



**AGENDA
POWHATAN COUNTY BOARD OF SUPERVISORS
SPECIAL MEETING
OCTOBER 19, 2020
6:30 PM CALL TO ORDER**

This meeting is being held in the Pocahontas Landmark Center and is open to the public to attend in person, but several remote options remain available to participate or watch the meeting.

If you would like to participate in the meeting, go to <https://us02web.zoom.us/j/83998792911> by computer or smartphone with the Zoom app.

or by phone, dial 1-301-715-8592 or 1-312-626-6799 or 1-929-205-6099 or 1-253-215-8782 or 1-346-248-7799 or 1-669-900-6833

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Or iPhone one-tap :

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**During the public comment period, you may raise your hand using the zoom controls on your screen or press *9 on your phone. Visit the Zoom Help Center for more information.

If you would like to watch in real-time, use this link: <http://powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings>

If you would like to watch the meeting at your convenience later use this link: <http://powhatanva.gov/433/County-Meetings-and-Workshop-Videos-On-D>

Public comments may also be submitted to administration@powhatanva.gov. Any comments received up until 5:00 PM of the day of the meeting shall be entered into the meeting minutes.



- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Invocation**
- 4. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation**
- 5. Formal Approval of Agenda**
- 6. County Administrator Updates-** Certificates of Appreciation, Special Resolutions, Proclamations and Presentations
- 7. Public Comment** (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board)
- 8. Old Business**
 - A. Discussion of Comprehensive Plan Updates with Planning Commission
- 9. Public Comment** (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board)
- 10. County Attorney Comments**
- 11. County Administrator Comments**
- 12. Board Comments**
- 13. Adjournment**

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POWHATAN COUNTY BOARD OF SUPERVISORS
SPECIAL MEETING
OCTOBER 19, 2020



AGENDA ITEM 8A

Discussion of Comprehensive Plan
Updates with Planning Commission

Board of Supervisors
David T. Williams
Larry J. Nordvig
Michael W. Byerly
William L. Cox
Karin M. Carmack



Planning Director
Andrew Pompei

The County Of
Powhatan

TO: Powhatan County Board of Supervisors
FROM: Andrew Pompei (Planning Director)
DATE: October 13, 2020
SUBJECT: Joint Workshop #2: Comprehensive Plan Update

Project Background

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 requested that a joint workshop be organized with the Planning Commission.

On September 22, 2020, the Planning Commission and Board of Supervisors held a joint workshop and discussed possible updates to the *2019 Long-Range Comprehensive Plan*.

A subsequent joint workshop is scheduled for October 19, 2020.

Enclosed Materials

Based upon discussion at the previously-held joint workshop, the following documents were prepared. These materials can be discussed at the joint workshop scheduled for October 19, 2020.

- *Route 60 Corridor East Special Area Plan: Draft Changes to the Future Land Use Map (October 2020) (Attachment #1)*

Based on discussion at the workshop on September 22, 2020, staff developed a draft Future Land Use Map for the Route 60 Corridor East Special Area Plan. Some of the changes reflected in the draft include the following:

- Changed the names of land use designations to better reflect desired development types (see Attachment #3).
- Combined *Rural Preservation* and *Rural Residential* land use designations into one land use designation called *Rural Areas*.
- 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.

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- 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 from residential land use designation to *Economic Opportunity*.
- Removed parcels along County Line Road (south of Oakbridge and Classic Granite) from the growth area (Route 60 Corridor East Special Area Plan).

For reference, a copy of the current *Route 60 Corridor East Special Area Plan: Future Land Use Map* is included (Attachment #2).

- *Route 60 Corridor East Special Area Plan: Proposed Land Use Designations (Attachment #3)*

This document provides a brief overview of the proposed land use designations that would be applied to the Route 60 Corridor East Special Area Plan. If the Planning Commission and Board of Supervisors find these land use designations generally acceptable, more detailed descriptions of each land use designation will be prepared.

- *Route 60 Corridor East Special Area Plan: Revised Description (Attachment #4)*

Based on discussion at the workshop on September 22, 2020 and feedback received during the review of previous zoning requests, changes were drafted to the description of the Route 60 Corridor East Special Area Plan. Proposed changes are highlighted in red.

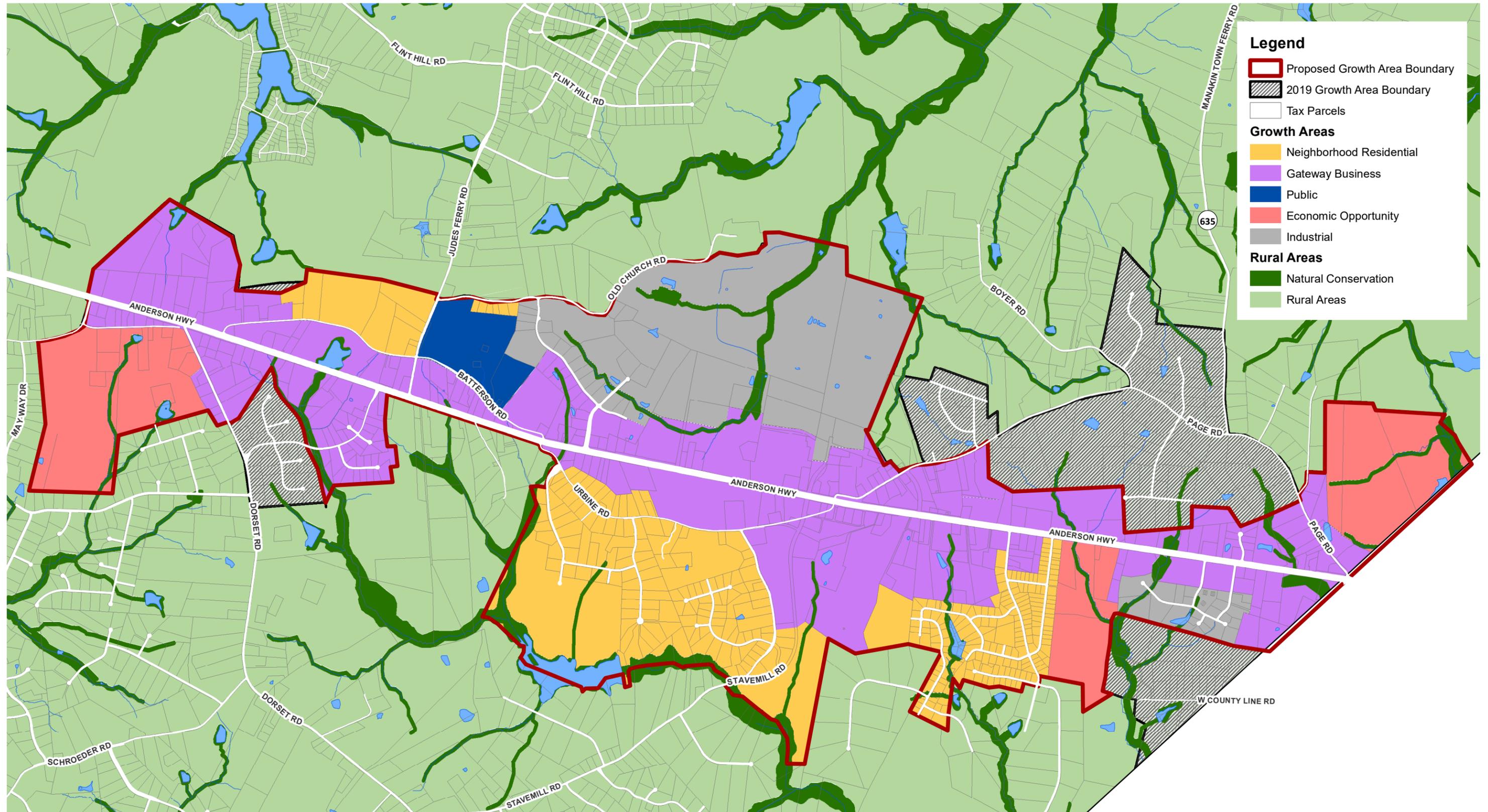
- *2020/2021 Comprehensive Plan Update: Tentative Schedule (Attachment #5)*

This document identifies tasks that need to be completed to update the comprehensive plan, along with an initial timeline. This timeline does not include updates to the subdivision and zoning ordinances, which would not begin until updates to the comprehensive plan are adopted.

All of these documents are in draft format. Additional review and feedback by the Planning Commission, Board of Supervisors, and members of the public will be required.

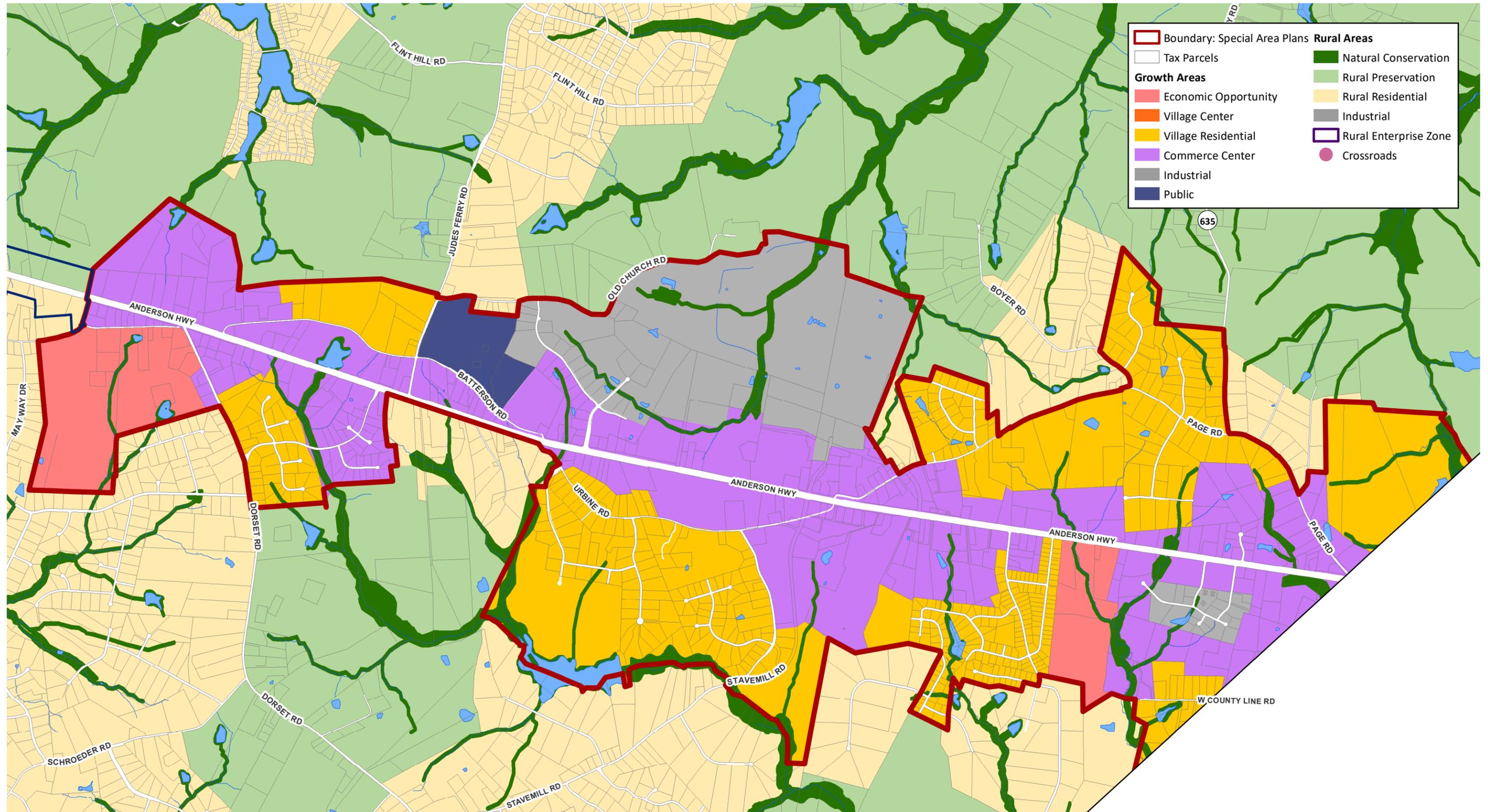
Route 60 Corridor East Special Area Plan

Draft Changes to the Future Land Use Map (October 2020)



Route 60 Corridor East Special Area Plan

2019 Long-Range Comprehensive Plan



Route 60 Corridor East Special Area Plan: Proposed Land Use Designations

Draft: October 19, 2020

Designation	General Description	Appropriate Uses
Gateway Business	Employment-generating commercial and light industrial uses that support local economic development goals.	<ul style="list-style-type: none"> • Offices • Clean Manufacturing • Research and Development • Commercial/Retail • Restaurants • Services • Hotels and Lodging • Institutional Uses
Industrial	Industrial uses within a planned development.	<ul style="list-style-type: none"> • Manufacturing • Distribution Centers • Warehousing • Mining Facilities
Economic Opportunity	Larger, cohesive, master-planned developments accommodating commercial and light industrial uses, along with limited residential uses.	<ul style="list-style-type: none"> • Offices • Commercial/Retail • Services • Hotels and Lodging • Clean Manufacturing • Research and Development • Distribution Centers • Warehousing • Limited Residential (Max. 30% of Project Area) <ul style="list-style-type: none"> ○ Single-Family Detached on Smaller Lots (¼-acre or less) ○ Townhouses (Attached Single-Family Residential) ○ Multi-Family Residential (Apartments and/or Condominiums)
Neighborhood Residential	Walkable neighborhoods with different housing options and integrated parks/public uses.	<ul style="list-style-type: none"> • Single-Family Detached Residential with Accessory Residential Structures • Two- to Four-Family Residential Structures (Examples: Apartments, Condominiums, Townhouses) • Bed and Breakfasts • Public and Institutional Uses • Parks and Recreation

*Draft map shows adjoining areas outside of the Route 60 Corridor East Special Area Plan that are currently designated *Rural Preservation* and *Rural Residential* combined into a single designation called *Rural Areas*.

Route 60 Corridor East Special Area Plan: Revised Description (Revised Draft Language: October 19, 2020)

Overview Community Character

The Route 60 Corridor East Special Area is located in the eastern portion of the county, stretching along Route 60 from Chesterfield County west to the Flat Rock area. This area provides opportunities for commercial, industrial, and limited residential growth within master-planned developments.

Community Character

New developments should be designed to create an attractive gateway to Powhatan County, with architecture, landscaping, and other site features that reflect the natural, wooded character of the area.

- Site Design

New development should not be “stripped” along the roadway, but located within distinct districts. Parking should be distributed throughout the site, so that there is not a continuous strip of parking lots along major thoroughfares. When parking is located in front of the building, it should be screened with landscaping, berms, and/or decorative fencing.

- Landscaping and Buffers

Existing vegetation along Route 60 and other major thoroughfares should be preserved and supplemented, creating landscaped buffers that maintain the area’s natural character.

- Building Architecture

Buildings visible from external roadways should incorporate high-quality architectural features that are compatible with nearby buildings. Architectural designs and materials should reflect those traditionally found in Powhatan County, helping create a *sense of place*. Buildings visible from major thoroughfares should incorporate pitched roofs into their designs, so that an individual building is not designed solely with a flat roof.

- Signage

Monument signage (with a brick or stone base) is preferred along major thoroughfares.

~~This area provides opportunities for commercial and residential growth within master-planned developments. To retain the rural character of Route 60, new development should not be “stripped” along the roadway, but located within distinct districts. Existing vegetation along Route 60 and other major thoroughfares should be preserved and supplemented to create wooded buffers that maintain the area’s character.~~

Land Use

This growth area can accommodate a variety of development types:

- Gateway Business Commerce Centers

Areas designated ~~Gateway Business Commerce Centers~~ are the appropriate locations for offices, higher-intensity retail, and some and light industrial development (clean manufacturing, distribution centers, warehouses, research and development, and similar light industrial uses). Complementary commercial uses (retail stores, restaurants, lodging, etc.) may be appropriate near major intersections or incorporated into master-planned developments. These areas are located near Route 60 and along other major thoroughfares.

- Economic Opportunity

Areas designated ~~as Economic Opportunity~~ can accommodate large, cohesive master-planned developments that incorporate commercial and; light industrial, ~~and/or residential~~ uses. These

developments should incorporate innovative designs that utilize high-quality architectural features. Projects with only residential uses are not appropriate. Complementary residential uses may be integrated into a portion of these developments (up to 30% of the project area), providing opportunities for workers to live near employment centers.

- *Industrial*

A variety of industrial uses, including warehousing, manufacturing, research and development, machining, and mining may be permitted, either by-right or with a conditional use permit. Residential uses are not appropriate in industrial areas, but complimentary commercial uses may be permitted. Areas designated as *Industrial* include the existing Luck Stone mining operation and existing industrial development along Carter Gallier Boulevard.

- *Public*

Powhatan High School and Flat Rock Elementary School are located northeast of the Route 613 (Judes Ferry Road)/Route 677 (Batterson Road) intersection.

- *Village-Neighborhood Residential*

Areas designated *Village-Neighborhood Residential* areas are adjacent to *Commerce Centers*, and are generally situated away from Route 60, adjacent to commercial areas and/or public facilities. These areas should include detached single-family dwellings and two- to four-family residential structures (apartments, condominiums, townhouses, etc.) within developments designed as traditional neighborhoods. Residential units should be within walking distance of parks and other amenities.

Established neighborhoods, including Holly Hills and Swiftwood, are designated *Neighborhood Residential*.

Mobility

Roadways will need to be improved to accommodate increased densities. An interconnected network of local streets should be constructed as development occurs, allowing people to access different destinations without having to travel on Route 60.

To maintain the capacity of Route 60, the number of access points from adjacent properties should be minimized. Shared driveways and access points are encouraged. All access points along Route 60 should have deceleration (turn) lanes.

New development should include sidewalks, shared-use paths, and/or other accommodations for pedestrians and cyclists, providing different travel options and recreational opportunities.

Utilities

Water and sewer are available along Route 60, but utilities do not currently extend to all parts of this growth area. Phasing of growth in the Route 60 Corridor East Special Area should be managed by the Water and Sewer Service Areas Map included on page 33.

2020/2021 Comprehensive Plan Update
Tentative Schedule (October 2020)

Project Tasks

Task #1: Revise Land Use Designations and Descriptions	
Description	Review name and description of each land use designation and make modifications as needed. Create/delete land use designations (and associated descriptions) as needed to reflect vision and goals.
Timeline	TBD (After Discussion)
Process	<ul style="list-style-type: none"> • Staff will provide initial recommendations, which will be reviewed by the Planning Commission at a series of workshops. • The Planning Commission will provide a recommendation to the Board of Supervisors. • The Board of Supervisors will review at a joint workshop with the Planning Commission and provide feedback.
End Product	Revised text for each land use designation (and new text for any additional land use designations).

Task #2: Revise Future Land Use Plan and Major Thoroughfare Plan within Route 60 Corridor East	
Description	<ul style="list-style-type: none"> • Review current land use designations within the Route 60 Corridor East Special Area Plan. • Revise land use designations within the Route 60 Corridor East Special Area Plan as needed, continuing to follow parcel lines when apply land use designations (to the greatest extent practicable). • Add greater detail regarding the desired design and form of new development within the Route 60 Corridor East Special Area Plan.
Timeline	TBD (After Discussion)
Process	<ul style="list-style-type: none"> • Staff will provide initial recommendations, which will be reviewed by the Planning Commission at a series of workshops. • Staff will coordinate with VDOT and/or other transportation engineers to garner feedback about proposed land uses, potential impacts to the local transportation network, and recommended transportation improvements. • Staff will organize opportunities for stakeholder feedback (e.g. open house, meeting, online survey, comment period, etc.). • The Planning Commission will provide a recommendation to the Board of Supervisors. • The Board of Supervisors will review at a joint workshop with the Planning Commission and provide feedback.
End Product	<ul style="list-style-type: none"> • Updated Future Land Use Plan within the Route 60 Corridor East • List of transportation projects within the Route 60 Corridor East to be incorporated into the Major Thoroughfare Plan

Task #3: Revise Future Land Use Plan and Major Thoroughfare Plan within Courthouse Village	
Description	<ul style="list-style-type: none"> Review current land use designations within the Courthouse Village Special Area Plan. Revise land use designations within the Courthouse Village Special Area Plan as needed, continuing to follow parcel lines when apply land use designations (to the greatest extent practicable). Add greater detail regarding the desired design and form of new development within the Courthouse Village Special Area Plan.
Timeline	TBD (After Discussion)
Process	<ul style="list-style-type: none"> Staff will provide initial recommendations, which will be reviewed by the Planning Commission at a series of workshops. Staff will coordinate with VDOT and/or other transportation engineers to garner feedback about proposed land uses and potential impacts to the local transportation network. Staff will organize opportunities for stakeholder feedback (e.g. open house, meeting, online survey, comment period, etc.). The Planning Commission will provide a recommendation to the Board of Supervisors. The Board of Supervisors will review at a joint workshop with the Planning Commission and provide feedback.
End Product	<ul style="list-style-type: none"> Updated Future Land Use Plan within the Courthouse Village List of transportation projects within the Courthouse Village to be incorporated into the Major Thoroughfare Plan

Task #4: Revise Major Thoroughfare Plan	
Description	<ul style="list-style-type: none"> Review current Major Thoroughfare Plan and list of recommended projects. Review previously-completed transportation plans. Consider recommendations made regarding proposed transportation improvements identified in Task #2 and #3. Identify recommended transportation improvements in a revised map and table. Divide recommended transportation improvements into groups: Short-Term, Lower Cost Projects vs. Longer-Term Visionary Projects.
Timeline	TBD (After Discussion)
Process	<ul style="list-style-type: none"> Staff will coordinate with VDOT and/or other transportation engineers to provide recommendations. Staff will coordinate with VDOT and/or other transportation engineers to garner feedback about proposed land uses and potential impacts to the local transportation network. Staff will organize opportunities for stakeholder feedback (e.g. open house, meeting, online survey, comment period, etc.). The Planning Commission will provide a recommendation to the Board of Supervisors. The Board of Supervisors will review at a joint workshop with the Planning Commission and provide feedback.
End Product	<ul style="list-style-type: none"> Updated Major Thoroughfare Plan

Task #5: Formal Adoption	
Description	<ul style="list-style-type: none"> • Adopt revised comprehensive plan (including Countywide Future Land Use Plan and Major Thoroughfare Plan)
Timeline	TBD (After Discussion)
Process	<ul style="list-style-type: none"> • The Planning Commission will hold a public hearing regarding the revised documents. • The Board of Supervisors will hold a public hearing regarding the revised documents, and then adopt the final compiled draft.
End Product	<ul style="list-style-type: none"> • Updated Comprehensive Plan