

Planning Commission Meeting Minutes

April 2, 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, APRIL 2, 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 Alyson Oliver, Planner II

1. Call to Order

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

2. Invocation

Mr. Van Gelder gave the invocation.

3. Administrative Items

a. Request to Postpone Action/Amend the Agenda

Mr. Pompei requested that Case #19-01-CUP be deferred until the May Planning Commission meeting.

Seeing as no other changes to the agenda were proposed, the Planning Commission voted to approve the request to amend the agenda and defer Case #19-01-CUP.

b. Approval of Minutes

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on March 5, 2019.

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

**VOTE 5-0
MOTION Passed**

4. 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.

5. Old Business

None

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6. Public Hearings

- a. **Case #19-03-CUP: Lyman Real Estate Holdings, LLC (District #2: Powhatan Station/Graceland)** requests a conditional use permit (CUP) to permit automotive repair and servicing in the General Commercial (C) zoning district per Sec. 83-382 of the Zoning Ordinance of the County of Powhatan. The property is located at 2044 Dorset Road, being Tax Map 41C-1-6. The subject property consists of 1.167 acres and is designated as Village Center (Route 60 Corridor East Special Area Plan) on the Countywide Land Use Plan Map in the 2010 Long-Range Comprehensive Plan.

Mr. Pompei provided an overview of this request.

Prior to opening the public hearing, Mr. Cox initiated a discussion on the appropriateness of approving a Conditional Use Permit (CUP) in a transition district. Mr. Cox cited examples of other scenarios where applicants were encouraged to rezone, rather than seek a CUP.

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:

- Proffered conditions tied to the property as a part of the previous rezoning to the General Commercial zoning district;
- Appropriateness of approving CUPs in transition districts; and
- Possibility of a future rezone to the Commerce Center (CC) zoning district for this property.

After discussion, Mr. Walker 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. **Case #19-02-REZ: Anderson 23139 LLC (District #2: Powhatan Station/Graceland)** requests the rezoning from Residential-Commercial (R-C) and Agricultural-10 (A-10) to Commerce Center (CC) and amendment of the zoning district map of approximately 1.49 acres of land located on the south side of U.S. Route 60 (Anderson Highway) near its intersection with State Route 1343 (Carter Gallier Boulevard). The property is located at 1757 Anderson Highway, being Tax Map 42-67A. The 2010 Long-Range Comprehensive Plan designates the subject property as Village Residential (Route 60 Corridor East Special Area Plan). The applicant is proposing commercial uses utilizing existing buildings.

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 discussed whether or not additional right-of-way is needed along U.S. Route 60, adjacent to the subject parcel. Upon learning that an additional 30 feet of right-of-way would be needed if the road were to be expanded in the future, the Planning Commission asked the applicant if he would be willing to agree to a proffered condition to dedicate additional right-of-way. The applicant responded that he would not be willing to do so.

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After discussion, Mr. Walker motioned to recommend approval of this request, as presented.

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

VOTE 5-0

MOTION Passed

- c. **Case #19-06-AZ:** The **County of Powhatan** requests the amendment and reenactment of the provisions of Chapter 68 (Subdivision Ordinance), Article III (Subdivision Standards), Section 68-220 (Conservation Subdivisions) to remove requirements for a Conservation Design Plan; allow conservation subdivisions within all large-lot rural districts; reduce the minimum size of conservation subdivisions in certain instances; reduce the minimum size and width of lots within conservation subdivisions; reduce the minimum yard depths within conservation subdivisions; modify permitted density bonuses; require perimeter buffers adjacent to certain site features; require lots to access an internal road network; require lots of a certain size to be within a certain distance of open space; and modify standards regarding features located within conservation areas.

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.

Members of the Planning Commission discussed the standards proposed in the ordinance and offered amendments to the draft, as follows:

- Update draft ordinance to allow properties zoned single-family residential-2 (R-2) to develop as conservation subdivisions; and
- Remove language regarding the placement of individual wells and septic systems within conserved open space.

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

- d. **Case #19-07-AZ:** The **County of Powhatan** requests the amendment and reenactment of the provisions of Chapter 83 (Zoning Ordinance), Article III (Rural Districts), Sections 83-152, 83-162, 83-178, and 83-192 (Conditional Uses) to add rural event venue as a conditional use in the Agricultural-20 (A-20), Agricultural-10 (A-10), Rural Residential (RR), and Crossroads (CR) zoning districts. This amendment would further amend:

- Article VII (Use Standards), Division 1 (Standards for Principal Uses and Structures), Section 83-432 (Standards for Principal Uses), Subsection e (Commercial Classification), Subsection 5 (Recreation/Entertainment Uses) to add specific use standards for the use rural event venue;
- Article VIII (Development Standards), Section 83-455 (Off-Street Parking and Loading) and 83-488 (Signage) to add off-street parking and signage standards for rural event venue; and
- Article XI (Definitions), Section 83-521 (Definitions) to add a definition for rural event venue.

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.

Members of the Planning Commission discussed the standards proposed in the ordinance, as well as the possibility of eliminating *conference or training center* as a conditional use in districts where *rural event venue* is proposed to be added. After discussion, the Planning Commission decided to not make any changes to the draft ordinance.

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

7. New Business

- a. **Case #19-02-PB:** Development Design Pattern Book for Winterfield Place II.

Mr. Pompei provided an overview of this request.

After brief discussion, Ms. Carmack motioned to recommend approval of the pattern book, excluding the illustrative examples provided for the proposed gas station.

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

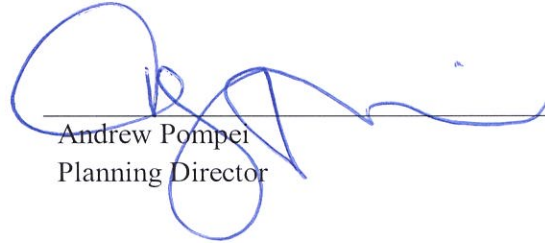
VOTE 5-0
MOTION Passed

8. Adjourn

There being no further business, Ms. Carmack adjourned the meeting at 8:05 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director

Planning Commission Workshop Minutes

April 2, 2019

VIRGINIA: AT A WORKSHOP OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, APRIL 2, 2019 AT 8:06 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
Alyson Oliver, Planner II

1. Call to Order

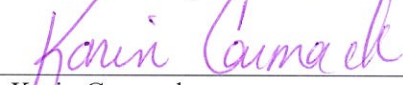
Ms. Carmack called the meeting to order at 8:06 PM, following adjournment of the regular Planning Commission meeting held on April 2, 2019.

2. Discussion: Provisions for Waivers Outlined in the Subdivision and Zoning Ordinances

Members of the Planning Commission briefly discussed the provisions for waivers in the Subdivision and Zoning Ordinances, as outlined by the County Attorney. After brief discussion, the Planning Commission requested that the County Attorney make note of which provisions are required by law. The Planning Commission also asked the Department of Community Development staff to review the information provided and assess which waiver standards should be changed.

3. Adjourn

Ms. Carmack adjourned the workshop at approximately 8:15 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director

