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AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, January 13, 2022 IN THE BOARDROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Bill Powell, Chairman, Pinetop District
Melvin Beverley, Vice Chairman, Jamaica District
Teresa Anderson, Secretary, Harmony Village District
RD Johnson, Hartfield District
Marilyn South, Hartfield District
Bev Butler, Pinetop District
John England, Saluda District
Gordon Jones, Saluda District
Kristin Jessie, Jamaica District
Reginald Williams, Supervisor

Absent: J. D. Davis, Harmony Village District

David Kretz, Planning Director
Jody Collier, Community Development/Building Office Manager

ELECTION OF OFFICERS

On a motion by Commissioner England, seconded by Chairman Powell, and carried by unanimous vote, the following slate of officers was elected: Chairman –Melvin Beverley, Vice Chairman – Bev Butler, Secretary – Theresa Anderson.

ESTABLISHMENT OF REGULAR MONTHLY MEETING DATE, TIME & PLACE

On a motion by Commissioner England, seconded by Vice Chairman Butler, and carried by unanimous vote, the Planning Commission agreed to meet monthly on the second Thursday of the month at 7:00 p.m., in the Boardroom of the Historic Courthouse, Saluda, Virginia.

CALL TO ORDER

Chairman Beverley called the January 13, 2022 regular meeting of the Planning Commission to order at 7:00 P.M.

APPROVAL OF MINUTES

On a motion by Commissioner Powell, seconded by Commissioner England, and carried by unanimous vote, the minutes of the December 09,2021 meeting were approved.

PUBLIC HEARING

- 1. Major Site Plan #2021-08**, submitted by Sun Tribe Solar, LLC. The application requests approval to construct a Small Utility Scale Solar Energy Facility in accord with approved Special Exception 2019-05. The property for which application is being made is zoned Village Community (VC) District and is situated on Woods Brothers Road, Hartfield, Va. 23071; it is further identified as Tax Map Parcel 38-139, in the Pinetop District.

Chairman Beverley introduced Major Site Plan 2021-08

Mr. Kretz presented the staff report recommending conditional preliminary approval of Major Site Plan #2021-04 conditioned upon the following:

- Final approval contingent on review agencies final authorization.
- Approval subject to corrected plans indicating required landscape screening.

John Townsend, with Sun Tribe Solar, was present to represent the application and to explain the proposed project. He asked the Planning Commission to table this application until they can finish putting everything together.

Chairman Beverley opened the hearing for comments from the public.

There being no comments, Chairman Beverley closed the public hearing.

Chairman England made a motion to table Major Site Plan 2021-08, Vice Chairman Butler second his motion, followed with all I's with one absent and one abstain from Supervisor Williams.

- 2. Special Exception #2021-05**, submitted by Justine McFarland. The request is for approval of a Special Exception to construct and operate a nursery in accord with Section 8-3.7 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Village Community (VC) and is situated at 168 Warner Road, Urbanna Va. 23175; it is further identified as Tax Map Parcel 18-152, in the Jamaica District.

Chairman Beverley introduced Special Exception 2021-05

Commissioner Jones recused himself.

Mr. Kretz presented the staff report recommending approval of Special Exception 2021-05

Justine McFarland was present to represent the application and to explain the proposed project.

Chairman Beverley opened the hearing for comments from the public.

There being no comments, Chairman Beverley closed the public hearing.

Chairman Beverley began a brief period of questions and comments between the Board and Justine McFarland.

There being no further questions or comments, the motion to approve the application as submitted was made by Commissioner England and seconded by Commissioner Powell, followed with all I's with one absent and two abstains from Supervisor Williams and Commissioner Jones.

- 3. Ordinance Amendment #2021-01**, initiated by Paul and Tracy Seitz. The request is for the purpose of amending Article 8, Section 8-3 Village Community (VC) of the Middlesex County Zoning Ordinance to add Boat, RV and Camper Storage Yards as a Special Exception use and add Boat, RV and Camper Storage Yards to Article 22 Definitions.

Chairman Beverley introduced Ordinance Amendment 2021-01

Commissioner Jones recused himself.

Mr. Kretz presented the staff report recommending approval of Ordinance Amendment 2021-01

Mike Jackson, agent, represented Paul and Tracy Sietz. He addressed the Planning Commission and explained the proposed project.

Chairman Beverley opened the hearing for comments from the public.

There being no comments, Chairman Beverley closed the public hearing.

Chairman Beverley began a brief period of questions and comments between the Board and Mike Jackson.

There being no further questions or comments, the motion to approve the application as submitted was made by Commissioner England and seconded by Commissioner Powell, followed with all I's with one absent and two abstains from Supervisor Williams and Commissioner Jones.

4. **Special Exception #2021-06**, submitted by Paul and Tracy Seitz. The request is for approval of a Special Exception to allow a Boat, RV and Camper Storage Yard in accord with proposed Section 8-3.31 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Village Community (VC) and is situated along Fishing Bay Road, Deltaville Va. 23043; it is further identified as Tax Map Parcel 40-249A, in the Pinetop District.

Chairman Beverley introduced Special Exception 2021-06

Commissioner Jones recused himself.

Mr. Kretz presented the staff report recommending approval of Special Exception 2021-06 conditioned upon the following:

- The Special Exception is contingent on approval of Ordinance Amendment 2021-01
- Final approval is subject to major site plan approval that shall be designed in accord with Special Exception criteria established in Section 8-4 of the Ordinance.

Mike Jackson, agent, represented Paul and Tracy Sietz. He addressed the Planning Commission

Chairman Beverley opened the hearing for comments from the public.

Lisa Englehart, adjoining property owner, addressed the Board with her concerns. She asked about the hours of operation, and screening of the property.

There being no further comments, Chairman Beverley closed the public hearing.

Chairman Beverley began a brief period of questions and comments between the Board and Mike Jackson. The project is still in early stages. They will have some sort of screening.

There being no further questions or comments, the motion to approve the application with conditions was made by Commissioner Powell and seconded by Vice Chairman Butler, followed with all I's with one absent and two abstains from Supervisor Williams and Commissioner Jones.

5. **Ordinance Amendment #2021-02**, initiated by the Middlesex County Planning Commission. The request is for the purpose of amending Article 18, Nonconformities, Sections 18-5 and 18-6 and removing Special Exception requirements defined in Sections 8-3.10 and 9-8.1, 2, 3 and 4 of the Middlesex County Zoning Ordinance. The purpose of the amendment is to revise the sections pursuant to the Code of Virginia.

Chairman Beverley introduced Ordinance Amendment #2021-02

Mr. Kretz presented the staff report for Ordinance Amendment #2021-02 recommending approval.

Chairman Beverley began a brief period of questions and comments between the Board and Mr. Kretz.

There being no further questions or comments, the motion to approve the application as submitted was made by Commissioner South and seconded by Commissioner Powell, followed with all I's with one absent.

OLD BUSINESS

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

COMMITTEE REPORTS

ADJOURNMENT

With there being no further business, a motion to adjourn was made by Commissioner England, seconded by Commissioner Anderson, and carried by unanimous vote. The meeting adjourned at 8:43 p.m.

Respectfully submitted,

Theresa Anderson, Secretary

Date