

Planning Commission Workshop Minutes

January 12, 2021

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**VIRGINIA: AT A WORKSHOP OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, TUESDAY, JANUARY 12, 2021 AT 6:00 PM**

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| <b>Planning Commissioners Present</b> | Barbara Brown, District 5, Chairman<br>Bobby Hall, District 3, Vice Chairman<br>Vicki Hurt, District 1<br>Amy Kingery, District 2<br>Jane Pendergast, District 4 |
| <b>Planning Commissioners Absent</b>  | None   |
| <b>Staff Members Present</b>          | Andrew Pompei, Planning Director<br>Alyson Oliver, Planner II  |

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**1. Call to Order**

Dr. Brown called the meeting to order at 6:00 PM and shared instructions on how members of the public participating in the meeting virtually can indicate their interest in speaking during the public hearing portions of the agenda.

**2. Invocation**

Mr. Hall gave the invocation.

**3. Public Comment Period**

Dr. Brown opened the public comment period, reminding members of the public that were participating virtually on how they may indicate their interest in participating in this public comment period.

Seeing no one wishing to speak, Dr. Brown closed the public comment period.

**4. 2020/2021 Long-Range Comprehensive Plan Update (Discussion)**

Mr. Pompei provided an overview of the comprehensive plan update process to date, noting significant changes to the future land use map and the corresponding land use designations.

Members of the Planning Commission then went through the draft text and provided comments and feedback, which included:

- Public Utilities. Members of the Planning Commission requested that the text be updated to more clearly reflect where public utilities are available and when it is appropriate to require new development to locate.
- Advisory Language. The Planning Commission discussed the appropriateness of using advisory language like “should” rather than “shall” in the Long-Range Comprehensive Plan text.
- Solar Energy Farms. The Planning Commission discussed the current guidance for solar energy farms found in the comprehensive plan. Additional consideration was given to clarifying the maximum acreage guidance and whether or not guidance should be included for batter storage associated with solar energy farms.

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- Rural Preservation. The Planning Commission discussed alternative development models for areas designated *Rural Areas*, such as conservation subdivisions and agri-hoods.
- Level of Service. The Planning Commission discussed adding language requiring that future development make transportation improvements needed to maintain or improve the existing level of service.
- Updated Thoroughfare Plan Map. Mr. Pompei provided an overview on how the draft Major Thoroughfare Plan map was updated to reflect recommendations made in transportation studies that have been conducted throughout the county.

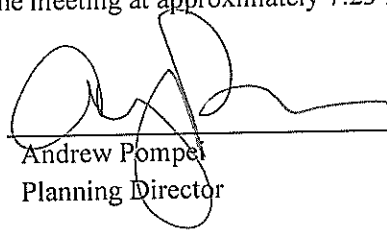
Following discussion, the Planning Commission directed county staff to make the updates suggested during the workshop and to continue finalizing the draft text for the transportation section of the plan.

5. Adjourn

There being no further business, Dr. Brown adjourned the meeting at approximately 7:23 PM.



Barbara Brown  
Chairman



Andrew Pompei  
Planning Director