

AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, July 13, 2023, IN THE BOARDROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Bev Butler, Chairman, Pinetop District
RD Johnson, Vice Chairman, Hartfield District
Teresa Anderson, Secretary, Harmony Village District
Melvin Beverley, Jamaica District
Denita Hammond, Jamaica District
Marilyn South, Hartfield District
Bill Powell, Pinetop District
Reginald Williams, Supervisor

Absent: Gordon Jones, Saluda District
John England, Saluda District

David Kretz, Planning Director
Heather Lewis, Middlesex County Attorney
Jody Collier, Community Development/Building Office Manager

CALL TO ORDER

Chairman Butler called the July 13, 2023, regular meeting of the Planning Commission to order at 7:00 P.M.

APPROVAL OF MINUTES

On a motion by Commissioner Powell, seconded by Vice Chairman Johnson, and carried by unanimous vote, the minutes of the June 08, 2023, meeting were approved.

PUBLIC HEARING

1. **Major Site Plan #2023-06**, submitted by Bay Design Group on behalf of The Deltaville Maritime Museum. The application requests approval to construct an exhibit center and additional pavilions onto an existing pavilion. The property for which the application is being made is zoned Residential (R) District and is situated at 287 Jackson Creek Road, Deltaville, Va. 23043; it is further identified as part of Tax Map Parcel 41-82, in the Pinetop District.

Chairman Butler introduced Major Site Plan #2023-06.

Mr. Kretz presented his staff report recommending approval of Major Site Plan #2023-06 conditioned on the following:

Final approval is contingent on review agencies final authorization and Staff and Planning Commission comments being addressed.

Chairman Butler opened the public hearing.

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

Commissioner Powell made a motion to approve Major Site Plan #2023-06 as submitted seconded by Vice Chairman Johnson and carried by a unanimous vote, Major Site Plan #2023-06 passed with a vote of seven and one abstain.

2. **Special Exception #2023-02** submitted by John Koontz, Jr. on behalf of Lorem Ipsum LLC. The request is for approval of a Special Exception to establish a Campground in accord with Section 7-3.2 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Low Density Rural (LDR) and is situated at 1414 Wake Road, Wake Va. 23176; it is further identified as Tax Map Parcel 38-154, in the Pinetop District.

Chairman Butler introduced Special Exception #2023-02

Mr. Kretz presented his staff report recommending approval of Special Exception #2023-02 with conditions:

- 1) Develop a plan with Emergency Services that addresses potential fire issues.
- 2) Provide plan indicating proposed buffering and screening.
- 3) Major Site Plan approval is required prior to construction and commencement of the use.

John Koontz addressed the Board. He wanted to do something special with this property for his retirement. He will build a house but also wanted to do Tourist Homes. He said Mr. Kretz suggested a campground. Wanted to see how the community would feel about it.

Chairman Butler opened the public hearing.

Twenty people addressed the Board against the plan. They all spoke about how the roads are inadequate and full of trash now, more traffic will only add to this. They were worried about strangers and trespassing on their properties. They also didn't understand the Yurts or tree houses as there was no clear plan.

John Koontz came back to the podium and said, there was an error made here. My job is to listen to the people. Tonight I heard you. I encourage you to take your road concerns to VDOT. I resend this application.

There being no further comments, Chairman Butler said I have never seen such a great turn out and I commend Mr. Koontz for listening to the people, with that, I close the public hearing.

OLD BUSINESS

NEW BUSINESS

Commissioner Powell made a motion to initiate Amendments to Article 4A, seconded by Chairman Butler.

PLANNING DIRECTOR'S REPORT

COMMITTEE REPORTS

ADJOURNMENT

With there being no further business, a motion to adjourn was made by Commissioner South, seconded by Commissioner Powell, and carried by unanimous vote. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Theresa Anderson, Secretary

Date