

Planning Commission Meeting Minutes

---

May 5, 2020

**VIRGINIA: AT A REGULAR REMOTE MEETING OF THE PLANNING COMMISSION HELD VIA ELECTRONIC COMMUNICATION, TUESDAY, MAY 5, 2020 AT 6:00 PM**

---

|                                       |  |
|---------------------------------------|--|
| <b>Planning Commissioners Present</b> | Barbara Brown, District 5, Chairman<br>Bobby Hall, District 3, Vice Chairman<br>Vicki Hurt, District 1<br>Amy Kingery, District 2<br>Jane Pendergast, District 4 |
| <b>Planning Commissioners Absent</b>  | None   |
| <b>Staff Members Present</b>          | Andrew Pompei, Planning Director<br>Kelley Kemp, Assistant County Attorney<br>Alyson Oliver, Planner II  |

---

In accordance with Ordinance #O-2020-06 and Resolution #R-2020-23, the Planning Commission held a regular meeting by electronic means.

Due to the local emergency declaration (COVID-19), the Village Building Auditorium was not open. Therefore, the Planning Commission held a regular meeting via electronic means, in accordance with Ordinance #O-2020-06 and Resolution #R-2020-23. Information on how to participate in the virtual Planning Commission meeting was advertised in accordance with state law, and members of the public were 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](mailto:apompei@powhatanva.gov). The comment period opened on Wednesday, April 29, 2020 at 5:00 p.m. and closed on Tuesday, May 5, 2020 at 12:00 p.m. Comments received during that period were 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, members of the public wanting to participate raised their hand using the zoom controls on the computer screen, or (if dialing in) pressed \*9 on a phone (instructions were also posted at [powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings](http://powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings))

**1. Call to Order**

Dr. Brown called the meeting to order at 6:02 PM and conducted a roll call to identify members of the Planning Commission participating in the electronic meeting. Dr. Brown then shared instructions on how members of the public could participate in the meeting during the public hearing portion of the agenda.

**2. Invocation**

Mr. Hall gave the invocation.

**3. Administrative Items**

**a. Request to Postpone Action/Amend the Agenda**

None

**b. Approval of Minutes: March 3, 2020 (Regular Meeting)**

Ms. Hurt motioned to approve the minutes from the regular meeting on March 3, 2020, as presented.

Planning Commission Meeting Minutes

May 5, 2020

Ms. Kingery seconded the motion.

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

**VOTE 5-0**  
**MOTION Passed**

**c. Approval of the Minutes: March 3, 2020 (Workshop)**

Ms. Pendergast motioned to approve the minutes from the Planning Commission Workshop on March 3, 2020, as presented.

Mr. 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, reminding participants how they may indicate their interest in participating in this public comment period.

Seeing as there were no speakers requesting to speak using the webinar controls, the public comment period was closed by Dr. Brown.

**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.

Mr. Pompei provided an overview of this request.

Dr. Brown opened the public comment period, reminding participants how they may indicate their interest in participating in this public comment period.

Mr. Mike Hall (1746 Old Powhatan Estates) expressed concerns with the request to move the proposed entrance, due to the potential impact on traffic on U.S. Route 60 (Anderson Highway), specifically as it relates to turn lane stacking.

Mr. Pompei provided a summary of the following public comments, which were provided via written communication prior to the meeting:

Planning Commission Meeting Minutes

May 5, 2020

- Ms. Debbie Weir (1501 Page Road) expressed concerns regarding how the revised entrance will impact traffic flow on U.S. Route 60 (Anderson Highway), specifically for traffic trying to make a left turn into the development.
- Mr. Michael Herpin (101 County Line Road, Chesterfield, VA) expressed concerns about the impact of this development on drainage along State Route 671 (County Line Road) and requested additional information on how stormwater from the site will be addressed.

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

Dr. Brown requested that Chris Shust, a representative for the applicant, address the concerns that were raised concerning drainage. Mr. Pompei provided an initial answer, stating that this request will be reviewed by the Virginia Department of Environment Quality and will be required to meet state standards regarding stormwater management.

Ms. Hurt expressed concerns with the proposed configuration of the internal intersection closest to U.S. Route 60 (Anderson Highway), which was shown on the conceptual plan as having a slight jog. Mr. Shust provided additional information regarding different ways that intersection may be slightly changed to ensure safe internal circulation, which will be submitted and reviewed during the site plan review process.

After discussion, Ms. Kingery made a motion to **recommend approval** of the request.

Dr. Brown seconded the motion.

Ms. Kingery, Ms. Pendergast, and Dr. Brown voted AYE.

Mr. Hall, and Ms. Hurt voted NAY.

**VOTE 3-2**  
**MOTION Passed**

**7. Adjourn**

There being no further business, Dr. Brown adjourned the meeting at 6:32 PM.



Barbara Brown  
Chairman



Andrew Pompei  
Planning Director

