

AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, April 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
John England, Saluda District
Melvin Beverley, Jamaica District
Marilyn South, Hartfield District
Bill Powell, Pinetop District
Reginald Williams, Supervisor

Absent: Gordon Jones, Saluda District
J. D. Davis, Harmony Village District

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

CALL TO ORDER

Chairman Butler called the April 13, 2023, regular meeting of the Planning Commission to order at 6:00 P.M.

APPROVAL OF MINUTES

On a motion by Vice Chairman Johnson, seconded by Commissioner England, and carried by unanimous vote, the minutes of the March 9, 2023, meeting were approved.

PUBLIC HEARING

- 1. Special Exception #2023-01**, submitted by Piedmont Companies, Inc. The request is for approval of a Special Exception to establish an approximately 10,500 square foot Retail Store in accord with Section 8-3.12 of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Village Community (VC) and is situated on State Route 33, General Puller Highway, Saluda, Va. 23149; it is further identified as Tax Map Parcel 26B-1-62, in the Saluda District.

Chairman Butler introduced Special Exception #2023-01.

Mr. Kretz presented his staff report recommending approval of Special Exception #2023-01 with the following conditions:

- 1) Approval is subject to Major Site Plan approval.
- 2) Property depicted on the plans depicts a future subdivision of the parcel. If subdivided, the subject parcel shall maintain the requirements on Section 8-4.1.
- 3) No outside storage or display of materials or merchandise shall be permitted per Section 8-3.12.

Vice Chairman Johnson recused himself and stepped away from the dais.

Mr. Beardon with Piedmont Companies addressed the Board. He explained this project. He said it is a new concept of Family Dollar and Dollar Tree together. He plans to only develop one acre. He said he has been doing this for thirty plus years and believes this is a positive for the community.

Chairman Butler opened the public hearing.

Jackie Taylor of 1303 General Puller Highway addressed the Board. She is not in favor of this project. This property being on a curve concerns her. It could be dangerous especially in the summer when we have extra traffic. She noted that Family Dollar Stores do not have the best reputation for upkeep. She said the stores in Kilmarnock and Gloucester have closed. We already have three Dollar General Stores in our County, we do not need this one.

Davis Wilson of 781 Courthouse Dr. addressed the Board. He said, in his opinion, this is the wrong location. It should not be next to residential homes. Think about the traffic and the lighting. It would be better by the Tractor Supply location.

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

The Board discussed this matter amongst themselves until time ran out at 7:00 pm due to scheduling issues with the Board Room. They reconvened downstairs in the Planning Conference Room to discuss further.

- 1) After a discussion among the members, Commissioner England made a motion to approve Special Exception #2023-01 as submitted conditioned upon the ability at site plan time to see a rendering of variations of brick front, painted and not, external insulation and finishing system (EIFS) and hurricane shutters. The motion was seconded by Commissioner Powell and carried by a vote of six and one abstain, Special Exception #2023-01 passed with a vote of six and one abstain.

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 Powell, seconded by Commissioner England, and carried by unanimous vote. The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Theresa Anderson, Secretary

Date