

March 5, 2019

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

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

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**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-PB, a Development Design Pattern Book for Tax Map 41-9 (2600 Anderson Highway) be added to the agenda under New Business.

Ms. Carmack requested that a discussion on the guidance regarding solar energy farms included in the 2019 Comprehensive Plan Update be added to the Planning Commission workshop agenda.

**b. Approval of Minutes**

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on February 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 #19-02-CUP: Nathan J. Mead (District #1: Subletts/Manakin/Flat Rock)** requests a conditional use permit (CUP) to permit a detached accessory dwelling unit within the Single-Family Residential-2 (R-2) zoning district per Sec. 83-213 of the Zoning Ordinance of the County of Powhatan. The use is proposed to be located on Tax Map 30D-2-16, located at 1860 Norwood Creek Drive (State Route 1293). The subject property consists of 7.417 acres. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan.

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.

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**

- b. **Case #19-01-REZ: David Corey Hitt (District #4: Powhatan Courthouse/Mt. Zion)** requests the rezoning from General Commercial (C) to Commerce Center (CC) and amendment of the zoning district map of approximately 4.35 acres of land located on the south side of U.S. Route 60 (Anderson Highway) approximately 1,000 feet southeast of its intersection with U.S. Route 522 (Maidens Road)/State Route 1002 (Emanuel Church Road), being Tax Map 26B1-1-1 and 26B1-1-2. The subject properties also have frontage on State Route 13 (Old Buckingham Road) and are located adjacent to 4110 and 4140 Old Buckingham Road. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center (Courthouse Village Special Area Plan) on the Countywide Future Land Use Plan. The applicant is proposing a mixed-use development.

Mr. Pompei gave an overview of this request, stating that the applicant is also requesting a waiver from the local intersection spacing standards.

The applicant, David Corey Hitt, provided further information on the proposed phasing plan for the 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:

- *Conceptual Plan*

The Planning Commission discussed the extent to which the development could vary from the proffered conceptual plan before needing to be amended through the public hearing process.

- *Right-of-Way Dedication*

The Planning Commission asked the Department of Community Development to investigate whether or not additional right-of-way is needed along U.S. Route 60 prior to the Board of Supervisors holding a public hearing on this issue

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- *Turn Lane Analysis*

The Planning Commission asked the applicant if he would be agreeable to proffering a condition stating that a turn lane analysis will be required during site plan approval for each phase of the project. Furthermore, if a turn lane is warranted prior to the final phase of the project, then the turn lane will be constructed at that time. The applicant agreed to proffer this condition.

After discussion, Mr. Cox motioned to recommend approval of this request, with the additional proffered condition.

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

**VOTE 5-0**  
**MOTION Passed**

Mr. Cox motioned to recommend approval of the requested waiver from local intersection spacing standards.

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

**VOTE 5-0**  
**MOTION Passed**

c. **Case #19-05-AZ:** The **County of Powhatan** requests the amendment and reenactment of the following sections of the Zoning Ordinance of the County of Powhatan (Chapter 83), to create and define a new use called *dump heap* and to prohibit that use in all zoning districts:

- Article III (Rural Districts), Section 83-140 (General Purposes of Rural Area Base Districts)
- Article IV (Village Growth Area Districts), Section 83-200 (General Purposes of Village Growth Area Base Districts) and Section 83-280 (General Purpose)
- Article V (Transition Base Districts), Section 83-340 (General Purposes of Transition Base Districts)
- Article VII (Use Standards), Section 83-435 (In General) and Section 83-438 (Standards for Specific Accessory Uses and Structures)
- Article X (Enforcement), Section 83-512 (Violations)
- Article XI (Definitions), Section 83-521 (Definitions)

The intent of this amendment is to prohibit the keeping of trash and debris on one's property, regardless of the property's zoning district classification.

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 methods for defining agricultural properties that would be exempt from the proposed ordinance. After discussion, the Planning Commission amended the ordinance to state that properties are exempt from the provisions of the ordinance if they are enrolled in the Land Use Deferral Program or can demonstrate that there is a bona fide agricultural operation devoted to animal production, crop production, or a similar agricultural use.

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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**

**7. New Business**

- a. **Case #19-01-PB:** A request by Christopher M. Shust for approval of a Development Design Pattern Book for Tax Map 41-9 (2600 Anderson Highway).

Christopher Shust gave an overview of this request and provided details on colors, materials, and design proposed in the Development Design Pattern Book.

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.

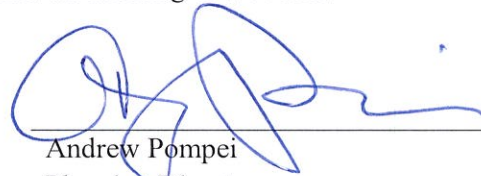
**VOTE 5-0**  
**MOTION Passed**

**8. Adjourn**

There being no further business, Ms. Carmack adjourned the meeting at 7:44 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, MARCH 5, 2019 AT 7:47 PM**

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

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**1. Call to Order**

Ms. Carmack called the meeting to order at 7:47 PM, following adjournment of the regular Planning Commission meeting held on March 5, 2019.

**2. Discussion: Comprehensive Plan Solar Farm Guidance**

Members of the Planning Commission discussed additional changes to the draft language on solar farm development in the Comprehensive Plan Update. Some of the issues discussed included: project size; site conditions, such as topography and wetlands; screening; and environmental protection.

After discussion, the Planning Commission discussed drafting a letter to the Board of Supervisors to request additional updates to the draft guidance.

**3. Possible Amendment: Rural Event Venues**

Mr. Pompei provided an overview of this possible ordinance amendment to the Powhatan County Zoning Ordinance. The Planning Commission discussed the proposed use and development standards, including the proposed definition of the use and prohibitions on outdoor amplified music.

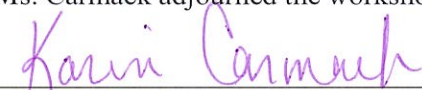
After discussion, the Planning Commission asked the Department of Community Development to draft an ordinance for *rural event venues* for the April meeting.

**4. Possible Project: Arborscapes/Davis**

William Davis of Arborscapes LLC provided the Planning Commission with an overview of his current business, and shared plans to relocate the business to a property along State Route 675 (Page Road). Members of the Planning Commission discussed the tentative procedure and timeline of this project, which will require the property to be rezoned and approval of a conditional use permit.

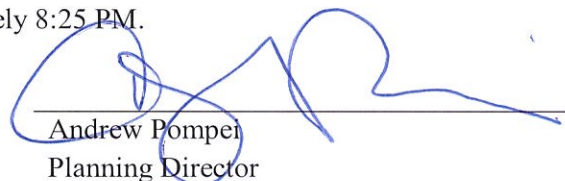
**5. Adjourn**

Ms. Carmack adjourned the workshop at approximately 8:25 PM.



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Karin Carmack  
Chairman



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Andrew Pompei  
Planning Director

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