

Planning Commission Meeting
July 5, 2022

**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,
JULY 5, 2022, AT 6:00 PM.**

Planning Commissioners Present

Vicki Hurt, District 1 (Chair),
Darlene Bowlin, District 2,
Bobby Hall, District 3
Jane Pendergast, District 4,
Barbara Brown, District 5 (Vice-Chair)

Planning Commissioners Absent

Staff Members Present

Thomas Lacheney, County Attorney's Office
Sara Rozmus, Planner II
Jonas Eppert, Planner I
Frank Hopkins, Planning Director

1. Call to Order

Chairman Hurt called the meeting to order at approximately 6:00 PM.

2. Invocation

Dr. Brown held the invocation.

3. Adoption of Agenda

a. Request to Postpone Action/ Amend the Agenda

Ms. Pendergast made a motion to **accept** the agenda as presented.

Ms. Bowlin seconded the motion.

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

VOTE 5-0

MOTION PASSED

4. Administrative Items

a. Approval of Minutes: June 7, 2022 (Regular Meeting)

Chairman Hurt pointed out that the meeting started at 6:00 PM, not 6:30 PM.

Dr. Brown made a motion to **approve** the minutes as amended.

Ms. Bowlin seconded the motion.

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

VOTE 5-0
MOTION PASSED

5. Public Comment Period

Chairman Hurt opened the public comment period.

Seeing no one wishing to speak, Chairman Hurt closed the public comment period.

6. Old Business

None.

7. Public Hearings

- a. **Case 22-04-CUP: Firefly Oakbridge LLC** (District 2: Powhatan Station/Graceland) requests a conditional use permit (CUP) for a child daycare center in the Light Industrial (I-1) zoning district per sec. 83-252 of the Powhatan County Zoning Ordinance. The use will be located at Tax Map #43C-1-3 and identified by address 1550 Oakbridge Dr and consisting of 1.01 acres. The subject property is designated as Industrial on the Countywide Land Use Plan Map in the 2021 Long-Range Comprehensive Plan.

A brief overview was presented.

Chairman Hurt opened the public comment period.

Seeing no one wishing to speak, Chairman Hurt closed the public comment period.

Chairman Hurt agreed that it should be connected to the sewer and expressed her support for any requirements the Health Department sees fit.

Dr. Brown expressed her support for having a daycare in the same area where you work.

Ms. Bowlin made a motion to **accept** Case 22-04-CUP.

Ms. Pendergast seconded the motion.

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

VOTE 5-0

MOTION PASSED

- b. Case 21-09-REZ: Stroud Ventures LLC** (District 1: Manakin/Flat Rock/Sublett's) requests the rezoning of Tax Map Parcels #43-39B from Agricultural-10 (A-10) District to Commerce Center (CC) District and amendment of the zoning district map of approximately 5.93 acres of land located on the west side of Page Rd approximately 0.2 miles northwest of the intersection with Anderson Highway. This request is being made to allow for the construction of a contractor's storage office. The 2021 Long-Range Comprehensive Plan designates the subject property as Rural Areas and Protected Lands (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Plan.

Mr. Hopkins gave a brief overview.

Kevin Stroud, the applicant, asked if the parcel next door was rezoned, then the buffer on the north side could be removed. He also mentioned that he only needs to utilize the first 400 yards of Page Road.

Chairman Hurt opened the public comment period.

[Debbie Weir, 1501 Page Road](#), expressed several concerns with this rezoning on behalf of a group of people that reside on Page Road. She noted that Page Road is not equipped for heavy commercial traffic, significant changes that she believed should categorize the project under a different case number, etc.

Seeing no one else wishing to speak, Chairman Hurt closed the public comment period.

Ms. Bowlin asked if this was one of the parcels that was downgraded. Mr. Hopkins clarified that it is not but was previously zoned under R-C.

Chairman Hurt stated that it would be okay to eliminate the northern buffer if the neighboring parcel is rezoned commercially, only if that property does not have a buffer requirement. She asked Ms. Bowlin for her opinion on the rezoning. Ms. Bowlin stated she feels comfortable with the rezoning.

Mr. Hall agreed with Ms. Weir, who noted that there had been no neighborhood meeting, meaning that the County is unaware of the opinions of surrounding

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residents. He was also concerned with the wide variety of establishments permitted under C-C.

Ms. Pendergast agreed with Mr. Hall. She asked Mr. Lachenev if he believed there needed to be a neighborhood meeting. Mr. Lachenev stated that he thought it was essential to have a community meeting. Although, in his legal opinion, the applicant's failure to return a revised plan for such a long time should mean that the application process will begin again. Mr. Hopkins said it was advertised and noticed as if it were new.

Ms. Pendergast mentioned that the term "contractor storage office" is confusing and should be reworded for clarity and compatibility with the defined uses. She believed that this confusion could be a reason for community concern.

Dr. Brown agreed that the application is significantly different. She suggested that the case be postponed until a proper notice can be issued and a community meeting can be held. She also reminded her colleagues that this type of office/warehouse building is something that economic development has requested for many years.

Chairman Hurt acknowledged that the County needs more income, but this needs to be achieved responsibly. In that sense, she believed that this property has the potential to be successful. She agreed that the case should be deferred until the community can come together to discuss it appropriately.

Mr. Stroud stated that he intends to put his building there as a place to store expensive equipment and meet with a crew in the mornings. He explained that after the last meeting, he was forced to begin working in an entirely different direction, which took months. Furthermore, he noted that his office staff is limited to three employees at the moment, as well as a crew that reports every morning at 6:00 AM and does not come back to the office until that evening. This limits the number of trips and traffic on Page Road.

Dr. Brown noted that the applicant is a Powhatan resident and business owner and stressed the importance of working with people in the community to support their business ventures. Ms. Bowlin agreed with Dr. Brown.

The Planning Commission discussed the specific things that needed to be done before they would vote on the case again.

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Chairman Hurt made a motion to delay Case 21-09-REZ until the next meeting. She expressed her support for the project.

Dr. Brown seconded the motion.

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

VOTE 5-0

MOTION PASSED

- c. **Case 22-03-AFD: Adrian L. Howard Jr. & Deborah Howard** have requested that Tax Map Parcel #50-13D be added to the Appomattox River AFD. The proposed addition is approximately 100 Acres in size and will be added to the 1,160.79 Acres already incorporated into the AFD. The parcel is located along the Appomattox River and is approximately 3/4th of a mile west of Tax Map Parcel #50-27A, which is included in the core of the Appomattox River AFD. Tax Map Parcel 50-13D is located about halfway down Worsham Rd. This parcel, while not abutting the Appomattox River AFD is within the required mile of the district's core. The parcel is currently zoned Agricultural-10 (A-10) and resides in Electoral District #4: Powhatan Courthouse/Macon.

A brief overview was given.

Chairman Hurt opened the public comment period.

Terry Adcock, 5719 Cartersville Road, expressed support for the case on behalf of the AFD Advisory Committee.

Seeing no one else wishing to speak, Chairman Hurt closed the public comment period.

Mr. Hall thanked all of the community members that have joined the AFD recently.

Ms. Bowlin made a motion to **approve** Case 22-03-AFD.

Ms. Pendergast seconded the motion.

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

VOTE 5-0

MOTION PASSED

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8. New Business

None.

9. Workshop

a. Future Planned Unit Development Zoning District

Mr. Hopkins gave a brief overview.

Dr. Brown clarified that the goal was to create an entirely new section. Mr. Hopkins confirmed this. He stated that the County aims to create something that could work for economic opportunity, with a commercial and residential component.

Chairman Hurt stated that presenting an entire packaged plan makes more sense.

Dr. Brown requested that the definition be less prescriptive than it is currently.

Mr. Hall asked if this was an attempt to challenge the 70/30 rule under economic opportunity and come up with something new. Mr. Lacheney explained that it is the opposite because the Board of Supervisors wants them to craft something that matches economic opportunity.

Ms. Bowlin stated that she would like to see fewer houses per acre.

Chairman Hurt noted that the County needs to be able to create sufficient economic development to support its community members.

Mr. Hopkins and Chairman Hurt agreed that flexibility will be crucial in making this work.

Mr. Hall pointed out that the County needs to consider the type of residential building people want to back up to a commercial area.

Chairman Hurt stated that the County needs to have minimum standards and then look at each situation on a case-by-case basis.

Mr. Hopkins stated that he was considering having some access to light industrial and reminded the Planning Commission to think about how their decisions now may affect the choices they have to make in the future.

10. Adjourn

Chairman Hurt adjourned the meeting at approximately 7:09 PM.

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Vicki Hurt
Chairman

Frank Hopkins
Planning Director