

-

AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, June 9, 2022, IN THE BOARDROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Melvin Beverley, Chairman, Jamaica District
Bev Butler, Vice Chairman, Pinetop District
Teresa Anderson, Secretary, Harmony Village District
RD Johnson, Hartfield District
Marilyn South, Hartfield 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:

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

CALL TO ORDER

Chairman Beverley called the June 9, 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 Davis, and carried by unanimous vote, the minutes of the May 12, 2022, meeting were approved with corrections.

PUBLIC HEARING

- 1. Rezoning #2022-02**, submitted by the Middlesex County Board of Supervisors pursuant to Resolution 2022-003. The request is for the zoning reclassification of approximately 15 acres to General Business (GB) and approximately 2.3 acres to Village Community (VC). The property for which the reclassification is being requested is currently zoned Low Density

Rural (LDR) and is located on General Puller Highway (U.S. Route 17 Business); it is further identified as a portion of Tax Map Parcel 26-81, in the Saluda District.

Chairman Beverley introduced Rezoning #2022-02

Mr. Kretz presented his staff report recommending approval of Rezoning #2022-02 conditioned upon the following:

- Buffers to be conditioned as specified in the Staff Report or as modified by the Planning Commission.
- Use restrictions as specified in the Staff Report or as modified by the Planning Commission

Chairman Beverley opened the public hearing.

Claudia Soucek, Chairman of the School Board, addressed the Board. She said they are not in opposition of this Rezoning but had concern for unsuitable businesses that may be across from the High School. She asked the Board to restrict any business that would sell alcohol, tobacco and firearms.

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

Commissioner Jones said he had reservations regarding the Rezoning of this property. This does not agree with the future land use. The parcel next to Food Lion, across the highway, is zoned General Business. This would be a better fit for business because it is not mixed with Residential.

Commissioner South agreed. This is creating a split Zoning area.

Commissioner England said going against future land use sets a bad president for the County. Commissioner Johnson agreed.

Commissioner Powell said we should restrict certain business.

Commissioner Davis said once the property is rezoned, we do not have control of what is allowed if our Ordinance allows it. He also feels it is in line with the businesses across the street. The other Commission members agreed.

With there being no further comments, a motion to approve Rezoning #2022-02 as submitted was made by Commissioner Davis, seconded by Commissioner Anderson and passed with a vote of six yes, four no and one abstain.

OLD BUSINESS

NEW BUSINESS

Initiation of review and amendment to current Section 15-29 “Tourist Homes”. Action required.

A motion to review Tourist Homes was made by Commissioner Davis and seconded by Commissioner England, followed with all I’s.

PLANNING DIRECTOR’S REPORT

COMMITTEE REPORTS

ADJOURNMENT

With there being no further business, a motion to adjourn was made by Commissioner Davis, seconded by Commissioner Powell, and carried by unanimous vote. The meeting adjourned at 8:06 p.m.

Respectfully submitted,

Theresa Anderson, Secretary

Date