

A regular meeting of the Westmoreland County Planning Commission was held on August 3, 2026 in the George D. English Sr. Memorial Building, Montross, VA. Those members present were Allen Hickman, James Coates and Ben Hudson. Zoning Administrator Richard Stuart Jr. and Planners Allie Cox and Kyle Reister were also present. Members Lewis Thompson and Kyle Shick were absent.

CALL TO ORDER

Chairman Coates called the meeting to order at 1:30 p.m. The roll was called and a quorum declared.

PRIOR MINUTES

Chairman Coates 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. Hickman moved to approve the minutes for the June 2026 meeting as submitted. Mr. Hudson seconded the motion, and the motion passed with unanimous vote.

COMMISSION'S CONCERNS

Chairman Coates opened for commissioner's concerns. No concerns from any of the members.

PUBLIC COMMENT

Chairman Coates opened the floor for public comment. No public comments were presented.

PUBLIC HEARINGS

Case# 2608-CBAE-01- Shane and Lisa Womack, 11416 Hollow Timber Way, Reston, VA 20194 request Planning Commission approval to construct a detached garage within the Resource Protection Area. Project is located at 289 Bishop Drive, Montross, Tax Map # 22C-129

Ms. Cox presented the facts of the case.

Chairman Coates opened the floor for public comment. Joe Preston with Preston and Son Homes LLC presented him, and spoke about keeping the sill fence and a flat surface. Mr. Stuart clarified that there was already a proposed location for the detached garaged with an existing driveway. Mr. Preston agreed yes, stating there is already and driveway and there would be minimum land disturbance. Chairman Coates asked if there was any more public comments, there being none, he closed the public session. Chairman Coates opened for motion of approval as presented, Mr. Hudson moved to approve Case# 2608-CBAE-01 and Mr. Hickman seconded the motion. The motion passed with a unanimous vote, all members voting for approval with conditions, for Case# 2608-CBAE-01 and recommend approval by the Board of Supervisors.

Approved with the following conditions:

1. The proposed development shall be in substantial conformance with the Structural & Vegetative Mitigation, E&S plan, Plan designed by The Benchmark Group and dated September 9, 2025.
2. 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.
3. The site plan, which was submitted for the purposes of a Chesapeake Bay Act Exception (CBAE) and approved by the Planning Commission, must reflect the exact footprint of construction on the site plan submitted for the building permit application, construction documents, and onsite conditions during and after construction. All deviations will require the applicant to apply to the Planning Commission for a CBAE Amendment, providing staff with seven (7) copies of a new site plan, which shall be revised to meet Stormwater Management and Chesapeake Bay Act planting requirements, as well as accurately depict the project in its entirety.
4. 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.
5. The site development shall be completed within two (2) years from the date of which the permit shall be issued.
6. No additional development will be permitted on the property except in compliance with the Zoning Ordinance.
7. 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 number 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.
8. The CBAE shall become effective one day after the Westmoreland County Land Use office receives notification of recordation.

OTHER MATTERS

- A. **Case #2608-CA-01** - Proposed text amendment to the Westmoreland County Zoning Ordinance to align with Virginia State Code involving regulations governing manufactured homes.

Mr. Reister presented the facts on the case.

Chairman Coates opened the floor for public comment. There being no public comment, Mr. Hickman moved to approve the requested proposal of the text amendment and Mr. Hudson seconded. The motion passed with all members voting in favor of the proposed text amendment to align the Westmoreland County Zoning Ordinance with Virginia State Code.

- B. Resolution to extend the initial approval of a Chesapeake Bay Act Exception for Case #2509-CBAE-08 on Tax Map #38C-1-10 owned by Richard McMurray and Cammie & Cheryl Mangrum.

Mr. Stuart presented the facts on the case.

Chairman Coates opened the floor for public comment. There being no public comment, Mr. Hickman moved to approve the resolution to extend and Mr. Hudson seconded. The motion passed with all members voting in favor of approval for the extension of Case #2509-CBAE-08.

ADJOURNMENT

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

Chairman