

Planning Commission Meeting Minutes

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January 5, 2021

**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, JANUARY 5, 2021 AT 6:00 PM**

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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 Lacheney, County Attorney Ed Howland, Principal Planner Alyson Oliver, Planner II

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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**

None

**b. Approval of Minutes: December 1, 2020 (Regular Meeting)**

Dr. Brown requested that the minutes from the December 1, 2020 meeting be updated to better reflect one comment that was made during the public comment period.

Ms. Pendergraph motioned to approve the minutes from the regular meeting on December 1, 2020, as amended.

Ms. Kingery seconded the motion.

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

**VOTE 5-0  
MOTION Passed**

**c. Approval of Minutes: December 8, 2020 (Workshop)**

Ms. Kingery motioned to approve the minutes from the regular meeting on December 8, 2020, as amended.

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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 no one wishing to speak, Dr. Brown closed the public comment period.

#### 5. Old Business

None

#### 6. Public Hearings

**Case #20-04-REZ: Evergreen Community Church Trustees (District #2: Powhatan Station/Graceland)** requests the rezoning of Tax Map Parcel #40-39 from Commerce Center (CC) to Agricultural-10 (A-10) and amendment of the zoning district map of approximately 4.817 acres of land located on the south side of U.S. Route 60 (Anderson Highway) approximately 200 feet east of State Route 628 (Lower Hill Road) (3001 Anderson Highway). The applicant proposes construction of a place of worship. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Rural Enterprise Zone on the Countywide Future Land Use Plan with recommended residential densities of one unit per five acres.

In accordance with Sec. 68-175(e)(5)(d) of the Powhatan County Subdivision Ordinance, the applicant is also requesting a modification to local intersection spacing requirements set forth in Table 68-175(e)(5)(d), allowing a new commercial entrance to be constructed along U.S. Route 60 (Anderson Highway) approximately 450 feet east of its intersection with State Route 628 (Lower Hill Road) and approximately 215 feet west of the existing commercial entrance serving 2927 Anderson Highway.

Mr. Pompei provided an overview of the request.

Dean Hawkins, a representative for the applicant, introduced himself to members of the Planning Commission and signaled his availability to answer any question they may have.

Members of the Planning Commission and the applicant discussed the following:

- *Parking Lot Visibility:* The applicant stated that they will adhere to the corridor buffer standards in the Powhatan County Zoning Ordinance and described the sloping topography of the property, which will help to shield the parking lot from view.
- *Proposed Turn Lane and Traffic Flow:* The applicant provided an overview of the proposed transportation improvements and stated that they will be responsible for covering the cost of the proposed turn lane from U.S. Route 60 (Anderson Highway).
- *Stormwater Management Plan:* The applicant gave an overview of proposed on-site stormwater management plans.

Dr. Brown opened the public hearing.

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Seeing no one wishing to speak, Dr. Brown closed the public hearing.

Ms. Kingery made a motion to accept the new proffered condition brought forward by the applicant, which addresses landscaping/buffering along U.S. Route 60 (Anderson Highway).

Ms. Hurt seconded the motion.

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

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

Ms. Kingery made a motion to **recommend approval** of this request, 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**

Ms. Kingery made a motion to **accept the request for a waiver from the intersection spacing requirements, subject to the condition listed in the staff report.**

Ms. Hurt seconded the motion.

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

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

**7. New Business**

None

**8. Workshop**

**a. Presentation by the Virginia Department of Transportation (VDOT) about Transportation Planning**

Representatives from VDOT, Rebecca Worley and Adam Wilkerson, presented information about the services VDOT provides to Powhatan County, including plan review, traffic studies, assessing level-of-service rating for VDOT maintained roads, and access management.

Representatives for VDOT also provided updates on some VDOT programs, including the arterial preservation program, innovative intersections, and various transportation funding programs.

**b. Discussion: 2020/2021 Comprehensive Plan Update (Future Land Use Plan)**

Mr. Pompei provided the Planning Commission with an overview of updates made to the draft Future Land Use Plan since the previous Planning Commission workshop.

Members of the Planning Commission went through the draft text and discusses the changes that have been proposed. Discussion included:

- Consideration of the Chesterfield County Future Land Use Map when determining land use designations along the Powhatan County line; and
- Pros and cons of incorporating commercial nodes in the Route 60 Corridor East Growth Area.

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**9. Public Comment Period**

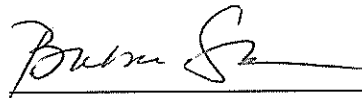
Dr. Brown opened the public comment period, reminding members of the public that were participating virtually on how they may indicate their interest in participating in this public comment period.

Harold Ellis (1318 Page Road) addressed the Planning Commission regarding the proposed update to the Comprehensive Plan, suggesting that the county look to nearby localities for ideas on how to engage residents and stakeholders in the process.

Seeing no others wishing to speak, Dr. Brown closed the public comment period.

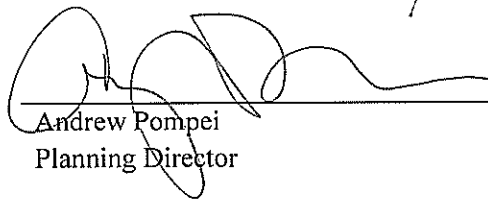
**10. Adjourn**

There being no further business, Dr. Brown adjourned the meeting at approximately 7:32 PM.



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Barbara Brown  
Chairman



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Andrew Pompei  
Planning Director