



**VIRGINIA: AT A SUBCOMMITTEE MEETING OF THE COMPREHENSIVE PLAN  
CITIZEN WORKGROUP HELD IN THE ADMINISTRATION BUILDING, JAMES  
RIVER CONFERENCE ROOM, 3834 OLD BUCKINGHAM ROAD IN POWHATAN  
COUNTY, VIRGINIA ON JANUARY 30, 2025**

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**1. Call to Order**

Mrs. Salerno called the meeting to order.

Subcommittee participants introduced themselves for the record:

Don Rissmeyer, Bob Reilly, Chris Shust, Bill Melton, Bill Donati, Sr. and Roxanne Salerno

**2. Review of Comp Plan Map Suggestions for Economic Development**

The CWG Econ Dev Subcommittee discussed the rezoning of 46 parcels along Route 60, focusing on economic priority and gateway business designations. Key parcels include 43-61, 43-64, and 43-60, which are already zoned for commercial use. The committee debated the suitability of parcels like 42-79 and 43-32, considering their proximity to residential areas and potential for light industrial use. They also addressed infrastructure concerns, particularly traffic management at intersections like Page Road and Oak Bridge. The meeting emphasized the need for clear zoning guidelines and the potential impact on future development and infrastructure planning. The CWG Econ Dev Subcommittee discussed the rezoning and development of several parcels along Carter Gallier Boulevard and their adjacency to residential areas. Key points included the need for buffer zones to preserve wooded areas and the potential for light industrial development near Morris and Woodstone. The group also considered the impact of traffic congestion and the importance of maintaining green spaces. They debated the rezoning of a 26-acre parcel near the high school, ultimately deciding to leave it as gateway business. Future meetings were scheduled to finalize the plan and present it to the community working group.

- Mrs. Salerno explains the purpose of the meeting, which is to discuss parcels for potential redesignation or addition to the Economic Opportunity map.
- Mr. Melton confirmed the legality of targeting 46 specific parcels from an overall comprehensive plan perspective.
- Mr. Riley and Mrs. Salerno discussed the visual representation of parcels, and the criteria used for selection.

Powhatan County Comp Plan Citizen Workgroup  
Subcommittee Meeting  
January 30, 2025

- The group reviewed the parcels identified, including those already zoned for commercial use and those that could be redesignated.
- The group examined parcel 42-79, which is partially zoned for commercial use and discussed its potential for redesignation to Economic Priority.
- Mr. Rissmeyer raised concerns about the proximity of the parcel to residential areas and its impact on the community.
- Mr. Melton and Mrs. Salerno discussed the potential for light industrial use and the need for buffer zones to protect nearby residential areas.
- The group agreed to leave parcel 42-79 as is for now but consider it for future discussions.

**3. Adjourn**

Mr. Shust made the motion to adjourn. Seconded by Mr. Reilly

Meeting adjourned 4:52 PM

These minutes approved by motion and second at the June 18, 2025, meeting of  
the Comprehensive Plan Citizen Work Group.

  
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**Jamie Timberlake, Chairman**  
**Comprehensive Plan Citizen Work Group**

**ATTEST:**

  
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**Ligon Webb, Clerk**  
**Comprehensive Plan Citizen Work Group**