

August 18, 2020

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**VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, TUESDAY, AUGUST 18, 2020 AT 6:00 PM (POSTPONED FROM TUESDAY, AUGUST 4, 2020 DUE TO INCLEMENT WEATHER)**

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<b>Planning Commissioners Present</b>	Barbara Brown, District 5, Chairman Bobby Hall, District 3, Vice Chairman Vicki Hurt, District 1 Amy Kingery, District 2 Jane Pendergast, District 4
<b>Planning Commissioners Absent</b>	None
<b>Staff Members Present</b>	Andrew Pompei, Planning Director Thomas Latchney, County Attorney Ed Howland, Principal Planner

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**1. Call to Order**

Dr. Brown called the meeting to order at 6:00 PM and shared instructions on how members of the public participating in the meeting virtually can indicate their interest in speaking during the public hearing portions of the agenda.

**2. Invocation**

Mr. Hall gave the invocation.

**3. Administrative Items**

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

Staff requested that a discussion regarding an update to the 2019 Long-Range Comprehensive Plan be added to the agenda.

**b. Approval of Minutes: June 2, 2020 (Regular Meeting)**

Ms. Kingery motioned to approve the minutes from the regular meeting on June 2, 2020, as presented.

Ms. Hurt 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 members of the public that were participating virtually on how they may indicate their interest in participating in this public comment period.

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

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**5. Old Business**

None

**6. Public Hearings**

- a. **Case #20-04-CUP: Robert and Josephine Pendergraph (District #1: Subletts/Manakin/Flat Rock)** request the renewal of a conditional use permit (CUP) to continue to operate a country inn within the Agricultural-10 (A-10) zoning district per Sec. 83-162 of the Zoning Ordinance of the County of Powhatan. The use is located on Tax Map Parcel #32-4-12D (2815 Huguenot Springs Road), which consists of 12.41 acres. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Natural Conservation on the Countywide Future Land Use Map. The originally-approved CUP (Case #18-01-CUP: Approved September 24, 2018) expires in September 2020.

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 if they are participating virtually.

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

After public hearing, Ms. Hurt made a motion to **recommend approval** of the request, 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**

- b. **Case #20-02-AZ:** The **County of Powhatan** requests the amendment of provisions set forth in several sections of Chapter 68 (Subdivision Ordinance) and Chapter 83 (Zoning Ordinance) to eliminate single cut subdivisions; remove references to single cut subdivisions within Chapter 68 (Subdivision Ordinance) and Chapter 83 (Zoning Ordinance); and to remove language within Chapter 68 (Subdivision Ordinance) and Chapter 83 (Zoning Ordinance) referring to parent tracts as parcels lawfully recorded prior to April 18, 1988.

Mr. Pompei provided an overview of this request, noting that comments from one member of the public were submitted to the Planning Commission for review prior to the meeting.

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

The following five members of the public spoke against the proposed ordinance amendment:

- Sharon Younce (1917 Fair Oaks Road)
- Kitty Osborne (1071 Dorset Road)
- Darlene Bowlin (630 Petersburg Road)
- David Sowers (2000 Norwood Creek Drive)
- Keneth Hatcher (3617 Trenholm Road)

Those that spoke cited the following concerns:

- Additional development restrictions (infringing on property rights).

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- Potential negative financial impacts to property owners.

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

Following the public hearing, the Planning Commission discussed the following:

- Potential negative impacts to property owners.
- Public outreach and awareness regarding the proposed ordinance amendment.

After the public hearing, Ms. Hurt made a motion to **defer** the request until the next meeting on September 1, 2020, allowing additional time for members of the public to learn about this proposed ordinance amendment.

Ms. Pendergast seconded the request.

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

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

**7. New Business**

- a. Case #20-02-PB: Development Design Pattern Book (Tax Map Parcel #43C-3-1R)

Mr. Pompei provided an overview of the request.

Ms. Kingery made a motion to **approve** this request as presented.

Ms. Hurt seconded the request.

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

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

**8. Adjourn**

There being no further business, Dr. Brown adjourned the meeting at 6:54 PM.

  
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Barbara Brown  
Chairman

  
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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 18, 2020 AT 6:55 PM  
(POSTPONED FROM TUESDAY, AUGUST 4, 2020 DUE TO INCLEMENT WEATHER)**

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<b>Planning Commissioners Present</b>	Barbara Brown, District 5, Chairman Bobby Hall, District 3, Vice Chairman Vicki Hurt, District 1 Amy Kingery, District 2 Jane Pendergast, District 4
<b>Planning Commissioners Absent</b>	None
<b>Staff Members Present</b>	Andrew Pompei, Planning Director Thomas Latchney, County Attorney Ed Howland, Principal Planner John Wood, Director of IT

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**1. Call to Order**

Dr. Brown called the meeting to order at 6:55 PM, following adjournment of the regular Planning Commission meeting held on August 18, 2020.

**2. Possible Ordinance Amendments to Require the Provision of Broadband Infrastructure**

Mr. Pompei provided an overview of possible ordinance requirements to encourage broadband infrastructure and introduced John Wood, Director of IT for Powhatan County, to help facilitate the discussion. The options discussed included the following:

- Require installation of conduit with new subdivisions;
- Require developments to work with broadband providers to ensure broadband access;
- Recommend developers proffer installation of broadband with rezoning requests; and
- Add condition for private road approval requiring provision of broadband.

Following discussion, the Planning Commission suggested that broadband infrastructure be considered and evaluated as part of future discretionary land use cases (requests for rezonings, conditional use permits, private roads, etc.).

**3. Preview: Case #20-03-CUP (Powhatan Solar II, LLC: Proposed Solar Energy Farm)**

Haley Larabee (Cypress Creek Renewables) provided an overview of a conditional use permit (CUP) application submitted for a proposed solar energy farm within central Powhatan County (Case #20-03-CUP: Powhatan Solar II), with members of the Planning Commission asking questions about different components of the proposal including:

- Decommissioning and site restoration;
- Site maintenance (including the use of herbicides);
- Potential job creation and economic impacts;
- Site access; and
- Density and the number of existing/proposed solar farms.

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**4. Discussion: Possible Updates to the 2019 Long-Range Comprehensive Plan**

Mr. Pompei stated that the Board of Supervisors, at its workshop on August 17, 2020, decided to pursue possible updates to the 2019 Long-Range Comprehensive Plan and is planning to schedule a joint meeting with the Planning Commission in September 2020.

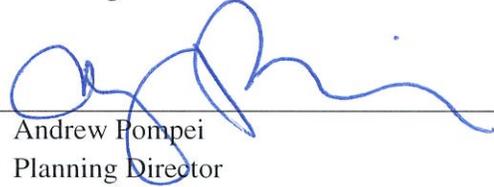
**5. Adjourn**

There being no further business, Dr. Brown adjourned the meeting at 8:15 PM.



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Barbara Brown  
Chairman



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Andrew Pompei  
Planning Director