
Planning Commission Meeting Minutes

May 3, 2016

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, MAY 3, 2016 AT 7:00 PM

Planning Commissioners Present: Karin Carmack, District 1, Chairman
Owen Walker, District 2
Jennifer Giovannitti, District 3
Bill Cox, District 4
David Van Gelder, District 5, Vice-Chairman

Planning Commissioners Absent: None

Staff Members Present: Ed Howland, Planning & Zoning Manager
Tom Lacheney, County Attorney

Staff Members Absent: March Altman, Deputy County Administrator

A. CALL TO ORDER:

Ms. Carmack called the meeting to order at 7:00 PM.

B. INVOCATION:

Mr. Van Gelder gave the invocation.

C. MINUTES:

1. April 5, 2016 Meeting Minutes

Ms. Carmack opened discussion of the adoption of the previous meeting's minutes.
Ms. Carmack motioned for approval of minutes from the April 5, 2016 meeting.

Ms. Carmack, Mr. Walker, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder voted AYE

VOTE 5-0
MOTION Passed

D. ADMINISTRATIVE ITEMS:

Ms. Carmack asked if there were any questions on the Monthly Activity Report and stated there were no administrative items.

1. Monthly Activity Report - April 2015-2016
2. Request for Deferral/Amend the Agenda

Mr. Howland updated the Planning Commission on the previous Board of Supervisors' meeting, stating all resolutions were approved. Ms. Carmack asked if there were any questions of Mr. Howland at this time. There were no questions or comments in reference to the Administrative Items.

Planning Commission Meeting Minutes

May 3, 2016

E. PUBLIC COMMENT PERIOD

Chairman Carmack opened the public comment period.

Seeing, as there were no speakers, the public comment period was closed by Ms. Carmack.

F. PRESENTATIONS:

There were no presentations.

G. PUBLIC HEARINGS

1. **16-01-AZ:** An Ordinance amending and reenacting provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan increasing the front setbacks for principal and accessory uses and parking lots to 75', and increasing the maximum gross floor area in the VC District to 15,000 square feet.

Mr. Howland provided a brief overview of the case. Mr. Howland referenced the updated chart that included rural collector roads, provided to PC members before the meeting.

Ms. Carmack opened the public hearing period.

Mr. Woody Cofer commented to allow parking in front of buildings, need to increase accessory back a bit. Seeing, as there were no more speakers, the public hearing period was closed by Ms. Carmack.

Ms. Carmack opened PC discussion.

Mr. Van Gelder questioned if 15,000 square feet maximum gross floor area is necessary. Mr. Howland advised this is keeping in line with the Comprehensive Plan.

Ms. Giovannitti commented the chart shows minimum setbacks and if the building was moved back, it could accommodate parking in front of the building. Mr. Howland confirmed a 63-foot setback would accommodate parking and a sidewalk in front of the building.

On the motion of Ms. Carmack, for the Planning Commission to recommend to the Board of Supervisors approval of 16-01-AZ, as amended to include the rural collector roads setbacks.

Ms. Carmack, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder, and Mr. Walker voted AYE.

**VOTE 5-0
MOTION Passed**

2. **16-03-REZ:** County of Powhatan (Powhatan Courthouse/Mt. Zion Electoral District) request the rezoning from Agricultural-10 (A 10), Residential-Commercial (R-C), and Commercial (C) to Village Center (VC) and the amendment of the zoning district map of 7.3 ± acres of land located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.

Mr. Howland provided a brief overview of the case.

Ms. Carmack opened the public hearing period.

Seeing, as there were no more speakers, the public hearing period was closed by Ms. Carmack.

Ms. Carmack opened PC discussion.

Planning Commission Meeting Minutes

May 3, 2016

Mr. Cox asked if the County is exempt from County standards and ordinances why the case was being presented.

Mr. Lacheney confirmed the process is to hold the County to the same law as everyone and to allow public input.

On the motion of Ms. Carmack, for the Planning Commission to recommend to the Board of Supervisors approval of 16-03-REZ: County of Powhatan.

Ms. Carmack, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder, and Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

3. **16-01-SA: County of Powhatan (Powhatan Courthouse/Mt. Zion Electoral District)** requests a substantial accord determination to permit a vehicle maintenance facility and amendment of the zoning district map in Agricultural-10 (A-10), Residential-Commercial (R-C), and Commercial (C) Districts on 7.3 acres located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.

Mr. Howland provided a brief overview of the case.

Ms. Carmack opened the public hearing period.

Seeing, as there were no more speakers, the public hearing period was closed by Ms. Carmack.

Ms. Carmack opened PC discussion.

On the motion of Ms. Carmack, the Planning Commission finds the project is in substantial accord with the Comprehensive Plan and recommends to the Board of Supervisors approval of 16-01-SA: County of Powhatan.

Ms. Carmack, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder, and Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

H. Other Business

1. **None.**

Ms. Carmack adjourned regular meeting and opened the workshop meeting at 7:24 PM.

I. WORKSHOP MEETING

1. **Large Lot Development**
2. **Comprehensive Land Use Plan Update – Chapter 5: Housing**

Planning Commission Meeting Minutes

May 3, 2016

J. ADJOURNMENT

Ms. Carmack adjourned the meeting at 8:00 PM.



Karin Carmack, Chairman



Ed Howland., Planning Manager