



**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 FEBRUARY 14, 2025**

1. Call to Order

Mrs. Salerno called the meeting to order.

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

The CWG Econ Dev Subcommittee discussed the rezoning and development of various parcels, focusing on road realignments and economic priority areas. Key points included the addition of parcels to the transportation plan, such as the Old Church Road extension, and the potential for public-private partnerships to develop parks and recreational facilities. Specific parcels like 4117 and 4119 were debated for their economic potential, with considerations for infrastructure and zoning. The group also discussed the importance of balancing commercial and residential development, particularly around the courthouse and fairgrounds, and the need for strategic planning to avoid strip zoning and maintain community character. The CWG Economic Development Subcommittee discussed the zoning and development of parcels along 288 and 522. They agreed to leave parcels 70, 7D, and 77 unchanged due to access and potential uses. The group considered the 711 corridor for future development, noting its limited availability. They debated the inclusion of a 341-acre solar farm parcel, which would impact the 15% economic development goal, ultimately deciding to keep it in to meet the target. The meeting also covered the need for zoning adjustments to resolve conflicts between commercial and industrial uses and the potential for county park expansion near Beaumont. Mrs. Salerno added the “Old Church Road extension” to the transportation plan

Discussion on Meeting Logistics and Previous Progress

- Mr. Shust and discuss the addition of parcels and the resolution of road alignment issues.

- Mr. Shust suggests adding parcels to the transportation plan and mentions specific roads like Carter Gallery Boulevard.

Proposed Road Alignment and Zoning Changes

- Mr. Shust suggests adding parcels to the resolution of road alignment and mentions the transportation plan element.
- Mr. Shust proposes naming the road extension as the Old Church Road Extension.
- Mr. Melton and others discuss the expansion of the road alignment and the potential for future transportation plans.
- Mr. Shust and others discuss the importance of memory for future zoning applications and the need for dedicated right-of-way.

Future Park Development and Public-Private Partnerships

- Mr. Melton and others discuss the potential for creating new parks and the importance of public-private partnerships.
- Ms. Salerno mentions the future possibility of increasing parks and adding facilities.
- Mr. Shust suggests the county could buy land for a park near the school.
- Mr. Melton and others discuss the historical context of park development and the need for visionary planning.

Economic Opportunity and Zoning Priorities

- Ms. Salerno adds the Old Church Road extension to the transportation plan as a future study.
- Mr. Rissmeyer and others discuss the traffic issues from the high school and the need for better planning.
- Ms. Salerno and others discuss the addition of parcels across from the school and the need for economic priority.
- Mr. Shust and others discuss the importance of strategic planning for future land use and zoning.

Gateway Business and Economic Priority

- Mr. Shust and others discuss the potential for gateway business and economic priority in specific parcels.
- Mr. Melton and others discuss the impact of large parcels on overall acreage calculations.
- Mr. Shust suggests aggregating smaller parcels to create larger, viable development areas.

- Ms. Salerno and others discuss the importance of inter-parcel access and the need for flexible zoning.

Transitional Zoning and Future Land Use Planning

- Mr. Rissmeyer and others discuss the importance of transitional zones between residential and commercial areas.
- Mr. Shust suggests using economic priority to create logical transitions in land use planning.
- Mr. Melton and others discuss the need for public education on future land use designations.
- Ms. Salerno and others discuss the importance of balancing economic development with community needs.

Service Districts and Infrastructure Planning

- Mr. Shust and others discuss the importance of service districts and infrastructure planning.
- Mr. Melton and others discuss the challenges of extending water and sewer to specific parcels.
- Ms. Salerno and others discuss the need for strategic planning to avoid strip zoning.
- Mr. Shust suggests using economic priority to guide future development and infrastructure investments.

Courthouse Area Development and Economic Opportunities

- Mr. Shust and others discuss the potential for economic priority in the courthouse area.
- Mr. Melton and others discuss the importance of strategic planning for the courthouse area.
- Ms. Salerno and others discuss the need for buffering and transition zones in the courthouse area.
- Mr. Shust suggests using economic priority to create opportunities for new businesses in the area.

Fairgrounds and Natural Conservation Areas

- Mr. Shust and others discuss the importance of the fairgrounds and natural conservation areas.
- Mr. Melton and others discuss the challenges of developing in areas with wetlands and waterways.

- Ms. Salerno and others discuss the need for strategic planning to balance development with conservation.
- Mr. Shust suggests using economic priority to create opportunities for new businesses near the fairgrounds.

Gateway Business and Economic Priority in Specific Parcels

- Mr. Shust and others discuss the potential for gateway business and economic priority in specific parcels.
- Mr. Melton and others discuss the importance of strategic planning for future land use designations.
- Ms. Salerno and others discussed the need for public education on future land use designations.
- Mr. Shust suggests using economic priority to create opportunities for new businesses in the area.

Discussion on Parcel Development and Zoning

- The value of small parcels in front of larger parcels, emphasizing their importance for future development, was discussed by the group.
- Mr. Shust suggests leaving parcels 70, 7D, and 77 alone due to their intersection and potential for variable use.
- Mr. Rissmeyer mentions that parcels 77 have been considered for CC-type uses, while 70 7G has been considered for I-1 use.

Consensus on Development Areas

- Ms. Salerno states they have not gone past 522 in the past, and Mr. Rissmeyer suggests focusing on areas like 711 at 288.
- Mr. Shust clarifies that the discussion is about areas right of 288 to the county line.
- Mr. Rissmeyer mentions Chesterfield utilities and the need to increase opportunities across 288.
- Mr. Rissmeyer, Mr. Shust and Ms. Salerno discuss the development status of areas like Wawa and apartments, noting that much of it is built out.

Historical Context and Future Plans

- Mr. Melton brings up a historical parcel handled by the board and planning commission, which was considered for an outdoor concert venue.
- Mr. Shust confirms the parcel's current zoning as RR.
- Ms. Salerno describes the parcel as a potential village center, similar to Fine Creek.

- Mr. Rissmeyer concludes that the base development is complete, with some infill opportunities and potential for creative developers.

Floodplain and Future Land Use

- Mr. Reilly points out that half of the property is in a broader conservation area along the river.
- Mr. Shust adds that the area is also in the floodplain and floodway.
- Mr. Rissmeyer suggests that if someone had the right plan, they could develop the area despite the conservation and floodplain restrictions.
- The group discussed the organic and strategic development of the 711 corridor, emphasizing the limited availability of parcels.

Parcel Analysis and Strategic Planning

- Mr. Melton asks about the impact of removing a large parcel from the plan, noting its significant acreage.
- Mr. Reilly confirms that removing the parcel would shift the overall plan, affecting the 15% goal.
- Mr. Rissmeyer suggests presenting the plan with and without the parcel to the committee to meet the 15% goal.
- The strategic plan's requirement for progress within five years, emphasizing the need for flexibility is discussed.

Economic Development and Zoning Recommendations

- Mr. Rissmeyer mentions the need to make recommendations on the economic development element of the comprehensive plan.
- Reviewing the plan for economic priority and making zoning recommendations was suggested.
- Ms. Salerno highlights the need to address conflicting uses in I-1 and CC zones.
- Mr. Melton emphasizes the importance of the Planning Commission's role in making recommendations to the board.

3. Adjourn

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

Meeting adjourned 4:35 PM

Powhatan County Comp Plan Citizen Workgroup
Subcommittee Meeting
February 14, 2025

These minutes approved by motion and second at the June 18, 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