

**RICHMOND COUNTY PLANNING COMMISSION  
MEETING MINUTES**

March 11, 2019

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, March 11, 2019, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Rick Cox  
Harry Smith, Jr.  
Brian Mothershead  
Walter Ball  
Glenn Bowen  
J. R. Fidler  
Marion Packett  
John Lewis

Members Absent:

Cassandra Jackson  
Darnell Clayton

Also present:

Hope Mothershead  
Liz Hylan  
Morgan Quicke  
Emanuel Stoltzfus  
Richard Thomas

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

Glenn Bowen called the meeting to order at 7:00 p.m. Chairperson Bowen gave the invocation and Mr. Lewis led everyone in the Pledge of Allegiance.

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MINUTES – January 7, 2019 MEETING**

Glenn Bowen asked if there were any additions or corrections to the minutes from the January 7, 2019 meeting. Walter Ball made a motion to approve the minutes. J.R. Fidler seconded the motion and they were approved unanimously.

### **PUBLIC HEARING- REZONING REQUEST**

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to section 15.2-2310 of the Code of Virginia, 1950 as amended, the Richmond County Planning Commission hereby gives notice that a Public Hearing will be held starting at 7:00 p.m., Monday, March 11, 2019 in Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572. The purpose of the public hearing is to consider the following application:

Emanuel & Elsie Stoltzfus propose to rezone approximately 3 acres (a portion of Tax Map No. 32-7) located on History Land Highway, Farnham, VA, from Agricultural, General (A-1) to Industrial, General (M-1) for the purpose of the establishment of a sawmill.

### **STAFF RECOMMENDATIONS**

Mrs. Mothershead read the following background and recommendations:

- Mr. & Mrs. Stoltzfus own approximately 487 acres, more or less, located at 7082 History Land Highway, Farnham, VA
- Mr & Mrs. Stoltzfus are making the transition to Virginia from Wisconsin. Mr. Stoltzfus desires to use his talents and work from home with his family member.
- Tax Map No. 32-7 is rich with timber and Mr. Stoltzfus wished to construct and operate a sawmill, supplying his building needs as well as the needs of the community.
- The parcel of real estate is currently zoned Agricultural, General (A-1)
- Mr. Stoltzfus has applied for re-zoning to Industrial, General (M-1), which would ultimately allow him to use the 3 acre portion designated for a sawmill operation (producing and selling products to the public)
- I have had a few phone calls and visits from adjoining landowners and it seems that the most pressing question is how close will it be to me? Staff would make suggestion for the sawmill to be at least 500 ft from the highway and any residential area.
- The rezoning of the 3 acre portion will cause the property to be split zoned. As Mr. Stoltzfus will have his property in the land use program, those 3 acres will be removed and rollback taxes would be due on that acres due to the change of use.
- Mr. Stoltzfus has supplied a drawing of the proposed 3 acre portion of land in question (attached to the application). He understands that prior to further development of the parcel, a site plan will need to be provided setting forth building plans, etc. for the Industrial use.
- Based on the information contained within the application, staff recommends granting the re-zoning request with the conditions that: (A) the use of the 3 acre parcel shall be limited to the processing, treatment, storage and sale of wood products and building material (B) prior to any permitting, a survey/ site plan is submitted (not to exceed 3 acres in size) and (C) the sawmill be kept at least 500 feet from the highway and any residential area.

Mr. Bowen asked if any of the Commissioners had any questions or Concerns for Mr. Stoltzfus.

Mr. Cox asked how the lumber will be treated and processed. Mr. Stoltzfus explained the lumber will be dipped into a chemical, brought out of the solution, and then it will be packed and shipped. Mr. Stoltzfus noted the lumber could get shipped out very soon depending on how full the trailer is or it could stay on site for a while. Mr. Stoltzfus noted the lumber will be placed outside, and there could be possible runoff of the chemical if it were to get rained on.

Mr. Cox expressed his concern of the possible runoff of the chemicals. Mr. Cox recommended placing lumber under a roof to protect from the weather and runoff.

The Commissioners asked Mr. Stoltzfus to report back with the type of Chemical that will be used for the lumber treatment.

Mr. Stoltzfus mentioned he will have the sawmill open during daylight hours only, 6:30am to about 5pm.

Mr. Cox expressed his concern with where the Sawmill is located, trucks entering and exiting the highway being a safety hazard. Mrs. Mothershead noted she will speak with VDOT in regards to the safety issues.

Mr. Stoltzfus noted that the remainder timber that is cut will be used for the Sawmill.

Walter Ball made a motion to recommend the re-zoning request to the Board of Supervisors with the following conditions:

1. The use of the 3 acre parcel shall be limited to the processing, treatment, storage and sale of wood products and building materials
2. Prior to any permitting, a survey/ site plan is submitted (not to exceed 3 acres in size)
3. The sawmill be kept at least 500 feet from the highway and 500 feet from any residential area
4. Entrances be located in a way that allows for line of sight on Route 3 (contact VDOT about any safety measures)
5. Chemicals used for treatment are to be contained as to not become a hazard to the environment

John Lewis seconded the motion and the motion carried with a vote of 6-0 (*Rick Cox – yay; J.R. Fidler – yay; Harry Smith – yay; Brian Mothershead – yay; Marion Packett– yay;– yay; Glenn Bowen- yay*).

**OTHER BUSINESS**

Mr. Quicke noted there are no further updates regarding Fones Cliff project at this time.

Mr. Quicke mentioned Rappahannock Cliffs 250 acres have been transferred to the United States Fish and Wildlife.

**ADJOURNMENT**

There being no further business, Glenn Bowen adjourned the meeting.

Respectfully submitted,

Liz Hylan  
Commission Secretary