

Planning Commission Meeting Minutes

May 7, 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, MAY 7, 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	Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Alyson Oliver, Planner II Juli Kurnos, Planner I

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

None

b. Approval of Minutes

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on April 2, 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

6. Public Hearings

Case #19-01-CUP: William Davis (District #1: Subletts/Manakin/Flat Rock) requests a conditional use permit (CUP) to permit a commercial landscape operation within the Commerce Center (CC) zoning district per Sec. 83-242 of the Zoning Ordinance of the County of Powhatan.

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The property is located at 1331 Page Road, being Tax Map 43-39A. The subject property consists of 5.75 acres and is designated as Commerce Center and Natural Conservation (Route 60 Corridor East Special Area Plan) on the Countywide Land Use Plan Map in the 2010 Long-Range Comprehensive Plan. The property is currently zoned Residential-Commercial (R C), but is proposed to be rezoned to Commerce Center (CC) as part of Case #18 09 AZ (Ordinance O-2018-38). In conjunction with the rezoning request, the applicant has requested that the Board of Supervisors approve a waiver/modification to local intersection spacing requirements set forth in Table 68-175(e)(5)d.

Ms. Oliver provided 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 the following issues:

- The possibility of using a shared entrance to access this site; and
- Applicable architectural design standards for the proposed commercial landscaping operation.

After discussion, Ms. Carmack motioned to **recommend approval** of the CUP request and the requested waiver from the applicable intersection spacing standards.

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

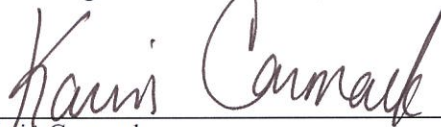
VOTE 5-0
MOTION Passed

7. New Business

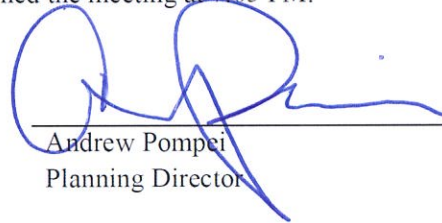
None.

8. Adjourn

There being no further business, Ms. Carmack adjourned the meeting at 7:05 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director

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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, MAY 7, 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	Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Alyson Oliver, Planner II Juli Kurnos, Planner II

1. Call to Order

Ms. Carmack called the meeting to order at 7:06 PM, following adjournment of the regular Planning Commission meeting held on May 7, 2019.

2. Discussion: Solar Energy Farms

Mary Beth Major, Renewables Program Manager for the Virginia Department of Environmental Quality (DEQ), gave a presentation to members of the Planning Commission regarding the state of solar energy in Virginia and the DEQ Permit by Rule process for reviewing proposed solar energy farms statewide.

Members of the Planning Commission discussed the following:

- Factors contributing to increased interest in solar energy in Virginia;
- The DEQ Permit by Rule process and criteria;
- Powhatan County's role in regulating proposed solar energy project; and
- Possible standards for review of proposed solar energy projects in Powhatan County.

3. Discussion: Zoning Requirements in Hideaway Lake

Mr. Pompei initiated a discussion on the possibility of adopting an overlay district that would reduce the minimum yard requirements for properties in Hideaway Lake, a platted subdivision in southwestern Powhatan County. After discussion, the Planning Commission decided that they would not pursue adoption of an overlay district in the Hideaway Lake subdivision at this time, as (1) accommodating residential development in that area is not in accord with the long-range comprehensive plan and (2) existing infrastructure is inadequate to serve additional development.

4. Discussion: Revisions to the Sign Ordinance

Ms. Oliver and Ms. Kurnos provided the Planning Commission of an overview of lessons learned from attending a signage conference hosted by the Sign Research Foundation. Mr. Pompei then initiated a discussion on potential amendments to the sign ordinance (Sec. 83-488 of the zoning ordinance).

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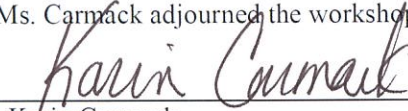
The Planning Commission discussed the following:

- Updating the existing sign ordinance to address recent case law pertaining to the regulation of signage; and
- Potential design regulations, including standards that address the size, illumination, and color of signs.

The Planning Commission requested that staff begin drafting an amendment to the sign ordinance to be discussed at the June Planning Commission workshop.

5. Adjourn

Ms. Carmack adjourned the workshop at approximately 8:56 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director