

Planning Commission Meeting  
August 2nd, 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, AUGUST 2ND, 2022, AT 6:00 PM.**

---

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

**Planning Commissioners Absent**

**Staff Members Present** Thomas Lacheney, County Attorney's Office  
Frank Hopkins, Planning Director  
Sara Rozmus, Planner

---

**1. Call to Order**

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

**2. Invocation**

Dr. Brown led the invocation.

**3. Adoption of Agenda**

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

Mr. Hopkins states that the discussion of the Wawa under new business has been postponed.

Ms. Bowlin made a motion to **accept** the agenda as amended.

Ms. Pendergast seconded the motion.

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

**VOTE 5-0**

**MOTION PASSED**

Planning Commission Meeting  
August 2nd, 2022

**4. Administrative Items**

**a. Approval of Minutes: July 5<sup>th</sup>, 2022 (regular meeting)**

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

Mr. Hall seconded the motion.

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.

[Carl Schwendeman, 1727 Teresa Lane](#), asked that the County reinstate a sidewalk project that was recently removed from their transportation priority list and extend it to County Line Road.

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

**6. Old Business**

None.

**7. Public Hearings**

**a. 22-03-REZC: Shum Homes (District #5: Smiths Crossroads/Trenholm/Provost)**

requests an amendment of the proffer statement for three parcels designated tax map numbers 23-48, 23-50F, and part of 24-9F (2625 Old Tavern Rd) located near the intersection of Anderson Hwy and Old Tavern Rd. The applicant is seeking to reduce the cash proffer amount from \$12,462 (adjusted upward by increases in the Consumer Price Index) to \$1,880 (Case #07-04-REZC). The subject properties are zoned Rural Residential – 5 (RR-5) and Agricultural-10 (A-10). The 2021 Comprehensive Plan

Planning Commission Meeting  
August 2nd, 2022

designates the subject properties as Rural Areas and Protected Lands on the Countywide Land Use Map.

Mr. Hopkins gave a brief overview.

Chairman Hurt opened the public comment period.

[Carl Schwendeman, 1727 Teresa Lane](#), asked if this development would be in the village of Powhatan or on the outskirts of the County. He explained that if it is in the town of Powhatan, sidewalks should be added to accommodate any extra traffic.

[Roxanna Toman, 2600 Ravenswood Drive](#), expressed confusion with the current issue because it is already something that was in place. She asked for clarification on the matter.

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

Chairman Hurt explained that the zoning is already done, meaning that developers can build the properties as long as they pay the proffer they have agreed to already.

The applicant is now asking for a change in the proffer amount.

Ms. Bowlin asked when the proffer had last been used. Mr. Hopkins explained the history of the proffer system and that he does not know how people came to that number, but it has been used that way ever since. Ms. Bowlin stated that \$17,000.00 is a lot of money to ask for, considering the economic climate. She pointed out that such a high proffer might deter the potential for the affordable housing that the County has been wanting. Mr. Lacheney explained why the proffer policy was eliminated.

Planning Commission Meeting  
August 2nd, 2022

Chairman Hurt mentioned that proffers are very important to cover the cost of the students and the schools. She explained that she does not think \$1,880.00 is much in comparison to the value that these homes will most likely have. For that reason, Chairman Hurt stated that she was comfortable keeping the proffer at the initially agreed-upon price.

Ms. Pendergast agreed. She explained that the builders would most likely add the price of the proffer into the cost of the home. She also noted that these developments would impact schools and safety & rescue, and there needs to be enough funding to keep them afloat.

Dr. Brown agreed. She stated that she did not think reducing this proffer would serve the County's best interest.

Chairman Hurt agreed with Ms. Bowlin that there need to be more affordable housing options, but the area under review tonight is not conducive to starter homes.

Ms. Pendergast made a motion to **deny** Case 22-03-REZC.

Dr. Brown seconded the motion.

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

**VOTE 5-0**

**MOTION PASSED**

**b. (Deferred to September 6th, 2022) Case 21-09-REZ: Stroud Ventures LLC**

(District 1: Manakin/Flat Rock/Subletts) 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

Planning Commission Meeting  
August 2nd, 2022

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.

**8. New Business**

**a. 22-01-PB Dollar Tree – 1830 Stavemill Crossing Lane**

Chairman Hurt clarified that these discussions only pertained to the pattern book review and not the actual case. The cases have already been approved.

A brief overview of the updated pattern book was given. Staff recommended that it be approved.

The Planning Commission discussed the front of the building, which they agreed could have larger windows.

Ms. Pendergast made a motion to **approve** 22-01-PB as presented in the updated pattern book.

Dr. Brown seconded the motion.

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

**VOTE 5-0**

**MOTION PASSED**

**b. 22-03-PB Express Car Wash – 1880 Stavemill Crossing Lane**

A brief overview of the updated pattern book was given. The only comments that staff had were about lettering on the awnings above the vacuum and pay area. The

Planning Commission Meeting  
August 2nd, 2022

applicant agreed to make changes if needed. Mr. Hopkins suggested that the Planning Commission ask for a change in the awning, although he did not believe that the applicants would be able to fit all of those signs on the awnings regardless.

Chairman Hurt stated that the buildings looked great but that she didn't care for the awnings at all.

Mr. Hall stated that the canopy bothered him, and Dr. Brown agreed. He also suggested that the entrance face in a different direction.

Chairman Hurt stated that although she agreed the canopy facing Route 60 is not ideal, she thinks that is the only logical way traffic can flow.

Ms. Pendergast stated that she is more bothered by the powerful blue writing on the side of the building than by the pay canopy.

Ms. Pendergast and Chairman Hurt agreed that the blue writing does stick out.

The representative from Express Car Wash explained that the canopy is more critical than the writing. He stated that the writing would need to face route 60 but that they could scale it down or change the color to an earth tone. Chairman Hurt asked if it could be written on a sign near the ground instead of the canopy. The representative stated that if the signs are taken down completely, they will still install certain directional instructions so that vehicles can maneuver through the car wash smoothly.

Chairman Hurt pointed out that those signs may be prohibited by a sign ordinance already set in place. She restated that signs on the ground would be a better option.

Ms. Pendergast made a motion to **conditionally approve** the request with the modification of the color and the type of signage on both outside canopies.

Planning Commission Meeting  
August 2nd, 2022

Dr. Brown seconded the motion.

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

**VOTE 5-0**

**MOTION PASSED**

**9. Workshop**

**a. Planned Unit Development District Ordinance Amendment**

Mr. Hopkins gave a brief overview.

Dr. Brown stated that she believes this is a great addition that will encourage people to speak up.

Chairman Hurt agreed. She stated that she believes a planned development gives the County more control.

Mr. Hall agreed. He expressed support for the amendment.

Ms. Pendergast agreed and thanked Mr. Hopkins for his excellent work. She asked for clarification on a couple of details.

Mr. Lacheney noted that the amendment would provide flexibility in the case of a well-designed townhouse on top of a business, for example.

Ms. Bowlin listed several details that she liked.

The Planning Commission agreed on their support for the amendment.

**10. Adjourn**

Chairman Hurt adjourned the meeting at approximately 6:52 PM.

Next Regular Meeting: Tuesday, September 6th, 2022 (6:00 PM).

Planning Commission Meeting  
August 2nd, 2022

---

Vicki Hurt  
Chairman

---

Frank Hopkins  
Planning Director