

VIRGINIA: AT A REGULAR MEETING OF THE AMELIA COUNTY PLANNING COMMISSION HELD IN THE GENERAL DISTRICT COURTROOM OF THE COUNTY OF AMELIA COURTHOUSE ON MONDAY, AUGUST 22, 2016, AT 7:30 P.M.

PRESENT: LARKIN MOYER-Vice-Chairman  
RENEE WINFREE  
HOWARD WORSHAM  
STANLEY WILKINSON  
ROY EASTER  
JUAN WHITTINGTON  
CARROLL BARNARD  
Amelia County Planning Commission

ABSENT: REUBEN BLANTON  
CHRISTIAN TERRY  
DAVID FELTS, JR.  
RICHARD CUMBIE, JR.

DAVID R. WHITAKER, Director of Community Development  
JANET E. POORE, Secretary

I. CALL TO ORDER

Vice-Chairman Larkin Moyer called the meeting of the Amelia County Planning Commission to order at 7:35 P.M.

II. APPROVAL OF MINUTES

Commissioner Roy Easter made a motion, seconded by Commissioner Renee Winfree, that the Planning Commission approve the minutes of the Regular Meeting held on July 25, 2016.

The motion carried 7-0 recorded as follows: Larkin Moyer-AYE, Renee Winfree-AYE, Howard Worsham-AYE, Stanley Wilkinson-AYE, Roy Easter-AYE, Juan Whittington-AYE, Carroll Barnard-AYE. Absent from meeting and vote, Reuben Blanton, Christian Terry, David Felts, Jr. and Richard Cumbie, Jr.

III. OLD/NEW BUSINESS

RE: PROPOSED CONDITIONAL REZONING REQUEST FOR TEN (10) ACRES FROM THE RR-3 RURAL RESIDENTIAL DISTRICT TO THE R-3 RESIDENTIAL DISTRICT, DOMINION VIRGINIA POWER, APPLICANT

David R. Whitaker, Director of Community Development, explained that the applicant, Dominion Virginia Power, requests the conditional rezoning of 10 acres of land from the RR-3 Rural Residential District zoning classification to the R-3 Residential District zoning classification with conditions. The subject property, which is owned by F&P Land and Timber, is located on the south side of Route 38 (Five Forks Road) approximately 1.5 miles west of the intersection of Route 38 and Route 627 (Cheathams Road) and is identified as a portion of Tax Parcel 17A of Section 43 on the Amelia County Real Property Identification Map. The applicant proposes to construct a power substation on the property with conditions. The conditions of this rezoning are:

- New parcel shall be only for a power substation and supporting infrastructure
- Facilities shall be screened from the neighboring residential property and public view from the roadway
- Property shall not be further subdivided

Vice-Chairman Moyer opened the public hearing at 7:38 p.m. and asked if there was anyone present who would like to speak for or against this request.

Joseph O. Humphreys, 14910 Five Forks Road, Amelia, VA 23002, stated that he would like to see a site map and questions where will the power come from.

Courtney Fisher, Dominion Virginia Power, stated that there were no plans for transmission lines at this time and it could possibly be five to ten years from now before they build a station and run lines. When they decide on an action plan, they will come before the Planning Commission and the Board of Supervisors for a special exception permit.

Allison Crews, 20600 Perkinson Road, Jetersville, VA 23083, questions where it was on the map and who will this benefit. She also asked about the "solar farm" in Powhatan and made reference to the need for more "green energy". Lastly she asked that more time and thought be given to this request.

Mr. David Whitaker stated that the comp plan shows that this is prime development area.

Stephen Palmer, 16900 Poor House Road, Amelia, VA 23002, felt that they need a plan before the zoning was approved.

John Courter, 16200 Poor House Road, Amelia, VA 23002, stated that he felt the decision should be tabled until there is more information. He asked why that spot?

Courtney Fisher stated that it was a low growth area and the land was available for purchase.

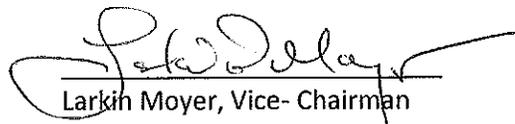
There being no further comments, Vice-Chairman Moyer closed the public hearing at 8:00 p.m.

Commissioner Juan Whittington made a motion to defer for thirty days and Commissioner Roy Easter asked Courtney Fisher if there would be any more information in thirty days?

Courtney Fisher answered there would not be any new information at that time.

Commissioner Roy Easter made a motion, seconded by Commissioner Howard Worsham, to send the request to the Board of Supervisors with approval from the Planning Commission.

The motion carried 6-1 recorded as follows: Larkin Moyer-AYE, Renee Winfree-AYE, Roy Easter-AYE, Howard Worsham-AYE, Stanley Wilkinson-AYE, Carroll Barnard-AYE, Juan Whittington-NAY. Absent from meeting and vote, Reuben Blanton, Christian Terry, David Felts, Jr., and Richard Cumbie, Jr.

  
Larkin Moyer, Vice- Chairman

ATTEST:

  
David R. Whitaker, Dir. of Comm. Development