

Planning Commission Meeting Minutes

March 2, 2021

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, TUESDAY, MARCH 3, 2021 AT 6:00 PM

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|---------------------------------------|---|
| Planning Commissioners Present | Vicki Hurt, District 1 Bobby Hall, District 3 Amy Kingery, District 2 Jane Pendergast, District 4 Barbara Brown, District 5 |
| Planning Commissioners Absent | None |
| Staff Members Present | Andrew Pompei, Planning Director Thomas Lacheney, County Attorney Ed Howland, Principal Planner Alyson Oliver, Planner II |

1. Call to Order

Ms. Hurt called the meeting to order at 6:00 PM and shared instructions on how members of the public participating in the meeting virtually can indicate their interest in speaking during the public hearing portions of the agenda.

2. Invocation

Mr. Hall gave the invocation.

3. Adoption of Agenda

Ms. Hurt made a motion to adopt the agenda, as presented.

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

**VOTE 5-0
MOTION Passed**

4. Administrative Items

a. Approval of Minutes: February 2, 2021 (Regular Meeting + Workshop)

Ms. Kingery made a motion to adopt the minutes with minor changes.

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

**VOTE 5-0
MOTION Passed**

5. Public Comment Period

Ms. Hurt opened the public comment period, reminding members of the public that were participating virtually on how they may indicate their interest in participating in this public comment period.

Seeing no one wishing to speak, Ms. Hurt closed the public comment period.

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6. Old Business

None

7. Public Hearings

- a. **Case #21-01-REZC: W. Michael Potter and Richard W. Smith (District #4: Powhatan Courthouse/Mt. Zion)** request the rezoning of Tax Map Parcel #26B1-1-10 from Agricultural-10 (A-10) to Village Center Planned Development (VC-PD) with proffered conditions and amendment of the zoning district map of approximately 9.757 acres of land located on the south side of State Route 13 (Old Buckingham Road) approximately 1,400 feet west of State Route 687/1007 (Mann Road) (4000 Block of Old Buckingham Road). Proffered conditions address adherence to a textual statement and conceptual plan; building elevations; trail construction; maximum number of residential units (30); size and configuration of residential units; and signage. A mix of residential (up to 30 attached units) and commercial uses is proposed. The 2019 Long-Range Comprehensive Plan designates the subject property as Village Center (Courthouse Village Special Area Plan) on the Countywide Future Land Use Plan, with recommended residential densities of four (4) to eight (8) units per acre.

Mr. Pompei gave an overview of the project.

Ms. Hurt invited the applicant to present additional information about the project and asked if the applicant had brought any material samples or visuals to the meeting. Rick Smith, a representative for the applicant, responded that they had not brought any material samples or visuals to this meeting, but that they are available to help answer any questions about the project.

Ms. Pendergast requested that the applicant consider limiting one of the entrances to the property to trucks/delivery only. The applicant agreed to this limitation.

Ms. Hurt asked Mr. Pompei if the applicant was proposing enough parking to meet the county ordinances. Mr. Pompei affirmed that the applicant is proposing enough parking.

Mr. Hall suggested that the Planning Commission look into the county's entrance spacing standards at a later date.

Ms. Hurt opened the public hearing.

Carl Schwendeman (1727 Theresa Lane) asked that the county consider expanding the sidewalk network along county-owned land in conjunction with this project, if approved.

Seeing no other people wishing to speak, Ms. Hurt closed the public comment period.

Ms. Kingery made motion to approve the request, as presented. Dr. Brown seconded the motion.

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

VOTE 5-0

MOTION Passed

Ms. Kingery made a motion to approve requested waiver from the intersection spacing standards, with the condition that the western entrance be constructed as a right-in only with a sign restricting access to truck/delivery traffic only. Ms. Pendergast seconded the motion.

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

VOTE 5-0

MOTION Passed

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8. New Business

None

9. Public Comment Period

Ms. Hurt opened the public comment period for a second time, due to technical issues at the beginning of the meeting.

Carl Schwendeman (1727 Theresa Lane) asked the county to consider extending sidewalks along Old Buckingham Road within the village area.

Seeing no other people wishing to speak, Ms. Hurt closed the public comment period.

10. Workshop

a. Discussion: 2020/2021 Comprehensive Plan Update T

Mr. Pompei gave an overview of the public comments received on the Comprehensive Plan Update, as well as an overview of how the public comment period was promoted. Comments provided during the public comment period were included in the agenda packet for the meeting.

The Planning Commission discussed the following:

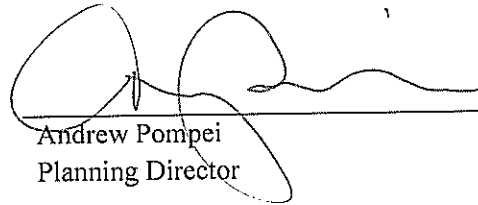
- *Commercial Nodes.* The Planning Commission decided to remove the commercial node located at the intersection of Page Road and U.S. Route 60, near the county line. The underlying land use designations remained unchanged.
- *Housing Options.* The Planning Commission discussed ways in which more housing options can be introduced to the county, specifically focusing on mixed-use/diverse housing options with designated growth areas.
- *Traffic Improvements.* The Planning Commission discussed emphasizing that any new development should address the resulting impact on traffic by making appropriate transportation improvements.

11. Adjourn

There being no further business, Ms. Hurt adjourned the meeting at approximately 8:05 PM.



Vicki Hurt
Chairman



Andrew Pompei
Planning Director