

Planning Commission Meeting Minutes

June 2, 2020

**VIRGINIA: AT A REGULAR REMOTE MEETING OF THE PLANNING COMMISSION HELD VIA ELECTRONIC COMMUNICATION, TUESDAY, MAY 5, 2020 AT 6:00 PM**

---

|                                       |  |
|---------------------------------------|--|
| <b>Planning Commissioners Present</b> | Barbara Brown, District 5, Chairman<br>Bobby Hall, District 3, Vice Chairman<br>Vicki Hurt, District 1<br>Amy Kingery, District 2<br>Jane Pendergast, District 4 |
| <b>Planning Commissioners Absent</b>  | None   |
| <b>Staff Members Present</b>          | Andrew Pompei, Planning Director<br>Kelley Kemp, Assistant County Attorney<br>Alyson Oliver, Planner II  |

---

In accordance with Ordinance #O-2020-06 and Resolution #R-2020-23, the Planning Commission held a regular meeting by electronic means.

Due to the local emergency declaration (COVID-19), the Village Building Auditorium was not open. Therefore, the Planning Commission held a regular meeting via electronic means, in accordance with Ordinance #O-2020-06 and Resolution #R-2020-23. Information on how to participate in the virtual Planning Commission meeting was advertised in accordance with state law, and members of the public were encouraged to provide comments and participate using the following methods:

- Submit comments via email to the Planning Commission Secretary (Andrew Pompei) at [apompei@powhatanva.gov](mailto:apompei@powhatanva.gov). The comment period opened on Wednesday, May 27, 2020 at 5:00 p.m. and closed on Tuesday, June 2, 2020 at 12:00 p.m. Comments received during that period were transmitted to the Planning Commission for review prior to the meeting and recorded in the meeting minutes.
- Participate remotely by electronic means by joining a webinar at <https://zoom.us/j/88198316591> or dialing in by phone at 1-929-205-6099 OR 1-312-626-6799 then typing in the webinar ID 881 9831 6591. During the public comment period, members of the public wanting to participate raised their hand using the zoom controls on the computer screen, or (if dialing in) pressed \*9 on a phone (instructions were also posted at [powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings](http://powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings))

**1. Call to Order**

Dr. Brown called the meeting to order at 6:00 PM and conducted a roll call to identify members of the Planning Commission participating in the electronic meeting. Dr. Brown then shared instructions on how members of the public could participate in the meeting during the public hearing portion of the agenda.

**2. Invocation**

Mr. Hall gave the invocation.

**3. Administrative Items**

**a. Request to Postpone Action/Amend the Agenda**

None

**b. Approval of Minutes: May 5, 2020 (Regular Meeting)**

Ms. Kingery motioned to approve the minutes from the regular meeting on May 5, 2020, as presented.

June 2, 2020

Ms. Hurt seconded the motion.

Dr. Brown, Mr. Hall, Ms. Hurt, Ms. Kingery, and Ms. Pendergast voted AYE.

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

**4. Public Comment Period**

Dr. Brown opened the public comment period, reminding participants how they may indicate their interest in participating in this public comment period.

Andy Littauer (3618 Derby Ridge Loop) addressed the Planning Commission about the proposed Wawa in the Winterfield Place II development and its compatibility with the surrounding community.

Seeing as there were no other speakers requesting to speak using the webinar controls, the public comment period was closed by Dr. Brown.

**5. Old Business**

None

**6. Public Hearings**

- a. **Case #20-02-CUP: Celco Partnership d/b/a Verizon Wireless (District #2: Powhatan Station/Graceland)** requests a conditional use permit (CUP to permit a telecommunications tower (up to 200 feet in height) within the Agricultural-10 (A-10) zoning district, per Sec. 83-162 of the Zoning Ordinance of the County of Powhatan. The proposed use would be located at Tax Map Parcel #52-16 (3043 Moyer Road), which consists of 148.3 acres of land located on the south side of State Route 602 (Moer Road) between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive). The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation and Natural Conservation on the Countywide Future Land Use Map.

Mr. Pompei provided an overview of this request.

Prior the public hearing, members of the Planning Commission discussed the following:

- Land Disturbance. Members of the Planning Commission requested additional information on the area to be disturbed. The applicant noted that the limits of disturbance are shown on the site plan included with the application.
- Natural Buffer. The applicant requested that the proposed Tree Protection Easement (Condition #9) be modified to only include area that will be within the control of the applicant (the leased area). After discussion, the Planning Commission amended the recommended condition to address this request.

Dr. Brown opened the public comment period, reminding participants how they may indicate their interest in participating in this public comment period.

Mr. Pompei provided a summary of the following public comment, which was provided via written communication prior to the meeting:

- Harry Hunter (1160 Timber Trace Road) provided written comments in support of the CUP request, citing improved public safety and wireless service.

Seeing as there were no speakers, the public comment period was closed by Dr. Brown.

Planning Commission Meeting Minutes

---

June 2, 2020

After public hearing, Ms. Kingery made a motion to **recommend approval** of the request, with Condition #9 amended to require a 25-foot wide Tree Protection Area surrounding the fenced compound.

Dr. Brown, Mr. Hall, Ms. Hurt, Ms. Kingery, and Ms. Pendergast voted AYE

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

- b. **Case #20-02-REZC: Marshall and Laura Martin (District #5: Smiths Crossroads/Pineville/Tobaccoville)** request the rezoning of Tax Map Parcel #4-62C from General Commercial (C) to Crossroads (CR) with proffered conditions and amendment of the zoning district map of approximately 2.998 acres of land located on the north side of State Route 684 (Cartersville Road) approximately 0.35 miles east of State Route 629 (Trenholm Road) (5750 Cartersville Road). Proffered conditions restrict permitted uses and site access. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation (0.35 miles east of a designated crossroads at Pine Tree) on the Countywide Future Lane Use Plan.

Mr. Pompei provided an overview of this request.

Dr. Brown asked for more information about the possibility of an underground storage tank on the property. Mr. Pompei shared with the Planning Commission that the Virginia Department of Environmental Quality has stated that they will only require the removal of the underground storage tank if there is evidence of soil contamination.

Dr. Brown opened the public comment period, reminding participants how they may indicate their interest in participating in this public comment period.

Mr. Pompei provided a summary of the following public comment, which was provided via written communication prior to the meeting:

- Terry Adcock (5719 Cartersville Road) submitted written comments in favor of this request, with the proposed proffered conditions restricting commercial uses.

Seeing as there were no speakers, the public comment period was closed by Dr. Brown.

After the public hearing, Dr. Brown made a motion to **recommend approval** of the request, as presented.

Ms. Kingery seconded the request.

Dr. Brown, Mr. Hall, Ms. Hurt, Ms. Kingery, and Ms. Pendergast voted AYE

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

## 7. New Business

- a. Review: Proposed Elevations for Gas Station at Winterfield Place (Phase II)

Mr. Pompei gave an overview of the request and shared the proposed architectural elevations.

Planning Commission Meeting Minutes

June 2, 2020

Ryan Perkins (Kimley-Horn and Associates, Inc.) provided the Planning Commission with an overview of the additional architectural features that have been added in order to fit in with the character of the surrounding development.

Ms. Hurt made a motion to **approve** this request as presented.

Ms. Kingery seconded the request.

Dr. Brown, Mr. Hall, Ms. Hurt, Ms. Kingery, and Ms. Pendergast voted AYE

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

**8. Adjourn**

There being no further business, Dr. Brown adjourned the meeting at 6:52 PM.



Barbara Brown  
Chairman



Andrew Pompei  
Planning Director