



POWHATAN COUNTY

2018 Planning Activities
Report to the Planning Commission





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*As of December 31, 2018

INTRODUCTION

The 2018 Planning Activity Report provides a high-level overview of actions taken by the Powhatan County Department of Community Development, the Planning Commission, and the Board of Supervisors that relate to growth and development. This report is intended to satisfy requirements set forth in §15.2-2221 of the Code of Virginia, which states that the Planning Commission must compile an annual report concerning the status of planning within Powhatan County.

DEVELOPMENT AND COUNTY GOVERNMENT

Planning Commission

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission [Code of Virginia § 15.2-2210]. Per state law, the Planning Commission is responsible for a variety of tasks:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map; and
- Reviewing the local Capital Improvement Program (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members.

Department of Community Development

Staff from the Department of Community Development provide technical support to the Planning Commission. The department's duties are described below:

Current Planning (Development Administration)

Staff members are responsible for the administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, site plans, rezoning applications, conditional use permit (CUP) applications, and variances. Staff members also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission and Board of Zoning Appeals, and provides support to the Board of Supervisors as needed or requested.

Long-Range Planning (Project/Policy Development and Management)

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan; associated comprehensive plan or zoning text amendments; the annual review of the Capital Improvements Plan (CIP) by the Planning Commission; and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions implemented by Powhatan County.

Staff members also work with regional and state agencies to address transportation issues and other matters of regional and/or statewide significance, including the Technical Advisory Committee (TAC) for the Richmond Regional Planning District Commission. As the representative for Powhatan County, Andrew Pompei has served as chairman of the TAC during the 2018/2019 fiscal year.

Code Compliance

Code compliance helps ensure that Powhatan County's regulations are enforced consistently and equitably. A variety of code issues are reported to the department, including zoning and subdivision ordinance violations, inoperable vehicles, and other nuisance-related complaints.

Building Inspections

The Building Official and other staff members help ensure that structures are built and modified in a safe manner. The department enforces the Uniform Statewide Building Code for new structures, additions, and alterations.

Environmental

Staff members work with the Virginia Department of Environmental Quality (DEQ) to ensure that developing sites are in conformance with Chapter 42: Article III of the County Code (Erosion and Sediment Control) and other local and state regulations.

REZONINGS

Rezoning requests are requests to change the zoning of a particular property. Requested rezonings (zoning map amendments) must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property's zoning classification from one district to another, they may also involve modifications to conditions (proffers) imposed upon a property as part of a previous rezoning case.

In 2018, nine (9) rezoning applications were submitted for review. All of these rezoning requests were initiated by private entities (not Powhatan County). This compares to eleven (11) applications submitted in 2017 and sixteen (16) applications submitted in 2016.

Case No.	Location	Request	Case Status
18-01-REZC	3839 Millmount Drive	Amend Proffers	Approved
18-02-REZC	2117 Anderson Highway	R-C to CC	Approved
18-03-REZC	3865 and 3975 Mill Station Drive	Amend Proffers	Approved
18-04-REZC	30 County Line Road	C to CC/I-1 with Proffers	Approved
18-05-REZC	Intersection of Anderson Highway and Luck Stone Road	M, C, A-10, R-C to CC-PD with Proffers	Under Review
18-06-REZ	Intersection of Anderson Highway and Dorset Road (Southeast Corner)	C, R-C, A-10 to CC	Approved
18-07-REZ	2095 Red Lane Road	R-U to A-10	Approved
18-08-REZC	Intersection of Huguenot Trail and Winterfield Road	Amend Proffers	Approved
18-09-REZ	6275 Old Buckingham Road	C to A-10	Withdrawn

CONDITIONAL USE PERMITS

Per the zoning ordinance, certain uses may be permitted within select zoning districts with approval of a conditional use permit (CUP). Uses that require a CUP may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and Board of Supervisors review CUP applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding area;
- Is compatible with uses permitted by-right within the zoning district; and
- Does not adversely affect the use or value of neighboring properties.

The Board of Supervisors may require that applicants adhere to certain conditions. If the approved conditions are not met, the CUP may be revoked.

In 2018, ten (10) CUP applications were submitted for review, which is an increase from the seven (7) applications submitted in 2017 and six (6) applications submitted in 2016.

Case No.	Location	Use	Case Status
18-01-CUP	2815 Huguenot Springs Road	Country Inn	Approved
18-02-CUP	2861 Huguenot Springs Road	Veterinary Clinic (Renewal)	Approved
18-03-CUP	905 Clayton Road	Accessory Dwelling Unit (>50%)	Approved
18-04-CUP	3627 Huguenot Trail	Concrete Plant	Approved
18-05-CUP	2095 Red Lane Road	Place of Worship	Withdrawn
18-06-CUP	Ballsville Road at Trenholm Road	Telecommunications Tower	Approved
18-07-CUP	2430 Batterson Road	Concrete Plant (Renewal)	Approved
18-08-CUP	Cartersville Road	Solar Energy Farm	Under Review
18-09-CUP	2624 Anderson Highway	Car Wash	Approved
18-10-CUP	2570 Huguenot Springs Road	Cemetery	Approved

ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations regarding the use of land. Powhatan County’s zoning ordinance currently includes twenty-four (24) different districts and identifies uses permitted within each district. It also establishes design standards for new development.

Powhatan County’s zoning ordinance was first adopted in July 1965. Since that time, its text has been amended to reflect the changing needs of the community. Most zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

In 2018, eleven (11) zoning text amendments were initiated, compared to five (5) zoning text amendments in 2017. The zoning text amendments initiated in 2018 addressed the following issues:

Amendment Summary	Status
Types of uses permitted by-right or with a conditional use permit within commercial and mixed-use Transition Base Districts.	Approved
Setbacks along U.S. Route 60 in the Agricultural-10 zoning district.	Approved
Architectural standards for all institutional, commercial, and mixed-use developments.	Approved
Flag lots in single-cut subdivisions.	Failed
Maximum permitted height in industrial zoning districts.	Approved
Accessory apartment and accessory dwelling unit standards.	Approved
Expansion of non-conforming structures.	Approved
Footprint and overall size of multi-family residential buildings.	Approved
Residential-Commercial zoning district elimination.	Under Review
Procedure for review of access management waivers.	Approved
Shed Sales.	Approved

COMPREHENSIVE PLAN

The comprehensive plan establishes a vision of what Powhatan County should look like in 20 to 30 years. The plan addresses a variety of topics, including land use, housing, economic development, and natural resources. It identifies objectives and strategies that can be implemented to realize the community’s vision.

Per state law, every locality in Virginia must adopt a comprehensive plan [§ 15.2-2223]. The Planning Commission and Board of Supervisors consider the plan’s recommendations when evaluating different policies and proposals, including rezoning requests, conditional use permits, and the Capital Improvement Program.

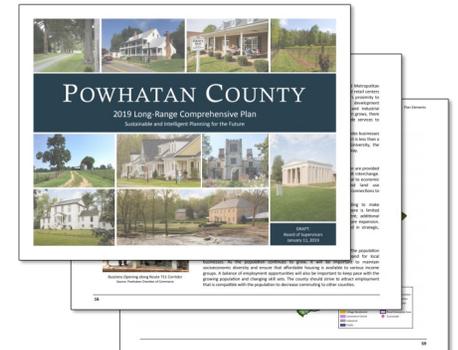
Plan Update

The current comprehensive plan was adopted in 2010.

On December 5, 2017, the Planning Commission recommended approval of the draft 2017 Long-Range Comprehensive Plan and forwarded the draft to the Board of Supervisors for review. On June 25, 2018, the Board of Supervisors appointed a Comprehensive Plan Workgroup to continue reviewing the document. The group was charged with:

- Developing a draft document that addresses a variety of different issues and considers nodal development; and
- Investigating possible changes to the Residential – Commercial (R-C) zoning district.

On November 14, 2018, the Comprehensive Plan Workgroup presented its proposed draft at a workshop held by the Board of Supervisors. The Board of Supervisors has continued to review the draft document, and is on target to finalize the plan in early 2019.



SITE PLANS

Per Sec. 83-123(g) of the zoning ordinance, new development in Powhatan County (except for most agricultural activities and single-family dwellings) must receive site plan approval. Site plan review is intended to ensure that the layout and general design of the proposed development is:

- Compatible with surrounding uses; and
- Complies with standards set forth in the zoning ordinance, subdivision ordinance, and the County Code.

Site plans are reviewed administratively and do not require approval by the Planning Commission or Board of Supervisors.

In 2018, sixteen (16) site plans were submitted for review. This compares to seven (7) site plans submitted in 2017 and ten (10) site plans submitted in 2016.



Approved Dunkin' Donuts elevations submitted with its site plan application (18-07-SPA).

Case No.	Location	Project
18-01-SPA	602 Founders Bridge Boulevard	University of Richmond Golf Training Facility
18-02-SPA	2485 Anderson Highway	McDonald's (Flatrock)
18-03-SPA	1916 Luck Stone Road	Morris Industries New Office Building
18-04-SPA	2619 Rocky Oak Road	Proposed Auto Repair
18-05-SPA	2951 Anderson Highway	Barnes Office Building
18-06-SPA	1659 Ballsville Road	Fairview Farms Country Inn
18-07-SPA	2665 Anderson Highway	Dunkin' Donuts
18-08-SPA	1890 South Creek One	Colony Construction Maintenance Shop Expansion
18-09-SPA	1560 Oak Bridge Drive	Crazy Rooster Brewing Company Office/Warehouse
18-10-SPA	1403 Anderson Highway	Powhatan Veterinary Hospital
18-11-SPA	3090 Ballsville Road	Telecommunications Tower Apex Towers
18-12-SPA	602 Founders Bridge Boulevard	University of Richmond Golf Training Facility Parking Expansion
18-13-SPA	1583 Standing Ridge Drive	Oakbridge Office Condo (Phase 2)
18-14-SPA	2150 Carter Gallier Blvd	Marble Exchange (Phase 2)
18-15-SPA	3627 Huguenot Trail	Larry Nice Septic Tanks
18-16-SPA	1351 Anderson Highway	Classic Granite and Marble

SUBDIVISIONS

Prior to recordation, a final plat must be approved for all major subdivisions.

In 2018, eight (8) final subdivision plats were submitted for review. Collectively, these plats include 77 lots (including 3 commercial lots).

This compares to eleven (11) final subdivision plats submitted for review in 2017 and five (5) subdivision plans submitted in 2016.

Case No.	Location	Zoning	Acreage	Number of Lots
18-01-FSP	Huntington: Section D	R-U	2.173	1
18-02-FSP	Aston: Lot 6, Section 6 (Resubdivision)	RR-5	8.962	1
18-03-FSP	Maple Grove: Section 6	RR-5	67.523	26
18-04-FSP	Aston: Section 3	RR-5	63.285	5
18-05-FSP	Aston: Section 5	RR-5	72.667	19
18-06-FSP	Route 60 Business Park: Section 3 and Resubdivision of Section 2	R-C/A-10	4.935	3
18-07-FSP	Canterbury Farms: Section 1	A-10	174.261	16
18-08-FSP	Watkins Mill: Section 2	A-10	64.23	6



A new single-family home under construction in Tilman's Farm.



Construction activity in Scottville.

BUILDING PERMITS

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Powhatan County issues building permits for all construction within its boundaries.

Below is a summary of building permits issued by the Department of Community Development over the last three years:

Building Permit Type	Permits Issued		
	2016	2017	2018
New Commercial Buildings	33	31	32
New Single-Family Dwellings	205	223	197
Existing Single-Family Buildings (additions/alterations)	205	246	238
Total	2,003	2,089	2,235

Building Permit Type	Total Building Value		
	2016	2017	2018
New Commercial Buildings	\$30,193,000	\$8,777,000	\$3,963,000
New Single-Family Dwellings	\$43,788,000	\$46,097,000	\$45,254,000
Existing Single-Family Buildings (additions/alterations)	\$4,119,000	\$4,731,000	\$5,594,000
Total	\$87,871,000	\$59,605,000	\$67,026,000



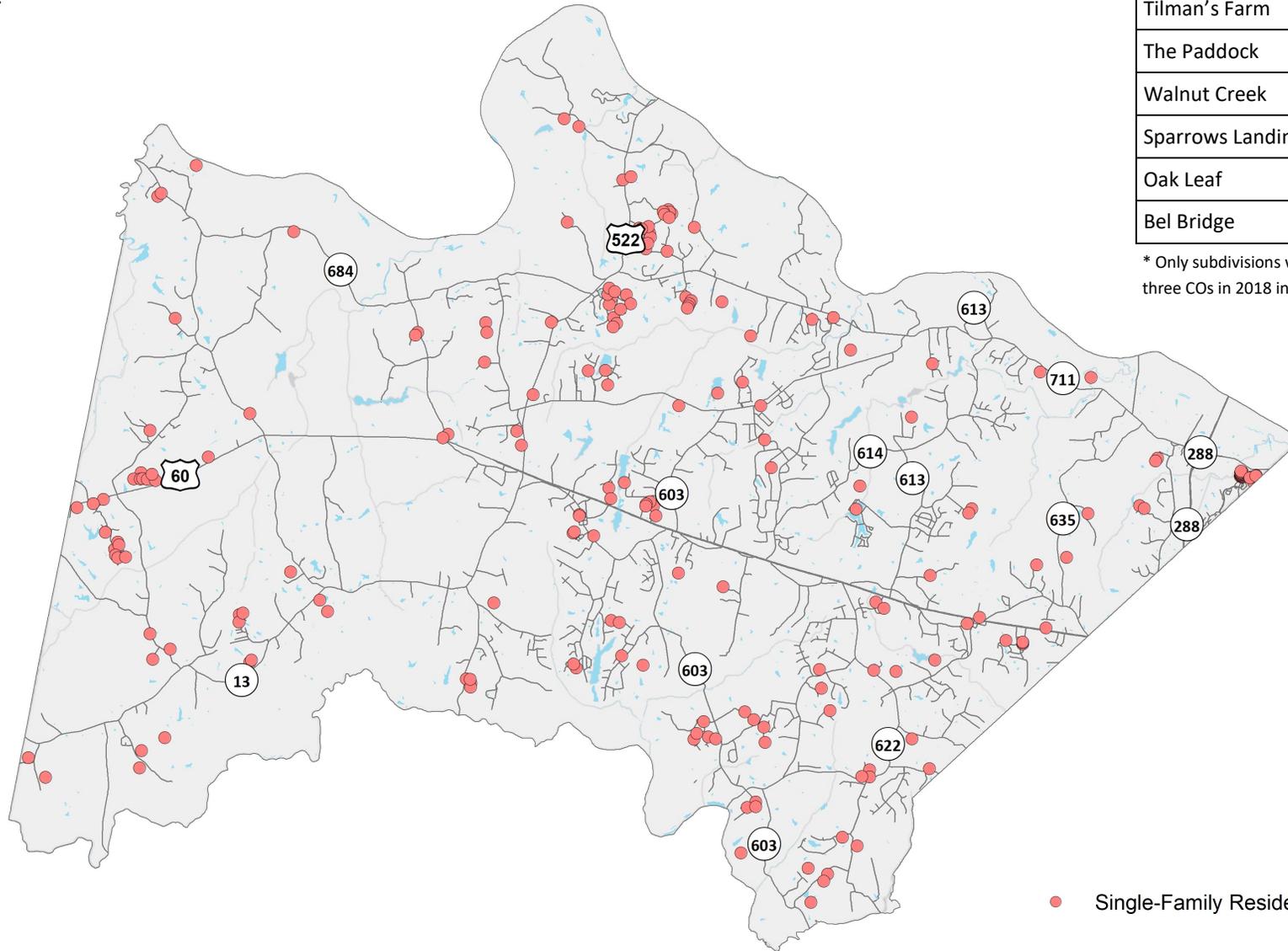
New auto-repair facility in the Flat Rock area (18-04-SPA)



A new single-family home under construction in Tilman's Farm

RESIDENTIAL CERTIFICATES OF OCCUPANCY

A Certificate of Occupancy (CO) states a building's legal use and/or type of permitted occupancy. They are generally issued after the completion of final building inspections. In 2018, two-hundred and eight (208) COs were issued for single-family dwellings in Powhatan County. The following map depicts the general locations of the issued COs.



Certificates of Occupancy by Subdivision*	
Founders Bridge	18
Aston	14
Tilman's Farm	11
The Paddock	7
Walnut Creek	7
Sparrows Landing	5
Oak Leaf	5
Bel Bridge	5

* Only subdivisions with more than three COs in 2018 included in chart.

CODE COMPLIANCE

The zoning ordinance describes which uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Zoning Administrator and other staff members help ensure that regulations set forth in the zoning ordinance are enforced consistently and equitably. Residents, property owners, and other stakeholders regularly submit complaints regarding zoning violations, inoperable vehicles, trash/junk, and other nuisances. Complainant information is kept confidential, but all complaints received are investigated.

In 2018, the Department of Community Development:

- Investigated 47 complaints;
- Sent 36 courtesy notices, informing property owners of potential zoning violations;
- Issued 3 Notices of Violation; and
- Removed approximately 250 signs placed within public rights-of-ways.

OTHER PLANNING-RELATED ACTIVITIES

In 2018, the Department of Community Development:

- Received the 2018 Outstanding Organization Award from the Virginia Association of Zoning Officials;
- Updated 12 application forms and streamlined the application review process;
- Developed and adopted the Countywide Development Guidebook;
- Reviewed 3 applications for temporary businesses;
- Reviewed 20 applications for temporary events;
- Reviewed 70 applications for temporary signage;
- Reviewed 35 applications for permanent signage;
- Reviewed 176 business license applications;
- Reviewed 99 non-subdivision plats (single-cut divisions, resurveys, lot line adjustments, family divisions, easement plats, etc.).



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