

Preliminary Executive Summary—
Route 60 Overlay Citizens Work Group

Introduction

As part of the process on which Powhatan County has embarked to review and, where necessary, rewrite the Comprehensive Plan, nineteen interested individuals (attached list) attended an orientation meeting on March 30, 2006 to begin work as the Route 60 Overlay Citizens Working Group.

The following Preliminary Group Charter, as drafted by the Planning Commission's Comprehensive Plan Steering Committee, was presented:

- Optimizing the economic contribution this thoroughfare can bring to the County;
- Insuring the public safety and smooth flow and access of traffic;
- Providing fair and balanced use of individual's property rights;
- Importing innovations and best practices from other locales faced with similar opportunities and problems; and
- Keeping in mind the people's intense desire that our Route 60 not become "just another gridlock strip development with no plan and no attractiveness!"

Over the next three months, five general meetings were held to gather information from experts in the areas of planning, economic development, public utilities, and transportation. One session was devoted to a Strengths/Weaknesses/Opportunities/Threats Analysis for the Route 60 Corridor. As a result of these meetings, it was determined that sub-groups should be appointed to work on individual projects. The following sub-groups emerged:

- **Best Practices**—will look at several other localities to see how they have dealt with similar issues, their successes as well as major mistakes. Members: Joe Walton, Roger Richardson, Mark Schaperjahn, Bill Farrar, Tommy Balzar.
- **Zoning Uses along Route 60.** Members: Elizabeth Meyer, Drew Wiltshire, Chuck Urbine, George Cook.
- **Water/Sewer.** Members: Bruce Milam, Elizabeth Meyer, Teri Pruitt, Steve Harris
- **Development Standards** (architecture/landscaping). Members: Bill Farrar, Roger Richardson, Sandy Duncan, David Duncan, Jim Hubbard.
- **Existing Comprehensive Plan and Zoning Ordinance** citations which support the work/recommendations of this group. Members: Pam McCune, Bill Farrar, Jack Lewis.

- **Thoroughfare Plan/Access Management** as it affects 60. Members: Tommy Balzer, Bruce Milam, Elizabeth Meyer, George Cook
- **Commercial /Multiuse Development-Identify Development Size and Zoning.** Members: Joe Walton, Drew Wiltshire, Chuck Urbine, Jack Lewis, Steve Harris.
- **Assembly Committee** to concisely summarize/integrate recommendations of all sub-group findings. Members: Bill Farrar, Pam McCune, Sandy Duncan, George Cook, Teri Pruitt, Roger Richardson, Elizabeth Meyer.

The sub-groups spent hundreds of volunteer hours over the intervening months to provide carefully considered recommendations and summary documents for the larger working group's review and comment. Common themes/critical points have been identified and summarized. It is with sincere gratitude to those who have worked so diligently and to the members of the Comprehensive Plan Steering Committee who have assisted, that the attached summary document is presented. Please keep in mind that this is only a very brief overview of the documents generated. Members of the Route 60 Overlay Citizens Working Groups are eager to continue our work, as deemed appropriate, with the assistance of the incoming Comprehensive Plan consultant.

Summary Outline of Critical Areas Discussed by the Route 60 Overlay Citizens' Work Group

Zoning

- The 500' commercial zoning for length of Rt. 60 is neither adequate nor appropriate.
- Need to define specific areas of nodal zoning (for example, the Flat Rock Area).
- Mixed use areas should be encouraged.
- Need stratification of commercial zoning.
- Categories and strata can be further reviewed by the full CWG or submitted to the Planning Commission's Comprehensive Plan Steering Committee.
- Need to assure clarity of all ordinances. Define the process. Reduce the chance of less desirable/short lived development.
- Set expectations for and demand higher quality.
- Small parcel development is discouraged.
- Encourage Master Plan development and assemblage with adjacent properties.
- Need to design a specific Zoning Plan for Route 60.

Architectural Site Design Standards

- Architectural design to encourage maintenance of rural character
- Buffers/Set-backs should be revisited and reinforced.
- Screening/Landscaping/Natural areas/Tree preservation on Route 60 should be revisited and reinforced.
- Establish a standing Architectural Review Committee for Route 60.
- The Architectural Review Committee for Route 60 should have sign-off authority prior to issuance of a Certificate of Occupancy.
- Assure appropriate staff level for enforcement with authority to impose fines for non-compliance.
- Assure clarity in requirements. Have been told builders appreciate knowing expectations.
- Strengthen Architectural Design Standards including sections dealing with purpose, building colors, advertising stylization, exterior appearance, etc.
- Negotiate architectural issues at application.

Transportation Related Issues

- Limited curb-cuts should be facilitated through Master Planning and Economic Development.
- Rear access to secondary road system running parallel to Route 60.
- Required connectivity of parcels.
- Alternative transportation modes (pedestrian, bikeways, etc.)
- Assuring safety and traffic flow

- Thoroughfare Plan:
 - Define the overlay district to extend approximately 4,000 linear feet north and south from the center line of Route 60 for its entire length through the County.
 - Overlay should be greater where applicable to follow contours of “Old 60”.
 - Median reserved for future resource distribution or possibilities of high speed rail or commuter lanes.
 - County should include north-south connectors to maximize the number of 4-way intersections on Rt. 60.
 - County should include east-west connectors from County border to County border within the overlay district.

Positive Commercial Environment

- Investing in infrastructure to attract the business community.
- Expand non-residential tax base.
- Emphasis on attracting quality businesses (considering impact on infrastructure and natural resources as well as residents’ quality of life).

Water and Sewer

- Require all commercial users to purchase taps into the system when applying for building permits.
- Allow any user the right to access public utilities. No landowner should be able to obstruct another from accessing the system.
- Allow residential customers to tap into the public utility system.
- Consider designating areas along Rt. 60 as villages or development nodes in densities that will make it viable for developers to access the public water and sewer systems.

Route 60 Overlay Citizens Working Group (CWG)
Organizational Meeting: March 24, 2006

Last Name	First Name	Address	City	Zip
Cook*	George	2790 Watkins Landing Rd.	Midlothian	23113
Harris	Stevens	1550 Lake Randolph Road	Powhatan	23139
Duncan	Sandy	2716 Creek Edge Ct.	Powhatan	23139
Schaperjahn	Mark	1475 Oakbridge Ct.	Powhatan	23139
Renger	Jane	1700 Huguenot Road	Midlothian	23113
McCune	Pam	2185 Hunters Mill Rd.	Powhatan	23139
Balzer	Tommy	2429 Gobbler Ridge Road	Powhatan	23139
Lewis	Jack	PO Box 145	Powhatan	23139
Pruitt*	Teri	5700 A. Hopkins Rd.	Richmond	23234
Farrar	Bill	1480 Anderson Highway	Powhatan	23139
Hubbard	Jim	913 Grove Rd.	Midlothian	23113
Meyer	Elizabeth	1417 Anderson Hwy.	Powhatan	23139
Walton	Joseph	2571 Norwood Creek Way	Powhatan	23139
Melton	Bill	4855 Old Buckingham Rd.	Powhatan	23139
Richardson	Roger	3312 John Tree Hill	Powhatan	23139
Wiltshire	Drew	1313 E. Main St., Suite 400	Richmond	23219
Francis (Chuck)	Urbine	1951 Urbine Road	Powhatan	23139
Milam	Bruce	6606 West Broad St., Suite 400	Richmond	23230
Mullikin	Sally	3081 Three Bridge Rd	Powhatan	23139

*Co-Chairs

Updated: April 10, 2006

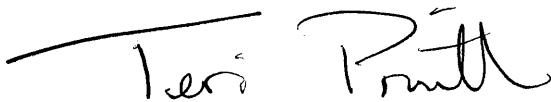
**Planning Commission Powhatan County
Work Session Meeting 1-17-07**

Citizens Work Group (CWG) Route 60 Overlay

Charges of the Committee must be implemented throughout the process of reviewing the Route 60 Corridor by:

- 1. Have the new Consultant meet with the Committee Chairs and Co-Chairs to outline the work that has already been completed to date. By the Consultant understanding the material prepared by the Committees, it would allow the public to continue to be part of the process and the work of the Committees not to be marginalized.**
- 2. It would be important for the Director of Planning, Brandon Stidham, to arrange this meeting as soon as the Consultant is hired.**
- 3. Continue to work with David Williams as a liaison to the Committees.**
- 4. Coordinate regular meetings with all the Chair and Co-Chair CRG groups. This would allow overlaps in studies to be discussed and addressed.**
- 5. Advise the Board of Supervisors that it is important for the Public to continue to be part of the process and not get lost in the shuffle.**

Get the Consultant hired immediately.

Handwritten signature of Teri Pruitt in black ink.