

**RICHMOND COUNTY PLANNING COMMISSION
MEETING MINUTES**

March 9, 2015

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

The following members were present:

Jesse Clark

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:

Glenn Bowen

Also present:

Joseph Quesenberry, Planning and Zoning Administrator

R. Morgan Quicke, County Administrator

Graham White, Intern

Jeff Howeth

Charles Kline, Floodplain Program Planner, DCR

Shelley Pierson

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

Richard E. Thomas, Vice Chairman, Board of Supervisors

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES FROM FEBRUARY 9, 2015 MEETING

Chairperson Martha Hall requested the word “strong” in the fifth paragraph on page four be changed to “strongly.” Joyce Pemberton made a motion to approve the minutes as corrected. Cassandra Jackson seconded the motion and they were approved unanimously.

PUBLIC HEARING – SHELLEY B. PIERSON TO RE-ESTABLISH A BUSINESS IN AN A-1 ZONE

Chairperson Martha Hall declared the Public Hearing open.

Joseph 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 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, March 9th, 2015, in the Board Meeting Room, County Office Building, Warsaw, Virginia.

- Shelley B. Pierson, applicant, 530 Suggetts Point Road, Warsaw, Virginia 22572, has requested Special Exception approval in order to operate a retail gift/apparel/embroidery shop in an existing structure, located at 8039 History Land Highway. The property owner is Richard E. & Cynthia B. Thomas and the parcel is further identified as tax map 31-69. The property is currently zoned Agricultural, General (A-1).

Mr. Quesenberry presented his Staff Report and requested a condition to ensure Ms. Pierson has adequate sewer in place and to allow her up to sixty days to have this satisfied after the Board’s approval of the Special Exception.

There were no objections from adjacent property owners.

Richard E. Thomas requested an additional thirty days be in place for the condition for the sewer and suggested utilizing a porta potty on the property in the meantime.

Patrick Weakland, Shelley Pierson and Joyce Pemberton discussed the actual location of the business and parking. Parking will primarily take place in the rear of the building.

Chairperson Hall closed the Public Hearing.

Patrick Weakland made a motion to recommend approval of this special exception to the Board of Supervisors with the condition that Shelley Pierson has ninety (90) days after the Board's approval to establish an adequate sewage facility on the property. Cassandra Jackson seconded the motion and the motion carried with a vote of 9-0 (*Jesse Clark – 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*).

PUBLIC HEARING – FLOODPLAIN ORDINANCE PRESENTATION BY CHARLES KLINE, DCR

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, March 9th, 2015, in the Board Meeting Room, County Office Building, Warsaw, Virginia.

- To receive public comment on the proposed amendment to the Richmond County Floodplain Ordinance. The updated language is provided by the Federal Emergency Management Act and provides slight changes to definitions, designation of a floodplain administrator, new flood zone designations, etc. Proposed language may be viewed in person at the Richmond County Administrator's office at 101 Court Circle, Warsaw, Virginia 22572 between 9:00 A.M. and 5:00 P.M.

Mr. Charles Kline introduced himself as the Department of Conservation and Recreation's Floodplain Program Planner and presented a PowerPoint presentation on the National Floodplain Insurance Program, how it relates to the local level and the changes it will bring (See Attachment 1).

Jesse Clark asked if the ordinance impacts a farmer who has a pool of standing water on his or her property after a heavy rainfall who does not live by a creek or a river and wondered if this is considered a flood. Mr. Kline stated that if the standing water is located only on the farmer's property, it would not be considered a flood and the regulations only apply in the regulatory floodplain.

Mr. Kline explained that if someone has a federally backed mortgage, he or she would be required to have flood insurance.

Rick Cox asked if a homeowner is still required to have flood insurance if he or she complies with the ordinance and elevates their home above the flood level. Mr. Kline stated the homeowner would still be required to have flood insurance, but improvements could improve the rates.

Chairperson Hall questioned the changes being made to the floodplain zones. Mr. Kline explained changes have been made based on the Coastal Re-mapping Project.

Rick Cox and Mr. Quesenberry discussed the number of properties affected by the changes to the floodplain zones. Over 100 properties were affected in Richmond County and about fifteen residents asked for help with the map amendments.

Clifton Jenkins, Patrick Weakland and Mr. Kline discussed floodplain measurements and how one property's flood affects others.

There were no comments from the public, so Chairperson Hall closed the Public Hearing.

John W. Lewis made a motion to recommend to the Board of Supervisors the approval of the amended Floodplain Ordinance. Joyce Pemberton seconded this motion.

Mr. Weakland asked what would happen if the County did not approve the ordinance. Mr. Kline stated the County would become suspended from the program and residents would not be able to renew their flood insurance.

The motion carried with a vote of 8-1 (*Jesse Clark – 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 – nay*).

Chairperson Hall thanked Mr. Kline for his time and the information he presented.

FONES CLIFFS DEVELOPMENT – DETAILED ZONING REQUEST – REVIEW AND QUESTIONS

Chairperson Martha Hall explained the development proposal, its zoning and the zoning proffers. Chairperson Hall stated this is a large project and demands a lot of thoughtful review and the public hearing would not be rushed.

Rick Cox and Jeff Howeth discussed the plans for the water and sewage disposal systems. The overall plan is to bring the 475,000 gallons of water per day into centralized treatment areas and try to recycle some of the wastewater and use it for irrigation.

Joyce Pemberton and Mr. Rob C. Smith discussed why the development is being presented now, how the research by PKF Consulting was conducted and where the new residents will come from since the population of Richmond County is declining.

Darnell Clayton addressed the timeframe for the development. Mr. Smith stated the reasonable projection would be about twenty-five years. The first phase would include the golf course and lodge. Mr. Smith is hoping the contractors for the construction aspects of the development will all be locally sourced.

Chairperson Hall requested a timeframe as to when the County could expect to see revenue resulting from the development. Mr. Smith explained how the local economy will be stimulated.

Chairperson Hall and Mr. Smith discussed when the amenities of the development will be open. The golf course will be closed during the winter, but the lodge and restaurants should remain open. The golf course will be open to the public.

Mr. Cox and Mr. Smith addressed the declining trend in the population of Richmond County. Chairperson Hall stated that the development is focusing on bringing the population in, at first, and not growing from within.

Further discussion will continue at next month's meeting.

OTHER BUSINESS

There was no other business to be discussed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chairperson Hall adjourned the meeting at 8:23p.m.

Respectfully submitted,

Mercedes Pierce
Planning Commission Secretary