

A regular meeting of the Westmoreland County Planning Commission was held on August 4, 2025 in the George D. English Sr. Memorial Building, Montross, VA. Those members present were John Felt, Kyle Schick, Lewis Thompson, Allen Hickman, and James Coates. Planning Director Beth McDowell and Assistant Planning Director Kelly De Jesus were also present.

CALL TO ORDER

Chairman Felt called the meeting to order at 1:35 p.m. The roll was called and a quorum declared.

PRIOR MINUTES

Chairman Felt asked if the members received and reviewed the minutes for the June meeting and if there were any changes to be made. There being none, Mr. Thompson moved to approve the minutes for the June 2025 meeting as submitted. Mr. Coates seconded, and the motion passed with unanimous vote.

COMMISSION'S CONCERNS

Mr. Coates reiterated his concern about the depression on the side of the road at the intersection of Longfield Road and James Monroe Highway.

CASE# 2508-CBAE-06 – Gerald & Christie MacAulay 8748 Laumic Drive North Chesterfield VA 23235 & agent Allen Griffey PO Box 3173 Fredericksburg VA 22402 request approval for a new home and related improvements to be located within the 100-foot Resource Protection Area. This project is located on Creek View Lane Colonial Beach, TM 6D-1-9&10, Washington Magisterial District.

Ms. De Jesus presented the project, as well as the revised site plan and additional septic information provided by the applicant following the work session. Following discussion, Chairman Felt specified that trees shall not be removed within the 50-foot seaward buffer unless the trees are mitigated in accordance with CBPA regulations and reminded the application that heavy equipment cannot be used for its removal.

Chairman Felt opened the meeting to public comment. There being none, the public portion closed.

Mr. Schick moved to approve Case# 2508-CBAE-06 with the staff recommended conditions, as well as the revised plans and the additional condition suggested by Mr. Felt. Mr. Coates seconded, and the motion passed with all members voting in favor of approval of Case # 2508-CBAE-06 with the following conditions:

1. The proposed development shall be in substantial conformance with the design shown on the site plan as submitted, designed by Sullivan, Donahoe, & Ingalls (SDI), P.C dated May 1st, 2025 and Revised August 1st, 2025. The site plan approved by the Planning Commission may be submitted to the Land Use office as a part of the permit application packet for construction, but staff may request modifications during plan review in order to meet compliance with all

pertinent local, state, and federal codes.

2. The engineered BMP design shall be installed and maintained per specifications.
3. Trees shall not be removed within the 50-foot seaward RPA unless the trees are mitigated in accordance with CBPA regulations, with a revegetation plan approved by Land Use staff, and provided that heavy equipment is not used for their removal.
4. The approved landscape plan shall be implemented to mitigate for all impervious coverage within the RPA.
5. Any changes made to the approved site plan or construction on site or failure to abide by these requirements or conditions will result in the immediate revocation of this approval.
6. This Exception to the Chesapeake Bay Act shall be granted approved for 365 days from the date of the Commission's determination. The owner is required to obtain all applicable permits within this time period. Should the owner fail to obtain these permits, this Chesapeake Bay Act Exception shall be declared null and void.
7. The site development shall be completed and all buildings shall obtain their Certificate of Occupancy within two (2) years from the date of which the permit shall be issued. Should the owner fail to obtain the Certificate of Occupancy, this Chesapeake Bay Act Exception and the Building and Zoning permits shall be declared null and void.
8. No additional development will be permitted on the property except in compliance with the Zoning Ordinance.
9. The owner or his agent shall furnish to the Westmoreland County Land Use Administration certification by the Clerk of the Circuit Court of the Deed Book number and page number upon which the Chesapeake Bay Act Exception and all conditions have been recorded. The Deed Book and Page Number must be placed on all copies of the CBAE approval prior to giving validation to the Building Official for issuance of a building permit.
10. The CBAE shall become effective one day after the Westmoreland County Land Use office receives notification of recordation.

OTHER MATTERS

Ms. McDowell asked the Commission if they would like to hold a public hearing to consider adopting the County's new Solar Policy as an amendment to the Comprehensive Plan. The Commission discussed the idea of also developing some language addressing small-scale solar facilities, which are not covered by the current Solar Policy. Ms. McDowell agreed and stated that a public hearing will likely advance that discussion. Mr. Thompson then motioned for staff to proceed with advertising for a public hearing to consider adopting the Solar Policy as an amendment to the Comp Plan. Mr. Coates seconded, and the motion passed with unanimous vote.

ADJOURNMENT

There being no other business to come before the Commission, Mr. Coates moved that they adjourn. Mr. Thompson seconded, and the motion carried by unanimous vote with the meeting adjourning at 1:58 p.m.

_____Chairman