



AGENDA

COMPREHENSIVE PLAN UPDATE

CITIZENS WORKING GROUP

REGULAR MEETING

March 4, 2025

3: 00 PM CALL TO ORDER (Village Building - Conference Room)

1. Call to Order
2. Review of Minutes from February 18, 2025, CWG Meeting
3. Economic Development Review Continued:
 - a. Economic Development (Chapter 4, 2021 Comprehensive Plan) Review
 - b. Identifying Commerce Center/Light Industrial Uses in Conflict with Recommendations
 - c. GIS Layers for Economic Development- Final Updates
4. Initial Review: 2021 Comprehensive Plan, Housing - Chapter 5
 - a. Population and Housing Data
 - b. 2025 – 2028 Strategic Plan: Strategic Priority 3, Housing and Residential Options
 - c. 2021 Comprehensive Plan, Chapter 5 – Housing (Pg. 31, 2021 Comp Plan)
 - d. Map 5: Countywide Future Land Use Map (pg.70, 2021 Comp Plan)
 - e. Additional Items or Discussions
5. Adjourn



VIRGINIA: AT A REGULAR MEETING OF THE COMPREHENSIVE PLAN CITIZEN WORKGROUP HELD IN THE VILLAGE BUILDING CONFERENCE ROOM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA ON FEBRUARY 18, 2025

1. Call to Order

Chairman Timberlake called meeting to order at 6:30pm

2. Review of Minutes from February 4, 2025, CWG Meeting

Mr. Donati, Sr motioned to approve the minutes as presented.

Mr. Rissmeyer seconded the motion

VOTE 12-0

Motion PASSED

3. Review of Key Impacted Areas of Comprehensive Plan

Before moving into discussion, Chairman Timberlake handed out the adopted Strategic Plan from the Board. He noted that Priority 6 was added back in which was a change from earlier drafts. Copies can be found on the website

<https://www.powhatanva.gov/DocumentCenter/Index/381>. The impact that Priority 6 would have on the directive given to the Workgroup was discussed among the group.

Mr. Bradbury asked about the “gap” area referred to often in meetings and if that was in the Comprehensive Plan or if was just a name given to a certain area. Discussion continued on the “gap” area and where it originated in the 2010 Comp Plan and referred to by various names in subsequent comp plans.

a) Economic Development (Chapter 4, 2021 Comprehensive Plan) Review

Mrs. Salerno went over the Strategic Plan Priorities and how rearranging the objectives of Chapter 4 of the current Comprehensive Plan would be necessary to coincide with the Strategic Plan Priorities.

Mr. Reilly asked if there was language in the current Comp Plan that Mrs. Salerno felt needed to be rearranged or removed.

Mrs. Salerno noted updating some of the language and reorganize the order was the direction she felt was necessary.

Mr. Shust noted there was no mention of the EDA in the current Comp Plan. Mr. Melton agreed. Mrs. Salerno stated that the EDA should be added in the top objectives in Chapter 4.

Mr. Reilly stated that Mrs. Salerno would be the expert to modify how Chapter 4 should read based on what her daily focus and goals are.

Mr. Melton brought up that the aging population is the fastest growing population of Powhatan and therefore the economic growth should focus on the needs of that population. For instance, medical facilities would be of interest to this population.

Mr. Rissmeyer commented on quick research about medical offices needed per capita and based on the population of Powhatan we should 118 doctors so trying to encourage or attract medical offices should be a focus.

Mrs. Salerno agreed but also related to the group that medical facilities are similar to other commercial businesses, and they base decisions off rooftops which sometimes counts Powhatan out but that they we have had various medical offices or facilities looking in our area. Larger groups like HCA or Bon Secours have extensive restrictions so that is harder to attract to our area.

Chairman Timberlake stated that the group should keep in mind medical facilities come with medical exemptions so although helpful for the public, they don't necessarily generate tax money for the County which doesn't help meet the 85/15 tax split. So, the group should keep this in mind when looking at areas for these types of businesses.

Mr. Rissmeyer brought up research he did on agribusiness specifically logging, agrivoltaics and farm to table programs that smaller tracks of land or micro-farming could be an area we could look into as part of the grassroots or niche farm to table movement. The group agreed logging

was already prevalent in the county and agrivoltaics was not a popular option among farmers as the solar farms are more spread out to allow for more sunlight which then takes up more land.

Mrs. Salerno went over the Proudly Powhatan project created last year within the Economic Development Dept to help smaller farmers or producers have the opportunity to showcase their goods to a wider audience.

Before moving on, Mrs. Salerno clarified that she was ok to start working through Chapter 4 and presenting her changes and updates. Chairman Timberlake agreed and asked that she go ahead with that task.

b) GIS Layers for Economic Development-Part 2 Review

Mr. Reilly displayed the map layer showing the additional parcels added to the Economic Priority/Light Industrial parcels added by the subcommittee at the most recent meeting. Judes Ferry Rd/60 area west to north and south of Flatrock had several parcels recommended that the group discussed.

Mr. Bradbury suggested getting rid of the “gap” area and treat all property owners the same and focus on a potential project and not the area so much. He noted that the area itself could still remain and be controlled by setbacks and private water and septic.

Mr. Rissmeyer stated that the subcommittee was trying to make recommendations that Mrs. Salerno could then market to attract the type of commercial development that was appropriate for different areas.

Mr. Reilly stated that proper zoning and areas consistent with the comp plan would be something developers would be looking for when looking for areas to develop for certain businesses but with that, being sympathetic to the expectations of the citizens and the preservation of certain areas to maintain the “rural character” so as not to cause ill will among the citizenry.

Mr. Shust commented that the group was charged with making recommendations to the Planning Commission for review on the Comprehensive Plan and areas changes could be made in order to get to the 85/15. To do this there are many considerations that have to be looked at which renders many parcels along the 60-corridor unable to be included, so when they do have parcels that fit the qualifications, they should be added to the recommendation.

Mr. Melton stated that the intention of the subcommittee was not to take the “gap” area and turn it into an overdeveloped area, it was to identify parcels that meet the qualifications to potentially become light industrial or Economic Priority zoned to allow the 85/15 tax base to be met.

Continued discussion among the group about various parcels that could be included as EP.

Mr. Melton made a motion to include parcels 40-38 and 40-67K, 40-62 and 40-63A to the Economic Priority zoning suggestions.

Mr. Anderson seconded the motion.

Mr. Gregory, Mr. Shust, Mr. Melton, Mr. Schiefer, Mr. Timberlake, Mr. Anderson and Mr. Bradbury voted Aye. Mr. Donati Sr., Mr. Rissmeyer and Mr. Reilly voted NO.

VOTE 7-3

Motion PASSED

Mr. Shust made a motion to include parcel 41-1 in the Economic Priority zoning designation, but to include only 98+- acres of 41-1 in the Economic Priority zoning calculations. (Area shown on screen as motion was being made so all could see the exact area.)

Mr. Rissmeyer seconded the motion.

Mr. Gregory, Mr. Shust, Mr. Melton, Mr. Schiefer, Mr. Timberlake, Mr. Reilly, Mr. Anderson, Mr. Rissmeyer, Mr. Bradbury voted Aye. Mr. Donati Sr. abstained from the vote.

VOTE 9-0-1

Motion PASSED

Discussion continued with additional parcels 39-99, 39-98A, 39-98 being reclassified from Gateway to Economic Priority. 27-16 was suggested to move back to A-10 so it was removed from the calculations on the spreadsheet. Additionally, parcels off Mitchell Rd 26-119, 26-120, 26-107A, 26-123 and 26-124 were added to Economic Priority but 26-111 was intentionally left off. 26-77 and 26-77D were not included and left in Gateway designation due to being at the 522 intersection.

Recommended parcels were added to the spreadsheet calculations which brought the total to the 85/15 target calculation.

Mr. Melton made a motion to accept the plan as presented to move on from the Future Land Use Map and move to other Economic Development discussions.

Mr. Scheifer seconded the motion.

VOTE 10-0

Motion PASSED

**c) Identifying Commerce Center/Light Industrial Uses in Conflict with
Recommendations**

4. Adjourn

Mr. Shust made the motion to adjourn. Seconded by First Sargeant Gregory.

Meeting adjourned 8:06 PM

These minutes approved by motion and second at the March 4, 2025, meeting of
the Comprehensive Plan Citizen Work Group.

Jamie Timberlake, Chairman
Comprehensive Plan Citizen Work Group

ATTEST:

Ligon Webb, Clerk
Comprehensive Plan Citizen Work Group

Chapter 4: Economic Development

Overview

The county's position as a rural county on the western edge of the Richmond Metro Region creates unique opportunities and challenges regarding economic development. However, the rural landscapes create opportunities for agri-business, outdoor recreation, and tourism that are not present in nearby urban counties.

Economic development is an important component of the comprehensive plan. A sustainable local economy is associated with other goals and objectives of this plan, and is a pivotal element of the county's vision for the future. The physical components of economic development, such as identifying appropriate locations for business development, are addressed in *Chapter 8: Land Use and Community Character*, while the infrastructure improvements needed for effective economic development are addressed in *Chapter 6: Infrastructure and Facilities*. Furthermore, recommendations regarding natural and cultural preservation must be balanced with the need to create a sustainable economy. The economic development priorities and other elements of the plan must be integrated to achieve the plan's vision. This chapter identifies key issues regarding economic development. Recommended strategies address the direction the county will take to achieve the economic development goals and objectives.

Background

Employment Sectors

The top employment sectors are government, construction, and retail trade. The Virginia Employment Commission reports more than 8,000 jobs in the county (as of the third quarter of 2024). The Top Ten largest employers are:

- Powhatan County School Board;
- Deep Meadow Correctional Center;
- Powhatan County;
- Wal-Mart;
- Mid-Atlantic Steel Erectors;
- Colony Construction;
- 2150 Management Co.
- Food Lion
- Independence Golf Club
- Layman Brothers Insulation

The service industry has shown the largest increase of any employment sector, a trend consistent with the general U.S. economy. Construction jobs have also increased, reflective of the significant growth the county has experienced since the early 1990s. The county has also increased employment in the manufacturing sector.

Commuting

Many residents leave Powhatan County for work. Based on commuter data from 2022:

- 1,584 residents both live and work in the county.
- 10,418 residents leave Powhatan County each day for work, with most commuting to the City of Richmond, Henrico County, or Chesterfield County.
- 4,137 workers commute from other localities to Powhatan County, with most commuting from the City of Richmond, Chesterfield County, and Henrico County.

Unemployment Rates

Employment trends in Powhatan County show unemployment rates that are typically lower than Virginia and the U.S. as a whole. In December 2024, Powhatan County had an unemployment rate of 2.1 percent, the lowest rate since 2007. This rate was below the state (3.0 percent) and national (4.0 percent) unemployment rates.

Business Growth

In recent years, the county has experienced the growth of small commercial establishments along with residential growth. As of the third quarter of 2024, there are 877 employers in Powhatan County, 570 of which have four employees or less.

Table 6: Non-Farm Employment

Sector	1993	2008	2018	2020	2024	Change (1993 – 2024)	% Change (1993 – 2024)
Agricultural Services, Forestry and Fishing	174	32	29	37	40	-134	-77%
Mining	16	n/a*	n/a*	n/a*	n/a*	n/a	
Construction	886	1,222	1,315	1,548	1,881	995	112.3%
Manufacturing	132	200	268	221	273	141	106.8%
Transportation and Public Utilities	143	97	46	47	55	-88	-62%
Wholesale Trade	108	156	185	140	292	184	170.3%
Retail Trade	517	429	764	806	859	342	66.1%
Finance, Insurance, Real Estate	193	192	166	183	224	31	16.1%
Services**	868	1,494	2,518	2,350	2,366	1498	172.6%
Government	1,760	2,320	1,701	1,677	1,724	-36	-2.0%
Total	4,797	6,142	6,992	7,009	7,714	2917	60.8%

*Nondisclosable data.

**This category includes the following service-related industries, as defined by the Virginia Employment Commission: *Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administrative and Support and Waste Management; Educational Services; Health Care and Social Assistance; Arts, Entertainment, and Recreation; Accommodation and Food Services; Other Services (except Public Administration);* Information and Unclassified.

Sources:

Powhatan Community Profile: Virginia Employment Commission, 2009, March 2017, May 2019, and January 2021.



Industrial Operation in Powhatan County



Quarry in Eastern Powhatan County



Business Opening in Powhatan County

Regional Proximity

Powhatan County is located outside of the economic core of the Richmond Metropolitan Region, but Routes 60, 288, and 522 provide access to major employment and retail centers in surrounding counties. These regional connections, along with the county's proximity to fast-growing areas in western Chesterfield County, create economic development opportunities. Access to major highways attracts commercial and industrial development.

Powhatan County's proximity to the Richmond Metropolitan Region also provides businesses and residents with access to regional amenities. Richmond International Airport is less than a one-hour drive from most of Powhatan County. Virginia Commonwealth University, the University of Richmond, Reynolds Community College and John Tyler Community College, J. Sargeant Reynolds Community College and other colleges and universities are a short drive away.

Infrastructure

While most of Powhatan County lacks access to public utilities, water and sewer are provided or planned for key areas along Route 60 and near the Route 711/Route 288 interchange. Water, sewer, and broadband are essential to economic development success. While broadband is available along the Rt. 60 corridor, there are portions of the County that don't have this service which affects homebased businesses that historically have turned into brick and mortar businesses in the County. Routes 60, 288, and 522 provide regional connections to neighboring localities, allowing goods and materials to be easily transported.

In 2021 the County entered into a partnership with FireFly Broadband and Dominion Energy to significantly expand broadband access in the County. Broadband has been expanded into various unserved areas of the County since 2021 and continues to be underway to serve all areas.

Population and Growth

The county has experienced significant growth over the last twenty years. The population growth brought an older population and increased market demand for local businesses. A balance of employment opportunities will also be important to keep pace with the growing population and changing skill sets. The county should attract employment that is compatible with the population to decrease commuting to other counties.

Goal: Economic Development

Powhatan County will have a diverse and balanced economy that supports sustained business and employment opportunities for its citizens and attracts revenues from outside the county to generate further income to fund high-quality county government services.

Objectives and Strategies: Economic Development

<p>Objective ED.1</p> <p>Strive to move closer to a commercial/residential tax base valuation of at least 15% / 85% in order to be able to fund infrastructure and community facilities in a fiscally-sustainable manner.</p>	<p>Strategy ED.1.a</p> <p>Develop a forecast to plot progress and future projections to achieve the desired 85/15 tax split.</p>
	<p>Strategy ED.1.b</p> <p>Identify adequate land for which infrastructure can be provided, and determine the most appropriate method for marketing the properties for economic development.</p>
	<p>Strategy ED.1.c</p> <p>Manage residential growth through implementation of the land use plan and revision to land development regulations.</p>
<p>Objective ED.2</p> <p>Encourage the development of quality “product” and associated infrastructure that is attractive to business and industry.</p>	<p>Strategy ED.2.a</p> <p>Development and promote programs and incentives to stimulate new development activities that strengthens the inventory of industrial and commercial sites.</p>
	<p>Strategy ED.2.b</p> <p>Continue to monitor and/or modify design standards outlined in the County’s Zoning Ordinance to ensure clarity of requirements, cost-effective implementation and opportunities.</p>
	<p>Strategy ED.2.c</p> <p>Maintain regular and open communication with members of the Development Community to gain input regarding policy changes, processes, fee adjustments, etc.</p>
	<p>Strategy ED.2.d</p> <p>Explore partnerships and sharing of infrastructure costs with area developers that help meet the County’s long-term economic development goals.</p>

Objectives and Strategies: Economic Development	
<p>Objective ED.3</p> <p>Increase the number and variety of jobs in the county through the retention and attraction of quality commercial enterprises.</p>	<p>Strategy ED.3.a</p> <p>Develop a consistent, focused, and visible communications campaign targeting quality commercial enterprises.</p>
	<p>Strategy ED.3.b</p> <p>Provide support services, utilities, and high-tech infrastructure to facilitate growth of businesses.</p>
	<p>Strategy ED.3.c</p> <p>Provide a fast-track program for the county economic development services addressing rezoning, utility connections, site review, and state and local government department reviews. If local government staff limitations prohibit fast-track action, private sector contract assistance should be used.</p>
<p>Objective ED.4</p> <p>Develop and support programs, processes and activities that encourage the expansion and location of sustainable businesses in and to the County.</p>	<p>Strategy ED.4.a</p> <p>Identify and implement ways to streamline and improve the County’s development review policies and procedures.</p>
	<p>Strategy ED.4.b</p> <p>Provide staff assistance to guide businesses through County development processes.</p>
	<p>Strategy ED.4.c</p> <p>Retain and expand the Business Retention and Expansion program.</p>
	<p>Strategy ED.4.d</p> <p>Develop and implement business measures (business zones and incentives) that would be attractive to prospective businesses.</p>

Objectives and Strategies: Economic Development	
<p>Objective ED.5</p> <p>Retaining existing businesses is of high priority, the present employers and job opportunities should be maintained and enhanced.</p>	<p>Strategy ED.5.a</p> <p>Strive to retain existing businesses and industries in the county and encourage their viability and growth through systematic outreach and communication.</p>
	<p>Strategy ED.5.b</p> <p>Encourage continued participation by local business owners in communicating their needs and identifying public policies that sustain a business-friendly local government.</p>
	<p>Strategy ED.5.c</p> <p>Consider implications on existing businesses when considering the costs and benefits of providing incentives to new or competing business growth.</p>
	<p>Strategy ED.5.d</p> <p>Identify existing local businesses that can be used in marketing the county as a niche business market.</p>
	<p>Strategy ED.5.e</p> <p>Identify existing local businesses that could participate in a farm-to-table program with regional restaurants, groceries, and farmers’ markets.</p>
	<p>Strategy ED.5.f</p> <p>Allow the continued operation of non-conforming industrial and commercial uses, but do not encourage expansion at these sites, unless adequate public facilities or mitigation efforts can be made to ensure minimal impacts on the surrounding streets, communities, and infrastructure.</p>
<p>Objective ED.6</p> <p>Generate revenue from outdoor recreation, quality lodging and agribusinesses.</p>	<p>Strategy ED.6.a</p> <p>Encourage and facilitate outdoor recreation opportunities that offer unique and quality opportunities for citizens and tourists.</p>
	<p>Strategy ED.6.b</p> <p>Provide support services, utilities, and high-tech infrastructure to facilitate growth of businesses.</p>
	<p>Strategy ED.6.c</p> <p>Provide a fast-track program for the county economic development services addressing rezoning, utility connections, site review, and state and local government reviews. If local government staff limitations prohibit fast-track action, private sector contract assistance should be used.</p>

Objectives and Strategies: Economic Development

Objective ED.7

Support agriculture, forestry, and agribusiness enterprises.

Strategy ED.7.a

Coordinate with Virginia Tech Extension and the Chamber of Commerce to enhance traditional and emerging sustainable agriculture-based enterprises.

Strategy ED.7.b

Allow more flexibility to start new agricultural activity within the community in various zoning districts.

Strategy ED.7.c

Recognize agriculture as a valuable part of the community's culture, landscape, history, and economy, and provide notice that while farming can cause noise, dust, odors, these are not nuisances if best management practices are being applied.

Strategy ED.7.d

Permit and encourage the continued use of land for agriculture, farming, dairying, pasturage, apiculture, horticulture, floriculture, and animal and poultry husbandry in areas currently under such use.

Strategy ED.7.e

Support existing and potential agricultural uses. Review current and forthcoming regulations and evaluate them to ensure they are not an obstacle to agricultural uses.

Strategy ED.7.f

In order to preserve the county's rural character and heritage, support agribusinesses, including farms, forestry operations, agritourism, and ecotourism. Evaluate obstacles to, and incentives for, the creation and/or expansion of these businesses.

Strategy ED.7.g

Support the creation of unique eco-tourism businesses.

Sec. 83-250. - Light Industrial (I-1) District

A. Purpose. Typical Development Form

The purpose of the Light Industrial (I-1) District is to accommodate light industrial uses that are small-scale or generally can be operated with minimal adverse impacts on the environment and surrounding uses (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicle, materials, and goods). Such light industrial uses include limited manufacturing, assembly, fabrication, processing, and research and development uses, as well as functionally related distribution, warehousing, and industrial service uses. The district also accommodates limited small-scale commercial uses (e.g., flex buildings and ancillary commercial uses serving district businesses and their employees), as well as vehicle service uses and other commercial uses that may be incompatible in other districts (e.g., commercial kennels). District development is intended to include roadways designed to accommodate delivery and distribution truck traffic generated by industrial and commercial uses, and to provide buffers from surrounding neighborhoods to the extent needed to mitigate potential impacts.

C. Intensity and Dimensional Standards.1

Lot area, minimum	n/a	
Lot width, minimum	n/a	Typical Lot Layout
Density, maximum	n/a	
Lot coverage, maximum	50%	
Structure height, maximum	45 ft. 2	
Front yard depth, minimum	Lots fronting on Rt. 60 75 ft. 3, 4	
Abutting all districts	25 ft. 3, 4	
Side yard depth and rear yard depth, minimum	25 ft. 4	

Notes: ac = acre(s) ft. = feet

1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations).
2. Maximum structure height may exceed 45 feet with approval of a conditional use permit.
3. Fifty ft. for accessory uses and structures and parking lots.
4. Shared parking and drive aisles may be located within setbacks, side yards, or rear yards.

Sec. 83-251. - Permitted uses.

The following uses are allowable as principal uses by right in the I-1 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- ~~(1)Forestry and logging;~~
- (2)Greenhouse, nursery, and floriculture production;
- (3)Newspaper or magazine publishing;
- (4)Radio or television broadcast studio;
- (5)Telecommunications facility, collocated;
- (6)Vocational or trade school;
- (7)Fire or EMS station;
- (8)Fire training facility;
- (9)Government maintenance, storage, or distribution facility;

- (10) Law enforcement facility;
- (11) Massage clinic;
- (12) Medical or dental clinic;
- (13) Medical or dental lab;
- (14) Park or greenway;
- ~~(15) Helicopter landing facility;~~
- ~~(16) Surface transportation passenger station/terminal;~~
- (17) Utility use, major; (18) Utility use, minor;
- (19) Animal grooming;
- (20) Veterinary clinic;
- (21) Conference or training center;
- (22) Data center;
- (23) Brewpub;
- (24) Restaurant without drive-through service;
- (25) Specialty eating or drinking establishment;
- (26) Contractor's office;
- (27) Professional offices;
- ~~(28) Marina, commercial;~~
- (29) Recreation facility, commercial indoor;
- (30) Recreation facility, commercial outdoor;
- (31) Recreation facility, nonprofit;
- (32) Recreation facility, public;
- (33) Auction facility;
- ~~(34) Convenience store;~~
- ~~(35) Lawn care, pool, or pest control service;~~
- (36) Self-service storage facility;
- (37) Automotive painting or body shop;
- (38) Automotive repair and servicing;
- (39) Automotive wrecker service;
- ~~(40) Gas station;~~
- (41) Parking lot or parking structure (as a principal use);
- ~~(42) Taxi or limousine service facility;~~
- ~~(43) Tire sales and mounting;~~
- (44) Commercial landscape operation;
- (45) Educational, scientific, or industrial research and development;
- (46) Commercial industrial services;
- (47) General industrial services;
- (48) Heavy equipment repair and servicing;
- (49) Heavy equipment sales, rental, or storage;
- (50) Metal-working, welding, pipe fitting, or woodworking;
- (51) Moving and storage establishment;
- (52) Printing or other similar reproduction facility;
- (53) Woodworking;
- (54) Bottling plant;
- (55) Brewery or distillery;
- (56) Manufacturing, assembly, or fabrication, light;
- (57) Artisan food and beverage production;
- (58) Micro-brewery or micro-distillery;

- (59) Winery;
 - (60) Outdoor storage (as a principal use);
 - ~~(61) Truck or freight terminal;~~
 - (62) Warehouse, distribution or storage; **minor**
 - (63) Convenience center, county;
 - (64) Recycling drop-off center;
 - (65) Wholesale trade establishment;
 - (66) Shed sales, outdoors;
 - (67) Wood and stump recycling business;
 - (68) Contractor's storage yard.
- (Ord. No. O-2013-14, 2-3-14; Ord. No. O-2019-05, 1-28-19; Ord. No. O-2021-13, 6-28-21; Ord. No. O-2022-26, 6-27-22; Ord. No. O-2022-27, 6-27-22)

Sec. 83-252. - **Conditional uses.**

The following uses are allowable as principal uses in the I-1 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Sawmill, commercial;
 - (2) Telecommunications tower;
 - (3) Civic center;
 - (4) Place of worship;
 - (5) Animal shelter/pound;
 - (6) Kennel, commercial;
 - (7) Business service establishment;
 - (8) Amusement park;
 - (9) Motorsports park;
 - (10) Shooting range, commercial;
 - (11) Truck stop;
 - (12) Truck hauler business;
 - (13) Fuel oil or bottled gas distribution or storage;
 - (14) Manufacturing, assembly, or fabrication, heavy;
 - (15) Junkyard/salvage yard;
 - (16) Child day care center;
 - (17) Minor meat processing;
 - (18) Solar energy farm.
- (Ord. No. O-2013-14, 2-3-14; Ord. No. O-2022-20, 5-23-22; Ord. No. O-2023-28, § 1, 12-18-23; Ord. No. O-2023-27, § 3, 7-22-24)

Sec. 83-240. - Commerce Center (CC) District

A. Purpose.

The purpose of the Commerce Center (CC) District is to accommodate a wide range of retail, service, office, and institutional uses that provide goods and services serving the residents and businesses in the community at large (e.g., most retail sales and services uses, small- to medium-sized shopping centers, restaurants, office buildings, recreational and entertainment uses, hotels, places of worship, medical clinics). The district is also intended to accommodate low-impact light industrial uses. Design standards are intended to ensure uses and development are pedestrian-friendly and relate to the street and are compatible with surrounding development.

C. Intensity and Dimensional Standards. 1

Lot area, minimum	10,000 s.f.	
Lot width, minimum	60 ft.	
Density, maximum	n/a	
Lot coverage, maximum	60%	
Gross floor area, maximum	n/a	
Structure height, maximum	35 ft.	Typical Lot Layout
Front yard depth, minimum		
Along major arterials, excluding limited access roads	75 ft.	3
Along minor arterial	50 ft.	4
Along rural collector roads	35 ft.	5
Lots abutting internal/local roads	10 ft.	6
Side yard depth, minimum	n/a	
Rear yard depth, minimum	10 ft.	2
Corner lot yard depth, minimum	10 ft.	

Notes: ac = acre(s) ft. = feet

1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations).
2. Three ft. for accessory uses and structures.
3. Fifty ft. for accessory uses and parking lots.
4. Thirty-five ft. for accessory uses and parking lots.
5. Twenty ft. for accessory uses and parking lots.
6. Ten ft. for accessory uses and parking lots.

Sec. 83-241. - Permitted uses.

The following uses are allowable as principal uses by right in the CC District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) ~~Forestry and logging;~~
- (2) Greenhouse, nursery, and floriculture production;
- (3) Dwelling, live/work;
- (4) Assisted living facility;
- (5) Hospice facility;
- (6) Telecommunications facility, collocated;
- (7) Community center;
- (8) Library;
- (9) Museum;

- (10)Adult day care center;
- (11)Child day care center;
- (12)Private school;
- (13)Vocational or trade school;
- (14)Courthouse facility;
- (15)Government administrative offices;
- (16)Government maintenance, storage, or distribution facility;
- (17)Law enforcement facility;
- (18)Post office;
- (19)Massage clinic;
- (20)Medical or dental clinic;
- (21)Medical or dental lab;
- (22)Medical treatment facility;
- (23)Community garden;
- (24)Park or greenway;
- (25)Club or lodge;
- (26)Place of worship;
- (27)Surface transportation passenger station/terminal;
- (28)Utility use, minor;
- (29)Animal grooming;
- (30)Veterinary clinic;
- (31)Business service establishment;
- (32)Bar or lounge;
- (33)Brewpub;
- (34)Micro-distillery;
- (35)Nightclub;
- (36)Restaurant with drive-through service;
- (37)Restaurant without drive-through service;
- (38)Specialty eating or drinking establishment;
- (39)Contractor's office;
- (40)Professional offices;
- (41)Other office facility;
- (42)Auditorium or stage theater;
- (43)Motion picture theater;
- (44)Recreation facility, commercial indoor;
- (45)Recreation facility, nonprofit;
- (46)Recreation facility, public;
- (47)Antique store;
- (48)Art gallery;
- (49)Arts, crafts, music, dance, photography, or martial arts studio/school;
- (50)Auction facility;
- (51)Bank or financial institution with drive-through service;
- (52)Bank or financial institution without drive-through service;
- (53)Check cashing establishment;
- (54)Convenience store;
- (55)Drugstore or pharmacy with drive-through service;
- (56)Drugstore or pharmacy without drive-through service;
- (57)Farmers' market;

- (58)Funeral home;
- (59)Grocery store;
- (60)Large retail sales establishment;
- (61)Lawn care, pool, or pest control service;
- (62)Liquor store;
- (63)Personal services establishment;
- (64)Shopping center;
- (65)Tattoo or body piercing establishment;
- (66)Taxidermy shop;
- (67)Other retail sales establishment;
- (68)Automotive painting or body shop;
- (69)Automotive repair and servicing;
- ~~(70)Automotive wrecker service;~~
- (71)Car wash or auto detailing;
- (72)Gas station;
- (73)Parking lot or parking structure (as a principal use);
- (74)Taxi or limousine service facility;
- (75)Tire sales and mounting;
- (76)Vehicle/equipment sales or rental;
- (77)Hotel or motel;
- (78)Convenience center, county;
- (79)Recycling drop-off center;
- (80)Conference or training center;
- (81)Fire or EMS station;
- (82)Shed sales, outdoor;
- (83)Artisan food and beverage production.

Sec. 83-242. - Conditional uses.

The following uses are allowable as principal uses in the CC District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1)Telecommunications tower;
- (2)College or university;
- (3)Hospital;
- (4)Cemetery;
- (5)Public square or plaza;
- (6)Civic center;
- (7)Utility use, major;
- (8)Adult book or video store;
- (9)Adult motion picture theater;
- (10)Animal shelter;
- (11)Pound;
- (12)Kennel, commercial;
- (13)Arena, stadium, or amphitheater;
- (14)Country club;
- (15)Marina, commercial;
- (16)Recreation facility, commercial outdoor;

- (17) Flea market;
- (18) Self-service storage facility;
- (19) Truck hauler business;
- (20) Commercial landscape operation;
- (21) Manufacturing, assembly, or fabrication, light;
- (22) Wood and stump recycling business;
- (23) Contractor's storage yard.

February 28, 2025

To: CWG

From: Ligon Webb, Planning Director

RE: Powhatan County: Population & Housing Data

Population

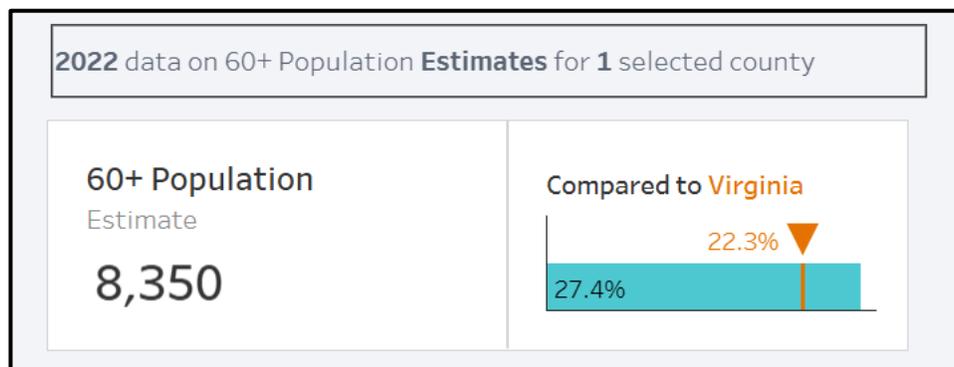
Year	Population	Percent Increase (%)
1970	7696*	
1980	13,062	69.7
1990	15,328	17.3
2000	22,377	46.0
2010	28,133	25.7
2020	30,033	6.8
2024	31,873**	6.1
2030	32,152**	0.8
2040	35,598**	10.7
2050	39,576**	11.1

* US Census Bureau

** Estimates from UVA's Weldon Cooper Center

In Powhatan, the median Age of residents in 2000 was 37 years, in 2023 it was 45.3 years.

In Virginia, the median age of residents in 2000 was 35.7 years, in 2023 it was 38.8 years.



In Powhatan, in 2023 the percentage of population under 18 years of age was 18.5 percent; in Virginia, this number was 21.6 percent.

Total Housing Units

Year	# Units	% Change
1990	4,723	
2000	7,509	58.9
2010	11,841	57.6
2023	12,237	3.3

Source: US Census Bureau

Total New SFD Permits Issued

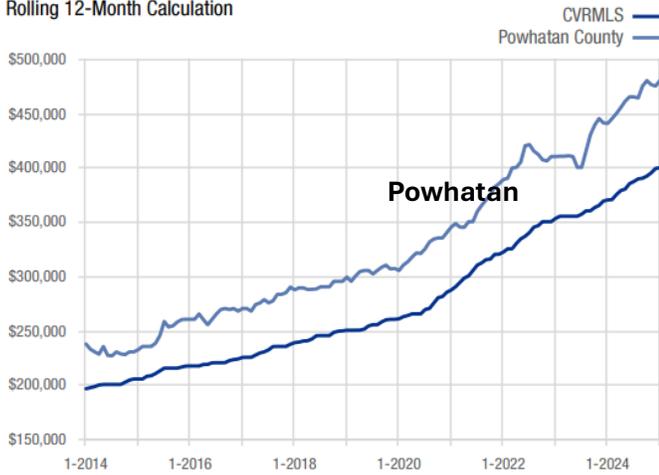
Year	# Issued	% Change
2016	205	
2017	223	13.6
2018	197	(15.4)
2019	238	20.8
2020	209	(-12.1)
2021	213	1.9
2022	220	3.29
2023	143	(35.4)
2024	115	(19.5)

In 2022, 91.2% of the housing units in Powhatan County were owner occupied.

In 2019, ~94% of all housing units were single-family dwellings (since, this % has likely lowered slightly)

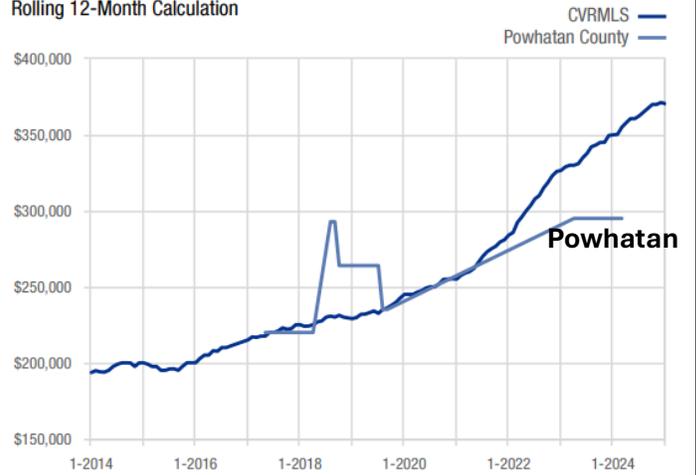
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

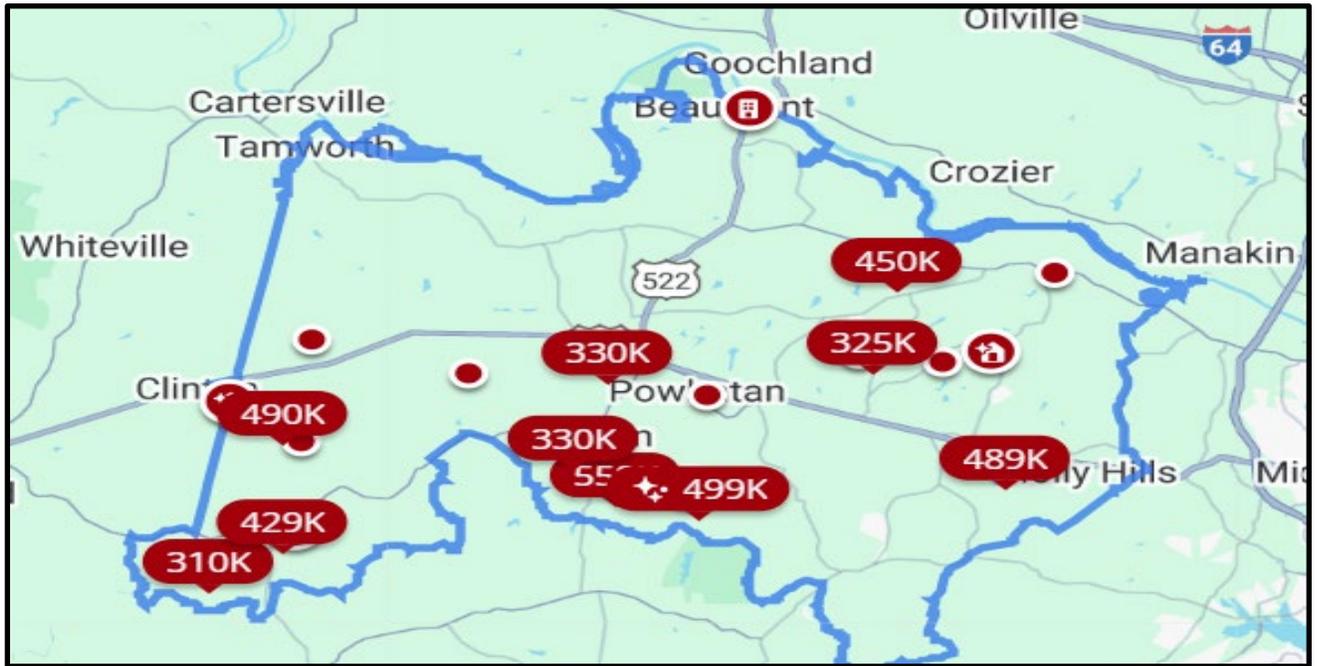
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Single Family

Key Metrics	January		
	2024	2025	% Change
New Listings	44	33	- 25.0%
Pending Sales	28	19	- 32.1%
Closed Sales	29	21	- 27.6%
Days on Market Until Sale	32	44	+ 37.5%
Median Sales Price*	\$394,900	\$499,950	+ 26.6%
Average Sales Price*	\$488,670	\$532,802	+ 9.0%
Percent of Original List Price Received*	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	43	52	+ 20.9%
Months Supply of Inventory	1.6	1.7	+ 6.3%



2/28/2025: No listings under 300K, 7 listings 300K – 400K, 15 listings 400K – 600K; and 46 listings 600k to No MAX



Feb 2025 - 1.4 acres



\$340,000 - Feb 2025, 3/2, 1100 sq ft, 1.9 acres



\$310,000 - Jan 2025 - 3/2, 1169 sq ft, 2.1 acres



\$419,000 - Jan 2025, 3/2, 1,800 sq ft, 2.2 acres (New)



\$522,000 – Jan 2025 – 3/3, 2,300 sq ft., 2.5 acres



\$630,000 - Jan 2025 - 4/3, 2,780 sq ft, 2 acres

Population and Housing Summary: Powhatan County has experienced significant population growth since 1970, with the population increasing from 7,696 in 1970 to an estimated 31,873 in 2024. Projections suggest continued growth, with the population expected to reach 39,576 by 2050. The median age of residents has risen from 37 years in 2000 to 45.3 years in 2023, with a smaller percentage of the population under 18 compared to the state average.

Housing in the county has also grown substantially. The number of housing units has increased from 4,723 in 1990 to 12,237 in 2023, reflecting an overall growth of 158%. Single-family detached (SFD) housing has been the dominant housing type, with 91.2% of units being owner-occupied as of 2022. The number of new SFD permits issued each year fluctuates, with a peak of 238 permits in 2019 and a decline to 115 permits in 2024.

The county's real estate market shows a range of home prices, with recent listings reflecting the growing demand, with homes priced between \$300,000 and \$630,000 in early 2025. The real estate market has been shifting, with a larger proportion of listings now exceeding \$600,000.