



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