



POWHATAN COUNTY PLANNING COMMISSION

Agenda: Regular Meeting

Tuesday, May 5, 2020

6:00 PM

Remote Meeting via Electronic Communication

MEETING PROCEDURE AND PUBLIC PARTICIPATION

In accordance with Ordinance #O-2020-06 and Resolution #R-2020-23, members of the Planning Commission may participate by electronic means from a remote location that is not open to the public.

All Planning Commission meetings are open to the public and interested persons may participate on the day and time specified above. Due to the local emergency declaration (COVID-19), the Village Building Auditorium will not be open, but members of the public are encouraged to provide comments and participate using the following methods:

- Submit comments via email to the Planning Commission Secretary (Andrew Pompei) at apompei@powhatanva.gov. The comment period will open on Wednesday, April 29, 2020 at 5:00 p.m. and will close on Tuesday, May 5, 2020 at 12:00 p.m. Comments received during that period will be transmitted to the Planning Commission for review prior to the meeting and recorded in the meeting minutes.
- Participate remotely by electronic means by joining a webinar at <https://zoom.us/j/97298667665> or dialing in by phone at 1-929-205-6099 OR 1-312-626-6799 then typing in the webinar ID 972 9866 7665. During the public comment period, participants may raise their hand using the zoom controls on the computer screen, or (if dialing in) 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

- a. Roll Call
(Identify Members Physically or Electronically Present)
- b. Opportunities for Public to Access and Participate in Electronic Meeting

2. Invocation

Mr. Bobby Hall (Vice Chair)

3. Administrative Items

- a. Request to Postpone Action/Amend the Agenda
- b. Approval of Minutes: March 3, 2020 (Regular Meeting) ([p. 3](#))
- c. Approval of Minutes: March 3, 2020 (Workshop) ([p. 8](#))

4. Public Comment Period

At this time, the Planning Commission will hear citizen comments on unscheduled matters involving the services, policies, and affairs of Powhatan County government related to planning or land use issues.

5. Old Business

None

6. Public Hearings

- a. **Case #20-01-REZC: Berk and Alp LLC (District #2: Powhatan Station/Graceland)** requests the amendment of the proffer statement for three parcels (Tax Map Parcels #43-33, 43-33A, and 43-35) zoned Light Industrial (I-1) with proffered conditions and Commerce Center (CC) with proffered conditions (Case #18-01-REZC: Ordinance #O-2018-28). The subject properties are located southwest of the intersection of U.S. Route 60 (Anderson Highway) and State Route 671 (County Line Road). The applicant is requesting that Proffered Condition #1 be amended to reference a revised conceptual plan, which shows a new location for a commercial entrance on U.S. Route 60 (Anderson Highway). The 2019 Long-Range Comprehensive Plan designates the subject properties as Commerce Center and Natural Conservation (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Map. ([p. 9](#))

7. New Business

None

8. Adjourn

Next Meeting: Tuesday, June 2, 2020

March 3, 2020

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, MARCH 3, 2020 AT 6:00 PM

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

1. Call to Order

Dr. Brown called the meeting to order at 6:00 PM.

2. Invocation

Mr. Hall gave the invocation.

3. Administrative Items

a. Request to Postpone Action/Amend the Agenda

Mr. Pompei noted that the applicant for Case #20-01-REZC requested that their case be deferred until the next meeting. Mr. Pompei also requested that Item 7a on the agenda (Presentation: Parks and Recreation Needs Assessment) be deferred until the next meeting.

Ms. Hurt made a motion to accept these changes to the agenda.

Ms. Kingery seconded the motion.

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

**VOTE 5-0
MOTION Passed**

b. Approval of Minutes: February 4, 2020 (Regular Meeting)

Ms. Pendergast motioned to approve the minutes from the regular meeting on February 4, 2020, as presented.

Ms. Kingery seconded the motion.

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

**VOTE 5-0
MOTION Passed**

March 3, 2020

c. Approval of the Minutes: February 4, 2020 (Workshop)

Ms. Hurt motioned to approve the minutes from the Planning Commission Workshop on February 4, 2020, as presented.

Mr. Hall seconded the motion.

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

**VOTE 5-0
MOTION Passed**

d. Recommended Appointment: Richmond Regional Planning District Commission Board (PlanRVA)

Dr. Brown made a motion recommending to the Board of Supervisors that Mr. Hall be nominated to serve on the Richmond Regional Planning District Commission Board (PlanRVA).

Ms. Kingery seconded the motion.

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

**VOTE 5-0
MOTION Passed**

4. Public Comment Period

Dr. Brown opened the public comment period.

Carl Schwendeman (1727 Theresa Lane) asked the Planning Commission to consider incorporating sidewalks into projects that will be submitted to the Virginia Department of Transportation (VDOT) for funding through its SmartScale program.

Darlene Bowlin (630 Petersburg Road) spoke in opposition to possible ordinance amendments that may eliminate single-cut subdivisions and family divisions.

Seeing as there were no other speakers, the public comment period was closed by Dr. Brown.

5. Old Business

None

6. Public Hearings

- a. **Case #20-01-CUP: Kimberly Wilkinson Payne (District #1: Subletts/Manakin/Flat Rock)** requests a conditional use permit (CUP) to permit a *private kennel* as an accessory use on a property consisting of less than two (2) acres within the Single-Family Residential-2 (R-2) zoning district, per Sec. 83-213(b) of the Zoning Ordinance of the County of Powhatan. The proposed use is located at Tax Map Parcel #41-6-5 (2016 Judes Ferry Road), which consists of 1.0 acres. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the countywide Future Land Use Map.

Mr. Pompei provided an overview of this request.

Dr. Brown opened the public comment period.

Seeing as there were no speakers, the public comment period was closed by Dr. Brown.

March 3, 2020

Following the public hearing, members of the Planning Commission discussed the request. Ms. Hurt asked for additional information regarding the property's existing conditions, including landscaping and tree coverage. Dr. Brown asked for additional details about the breeding operation, including whether or not the dogs are spayed/neutered. The applicant stated that all dogs are spayed or neutered prior to leaving the home. Mr. Hall asked if the applicant intended to continue breeding, to which the applicant stated she does not intend to continue breeding.

Prior to voting, members of the Planning Commission made the following comments:

- Ms. Hurt stated that she has concerns regarding impacts the proposed use may have on neighbors.
- Ms. Pendergast stated that she is comfortable with the request with the recommended conditions.
- Mr. Hall stated that he has concerns with having more than four dogs on a one-acre lot.
- Ms. Kingery stated that she is comfortable with the request with the recommended conditions.

After discussion, Ms. Hurt made a motion to **recommend denial** of the request.

Dr. Brown seconded the motion.

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

VOTE 3-2
MOTION Passed

- b. **Case #19-06-REZC: Markel Eagle Partners, LLC (District #1 Subletts/Manakin/Flat Rock)** requests the rezoning of Tax Map Parcels #42-55A, 42-55B, 42-57G, 42-72 and a portion of Tax Map Parcel #42-55 from Agricultural-10 (A-10) and General Commercial (C) with proffered conditions (Case #06-14-REZC) to Commerce Center (CC) with proffered conditions and Village Residential Planned Development (VR-PD) with proffered conditional and amendment of the zoning district map of approximately 43.15 acres of land with frontage along the north side of U.S. Route 60 (Anderson Highway) at its intersection with State Route 1101 (Holly Hills Road) and along the south side of State Route 675 (Page Road) at its intersection with State Route 1110 (Old Powhatan Estates), including 1680 Anderson Highway and 1647 Page Road. Approximately 5.06 acres will be rezoned to CC with proffered conditions and approximately 38.09 acres will be rezoned to VR-PD with proffered conditions (Maximum Density: 79 Dwelling Units/2.07 Dwelling Units Per Acre). Proffered conditions associated with the proposed CC zoning district address building materials, parking lot surfacing, and shared access. Proffered conditions associated with the proposed VR-PD zoning district address adherence to a master plan, maximum residential densities (up to 79 single-family dwelling units), perimeter buffers, storm water management, transportation improvements, provision of age-restricted units, and cash proffers. The 2019 Long-Range Comprehensive Plan designates the subject properties as Commerce Center and Village Residential (Route 60 Corridor East Special Area Plan), with maximum recommended densities in the Village Residential land use designation being four dwelling units per acre.

Mr. Pompei provided an overview of the request.

Greg Garrison (Markel Eagle Partners, LLC), a representative for the applicant, gave a brief presentation to the Planning Commission. The presentation provided a general overview of the proposed project layout, density, and circulation pattern, as well as a summary of the methodology used for determining the proposed cash proffer amount.

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Following the presentation, Dr. Brown asked the applicant to provide the estimated price range of the homes to be constructed within this development. The applicant responded that they estimate that the most affordable dwellings will be cottage-style residences starting at \$250,000.

Dr. Brown opened the public hearing.

Carl Schwendeman (1727 Theresa Lane) asked that the applicant provide additional road improvements, including a right-turn lane into the Holly Hills subdivision, sidewalks along U.S. Route 60, and shoulders along Page Road.

Jim Carver (4245 Steger Creek) spoke in opposition to the request, noting the proposal's compliance with the comprehensive plan, potential transportation impacts, and potential fiscal impacts.

Mike Hall (1746 Old Powhatan Estates) spoke in opposition to the request, citing concerns with the proposal's potential impacts on the area's rural character and transportation network

Darlene Bowlin (630 Petersburg Road) spoke in opposition to the request, noting that she agrees with the previous two speakers.

Steve Chambers (1701 Page Road) cited concerns with the proposal's potential negative impacts on the condition of Page Road. Mr. Chambers noted that he would like to see more transportation-related improvements if this project is approved.

Richard King (1700 Old Powhatan Estates) spoke in opposition to the request, noting concerns with traffic and safety along Page Road.

Seeing no other speakers, Dr. Brown closed the public hearing.

Following the public hearing, the Planning Commission discussed the request.

Dr. Brown stated that she still has concerns about the additional traffic that this proposal will generate. A representative for the applicant responded by noting that the traffic analysis does not require any additional improvements, but that they could add a shoulder along portions of Page Road where they have ownership rights.

Ms. Hurt stated that she appreciated the effort the applicant has put into the project, but that she still has concerns with the proposal's potential impacts on Page Road and U.S. Route 60.

Mr. Hall stated that he has concerns with potential impacts this proposal may have on adjacent roadways, as well as concerns regarding the fiscal impacts of providing additional public services to residential development.

Dr. Brown noted that she is also concerned with the limited commercial space and asked what kind of user is planned for a commercial area, which is five (5) acres in size. The applicant responded that a specific user has not yet been identified, but that the acreage dedicated to commercial is appropriate for a commercial/retail development.

Following discussion, Ms. Hurt made a motion to **recommend denial** of the request.

Ms. Pendergast seconded the motion.

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

VOTE 5-0
MOTION Passed

March 3, 2020

- c. **Case #20-04-AZ:** The **County of Powhatan** requests the amendment of provisions set forth in Chapter 83 (Zoning Ordinance), Article IV (Village Growth Area Districts), Division 2 (Village Growth Area Planned Development Districts) to clarify language describing the intent of Village Growth Area Planned Development Districts and to require that development within Village Growth Area Planned Development Districts incorporate certain design concepts that are identified within a planned development (PD) plan.

Mr. Pompei provided an overview of this request.

Dr. Brown opened the public hearing.

Carl Schwendemen (1727 Theresa Lane) asked if this amendment will have an impact on transportation improvements along U.S. Route 60.

Seeing no other speakers, Dr. Brown closed the public hearing.

Following the public hearing, Mr. Pompei addressed the Mr. Schwendeman's question, noting that this amendment encourages developers to exceed existing ordinance requirements.

After brief discussion, Dr. Brown made a motion to **recommend approval** of this request.

Mr. Hall seconded the motion.

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

VOTE 5-0
MOTION Passed

7. Adjourn

There being no further business, Dr. Brown adjourned the meeting at 7:18 PM.

Barbara Brown
Chairman

Andrew Pompei
Planning Director

March 3, 2020

VIRGINIA: AT A WORKSHOP OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, MARCH 3, 2020 AT 7:22 PM

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

1. Call to Order

Dr. Brown called the meeting to order at 7:22 PM, following adjournment of the regular Planning Commission meeting held on March 3, 2020.

2. Discussion: Elimination of Single Cut Subdivisions

Dr. Brown provided the Planning Commission with an overview of this possible ordinance amendment, which proposes to eliminate provisions that allow *single cut subdivisions*.

Members of the Planning Commission briefly discussed this possible amendment, noting that it is a worthwhile issue to consider, as current regulations may have a negative impact on goals aimed at preserving Powhatan County's rural character. Following discussion, the Planning Commission decided that it would like to see the amendment advertised and placed on a future meeting agenda.

3. Discussion: Revisions to Standards for Family Divisions

Dr. Brown provided the Planning Commission with an overview of a possible ordinance amendment, which proposes to modify standards applicable to family divisions.

4. Public Comment Period

Darlene Bowlin (630 Petersburg Road) spoke in opposition to the proposed ordinance amendment to eliminate *single cut subdivisions*.

Chris Favreau (2240 Old Time Road) noted that he is planning to subdivide his property using the family division provisions in the future, and he would like to see these provisions maintained.

5. Upcoming Projects

Mr. Pompei provided a brief overview of rezoning requests and ordinance amendments that will be heard at future meetings. The Planning Commission briefly discussed the code enforcement process.

6. Adjourn

There being no further business, Dr. Brown adjourned the meeting at 8:11 PM.

Barbara Brown
Chairman

Andrew Pompei
Planning Director



Powhatan County Planning Commission Agenda Item

Meeting Date: May 5, 2020

Agenda Item Title: **Case #20-01-REZC: Berk and Alp LLC (District #2: Powhatan Station/Graceland)** requests the amendment of the proffer statement for three parcels (Tax Map Parcels #43-33, 43-33A, and 43-35) zoned Light Industrial (I-1) with proffered conditions and Commerce Center (CC) with proffered conditions (Case #18-04-REZC: Ordinance #O-2018-28). The subject properties are located southwest of the intersection of U.S. Route 60 (Anderson Highway) and State Route 671 (County Line Road). The applicant is requesting that Proffered Condition #1 be amended to reference a revised conceptual plan, which shows a new location for a commercial entrance on U.S. Route 60 (Anderson Highway). The 2019 Long-Range Comprehensive Plan designates the subject properties as Commerce Center and Natural Conservation (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Map.

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 Berk and Alp LLC to amend the proffer statement for Tax Map Parcels #43-33, 43-33A, and 43-35 (Case #18-04-REZC) by revising Proffered Condition #1 to reference an updated conceptual plan within the portion of the project zoned I-1.

Dates Previously Considered by PC: Workshop: February 4, 2020
Public Hearing (Scheduled/Deferred at Applicant's Request): March 3, 2020

Summary of Item: As part of Case #18-04-REZC (Approved September 24, 2018), Tax Map Parcels #43-33, 43-33A, and 43-35 were rezoned from General Commercial (C) with proffered conditions (Case #08-01-REZC) to Commerce Center (CC) with proffered conditions (10.64 acres) and Light Industrial (I-1) with proffered conditions (10.72 acres). These properties are located at the southwest corner of the U.S. Route 60 (Anderson Highway)/State Route 671 (County Line Road) intersection. Proffered conditions relate to a conceptual plan; building materials; dedication of a site for a pump station; and landscaping.

The applicant is proposing to amend Proffered Condition #1 to reference an updated conceptual plan/zoning exhibit, which shows the proposed site entrance farther west along U.S. Route 60 (Anderson Highway).

Staff Recommendation: The Department of Community Development recommends **approval** of this request.

Attachments: Staff Report
Application

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.



20-01-REZC

Berk and Alp LLC

Request to Amend the Proffer Statement (Case #18-04-REZC) for
Tax Map Parcels #43-33, 43-33A, and 43-35
by Amending the Conceptual Plan

Staff Report Prepared for the Planning Commission
May 5, 2020

I. PUBLIC MEETINGS

Planning Commission	February 4, 2020	Workshop
	March 3, 2020	Public Hearing (Deferred at Applicant Request)
	May 5, 2020	Public Hearing

II. GENERAL INFORMATION

Request	Amendment of Proffer Statement (Case #18-04-REZC) <ul style="list-style-type: none"> • Amend Proffered Condition #1 (Conceptual Plan)
Existing Zoning	Commerce Center (CC) with Proffered Conditions Light Industrial (I-1) with Proffered Conditions (Case #18-04-REZC: Ordinance #O-2018-28)
Parcel ID#	43-33, 43-33A, and 43-35
Total Area	Total Site: 21.36 acres <ul style="list-style-type: none"> • Portion Zoned CC: 10.64 acres • Portion Zoned I-1: 10.72 acres
Applicant	Berk and Alp LLC
Owner	Berk and Alp LLC
Location of Property	Southwest of Intersection of U.S. Route 60 (Anderson Highway) and State Route 671 (County Line Road)
Electoral District	(2) Powhatan Station/Graceland
2019 Land Use Plan Recommendation	Commerce Center and Natural Conservation (Route 60 Corridor East Special Area Plan)

III. EXECUTIVE SUMMARY

The applicant is requesting that one of the proffered conditions associated with Case #18-04-REZC (Ordinance #O-2018-28) be amended to reference a revised conceptual plan. The revised conceptual plan shows a new entrance on U.S. Route 60 (Anderson Highway) shared with Tax Map Parcel #43-34.

The proposed development (which will include light industrial and commercial uses) is in eastern Powhatan County, southwest of the intersection of U.S. Route 60 (Anderson Highway)/State Route 671 (County Line Road).

IV. PROPERTY DESCRIPTION

Location

The subject properties are located in eastern Powhatan County southwest of the intersection of U.S. Route 60 (Anderson Highway) and State Route 671 (County Line Road).¹

Existing Conditions

The subject properties total 21.36 acres. An existing commercial building is located on Tax Map Parcel #43-33A. An existing single-family dwelling is located on Tax Map Parcel #43-35, with the remainder of the subject properties undeveloped. An intermittent stream, which is a tributary to Swift Creek, flows across the northeastern portion of the properties.

Surrounding Properties

There is existing commercial and residential development in the surrounding area.

Direction	Zoning	Uses
North	Commerce Center (CC) Agricultural-10 (A-10)	<ul style="list-style-type: none">Commercial Uses (Gas Station, Daycare, Automobile Repair Business)
South	Agricultural-10 (A-10)	<ul style="list-style-type: none">Low-Density, Single-Family Residential Development
East	Chesterfield County <ul style="list-style-type: none">Agricultural (A)Neighborhood Business (C-2)Corporate Office (O-2)	<ul style="list-style-type: none">Low-Density, Single-Family Residential Development
West	General Commercial (C) Light Industrial (I-1)	<ul style="list-style-type: none">Commercial UsesLight Industrial Uses (Oakbridge)

Community Character

The subject properties are located along the south side of U.S. Route 60 (Anderson Highway) in far eastern Powhatan County, where there is existing commercial development:

- Commercial uses, including a gas station, daycare, and automobile repair business, are located on the north side of U.S. Route 60 (Anderson Highway).
- Commercial and light industrial uses are located west of the subject properties. Some of these uses are within Oakbridge (an existing industrial park), which is located approximately 0.25 miles west of the subject properties.

¹ Note that portions of Tax Map Parcels #43-33A and 43-35 are located within Chesterfield County. This request would only apply to portions of the subject properties located within Powhatan County.

Low-density residential development is located east and south of the subject properties along State Route 671 (County Line Road).

V. PROJECT ANALYSIS

Current Zoning

The subject properties are currently zoned Commerce Center (CC) with proffered conditions and Light Industrial (I-1) with proffered conditions (Case #18-04-REZC/Ordinance #O-2018-28: Approved September 24, 2018).

There are four (4) proffered conditions, which address the following issues (Attachment #4):

- Adherence to a conceptual plan;
- Building materials;
- Dedication of land for a pump station; and
- Landscaping/buffers.

Requested Proffer Amendment

The applicant is requesting an amendment to Proffered Condition #1 (Case #18-04-REZC/Ordinance #O-2018-28: Approved September 24, 2018) to reference a revised conceptual plan.

Proffered Condition #1 currently reads as follows:

Development of the I-1 parcel shall be limited to 10.72 acres and shall be in substantial accord with the exhibit titled “Classic Granite and Marble Zoning Exhibit” prepared by Balzer and Associates, Inc. last revised August 22, 2018.

The applicant is proposing to amend Proffered Condition #1 to read:

Development of the I-1 parcel shall be limited to 10.72 acres and shall be in substantial accord with the exhibit titled “Classic Granite and Marble Zoning Exhibit” prepared by Balzer and Associates, Inc. last revised ~~August 22, 2018~~ March 16, 2020.

The revised conceptual plan shows a new shared entrance with Tax Map Parcel #43-34.² There is an existing commercial entrance near that location, but it would be upgraded and reconfigured to meet current VDOT standards, with a lengthened right-turn lane and an acceleration lane. The entrance would be designed as right-in/right-out only.

Environment/Natural Resources

Agency Comments: Environmental Review (Powhatan County)

These properties contain multiple water features, which, per the Powhatan County Zoning Ordinance, require specific riparian buffers associated with them. These buffers will be reviewed and enforced when the site plan and land disturbance permit applications are submitted.

² The applicant recently purchased Tax Map Parcel #43-34, which is zoned General Commercial (C).

On-Site Natural Resources

There is an intermittent stream (tributary to Swift Creek) that bisects the property, with some smaller branches extending from it. Wetlands are located along portions of the intermittent stream. Western portions of the subject properties were recently logged, with eastern portions remaining wooded.

Transportation

Agency Comments: Virginia Department of Transportation (VDOT)

VDOT provided the following comments regarding the conceptual plan (dated April 2, 2020):

VDOT Land Use has been working with the applicant’s engineer on the proffer exhibit for the appropriate entrance location only. While VDOT supports the exhibit for proffers, VDOT reserves additional comments and revisions to the Exhibit sheet when incorporated into site plan review.

During site plan review, VDOT shall require turn lane warrants and vehicular turning movements to ensure adequate widths are provided for the ingress/egress movements. VDOT supports the location of the right-in/right-out entrance, but will require a raised channelization island to be installed to prevent attempted movement(s) as a left out (See Detail Road Design Manual – Appendix F, Figure 4-4, F-98 Commercial Entrance Channelization Island Options).

Local Road Network

The project’s primary access would be from U.S. Route 60 (Anderson Highway):³

Roadway Characteristic	U.S. Route 60 (Anderson Highway)
Functional Classification: VDOT	Other Principal Arterial
Functional Classification: Powhatan Co. Major Thoroughfare Plan	Major Arterial (Existing)
Traffic Volume Estimates	35,000 ⁴

Traffic Analysis

A traffic study was submitted with the original zoning request (Case #18-04-REZC). An addendum has been submitted analyzing the updated phasing and functionality of the proposed new entrance for the first phase of development (Attachment #4). This analysis found that, during Phase I of the development, trip generation will be as follows:

- AM Peak Hour: 67 Entering/20 Exiting
- PM Peak Hour: 32 Entering/66 Exiting
- Total Daily Vehicle Trips: 706

³ The subject properties’ frontage on State Route 671 (County Line Road) is in Chesterfield County.

⁴ Traffic volumes are calculated by VDOT (2018) and represent the segment of U.S. Route 60 (Anderson Highway) between State Route 634 (Stavemill Road) and the Chesterfield County line.

This analysis concluded that “the proposed site drive approach is expected to operate at acceptable levels of service under Phase 1 buildout (2020) peak hour traffic conditions. Based on analysis results, the northbound right-turn movement [exiting the site] is expected to operate at an LOS [level of service] D under AM peak hour traffic conditions and an LOS C under PM peak hour traffic conditions” (page 3).

Site Entrances

Per local requirements [Subdivision Ordinance: Table 68-175(e)(5)(d)], entrances along the adjacent segment of U.S. Route 60 (Anderson Highway) must be spaced 625 feet apart.⁵ According to the applicant and VDOT, the proposed entrance will meet these requirements.⁶

Major Thoroughfare Plan

The Major Thoroughfare Plan (2019 Long-Range Comprehensive Plan: Chapter 9), establishes guidance regarding long-term development of the local transportation network. Per that plan, the adjacent segment of U.S. Route 60 (Anderson Highway) is classified as a *Major Arterial (Existing)*.

No specific improvements are recommended for the adjacent segment of U.S. Route 60 (Anderson Highway). There is a general recommendation that, along the entire U.S. Route 60 corridor, intersections be realigned, signals be modified, and turn lanes added to improve traffic flow (Map ID #22: p. 138).



View of Subject Properties (and Location of Proposed Entrance)
from U.S. Route 60 (Anderson Highway)

⁵ The adjacent segment of U.S. Route 60 (Anderson Highway) is classified as an *Other Principal Arterial* by VDOT, with a posted speed limit of 55 miles per hour.

⁶ According to the applicant, the proposed entrance will be approximately 627 feet from the nearest existing entrance, which serves 1403 Anderson Highway.

Development Requirements and Standards

Development Review: Next Steps

- *Site Plan Approval*

Prior to issuance of a building permit for new development, the applicant will be required to submit a site plan(s) for review and approval for all industrial and commercial uses [Sec. 83-123(g)].⁷

All site plans are evaluated to ensure that proposed development adheres to standards set forth in Article VIII (Development Standards) of the zoning ordinance. These standards address several components of the development, including:

- Vehicular Access and Circulation [Sec. 68-175(e)];
- Off-Street Parking and Loading [Sec. 83-455];
- Landscaping and Buffers [Sec. 83-461];
- Exterior Lighting [Sec. 83-469];
- Open Space [Sec. 83-470]; and
- Signage [Sec. 83-488].

Site plan applications are reviewed by the Department of Community Development.

Due to the proffered conditions, the site plan will be reviewed to ensure that it generally aligns with the proffered conceptual plan.

- *Development Design Pattern Book and Site Architecture*

Commercial development must adhere to design standards set forth in Sec. 83-477 (Institutional, Commercial, and Mixed-Use Development Standards).⁸ Prior to approval of a site plan for the commercial portion of the project, a *Development Design Pattern Book* must be submitted and approved by the Planning Commission.

The purpose of the *Development Design Pattern Book* is to help ensure that the architecture of new buildings is compatible with surrounding development, the *2019 Long-Range Comprehensive Plan*, and the *Countywide Development Guidebook*.

With the original zoning case, elevations were submitted for buildings proposed within the portion of the site zoned I-1. A *Development Design Pattern Book* is not required for industrial development, but industrial buildings must meet design standards set forth in Sec. 83-482 (Industrial Development Standards).

⁷ A site plan application (Case #18-16-SPA) has been submitted for review for a portion of the proposed project.

⁸ Revisions to this section of the zoning ordinance were approved on June 25, 2018 (Ordinance #O-2018-18).

VI. COMPREHENSIVE PLAN ANALYSIS

Countywide Future Land Use Plan

The *2019 Long-Range Comprehensive Plan* designates most of the subject properties as *Commerce Center* on the Countywide Land Use Plan Map. The properties are located within the Route 60 Corridor East Special Area Plan (one of three designated growth areas within Powhatan County). Portions of the site along an intermittent stream (tributary to Swift Creek) are designated *Natural Conservation*.

The planned development, which would incorporate a mix of light industrial (manufacturing), retail, and office uses within a unified project, generally aligns with recommendations made in the *2019 Long-Range Comprehensive Plan*.

Transportation

The proposed proffer amendment focuses primarily on changes to site access, with a relocated entrance shared with an adjoining property. The proposed improvements relate to the following objectives and strategies listed in the *2019 Long-Range Comprehensive Plan*:

- *Objective TR.8: Continue to develop Route 60 as the county's primary commercial and economic development corridor and provide transportation improvements to meet future travel demands for various types of trips and users.*

As part of this proposal, the applicant would upgrade an existing commercial entrance to meet current standards, with an extended turn lane and an acceleration lane.

- *Strategy TR.8.b: Continue to implement the county's access management standards.*
The proposed entrance meets local access management standards and results in shared access serving multiple existing parcels.

VII. PUBLIC COMMENTS

One member of the public submitted written comments regarding this request, asking that pedestrian and bicycle infrastructure be provided along U.S. Route 60 (Anderson Highway) (Attachment #8).

VIII. STAFF RECOMMENDATION

The Department of Community Development **recommends approval** of this request for the following reasons:

- Upgrading an existing commercial entrance to meet current standards and accommodating shared access between multiple parcels reduces the number of conflict points along a major thoroughfare, improves existing infrastructure, and helps implement recommendations made in the *2019 Long-Range Comprehensive Plan*.
- This request, if approved, will facilitate phased commercial/light industrial development within a designated growth area (Route 60 Corridor East Special Area Plan) at a location where commercial/light industrial uses are recommended in the Countywide Future Land Use Plan.

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 Berk and Alp LLC to amend the proffer statement for Tax Map Parcels #43-33, 43-33A, and 43-35 (Case #18-04-REZC) by revising Proffered Condition #1 to reference an updated conceptual plan within the portion of the project zoned I-1.

Attachment(s)

1. Application
2. Revised Conceptual Plan
3. Existing Conceptual Plan (Approved with Case #18-04-REZC/#O-2018-28)
4. Addendum to Revised Traffic Assessment: Classic Granite (December 20, 2019)
5. Ordinance #O-2018-28
6. Vicinity Map
7. Zoning Map
8. Countywide Future Land Use Map
9. Public Comments

Attachment #1
Application



County of Powhatan,
Virginia

Proffer Amendment
Application

For Office Use Only	received 12/23/19
Case Number	20-01-REC

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

Applicant Information	
Name of Applicant	BERK & ALP LLC
Mailing Address	14301 JUSTICE RD MIDLOTHIAN , VA 23113
Phone Number	(804) 658-9510
Email Address	tony@classicgranite.com

Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	SAME AS ABOVE
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	Christ Shust, Balzer & Associates Inc.
Mailing Address	15871 City View Drive, Suite 200 Midlothian, VA 23113
Phone Number	(804) 794-0571
Email Address	cshust@balzer.cc

Parcel Information	
Subdivision/Development Name	Classic Granite and Marble
Lot Number(s)	N/A
Tax Map Number(s)	043-33, 043-33A and 043-35
Physical Address(es)	17650 MIDLOTHIAN TPK 30 COUNTY LINE RD
Election District	2 - POWHATAN STATION/GRACELAND
Current Zoning	CC-Commerce Center & I-1 Light Industrial with Proffered Conditions
Original Rezoning Case	18-04-REZC
Acreage Involved in Request	21.36 ACRES
Countywide Future Land Use: Land Use Designation	CC - Commerce Center

Requested Proffer Amendment	
Subdivision/Development Name	Classic Granite and Marble
Original Rezoning Case	18-04-REZC
Original Condition to Be Amended	Development of the I-1 parcel shall be limited to 10.72 acres and shall be in substantial accord with the exhibit titled "Classic Granite and Marble Zoning Exhibit" prepared by Balzer and Associates, Inc. last revised August 22, 2018.
Proposed Amendment	Development of the I-1 parcel shall be limited to 10.72 acres and shall be in substantial accord with the exhibit titled "Classic Granite and Marble Zoning Exhibit" prepared by Balzer and Associates, Inc. last revised December 20, 2019 MARCH 16, 2020 CMS

Status of Proffered Conditions			
As a requested proffered amendment is reviewed, the Department of Community Development will determine whether proffered conditions associated with the original rezoning case have been implemented.			
Have all of the proffered conditions associated with the original rezoning case been implemented?			
Yes	<input checked="" type="radio"/>	No	<input type="radio"/>
If no, identify which proffered conditions have not been implemented.			

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
Hasan Kilic, Sole Member	14301 JUSTICE RD MIDLOTHIAN , VA 23113

I, Hasan Kilic, 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 043-33, 043-33A and 043-35.
 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)

Hasan Kilic

Commonwealth of Virginia
 County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Hasan Kilic, whose name is signed to the above, on this 12th day of December 20 19.

Notary Public

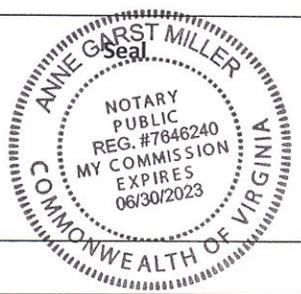
Anne Garst Miller

Commission Expires

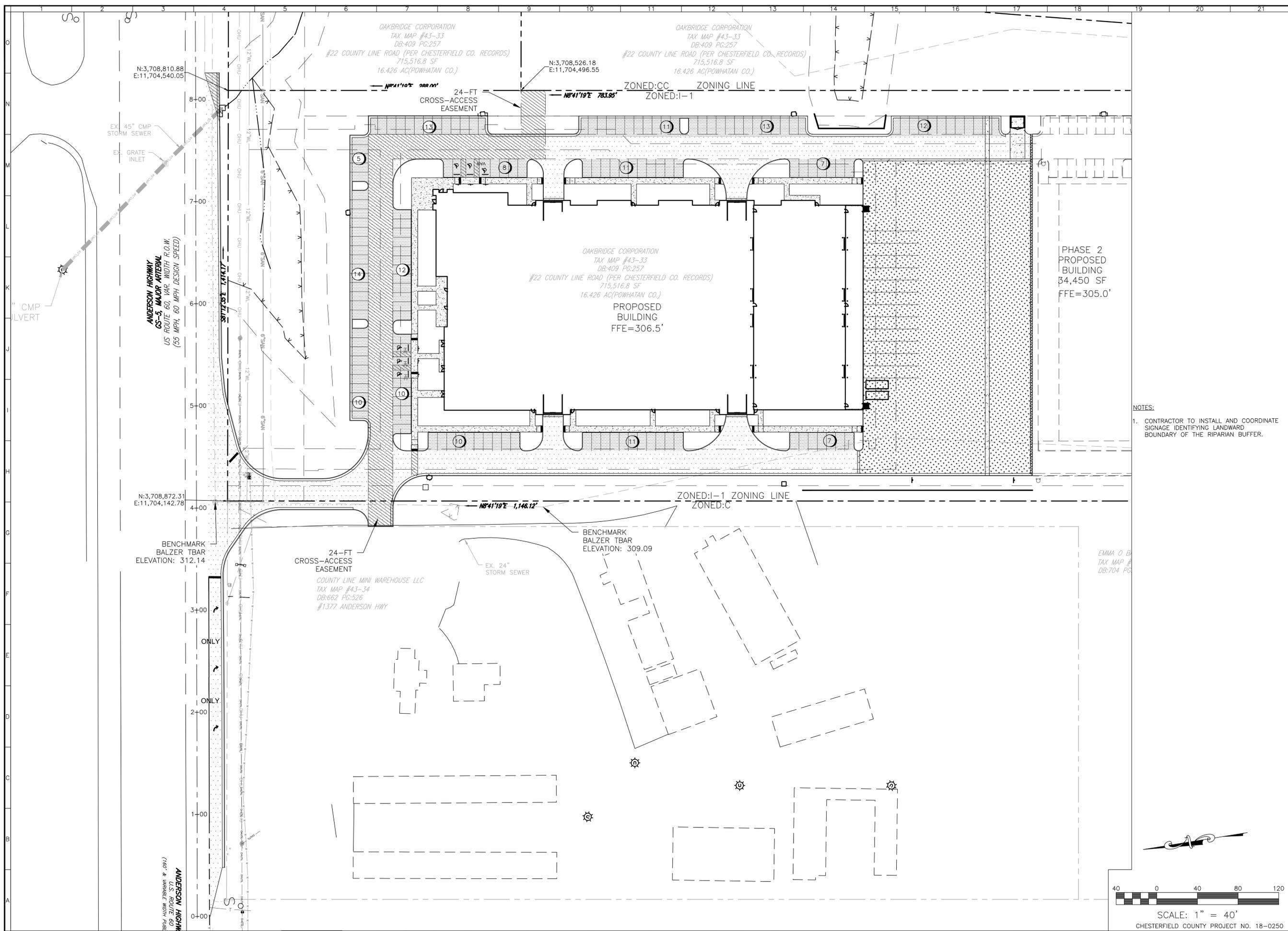
6/30/2023

Notary Number

7646240



Attachment #2
Proposed Conceptual Plan
(Dated March 16, 2020)



REFLECTING TOMORROW
 www.balzer.cc
 Richmond
 Roanoke
 New River Valley
 Staunton
 Harrisonburg
 Lynchburg
 RESIDENTIAL LAND DEVELOPMENT ENGINEERING
 SITE DEVELOPMENT ENGINEERING
 LAND USE PLANNING & ZONING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 ARCHITECTURE
 STRUCTURAL ENGINEERING
 TRANSPORTATION ENGINEERING
 ENVIRONMENTAL & SOIL SCIENCE
 WETLAND DELINEATIONS & STREAM EVALUATIONS

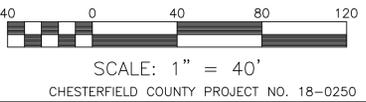
Balzer and Associates, Inc.
 15871 City View Drive
 Suite 200
 Midlothian, VA 23113
 804-794-0571
 FAX 804-794-2635



NOTES:
 1. CONTRACTOR TO INSTALL AND COORDINATE SIGNAGE IDENTIFYING LANDWARD BOUNDARY OF THE RIPARIAN BUFFER.

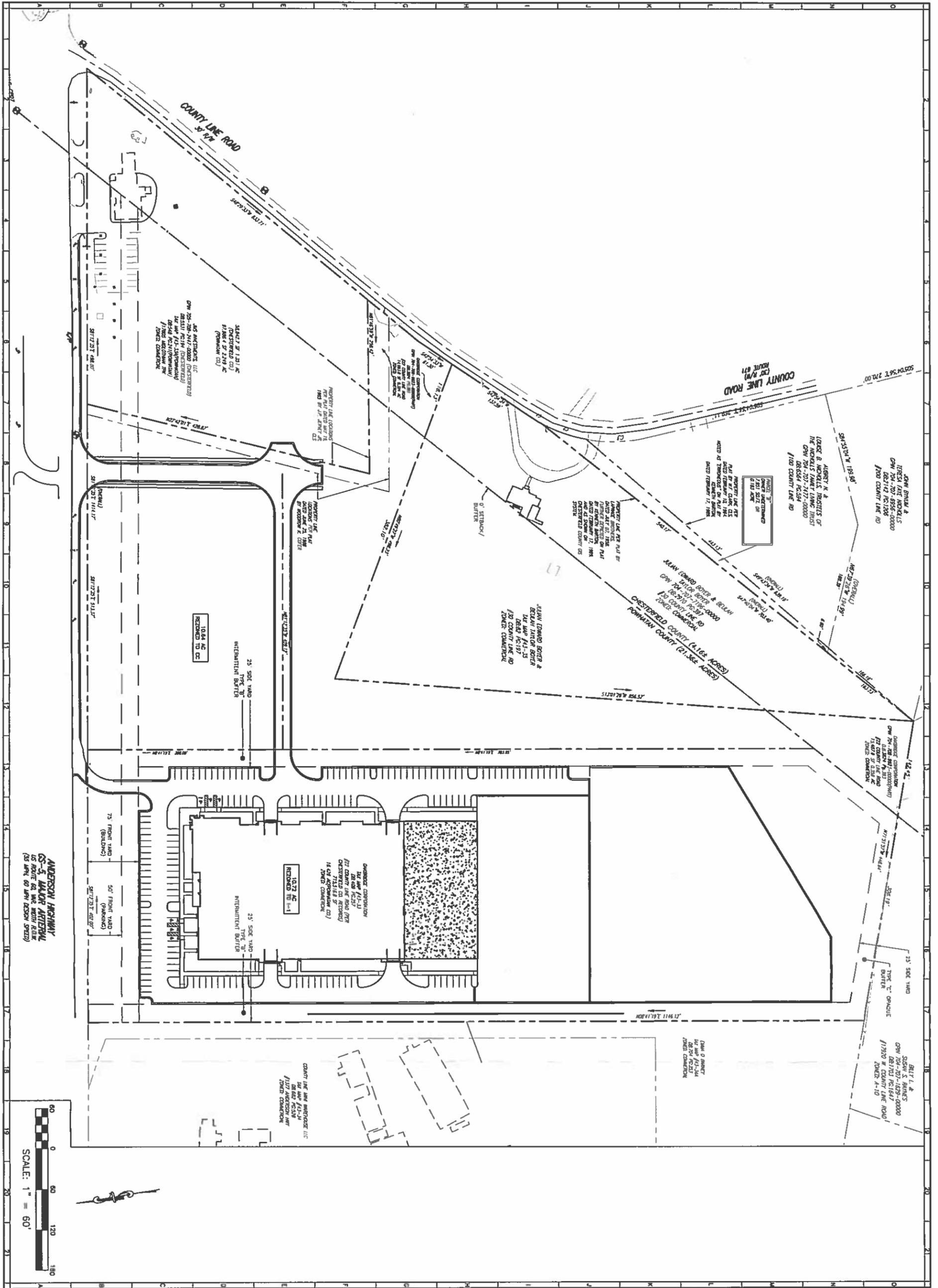
CLASSIC GRANITE AND MARBLE
OVERALL LAYOUT PLAN
 HUGUENOT DISTRICT
 POWHATAN COUNTY, VIRGINIA

DRAWN BY JAT
 DESIGNED BY CMS
 CHECKED BY CMS
 DATE 5/30/2018
 SCALE AS NOTED
 REVISIONS:
 8/22/2018
 03/06/2019
 05/01/2019
 12/23/2019
 02/28/2020
 3/16/20 ZONING

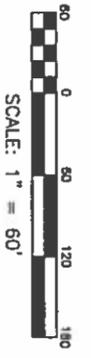


SHEET NO.
C03
 CHESTERFIELD COUNTY PROJECT NO. 18-0250
 JOB NO. 56170086

Attachment #3
Existing Conceptual Plan
(Approved with Case #18-04-REZC/#O-2018-28)



ANDERSON HIGHWAY
 US-5 MAJOR ARTERIAL
 US ROUTE 60, W/60 NORTH RAMP
 (35 MPH, 60 MPH DESIGN SPEED)



SHEET NO.
C01
 JOB NO. 58170086

CLASSIC GRANITE AND MARBLE
 ANDERSON HWY
 ZONING EXHIBIT
 HUGUENOT DISTRICT
 POWHATAN COUNTY, VIRGINIA

DESIGNED BY: JMT
 CHECKED BY: CWS
 DATE: 06/06/18
 SCALE: N/A
 REVISIONS: 8-22-2018

BALTIMORE
 DISTRICT OF
 WWW.BALTIMOREDC.COM

RESIDENTIAL ZONING DISTRICTS
 CITY DEVELOPMENT DEPARTMENT
 LAND USE PLANNING & DESIGN
 LAND USE ADMINISTRATION
 PLANNING & DESIGN
 PLANNING & DESIGN
 PLANNING & DESIGN

15871 City View Drive
 Suite 200
 Middleburg, VA 22113
 804-794-0571
 FAX 804-794-2835

Balcer and Associates, Inc.
 15871 City View Drive
 Suite 200
 Middleburg, VA 22113
 804-794-0571
 FAX 804-794-2835

Attachment #4
Addendum to Revised Traffic Assessment: Classic Granite
(December 20, 2019)



December 20, 2019

Mr. Andrew Pompei, AICP, CZA
Powhatan County
Planning Director
3834 Old Buckingham Road
Suite F
Powhatan, Virginia 23139

Re: Addendum to Revised Traffic Assessment – Classic Granite
Powhatan County, Virginia

Mr. Pompei,

This addendum to the revised Traffic Assessment (TA/dated 8/30/18) is in regards to changes in the land use/densities and plan of access proposed for phase 1 of the Classic Granite Site. Current plans indicate that phase 1 will include 148,343sf of commercial land uses with a single point of right-in/right-out site access.

Site densities in the revised Traffic Assessment (dated 8/30/18) indicated that phase 1 would include 90,530sf of commercial land uses with two points of access (left-in/right-in/right-out; right-out).

Executive Summary

Current proposals for phase 1 indicate that the proposed site will consist of a 133,582sf manufacturing land uses (83,582sf Classic Granite business operation; 50,000sf future expansion); 14,761sf furniture store. Access to the site is proposed to have one right-in/right-out site access on US 60. Refer to the technical appendix for a detailed site figure.

As part of the rezoning process for the approved site, a revised Traffic Assessment (dated 8/30/18) was prepared for and reviewed/approved by Powhatan County and VDOT. This study forms the basis for completing the analysis presented in this addendum.

Analysis indicates that the right-in/right-out site access is expected to operate at acceptable levels of service under AM and PM peak hour traffic conditions.

Existing/Background Peak Hour Traffic Conditions

Evaluation of the study intersection is based on traffic conditions determined in the original Traffic Assessment Report (TA). Existing (2018) peak hour traffic conditions have been utilized for this analysis. Refer to Figure 1 in the technical appendix for existing (2018) peak hour traffic conditions. Background (2020) peak hour traffic conditions have been determined based on a 2% annual growth rate. Refer to Figure 2 in the technical appendix for background (2020) peak hour traffic conditions.

Phase 1 Traffic Conditions

Phase 1 site development traffic conditions were determined by analyzing site trip generation numbers for phase 1 land uses and densities (133,582sf of manufacturing uses; 14,761sf of retail uses) utilizing the ITE Trip Generation Manual, 10th Edition. Refer to Table 1 for the trip generation results.

**TABLE 1
Phase 1 Site Trip Generation Results**

Land Use	Density	ITE Code	AM Peak Hour (vph)		PM Peak Hour (vph)		Daily (vpd)
			Enter	Exit	Enter	Exit	Total
Manufacturing	133,582sf	140	64	19	28	62	582
Retail	14,761sf	890	3	1	4	4	124
Total Buildout Site Trips			67	20	32	66	706

Site trips have been assigned to the proposed right-in/right-out site drive based on site distribution percentages determined in the original TA Report. Refer to Figure 3 in the technical appendix for the site distribution percentages used to assign total site trips to the study area. Refer to Figure 4 in the technical appendix for total phase 1 peak hour site trips.

Phase 1 buildout (2020) peak hour traffic conditions have been determined by combining background (2020) peak hour traffic conditions (Figure 2) with phase 1 total peak hour site trips (Figure 4). Refer to Figure 5 in the technical appendix for the phase 1 buildout (2020) peak hour traffic conditions.

Traffic Analysis

Proposed site drive improvements have been utilized for Site Drive #1. Based on discussions with VDOT and County staff, there are no future roadway improvements or approved development plans expected during the study period for this report.

Analysis has been conducted using Synchro macro-scopic modeling for this analysis. All analysis measures (delay, queues, volume-to-capacity) have been determined utilizing the Synchro modeling exclusively. Existing peak hour factors and heavy vehicle percentages have been utilized for the existing conditions analysis. Peak hour factors have been adjusted to utilize a 0.92 on all existing peak hours below 0.92, and heavy vehicle percentages have been adjusted to reflect a 2% rate on all existing percentages less than 2% for all future traffic analysis scenarios.

Phase 1 Traffic Analysis

Phase 1 buildout (2020) peak hour traffic conditions detailed in Figure 5 have been analyzed to assess the viability of the proposed plan of development. Refer to Table 2 for the Phase 1 buildout (2020) peak hour analysis results. Refer to the technical appendix for the computer printouts of the phase 1 buildout analysis.

TABLE 2
Analysis Summary
Phase 1 Buildout (2020) Peak Hour Traffic Conditions

Intersection	Control	Lane Group	Available Storage ¹	Lane LOS	AM Peak Hour Lane Delay (sec/veh)	Lane Queue (ft) ²	Lane LOS	PM Peak Hour Lane Delay (sec/veh)	Lane Queue (ft) ²
1. US 60 (E/W) and Site Drive #1 (N/S)	Stop	NBR	-	D	25.8	31	C	15.3	50

NOTES

- (1) – Indicates continuous lane.
- (2) Queues are average 95th percentile queues as reported by SimTraffic.
- (3) \$ Indicates Delay/Queue incalculable.

Analysis indicates that the proposed site drive approach is expected to operate at acceptable levels of service under phase 1 buildout (2020) peak hour traffic conditions. Based on analysis results, the northbound right turn movement is expected to operate at an LOS D under AM peak hour traffic conditions and an LOS C under PM peak hour traffic conditions.

Conclusions

Analysis indicates that the proposed site drive is expected to operate at acceptable levels of service with a right-in/right-out configuration under phase 1 buildout peak hour traffic conditions.

Therefore, it is recommended to approve the proposed plan of access for phase 1 of the Classic Granite plan of development.

If you need any additional information or have any questions regarding this submittal, please feel free to call or email.

Sincerely,
 Green Light Solutions, Inc.



Erich Strohhacker, PE
 President

Attachment #5
Ordinance #O-2018-28

AN ORDINANCE TO CONDITIONALLY REZONE APPROXIMATELY 21.36 +/- ACRES OF LAND, BEING TAX MAP PARCELS #43-33, 43-33A, AND 43-35 OWNED BY OAKBRIDGE CORPORATION AND JMS INVESTMENTS LLC, FROM GENERAL COMMERCIAL (C) WITH PROFFERED CONDITIONS TO COMMERCE CENTER (CC) (10.64 ACRES) AND LIGHT INDUSTRIAL (I-1) (10.72 ACRES) WITH PROFFERED CONDITIONS.

WHEREAS, Berk and Alp LLC., submitted a request (Case #18-04-REZC) to the Powhatan County Board of Supervisors to rezone approximately 21.36 acres of land, being Tax Map Parcels #43-33, 43-33A, and 43-35, from General Commercial (C) with proffered conditions to Commerce Center (CC) (10.64 acres) and Light Industrial (I-1) (10.72 acres) with proffered conditions; and

WHEREAS, §15.2-1427 and §15.2-1433 of the *Code of Virginia*, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285 and §15.2-2286 of the *Code of Virginia*, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the Planning Commission advertised and held a public hearing on the proposed rezoning on September 4, 2018, and all of those who spoke on this topic were heard; and

WHEREAS, the Planning Commission voted to recommend approval of the request to rezone the subject property with proffered conditions; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning; and

WHEREAS, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter in the Powhatan Today on September 12, 2018 and September 19, 2018; and

WHEREAS, the full text of this request was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

WHEREAS, on September 24, 2018, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED, that the Powhatan County Board of Supervisors hereby approves Ordinance O-2018-28 to rezone approximately 21.36 acres of land, being Tax Map Parcels #43-33, 43-33A, and 43-35 owned by Oakbridge Corporation and JMS Investments LLC, from General Commercial (C) with proffered conditions to Commerce Center (CC) (10.64 acres) and Light Industrial (I-1) (10.72 acres) with the following proffered conditions:

1. Development of the I-1 parcel shall be limited to 10.72 acres and shall be in substantial accord with the exhibit titled "Classic Granite and Marble Zoning Exhibit" prepared by Balzer and Associates Inc. last revised August 22, 2018.
2. Building development on the I-1 parcel shall have exterior wall surfaces constructed of glass, aluminum composited (ACM) panels; architectural CMU; metal panels; cementitious siding; stucco; E.I.F.S.; or other materials of comparable quality.
3. Prior to the issuance of the first Certificate of Occupancy for a new commercial, industrial, or mixed-use structure within the project, the owner shall dedicate 0.25 acres of land within the development to Powhatan County for a pump station at a location mutually agreed upon between the owner and the Department of Public Works, along with associated utility easements necessary to serve the site of the pump station.
4. Within the portion of the project zoned Commerce Center (CC), a minimum 30-foot-wide landscape buffer shall be provided along the perimeter of the development adjacent to the right-of-way of U.S. Route 60 (Anderson Highway). With an application for a Development Design Pattern Book (described in Sec. 83-477 of the zoning ordinance) for the portion of the project zoned CC, the applicant shall submit a conceptual design of the aforementioned landscape buffer (including the layout and planting schedule) that will be approved by the Planning Commission prior to site plan approval.

APPROVED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON SEPTEMBER 24, 2018.



**Carson L. Tucker, Chairman
Powhatan County Board of Supervisors**

ATTEST:



**Theodore L. Voorhees, Clerk
Powhatan County Board of Supervisors**

Recorded Vote:

David T. Williams Aye
Larry J. Nordvig Aye
Angela Y. Cabell Aye
William E. Melton Aye
Carson L. Tucker Aye

Powhatan County, Virginia

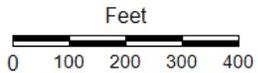
Legend

-  County Boundary
-  Parcels



Case #20-01-REZC: Aerial Map

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

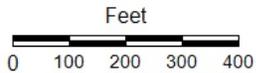
Legend

-  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



Chesterfield County

Case #20-01-REZC: Zoning Map

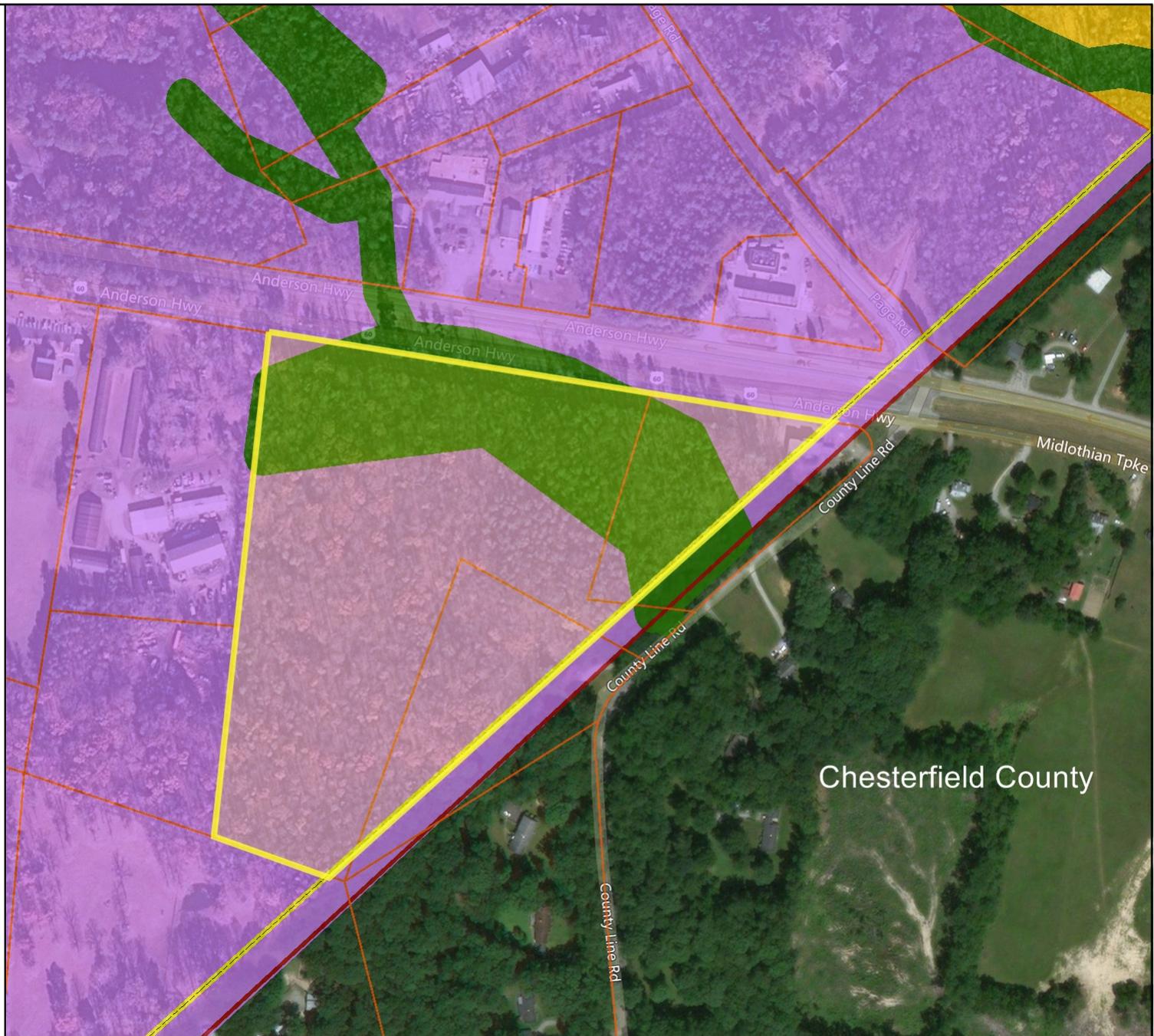


DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Powhatan County is not responsible for its accuracy or how current it may be.

Powhatan County, Virginia

Legend

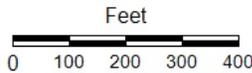
-  County Boundary
-  Parcels
-  Crossroads
-  Growth Area Boundaries
-  Rural Enterprise Zone Boundary
- Future Land Use**
-  Public Lands
-  Natural Conservation
-  Rural Preservation
-  Rural Residential
-  Low Density Residential
-  Village Residential
-  Village Center
-  Commerce Center
-  Economic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



Chesterfield County

Case #20-01-REZC: Countywide Future Land Use Plan

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.



Attachment #9
Public Comments

Andrew Pompei, CZA, AICP

From: Carl Schwendeman <schwendemaca@vcu.edu>
Sent: Tuesday, February 4, 2020 10:37 AM
To: Andrew Pompei, CZA, AICP
Subject: Zoning Case at the intersection of Route 60 and County Line Road
Attachments: Route 60 sidewalk at County Line 2.png; Route 60 sidewalk at County Line.png

Follow Up Flag: Follow up
Flag Status: Flagged

Good day, my name is Carl Schwendeman and I have a question about them building a new sidewalk along Route 60 for this project?

Could Powhatan County ask the builder of this project to build a 5 to 8 foot wide concrete sidewalk that is set back 20 to 30 feet back from Route 60's deadly river of flowing metal along the section of water main easement running along the front of this property.

The existing project also appears to have an internal sidewalk leading from one of the project's up to Route 60. The new sidewalk would give this internal sidewalk a main line to tap into.

The section of sidewalk could quickly grow very fast due to a 24 acre plot of land next door to this project and the Oakbridge Development

What makes this sidewalk personal is about 12 years ago when they built the water main easement along Route 60 and cleared land along Route 60.

I had made a story for the Powhatan Today about turning the water main easement into a bike path running from County Line Road to Flat Rock and on to Old Buckingham Road.

The bike path sidewalk would link Holly Hills and Oakbridge and future projects to the stores in Flat Rock.

Thank you

