

Planning Commission Meeting Minutes

July 2, 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, JULY 2, 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

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 #19-03-PB, a Development Design Pattern Book request for Tax Map #43C-4-2, be added to the agenda under *New Business*. The agenda was amended to add consideration of Case #19-03-PB as Item #7a (*New Business*).

b. Approval of Minutes

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on June 4, 2019.

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

Ms. Carmack and Mr. Walker abstained, since they were not present at the meeting on June 4, 2019.

VOTE 3-0-2
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

None.

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7. New Business

- a. Case #19-01-PB: A request by Richard Gallier Jr. for approval of a Development Design Pattern Book for Tax Map #43C-4-2, which is located on Standing Ridge Drive in the Oakbridge Industrial Park.

Mr. Pompei provided an overview of the request.

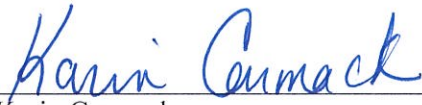
Ms. Carmack motioned to approve the request.

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

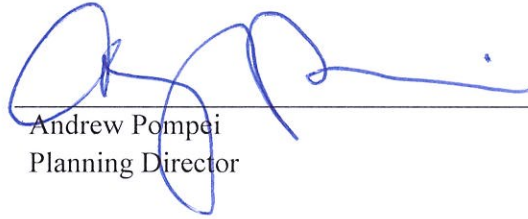
VOTE 5-0
MOTION Passed

8. Adjourn

There being no further business, Mr. Van Gelder adjourned the meeting at 7:06 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, JULY 2, 2019 AT 7:09 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

1. Call to Order

Ms. Carmack called the meeting to order at 7:09 PM, following adjournment of the regular Planning Commission meeting held on July 2, 2019.

2. Discussion: Solar Energy Farms

Mr. Pompei provided an overview of the draft solar policy guidance memo from the Planning Commission. The Planning Commission briefly discussed the addition of language regarding steep slopes; the addition of language specifically calling for additional plantings to be native to the Piedmont Region; and the review of decommissioning plans. Following discussion, the Planning Commission endorsed the draft memo as presented.

3. Discussion: Case #19-05-CUP (Proposed Solar Energy Farm: Tax Map Parcel #37-23B)

Davis Plunkett, a representative for the applicant (Holocene Clean Energy), provided an overview of the conditional use permit request to members of the Planning Commission. During and following the presentation, members of the Planning Commission discussed the following:

- Specifics of the proposed project, including site selection, battery storage, and proposed buffers;
- The decommissioning plan and plans for providing a project surety; and
- The need for more information on environmental conditions and potential impact.

4. Discussion: Case #19-04-CUP (Proposed Solar Energy Farm: Tax Map Parcels #27-14, 27-14A, and 26-104)

Parker Sloan, a representative for the applicant (Cypress Creek Renewables) provided an overview of the conditional use permit request and changes since submitting the initial application. The Planning Commission discussed the following:

- Project siting and design, including the means of providing a vegetative buffer;
- Environmental conditions, including the location and avoidance of Prime Conservation Areas, as defined in the 2019 Long-Range Comprehensive Plan; and
- The need to provide more information on the decommissioning plan.

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5. Discussion: Case #19-04-REZC (Rezoning from Agricultural-10 to Commerce Center Planned Development and Village Residential Planned Development; Tax Map Parcels #43-61, 43-64, 43-64E, and Part of 43-63)

Representatives for the applicant provided an overview of the requested rezoning. Members of the Planning Commission discussed the following:

- Maximum project density and mix of housing types;
- Traffic impact analysis and proposed signalization options/alternatives; and
- Project details, including planned open space, utility connections, and proposed proffered conditions.

6. Discussion: Housekeeping Amendments (Article XII: Interpretations)

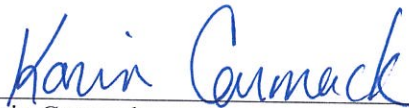
Members of the Planning Commission reviewed the draft amendment to Article XII: Interpretations in the Powhatan County Zoning Ordinance. After brief discussion, the Planning Commission asked staff to advertise a public hearing for this request, which will be held at the Planning Commission meeting on August 6.

7. Update: Pending Zoning Case

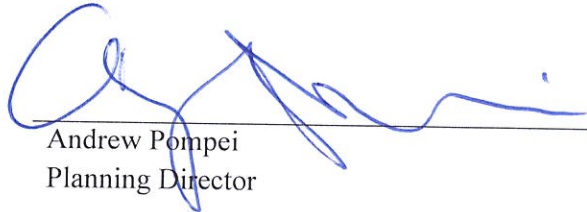
Members of the Planning Commission briefly discussed pending zoning cases that have been filed and will soon be presented to the Planning Commission.

8. Adjourn

Ms. Carmack adjourned the workshop at approximately 8:55 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director