

Planning Commission Meeting Minutes

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August 6, 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, AUGUST 6, 2019 AT 7:00 PM**

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<b>Planning Commissioners Present</b>	Karin Carmack, District 1, Chairman David Van Gelder, District 5, Vice-Chairman Donna Moore, District 3 Bill Cox, District 4
<b>Planning Commissioners Absent</b>	Owen Walker, District 2
<b>Staff Members Present</b>	Bret Schardein, Assistant County Administrator Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Ed Howland, Principal Planner Alyson Oliver, Planner II

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

None

**b. Approval of Minutes**

Ms. Carmack motioned to approve the minutes from the regular meeting and workshop on July 2, 2019.

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

**VOTE 4-0  
MOTION Passed**

**4. Public Comment Period**

Ms. Carmack opened the public comment period.

Carl Schangerment (1727 Teresa Lane) spoke, advocating for sidewalks to be built along U.S. Route 60 (Anderson Highway) in connection to the proposed mixed-use rezonings.

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

**5. Old Business**

None.

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6. Public Hearings

- a. **Case #19-06-CUP: Christopher and Joy Basic (District #4: Powhatan Courthouse/Mt. Zion)** request a conditional use permit (CUP) to permit a detached accessory dwelling unit within the Single-Family Residential-2 (R-2) zoning district per Sec. 83-213 of the zoning ordinance of the County of Powhatan. The use is proposed to be located on Tax Map Parcel #38D-2-16, located at 1645 Hollow Log Drive. The subject property consists of 4.1 acres. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation on the Countywide Future Land Use Plan.

Ms. Oliver gave an overview of this request.

Ms. Carmack opened the public hearing.

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

Mr. Cox asked the applicant to address the feasibility of the proposed conditions. Mr. Basic (1645 Hollow Log Drive) acknowledged the proposed conditions and stated that he will be able to comply with them as presented.

After brief discussion, Mr. Cox motioned to **recommend approval** of the CUP request.

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

**VOTE 4-0**  
**MOTION Passed**

- b. **Case #19-03-REZC: East West Communities (District #1: Subletts/Manakin/Flat Rock)** requests the rezoning of Tax Map Parcels #43-61, 43-64, and 43-64E and a portion of Tax Map Parcel #43-63 from Agricultural-10 (A-10) to Commerce Center Planned Development (CC-PD) and Village Residential Planned Development (VR-PD) and amendment of the zoning district map of approximately 120.68 acres of land located on the north side of State Route 675 (Page Road) near its intersection with U.S. Route 60 (Anderson Highway) adjacent to the Chesterfield County line. Approximately 6.98 acres would be rezoned to CC-PD and approximately 113.7 acres would be rezoned to VR-PD, which permits residential densities of up to four dwelling units per acre developed in accordance with a master plan. Proffered conditions address a master plan of development, cash proffers, maximum density (up to 249 dwelling units), access and circulation, and building materials. The 2019 Long-Range Comprehensive Plan designates the subject properties as Commerce Center, Village Residential, and Natural Conservation (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Plan, with maximum recommended residential densities in the Village Residential land use designation being four dwelling units per acre.

Mr. Pompei gave an overview of this request. Chris Shust (Balzer and Associates) spoke on behalf of the applicant, providing additional information on the proposed rezoning as it relates to existing traffic patterns, the comprehensive plan, and projected tax revenues.

Ms. Carmack opened the public hearing.

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Carl Schangerment (1727 Teresa Lane) asked if the developer could consider extending Oakbridge Road to County Line Road and extend West County Line Road to Holly Hills to allow access to new signalized intersection, as well as to explore the possibility of adding bicycle trails along U.S. Route 60.

Debbie Weir (1501 Page Road) expressed concerns with the proposed rezoning, specifically citing concerns about the proposed density, increased traffic, and impact on schools and infrastructure.

Mike Hall (1746 Old Powhatan Estates) expressed concerns with the impact of the proposed rezoning, increased density and traffic, and realignment of the State Route 675 (Page Road) on the historic character of the road. Mr. Hall also spoke in opposition to the proposed RCUT intersection treatment, citing safety concerns, as well as the fiscal impact of the proposed residential development on the county's resources and infrastructure.

Robin McQuiddy (4426 Manakintown Ferry Road) stated that she agreed with the previous speakers, expressing concerns with traffic on Manakintown Ferry Road and its use as its cut-through to State Route 711 (Huguenot Trail).

Mark Kimbell (1756 Old Powhatan Estates) expressed concerns that decisionmakers would not live in the area of the proposed development, suggesting that State Route 675 (Page Road) be improved. Mr. Kimbell also expressed concern with the safety of motorists entering/existing U.S. Route 60 (Anderson Highway) from State Route 675 (Page Road).

Dwayna Wineguard (1338 Page Road) expressed concerns with potential impacts the development may have on emergency services (fire/rescue) and the ability of emergency responders to respond in an adequate amount of time.

Michael Thompson (1681 King William Woods Road) expressed concerns regarding the potential impacts this development could have on public infrastructure and services, as well as the county's rural character. Mr. Thompson also requested more information about potential transportation improvements, water/sewer infrastructure, project financing, and fiscal impacts.

Curtis Newton (2000 Judes Ferry Road) stated that he agreed with the previous comments and is concerned about potential transportation impacts and negative impacts to public services and infrastructure.

Elaine Hall (1746 Old Powhatan Estates) stated that she agreed with the previous comments, expressing concerns about potential negative impacts on public safety, public utilities (water/sewer), schools, transportation infrastructure, and the area's rural character.

Seeing as there were no other speakers, Ms. Carmack closed the public hearing.

Members of the Planning Commission then discussed the following:

- Members of the Planning Commission asked for Kyle Bates (VDOT) to provide input on the traffic concerns related to the proposed rezoning. Mr. Bates stated that he would be able to provide additional feedback on the proposal once the signal justification report has been received and reviewed by VDOT.

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- Members of the Planning Commission discussed concerns relating to school capacity with Dr. Eric Jones (Superintendent for Powhatan County Public Schools). Dr. Jones provided information on the current capacity of the schools, stating that the elementary and middle schools are at approximately 80% to 86% capacity, while the high school is at 92% capacity. Dr. Jones noted that future school expansion to accommodate additional students has been factored into the current Capital Improvement Plan, and that this development is anticipated to add 126 additional students to the school system.
- Members of the Planning Commission asked for additional information from the staff and applicant, including:
  - Additional information from the Fire Department regarding anticipated impacts on operating costs and response times; and
  - Additional information regarding the provision of public utilities (specifically a proposed pump station), proposed project phasing, and estimated timeline for intersection improvements.

After discussion, Ms. Carmack motioned to **defer** the request for at least 30 days.

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

**VOTE 4-0**  
**MOTION Passed**

- c. **Case #19-05-REZ: Scott O'Connell (District #2: Powhatan Station/Graceland)** requests the rezoning of Tax Map Parcel #41C-1-18 from General Commercial (C) with proffered conditions to Commerce Center (CC) and amendment of the zoning district map of approximately 1.2 acres of land located on the western end of State Route 1044 (New Dorset Circle), approximately 1,000 feet southeast of the intersection of U.S. Route 60 (Anderson Highway) and State Route 1043 (New Dorset Road). The 2019 Long-Range Comprehensive Plan designates the subject property as Commerce Center (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Plan.

Ms. Oliver provided an overview for this request.

Ms. Carmack opened the public hearing.

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

Members of the Planning Commission briefly discussed access to public utilities, the proffered conditions applicable to the property from the previous rezoning, and the architectural review process.

Following discussion, Ms. Carmack motioned to **recommend approval** of the rezoning request.

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

**VOTE 4-0**  
**MOTION Passed**

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- d. **Case #19-08-AZ:** The **County of Powhatan** requests the amendment and reenactment of provisions set forth in Chapter 83 (Zoning Ordinance), Article XII (Interpretations) to clarify language regarding accessory dwelling units and density; the measurement of corner yards; and the relationship between minimum front yard requirements and road classifications.

Mr. Pompei provided an overview for this request.

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 the zoning ordinance amendment.

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

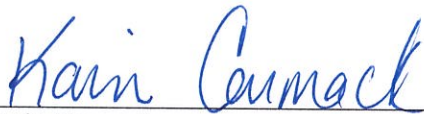
**VOTE 4-0**  
**MOTION Passed**

7. **New Business**

None.

8. **Adjourn**

There being no further business, Ms. Carmack adjourned the meeting at 8:07 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, AUGUST 6, 2019 AT 8:15 PM**

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<b>Planning Commissioners Present</b>	Karin Carmack, District 1, Chairman David Van Gelder, District 5, Vice-Chairman Donna Moore, District 3 Bill Cox, District 4
<b>Planning Commissioners Absent</b>	Owen Walker, District 2
<b>Staff Members Present</b>	Bret Schardein, Assistant County Administrator Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Ed Howland, Principal Planner Alyson Oliver, Planner II

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**1. Call to Order**

Ms. Carmack called the meeting to order at 8:15 PM, following adjournment of the regular Planning Commission meeting held on August 6, 2019.

**2. Discussion: Case #19-05-CUP (Proposed Solar Energy Farm: Tax Map Parcel #37-23B)**

Davis Plunkett (Holocene Clean Energy), a representative for the applicant, provided an overview of the conditional use permit request to members of the Planning Commission, including updates since the July Planning Commission Workshop. Members of the Planning Commission discussed the following:

- Findings from the initial environmental investigations;
- Condition of the existing on-site vegetation;
- Plans for battery storage and maintenance;
- Estimated cost of decommissioning without accounting for salvage value; and
- Proposed conditions for approval.

**3. Discussion: Case #19-04-CUP (Proposed Solar Energy Farm: Tax Map Parcels #27-14, 27-14A, and 26-104)**

Parker Sloan (Cypress Creek Renewables), a representative for the applicant, provided an overview of the conditional use permit request and changes since the July Planning Commission Workshop. The Planning Commission discussed the following:

- Estimated cost of decommissioning without accounting for salvage value; and
- Proposed conditions for approval.

**4. Discussion: Case #19-06-REZC (Proposed Rezoning: Tax Map Parcels #42-55, 42-55A, 42-55B, 42-57G, and 42-72)**

Representatives for the applicant provided an overview of the requested rezoning. Members of the Planning Commission discussed the following:

- Provision of public utilities, including a pump station;

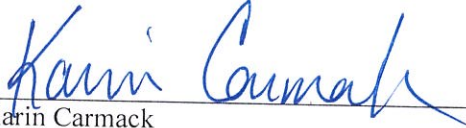
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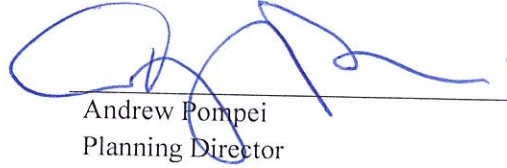
- Estimated timeline for completing a traffic study; and
- The proposal's relation to recommendations within the 2019 Long-Range Comprehensive Plan.

**5. Adjourn**

Ms. Carmack adjourned the workshop at approximately 9:15 PM.



Karin Carmack  
Chairman



Andrew Pompei  
Planning Director