

Planning Commission Meeting
April 5, 2022

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, APRIL 5, 2022, AT 6:00 PM.

Planning Commissioners Present Vicki Hurt, District 1 (Chair),
Darlene Bowlin, District 2,
Bobby Hall, District 3,
Jane Pendergast, District 4,
Barbara Brown, District 5 (Vice-Chair)

Planning Commissioners Absent None

Staff Members Present Thomas Lacheney, County Attorney's Office
Jonas Eppert, Planner
Frank Hopkins, Planning Director

1. Call to Order

Chairman Hurt called the meeting to order at approximately 6:00 PM.

2. Invocation

Dr. Barbara Brown conducted the invocation.

3. Adoption of Agenda

a. Request to Postpone Action/Amend the Agenda

Chairman Hurt made a motion to **accept** the agenda as presented.

Dr. Brown seconded the motion.

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

VOTE 5-0

MOTION PASSED

4. Administrative Items

a. Approval of Minutes: February 1, 2022 (Regular Meeting)

Chairman Hurt stated that a sentence on page seven should say, "or" instead of "of".

She corrected a sentence on page 9 that should say, "would be a lawful nonconforming use".

Planning Commission Meeting
April 5, 2022

Chairman Hurt made a motion to accept the minutes as amended.

Dr. Brown seconded the motion.

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

VOTE 5-0
MOTION PASSED

b. Approval Minutes: March 1, 2022 (Regular Meeting)

Chairman Hurt suggested that the additional information about the public comment period should be taken out. She asked that Mr. Wood's comment be verified.

Dr. Brown pointed out that a sentence on page 18 should say "than" rather than "then". She also stated that case #22-02-AZ should say "management" not "man".

Dr. Brown made a motion to approve the minutes as amended.

Mr. Hall seconded the motion.

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

VOTE 5-0
MOTION PASSED

5. Public Comment Period

Chairman Hurt opened the public comment period.

[Sharon Yarns, 1917 Fair Oaks Road](#), welcomed Ms. Bowlin to the Planning Commission.

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

6. Old Business

None.

7. Public Hearing

- a. **Case #22-01-AFD:** Roger Walker has requested that tax map parcel #50-27 be added to the Appomattox River AFD. The proposed addition is approximately 24.5 Acres in size and will be added to the 1,083.14 Acres already incorporated into the AFD. The parcel is located along the Appomattox River and is adjacent to Tax Map Parcel #51-3 which is included in the core of the Appomattox River AFD. Tax Map Parcel #50-

Planning Commission Meeting
April 5, 2022

27 is located near the southeast end of Worsham Rd. The parcel is currently zoned Agricultural-10 (A-10) and resides in Electoral District #4: Powhatan Courthouse/Macon.

Mr. Eppert gave a brief overview. He explained that there would be a 23.5-acre addition to the existing AFD. He stated that when a piece of land is designated as AFD it limits the use of that land for 4-10 years or the duration of the existing district's lifespan.

Chairman Hurt opened the public comment period.

[Terry Adcock, 5719 Cartersville Road](#), stated that she is a member of the Powhatan County AFD Committee and explained that they created an advisory committee and outreach committee. She explained that the Committee had passed out flyers which resulted in two new inquiries and expressed her hope for more to come in the future.

[Max Timberlake, 1479 Dorset Road](#), represented the Powhatan Farm Bureau Federation. He reemphasized the importance of the project and congratulated the members of the AFD Committee for their hard work.

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

Mr. Lacheney explained that the only difference between AFD and Land Use is that Land Use requires you to reapply every two years whereas an AFD is automatic.

Dr. Brown made a motion to recommend approval of Case #22-01-AFD submitted by Roger Walker to add tax map number 15-27 to the Appomattox River agricultural and forestall district.

Ms. Bowlin seconded the motion.

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

VOTE 5-0
MOTION PASSED

- b. **Case #22-02-AFD:** Kathy Toombs has requested that tax map parcel #50-27A be added to the Appomattox River AFD. The proposed addition is approximately 24.5 Acres in size and will be added to the 1,083.14 Acres already incorporated into the AFD. The parcel is located along the Appomattox River and is approximately 400

Planning Commission Meeting
April 5, 2022

feet west of #51-3 which is included in the core of the Appomattox River AFD. Tax map parcel #50-27A is located near the southeast end of Worsham Rd. This parcel is within a mile of the already established Appomattox River AFD and would be contiguous if Tax Map Parcel #50-27 were to be added to the AFD. The parcel is currently zoned Agricultural-10 (A-10) and resides in Electoral District #4: Powhatan Courthouse/Macon.

Mr. Eppert gave a brief overview. He stated that the requested AFD is adjacent to the property and within a mile of the existing AFD.

Chairman Hurt opened the public comment period.

[Max Timberlake, 1479 Dorset Road](#), reiterated his support and thanked the Planning Commission for their support as well.

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

Mr. Hall made a motion to recommend approval of Case #22-02-AFD submitted by Kathy Tombs to add tax map 50-27A to the Appomattox River agricultural and forestall district.

Dr. Brown seconded the motion.

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

VOTE 5-0
MOTION PASSED

8. New Business

There was no new business.

Chairman Hurt welcomed the new member of the Planning Commission, Ms. Bowlin, to their team.

Mr. Eppert introduced himself as a new staff member as well.

9. Adjourn

Chairman Hurt stated that the next meeting would be held on Monday, May 9th and 6:00 PM. Chairman Hurt adjourned the meeting at approximately 6:24 PM.

Vicki Hurt
Chairman

Frank Hopkins
Planning Director