

POWHATAN COUNTY

2019 Planning Activities
Report to the Planning Commission





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*As of December 31, 2019

INTRODUCTION

The 2019 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; 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 served as chairman of the TAC during the 2018/2019 fiscal year.

Code Compliance

Code compliance helps ensure that Powhatan County's zoning regulations are enforced consistently and equitably. A variety of code issues related to land use are reported to the department, including possible zoning violations and the storage of inoperable vehicles. Possible violations are investigated as complaints from the public are received.

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.

Economic Development

Staff members assist local businesses with growth and development. The department, focusing on business retention and expansion, site selection, marketing, business networking, and tourism.

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 2019, nine (9) rezoning applications were submitted for review. All of these rezoning requests were initiated by private entities (not Powhatan County). This compares to nine (9) applications submitted in 2018, eleven (11) applications submitted in 2017, and sixteen (16) applications submitted in 2016.

Case No.	Location	Request	Case Status
19-01-REZC	Adjacent to 4110 Old Buckingham Road	C to CC	Approved
19-02-REZC	1757 Anderson Highway	R-C/A-10 to CC	Withdrawn
19-03-REZC	1318 Page Road	A-10 to CC-PD/VR-PD	Denied
19-04-REZ	1331 Page Road	R-C to CC	Withdrawn
19-05-REZC	New Dorset Circle	C to CC	Approved
19-06-REZC	1680 Anderson Highway	C/A-10 to VR-PD/ CC	Under Review
19-07-REZC	Stavemill Crossing	C to CC	Approved
19-08-REZC	577 Huguenot Trail	A-10 to CC	Under Review
19-09-REZC	3780 Old Buckingham Road	A-10 to VR	Under Review

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 2019, eight (8) CUP applications were submitted for review. This compares to ten (10) CUP applications submitted in 2018, seven (7) applications submitted in 2017, and six (6) applications submitted in 2016.

Case No.	Location	Use	Case Status
19-01-CUP	1331 Page Road	Commercial Landscape Operation	Approved
19-02-CUP	1860 Norwood Creek Drive	Detached Accessory Dwelling	Approved
19-03-CUP	2044 New Dorset Road	Automotive Repair and Servicing	Approved
19-04-CUP	2660 Brauer Road	Solar Energy Farm	Approved
19-05-CUP	State Route 13	Solar Energy Farm	Approved
19-06-CUP	1645 Hollow Log Drive	Detached Accessory Dwelling	Approved
19-07-CUP	1725 Cook Road	Telecommunications Tower	Approved
19-08-CUP	2040 Anderson Highway	Telecommunications Tower	Approved

ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations regarding the use of land. Powhatan County's zoning ordinance currently includes twenty (20) 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 2019, nine (9) zoning text amendments were initiated. This is compared to eleven (11) zoning text amendments in 2018 and five (5) zoning text amendments in 2017. The zoning text amendments initiated in 2019 addressed the following issues:

Amendment Summary	Status
Updates to landscaping requirements (including establishing a requirement for landscaped corridor buffers)	Approved
Uses permitted by-right or with a conditional use permit within the Crossroads (CR) zoning district	Approved
Use standards for live-work uses	Approved
Definition of home occupation and home-based business	Approved
Prohibition of dump heaps in all zoning districts	Approved
Standards for the development of conservation subdivisions	Approved
Use standards for rural even venues	Approved
Housekeeping amendments to Article XII (Interpretations) of the zoning ordinance	Approved
Prohibition of duplicative street names	Approved

ELIMINATION OF THE R-C ZONING DISTRICT

Beginning in late 2018, the Planning Commission and Board of Supervisors requested that the Department of Community Development evaluate the effectiveness of the Residential-Commercial (R-C) zoning district, which allowed commercial and limited residential development primarily along the U.S. Route 60 corridor between U.S. Route 522 and the Chesterfield County line.

To allow additional stakeholder input regarding the proposed changes, the Board of Supervisors created the R-C Zoning Workgroup, which met in early 2019. In April 2019, the Board of Supervisors approved an ordinance to eliminate the R-C zoning district. Properties previously zoned R-C were reclassified to other districts.

COMPREHENSIVE PLAN

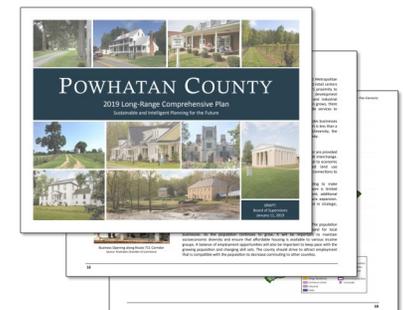
The comprehensive plan establishes a vision of what Powhatan County should look like in 20 to 30 years. The plan addresses a variety of topics, including land use, housing, economic development, and natural resources. It identifies objectives and strategies that can be implemented to realize the community's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

On June 24, 2019, the Board of Supervisors voted to approve the 2019 Long-Range Comprehensive Plan Update (O-2019-06).

The approved plan was the product of an on-going planning and review process that started in Fall 2016. During the review process, the Planning Commission and Board of Supervisors held numerous workshops and public hearings on the draft plan. Six public open houses were held to solicit citizen feedback, and the Board of Supervisors appointed a Comprehensive Plan Workgroup to continue reviewing the document. The newly adopted 2019 plan is the product of this three-year planning and review process, and will be used to guide future planning and development decisions.



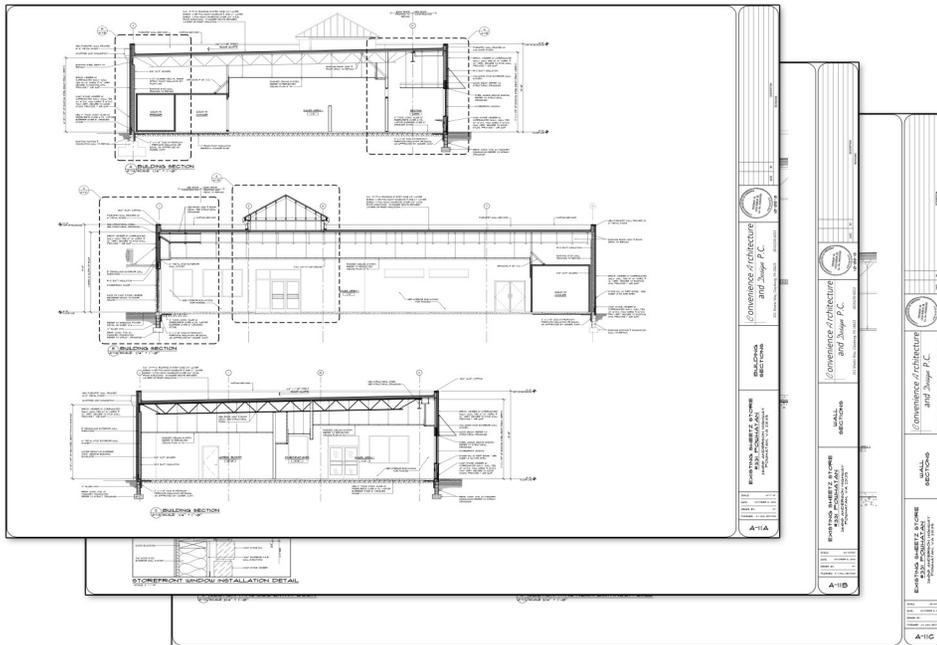
SITE PLANS

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 2019, nine (9) site plans were submitted for review. This compares to sixteen (16) site plans submitted in 2018, seven (7) site plans submitted in 2017 and ten (10) site plans submitted in 2016.



Approved plans for Sheetz Additions and Alterations (19-02-SPA).

Case No.	Location	Project
19-01-SPA	2550 Manakin Town Ferry Road	Add Fellowship Hall to Existing Church
19-02-SPA	2600 Anderson Highway	Addition to existing Convenience Store
19-03-SPA	3601 Winterfield Road (approximate)	Multi-Family Residential
19-04-SPA	2095 Red Lane Road	Place of Worship
19-05-SPA	2140 Carter Gallier Blvd	Office/Warehouse
19-06-SPA	2043 New Dorset Circle	Childcare Facility
19-07-SPA	2815 Huguenot Springs Road	Country Inn (CUP)
19-08-SPA	2622 Anderson Highway	Carwash
19-09-SPA	1331 Page Road	Office/Warehouse

SUBDIVISIONS

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

In 2019, three (3) final subdivision plats were submitted for review. Collectively, these plats include 26 lots.

This compares to eight (8) final subdivision plats submitted for review in 2018, eleven (11) final subdivision plats in 2017, and five (5) subdivision plats submitted in 2016.

Case No.	Location	Zoning	Acreage	Number of Lots
19-01-FSP	Erin Hill (Section 1)	VC-PD	12.311	11
19-02-FSP	Scottville (Section 4)	R-U	2.521	9
19-03-FSP	The Corner at Flatrock	CC	8.797	6



New single-family houses in the Erin Hill subdivision.



Townhouse development in the Erin Hill Subdivision.

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 four years:

Building Permit Type	Permits Issued			
	2016	2017	2018	2019
New Commercial Buildings	33	31	32	11
New Single-Family Dwellings	205	223	197	238
Existing Single-Family Buildings (additions/alterations)	205	246	238	258
Total	2,003	2,089	2,235	2,597

Building Permit Type	Total Building Value			
	2016	2017	2018	2019
New Commercial Buildings	\$30,193,000	\$8,777,000	\$3,963,000	\$2,859,000
New Single-Family Dwellings	\$43,788,000	\$46,097,000	\$45,254,000	\$54,926,000
Existing Single-Family Buildings (additions/alterations)	\$4,119,000	\$4,731,000	\$5,594,000	\$5,936,000
Total	\$87,871,000	\$59,605,000	\$54,811,000	\$63,721,000



New auto-repair facility in the Flat Rock area (18-04-SPA), completed in 2019.



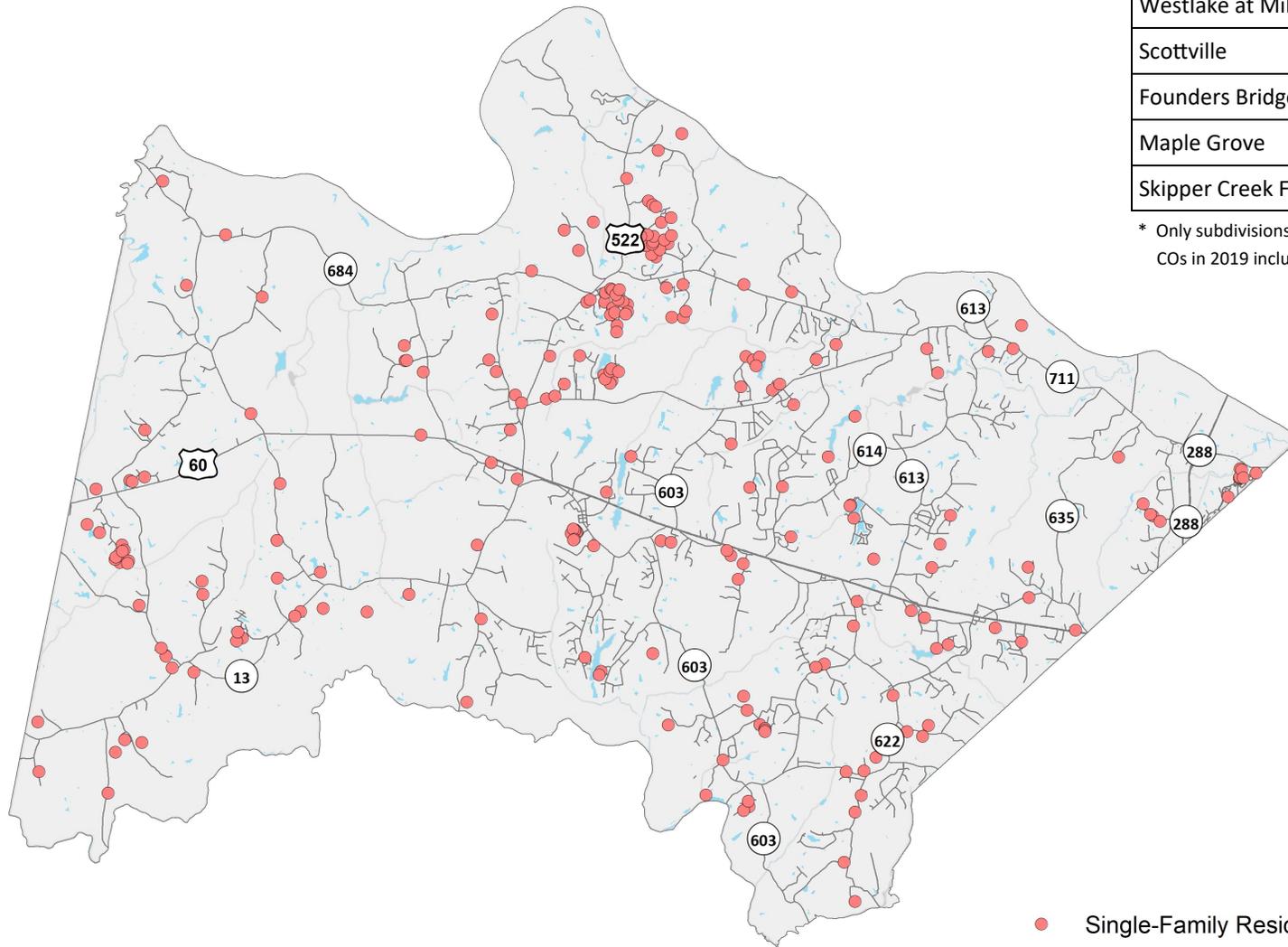
New restaurant business in the Flat Rock Area (18-07-SPA), completed in 2019.

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 2019, 233 COs were issued for single-family dwellings in Powhatan County. This compares to 208 residential COs issued in 2018. The following map depicts the general locations of the issued COs.

Certificates of Occupancy by Subdivision*	
Tilman's Farm	19
Aston	17
Walnut Creek	10
Westlake at Millmount	8
Scottville	8
Founders Bridge	5
Maple Grove	5
Skipper Creek Farms	4

* Only subdivisions with more than three COs in 2019 included in chart.

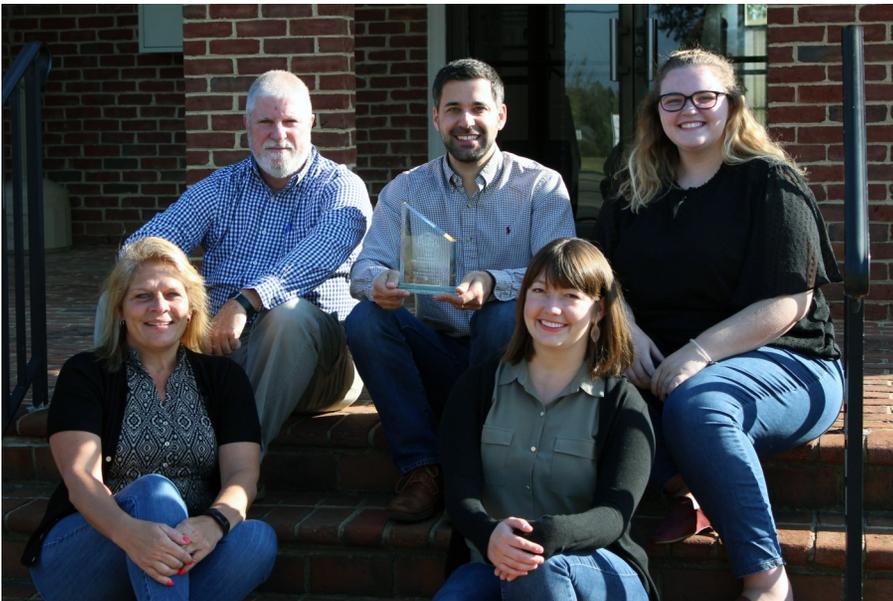


CODE COMPLIANCE

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 2019, the Department of Community Development:

- Investigated 112 complaints (compared to 47 in 2018);
- Sent 60 courtesy notices, informing property owners of potential zoning violations (compared to 36 in 2018);
- Issued 15 Notices of Violation (compared to 3 in 2018); and
- Removed approximately 168 signs placed within public rights-of-ways.



OTHER PLANNING-RELATED ACTIVITIES

In 2019, the Department of Community Development:

- Received the 2019 Outstanding Organization Award from the Virginia Association of Zoning Officials;
- Submitted grant applications to improve walkability in the Courthouse Village;
- Organized Natural Resources Month in October, hosting informational public workshops focused on conservation easements and the James River Heritage Trail;
- Received scholarships for two staff members to attend the 2019 Sign Research Foundation Conference; and
- Reviewed the following applications:

Application Type	Number Reviewed	
	2018	2019
Development Design Pattern Books	3	4
Temporary Business Permit	3	7
Temporary Event Permit	20	27
Temporary Sign Permit	70	82
Permanent Sign Permit	35	36
Business License	176	208
Non-Subdivision Plats (single-cut divisions, resurveys, lot line adjustments, family divisions, easement plats, etc.)	99	83

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