

**RICHMOND COUNTY PLANNING COMMISSION
MEETING MINUTES**

September 9, 2019

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, September 9, 2019, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Rick Cox
Glenn Bowen
J. R. Fidler
Harry Smith, Jr.
Marion James Packett
Brian Mothershead

Members Absent:

Cassandra Jackson
Darnell Clayton
Walter Ball
John W. Lewis

Also present:

Hope Mothershead, Director of Planning and Zoning
Liz Hylan, Administrative Assistant
Richard English, Code Compliance Officer

CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES – AUGUST 5, 2019 MEETING

Glenn Bowen asked if there were any additions or corrections to the minutes from the August 5, 2019 meeting. Mr. Smith made a motion to approve the minutes. Mr. Fidler seconded the motion and they were approved unanimously.

COVERED SLIPS- POSSIBLE AMENDMENTS TO ORDINANCE

Mrs. Mothershead noted Richmond County currently allows covered slips, however, there is a new product which is a more cost effective solution to the traditional covered slip. Mrs. Mothershead

mentioned this product is a canopy style cover which can be installed for approximately half the cost. Mrs. Mothershead noted there have been few requests for these styles of covers. Mrs. Mothershead mentioned the current ordinance contains an issue which would prevent this style of cover (requirements for it to meet a minimum 4/12 pitch). Mrs. Mothershead noted these covers still have an “A” pitch but not as a 4/12. Mrs. Mothershead also noted in reviewing the current ordinance, additional language is being proposed as to the location of covered slips.

Mrs. Mothershead mentioned upon review of this language, she would like to schedule a public hearing for October 7th for consideration.

Mrs. Mothershead reviewed the proposed language that is being discussed for change in the ordinance.

Mr. English noted the last revised change to the covered slips ordinance was back in 2017. Mr. English mentioned there have only been three covered slip projects proposed in the last three years.

Mr. English mentioned the problems VMRC was having with the “A” pitch roof on covered slips was people utilizing the top of their slip for a deck/ viewing area, or attaching a diving or sliding board, which led to neighbors complaining causing issues. Mr. English noted these issues were the reason why these slips are to have a pitch to try to eliminate anyone utilizing the top part for personal use other than what its intended for.

Mr. English noted he does not see it necessary to put a minimal or maximum slope on a pitch. Mr. English mentioned the main reason is the ordinance already states a max height on the peak of the roof that can't be over 20 ft. above mean low water elevation.

Mr. English mentioned after speaking with VMRC the covered slip cannot be treated as a temporary structure it will be permitted the same as any covered slip.

Mr. Cox noted he does not see the need to regulate the roof pitch. Mr. Fidler along with Mr. Packett also agreed they do not see where the pitch is necessary.

Mrs. Mothershead suggested changing the language to stating covered slips may not be used for anything other than watercraft protection and moving it to bullet number one (1).

The Commissioners agreed to strike out number eight (8) in the ordinance.

Mr. Cox asked for clarification on the meaning of number ten (10) regarding the (flagpoles, antennas, cupola, etc.) height projecting above roof. Mr. English noted nothing shall project above the 20 ft. limit.

Mr. English noted every application received for covered slips goes to VMRC for approval. Mr. English also noted VMRC notifies every adjoining property owner before it's authorized, and if there's a complaint then there's a public hearing at the State level before it gets approved by its board.

Mrs. Mothershead mentioned in number seven (7) changing the wording to read covered slip and/ or attachment shall not extend 20 feet above mean low water elevation.

Mr. English brought up to the Commissioners an issue in the ordinance that reads no boat lifts shall exceed 6 feet in height above the existing decking of a pier. Mr. English noted there is a lot of proposed boat lifts that use the overheard beams and people complaining about the height of the beam to be able to walk over or step up to boat. Mr. English asked the Commissioners for consensus to strike out the “low profile” language out of the ordinance.

Mrs. Mothershead mentioned bringing these changes back up at the October meeting along with the covered slips.

OTHER BUSINESS

Mrs. Mothershead noted next month’s meeting would be the re-zoning of Emanuel Stoltzfus back to A1 from M1.

Mrs. Mothershead mentioned she would be having a meeting with Strata Solar on Tuesday, September 10th.

Mrs. Mothershead mentioned VA Game and Inland Fisheries would be attending the October meeting.

ADJOURNMENT

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

Respectfully submitted,

Liz Hylan
Commission Secretary