



POWHATAN COUNTY

2017 Planning Activities
Report to the Planning Commission





Planning Commission*

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*As of December 31, 2017

Report Presented to the Planning Commission on March 6, 2018

INTRODUCTION

The 2017 Planning Activity Report provides a high-level overview of actions taken by the Powhatan County: Department of Community Development, the Planning Commission, and the Board of Supervisors that relate to growth and development. This report is intended to satisfy requirements set forth in §15.2-2221 of the Code of Virginia, which states that the Planning Commission must compile an annual report concerning the status of planning within Powhatan County.

DEVELOPMENT AND COUNTY GOVERNMENT

Planning Commission

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission [Code of Virginia § 15.2-2210]. Per state law, the Planning Commission is responsible for a variety of tasks:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map; and
- Reviewing the local Capital Improvement Program (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members.

Department of Community Development

Staff from the Department of Community Development provide technical support to the Planning Commission. The department's duties are described below:

Current Planning (Development Administration)

Staff members are responsible for the administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of

these ordinances include the processing of subdivision proposals, site plans, rezoning applications, conditional use permit (CUP) applications, and variances. Staff members also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission and Board of Zoning Appeals, and provides support to the Board of Supervisors as needed or requested.

Long-Range Planning (Project/Policy Development and Management)

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan; associated comprehensive plan or zoning text amendments; the annual review of the Capital Improvements Plan (CIP) by the Planning Commission; and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions implemented by Powhatan County.

Staff members also work with regional and state agencies to address transportation issues and other matters of regional and/or statewide significance.

Code Compliance

Code compliance helps ensure that Powhatan County's regulations are enforced consistently and equitably. A variety of code issues are reported to the department, including zoning and subdivision ordinance violations, inoperable vehicles, and other nuisance-related complaints.

Building Inspections

The Building Official and other staff members help ensure that structures are built and modified in a safe manner. The department enforces the Uniform Statewide Building Code for new structures, additions, and alterations.

Environmental

Staff members work with the Virginia Department of Environmental Quality (DEQ) to ensure that developing sites are in conformance with Chapter 42: Article III of the County Code (Erosion and Sediment Control) and other local and state regulations.

REZONINGS

Rezoning requests are requests to change the zoning of a particular property. Requested rezonings (zoning map amendments) must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property’s zoning classification from one district to another, they may also involve modifications to conditions (proffers) imposed upon a property as part of a previous rezoning case.

In 2017, eleven (11) rezoning applications were submitted for review. All but one (Case #17-11-REZC) of these rezoning requests were initiated by private entities (not Powhatan County). This compares to 16 applications submitted in 2016.

Case No.	Location	Request	Case Status
17-01-REZC	3841 Old Buckingham Road	Rezone from A-10 to VC	Approved
17-02-REZC	1925 Anderson Highway	Rezone from R-C and A-10 to CC	Approved
17-03-REZC	2603 Anderson Highway	Rezone from C to CC	Approved
17-04-REZC	3855 Mill Station Drive	Amend Proffers	Approved
17-05-REZC	1940 Boyer Way	Amend Proffers	Approved
17-06-REZ	Near 3655 Anderson Highway	Rezone from R-C to A-10	Approved
17-07-REZC	Cedar Green Subdivision	Amend Proffers	Approved
17-08-REZC	Anderson Highway/ Maidens Road Intersect.	Rezone from C to CC	Deferred
17-09-REZC	Old Church Road/ Carter Gallier Road Intersect.	Rezone from I-2 to VC-PD	Denied
17-10-REZC	2333 Anderson Highway	Rezone from C to I-2	Incomplete Application
17-11-REZC	1922 Urbine Road	Rezone from R-C and A-10 to CC	Under Review

CONDITIONAL USE PERMITS

Per the zoning ordinance, certain uses may be permitted within select zoning districts with approval of a conditional use permit (CUP). Uses that require a CUP may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and Board of Supervisors review CUP applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding area;
- Is compatible with uses permitted by-right within the zoning district; and
- Does not adversely affect the use or value of neighboring properties.

The Board of Supervisors may require that applicants adhere to certain conditions. If the approved conditions are not met, the CUP may be revoked.

In 2017, seven (7) CUP applications were submitted for review.

The number of CUP applications submitted in 2017 (7) was slightly higher than the number of applications submitted in 2016 (6).

Case No.	Location	Use	Case Status
17-01-CUP	1470 Huguenot Trail	Multiple Dwellings on a Parcel	Approved
17-02-CUP	1925 Anderson Highway	Self-Service Storage Facility	Approved
17-03-CUP	1965 Huguenot Trail	Conference/Training Center	Withdrawn
17-04-CUP	3361 Anderson Highway	Conference/Training Center	Approved
17-05-CUP	Near 1470 Huguenot Trail	Conference/Training Center	Withdrawn
17-06-CUP	3835 Old Buckingham Road	Micro-Distillery	Approved
17-07-CUP	3630 Goodwyn Road	Conference/Training Center	Under Review

ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations regarding the use of land. Powhatan County's zoning ordinance currently includes twenty-four (24) different districts and identifies uses permitted within each district. It also establishes design standards for new development.

Powhatan County's zoning ordinance was first adopted in July 1965. Since that time, its text has been amended to reflect the changing needs of the community. Most zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

In 2017, five (5) zoning text amendments were initiated. This amendments addressed the following issues:

- *Automotive painting or body shop, automotive repair and servicing, car wash or auto detailing, and tire sales and mounting* were changed from conditional to permitted uses within the Residential-Commercial (R-C) zoning district, and the use standards for *vehicle/equipment sales and services* were revised.
- Within the Agricultural/Animal Confinement (A-C) zoning district, the minimum setback of poultry houses from existing dwellings on adjacent properties was reduced from 1,000 feet to 500 feet.
- *Micro-distillery* was added as a permitted or conditional use in select zoning districts.
- The minimum front yard requirements were reduced for properties located along U.S. Route 60 (Anderson Highway) that are zoned Agricultural-10 (A-10).
- The types of permitted encroachments (covered porches, flagpoles, etc.) were proposed to be modified.

All zoning text amendments must be reviewed by the Planning Commission and approved by Board of Supervisors prior to becoming law.

COMPREHENSIVE PLAN

The comprehensive plan establishes a vision of what Powhatan County should look like in 20 to 30 years. The plan addresses a variety of topics, including land use, housing, economic development, and natural resources. It identifies objectives and strategies that can be implemented to realize the community's vision.

Per state law, every locality in Virginia must adopt a comprehensive plan [§ 15.2-2223]. The Planning Commission and Board of Supervisors consider the plan's recommendations when evaluating different policies and proposals, including rezoning requests, conditional use permits, and the Capital Improvement Program (CIP)

Plan Update

The current comprehensive plan was adopted in 2010. Per state law, the document must be reviewed regularly [§ 15.2-2230].

Since late 2016, the Planning Commission has been reviewing the 2010 Long-Range Comprehensive Plan and updating its content. On December 5, 2017, the Planning Commission recommended approval of the draft 2017 Long-Range Comprehensive Plan and forwarded the draft to the Board of Supervisors for review.



Approximately 100 stakeholders attended the open houses held as part of the 2017 Long-Range Comprehensive Plan Update.

SITE PLANS

Per Sec. 83-123(g) of the zoning ordinance, new development in Powhatan County (except for most agricultural activities and single-family dwellings) must receive site plan approval. Site plan review is intended to ensure that the layout and general design of the proposed development is:

- Compatible with surrounding uses; and
- Complies with standards set forth in the zoning ordinance, subdivision ordinance, and the County Code.

Site plans are reviewed administratively and do not require approval by the Planning Commission or Board of Supervisors.

In 2017, seven (7) site plans were submitted for review.

The number of site plans submitted in 2017 (7 site plans) was lower than the number of site plans reviewed in 2016 (10 site plans).

Case No.	Location	Project
17-01-SPA	2511 Anderson Highway	CVS Pharmacy (Flat Rock)
17-02-SPA	1900 Anderson Highway	Stoneridge: Private Commercial Road
17-03-SPA	2253 Rosson Road	Powhatan United Methodist Church: Addition
17-04-SPA	1880 Anderson Highway	New Horizon Bank (Stoneridge)
17-05-SPA	1925 Anderson Highway	Blue and Gray Storage: Expansion
17-06-SPA	3841 Old Buckingham Road	Bienvenue
17-07-SPA	1890 Anderson Highway	Burger King (Stoneridge)



New Horizon Bank (17-04-SPA) is under construction near the intersection of Anderson Highway and Page Road.



CVS Pharmacy (17-01-SPA) was built at the intersection of Anderson Highway and Dorset Road.

SUBDIVISIONS

Prior to recordation, a final plat must be approved for all major subdivisions.

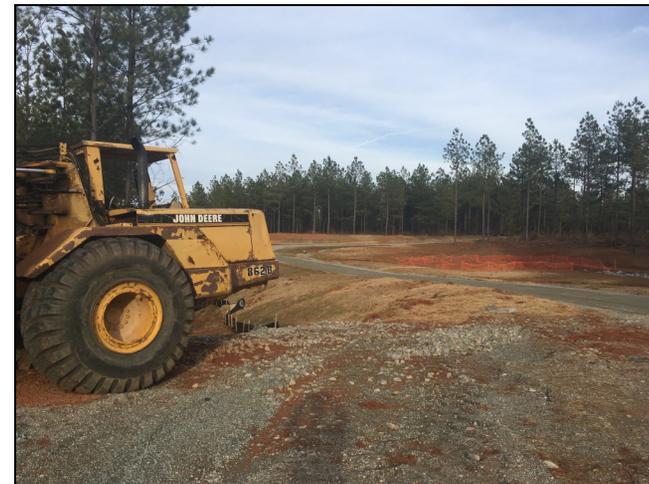
In 2017, eleven (11) final subdivision plats were submitted for review (see below). Collectively, these plats include 117 lots (including 4 commercial lots).

The number of final subdivision plats submitted in 2017 (11) was higher than the number of site plans reviewed in 2016 (5).

Case No.	Location	Zoning	Acreage	Number of Lots
17-AA-FSP	Walnut Creek: Sec. 10 Resubdivision	RR-5	14.2	3
17-01-FSP	Founders Bridge: Sec. 1 Extension	VC-PD	29.9	21
17-02-FSP	Rt. 60 Business Park: Section 2	R-C	7.1	2
17-03-FSP	Stoneridge: Lot 2	R-C	3.57	1
17-04-FSP	Branchway Springs: Section D	R-C	26.57	10
17-05-FSP	Aston: Section 4	RR-5	31.0	10
17-06-FSP	Aston: Section 6	RR-5	44.0	9
17-07-FSP	Aston: Section 7	RR-5	16.1	5
17-08-FSP	Norwood Creek: Section F	RR-5	24.7	9
17-09-FSP	Walnut Creek: Section 5	RR-5	64.8	16
17-10-FSP	Westlake at Mill Mount: Section 5	RR-5	109.0	31



A new single-family dwelling under construction in Branchway Springs: Section D (17-04-FSP).



Roads under construction in Westlake at Mill Mount: Section 5 (17-10-FSP).

BUILDING PERMITS

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Powhatan County issues building permits for all construction within its boundaries.

In 2017, the Community Development Department accepted:

- 31 building permit applications for new commercial buildings
(Total Building Value: \$8,777,000)
- 223 building permit applications for new single-family dwellings
(Total Building Value: \$46,097,000)
- 246 building permit applications for additions/alterations to existing single-family dwellings (Total Improvement Value: \$4,731,000)
- 2,089 total building permit applications
(Total Improvement Value: \$59,605,000)

The total number of building permit applications submitted in 2017 was greater than the number submitted in 2016. In 2016, the Community Development Department accepted:

- 33 building permit applications for new commercial buildings
(Total Building Value: \$30,193,000)
- 205 building permit applications for new single-family dwellings
(Total Building Value: \$43,788,000)
- 205 building permit applications for additions/alterations to existing single-family dwellings (Total Improvement Value: \$4,119,000)
- 2,003 total building permit applications
(Total Improvement Value: \$87,871,000)



In 2017, new single-family dwellings were built on Rosson Road in the Courthouse Village.



The Cottages at the Mill at Fine Creek were issued a building permit in 2016, and a Certificate of Occupancy (CO) was issued in 2017.

Photo Source: Mill at Fine Creek

CODE COMPLIANCE

The zoning ordinance describes which uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Zoning Administrator and other staff members help ensure that regulations set forth in the zoning ordinance are enforced consistently and equitably. Residents, property owners, and other stakeholders regularly submit complaints regarding zoning violations, inoperable vehicles, trash/junk, and other nuisances. Complainant information is kept confidential, but all complaints received are investigated.

In 2017, the Department of Community Development:

- Investigated 105 complaints;
- Sent 70 courtesy notices, informing property owners of potential zoning violations;
- Issued 8 Notices of Violation; and
- Removed 278 signs placed within public rights-of-ways.

OTHER PLANNING-RELATED ACTIVITIES

In 2017, the Department of Community Development:

- Reviewed 4 applications for temporary businesses;
- Reviewed 30 applications for temporary events;
- Reviewed 24 applications for temporary signage;
- Reviewed 40 applications for permanent signage;
- Reviewed 252 business license applications; and
- Reviewed 99 non-subdivision plats (single-cut divisions, resurveys, lot line adjustments, family divisions, easement plats, etc.).

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