



POWHATAN COUNTY PLANNING COMMISSION

Agenda: Regular Meeting

Tuesday, April 6, 2021

6:00 PM

Powhatan Village Building Auditorium
3910 Old Buckingham Road

MEETING PROCEDURE AND PUBLIC PARTICIPATION

All Planning Commission meetings are open to the public and interested persons may participate on the day and time specified above.

In addition to participating in person, members of the public may participate remotely by electronic means by joining a webinar at <https://us02web.zoom.us/j/89655087654> or by dialing in by phone at 1-929-205-6099 OR 1-312-626-6799, then typing in the webinar ID 896 5508 7654. During the public comment period, participants may raise their hand using the zoom controls on the computer screen, or (if dialing in) by pressing *9 on a phone (instructions will also be posted at powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings).

The meeting may be watched live at powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings.

Copies of the proposed plans, ordinances, and amendments may be reviewed in the Department of Community Development in the Powhatan County Administration Building (3834 Old Buckingham Road) between 8:30 AM and 5:00 PM of each business day by appointment only. Copies of staff reports are available prior to the Public Hearing upon request and will be available online at least five (5) days prior to the meeting at <http://powhatanva.gov/agendacenter>. Please call (804) 598-5621 with any questions.

AGENDA ITEMS

1. Call to Order

Ms. Vicki Hurt (Chair)

2. Invocation

Mr. Bobby Hall (Vice Chair)

3. Adoption of Agenda

a. Request to Postpone Action/Amend the Agenda

4. Administrative Items

a. Approval of Minutes: March 2, 2021 (Regular Meeting + Workshop) ([p. 3](#))

5. Public Comment Period

At this time, the Planning Commission will hear citizen comments on matters not scheduled for a public hearing that involve the services, policies, and affairs of Powhatan County government related to planning or land use issues.

6. Old Business

None

7. Public Hearings

- a. **Case #21-02-REZ: Michael C. Woody (District #1: Subletts/Manakin/Flat Rock)** requests the rezoning of Tax Map Parcel #43-25A from General Commercial (C) to Commerce Center (CC) and amendment of the zoning district map of approximately 1.3 acres of land located on the north side of U.S. Route 60 (Anderson Highway) at its intersection with Douthit Court (1701 Douthit Court). This request is being made to allow a contractor's office on the subject property. The 2019 Long-Range Comprehensive Plan designates the subject property as Commerce Center (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Plan. ([p. 6](#))
- b. **Case #21-03-REZ: Other Side LLC (District #2: Powhatan Station/Graceland)** requests the rezoning of Tax Map Parcel #53-110 from Commerce Center (CC) to Rural Residential-5 (RR-5) and amendment of the zoning district map of approximately 7.53 acres of land located on the south side of State Route 604 (Genito Road), approximately 500 feet east of its intersection with State Route 622 (Dorset Road). This request is being made to allow residential uses (single-family dwelling) on the subject property. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Future Land Use Plan. ([p. 28](#))
- c. **2021 Long-Range Comprehensive Plan: The County of Powhatan** requests review and adoption of the proposed 2021 Long-Range Comprehensive Plan, which includes the Countywide Future Land Use Plan and the Major Thoroughfare Plan. The Long-Range Comprehensive Plan is a general guide for public officials, citizens, and other stakeholders regarding the physical development of Powhatan County, establishing a framework for decision-making. §15.2-2223 of the Code of Virginia requires that every governing body adopt a Long-Range Comprehensive Plan. The current Powhatan County Long-Range Comprehensive Plan was adopted on June 24, 2019. ([p. 42](#))

8. New Business

- a. None

9. Workshop

- a. Planning Commission: Year #1 Recap/Lessons Learned ([p. 71](#))

10. Adjourn

Next Regular Meeting: Tuesday, May 4, 2021 (6:00 p.m.)

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

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.

March 2, 2021

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**

March 2, 2021

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.
- 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



Powhatan County Planning Commission Agenda Item

Meeting Date: April 6, 2021

Agenda Item Title: **Case #21-02-REZ: Michael C. Woody (District #1: Subletts/Manakin/Flat Rock)** requests the rezoning of Tax Map Parcel #43-25A from General Commercial (C) to Commerce Center (CC) and amendment of the zoning district map of approximately 1.3 acres of land located on the north side of U.S. Route 60 (Anderson Highway) at its intersection with Douthit Court (1701 Douthit Court). This request is being made to allow a contractor's office on the subject property. The 2019 Long-Range Comprehensive Plan designates the subject property as Commerce Center (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Plan.

Motion: In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the request submitted by Michael C. Woody to rezone Tax Map Parcel #43-25A, totaling 1.3 acres, from General Commercial (C) to Commerce Center (CC).

Dates Previously Considered by PC: None

Summary of Item: Michael C. Woody is requesting to rezone Tax Map Parcel #43-25A (1701 Douthit Court) in eastern Powhatan County from General Commercial (C) to Commerce Center (CC). The subject property, which is located within Countyline Commercial Park, has an existing commercial building. The applicant is planning to operate a contractor's office (with indoor storage) within the existing building. A contractor's office is currently not permitted within the C zoning district, but it is a permitted use within the CC zoning district.

Staff: Approve Disapprove See Comments

Attachments: Staff Report
Application Materials

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

If Planning Commission members have questions, please call the staff / contact prior to the meeting.



Case #21-02-REZ Woody

Request to Rezone Tax Map Parcel #43-25A from
General Commercial (C) to Commerce Center (CC)
Staff Report Prepared for the Planning Commission
April 6, 2021

I. PUBLIC MEETINGS

Planning Commission April 6, 2021 Public Hearing

II. GENERAL INFORMATION

Request	Rezone to Commerce Center (CC)
Existing Zoning	General Commercial (C)
Parcel ID#	43-25A
Total Area	1.3
Proposed Density	No Residential Units Proposed
Proposed Use	Contractor's Office (with Indoor Storage)
Applicant	Michael C. Woody
Owners	Paschal and Barbara Zambito
Location of Property	1701 Douthit Court Northwest Corner of Intersection of U.S. Route 60 (Anderson Highway) and Douthit Court
Electoral District	(1) Subletts/Manakin/Flat Rock
2019 Land Use Plan Recommendation	Commerce Center (Route 60 Corridor East Special Area Plan)

III. EXECUTIVE SUMMARY

Michael C. Woody is requesting to rezone Tax Map Parcel #43-25A (1701 Douthit Court) in eastern Powhatan County from General Commercial (C) to Commerce Center (CC). The subject property, which is located within Countyline Commercial Park, has an existing commercial building. The applicant is planning to operate a contractor's office (with indoor storage) within the existing building. A contractor's office is currently not permitted within the C zoning district, but it is a permitted use within the CC zoning district.

IV. PROPERTY DESCRIPTION

Location

The subject property is in eastern Powhatan County at the intersection of U.S. Route 60 (Anderson Highway) and Douthit Court. An existing commercial building, which is located within Countyline Commercial Park, faces U.S. Route 60 (Anderson Highway).



Existing Conditions

There is an existing building on the property that has been used for commercial purposes. The original structure dates to 1944 and has been expanded to approximately 8,200 square feet to accommodate additional office/warehouse space.



View of Subject Property from U.S. Route 60 (Anderson Highway)

Community Character

The subject property is located along the U.S. Route 60 corridor near the Chesterfield County line. Most surrounding properties are occupied by commercial uses or are zoned to accommodate commercial and/or light industrial uses. Some of these properties are located within established business parks, including Countyline Commercial Park and Oakbridge Industrial Park.

Surrounding Uses

Direction	Zoning	Uses
North	General Commercial (C)	<ul style="list-style-type: none"> • Vacant Land • Mix of Commercial Uses (Countyline Commercial Park)
South	General Commercial (C)	<ul style="list-style-type: none"> • Vacant Land • Mix of Commercial/Light Industrial Uses (Oakbridge Industrial Park)
East	General Commercial (C)	<ul style="list-style-type: none"> • Commercial Use (Automotive Sales)
West	General Commercial (C) Commerce Center (CC)	<ul style="list-style-type: none"> • Vacant Land • Commercial Uses

V. PROJECT ANALYSIS

Current Zoning

The subject property is zoned General Commercial (C).

The applicant is proposing to use the property as a *contractor's office*, which is a conditional use within the C zoning district [Sec. 83-282(22)].¹

The C zoning district is classified as a *Transition Base District*. Per Sec. 83-340, it is “intended and expected that lands within these transition base districts gradually will be rezoned to one of the other base or planned development districts established in this chapter that better reflect the comprehensive plan's land use classifications and objectives.”

Zoning History

Case No.	Description	Approval Date
99-07-CUP	Conditional Use Permit: Office/Warehouse	May 10, 1999
00-04-SPA	Site Plan: Construction of New Warehouse + Related Improvements Behind Existing Building	March 13, 2000
18-09-AZ	Rezoning: Residential-Commercial (R-C) to General Commercial (C)	April 24, 2019

¹ On August 27, 2018, the Powhatan County Board of Supervisors approved an ordinance amendment (Case #18-01-AZ: Ordinance #O-2018-06) that changed the list of permitted and conditional uses within the C Zoning district. This amendment changed *contractor's office* from a permitted to conditional use.

Requested Zoning

The applicant is proposing to rezone the subject property to Commerce Center (CC), which is classified as a *Village Growth Area District*. The purpose of the CC zoning district [Sec. 83-240(A)] of the zoning ordinance, is as follows:

The purpose of the Commerce Center (CC) District is to accommodate a wide range of retail, service, office, and institutional uses that provide goods and services serving the residents and businesses in the community at large (e.g., most retail sales and services uses, small- to medium-sized shopping centers, restaurants, office buildings, recreational and entertainment uses, hotels, places of worship, medical clinics). The district is also intended to accommodate low-impact light industrial uses. Design standards are intended to ensure uses and development are pedestrian-friendly and relate to the street, and are compatible with surrounding development.

The dimensional standards for the CC zoning district are as follows [Sec. 83-240(C)]:

CC Intensity and Dimensional Standards [Sec. 83-240(C)]		
Lot Area (Minimum)	10,000 square feet	
Lot Width (Minimum)	60 ft.	
Density (Maximum)	N/A (No Residential Uses Permitted)	
Lot Coverage (Maximum)	60%	
Gross Floor Area (Maximum)	N/A	
Structure Height (Maximum)	35 ft.	
Front Yard Depth (Minimum)	Along Major Arterials (Excluding Limited Access Roads)	75 ft.
	Along Minor Arterial	50 ft.
	Along Rural Collector Roads	35 ft.
	Lots Abutting Internal/Local Roads	10 ft.
Side Yard Depth (Minimum)	N/A	
Rear Yard Depth (Minimum)	10 ft.	
Corner Yard Depth (Minimum)	10 ft.	

A variety of commercial uses are permitted within the CC zoning district. The applicant intends to use the existing building as a *contractor's office*, which is permitted by-right within the CC zoning district [Sec. 83-241(39)].²

² The existing building is considered a *nonconforming structure*, since it does not meet the minimum front yard requirements as measured from U.S. Route 60 (Anderson Highway) [Sec. 83-502]. The minimum front yard within the C zoning district is currently 75 feet. The structure is located 52.3 feet from the edge of the right-of-way of U.S. Route 60 (Anderson Highway). The original structure was built in 1944 (per property records), which was prior to adoption of the first zoning ordinance in Powhatan County.

Environment/Natural Resources

Agency Comments: Environmental Review (Powhatan County)

There does not appear to be any land disturbing activity on the property as a result of this request. Therefore, I have no adverse comments at this time.

Based on GIS, there are no streams, wetlands, or other significant natural features on the subject property. Elevations range from 320 to 328 feet, with the lowest elevations near the northwestern corner of the property.

Transportation

Agency Comments: Virginia Department of Transportation (VDOT)

VDOT provided the following comments (letter dated February 26, 2021):

- A site plan is not required to be submitted and approved as part of the construction process and a VDOT Land Use Permit is not required for any work except within the right-of-way.
- VDOT takes no exception to this request for the identified proposed use of this property.

Local Road Network

The subject property has frontage on U.S. Route 60 (Anderson Highway) and Douthit Court. The property is accessed from Douthit Court, with an existing entrance approximately 230 feet from U.S. Route 60 (Anderson Highway).

Roadway Characteristic	U.S. Route 60 (Anderson Highway)	Douthit Court
Functional Classification: VDOT	Other Principal Arterial	Not Accepted into State Secondary System
Functional Classification: Powhatan Co. Major Thoroughfare Plan	Major Arterial (Existing)	Local Street
Traffic Volume (AADT)	35,000 ³	N/A

The proposed *contractor's office* is not anticipated to generate additional traffic than other commercial uses that previously occupied the site.

³ Traffic volumes are from VDOT (2019) and represent the segment of U.S. Route 60 (Anderson Highway) between the Chesterfield County line and Stavemill Road/Luck Stone Road.

Utilities and Public Infrastructure

Agency Comments: Department of Public Works (Powhatan County)

The subject property (Tax Map Parcel #43-25A) is located within the Water and Wastewater Service District. The department has no further review comments.

Agency Comments: Virginia Department of Health

No comments received.

The subject property is currently served by a private well and septic system.

The subject property is located within the Water and Wastewater Service District. Public water and sewer lines are located along the opposite side (along the eastbound lanes) of U.S. Route 60 (Anderson Highway).

Public Safety

Agency Comments: Sheriff's Office (Powhatan County)

No comments at this time.

Agency Comments: Fire Department (Powhatan County)

No comments/issues at this time.

Development Requirements and Standards

Agency Comments: Building Inspections Department (Powhatan County)

A Change of Use (through a Tenant Upfit packet) will be needed along with the application fee of \$100.00.

A site plan has already been submitted and approved for the subject property (Case #00-04-SPA: Approved March 13, 2000).

The applicant is not proposing significant changes to the site. A site plan would be required if there is a significant expansion (increase square footage by 20 percent or 3,000 square feet) or a change in use that generates 50 or more cumulative external trip ends per day [Sec. 83-123(g)(3)].

VI. COMPREHENSIVE PLAN ANALYSIS

Countywide Future Land Use Plan

The *2019 Long-Range Comprehensive Plan* designates the subject property as *Commerce Center*. It is also located within the Route 60 Corridor East Special Area Plan.

Land Use: Commerce Center

The *Commerce Center* land use designation is described as follows (p. 96):

Commerce Centers should be established at targeted locations along the Route 60 Corridor to accommodate business and industrial development in a location conducive to both the local and regional markets. Commerce Centers should be well designed to accommodate these uses in a manner that has limited impact on the surrounding development, including but not limited to sustainable stormwater management practices, local roads, and open spaces.

The following uses are recommended within areas designated *Commerce Center* (p. 96):

- Offices
- Large-Scale Commercial/Retail
- Services
- Clean Manufacturing
- Distribution
- Warehousing
- Institutional Uses
- Parks, Open Space, Recreation

Within areas designated *Commerce Center*, the applicant is proposing a *contractor's office*.

CC is listed as an appropriate zoning district within areas designated *Commerce Center*.

The site is already developed, with the existing development reflecting many of the design recommendations for areas designated *Commerce Center*. On page 100 of the *2019 Long-Range Comprehensive Plan*, there are recommendations regarding desired design features for small-scale development within areas designated *Commerce Center*. The existing development aligns within many of these recommendations:

- Access to major thoroughfares is limited, with the site entrance off a local street (Douthit Court).
- The building exterior includes high-quality materials and design that reflect architectural features traditionally found in Powhatan County.
- Parking is located to the side and rear of the building.
- Storage will occur primarily indoors, so that materials will not be visible from adjacent streets.

VII. PUBLIC COMMENTS

As of March 24, 2021, no public comments have been submitted regarding this request.

VIII. STAFF RECOMMENDATION

The Department of Community Development **recommends approval** of the proposed rezoning for the following reasons:

- The proposal would facilitate the re-use of an existing building within a designated growth area (Route 60 Corridor East Special Area Plan).
- The proposal would accommodate commercial uses adjacent to a heavily-traveled thoroughfare (U.S. Route 60) in an area with existing commercial/light industrial development.
- The proposal would rezone property from a *Transition Base District (C)* to a *Village Growth Area District (CC)*.

IX. PROPOSED RESOLUTION

In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the request submitted by Michael C. Woody to rezone Tax Map Parcel #43-25A, totaling 1.3 acres, from General Commercial (C) to Commerce Center (CC).

Attachment(s)

1. Application
2. Vicinity Map
3. Zoning Map
4. Countywide Future Land Use Map



County of Powhatan,
Virginia
Rezoning Application

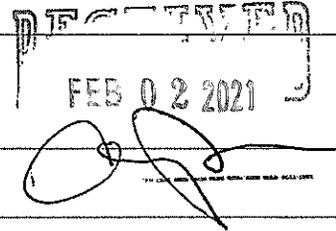
For Office Use Only

Case Number

21-02-REZ

Powhatan County, Virginia
Department of Community Development
3834 Old Buckingham Road: Suite F
Powhatan, VA 23139

Applicant Information	
Name of Applicant	Michael C. Woody
Mailing Address	6802 Hull Street Road North Chesterfield, VA 23224
Phone Number	804-347-9855
Email Address	april@bonairexteriors.com



Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	Paschal and Barbara Zambito
Mailing Address	1701 Douthit Court Powhatan, VA 23139 or 19025 Founders Knoll Terrace Midlothian, VA 23113
Phone Number	804-897-6026
Email Address	

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

Applicant Representative (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	April Woody
Mailing Address	6802 Hull Street Road North Chesterfield, VA 23224
Phone Number	804-674-6085 or 804-405-3990
Email Address	april@bonairexteriors.com

Parcel Information	
Tax Map Number	043-025A
Physical Address	1701 Douthit Ct.
General Description of Property Location	County Line Commercial Park
Election District	Flat Rock
Total Acreage	1.3
Current Zoning	Commercial (C)
Requested Zoning	Commerce Center (CC)
Acreage to Be Rezoned	1.3
Countywide Future Land Use: Land Use Designation	Commerce Center (CC)

Proposed Use	
Describe Proposed Use	Contractor Office with Warehouse (indoor) Supply Storage
Amount of Dedicated Open Space (Acreage + % of Site)	
If this request is approved, will new lots be created?	NO
If this request is approved, will new structures be constructed?	NO
Are there existing structures on the subject property?	NO
Will the proposed use connect to public water and/or sewer?	NO

A conceptual plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.

List of Adjacent Property Owners

Tax Map No.	Owner Name	Mailing Address
043A-2-1	Robinson Realty LLC	11130 Crooker Dr Richmond, VA 23235
043A-2-2	Willow Oak Real Estate, LLC	1710 Douthit Ct. Powhatan, VA 23139
043A-2-2A	Det Properties, LLC	1601 Shady Mist Ct. N. Chesterfield, VA 23235
043A-2-3	Ronald Joseph Biringer	1730 Douthit Ct. Powhatan, VA 23139
043A-2-4 & 043A-2-4A	Rolfe H and Julie D. Shifflett	2645 Judes Ferry Road Powhatan, VA 23139
043A-2-5	William S and Pamela W. Papa	1430 Anderson Highway Powhatan, VA 23139
043A-2-6	Paschal Zambito	1701 Douthit Ct. Powhatan, VA 23139
043-29	Oakbridge Corporation	1475 Oakbridge Ct. Powhatan, VA 23139
043-28B	Gallier/Smith Properties, LLC	c/o Gallier/Powhatan Prop, LLC Midlothian, VA 23113
043C-4-1	Duck Holdings, LLC	1417 Anderson Hwy Powhatan, VA 23139

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.

Statement of Validity of Information

Every applicant shall sign the following document to substantiate the validity of submitted information.

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant 

Name of Applicant (Printed) Michael C. Woody

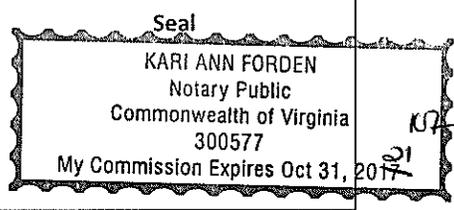
Commonwealth of Virginia
County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Michael C. Woody, whose name is signed to the above, on this 26th day of January 2021.

Notary Public 

Commission Expires 10/31/21

Notary Number 300577



Ownership Disclosure

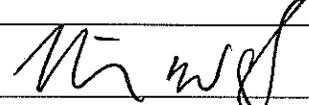
List below the names and addresses of all owners or parties in interest of the land subject to this request.

If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
Paschal Zambito	1701 Douthit Ct. Powhatan VA 23139 or 19025 Founders Knoll Terr. Midlothian VA 23113
Barbara Zambito	1701 Douthit Ct. Powhatan, VA 23139 or 19025 Founder Knoll Terr. Midlothian VA 23113

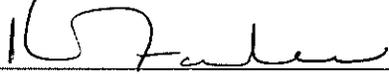
I, Michael C. Woody, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting rezoning for Tax Map 043-25A.

If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

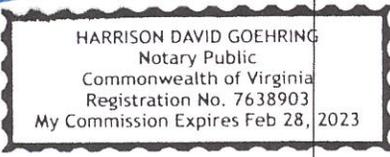
Signature of Applicant	
Name of Applicant (Printed)	Michael C. Woody

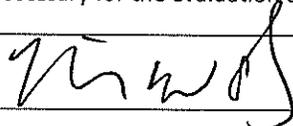
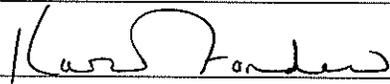
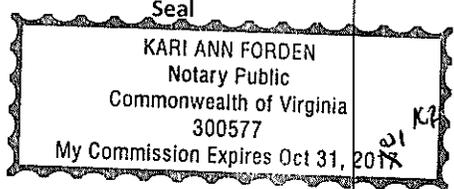
Commonwealth of Virginia
County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Michael C. Woody, whose name is signed to the above, on this 16th day of January 2021.

Notary Public		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Seal</p> <p>KARI ANN FORDEN Notary Public Commonwealth of Virginia 300577 My Commission Expires Oct 31, 20<u>21</u></p> </div>
Commission Expires	10/31/21	
Notary Number	300577	

Consent of Owner(s) to Rezoning Request	
If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the rezoning application and that the applicant may submit proffered conditions on the property owner's	
I, <u>Barbara Zambito</u> , am the owner of the property subject to this rezoning request and consent to the request submitted by <u>Michael C. Woody</u> (Applicant) to rezone Tax Map <u>043-25A</u> from <u>Commercial (C)</u> (Current Zoning District) to <u>Commerce Center (CC)</u> (Requested Zoning District).	
Signature of Owner	<i>Barbara J Zambito</i>
Name of Owner (Printed)	Barbara Zambito
Commonwealth of Virginia County of <u>Chesapeake</u> , to wit:	
Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by <u>Barbara Zambito</u> , whose name is signed to the above, on this <u>12th</u> day of <u>January</u> 20 <u>21</u> .	
Notary Public	<i>Harrison David Goehring</i>
Commission Expires	<u>2/28/2023</u>
Notary Number	<u>7638903</u>
Seal	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> HARRISON DAVID GOEHRING Notary Public Commonwealth of Virginia Registration No. 7638903 My Commission Expires Feb 28, 2023 </div>	

Consent of Owner(s) to Rezoning Request		
If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the rezoning application and that the applicant may submit proffered conditions on the property owner's		
I, <u>Paschal Zambito</u> , am the owner of the property subject to this rezoning request and consent to the request submitted by <u>Michael C. Woody</u> (Applicant) to rezone Tax Map <u>043-25A</u> from <u>Commercial (C)</u> (Current Zoning District) to <u>Commerce Center (CC)</u> (Requested Zoning District).		
Signature of Owner	<i>Paschal Zambito</i>	
Name of Owner (Printed)	Paschal Zambito	
Commonwealth of Virginia County of <u>Chesterfield</u> , to wit:		
Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by <u>Paschal Zambito</u> , whose name is signed to the above, on this <u>12th</u> day of <u>January</u> 20 <u>21</u> .		
Notary Public	<i>Harrison David Goehring</i>	Seal
Commission Expires	<u>2/28/2023</u>	
Notary Number	<u>7638903</u>	

Applicant's Permission for Inspection of Property		
I, <u>Michael C. Woody</u> , hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.		
Signature of Applicant		
Name of Applicant (Printed)	Michael C. Woody	
Commonwealth of Virginia County of <u>Powhatan</u> , to wit:		
Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by <u>Michael C. Woody</u> , whose name is signed to the above, on this <u>26th</u> day of <u>January</u> 20 <u>21</u> .		
Notary Public		
Commission Expires	10/31/21	
Notary Number	300577	



Bon Air Exteriors, Inc.

6802 Hull Street Road – North Chesterfield, VA 23224

Phone: 804-674-6085 - Fax: 804-674-4745

www.bonairexteriors.com

TRAFFIC INFORMATION

The space at 1701 Douthit Court, upon rezoning approval, will be used as a Contractor Office/Warehouse Storage for Bon Air Exteriors, Inc. (owned by Michael Woody).

Bon Air Exteriors installs roofing, siding and decking for new construction and remodeling projects. We currently employ 12 people that meet at the office daily to get their assignments and pick up their work vehicles. A minimum of 2 employees are in the office all day and the others travel to job sites and may come back for supplies. Our subcontracted crews come to pick up their job assignments every couple of days and could be at varied times throughout the day.

Our typical working hours are 7 AM to 4 PM Monday through Friday. Our busiest time for traffic will be weekdays between 7 and 8 AM as our staff starts the day.

Several of our employees currently live in Powhatan County so they will be coming East to our office. The others will come West from Chesterfield County.

The current owner (seller) used the location for sales and service of bank machines (coin sorters, money counters, etc.). They had 10 full-time and 2 part-time employees. Therefore, I believe that the traffic impact change will be minimal, if any.

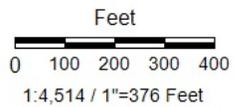
Powhatan County, Virginia

Legend

-  County Boundary
-  Parcels



Attachment #2: Vicinity Map (Case #21-02-REZ)



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Powhatan County is not responsible for its accuracy or how current it may be.

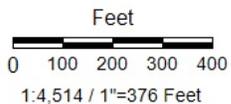
Powhatan County, Virginia

Legend

-  County Boundary
-  Parcels
- Zoning**
-  Agriculture A-10
-  Agricultural/Animal Confinement
-  Commerce Center Planned Development
-  Commerce Center
-  Commercial
-  Courthouse Square Center
-  Industrial - 1
-  Industrial - 2
-  Mining
-  Office
-  Residential - 2
-  Rural Residential 5
-  Residential Utility
-  Rural Residential
-  Village Center Planned Development
-  Village Center



Attachment #3: Zoning Map (Case #21-02-REZ)



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Powhatan County is not responsible for its accuracy or how current it may be.

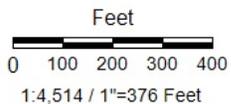
Powhatan County, Virginia

Legend

-  County Boundary
-  Parcels
-  Crossroads
-  Growth Area Boundaries
-  Rural Enterprise Zone Boundary
- Future Land Use**
-  Public Lands
-  Natural Conservation
-  Rural Preservation
-  Rural Residential
-  Low Density Residential
-  Village Residential
-  Village Center
-  Commerce Center
-  Economic Opportunity
-  Industrial



Attachment #4: Countywide Future Land Use Plan (Case #21-02-REZ)



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Powhatan County is not responsible for its accuracy or how current it may be.



Powhatan County Planning Commission Agenda Item

Meeting Date: April 6, 2021

Agenda Item Title: **Case #21-03-REZ: Other Side LLC (District #2: Powhatan Station/Graceland)** requests the rezoning of Tax Map Parcel #53-110 from Commerce Center (CC) to Rural Residential-5 (RR-5) and amendment of the zoning district map of approximately 7.53 acres of land located on the south side of State Route 604 (Genito Road), approximately 500 feet east of its intersection with State Route 622 (Dorset Road). This request is being made to allow residential uses (single-family dwelling) on the subject property. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Future Land Use Plan.

Motion: In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (approval / denial / deferral) of the request submitted by Other Side, LLC to rezone Tax Map Parcel #53-110, totaling 7.53 acres, from Commerce Center (CC) to Rural Residential-5 (RR-5).

Dates Previously Considered by PC: None

Summary of Item: Other Side, LLC is requesting to rezone Tax Map Parcel #53-110 (2301 Genito Road) in southeastern Powhatan County from Commerce Center (CC) to Rural Residential-5 (RR 5). There is an existing single-family dwelling on the subject property, which the applicant would like to use as a dwelling. A single-family dwelling is currently not permitted within the CC zoning district, but is permitted within the RR-5 zoning district.

Staff: Approve Disapprove See Comments

Attachments: Staff Report
Application Materials

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

If Planning Commission members have questions, please call the staff / contact prior to the meeting.



Case #21-03-REZ Other Side, LLC

Request to Rezone Tax Map Parcel #53-110 from
Commerce Center (CC) to Rural Residential-5 (RR-5)

Staff Report Prepared for the Planning Commission
April 6, 2021

I. PUBLIC MEETINGS

Planning Commission April 6, 2021 Public Hearing

II. GENERAL INFORMATION

Request	Rezone to Rural Residential-5 (RR-5)
Existing Zoning	Commerce Center (CC)
Parcel ID#	53-110
Total Area	7.53
Proposed Density	1 Dwelling Unit on 7.53 Acres
Proposed Use	Single-Family Residential
Applicant	Other Side, LLC
Owners	Other Side, LLC
Location of Property	2301 Genito Road One-tenth of mile east of the intersection of State Route 622 (Dorset Road) and State Route 604 (Genito Road)
Electoral District	(2) Powhatan Station/Graceland
2019 Land Use Plan Recommendation	Rural Residential

III. EXECUTIVE SUMMARY

Other Side, LLC is requesting to rezone Tax Map Parcel #53-110 (2301 Genito Road) in southeastern Powhatan County from Commerce Center (CC) to Rural Residential-5 (RR-5). There is an existing single-family dwelling on the subject property, which the applicant would like to use as a dwelling. A single-family dwelling is currently not permitted within the CC zoning district, but is permitted within the RR-5 zoning district.

IV. PROPERTY DESCRIPTION

Location & Existing Conditions

The subject property is in southeastern Powhatan County near the intersection of State Route 622 (Dorset Road) and State Route 604 (Genito Road). An existing single-family dwelling is located on the property. The colonial-style dwelling was constructed in 1910.

Vicinity Map



Existing Dwelling



Community Character

The subject property is located near the intersection of State Route 622 (Dorset Road) and State Route 604 (Genito Road), which is also known as the Dorset Crossroads. Most surrounding properties are occupied by single-family residential dwellings on two- to five-acre lots in the Genito West subdivision. There is a gas station and convenience store located to the northwest of the property. An active rail line runs along the western property line.

Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"> • Vacant Land
South	Single-Family Residential-2 (R-2)	<ul style="list-style-type: none"> • Single-Family Residential Dwellings 2- to 5-acre lots (Genito West Subdivision)
East	Single-Family Residential-2 (R-2)	<ul style="list-style-type: none"> • Single-Family Residential Dwellings 2-acre lots (Genito West Subdivision)
West	Agricultural-10 (A-10) General Commercial (C)	<ul style="list-style-type: none"> • Vacant Land/Former Industrial Use • Commercial Use (Gas Station/Convenience Store)

V. PROJECT ANALYSIS

Current Zoning

The subject property is zoned Commerce Center (CC).

The applicant is proposing to use the property as a *dwelling, single-family detached*, which is not a permitted use within the CC zoning district [Sec. 83-241-242].

Zoning History

Case No.	Description	Approval Date
94-05-REZ	Rezone from Agricultural-10 (A-10) to Residential-Commercial (R-C)	May 9, 1994
18-09-AZ	Rezoning: Residential-Commercial (R-C) to Commerce Center (CC) ¹	April 24, 2019

Requested Zoning

The applicant is proposing to rezone the subject property to Rural-Residential-5 (RR-5), which is classified as a *Rural District*. The purpose of the RR-5 zoning district [Sec. 83-180(A)] of the zoning ordinance, is as follows:

The purpose of the Rural Residential-5 district is to maintain the moderately low-density rural/suburban development patterns that define the rural character of the county's rural residential areas. Specifically, the district is intended to accommodate single-family detached homes at densities of one home per five or

¹ Case #18-09-AZ (O-2018-38) eliminated the Residential-Commercial (R-C) zoning district from the zoning ordinance. Per O-2018-38, “parcels of real property that have been zoned R-C after an owner/applicant-initiated rezoning request was approved by the Board of Supervisors ... the property, in its entirety, will be rezoned to CC.”

more acres. It may include complementary uses such as limited institutional uses (e.g., schools, public safety facilities, and places of worship), as well as residentially compatible agricultural, agri-business, agricultural/rural tourism, and silvicultural uses. The district is served by rural rather than urban level infrastructure. Lots may be laid out at a minimum of five acres per lot as of right.

The dimensional standards for the RR-5 zoning district are as follows [Sec. 83-180(C)]:

CC Intensity and Dimensional Standards [Sec. 83-240(C)]	
Lot Area (Minimum)	5 acres
Lot Width (Minimum)	215 ft.
Density (Maximum)	1 du / 5 acres
Lot Coverage (Maximum)	N/A
Structure Height (Maximum)	Lesser of 3 stories or 35 ft.
Front Yard Depth (Minimum)	75 ft.
Side Yard Depth (Minimum)	25 ft.
Rear Yard Depth (Minimum)	40 ft.
Corner Yard Depth (Minimum)	40 ft.

Single-family residential dwellings, as well as a small list of community/institutional uses, are permitted in the RR-5 zoning district. The applicant intends to use the existing single-family residential dwelling for residential purposes.

Environment/Natural Resources

Agency Comments: Environmental Review (Powhatan County)

No adverse comments.

Based on GIS, there are no streams, wetlands, or other significant natural features on the subject property. Elevations range from 304 to 340 feet, with the lowest elevations near the southwestern corner of the property.

Transportation

Agency Comments: Virginia Department of Transportation (VDOT)

The Virginia Department of Transportation takes no exception to this request for the identified proposed use of this property. A VDOT Land Use Permit is not required for any work except within the Right of Way.

Local Road Network

The subject property has frontage on State Route 604 (Genitor Road). The property is accessed by an existing driveway off State Route 604 (Genito Road).

Roadway Characteristic	State Route 604 (Genito Road)
Functional Classification: VDOT	Major Collector
Functional Classification: Powhatan Co. Major Thoroughfare Plan	Minor Arterial (Existing)
Traffic Volume (AADT)	1,900 ²

Utilities and Public Infrastructure

Agency Comments: Virginia Department of Health

No comments received.

Agency Comments: Department of Public Works (Powhatan County)

The property, Tax Map Parcel #53-110, is located outside of the Water and Wastewater Service District. The department has no further review comments.

The subject property is currently served by a private well and septic system.

Public Safety

Agency Comments: Fire Department (Powhatan County)

No comments/issues at this time.

Agency Comments: Sheriff's Office (Powhatan County)

No comments/issues at this time.

Development Requirements and Standards

Agency Comments: Building Inspections Department (Powhatan County)

Application indicates no changes and no new structure. Based on this information, no comments are noted by the Building Department.

² Traffic volumes are from VDOT (2019) and represent the segment of State Route 604 (Genito Road) between the Chesterfield County line and State Route 622 (Dorset Road) Road.

VI. COMPREHENSIVE PLAN ANALYSIS

Countywide Future Land Use Plan

The *2019 Long-Range Comprehensive Plan* designates the subject property as *Rural Residential* on the Future Land Use Map.

Land Use: Rural Residential

The *Rural Residential* land use designation is described as follows (p. 74):

Rural Residential areas should include semi-rural communities of single-family homes and small estate-type development. Subdivisions should be designed to respect natural features of the landscape and accommodate new residential growth. All future development within Rural Residential areas should follow the guidelines for conservation subdivisions, clustering lots on the most buildable land and preserving large areas of open space and natural features to help maintain a rural character.

The following uses are recommended within areas designated *Rural Residential* (p. 74):

- Residentially-Compatible Agribusiness, Silviculture, Boutique Agriculture, and Animal Husbandry (No Feed Lots)
- Agricultural/Rural Tourism
- Single-Family Residential Uses, primarily in the form of conservation subdivision design or medium-lot subdivisions
- Institutional Uses
- Parks and Recreational Uses

The applicant is proposing use the existing single-family dwelling as a residence, which is generally compatible with the uses described in the *2019 Long-Range Comprehensive Plan*.

Rural Residential-5 (RR-5) is listed as an appropriate zoning district for land designated *Rural Residential* on the Future Land Use Map.

VII. PUBLIC COMMENTS

As of March 26, 2021, no public comments have been submitted regarding this request.

VIII. STAFF RECOMMENDATION

The Department of Community Development **recommends approval** of the proposed rezoning for the following reasons:

- The proposal would facilitate the use of an existing, historic single-family residential dwelling in a rural area of the county.
- The proposal would rezone property from a *Village Growth Area District* (CC) to a *Rural District* (A-10) in an area designated as *Rural Residential* in the *2019 Long-Range Comprehensive Plan*.

- Residential uses on the subject property would be compatible with uses on surrounding properties, including adjacent properties within the Genito West subdivision.

IX. PROPOSED RESOLUTION

In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the request submitted by Other Side, LLC to rezone Tax Map Parcel #53-110, totaling 7.53 acres, from Commerce Center (CC) to Rural Residential-5 (RR-5).

Attachment(s)

1. Application
2. Zoning Map
3. Countywide Future Land Use Map



County of Powhatan,
Virginia
Rezoning Application

For Office Use Only	
Case Number	21-03-REZ

Powhatan County, Virginia
Department of Community Development
3834 Old Buckingham Road: Suite F
Powhatan, VA 23139

Applicant Information	
Name of Applicant	Other Side, LLC (Tom Musselman)
Mailing Address	P.O. Box 665 Powhatan, VA 23139
Phone Number	804-921-7906
Email Address	emailtom@stoneearthandwater.com

Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	
Mailing Address	
Phone Number	
Email Address	

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

Applicant Representative (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	Jayne Wood
Mailing Address	2405 Anderson Highway Powhatan, VA 23139
Phone Number	804-241-7468
Email Address	Jayne@JayneWood.com

Parcel Information	
Tax Map Number	053-110
Physical Address	2301 Genito Road Moseley VA 23120
General Description of Property Location	Genito Road + Dorset Road
Election District	
Total Acreage	7.53
Current Zoning	Commercial
Requested Zoning	RR5
Acreage to Be Rezoned	7.53
Countywide Future Land Use: Land Use Designation	

Proposed Use	
Describe Proposed Use	Residential Home
Amount of Dedicated Open Space (Acreage + % of Site)	
If this request is approved, will new lots be created?	No
If this request is approved, will new structures be constructed?	No
Are there existing structures on the subject property?	Yes
Will the proposed use connect to public water and/or sewer?	No

A conceptual plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.

List of Adjacent Property Owners

Tax Map No.	Owner Name	Mailing Address
0530-4-29	Dawn Sullivan	1079 Genito West Blvd. Moseley, VA 23120
0530-4-28	Nacine Miller	1071 Genito West Blvd Moseley, VA 23120
0530-4-27	Dennis Horner	2200 Westwood Pine Drive Moseley, VA 23120
0530-6-21	Eugene Ferriss	2206 Westwood Pine Drive Moseley, VA 23120
0530-6-20	Mark and Amber Rader	2210 Westwood Pine Drive Moseley, VA 23120

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.

Statement of Validity of Information

Every applicant shall sign the following document to substantiate the validity of submitted information.

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant

Thomas D. Musselman (The other side LLC)

Name of Applicant (Printed)

Thomas D. Musselman The other side LLC
president

Commonwealth of Virginia

County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Carey A. Conley, whose name is signed to the above, on this 15th day of March 20 21.

Notary Public

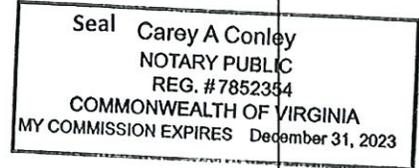
Carey A. Conley

Commission Expires

12-31-2023

Notary Number

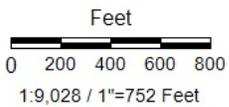
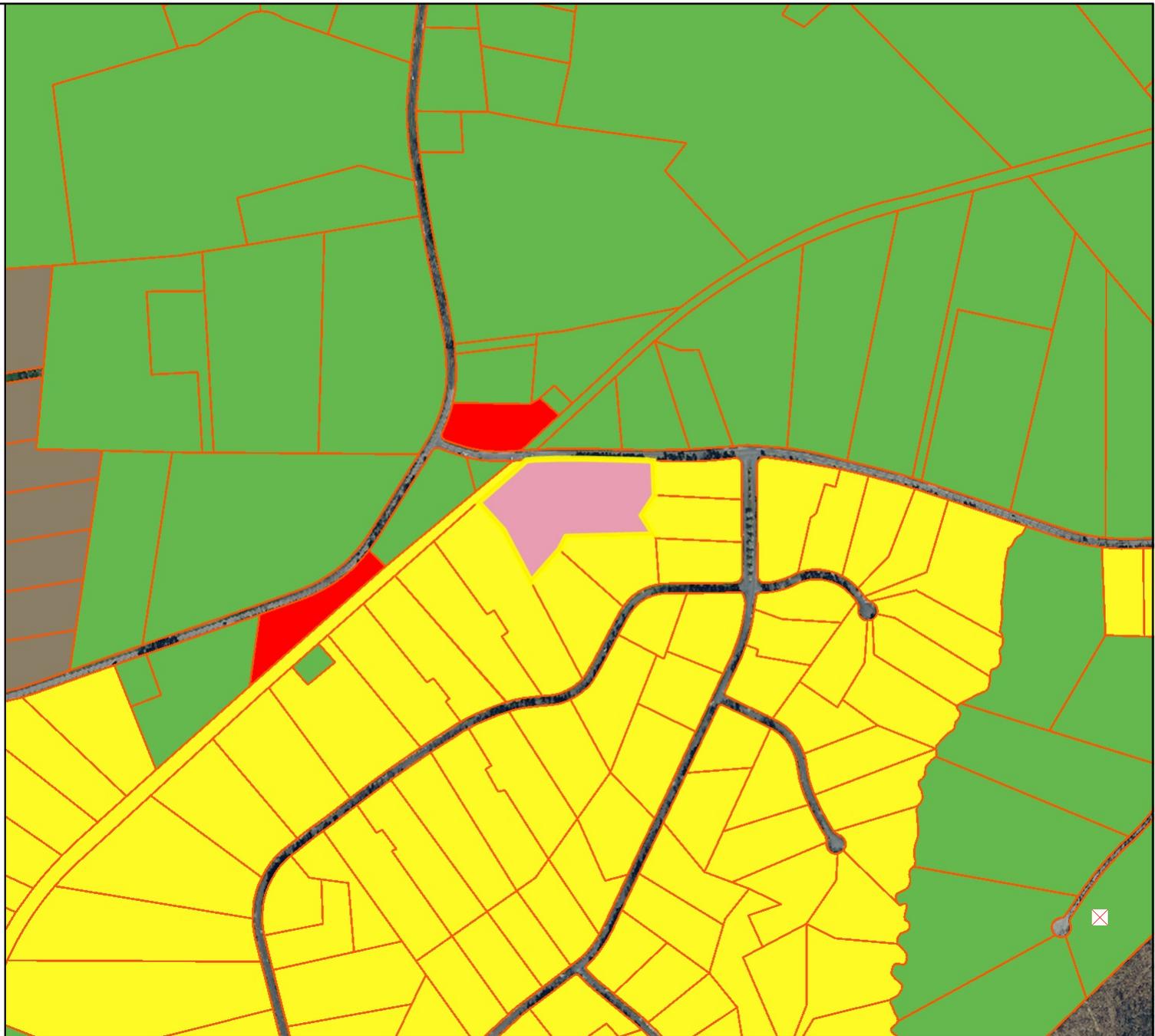
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Powhatan County

Legend

-  Parcels
- Zoning**
-  Agriculture A-10
-  Agricultural/Animal Confinement
-  Commerce Center Planned Development
-  Commerce Center
-  Commercial
-  Courthouse Square Center
-  Industrial - 1
-  Industrial - 2
-  Mining
-  Office
-  Residential - 2
-  Rural Residential 5
-  Residential Commercial
-  Residential Utility
-  Rural Residential
-  Village Center Planned Development
-  Village Center



Title: 21-03-REZ Zoning

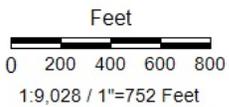
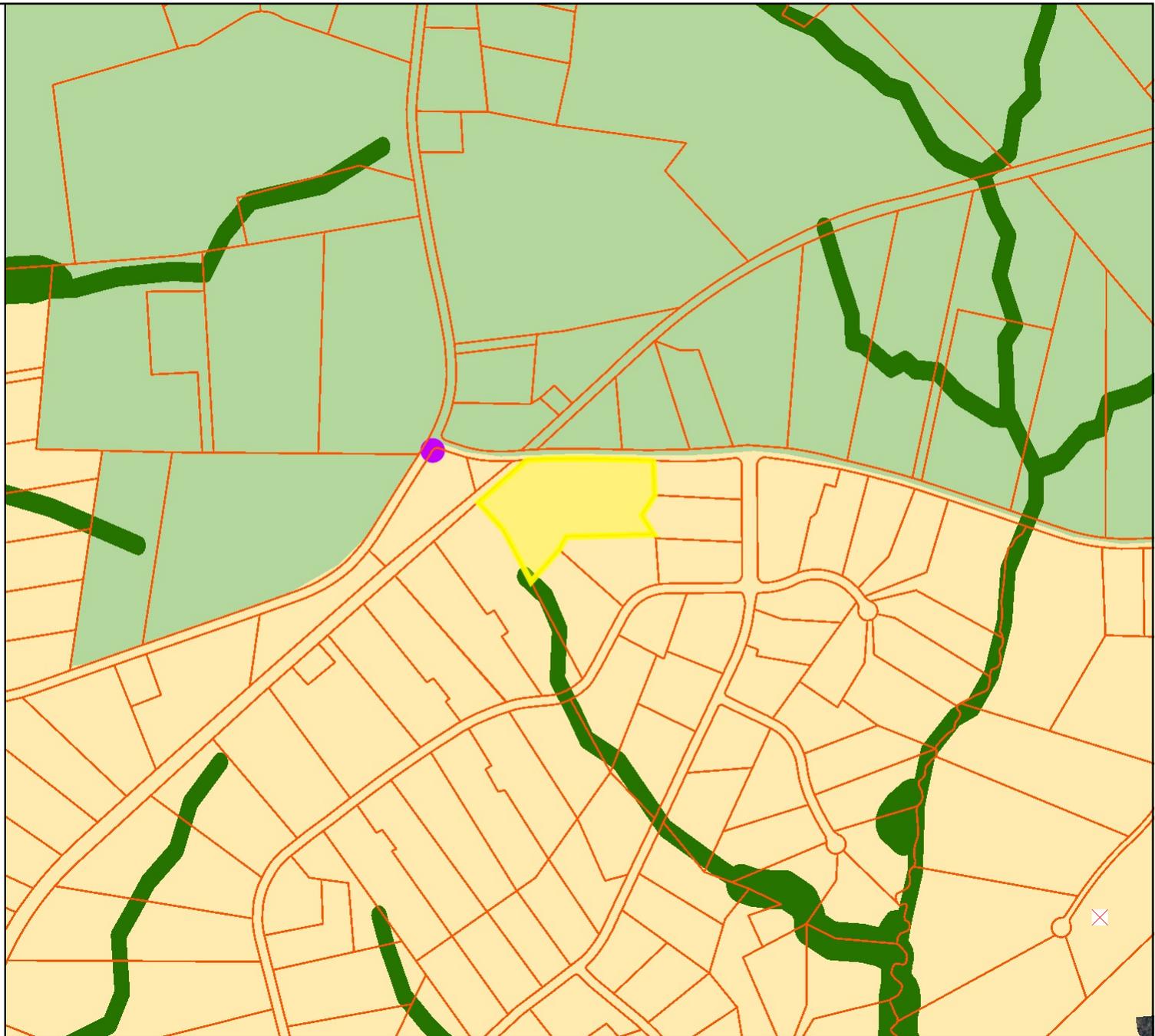
Date: 3/29/2021

DISCLAIMER: ALL INFORMATION DEPICTED ON THIS MAP SHALL BE TREATED AS CONFIDENTIAL INFORMATION AND SHALL ONLY BE USED FOR THE SOLE PURPOSE FOR WHICH IT WAS PROVIDED. ANY OTHER USE OF THIS MAP, OR THE INFORMATION INCLUDED THEREON, IS STRICTLY PROHIBITED. THE DATA SHOWN ON THIS MAP IS FOR INFORMATION PURPOSES ONLY. THIS MAP MAY NOT BE COPIED OR OTHERWISE MADE AVAILABLE TO ANY OTHER PARTY IN PAPER OR ELECTRONIC FORMAT.

Powhatan County

Legend

-  Parcels
-  Crossroads
-  Growth Area Boundaries
-  Rural Enterprise Zone Boundary
- Future Land Use**
-  Public Lands
-  Natural Conservation
-  Rural Preservation
-  Rural Residential
-  Low Density Residential
-  Village Residential
-  Village Center
-  Commerce Center
-  Economic Opportunity
-  Industrial



Title: 21-03-REZ Future Land Use Map

Date: 3/29/2021

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Powhatan County Planning Commission Agenda Item

Meeting Date: April 6, 2021

Agenda Item Title: **2021 Long-Range Comprehensive Plan:** The **County of Powhatan** requests review and adoption of the proposed 2021 Long-Range Comprehensive Plan, which includes the Countywide Future Land Use Plan and the Major Thoroughfare Plan. The Long-Range Comprehensive Plan is a general guide for public officials, citizens, and other stakeholders regarding the physical development of Powhatan County, establishing a framework for decision-making. §15.2-2223 of the Code of Virginia requires that every governing body adopt a Long-Range Comprehensive Plan. The current Powhatan County Long-Range Comprehensive Plan was adopted on June 24, 2019.

Motion: In accordance with § 15.2-2223 of the Code of Virginia and public necessity, convenience, and general welfare, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the draft *2021 Long-Range Comprehensive Plan* as presented.

Dates Previously Considered by PC: Joint Workshop with Board of Supervisors: September 22, 2020
Joint Workshop with Board of Supervisors: October 19, 2020
Workshop: November 4, 2020
Workshop: December 7, 2020
Regular Meeting: January 5, 2021
Workshop: January 12, 2021
Workshop: February 2, 2021
Workshop: March 2, 2021

Summary of Item: The *2019 Long-Range Comprehensive Plan* was adopted on June 24, 2019, after nearly three years of review by the Planning Commission and Board of Supervisors.

At its workshop on August 17, 2020, the Board of Supervisors expressed interest in updating the *2019 Long-Range Comprehensive Plan*. To begin this process, the Board of Supervisors held a series of joint workshops with the Planning Commission (September 22, 2020 and October 19, 2020).

The Planning Commission has been tasked with refining the Countywide Future Land Use Plan, especially within the Route 60 Corridor East and Courthouse Village special area plans. Possible changes were discussed at several workshops.

A public hearing regarding the draft document will be held on April 6, 2021. An electronic copy of the draft document can be found at <https://www.powhatanva.com/DocumentCenter/View/6121/Draft-Comp-Plan-3-10-2021>.

If Planning Commission members have questions, please call the staff / contact prior to the meeting.

Staff: Approve Disapprove See Comments

Attachments: Staff Report + Supporting Documents

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

If Planning Commission members have questions, please call the staff / contact prior to the meeting.



2021 Comprehensive Plan Update

Public Hearing
Staff Report Prepared for the Planning Commission
April 6, 2021

I. PUBLIC MEETINGS

Planning Commission	September 22, 2020	Joint Workshop w/ BOS
	October 19, 2020	Joint Workshop w/ BOS
	November 4, 2020	Workshop
	December 7, 2020	Workshop
	January 5, 2021	Workshop
	January 12, 2021	Workshop
	February 2, 2021	Workshop
	March 2, 2021	Workshop
	April 6, 2021	Public Hearing

II. BACKGROUND INFORMATION

- The comprehensive plan establishes a vision of what Powhatan County should look like in 20 to 30 years. It identifies objectives and strategies that can be implemented to realize the community's vision.
- The comprehensive plan addresses a variety of topics, including land use, housing, economic development, and natural resources.
- The comprehensive plan is an advisory document intended to guide zoning decisions and public investment. The Planning Commission and Board of Supervisors consider the plan's recommendations when evaluating different policies and proposals, including rezoning requests, conditional use permits, and the Capital Improvement Program (CIP).
- Per state law, every locality in Virginia must have a comprehensive plan [§ 15.2-2223].

III. UPDATE PROCESS

- *Current Comprehensive Plan*

The current comprehensive plan was adopted on June 24, 2019, after nearly three years of review by the Planning Commission and Board of Supervisors.

- *Initiation of Plan Update*

At its workshop on August 17, 2020, the Board of Supervisors expressed interest in updating the *2019 Long-Range Comprehensive Plan*. To begin this process, the Board of Supervisors held a series of joint workshops with the Planning Commission (September 22, 2020 and October 19, 2020). The Planning Commission was charged with focusing its efforts on reviewing *Chapter 8: Land Use and Community Character* (which includes the Countywide Future Land Use Plan) and *Chapter 9: Transportation*.

- *Planning Commission Review*

The Planning Commission reviewed data and discussed possible updates to the comprehensive plan at several workshops in late 2020 and early 2021. The Planning Commission solicited input from members of the public by promoting a public input period regarding the Countywide Future Land Use Plan (January 26, 2021 – February 15, 2021). A public hearing has been advertised and scheduled for April 6, 2021.

IV. SUMMARY OF DRAFT 2021 LONG-RANGE COMPREHENSIVE PLAN

Content

The draft 2021 Long-Range Comprehensive Plan addresses a variety of issues related to the growth and development of Powhatan County, including:

- Economic Development (Chapter 4)
- Housing (Chapter 5)
- Public Infrastructure and Facilities (Chapter 6)
- Natural Resources (Chapter 7)
- Cultural Resources (Chapter 7)
- Land Use and Community Character (Chapter 8)
- Transportation (Chapter 9)

The document identifies goals, objectives, and recommended strategies associated with each of the aforementioned issues. If implemented, recommended strategies can help Powhatan County realize the vision and goals set forth in the document.

An electronic copy of the draft *2019 Comprehensive Plan* can be downloaded at <https://www.powhatanva.com/DocumentCenter/View/6121/Draft-Comp-Plan-3-10-2021>.

Similarities to 2019 Long-Range Comprehensive Plan

Like the *2019 Long-Range Comprehensive Plan*, the draft *2021 Long-Range Comprehensive Plan*:

- Includes policy recommendations intended to preserve Powhatan County's rural character; and
- Directs new development to three growth areas (referred to as *Special Area Plans*) located in central and eastern Powhatan County (Route 711 Village, U.S. Route 60 Corridor East, and the Courthouse Village).

These high-level policies are reflected in the *Vision Statement* of the *2021 Long-Range Comprehensive Plan* (which was not changed as part of the update process):

Powhatan County will be a place where people can see the stars at night, be in touch with the land, and yet be able to work, live, play, shop, and learn without leaving the county.

Powhatan County will be a friendly, safe, and healthy place for people to live and work. It will have a good balance between growth and preservation. It will be primarily rural in character with a preserved natural environment and ample open spaces. The dominant rural character will be supplemented by mixed residential and business uses situated at defined locations primarily along the Route 60 Corridor and along Route 711 east of the Route 288 interchange. Development will utilize architectural features, landscaping, lighting, and other design elements that blend with the area's rural character.

These mixed-use clusters will provide economic development opportunities. They will provide employment opportunities for local residents to keep them from having to travel out of the county for jobs, and they will attract residents from outside the county to further help fund fiscally-responsible county services, including infrastructure and community facilities. They will also provide diverse housing options to complement the single-family uses that will continue to be prevalent in rural areas.

Updates/Changes

The Planning Commission, with support from the Department of Community Development, has focused on refining *Chapter 8: Land Use and Community Character* and *Chapter 9: Transportation* to reflect updated data; recommendations made in recently-completed plans/studies; “lessons learned” as part of recent zoning cases; and input provided by the public (either in-person at meetings/workshops or using the online comment form). Attachment #1 identifies different strategies the Planning Commission used to develop text and maps included within the *2021 Long-Range Comprehensive Plan*. Significant changes are summarized below.

Chapter 1: Introduction

- Updated demographics and other countywide statistics.

Chapter 2: Planning Background

- Updated information regarding previously-completed comprehensive plan and regional growth trends.

Chapter 3: Vision and Goals

- No changes made from *2019 Long-Range Comprehensive Plan*.

Chapter 4: Economic Development

- Updated statistics regarding major employers and jobs within Powhatan County.
- Added information regarding the role of agriculture in Powhatan County’s economy and overall character.

Chapter 5: Housing

- Updated data regarding different housing types and home sales.

Chapter 6: Infrastructure and Utilities

- Updated data regarding public infrastructure and facilities.

Chapter 7: Natural and Cultural Resources

- No changes made from *2019 Long-Range Comprehensive Plan*.

Chapter 8: Land Use and Community Character

- Updated and combined objectives:
 - Combined concepts within part of Objective LU.3 (which relate to conservation subdivisions) with language within Objective LU.2 (which relates to conservation subdivisions).
 - Reworded Objective LU.3 to better reflect the intent of that objective (which is to direct development to designated growth areas).
 - Reworded Objective LU.6 to differentiate it from Objective LU.7 (which addresses development within *Crossroads*), helping emphasize language in
-

other parts of the plan that encourages development within the Courthouse Village to reflect the existing character of that area.

- Revised land use designations shown on the Countywide Future Land Use Plan.
 - Revised and renamed land use designations to better reflect desired development types, with the Countywide Future Land Use Plan having ten land use designations:
 - Public
 - Natural Conservation
 - Rural Areas
 - Crossroads
 - Neighborhood Residential
 - Gateway Business
 - Economic Opportunity
 - Industrial
 - Village
 - Corridor Mixed Use

See Attachment #2 for a summary of each of these land use designations.

- Combined *Rural Residential* and *Rural Areas* into a new designation called *Rural Areas*, which has a maximum recommended residential density of one unit per ten acres.
 - Created two new mixed-use designations tailored to the unique character of the Courthouse Village Special Area Plan: *Village* and *Corridor Mixed Use*.
 - Removed the *Rural Enterprise Zone* designation, as there has been limited interest in that designation since it was added to the *2019 Long-Range Comprehensive Plan*.
 - Updated tables and lists to reflect the nomenclature of the revised land use designations.
 - Revised the descriptions of each land use designation to provide additional information regarding the desired form of development within each growth area. For example, added photos of exemplary existing development and provided description of *agrihoods* within *Neighborhood Residential* land use designation.
- Updated the description of the Route 60 Corridor East Special Area Plan, along with the Countywide Future Land Use Map.
 - Provided greater detail regarding site features (building architecture, parking, lighting, signage, etc.) that should be incorporated into development projects.
 - Identified *commercial nodes*, which are areas surrounding major intersections where it is appropriate for commercial developments to have greater visibility.
-

- Provided greater detail regarding the desired architectural design of new development within each *commercial node*.
 - Removed parcels along New Dorset Road between Dorset Road and Swift Creek (existing Genito Station subdivision) from the growth area (Route 60 Corridor East Special Area Plan).
 - Added residential land use designation to smaller parcels located between Powhatan High School and Old Church Road.
 - Removed parcels located along Page Road between Old Powhatan Estates and Stonehenge Farm Road from the growth area (Route 60 Corridor East Special Area Plan).
 - Changed parcels north/northeast of the Route 60/Page Road intersection (at Chesterfield County line) from residential land use designation to *Economic Opportunity*.
 - Updated the description of the Courthouse Village Special Area Plan, along with the Countywide Future Land Use Map.
 - Reduced the size of this designated growth area, leaving a gap between the core Courthouse Village and Plain View along Route 60 and Route 13 and removing portions of Fighting Creek Park.
 - Created two new mixed-use designations tailored to the unique character of the Courthouse Village Special Area Plan: *Village* and *Corridor Mixed Use*. Incorporated areas previously designated *Public* into these designations, as public uses and parks are listed as recommended uses within these areas.
 - Added section called *Primary Goals for Growth and Development*, which identifies the particular development-related goals for this particular growth area.
 - Added information regarding site features (building architecture, parking, lighting, signage, etc.) that should be incorporated into development projects within the core Courthouse Village and surrounding areas.
 - Provided additional information regarding desired pedestrian/bicycle infrastructure within the Courthouse Village Special Area Plan.
 - Updated the description of the Route 711 Village Special Area Plan to reflect the nomenclature of new land use designations.
 - Added section entitled *Primary Goals for Growth and Development* to align with the updated formatting for the other special area plans.
 - Changed areas designated *Village Center* (which is no longer used) to *Neighborhood Residential* and *Gateway Business* to reflect existing and approved land uses.
 - Added photos of example developments.
-

Chapter 9: Transportation

- Updated text to reference recently-completed studies.
- Added information about different stakeholders involved in road maintenance.
- Reworded description of key issues and added information about involvement in regional partnerships.
- Added information about VDOT's *Arterial Preservation Network*.
- Created a new section called *Measuring Capacity and Impacts to Local Roadways*, which includes information regarding roadway level of service (LOS)
- Inserted additional information regarding right-of-way dedication as part of new development.
- Created new section called *Multimodal Connections* (which includes section regarding bicycling in the 2019 Long-Range Comprehensive Plan). This section includes information regarding bicycle infrastructure, pedestrian infrastructure, and park and ride lots.
- Created new section called *Community Character*.
- Added table summarizing the cost of recommended projects.
- Revised description of priority levels (Short-Term Priorities, Long-Term Projects, and Visionary Projects), based upon estimated costs, project location, project status, potential impacts, and previously-completed funding applications
- Reorganized projects by type (Intersection Improvements, Thoroughfare Improvements, New Connections, and Multimodal Improvements). This categorization is similar to the format used by Goochland County in its *2018 Major Thoroughfare Plan*.
- Added projects recommended in recent studies and added new section detailing recommended pedestrian/bicycle improvements.

Chapter 10: Action Prioritization

- No significant changes made from *2019 Long-Range Comprehensive Plan*.

Chapter 11: Implementation Tools

- No significant changes made from *2019 Long-Range Comprehensive Plan*.
-

Relationship between the Countywide Future Land Use Plan and the Zoning Map

The Countywide Future Land Use Plan (Map 6: p. 61) shows what types of development may be appropriate in different parts of Powhatan County. Note that the zoning map and the Countywide Future Land Use Plan do not always align. While the zoning map indicates how landowners can legally use their properties today, the Countywide Future Land Use Plan is a visionary document that shows how the community would like properties to develop (or not develop) over the coming decades.

The Department of Community Development, Planning Commission, and Board of Supervisors consider recommended land uses shown on the Countywide Future Land Use Plan when evaluating different policies and proposals, including rezoning requests, conditional use permits, and the Capital Improvement Program (CIP).

Relationship between the Comprehensive Plan and Strategic Plan

The Board of Supervisors has adopted a *strategic plan*, which is a policy document that identifies priorities and serves as a guide for decisionmakers. That document establishes a high-level framework that addresses a variety of different issues that local governments are responsible for, such as fiscal planning, public safety, and parks and recreation (among other issues).

The comprehensive plan is also a policy document adopted by the Board of Supervisors, but it focuses primarily on issues related to growth and development. To create cohesive policies, the goals within each of these documents should align.

The vision listed in the *2021 Strategic Plan* is as follows:

We are a vibrant Community that loves its relaxed rural lifestyle and is proud of its excellent Public Services. We are located at the edge of the metropolitan area with urban amenities close at hand. We are a place where Business can prosper and the Stars are visible at night.

The vision in the draft *2021 Long-Range Comprehensive Plan* (listed on p. 3 of the staff report) aligns with the vision in the *2021 Strategic Plan*, as both vision statements emphasize the importance of:

- Maintaining the rural character of the county;
- Preserving “dark skies,” so that stars are visible at night; and
- Accommodating economic development opportunities.

The comprehensive plan includes more specific information regarding some of the focus areas of the strategic plan, with details and recommendations regarding economic development and growth management (i.e. maintaining rural character).

V. PUBLIC COMMENTS

Members of the public provided feedback at meetings and workshops held by the Planning Commission between September 2020 and March 2021 (including during the joint workshops with the Board of Supervisors).

The Planning Commission advertised an initial public input period from January 26, 2021 through February 15, 2021, where members of the public were asked to provide feedback regarding *Chapter 8: Land Use and Community Character*, which includes the Countywide Future Land Use Plan. A summary of those comments, which was reviewed by the Planning Commission at its workshop on March 2, 2021, is included as Attachment #3.

Additional comments received since the last Planning Commission meeting (submitted March 3, 2021 through March 25, 2021) are included as Attachment #4.

VI. NEXT STEPS

Planning Commission Review

A public hearing regarding the draft *2021 Long-Range Comprehensive Plan* is scheduled for the Planning Commission meeting on April 6, 2021.

After holding the public hearing, the Planning Commission may choose to:

- Recommend approval of the draft *2021 Long-Range Comprehensive Plan* as presented;
- Recommend approval of the draft *2021 Long-Range Comprehensive Plan* with amendments (specifying what changes should be made to the draft document); or
- Defer a recommendation, so that the Planning Commission can continue to review, discuss, and revise the draft document prior to forwarding it to the Board of Supervisors.

Board of Supervisors Review

- The draft *2021 Long-Range Comprehensive Plan* prepared by the Planning Commission will be forwarded to the Board of Supervisors for review.
- The Board of Supervisors may choose to hold workshops to review, discuss, and revise the draft document. Additional opportunities for public feedback may be organized.
- The Board of Supervisors will have to schedule a public hearing prior to adopting the *2021 Long-Range Comprehensive Plan*.

Post-Adoption

- If an update to the comprehensive plan is adopted, the plan's recommendations will be considered when evaluating different policies and proposals, including rezoning requests, conditional use permits, and the Capital Improvement Program (CIP).
- After adoption of a comprehensive plan update, some localities choose to revise their development-related ordinances, so that those regulations reflect recommendations made in the adopted plans.¹

¹ Several localities in Virginia have initiated a zoning and/or subdivision ordinance rewrite following a comprehensive plan update:

VII. STAFF RECOMMENDATION

Staff **recommends approval** of the *2021 Long-Range Comprehensive Plan* as presented. The plan incorporates sound planning practices that, if implemented, will help Powhatan County maintain its rural character by directing growth to designated areas where adequate infrastructure exists or is planned.

VIII. RESOLUTION

In accordance with § 15.2-2223 of the Code of Virginia and public necessity, convenience, and general welfare, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the draft *2021 Long-Range Comprehensive Plan* as presented.

Attachments

1. 2021 Comprehensive Plan Update: Strategy for Changes
2. 2021 Comprehensive Plan Update: Proposed Land Use Designations
3. Comments Received January 26, 2021 through February 15, 2021 (Summary + Full Comments)
4. Additional Comments Received Since Last Planning Commission Meeting (March 3, 2021 and March 25, 2021)

Link to Draft Comprehensive Plan:

<https://www.powhatanva.com/DocumentCenter/View/6121/Draft-Comp-Plan-3-10-2021>

Link to Interactive Map (Countywide Future Land Use Plan):

<https://storymaps.arcgis.com/stories/f26dc05c891946729547636685e52b66>

-
- Chesterfield County adopted its latest comprehensive plan in May 2019. In March 2020, a consultant was selected to rewrite the zoning ordinance, with the project launching in January 2021.
 - Gloucester County adopted its comprehensive plan in 2016 and began an initiative to rewrite its zoning ordinance in 2017 (which, as of February 2021, was still underway).
 - The City of Harrisonburg adopted its latest comprehensive plan in November 2018 and began an initiative to rewrite its zoning ordinance in July 2020 (with assistance from a consultant).

Rewriting the zoning and/or subdivision ordinance is generally a multi-year effort.

Attachment #1

2021 Comprehensive Plan Update: Strategy for Changes

2021 Comprehensive Plan Update
 Strategy for Changes
 March 2021

The following strategies were used by staff and the Planning Commission when making changes to text and maps as part of the 2021 Comprehensive Plan Update.

What? (Strategy Employed by Planning Commission)	Why? (Rationale for Specific Strategy)	How? (Revisions Made to Reflect Strategy)
Simplify the Countywide Future Land Use Plan	The names of land use designations within the 2019 Comprehensive Plan are too similar to language used in the zoning ordinance, causing confusion. The names of some of these land use designations do not provide a clear description of the nature of proposed development within these areas.	<ul style="list-style-type: none"> • Names of land use designations were modified to reflect the type of uses recommended within each area and/or the desired form of development. • <i>Rural Preservation</i> and <i>Rural Residential</i> were merged into one designation called <i>Rural Areas</i>.
Accommodate commercial and industrial uses along Route 60 within the Route 60 Corridor East Special Area Plan.	<ul style="list-style-type: none"> • <i>Water/Sewer Availability</i>: Public utilities are generally located along Route 60 east of Flat Rock, and there is capacity available to accommodate economic development opportunities. • <i>Traffic Volumes</i>: Route 60 in this area carries significant traffic volumes, which attract certain types of businesses (but also creates challenges regarding access management/transportation infrastructure). • <i>Proximity to Route 288</i>: That portion of the Route 60 corridor is closest to Route 288, which provides access to regional markets. Prospective businesses have indicated that proximity to Route 288 is important. • <i>Existing Development</i>: There is existing commercial and industrial development 	Almost all of the properties located immediately adjacent to Route 60 within the Route 60 Corridor East Special Area Plan are designated <i>Gateway Business</i> . Large, contiguous areas near Route 60 along other roadways are designated <i>Gateway Business</i> , <i>Economic Opportunity</i> , and/or <i>Industrial</i> .

	<p>within existing developments along or near Route 60 (e.g. Flat Rock, Southcreek, Route 60/Stavemill Road/Luck Stone Road, and Oakbridge).</p> <ul style="list-style-type: none"> • <i>Promote Economic Development:</i> Both the comprehensive plan and strategic plan emphasize the importance of creating economic development opportunities in targeted areas. 	
<p>Discourage strip-style commercial development along Route 60.</p>	<ul style="list-style-type: none"> • <i>Create an Attractive Gateway:</i> Existing strip-style commercial development in other communities does not reflect the character of Powhatan County or create an attractive gateway to the community. Strip-style commercial development can also create access management issues. • <i>Create Destinations:</i> Create destinations that reflect Powhatan County’s unique sense of place, where residents and visitors want to spend time. 	<ul style="list-style-type: none"> • Retail nodes were designated at major intersections within the Route 60 Corridor East Special Area Plan. There is existing highway-oriented development surrounding many of these intersections. The draft plan recommends that areas outside of these nodes have greater buffering/landscaping to help soften the appearance of new development and reflect the character of the surrounding area. • Within the Courthouse Village Special Area Plan, commercial development along Route 60 is directed to Plain View, Route 522/Route 60, and certain intersections in between, with “breaks” along Route 60.
<p>Accommodate different housing options at strategic locations within growth areas.</p>	<ul style="list-style-type: none"> • <i>2018 Citizen Survey:</i> In the 2018 Citizen Survey, 41% of respondents <i>strongly agreed</i> or <i>somewhat agreed</i> with the statement that “more options for affordable housing are needed in Powhatan County.” 65% of respondents indicated that it is <i>essential, very important, or somewhat important</i> to 	<ul style="list-style-type: none"> • Within the Route 60 Corridor East Special Area Plan, the draft plan designates some areas located away from Route 60 (including established neighborhoods) <i>Neighborhood Residential</i>, reserving properties immediately along Route 60 for economic development.

	<p>“encourage the private sector to provide a greater variety of housing types.”</p> <ul style="list-style-type: none"> • <i>Aging Population:</i> By 2040, the Virginia Employment Commission estimates that 27.6% of the local population will be age 65 years or older. In the 2018 Citizen Survey, 54% of respondents indicated that there is <i>far too little</i> or <i>somewhat too little</i> low-maintenance housing options for seniors. • <i>Reserve Property along Route 60 for Business Uses:</i> Direct residential development to portions of the Route 60 East Corridor that are located away from Route 60, reserving properties with frontage along Route 60 for businesses uses (encouraging economic development to occur along a major highway where there are public utilities). 	<ul style="list-style-type: none"> • Removed areas recommended for residential development along the Page Road corridor (as the Board of Supervisors has denied recently-submitted requests for residential development in that area). • Residential uses are accommodated within the Courthouse Village area (within recommended residential densities that are generally lower than what was permitted in the 2010 and 2019 comprehensive plans). To encourage development to be contiguous with existing development within the Courthouse Village, outlying areas previously recommended for residential development were changed to <i>Rural Areas</i>.
<p>Encourage new development to incorporate design elements that reflect the rural character of Powhatan County.</p>	<p>As part of previous zoning cases, decisionmakers and members of the public have been concerned with the appearance of new development and how building architecture, signage, and landscaping can be designed to reflect and help maintain the rural character of Powhatan County.</p>	<ul style="list-style-type: none"> • Added information about <i>agrihoods</i> and encouraged new residential development to incorporate agricultural uses into their open space. • Provided additional design guidance regarding the desired form of new development (architecture, building size, height, etc.) within land use designations, including additional photos of exemplary projects/building types.
<p>Consider land use plans and policies adopted by neighboring localities.</p>	<ul style="list-style-type: none"> • <i>Coordination:</i> Since county boundaries are artificial lines, it is important to consider how existing and proposed land uses along county boundaries could 	<ul style="list-style-type: none"> • Incorporated best practices from other communities into text. • Designated properties along the Chesterfield County Line north of Route 60 as <i>Economic Opportunity</i>, which

	<p>impact Powhatan County and create economic development opportunities.</p> <ul style="list-style-type: none"> • <i>Best Practices:</i> Other localities have adopted innovative policies and strategies that may be applicable to Powhatan County. 	<p>recommends similar uses to what Chesterfield County recommends on adjacent properties in its comprehensive plan (<i>Corporate Office/Research and Development/Light Industrial</i>).</p>
<p>Organize recommended transportation projects in a way that provides realistic expectations to the public regarding future transportation improvements.</p>	<p>A significant number of transportation-related needs have been identified in previously-completed plans and studies (with a total estimated cost of more than \$1 billion), but there is limited funding available to address those needs. Prioritization helps the public better understand when potential improvements may occur.</p>	<p>Potential projects recommended in the Major Thoroughfare Plan are organized into three categories (Short-Term Priorities, Long-Term Projects, and Visionary Projects).</p>

Attachment #2

2021 Comprehensive Plan Update:
Proposed Land Use Designations

2021 Comprehensive Plan Update: Proposed Land Use Designations

March 2, 2021

Land Use Designation	Summary of Recommended Uses	Recommended Resid. Densities	Acreage Countywide	General Area Applied
Public	<ul style="list-style-type: none"> Government Offices Public Utilities/Facilities Public Parks and Open Spaces 	N/A	83 <i>(0.05%)</i>	<ul style="list-style-type: none"> Powhatan High School
Natural Conservation	<ul style="list-style-type: none"> Woodlands/Forests Wetlands Camps, Retreats, and Nature Trails 	N/A	29,393 <i>(17.51%)</i>	<ul style="list-style-type: none"> Along streams/rivers Publicly-owned conservation properties
Rural Areas	<ul style="list-style-type: none"> Agricultural and Agriculture-Related Uses Detached Single-Family Residential Uses in conservation subdivision or large-lot design 	0.10 – 0.12 units/acre	132,531 <i>(78.97%)</i>	<ul style="list-style-type: none"> Land located outside of growth areas and areas designated Natural Conservation
Crossroads	<ul style="list-style-type: none"> Detached Single-Family Residential Small-Scale Services and Rural-Oriented Commercial Businesses (gas stations, restaurants, markets etc.) 	Varies	N/A	<ul style="list-style-type: none"> Historic crossroads communities, typically located at intersections or along important transportation corridors
Neighborhood Residential	<ul style="list-style-type: none"> Attached/Detached Single-Family Residential Two- to Four-Family Residential Limited Commercial Uses 	0.5 – 4 units/acre	1,088 <i>(0.65%)</i>	<ul style="list-style-type: none"> Along secondary roads containing existing residential uses in the Route 60 Corridor East and Route 711 Village Growth Areas
Gateway Business	<ul style="list-style-type: none"> Commercial Uses (offices, retail, restaurants, services, clean manufacturing, etc.) Services and Hotels/Lodging 	N/A	2,217 <i>(1.32%)</i>	<ul style="list-style-type: none"> Along Rt. 60 Corridor (East of Flat Rock + Plainview Area + Rt. 60/Rt. 522 Intersection)
Economic Opportunity	<ul style="list-style-type: none"> Commercial Uses (offices, retail, restaurants, etc.) Services and Hotels/Lodging Light Industrial (Clean Manufacturing, Warehousing, etc.) Single-Family Residential (Limited Area) Multi-Family Residential (Limited Area) 	9 units/acre	982 <i>(0.59%)</i>	<ul style="list-style-type: none"> Larger Properties along/near Route 60 Corridor (East of Flat Rock) Larger Properties along Rt. 711 East of Rt. 288
Industrial	<ul style="list-style-type: none"> Manufacturing / Research and Development Distribution Centers/Warehousing Mining Facilities 	N/A	683 <i>(0.41%)</i>	<ul style="list-style-type: none"> Luck Stone (Quarry Area) Existing Industrial Parks (Oakbridge + Southcreek)
Village	<ul style="list-style-type: none"> Attached/Detached Single-Family Residential Two- to Four-Family Residential Mixed-Use Buildings Small- to Medium-Scale Commercial 	1 – 3 units/acre	466 <i>(0.28%)</i>	<ul style="list-style-type: none"> Historic Courthouse Village
Corridor Mixed Use	<ul style="list-style-type: none"> Single-Family Residential Two- to Four-Family Residential Mixed-Use Buildings Small- to Medium-Scale Commercial 	1 – 2.5 units/acre	377 <i>(0.22%)</i>	<ul style="list-style-type: none"> Courthouse Village Area (along Rt. 60/Rt. 13)

Attachment #3

Comments Received

January 26, 2021 through February 15, 2021
(Summary + Full Comments)

Summary of Public Comments
2021 Long-Range Comprehensive Plan Update
Received January 26, 2021 through February 15, 2021

Who responded?

10 people submitted feedback

- 90% of respondents live in the county;
- 70% of respondents own property in the county;
- 30% of respondents own a business in the county; and
- 20% of respondents work in the county.

How was feedback solicited/advertised?

- *Community Development Webpage:*
Information regarding the public comment period was posted on the website (Community Development webpage) on January 26.
- *News Flash:*
Information regarding the public comment period was posted as a *News Flash* on the main landing page (under *News and Highlights*) on February 6.
- *Facebook:*
Information regarding the public comment period was shared on Powhatan County's Facebook page on January 27, February 3, and February 11.
- *Powhatan Today:*
Information regarding the public comment period was included in articles published in the February 3 and February 10 editions of Powhatan Today.

Summary of favorable comments (likes):

- Significant focus on rural preservation and rural character (2 comments)
- Creative housing options included for residential and mixed-use areas (2 comments)
- Transportation plan being updated (1 comment)
- Project area for solar farms more clearly defined (1 comment)

Summary of unfavorable comments (dislikes):

- Feedback form difficult to find/not published on website for long enough (3 comment)
- Too much commercial development shown on Page Road (2 comment)
- Multi-family options are inappropriate in Powhatan County (2 comments)
- Limited focus on affordable housing/housing options (2 comments)
- Concern that the buffering and screening requirements are unrealistic (1 comment)
- Need more detail on how smaller-scale developments can fit into the growth areas (1 comment)
- Retail node boundaries should be more flexible (1 comment)
- New (reduced) Courthouse Village boundary does not encourage expansion of public utilities (1 comment)
- Transportation improvements disproportionately placed on the developer (1 comment)
- Route 711 Special Area Plan is too large / utilities cannot accommodate more development (1 comment)

Miscellaneous Ideas:

- Ride sharing/transportation options for seniors and travel into the City of Richmond (1 comment)
- Need more planning for roads running parallel to U.S. Route 60 to reduce traffic burden (1 comment)
- Form a housing options committee made up of elected officials and local stakeholders (1 comment)

Questions:

- Is there a demand for office and light industrial in Powhatan County?
- How many parcels in Gateway Business are not large enough to meet all of the design requirements?
- Are cycling paths appropriate in Gateway Business?
- Are special area plans in sync with economic development and commercial tax base goals?
- What happened to plans for broadband investment?

2021 Comprehensive Plan Update

Public Comments | January 26, 2021 through February 15, 2021

Name & Address	Do you live or work in Powhatan County?				What do you like about the draft Future Land Use Map and associated text?	What do you dislike about the Future Land Use Map and associated text (if anything)?	Are there any specific changes you think should be made to the Future Land Use Map? Please be as specific as possible.	Do you have any other comments?
	Live	Work	Own Property	Own Business				
David Anderson 2120 Stavemill Estates Drive	X		X	X	Clarified "project size" for Solar Farms	Gateway Business Dislikes: * Is there truly a significant demand for office and light industrial in Powhatan? * How many current parcels/acreage are incapable of meeting the Gateway requirements (open space, access, parking, etc.)? Will these parcels be taxed at lower rates if they are unusable? * Landscaping: screening parking AND buildings from thoroughfares is unrealistic * Environmental Design: are the "green" examples nice-to-haves or required? * The "small scale development" language needs to be more robust and flexible as I suspect many parcels fall within this category (example: can a typical one acre parcel meet setback and parking requirements AND vehicular connection requirements. etc?) * On page 72, it mentions designs typically found in Powhatan; is that defined anywhere? * On page 74, is cycling paths truly appropriate in Gateway Business? * Retail Nodes should be allowed to expand from the draft defined node if certain conditions are met (cross parcel / network access mobility as an example; don't limit the options but build in flexibility) * The transportation language places a very heavy burden on the "developer"; is there a realistic way to soften this language and make it more cooperative with the County rather than dumping the long-standing traffic issues into the developer's lap (if the County has no real viable plan, how can a singular developer/property owner)?	<i>[Left Blank]</i>	*This web link needs to be more prominent; currently, hard to find. *Are the draft special area plans in complete sync with the economic development objectives, strategies, data, etc. and in sync with the commercial tax base goals?
<i>[Left Blank]</i>	X	X	X	X	<i>[Left Blank]</i>	<i>[Left Blank]</i>	Do away with Village Growth areas or make lot size in those areas a minimum of 2 acres.	<i>[Left Blank]</i>
Teresa Carver 4245 Steger Creek Drive	X				<i>[Left Blank]</i>	<i>[Left Blank]</i>	<i>[Left Blank]</i>	No high density housing. Our county is not in a financial position to afford it. Real Estate tax rate here is outrageous and needs to be lower.
Mike and Elaine Hall 1746 Old Powhatan Estates	X		X		<i>[Left Blank]</i>	We question if the County is hearing us. WE continually see that you are proposing gateway commercial business on Page Road where there are existing homes. PAGE ROAD cannot support it, nor do we want it! It belongs on 60, NOT ON A LITTLE WINDY HISTORIC ROAD!	Refer to previous question.	What happened to our Broadband investment and progress to give the county residents internet?

2021 Comprehensive Plan Update

Public Comments | January 26, 2021 through February 15, 2021

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	Live	Work	Own Property	Own Business				
Robin Cupka 1858 Rock Point Drive	X				I deeply appreciate the rural, historic, and land conservation goals and aspects of the county, and the thoughtful control of growth. The preservation of character in retail and residential is also important	The references to workforce and affordable housing were minimal and perhaps even token comments. I see "Small-scale multi-family buildings should resemble large single-family homes. Where provided, affordable and workforce housing should be blended with other units of varying styles, sizes, and prices throughout a given development. Affordable units should be indistinguishable on the exterior from other units." I agree completely!! But where has the county approved or really entertained this? In Part 2 I also see that residential development should include a mix of housing types, and MF should be located above retail, and in a 2-4 family type building model. Also agree wholeheartedly, but where have we actually done or planned this? WE are driving our young people and families out of the county. Any new MF we have is not affordable, to my knowledge. Habitat has offered to work to plan some affordable and transitional housing. I have seen the need for some sort of shelter explode in the last two years. We are the most compassionate community I have ever lived in, but we seem blind to the needs of those in need for housing and shelter.	I am not specifically noting a change. I would like to also see a plan for transportation that actually connects Powhatan to the outside areas for work and general movement, and to cut down on fuel use, driving, and traffic. A transport stop at Westchester Commons and/or Walmart would be great. Maybe a senior bus from the Village area to this also great. Not only workforce people but others could more easily enjoy the cultural aspects of the Richmond area this way.	We have many blighted properties we could research to see if they are sale-able, or if the taxes are so past due we could claim them, and redo for affordable and/or shelter housing. I came here from Denver and saw so many good ideas there in these areas. I was a former banker, commercial lender, and worked on a number of affordable, senior, mixed use, and transitional housing projects. I also live in Prince William County and was involved many years ago in the shelter that was developed from an old hotel on Rt. 1. This was done in Denver too. I realize we are much smaller, but the problem is getting much bigger. Please let's open our eyes to this and partner with worthwhile experts to address this diversity you refer to but I don't see. Thanks!
Tom Gitchel 19075 Founders Knoll Ter.	X		X		[Left Blank]	See attached letter	711 Special Use Area must be changed. It is inconsistent with all provisions of the County Rural Character is designed solely to be the County's Tax Cash Cow, at the expense of current resident's "Rural Character, Quality of Life, services, congestion, etc. Other portions of the county must share in the tax base generation--this small sector of the county can not be "excluded" from the "County Character" to generate revenue for the rest of Powhatan to maintain theirs"	6 Day comment period is inadequate (Notice posted 2-9 with comments 2-15). I am sure with time and community notice, many more comments would be received. It seems this short notice was intentional.-- How about presentations of the draft to communities affected by the major changes?
Bill O'Keefe 19054 Founders Knoll Ter.	X		X		It is easy to read and could apply to almost any county in Virginia that is mainly rural.	It lacks any analysis of realism, constraints, or implications of the stated goals and standards. It is meaningless for those living in the 711 area which is increasingly not well served by the county and growth is not constrained by infrastructure capacity.	Spend less time in describing ideals and more time in how they will be accomplished and the consequences associated with development or non development.	Provide more time for review. Six days is insulting. Assess what has and is taking place in the 711 corridor with the goals of the plan.

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	Live	Work	Own Property	Own Business				
<p>Joey Paquette 1310 Giles Bridge Rd</p>	X	X	X	X	<p>I like the fact that the transportation plan is being updated.</p>	<p>I dislike making major changes to a plan that was updated 2 years ago and intended to be revisited every 5 years. The plan is a 20-30 year guide/vision and it defeats the purpose if it is updated every couple of years when we get new supervisors. Making changes to the growth areas every two years makes it impossible to do any type of long range planning for major things like roads/trail systems and utilities.</p>	<p>I don't believe any of the special area plans should be changed at this time. It would be very helpful if any research was done regarding developed/updeveloped land. It appears that much of the property in the growth areas already has a use or house.</p> <p>For the village special area plan. A large portion of the area is being put back into rural preservation. The water and sewer line currently runs along this portion of the existing special area plan, what is the purpose of removing this area? It will create a gap with existing water and sewer availability. If the county continues to reduce the special area plans it reduces the opportunity to tie into the existing water and sewer. With the county currently subsidizing nearly 2 million dollars annually for the water and sewer line how will reducing the special area plan help attract users?</p>	<p>When is the next major update for the comp plan?</p> <p>Without proper planning for parallel roads for 60 we will see increased traffic. When we have these roads on the transportation plan we can get developers to pay for the construction while minimizing the traffic on 60.</p> <p>Thank you to the PC for your time working on the plan, I know the role of a leader is very difficult and I appreciate your service to the county.</p> <p>Thank you to staff/Andrew for being very helpful with this process.</p>
<p>Debbie Weir</p>	X		X		<p>Overall it is a good plan, but it still puts too much commercial development bordering Page Road on both ends.</p>	<p>Too much commercial development (Gateway Business) on Page Road with parcels that only have access to Page Road and not to Route 60. Page Road is NOT a thoroughfare which is required for Gateway Business according to the text. There should be no further Business development on Page Road east of Carter Gallier Boulevard and on the east end of Page Road no further Gateway Business west of 1331 Page Road or north of Page Road.</p> <p>The map puts a retail node at Page Road and Route 60 where there is NO traffic light. All other retail nodes have existing traffic lights which in the text is a criteria and a must for a retail node. If you need a retail node on the eastern end of Powhatan, put a retail node at 711 and Winterfield where there is a traffic light and lots of retail. Also we do not need new landscaping in the median at the county line. We already have sight issues at Page and 60. We don't need to have trees blocking sight lines and creating a traffic hazard at the Page Road/Route 60/County line intersection. Not to mention the added expense of maintaining the median, is a negative. How many people over the years have died hitting the existing trees along Route 60?</p>	<p>The existing use map 5 does not designate 1331 Page Road as a business. It is still colored as residential, but is the home to Arborscapes since 2018. How many other parcels may have the incorrect designations on Map 5? Map 5 needs to be rechecked.</p>	<p>Until there is a plan to improve the roads in the eastern end of the county, the county shouldn't think about encouraging developers to develop on Page Road at Route 60 until that issue is properly addressed. Until there is new water source other than Chesterfield County for commercial and residential development, the water we currently get from Chesterfield should be designated for commercial use ONLY and not for residential development.</p>

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	Live	Work	Own Property	Own Business				
Susan Wlniecki 1922 Urbine Road		X			We like the creative possibilities outlined and accompanied by photos in the village, residential neighborhood and corridor mixed land uses.	See following comments	Please consider adding back a bit more residential neighborhood, village and corridor mixed use. Those designations permit for smaller lots and smaller homes, such as condos, townhouses and apartments as long as the building contains no more than four units. Habitat is exploring other models of building — such as smaller home footprints and lots.	I'm submitting these comments in my role as executive director of Habitat-Powhatan, with support of the Board President Terry Sanders, who resides in the county: A. Please consider adding back a bit more residential neighborhood, village and corridor mixed use. Those designations permit for smaller lots and smaller homes, such as condos, townhouses and apartments as long as the building contains no more than four units. Habitat is exploring other models of building — such as smaller home footprints and lots. B. Please consider forming an ad hoc committee with elected and community officials to study/address housing issues specifically and how the county could be innovators. People want to work and live in Powhatan, but for those making under 50k, that desire is becoming almost impossible. There are not enough rentals at \$1,000 or under, let alone new homes where mortgage payments, taxes and insurance are \$1,200 and under. C. Please consider a FY22 budget line item for Habitat to work on a collaborative new housing model with us —ex. a pilot ADU project for seniors (four in a year); a multi-generational cottage court project; or an agri-neighborhood — using conservation zoning and 40 acres. (We need a partner to assist with the land purchase there) See articles below: Testing new ideas with cottage courts (cnu.org) From Our House to “Godshuis” (strongtowns.org) habitatmontereybay.com/adu Habitat for Humanity Monterey Bay proposes pilot project to build ADUs in Seaside (montereyherald.com)

What do you dislike about the Future Land Use Map and associate text (if anything)?

Tom Gitchel Response

Following are brief, but STRONG objections and comments to the Powhatan 2021 Draft Comprehensive Plan. They are brief, because the County's time line seeking comments on such an important document (i.e. Posted Feb. 9, 2021 with comments due Feb. 15, 2021 or 6 days!!) is unconscionable. Much more time and wide distribution direct to residents is required. I reside in Founders Bridge, in the area described as the "711 Corridor or Special Village Area." Based in this plan, it should be re-named "Powhatan County's Non-Rural, Cash Cow Zone" because for this tiny corner of the county, the Plan abandons all the verbiage used for the rest of the county--changing it to a primarily "Economic Opportunity (Light Industry and Growth), "Gateway Business", and "Expanded Neighborhood Residential" Urban/Suburban/Industrial crowded corner whose sole purpose is to economically support the rest of the "Rural Character" of the County.

Powhatan has, since the construction of 288, basically considered this corner a part of Chesterfield County for everything except tax revenue—it is time for this to STOP and let other areas of the County step up and "surrender" their rural character in return for County tax revenue. The County infrastructure cannot NOW support the existing residential and business development in this area, yet rely on it to support the rest of the County. This area is DEPENDENT on agreements with Chesterfield County to support Police, Fire, Emergency Services, Water and Sewer services. The current expansion (200+ apartments and businesses threaten to over-stress even those capabilities. A cursory view of Map 5 of the plan compared to Map 9 appears to indicate an almost 200% increase in the 711 Special area designated as Economic Opportunity, Gateway Business, and Neighborhood Residential!!! Yet looking at the Total county maps (Maps 5 and 6), the ENTIRE REST OF THE COUNTY (outside of the Route 60 Corridor) indicates almost 0% growth in these areas. Adding insult to injury, the discussion on page 81 states a primary goal is to "Create an attractive Gateway to the Route 711 Corridor (Virginia Scenic By-way)--i.e. The Plan concludes that this part of Powhatan is not really part of the "Powhatan Rural Character" and "Scenic By-Way" but only a tax/revenue generating "Gate-way" to the real Powhatan!.

In the past several years, the residents of Powhatan living in the 711 "Village" have done more than their part, at the expense of services, traffic, loss of rural character, etc. We have a poor performing public utility that doesn't want to be in the business and that Powhatan County's own study showed it was too risky and poorly run for the county to accept; we are dependent on Chesterfield County for limited water, yet Powhatan County has put that capacity at risk by extending water requirements to the maximum with current construction; despite the current density, Fire and police facilities are not close, and require special agreements with Chesterfield for critical services. As recently as last week, community meetings were held with County Supervisor Williams and the County Sheriff about major traffic problems through the community and the "711 Village," in significant part because speeding traffic and trucks from/to Chesterfield (Winterfield, Otterdale Road, Robius) cut through the "711 Village area" and Founders Bridge, with NO police presence since the Powhatan area of the cut through roads is isolated from the rest of the county.

THIS DRAFT DOCUMENT SHOULD NOT GO FORWARD. It does nothing to the maintain or improve the rural character, quality of life, congestion, services, or appearance of the 711 Special Use area. The SOLE GOAL of this document in relation to this section of Powhatan County is to generate tax revenue for the rest of the county completely at the expense of current residents of this area. We have done and continue to do our share—let some of the other 98% or so of the County land area find a way.

Tom Gitchel, 19075 Founders Knoll Terrace, Midlothian, VA. gtomgitchel@gmail.com

Attachment #4

Additional Comments Received
Since Last Planning Commission Meeting
(March 3, 2021 and March 25, 2021)

Andrew Pompei, CZA, AICP

From: noreply@civicplus.com
Sent: Friday, March 5, 2021 6:18 PM
To: Andrew Pompei, CZA, AICP
Subject: Online Form Submittal: Public Input: 2021 Comprehensive Plan Update

Follow Up Flag: Follow up
Flag Status: Flagged

Public Input: 2021 Comprehensive Plan Update

2021 Comprehensive Plan Update Public Input Form
In late 2020, the Planning Commission (at the direction of the Board of Supervisors) began reviewing the 2019 Long-Range Comprehensive Plan and updating its content, including the Future Land Use Map. This map designates areas where growth should occur and specifies what uses may be appropriate in different parts of Powhatan County. Recommended land uses shown on this map are considered when evaluating development proposals, such as rezoning requests. Accompanying text and photos in Chapter 8: Land Use and Community Character provide additional detail regarding the recommended appearance and form of new development within different areas.

Interactive WebMap	Draft Future Land Use Map
Draft Text	Click here to view the draft text.
Name	Arlene Booker
Address	3322 Three Bridge Rd
Email	arlenebkr1@gmail.com
Do you want to receive emails regarding the 2021 Comprehensive Plan Update?	Yes
Do you live or work in Powhatan County?	Live in Powhatan County, Own Property in Powhatan County
If you answered other to the above question, please describe.	<i>Field not completed.</i>
What do you like about the draft Future Land Use Map and associated text (if anything)?	<i>Field not completed.</i>

What do you dislike about the Future Land Use Map and associate text (if anything)?

Field not completed.

Are there any specific changes you think should be made to the Future Land Use Map? Please be as specific as possible.

Field not completed.

Do you have any other comments?

I do not see any provisions for the lower income families in our county. I hope that this Board has the best interest of ALL the citizens in Powhatan. But for the grace of God any of us could be in that income group, and I am sure we would appreciate our county leaders having our backs and caring about our welfare. It wasn't so very long ago that this county was a sleepy rural county, and because of route 288 we have grown by leaps and bounds. In spite of that, I believe we should keep that "rural county care" for those less fortunate.

Email not displaying correctly? [View it in your browser.](#)



Powhatan County Planning Commission Agenda Item

Meeting Date: April 6, 2021

Agenda Item Title: Planning Commission: Year #1 Recap/Lessons Learned

Summary of Item: It has been approximately one year since current Planning Commission members assumed their roles on February 1, 2020. At the upcoming workshop, members will have an opportunity to:

- Share lessons learned while reviewing land use requests and working on other planning-related initiatives;
- Identify planning-related topics they would like to receive more information about; and
- Ask questions of staff (Planning Director, County Attorney, etc.) regarding planning-related topics.

For reference, the [2020 Planning Activity Report](#) identifies different zoning cases and planning-related issues reviewed last year.

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

If Planning Commission members have questions, please call the staff / contact prior to the meeting.