

Planning Commission Meeting Minutes

February 5, 2019

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, FEBRUARY 5, 2019 AT 7:00 PM

Planning Commissioners Present	Karin Carmack, District 1, Chairman David Van Gelder, District 5, Vice-Chairman Owen Walker, District 2 Donna Moore, District 3 Bill Cox, District 4
Planning Commissioners Absent	None
Staff Members Present	Bret Schardein, Assistant County Administrator Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Ed Howland, Principal Planner

1. Call to Order

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

2. Invocation

Mr. Van Gelder gave the invocation.

3. Organizational Meeting

a. Election of Chair

Mr. Pompei led the Planning Commission in the process of electing a new Chair. Mr. Cox and Mr. Van Gelder nominated Ms. Carmack for Chair of the Planning Commission. Mr. Pompei closed the floor for nominations and called for a vote on the nomination of Ms. Carmack.

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

**VOTE 5-0
MOTION Passed**

b. Election of Vice Chair

Ms. Carmack led the Planning Commission in the process of electing a new Vice Chair. Mr. Cox nominated Mr. Van Gelder for Vice Chair of the Planning Commission. Ms. Carmack closed the floor for nominations and called for a vote on the nomination of Mr. Van Gelder.

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

**VOTE 5-0
MOTION Passed**

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c. Adoption of the Rules of Order (2019-2020)

Ms. Carmack led the Planning Commission in voting to adopt the proposed Rules of Order. Mr. Cox proposed eliminating the provisions allowing for indefinite deferral by the applicant. After discussion, Ms. Carmack made a motion to approve the Rules of Order, as amended.

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

**VOTE 5-0
MOTION Passed**

d. Adoption of Meeting Schedule (March 2019 – February 2020)

The Planning Commission reviewed the March 2019 – February 2020 meeting schedule. After discussion, Ms. Carmack made a motion to approve the meeting schedule.

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

**VOTE 5-0
MOTION Passed**

4. Administrative Items

a. Agenda Amendments

Mr. Pompei highlighted to the Planning Commission that in conjunction with Agenda Item #7a, the applicant has requested a waiver from local intersection spacing requirements.

Mr. Van Gelder amended the workshop agenda to include discussion regarding text in the draft Long-Range Comprehensive Plan that makes recommendations regarding the siting and design of solar farms.

b. Approval of Minutes

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on January 8, 2019.

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

**VOTE 5-0
MOTION Passed**

c. 2018 Planning Activity Report

Mr. Pompei gave an overview of the 2018 Planning Activity Report. Members of the Planning Commission briefly discussed highlights from the report.

5. Public Comment Period

Ms. Carmack opened the public comment period.

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

6. Old Business

None

7. Public Hearings

- a. **18-05-REZC: Powhatan Plaza, LLC (District #1: Subletts/Manakin/Flat Rock)** requests the rezoning from Agricultural-10 (A-10) (1.43 acres), Residential-Commercial (R-C) (5.72 acres), Mining and Mineral Extraction (M) (5.67 acres), and General Commercial (C) (1.52 acres) to Commerce Center Planned Development (CC-PD) with proffered conditions and amendment of the zoning district map of approximately 14.34 acres of land located north of U.S. Route 60 (Anderson Highway) at its intersection with State Route 1351 (Luck Stone Road), being Tax Map 42-25, 42-25A, 42-26F, and 42-26E and portions of Tax Map 42-25M and 42-26-1. Proffered conditions relate to building architecture, public utilities, and transportation infrastructure. The 2010 Long-Range Comprehensive Plan designates the subject properties as Commerce Center (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Map.

Mr. Pompei provided an overview of this request, noting that the applicant is also requesting a waiver from the county's intersection spacing standards.

A representative for the applicant, Edward Kidd (Troutman Sanders LLP), gave an overview of the request and the proffered conditions provided to the Planning Commission at the meeting. The updated proffered conditions were revised to clarify that the required turn lane to be constructed at the southern intersection of Luck Stone Road/Stoneridge Commerce Drive will be constructed in accordance with applicable VDOT standards, prior to issuance of a certificate of occupancy for any new building. Mr. Kidd requested that the Planning Commission recommend approval of the rezoning request and access management waiver.

Ms. Carmack opened the public hearing.

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

Members of the Planning Commission discussed the proposed entrances shown on the conceptual plan, their relation to the requested waiver from the access management standards, and the access management waiver process.

Members of the Planning Commission expressed concerns with how site plans for existing on-site development were reviewed and approved, expressing specific concerns with how access management standards were applied to Luck Stone Road (and its roadway classification) and how commercial development were approved on split-zoned parcels.

Ms. Carmack motioned to **recommend approval** of this request.

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

**VOTE 5-0
MOTION Passed**

- b. **19-01-AZ: The County of Powhatan** requests the amendment and reenactment of provisions contained in the Zoning Ordinance of the County of Powhatan (Chapter 83), Article VIII (Development Standards), Section 83-461 (Landscaping and Buffers) to modify standards regarding the minimum size of required plantings at the time of installation; to add standards regarding the provision of landscaped buffers between major thoroughfares and commercial, institutional, and mixed-use development; and to require foundation plantings for development occurring with all zoning districts.

Mr. Pompei gave an overview of this request.

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Ms. Carmack opened the public hearing.

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

The Planning Commission discussed the following issues:

- The “reduction in width” provision in the proposed ordinance amendment, which would allow some flexibility to the standards in exchange for incorporating other corridor design features into the proposed plans; and
- The application of the proposed ordinance amendment to non-conforming properties undergoing an update to a site plan.

After discussion, Ms. Carmack motioned to recommend approval of this request, as amended.

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

VOTE 5-0

MOTION Passed

- c. **19-02-AZ:** The County of Powhatan requests the amendment and reenactment of provisions contained in the Zoning Ordinance of the County of Powhatan (Chapter 83), Article III (Rural Districts), Sections 83-190 [Crossroads (CR) District], 83-191 (Permitted Uses) and 83-192 (Conditional Uses) for the purposes of adding/removing certain uses permitted by-right or with a conditional use permit within the Crossroads (CR) zoning district and clarifying standards regarding permitted residential density and minimum lot size. No properties in Powhatan County are currently zoned Crossroads (CR).

Mr. Pompei gave an overview of this request.

Ms. Carmack opened the public hearing.

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

The Planning Commission briefly discussed the appropriateness of allowing a *conference or training center* as a conditional use. After discussion, Ms. Carmack motioned to recommend approval of this request.

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

VOTE 5-0

MOTION Passed

- d. **19-03-AZ:** The County of Powhatan requests the amendment and reenactment of provisions contained in the Zoning Ordinance of the County of Powhatan (Chapter 83), Article VII (Use Standards), Section 83-432 (Standards for Specific Principal Uses) to modify use standards associated with *dwelling, live/work* regarding the relationship between the residential and nonresidential portions of the use.

Mr. Pompei gave an overview of this request.

Ms. Carmack opened the public hearing.

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

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After brief discussion, Ms. Carmack motioned to recommend approval of this request.

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

VOTE 5-0
MOTION Passed

- e. **19-04-AZ:** The **County of Powhatan** requests the amendment and reenactment of provisions contained in the Zoning Ordinance of the County of Powhatan (Chapter 83), Article XI (Definitions), Section 83-521 (Definitions) to modify the definitions of *home occupation* and *home-based business* to better clarify the permitted activities associated with those uses.

Mr. Pompei gave an overview of this request.

Ms. Carmack opened the public hearing.

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

After brief discussion, Ms. Carmack motioned to recommend approval of this request.

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

VOTE 5-0
MOTION Passed

8. New Business

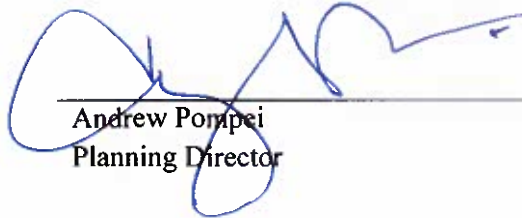
None

9. Adjourn

There being no further business, Ms. Carmack adjourned the meeting at 7:43 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director

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Planning Commissioners Present	Karin Carmack, District 1, Chairman David Van Gelder, District 5, Vice-Chairman Owen Walker, District 2 Donna Moore, District 3 Bill Cox, District 4
Planning Commissioners Absent	None
Staff Members Present	Bret Schardein, Assistant County Administrator Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Ed Howland, Principal Planner

1. Call to Order

Ms. Carmack called the meeting to order at 7:45 PM, following adjournment of the regular Planning Commission meeting held on February 5, 2019.

2. Possible Amendment: Revision to Standards for Conservation Subdivisions (Sec. 68-220)

Mr. Pompei provided an overview of this proposed amendment to the subdivision ordinance, which would modify the existing standards for Conservation Subdivisions in Powhatan County. The Planning Commission discussed some of the specific provisions included in the draft ordinance, including proposed dimensional standards, perimeter buffers, density bonuses, and features that should be preserved within conservation area open space. The Planning Commission also discussed how this would be applied to areas designated as Prime Conservation Areas in the 2010 Long-Range Comprehensive Plan.

3. Possible Amendment: Trash and Debris

Mr. Pompei provided an overview of this possible ordinance amendment to the Powhatan County Zoning Ordinance. The Planning Commission discussed the proposed amendment and recommended that language be added to ensure that materials kept in conjunction with a bona fide agricultural operation are not considered a *dump heap*.

4. Possible Amendment: Rural Event Venue

Mr. Pompei provided an overview of this possible ordinance amendment, which proposes adding a definition and use standards to the zoning ordinance to accommodate rural event venue uses. The Planning Commission discussed establishing a definition of *rural event venue* and allowing it as a conditional use in specific districts. The Planning Commission requested that the Department of Community Development develop draft use standards to be consider at the next meeting/workshop

5. Discussion: Solar Farms

The Planning Commission discussed proposed recommendations regarding the siting and design of solar farms included in the draft 2019 Long-Range Comprehensive Plan. After discussion, the Planning

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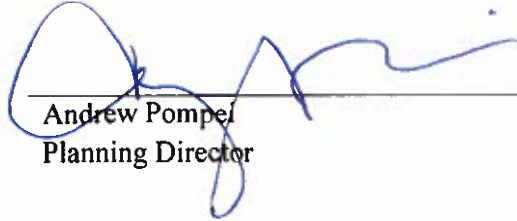
Commission agreed to work with the staff to provide comments on the draft guidance to the Board of Supervisors at their workshop of February 14, 2019.

6. Adjourn

Ms. Carmack adjourned the workshop at approximately 8:40 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director