
Planning Commission Meeting Minutes

June 7, 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, JUNE 7, 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: March Altman, Deputy County Administrator
Ed Howland, Planning & Zoning Manager
Shaun Reynolds, Environmental Coordinator
Tom Lacheney, County Attorney

Staff Members Absent: None

A. CALL TO ORDER:

Ms. Carmack called the meeting to order at 7:01 PM.

B. INVOCATION:

Mr. Van Gelder gave the invocation.

C. MINUTES:

1. May 3, 2016 Meeting Minutes

Ms. Carmack opened discussion of the adoption of the previous meeting's minutes.

Mr. Altman advised the Planning Commission of an amendment to the minutes on page three to include "Walker" beside Mr.

Ms. Carmack motioned for approval of minutes, as amended, from the May 3, 2016 meeting.

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

VOTE 5-0

MOTION Passed

D. ADMINISTRATIVE ITEMS:

1. Monthly Activity Report - May 2015-2016

Mr. Altman advised that construction activity tracking, from the building permit perspective is close to last year, year-to-date. While there is no new subdivision activity, houses that are more valuable are infilling existing subdivisions, resulting in a housing growth in the County.

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2. Request for Deferral/Amend the Agenda

Mr. Altman requested, per a conversation with Chair Carmack, that workshop portion of the agenda be amended so that large lot development would not be discussed, and that the Future Land Use Map of the Comprehensive Land Use Plan would be the focus of the workshop discussion.

Mr. Altman updated the Planning Commission on the actions of the Board of Supervisors during their May 23 meeting. The Hancock Road rezoning request, Manage This LLC, was denied by the Board with a 4-1 vote with one abstention; and the Board approved the County's rezoning request for the bus garage, and upheld the Planning Commission's determination of substantial accord.

Ms. Carmack asked if there were any questions of Mr. Altman at this time. There were no questions or comments in reference to the Administrative Items.

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

- 16-02-REZC: Lesley D. Andrews and Reeves J. Hankins (Powhatan Courthouse/Ballsville Electoral District)** request the amendment of the proffer statement for the Oakland Estates Subdivision (Case #06-03-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman provided a brief overview of the case, stating the County would see \$35,000 less in proffers with the reduction for the five remaining lots.

Ms. Carmack opened the public hearing period.

Mr. Thomas Tonks stated that he wanted a commitment from the builders to finish roads within the subdivision when promised and asked for a delay in approval to allow time to question the Board of Supervisors why proffers leave out roads.

Mr. Claude Patierno felt the covenants conditions, such as snow removal, are not being enforced, and does not think the developer should have any special exemption for this.

Mr. Jeff Hankins, developer of the Oakland Estates Subdivision, stated that he heard the residents' concerns and that they are legitimate. Mr. Hankins requested the Planning Commission recommend approval of the proffer reduction as it would allow him to complete this project.

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

Ms. Carmack opened the Planning Commission discussion.

Ms. Carmack asked Mr. Cox, if he, would you like to lead with any questions or concerns, since the project was in his district.

Mr. Cox stated that infrastructure is the number one problem the County has in terms of how we pay for it, and that he is not in support of reducing development contribution and asking citizens to pay more.

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Ms. Carmack addressed the Commission and asked if there were any questions, stating she vehemently opposes the request for proffer reduction.

Ms. Giovannitti commented that the Commission turned down a project with concerns for road completion, that then went to the Board of Supervisors and was approved. She stated she does not support proffer reduction because it is new development, bringing new infrastructure issues.

On the motion of Mr. Cox, for the Planning Commission to recommend to the Board of Supervisors denial of 16-02-REZ: Lesley D. Andrews and Reeves J. Hankins.

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

VOTE 4-1
MOTION Passed

H. Other Business

- 1. 16-01-PR – Stuart C. Reynolds (Smiths Crossroads/Pineville/Tobaccoville Electoral District)** requesting approval to construct a two (2) lot private road in the A-10 Agricultural District per §6.2-2.2 & §6.2-3.0 of the Subdivision Ordinance. The subject property is a 122-acre tract (T.M Parcel # 26-1-1) located on the west side of Three Bridge Road approximately ½ mile west of Maidens Road.

Mr. Shaun Reynolds gave an overview of the request to the Planning Commission stating that staff recommends approval subject to the conditions.

Chair Carmack asked if the applicant would like to speak. The applicant declined.

Chair Carmack offered an opportunity for the public to speak, although the Planning Commission does not have public hearings on private roads but do allow for public comment if anyone wishes to come forward.

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

Mr. Van Gelder stated that a private road is warranted in this instance.

Mr. Cox asked Mr. Stuart Reynolds if he understands the proffered conditions.

Mr. Stuart Reynolds addressed the Planning Commission stating that his father was gifting a parcel to his grandchild and understands in the future an upgrade to the private road may be required to accommodate additional lots.

On the motion of Mr. Van Gelder, for the Planning Commission to recommend approval of 16-01-PR, Stuart C. Reynolds.

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

VOTE 5-0
MOTION Passed

Ms. Carmack adjourned the regular meeting and opened the workshop meeting at 7:40 PM.

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I. WORKSHOP MEETING

1. Comprehensive Land Use Plan Update Discussion

The Planning Commission discussed the Future Land Use Map considering whether or not to amend the map. The Commission's discussion included, but was not limited to the following:

- the effect that extending water and wastewater service could have on the Rt. 60 and Courthouse Village Growth Area boundaries;
- the financial impact (cost) of extending water and wastewater service;
- alternatives to providing water service to the Courthouse Village area;
- the creation of development nodes at signalized intersections; and
- directing development into the current Village Growth Areas.

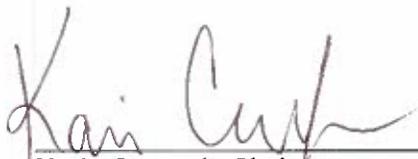
Chair Carmack requested that staff provide the Commission the draft Rt. 60 East Corridor Study land use analysis by Timmons Group and additional maps showing future land use/current zoning with the water and wastewater service district and village growth area boundaries.

Mr. Walker discussed amending the A-10 zoning district to provide for "heavy equipment/vehicle repair" as a conditional use.

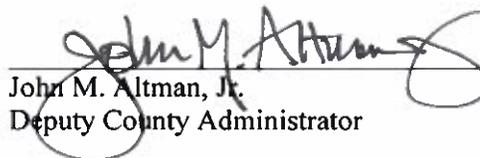
Mr. Altman stated that he would draft an ordinance amendment for the Commission to review at its next meeting. If the Commission agreed with the amendment, then it would be advertised for the August meeting.

J. ADJOURNMENT

There being no further business, Ms. Carmack adjourned the meeting at 8:30 PM.



Karin Carmack, Chairman
Chairman



John M. Altman, Jr.
Deputy County Administrator