

Planning Commission Meeting Minutes

June 4, 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, JUNE 4, 2019 AT 7:00 PM

Planning Commissioners Present	David Van Gelder, District 5, Vice-Chairman Donna Moore, District 3 Bill Cox, District 4
Planning Commissioners Absent	Karin Carmack, District 1, Chairman Owen Walker, District 2
Staff Members Present	Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Alyson Oliver, Planner II Juli Kurnos, Planner I

1. Call to Order

Mr. Van Gelder called the meeting to order at 7:00 PM.

2. Invocation

Mr. Van Gelder gave the invocation.

3. Administrative Items

a. Request to Postpone Action/Amend the Agenda

None

b. Approval of Minutes

Mr. Van Gelder motioned to approve the minutes from the regular meeting and workshop on May 7, 2019.

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

**VOTE 3-0
MOTION Passed**

4. Public Comment Period

Mr. Van Gelder opened the public comment period.

Stephen Young, a representative for Holocene Clean Energy, provided feedback on the proposed policy guidance for applications requesting approval of solar energy farms. Mr. Young expressed general support for the draft language, but raised concerns about the following:

- The distinction between utility-scale and smaller-scale solar development;
- The timing of required application materials;
- The recommended size of the riparian buffers; and
- The possibility of providing additional decommissioning plan options.

Seeing as there were no other speakers, the public comment period was closed by Mr. Van Gelder.

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5. Old Business

None.

6. Public Hearings

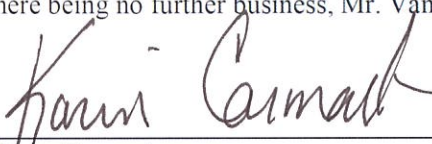
None.

7. New Business

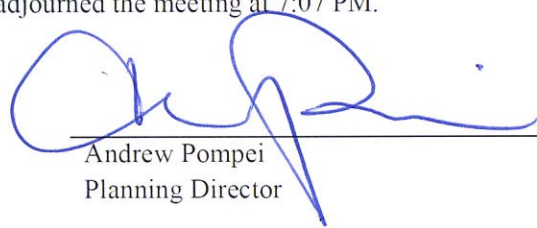
None.

8. Adjourn

There being no further business, Mr. Van Gelder adjourned the meeting at 7:07 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director

Planning Commission Workshop Minutes

June 4, 2019

VIRGINIA: AT A WORKSHOP OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, JUNE 4, 2019 AT 7:10 PM

Planning Commissioners Present	David Van Gelder, District 5, Vice-Chairman Donna Moore, District 3 Bill Cox, District 4
Planning Commissioners Absent	Karin Carmack, District 1, Chairman Owen Walker, District 2
Staff Members Present	Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Alyson Oliver, Planner II Juli Kurnos, Planner I

1. Call to Order

Mr. Van Gelder called the meeting to order at 7:10 PM, following adjournment of the regular Planning Commission meeting held on June 4, 2019.

2. Discussion: Revisions to the Sign Ordinance (Sec. 83-488)

Mr. Pompei provided an overview of some of the standards that Powhatan County may wish to revise as the current sign ordinance (Sec. 83-488) is updated. Members of the Planning Commission discussed the following issues:

- Updating the ordinance to comply with the *Reed v. Gilbert* decision;
- Investigating the possibility of establishing an overlay district creating separate standards for properties along U.S. Route 60; and
- Preferred sign aesthetics, including illumination, height, size, and location.

3. Discussion: Solar Energy Farms

Mr. Pompei initiated a discussion regarding draft guidance that addresses the review of proposed solar energy farms. Members of the Planning Commission discussed the following issues:

- Guidance of the siting of solar projects;
- Alternative options for decommissioning plans; and
- Potential benefits to the county.

4. Discussion: Housekeeping Amendments (Article XII: Interpretations)

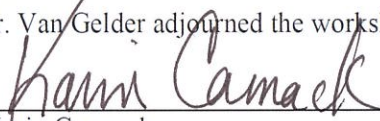
Mr. Pompei provided an overview of possible amendments to Article XII: Interpretations of the Powhatan County Zoning Ordinance. The Planning Commission briefly reviewed and discussed the draft amendment.

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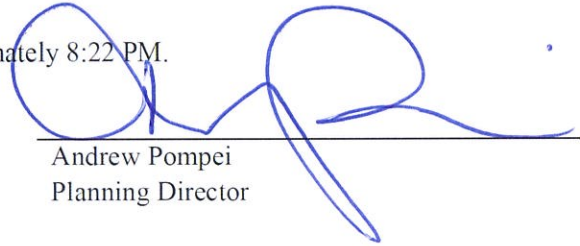
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5. Adjourn

Mr. Van Gelder adjourned the workshop at approximately 8:22 PM.



Karin Carmack
Chairman



Andrew Pompei
Planning Director