

**Northumberland County Planning Commission  
November 21, 2024  
Minutes**

The regular monthly meeting of the Northumberland County Planning Commission was held on November 21, 2024 at 7:00 p.m. in person at the Northumberland Courts Building and using Zoom (internet and telephonic meeting) with the following attendance:

Chris Cralle	Present	Roger McKinley	Present
Vivian Diggs	Present	Patrick O'Brien	Present
Allen Garland	Present	Garfield Parker	Present
John Kost	Present	Heidi Wilkins-Corey	Present
Richard Haynie	Absent	Charles Williams	Present

Others in attendance:

Stuart McKenzie, County Planner

Philip Marston, Zoning Administrator

**RE: CALL TO ORDER**

The meeting was called to order by Chairman Parker at 7:04 pm. Mrs. Diggs gave the invocation, and Mr. Garland led the commission in the Pledge of Allegiance.

**RE: AGENDA**

Mr. McKenzie asked the Planning Commission to revise the agenda, to delete the work on Chapter 4 of the Comprehensive Plan on the agenda as the county was having technical issues, and the work on Chapter 4 was not completed. Mr. O'Brien a motion to accept the draft agenda as revised and Mr. McKinley seconded the motion. All voted in favor of approving the revised agenda.

**RE: MINUTES – October 17, 2024**

Mr. Kost made a motion to accept the October 17, 2024 meeting minutes, and Mr. O'Brien seconded the motion. All voted in favor of accepting the minutes.

**RE: COMMISSIONERS' COMMENTS**

Chairman Parker asked if any commission members had any comments. Mr. O'Brien stated he understands that the Greater Reedville Association requested to table the request for rezoning of Festival Halle and Park in Reedville until January 2025. Mr. O'Brien was about to make a motion when Mr. McKenzie stated that any motion to table the rezonings needs to include the rescheduled date for the public hearing which would be January 16, 2025. Mr. O'Brien made a motion to table the two rezonings for the Greater Reedville Association's Festival Halle and Park in Reedville until the January 16, 2025 Planning

Commission meeting. Mr. Kost seconded the motion and all voted aye, and the motion passed.

**RE: STAFF MEMBERS' COMMENTS**

There were no staff member comments.

**RE: CITIZENS' COMMENTS**

There were no citizen comments.

**RE: PUBLIC HEARINGS**

Chairman Parker asked Mr. McKenzie if he was ready to open the public hearing. Mr. McKenzie stated he had to get the sign in sheet to see who had signed up to speak. Mr. Parker opened the public hearing at 7:06 pm. Mr. McKenzie stated that the public hearing was a request by Roger M. Evans, Jr., owner, for a Conditional Use Permit to allow construction of a boathouse on property zoned R-2, Residential Waterfront. The property is shown as Tax Map Parcel #11-(1)-29-C and is located at 485 Clark Lane. Mr. McKenzie said as a reminder to commission members that the Northumberland County Zoning Ordinance allows boathouses if they meet certain criteria to be approved administratively unless a citizen objects to the boathouse after being advertised in the local newspapers. In this case, a neighbor did object. If a citizen objects, then the boathouse must go through the conditional use permit process and that is where we are now.

The first citizen to speak was the applicant, Mr. Evans, Jr. He stated that he was here supporting his request and was available to answer any questions the commission members might have. Mr. Parker asked the reason for the neighbor objecting, and was told their view or sightlines would be interrupted. Mr. Cralle asked Mr. Evans. if he had received all the permits from the Virginia Marine Resources Commission, to which Mr. Evans replied yes, that he now needs county approval to move forward with the boathouse construction. Mr. Williams asked where the boathouse is going to built and Mr. McKenzie asked Mr. Williams to look at the projection screen, as he had an aerial photo map showing the applicants house, and the neighboring houses. Mr. Williams asked what waterbody this boathouse was being built, and Cod Creek was the reply. Mr. McKenzie stated that the objecting neighbor is located downstream at 527 Clarke Lane, and noted that there appears to be vegetation blocking the view of the boathouse from the dwelling at 527 Clark Lane, with some of the vegetation being evergreen. Mr. McKenzie stated that the view that would be blocked would be the upstream view, when the house is situated for a downstream view of the creek. Mr. McKinley asked if 527 is at the point, and Mr. McKenzie replied yes. Mr. Evans explained that his neighbor to the south recently built a boathouse, and the citizen objector did not object to that boathouse, but that she is objecting to his boathouse. Mr. O'Brien asked if the objector is present tonight at the meeting, and Mr. Evan replied no sir. Mr. McKinley asked Mr. Evans if his boathouse passed the 25% encroachment into the waterway, and Mrs. Wilkins-Corey replied no, as he has received his permit from VMRC. Mr. O'Brien noted that he looked at the proposed conditions, as provided by Mr. Marston, and he thought they were all

reasonable. Next, Mr. Rick Conway spoke, stating his house is at 415 Clarke Lane, up the street from the applicant, and he has no objection with Mr. Evans building a boathouse. Mr. O'Brien stated that he questions whether the objector can even see the dock from her house. Mrs. Wilkins-Corey asked Mr. Conway if he will be able to see the proposed boathouse, and he said yes, but that he is OK with that.

Mr. Kost made a motion to recommend approval of Mr. Evans boathouse to the Board of Supervisors with the conditions that all required permits and/or licenses shall be obtained from all appropriate regulatory agencies including but not limited to Virginia Marine Resources Commission, that the boathouse shall be constructed as shown on the revised joint permit application dated July 1, 2024, as received by Virginia Marine Resources Commission, and that non-compliance of any of these conditions shall result in this permit to come back before the Board of Supervisors for possible revocation. Mr. O'Brien seconded the motion and the vote was as follows:

Chris Cralle	Aye	Roger McKinley	Aye
Vivian Diggs	Aye	Patrick O'Brien	Aye
Allen Garland	Aye	Garfield Parker	Aye
John Kost	Aye	Heidi Wilkins-Corey	Aye
Richard Haynie	n/a	Charles Williams	Aye

The motion passed unanimously. Mr. Parker closed the public hearing at 7:15 pm.

**RE: WORK SESSION ITEMS**

Due to the revised agenda, there were no work session items to be considered.

**RE: DISCUSSION ITEMS**

Mr. McKenzie stated that Mr. O'Brien already had made a motion to table the next two public hearings on rezoning Festival Halle and the Park in Reedville, but he wanted to show the members the email from Mrs. McCranie requesting the Commission table the two rezonings to the January 16, 2025 Planning Commission Meeting, which he projected on the screen, since he had sent it to them so late this afternoon in an email. Mr. McKinley asked if there had been any objections to the rezonings and Mr. McKenzie stated yes, from the two residences directly across from the proposed Park, and the applicant wants to possibly offer some conditions to address the neighbors' concerns. Mr. Williams asked if the county has any other parks in the county? Mr. McKenzie stated that the Callao Hometown Association is working on building a park behind the Primis Bank, but that it is a work in progress. Mr. Kost noted that the Public Library is building a park behind the library building. Mr. O'Brien stated the work is underway and they have done a nice job on it. Mr. McKenzie stated that we do have the two State owned Natural Area Preserves at Bushmill and Hughletts Point, but they are not parks, per se. Mr. McKenzie stated that he keeps bringing it up, but there is the baseball/softball backstop at Shell Landing that could be considered a park. Mrs. Wilkins-Corey asked if the two parks mentioned were on land zoned residential? Mr. O'Brien stated that he believed the park in Callao is located in Business zoned land and the one in Heathsville is on Residentially

zoned land. Mrs. Wilkins-Corey stated the park is getting so much attention because there are so many residences around it. Mr. McKenzie stated there has been some concern over parking during events. Mr. Marston asked the Chairman if he could qualify the difference here, and that is the fact that the Greater Reedville Association current proposal proposes to rent the park out for private events, while the other parks are entirely open to the public at all times. Mrs. Diggs stated she thought they rent for private events now, don't they? Mrs. Wilkins-Corey stated they did rent out Festival Halle in the past, but now it is closed for renovation. Mr. McKenzie noted that the Greater Reedville Association stated that any time the park is not rented out for private events, it will be open for the public to use from sun up to sundown, and wants the park to be an amenity for tourism for the county. Mr. Williams asked if the applicant could ask for a conditional use permit, instead of rezoning the entire property, and added that he is not saying that is what should be done, but he was curious. Mr. Marston stated that staff did look at that option, but that the difference here is grouping the park rental with Festival Halle, which has been rented out as long as he can remember, even though it is zoned residential, so by changing the use to a business zoning, it would be a by-right use, so it would be permanent. The Greater Reedville Association is grouping Festival Halle with the Park as one rental, staff felt it best to pursue rezoning as opposed to conditional use. Mr. O'Brien asked if the objections were for Festival Halle or just the park. Mr. Marston stated there was no differentiation, citizens had questions of the rezoning request.

Chairman Parker asked Mr. McKenzie about the December Planning Commission meeting. Mr. McKenzie stated that the office had received a conditional use application for a furniture repair store in Lottsburg, and that there would be a scheduled public hearing at that meeting to consider the recommendation for a conditional use permit.

**RE: BOARD OF SUPERVISORS REPORT**

No Board of Supervisors report was requested.

**RE: PUBLIC COMMENTS**

There were no public comments.

**RE: ADJOURNMENT**

Mr. Kost made a motion to adjourn, seconded by Mr. O'Brien to adjourn the meeting at 7:22 pm. The adjournment vote was as follows:

Chris Cralle	Aye	Roger McKinley	Aye
Vivian Diggs	Aye	Patrick O'Brien	Aye
Allen Garland	Aye	Garfield Parker	Aye
John Kost	Aye	Heidi Wilkins-Corey	Aye
Richard Haynie	n/a	Charles Williams	Aye

The motion passed and the meeting was adjourned.