

Planning Commission Meeting Minutes

January 8, 2019

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, JANUARY 8, 2019 AT 7:00 PM

Planning Commissioners Present	Karin Carmack, District 1, Chairman David Van Gelder, District 5, Vice-Chairman Owen Walker, District 2 Donna Moore, District 3 Bill Cox, District 4
Planning Commissioners Absent	None
Staff Members Present	Bret Schardein, Assistant County Administrator Andrew Pompei, Planning Director Eric Lansing, Assistant County Attorney Ed Howland, Principal Planner Alyson Oliver, Planner II

1. Call to Order

Ms. Carmack called the meeting to order at 7:00 PM.

2. Invocation

Mr. Van Gelder gave the invocation.

3. Administrative Items

a. Agenda Amendments

Mr. Pompei requested that Item #6.a. (Case #18-05-REZC: Powhatan Plaza, LLC) be removed from the agenda, as the applicant (after the agenda was published) requested deferral of the public hearing.

b. Approval of Minutes

Mr. Cox suggested amendments to the minutes for Case #18-06-REZC to more specifically reflect the Planning Commission's discussion at the meeting held on December 4, 2018.

Mr. Cox and Mr. Van Gelder proposed amendments to the text of Item #3 and Item #5 in the December 4, 2018 Planning Commission Workshop Minutes.

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on December 4, 2018, as amended:

Ms. Carmack, Mr. Van Gelder, Mr. Walker, Ms. Moore, and Mr. Cox voted AYE.

VOTE 5-0
MOTION Passed

4. Public Comment Period

Ms. Carmack opened the public comment period.

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Connie Harriss (1470 Huguenot Trail) expressed concerns about the condition of pavement along State Route 711 (Huguenot Trail) in Powhatan County.

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

5. Old Business

None

6. Public Hearings

- a. **18-10-AZ: Powhatan County** requests the amendment and reenactment of the Subdivision Ordinance of the County of Powhatan (Chapter 68), Article III (Subdivision Standards), Section 68-175 (Access And Circulation), Subsection (e)(5) (Vehicular Access and Circulation: Vehicular Access Management) to require that any reductions in the driveway intersection spacing standards set forth in Table 68 175(e)(5)d.2 be approved by the Board of Supervisors, after review by the Planning Commission. Currently, such reductions must be approved by the Director of Community Development, provided that certain criteria are met.

Mr. Pompei provided an overview of this request.

Ms. Carmack opened the public hearing.

Laura Graham (3115 Judes Ferry Road) spoke in favor of the proposed amendment, because the proposed changes (if adopted) will improve transparency and facilitate better long-range planning.

Woody Coffey raised concerns about the proposed amendment conflicting with the current access management standards, which guarantee an access points to parcels created before a certain date.

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

Members of the Planning Commission discussed the following issues:

- General updates to the draft language;
- Updating the draft text to require that a written statement be submitted with every request for a waiver; and
- Inserting language to reconcile the potential conflict between the proposed text and the access management standards found in Section 68-175(e)(6)h.

After discussion, Ms. Carmack motioned to **recommend approval** of this request, as amended:

Ms. Carmack, Mr. Van Gelder, Mr. Walker, Ms. Moore, and Mr. Cox voted AYE.

VOTE 5-0

MOTION Passed

- b. **18-11-AZ: Powhatan County** requests the amendment and reenactment of the Zoning Ordinance of the County of Powhatan (Chapter 83), Article IV (Village Growth Areas), Division 1 (Village Growth Area Base Districts), Sections 83-241 and 83-251 (Permitted Uses) to add shed sales as a permitted use in the Commerce Center (CC) and Light Industrial (I-1) zoning districts. This amendment would further amend Article VII (Use Standards), Division 1 (Standards for Principal Uses and Structures), Section 83-432 (Standards for Principal Uses), Subsection e (Commercial Classification) Subsection 6 (Retail Sales and Service Uses) to add specific use standards for the use shed sales.

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Mr. Schardein gave an overview of this request, noting that this amendment would establish *shed sales* as a permitted use (with related use standards) within the Commerce Center (CC) and Light Industrial (I-1) zoning districts.

Ms. Carmack opened the public hearing.

Seeing as there were no speakers, the public comment period was closed by Ms. Carmack.

After brief discussion, Ms. Carmack motioned to recommend approval of this request, as amended:

Ms. Carmack, Mr. Van Gelder, Mr. Walker, Ms. Moore, and Mr. Cox voted AYE.

VOTE 5-0
MOTION Passed

7. New Business

None

8. Adjourn

There being no further business, Ms. Carmack adjourned the meeting at 7:43 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director

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VIRGINIA: AT A WORKSHOP OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, JANUARY 8, 2019 AT 7:47 PM

Planning Commissioners Present	Karin Carmack, District 1, Chairman David Van Gelder, District 5, Vice-Chairman Owen Walker, District 2 Donna Moore, District 3 Bill Cox, District 4
Planning Commissioners Absent	None
Staff Members Present	Bret Schardein, Assistant County Administrator Andrew Pompei, Planning Director Eric Lansing, Assistant County Attorney Ed Howland, Principal Planner Alyson Oliver, Planner II

1. Call to Order

Ms. Carmack called the meeting to order at 7:47 PM, following adjournment of the regular Planning Commission meeting held on January 8, 2019.

2. Preview: Rezoning Application (Hitt: Courthouse Village Area)

The applicant (Corey Hitt) provided an overview of his request to rezone approximately 4.35 acres near the Courthouse Village to Village Center (VC). A mixed-use development is planned, with development occurring in three phases. The Planning Commission requested that the applicant and staff look into the following issues:

- Amending the application to request rezoning to Commerce Center (CC), making the request align with the recommended future land use in the 2019 Comprehensive Plan Update; and
- Amending the zoning ordinance to eliminate restrictions on the number of employees working for a business located in a live/work dwelling.

3. Discussion: Possible Housekeeping Amendments: Zoning and Subdivision Ordinances

The Planning Commission discussed the following possible amendments to the zoning and subdivision ordinances:

- *Private Kennels*

The Planning Commission discussed updating the definition of *Private Kennel* to specify that goats and pigs are considered livestock, and therefore not permitted in conjunction with a private kennel.

- *Home-Based Businesses*

The Planning Commission discussed updating the definitions and use standards for *home-based business* and *home occupation* to provide more clarity on the distinction between the two uses.

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- *Commercial Landscape Operation*

The Planning Commission discussed updating the zoning ordinance to use consistent terminology when referring to commercial landscape operations.

- *Organization of Uses*

The Planning Commission discussed updating the zoning ordinance to list permitted, conditional, and accessory uses in an organized and regular pattern.

- *Corner Lots*

The Planning Commission discussed updating the requirements for corner lots by removing inconsistency between standards and inserting clarifying language.

- *Architectural Standards*

The Planning Commission discussed the possibility of updating the current architectural standards to include regulations that address the color of signage.

4. Discussion: Possible Amendment: Landscaping Requirements

Mr. Pompei provided an overview of this proposed amendment to the zoning ordinance. The Planning Commission discussed the proposed amendment, which establishes: (i) a consistent, countywide minimum planting size; (ii) requirements for *corridor buffers* along major thoroughfares; and (iii) foundation planting requirements for all zoning districts.

5. Discussion: Possible Amendment: Uses within the Crossroads Zoning District

Mr. Pompei provided an overview of this proposed amendment to the zoning ordinance, which proposes expanding the list of permitted and/or conditional uses within the Crossroads (CR) zoning district. The Planning Commission also discussed the possibility of updating the proposed amendment to require a conditional use permit for all retail uses within the CR zoning district.

6. Discussion: Possible Amendment: Junk Yard Ordinance


Mr. Pompei introduced a possible amendment to the zoning ordinance, which would expand regulations for junk and debris on certain properties in Powhatan County. The Planning Commission discussed which zoning districts this amendment would apply to and how agricultural and farm supplies would be addressed in the ordinance.

7. Adjourn

Ms. Carmack adjourned the workshop at approximately 8:48 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director