

VIRGINIA: AT A SPECIAL MEETING OF THE BOARD OF SUPERVISORS HELD IN THE POWHATAN VILLAGE BUILDING CONFERENCE ROOM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, AND REMOTELY BY ELECTRONIC MEANS ON JUNE 9, 2021, AT 3:00 P.M.

Board of Supervisors Present: David T. Williams, District 1,
Tom E. Berry, District 2
Michael W. Byerly, District 3, Vice Chairman
Bill L. Cox, District 4
Karin M. Carmack, District 5, Chair

Board of Supervisors Absent: None

County Staff Present: Ned Smither, County Administrator
Bret Schardein, Assistant County Administrator
Roxanne Salerno, Economic Development
Alyson Oliver, Planner II
Andrew Pompei, Planning Director

Constitutional Officers Present: None

Guests Present: None

1. Call to Order

Chair Carmack called the meeting to order at 3:00 p.m.

- a. Identify Public Entity members physically and/or electronically present

Chair Carmack identified the Board members, Mr. Smither, and Mr. Lacheney, and their locations.

- b. Identify the persons responsible for receiving the public comment.

County Administration staff accepted emailed comments at administration@powhatanva.gov. Any comments received until 3:00 pm on June 9th were entered into the meeting minutes.

- c. Identify opportunities for the public to access the electronic meeting



The public was able to participate in the meeting by using: <https://zoom.us/j/398095011> by computer. Phone access was possible by dialing US: 1-929-205-6099 or 1-312-626-6799. As always, the public could view the live feed from the County website.

- d. Identify opportunities for the public to participate in such an electronic meeting

The public was able to view and participate in the meeting live with the Zoom meeting link. During the public comment period, members of the public could raise their hands using the Zoom controls on their screens, or press *9 on their phone.

2. Pledge of Allegiance

Mr. Byerly led the Pledge of Allegiance

3. Invocation

Chair Carmack led the Invocation

4. Requests to Postpone Agenda Items and Additions, Deletions, or Changes in the Order of Presentation

No requests were made.

5. Formal Approval of Agenda

Chair Carmack motioned to approve the amended agenda. Mr. Byerly seconded the motion.

Tom E. Berry, Michael W. Byerly, Bill L. Cox, Karin M. Carmack voted AYE

VOTE 4-0

MOTION Passed

6. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board)

Chair Carmack opened the first public comment period.



No speakers in person or via zoom.

Chair Carmack closed the public comment period.

7. Workshop Discussion

A. Discussion of Comprehensive Plan Updates Forwarded from the Planning Commission, Chapters 1-7.

Mr. Cox mentioned that there have been substantial changes to Powhatan County that call for the Board to rewrite some of the parameters being discussed in the Comprehensive Plan. He stated that he believed the Board would need to focus on Chapter 4 (Economic Development) before being able to proceed.

Chair Carmack expressed her disagreement with Mr. Cox's opinion, stating that she believes the focus should be on chapters 8 and 9.

Mr. Byerly stated that from his perspective the Comprehensive Plan is an advisory document intended to guide zoning decisions and public investment. The plans are considered recommendations. He stated that if the Board of Supervisors feels the need to review the Comp Plan line by line, then it should just be sent back to the Planning Commission to re-evaluate.

Chair Carmack and Mr. Cox disagreed with this suggestion. She asked Mr. Cox to provide a specific example of what makes him want to rewrite entire chapters to provide some clarity.

Mr. Cox pointed to the fact that the county is mainly made up of single-family homes. He stated that low-maintenance housing with easy access to different businesses leans towards a suburban view that he does not support. He also mentioned the Comp Plan's intent to provide a diverse stock of housing. He questioned exactly how diverse this would be because it would have a direct effect on land use. He proceeded to point out several other points of issue including the overview, chapter two, information about previous comprehensive plans, etc.

It was determined that most members of the Board consider the Comprehensive Plan to be a guide.



Mr. Berry stated that it should be acknowledged that the Board was bound to be influenced by others. He explained that this means nothing more than admittance that the county would be impacted.

Mr. Williams stated that he wanted Chapter 1 to include the fact that the plan should be used to protect and enhance the high-quality life of the citizens. He also questioned the definitions of vision, goal, and objective included in the overview. He did not understand what this did to aid the Board's goals regarding the plan.

Chair Carmack suggested that an address to the citizens be added into Chapter 1.

The Board moved to Chapter 3.

The Board agreed to strike the entire vision statement on page 9 and replace it with the strategic plan. They also agreed to go back and rewrite the goals after having already solved the problems in the Comprehensive Plan.

The board moved to Economic Development. Mr. Cox suggested that the Board define what economic development means in the context of that chapter. He presented his own document of ideas regarding economic development.

Chair Carmack stated that she did not believe the goal of 70/30 was realistic. She agreed that these goals should be defined more clearly. She also stated her concerns with using the economic plan to turn certain businesses down.

The Board agreed that Mr. Cox's idea would not allow for the growth of small businesses because they would not be able to meet access management standards.

Mr. Byerly suggested that the Board implement a way that they should go forward in terms of handling potential upcoming opportunities that present themselves.

Mr. Williams stated that Mr. Brett Stark had gone to evaluate the plans of surrounding counties. He suggested that there was a lot to learn from those plans such as what works and what may not be smart or useful.

Mr. Williams agreed that 70/30 was not a realistic goal for the county. He said that over an extended period they would see more employment coming to the county, not a large rush of people. He asked what the real best qualifier that they could



carve out for Powhatan would be versus other areas. He wanted to make sure the county advertised for the branding that they have created.

Chair Carmack stated that she did not believe things needed to revolve around what the county is best suited for. She stated that the process for businesses to open is difficult in the county and that is why there are not many businesses opening in the area.

Mr. Cox stated that he believed the reason that Powhatan County was not getting any economic development is because the Board never decided to do that. He pointed to the overview to support this. He also stated that he did not want to see large companies in the area. Instead, he wanted to interest entrepreneurs and owners who see the opportunity as a lifestyle choice. He gave a few examples of ways that small businesses would be more beneficial than large companies. He asked the Board to consider what they are trying to achieve.

Chair Carmack asked how to begin bringing these ideas into the economic development chapter.

Mr. Cox said the first step is to define their version of economic development. He stated that the goal is to reduce taxpayer contributions by producing revenue.

Mr. Williams stated that he believed the Board was talking around the whole subject. He gave the example of the Walmart that had come here even though it was not part of the county initiative. He stated that there has been a paradigm change with the pandemic that has led to an increase in online business. He suggested that the Board of Supervisors acknowledge the change and not be tone-deaf to what the market is telling them.

Chair Carmack asked if the Board was comfortable with the strategies that are currently in the outline. Multiple members said no.

Mr. Cox suggested that the Board think about everything that has been discussed including opposing opinions, and at the next session try to decide how they will put everything together. He turned the Board's attention to page 15, stating that somehow, they had gotten lost in thinking agriculture, agri-tourism, and cheap farms would provide revenue because it is not. He turned to page 16, stating that it



was geared toward a suburban goal that does not fit with the Board's goals. He continued to point out several areas which did not fit with the county's vision.

The Board agreed to remove the sentence, "as the population continues to grow, it will be important to maintain socioeconomic diversity," on page 16 under Population and Growth.

The Board agreed to strike objective ED.3 and all the strategies included within it on page 18. They also agreed to keep strategy ED.4. c and strike ED.4. d. They decided to get some suggestions from outside sources about the section and review it again in the future.

The Board agreed to tweak some of the verbiage of the Chapter 5 overview. They decided to strike the last sentence in the third paragraph.

The Board agreed to scratch the first sentence under Affordability on page 22. They also decided that the tables would stay.

The Board agreed to look back at the objectives later.

Moving forward, the Board agreed to look at Chapters 7 & 8 next week.

8. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board)

Chair Carmack opened the second public comment period.

2:04:50, Joey Paquette, 1310 Giles Bridge Road: Mr. Paquette stated that he believed there should be some experts in the room when discussing the Comprehensive Plan. He stated that if the Board wanted to have full control over what people could do with their property, then Powhatan County should buy all the properties. He also said that doing a major rewrite of a 20-30 year guide every 2 years defeats the entire purpose of it in the first place.

No other speakers. Chair Carmack closed the public comment period.



9. County Administrator Comments

Mr. Smither gave kudos to the Board for talking about things in a helpful manner.

10. Board Comments

Mr. Williams stated that the first seven chapters were given to the Planning Commission. He also stated that he made sure to request that this information be included on the county website. He went on to explain that the reason the county has comprehensive money is to provide orderly development. He then mentioned that Senator Warner had stated that Broadband is now a component of transportation because so many people are working from home. Lastly, he shared an article the Virginia Business Magazine that mentioned the recent paradigm shift.

Mr. Cox stated that if the Board planned to outsource an expert to do the transportation section, then that needed to be done quickly.

It was clarified that Mr. Williams never intended to say that this could be done in-house.

Mr. Byerly stated his appreciation for Mr. Paquette's comments and suggested that instead of having meetings at 3 PM there be one or two of them at 6:30 PM to make it more accessible for others in the community. He stated that citizen input is extremely important.

Mr. Cox stated that after the Board has an idea of what makes sense to them, they will be taking it out for the community to give their suggestions because it is important to listen to the public.

Chair Carmack stated that she had no problem with changing the meeting time. She suggested that the Board start having comprehensive overviews of several of the chapters at 6:30 PM.

11. Adjournment

Chair Carmack adjourned the meeting at 5:20 P.M.



These minutes were approved on February 28, 2022.

ATTEST:

**Ned Smither, County Administrator
Powhatan County Board of Supervisors**

**Michael W. Byerly, Chairman
Powhatan County Board of Supervisors**

Recorded Vote:

<i>David T. Williams</i>	AYE
<i>Steve W. McClung</i>	AYE
<i>Michael W. Byerly</i>	AYE
<i>Bill L. Cox</i>	AYE
<i>Karin M. Carmack</i>	AYE