

**RICHMOND COUNTY PLANNING COMMISSION  
MEETING MINUTES**

February 6, 2017

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, February 6, 2017, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Walter Ball

Vice-Chairperson Glenn Bowen

Chairperson Jesse Clark

Rick Cox

Cassandra Jackson

John W. Lewis

Harry Smith, Jr.

Martha Hall

Darnell Clayton

The following member was absent:

Clifton Jenkins

Also present:

R. Morgan Quicke

Richard English

Hope Mothershead

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

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

**APPROVAL OF MINUTES – DECEMBER 5, 2016 MEETING**

Chairperson Clark asked if there were any additions or corrections to the minutes from the December 5, 2016 meeting. Martha Hall made a motion to approve the minutes, as presented. Cassandra Jackson seconded the motion and they were approved unanimously.

**OTHER BUSINESS**

**DISCUSSION ON COVERED BOAT SLIP ALLOWANCE**

Chairperson Clark read the proposed language as follows:

4-14-7

**COVERED SLIPS**

- A. No more than one covered slip is permitted per individual private, non-commercial pier.
- B. Two covered slips shall be permitted adjacent to a shared private, non-commercial pier that has been constructed upon the shared property line.
- C. The property's waterfront frontage must be a minimum of 100 feet in width; said width to be measured in a straight line from the intersection of the side property lines with the mean low water line.
- D. The covered slip shall not extend past the most channel ward limits of the Owner's existing or proposed pier.
- E. The covered slip must be constructed on the interior side of the pier (towards the center of the lot) and away from the nearest neighboring riparian area.
- F. The covered slip shall not exceed 700 square feet.
- G. The covered slip shall have a roof that does not extend more than 20 feet above the mean low water elevation; as measured from the top of the roof ridge.
- H. All roofs shall have an "A" pitch of no less than four on 12, with eaves and soffits not exceeding 18 inches in width.
- I. Roofing material must be non-reflective.
- J. Nothing (flagpole, antenna, cupola, etc.) shall project above the top of the roof.
- K. Except for the support pilings, top plates or headers, all sides of the covered slip shall be open, with an unobstructed view from the waterline to the bottom of the top plate or support header.
- L. Catwalks five (5) feet or less in width are permitted within the covered slip.
- M. The covered slip must meet requirements of the Virginia Marine Resources Commission (VMRC) and the U.S. Army Corps of Engineers (CofE).
- N. Covered slips or boathouses over the water for marinas may be considered as part of the application submittal for rezoning or general development plan (Richmond County Wetlands Permit may also be required).

Richard English addressed the Commissioners to clarify the regulation of light under the covered boat slips. It was a consensus that light would not be regulated. Mr. English also verified that he

had spoken with VMRC about the number of boat lifts permitted and VMRC is able to permit more than one boat lift per covered slip.

**DISCUSSION ON PIERS AND DOCKS – APPENDAGES / BOAT LIFTS**

Chairperson Clark read the proposed language as follows:

4-14-8        PIERS AND DOCKS

K.        Appendages and finger piers for private piers and docks

- (1)        Appendages considered appropriate include but are not limited to "L" or "T" head configurations.
- (2)        Appendages and finger piers shall be located channelward of mean low water (MLW) on tidal shorelines.
- (3)        Appendages shall not exceed, in the aggregate, four hundred (400) square feet and with no dimension exceeding twenty (20) feet in length. The main body of the dock or pier at the location of the appendage shall not be included in the maximum twenty (20) foot dimension as well as the maximum 400 square foot area of the appendage.
- (4)        Finger piers five (5) feet or less in width shall not be considered an appendage and shall not exceed twenty (20) feet in length.

M.        Boat Lifts

- (1)        Boat lifts may utilize davits, slings, cradles or similar devices to remove boats or personal watercraft from the water.
- (2)        Multiple boat or personal watercraft lifts may be allowed within a covered boat slip.
- (3)        Boat lifts positioned outside of a covered slip must be low-profile in design where structural elements of the lift devices do not extend more than 6 feet above the surface of the pier or dock.
- (4)        Only three low profile boat or personal watercraft lifts may be allowed on a pier or dock that is not served by a covered slip. Only two of these lifts may utilize pilings that are in addition to those that are part of the pier construction itself.

- (5) Only two low profile boat or personal watercraft lifts, positioned outside of a covered slip, may be allowed on a pier or dock that is served by a covered slip. Only one of these lifts may utilize pilings that are in addition to those that are part of the pier construction itself.

Richard English noted that the Boat Lift language was adjusted to allow for multiple watercraft lifts under one boat slip, which could potentially be permitted by VMRC.

### **DISCUSSION ON DEFINITIONS**

Chairperson Clark read the proposed language as follows:

#### 5-3 DEFINITIONS

**Appendage:** A platform which may be floating that is attached to a pier or dock structure. Qualifying structures that meet the definitions of a catwalk or finger pier shall not be considered an appendage.

**Boathouse:** A roofed and sided structure for the wet or dry storage of one or more watercraft.

**Catwalk:** A walkway that is less than or equal to five (5) feet in width within a covered boat slip or boathouse.

**Covered Slip:** An open-sided roof structure for the wet or dry storage of one or more watercraft.

**Finger Pier:** A walkway constructed adjacent to the main run of a pier or dock that is less than or equal to five (5) feet in width and is twenty (20) feet or less in length.

Rick Cox asked if a catwalk would be allowed to assist in boarding outside of the covered slip area. Mr. English noted that if the walkway was less than 5 feet in width, it would be considered a finger pier. Martha Hall clarified that a walkway could be next to a pier without a covered slip and would not count as part of the overall square footage.

Rick Cox wondered if both the definitions of a catwalk and a finger pier were necessary since they are very similar. Richard English added that both of these terms are used frequently by VMRC and he tried to mirror to same terms to make it easier for everyone.

Martha Hall made a motion to hold a public hearing on March 6, 2017 at 7:00 p.m. for approval of the proposed amendments to Sections 4-14-7, 4-14-8 and 5-3 of the Zoning Ordinance.

Darnell Clayton seconded the motion. The motion carried with a vote of 9-0 (*Martha Hall – yay; John W. Lewis – yay; Harry Smith – yay; Glenn Bowen – yay; Rick Cox – yay; Cassandra Jackson – yay; Walter Ball – yay; Jesse Clark – yay; Darnell Clayton - yay*).

### **DISCUSSION ON HORSE ALLOWANCE**

Mr. Quicke thanked the Commissioners for their hard work on amendments to the Zoning Ordinance. Mr. Quicke addressed the Commissioners to discuss the possible changes to the horse allowance that currently reads as follows:

(16) Equine may be permitted in the Agricultural, General (A-1), Residential, Limited (R-1), and/or Residential, General (R-2) Districts subject to the following provisions:

1. Residential (R-1) and (R-2) parcels must have a minimum of five (5) acres.
2. Minimum of one and one-half (1.5) acres designated for pasture and housing per horse.
3. Housing must be a minimum of one hundred (100) feet from adjoining parcels.
4. Pastures must be enclosed with adequate fencing.
5. Manure management is required so as not to adversely affect adjoining properties (ie: use of manure harrow bi-annually).

Mr. Quicke noted that there had been some concern to the allowance of a horse on agricultural parcels less than 5 acres. He asked if the planning commission would consider adding another step to the allowance of horses. If the parcel is less than 5 acres in size and is zoned A-1, Mr. Quicke suggested requiring the landowner to apply for a special exception. Chairperson Clark noted that this would add extra protection for neighboring properties. Mr. Quicke added that by applying for a special exception, the neighbors would be notified and would have a chance to express their feelings before the planning commission, prior to the horses being allowed on the parcel of land.

The Board recently approved a re-zoning to the property of Mr. and Mrs. Weschler on Lambs Lane, which will allow them to have a horse on the agricultural parcel less than 5 acres. However, because the property had to be re-zoned, the same process of notifying the neighbors, etc. was followed in that particular case.

Glen Bowen asked if the land for the horse needs to be open land. Harry Smith noted that the type of terrain is not specified in the new language. Martha Hall added that those specifics could be discussed with each different special exception application. Mr. Quicke also noted that restrictions could be placed on the allowance of the special exception. Martha Hall does not see any harm in adding the special exception. Mr. Quicke offered to put together some adjusted language to the ordinance for discussion at the March meeting.

John W. Lewis inquired what would happen if a property owner is in favor of a horse on the adjoining property and then as time passes finds that it is not acceptable. Mr. Quicke noted that the current language in the ordinance helps to keep the smell to a minimum and a complaint would be handled through code enforcement.

Update on County Business

Chairperson Clark asked Mr. Quicke to give a brief overview on the County. Mr. Quicke summarized many items and projects that are currently being implemented and advised the Commissioners that he thinks the County is moving in a positive direction.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

There being no further business, Chairperson Clark adjourned the meeting.

Respectfully submitted,

Hope Mothershead  
Commission Secretary