Glenn Bowen

Vice Chairman Darnell Clayton

Rick Cox

Chairperson Martha Hall

Cassandra Jackson

Clifton Jenkins

John W. Lewis

Joyce Pemberton

Patrick Weakland

The following member was absent:

Jesse Clark

Also present:

Joseph Quesenberry, Planning and Zoning Administrator

R. Morgan Quicke, County Administrator

Mercedes Pierce, Planning Commission Secretary

Jeff Howeth

Howard Kleinhendler, Attorney, Diatomite Corporation of America

Mario Parisi, Diatomite Corporation of America

Robert Pemberton, District 4 Supervisor

Chris Self

Rob C. Smith, Zoning Attorney, Diatomite Corporation of America

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

Chairperson Martha Hall called the meeting to order at 7:00p.m. Rick Cox gave the invocation and Chairperson Hall led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES FROM DECEMBER 8, 2014 MEETING**

Joyce Pemberton made a motion to approve the minutes as written. Rick Cox seconded the motion and they were approved unanimously.

**PUBLIC HEARING – SHANDY HALL, LLC SPECIAL EXCEPTION**

Chairperson Martha Hall declared the Public Hearing open.

Joseph Quesenberry read the public notice for this hearing, which stated:

In accordance with §15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to §15.2-2310 of the Code of Virginia, 1950 as amended, the Richmond County Planning Commission hereby gives notice that a Public Hearing will start at 7:00 p.m., Monday, February 9th, 2015, in the Board Meeting Room, County Office Building, Warsaw, Virginia.

- Shandy Hall LLC, 1082 Shandy Hall Road, Warsaw, Virginia 22572, has requested a Special Exception as allowed for under Zoning Ordinance section 3-13-7 “Expansion or Enlargement of Existing Nonconforming Uses” in order to increase the length of an existing pier appendage located alongside a legal nonconforming structure (boathouse). The parcel in question is zoned A-1 (Agricultural) and is further identified as tax map 35-26.

Mr. Quesenberry informed everyone that all adjacent property owners had been notified of this Public Hearing and the notice was advertised in the Northern Neck News for two weeks. Mr. Quesenberry stated he did not receive any responses from adjacent property owners and then presented his Staff Report, in which he reported having no issues with the special exception request.

Rick Cox asked Chris Self, Contractor, if he would only be driving piles. Mr. Self responded stating he would be driving new piles by the existing side of the boathouse to be attached to other piles, to act as a tie-back.

Mr. Cox also asked if any dredging would occur. Mr. Self stated another contractor already completed the dredging part of the job.

There were no comments from the public.

Chairperson Hall closed the Public Hearing.

John W. Lewis made a motion to approve this request for a special exception. Cassandra Jackson seconded the motion and the motion carried with a vote of 9-0 (*Glenn Bowen – yay; Vice Chairman Darnell Clayton – yay; Rick Cox – yay; Chairperson Martha Hall – yay; Cassandra Jackson – yay; Clifton Jenkins – yay; John W. Lewis – yay; Joyce Pemberton – yay; Patrick Weakland – yay*).

### **FONES CLIFFS DEVELOPMENT PRESENTATION AND QUESTIONS**

Mr. Rob Smith introduced himself as the Zoning Attorney for Diatomite Corporation of America and informed everyone they have filed an application for a 1,000 acre development project along Fones Cliffs. Mr. Smith informed the Planning Commission that Jeff Howeth, the engineer for the project, was in attendance and Howard Kleinhendler, corporate attorney, and Mario Parisi, private investor, would hopefully be able to make it to the meeting as well.

Mr. Smith invited everyone over to The Daily, local restaurant, following the meeting in case anyone had any additional questions and then began his presentation.

Mr. Smith feels this resort and residential development project will “celebrate the history and culture of the Northern Neck.” He provided facts on the location and described the vision for this project-116-room lodge, eighteen guest cottages, academics and recreation, 150-seat restaurant, championship golf course, equestrian center, 718 homes, memorialize the past and a village on Luke’s Island. Mr. Smith stated the buildings will be built with distinctive architecture.

Mr. Smith informed everyone the Lodge will have approximately 9,000 square feet of meeting and banquet space, a 150-seat restaurant and bar, outdoor patio, indoor fitness facility, outdoor pool, spa facilities and concierge.

The resort will have a vineyard and offer event hosting. Monuments will be erected to recognize John Smith and the first English settlers. Interactive learning programs will be offered to Richmond County Public Schools.

Lindsay Ervin, golf course architect, has been chosen to design an 18-hole championship golf course with an environmentally sensitive design.

The community association building will be designed as a “barn” and will be available to host association events and to be rented by the public.

Tennis courts will be placed throughout the development, along with hiking trails, interior ponds and streams, community picnic tables and nine community piers.

The single family homes will be built with a traditional Tidewater style and strict architectural standards and will be placed on smaller lots in neighborhoods. Four separate townhouse communities will provide riverfront housing with Williamsburg and Georgetown architectural styles.

The Village at Luke's Island will include 150 "Georgetown" styled townhouses, a "village green," a community pier, a church anchor and space for limited retail and offices.

PKF Consulting, out of San Francisco, was hired as the consulting firm for this project.

Mr. Smith concluded by stating a thorough economic analysis was conducted and he believes this project will enhance Richmond County's tax base by about 38% and feels \$330 million of development will circulate through the local economy. He also invited the Planning Commission members to The Daily again to receive additional information on the project.

Mr. Smith stated he has heard rumors that they are here solely to get the property zoned to drive up an appraisal value, so that a conservation easement can be placed on the property. He strongly advised that this is not true and this project is real.

Chairperson Hall stated that if the members of the Planning Commission chose to go over to The Daily after the meeting adjourns, then they will be doing so as private citizens. Chairperson Hall also thanked Mr. Smith for his work and his efforts to reduce the length of the presentation.

Glenn Bowen questioned the number of available jobs following construction. Mr. Smith believes there should be 120 jobs made available between the Lodge and golf course and emphasized the circulation of money resulting from the project.

Clifton Jenkins asked for a time frame for the completion of this project. Mr. Smith stated about 20-25 years and reminded everyone that "it would not happen overnight."

Mr. Smith informed everyone they hired the Weldon Cooper Center to conduct a demographic study and they concluded the population of Richmond County is getting older and over twenty years, the population would not increase anymore than it is right now.

R. Morgan Quicke informed the Planning Commission that Mr. Smith has provided the County with his second submittal for the rezoning application and the Planning Commission has ninety days to act on the application once it goes before the Commission. Chairperson Hall stated the Planning Commission has not seen the request yet and Mr. Quicke stated the Planning Commission would have something to act on in March and that is when the ninety days would begin. A public hearing will need to be scheduled in either April or May and by June a formal

recommendation would need to be made. If a recommendation is not made within the ninety day period, it will automatically be forwarded to the Board of Supervisors for recommendation for approval.

Chairperson Hall thanked Mr. Smith for his time and the presentation.

### **FLOODPLAIN ORDINANCE – BRIEF ANNOUNCEMENT/UPDATES**

Joseph Quesenberry informed the Planning Commission that the open house sponsored by FEMA was held on Wednesday, January 14<sup>th</sup>, from 5-7pm even though we had snow. Mr. Quesenberry stated he contacted our State representative with the Virginia Department of Conservation and Recreation and he will be attending next month's meeting to go over Richmond County's Floodplain Ordinance and to go over the Floodplain Portal.

Mr. Quesenberry informed the Planning Commission that 183 letters were sent to property owners informing them of the changes in their floodplain designations.

Chairperson Martha Hall asked Mr. Quesenberry if another open house would be scheduled. Mr. Quesenberry stated no other open houses would be scheduled, but the State representative would be present during next month's meeting and a public hearing would need to be scheduled for next month's meeting as well to keep on track with approving the ordinance by April 16<sup>th</sup>.

Rick Cox asked if the ordinance was available to be viewed online or if the Planning Commission could receive copies before the next meeting. Mr. Quesenberry informed Mr. Cox that he could email each member a copy of the ordinance and also place hard copies in the mail.

Chairperson Hall and Mr. Quesenberry discussed how the changes with the floodplains would be affecting flood insurance.

Patrick Weakland, Chairperson Hall and Mr. Quesenberry discussed the agenda for next month's meeting, regarding Fones Cliffs and the floodplain changes.

Clifton Jenkins asked Mr. Quesenberry if the floodplain is based on a 100-year storm. Mr. Quesenberry stated that most of the floodplain designations are based off of the 100-year flood.

### **OTHER BUSINESS**

There was no other business to be discussed.

**PUBLIC COMMENT**

Rick Cox publicly thanked Glenn Bowen on behalf of the community food pantry for his generous donation.

**ADJOURNMENT**

There being no further business, Chairperson Hall adjourned the meeting at 7:38p.m.

Respectfully submitted,

Mercedes Pierce  
Planning Commission Secretary