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AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, May 12, 2022, IN THE BOARDROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Bev Butler, Vice Chairman, Pinetop District  
RD Johnson, Hartfield District  
Marilyn South, Hartfield District  
Bev Butler, Pinetop District  
John England, Saluda District  
Kristin Jessie, Jamaica District  
Bill Powell, Pinetop District  
J. D. Davis, Harmony Village District  
Gordon Jones, Saluda District  
Reginald Williams, Supervisor

Absent: Melvin Beverley, Chairman, Jamaica District  
Teresa Anderson, Secretary, Harmony Village District

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

### **CALL TO ORDER**

Vice Chairman Butler called the May 12, 2022, regular meeting of the Planning Commission to order at 7:00 P.M.

### **APPROVAL OF MINUTES**

On a motion by Commissioner England, seconded by Commissioner Davis, and carried by unanimous vote, the minutes of the February 10, 2022, meeting were approved with corrections.

### **PUBLIC HEARING**

- 1. Special Exception #2022-01**, submitted by Louis W. Howard, Jr. and Laura L. Howard. The request is for approval of a Special Exception to allow keeping of horses for non-commercial purposes in accord with Sections 9-3.1 and 9-4.5 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Residential (R) and is situated at 614 Robins Point Avenue, Deltaville, Va. 23043; it is further identified as Tax Map Parcel 40-14A, in the Pinetop District.

Vice Chairman Butler introduced Special Exception #2022-01

Mr. Kretz presented the staff report recommending approval upon the following conditions:

- 1) The number of horses allowed with this Special Exception shall be limited to two.
- 2) Proper and adequate fencing shall be installed for containment of the animals.
- 3) Adequate shelter shall be provided.

Laura Howard addressed the Board. She spoke of visiting Deltaville since she was six and always dreamed of retiring and moving here full time. She said, the property is very attractive because of the acreage, we would really like to have three horses if possible. We understand that we will have to build a home first.

Vice Chairman Butler opened the public hearing.

There being no comments, Vice Chairman Butler closed the public hearing.

Chairman Davis asked Mr. Kretz why he recommended two horses when his staff report had enough acreage for three.

Mr. Kretz said, he took the RPA into consideration.

There being no further questions or comments, the motion to approve application, Special Exception #2022-01 as submitted with two horses was made by Commissioner South and seconded by Commissioner Powell, followed with six I's and two no's and one abstain from Supervisor Williams.

2. **Ordinance Amendment #2022-01**, initiated by James Evans. The request is for purpose of amending Article 6, Section 6-9 (Limitation on Subdivision), of the Middlesex County Zoning Ordinance by removing Section 6-9.1, which requires that the property to be subdivided must be unsuitable for agricultural or forestry use due to location, size, shape, topography, or other factors.

Vice Chairman Butler introduced Ordinance Amendment #2022-01

Mr. Kretz presented the staff report recommending approval.

Vice Chairman Butler opened the public hearing.

Jessica Haynie with the Law Office of Hubbard, Terry & Britt addressed the Board on behalf of James Evans. She explained that the family wants to build a home and have multi family farm. They will maintain the value of this property.

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

Commissioner England said the application made sense to him.

There being no further questions or comments, the motion to approve the application, Ordinance Amendment #2022-01 as submitted was made by Commissioner England and seconded by Commissioner Powell, followed with all I's and one abstain from Supervisor Williams.

3. **Special Exception #2022-02**, submitted by James Evans. The request is for approval of a Special Exception to allow a Minor Subdivision in accord with Sections 6-4.2, 6-5. and 6-9 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Resource Husbandry (RH) and is situated at 1654 Morgan Lane, Jamaica, Va. 23079; it is further identified as Tax Map Parcel 7-53, in the Jamaica District.

Vice Chairman Butler introduced Special Exception #2022-02

Mr. Kretz presented the staff report recommending approval upon the following conditions:

- 1) Approval of this application is contingent on approval of Ordinance Amendment 2022-01
- 2) Agricultural uses shall be maintained on both parcels.

Jessica Haynie with the Law Office of Hubbard, Terry & Britt addressed the Board on behalf of James Evans again. She said they need financing to build a second dwelling. They need two parcels in order for the bank to finance this property.

Vice Chairman Butler opened the public hearing.

James Evans explained to the Board that this is a lifelong dream of ours to have a family farm. He thanked them for their consideration.

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

The motion to approve the application, Special Exception #2022-02 as submitted was made by Commissioner Jones and seconded by Commissioner England, followed with all I's and one abstain from Supervisor Williams.

**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 Powell, and carried by unanimous vote. The meeting adjourned at 7:59 p.m.

Respectfully submitted,

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Theresa Anderson, Secretary

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Date