

**RICHMOND COUNTY PLANNING COMMISSION  
MEETING MINUTES**

July 11, 2016

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, July 11, 2016, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Walter Ball

Glenn Bowen

Jesse Clark

Rick Cox

Chairperson Martha Hall

Cassandra Jackson

Clifton Jenkins

John W. Lewis

Harry Smith, Jr.

The following member was absent:

Vice Chairman Darnell Clayton

Also present:

R. Morgan Quicke, County Administrator

Dwayne Sanders

Barry Sanders

Hope Mothershead

Sandra Pierson

Wayne Pierson

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

Chairperson Martha Hall called the meeting to order at 7:00 p.m. Rick Cox gave the invocation and led everyone in the Pledge of Allegiance. Mrs. Hall welcomed Mr. Harry Smith to the Planning Commission and was happy to see Mr. Walter Ball working alongside the Planning Commission.

**APPROVAL OF MINUTES – APRIL 11, 2016 MEETING**

John W. Lewis asked for his middle initial to be added to the minutes on page 2. Walter Ball made a motion to approve the minutes, as corrected. John W. Lewis seconded the motion and they were approved unanimously.

**PUBLIC HEARING – RE-ZONING REQUEST**

Chairperson Hall declared the opening of the Public Hearing and turned the meeting over to Mr. Quicke.

Mr. Quicke addressed the Planning Commission Members to introduce Hope Mothershead as the new Commission Secretary. Mr. Quicke added that Barry Sanders has been appointed Director of Code Administration and would handle all Planning Commission issues going forward. Dwayne Sanders is now the Planner for Richmond County and has been with the County since March.

Mr. Quicke read the notice as follows:

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to Section 15.2-2285 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, July 11, 2016 in the Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572. The purpose of the Public Hearing is to consider the following application:

Larry W. and Sandra P. Pierson of 198 Memorial Drive, Warsaw, VA 22572, have applied for a Special Exception Permit in order to allow for replacement of boathouse roof with decking. The property in question is located at 184 Rappa Point Road, Warsaw, VA and is further described as Lot 18, Block A, Rappa Point (Tax Map No. 14B-18).

Mr. Quicke said that the public notice was advertised in the Northern Neck News for two weeks and the adjacent property owners were notified by certified mail.

Mr. Quicke addressed the concerns of Rick Cox that the alterations to the structure may not require a special exceptions hearing. Mr. Quicke added that based on Section 3-13-7 of the Ordinance of Richmond County, the expansion or enlargement of an existing nonconforming structure requires a special exception prior to any alteration. Mr. Quicke recommends that the Planning Commission move forward with the public hearing as proposed.

Barry Sanders addressed the committee members with an explanation of the boathouses in the Naylors Beach Subdivision. Several were destroyed in the tornado. Mr. and Mrs. Pierson desire

to remove the roof from their boathouse and construct a deck on top. The decking will contain railing and should not affect the views from adjoining landowners. Barry Sanders recommends that the Planning Commission approve the subject project.

Walter Ball asked how high the structure would be raised. Barry Sanders commented that the structure would be raised approximately one foot.

John W. Lewis asked if there was power to the boathouse. Mr. Pierson added that power was currently in the boathouse and that it would be run to the deck as well for lighting, etc. John W. Lewis was concerned about the strength of the side walls - would they be solid enough for the weight of decking, etc. Mrs. Pierson added that she had met with a contractor for the project and had not been told that any additional work will be needed with side walls.

Rick Cox asked if Mr. and Mrs. Pierson kept a boat in the structure. Mr. Pierson commented that they have never had a boat in the structure. Mrs. Pierson said they used it for storage. Mr. Pierson indicated that they would get more use from the boathouse by adding the decking as referenced.

Chairperson Hall asked if Mr. and Mrs. Pierson had any additional information or questions. Mrs. Pierson spoke with both neighbors and they did not appear to have any problems with the improvements. Clifton Jenkins added that he thought removing the roof would improve the look of the structure and open it up for viewing.

Chairperson Hall opened the floor to the public. Chairperson Hall closed the floor to the public.

Jesse Clark made a motion to approve Mr. and Mrs. Pierson's request for special exception use in order to allow for replacement of boathouse roof with decking. Clifton Jenkins seconded the motion. The motion carried with a vote of 9-0 (*Chairperson Hall – yay; Clifton Jenkins – yay; John Lewis – yay; Harry Smith – yay; Glenn Bowen – yay; Rick Cox – yay; Cassandra Jackson – yay; Walter Ball – yay; Jesse Clark – yay*).

## **OTHER BUSINESS**

Barry Sanders informed the Commission that he is looking forward to working with the Planning Commission in his new position.

Barry Sanders has received some complaints on chickens in residential zones. Barry Sanders and Dwayne Sanders are working on an ordinance amendment for the R-1 and R-2 areas. Barry Sanders plans to have an amendment to be discussed at the next meeting.

Glenn Bowen asked how the notices are being mailed to adjoining land owners. Barry Sanders indicated that certified mail is used to notify landowners of upcoming procedures.

**ADJOURNMENT**

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

Respectfully submitted,

Hope Mothershead  
Commission Secretary