



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 March 4, 2025

1. Call to Order

2. Review of Minutes from February 18, 2025, CWG Meeting

Mr. Donati, Sr made a motion to approve the minutes. Mr. Anderson seconded the motion.

VOTE 11-0

Motion PASSED

3. Economic Development Review Continued:

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

Mrs. Salerno reviewed the areas she suggested changes be made in Chapter 4, data updates and rearrangement of the order of objectives. No additions or deletions were made.

- Mr. Rissmeyer pointed out the name change from John Tyler Community College to Brightpoint.
- Mr. Schiefer commented the order of objectives seemed more in line with the order of objectives in the Strategic Plan.
- Mr. Rissmeyer asked if under the summary section where it mentions Tourism, what did that encompass besides the State Park.
- Mrs. Salerno went over several examples of the broad area of tourism, including outdoor recreation like the trail system, river, parks, golf courses, etc. packaged in with the breweries, coffee shops, restaurants
- Mr. Rissmeyer had several other questions that were discussed. Broadband and the updated numbers from the Firefly project might be nice to include under that objective.
- Chairman Timberlake, after hearing the frustrations of the group with the broadband updates, agreed that was not the focus of Economic Development

section, however, was an important topic to make sure is updated in the Comp Plan itself and asking Mr. Webb to follow up on that.

- Mr. Schiefer asked about adding the EDA to the objectives.
- Mrs. Salerno made a note to add to objective 1 & 2
- Mr. Donati, Sr stated the numbers of people leaving the county for work and coming in for work needed to be reversed and needed to be a focus. The group agreed, although those numbers were not unusual for a population our size, it was still a focus.
- Mr. Rissmeyer questioned in the infrastructure objective was broadband a top priority to attract businesses or was other infrastructure an issue when businesses compare Powhatan to surrounding localities.
- Mrs. Salerno replied that the areas in which business growth is designated, broadband was not questioned as much as water and sewer.

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

- Mr. Melton asked if the types of businesses removed from the Light Industrial Use were reflected under other uses. Example: Convenience Store
- Mrs. Salerno stated that yes, all uses were kept. Example: Convenience Store is in CC zoning.
- Discussion about various business types and which zoning use they fell into with or without CUP took place.
- Mr. Shust asked if anyone else in the group felt there was a list of uses in the Light Industrial designation that didn't necessarily fit in Economic Priority for example a wrecker service. He asked if an EP category should be created under the I-1 designation.
- Mrs. Salerno suggested waiting until the new Economic Development Strategic Plan is finished so uses aren't removed now that might conflict
- Mr. Reilly suggested having a "preferred" category within Light Industrial
- Mrs. Salerno agreed and suggested the possibility of offering business incentives for those preferred use type businesses looking at Light Industrial parcels.
- Chairman Timberlake asked if a preferred list should be added as strategy 2 for the EDA
- Mrs. Salerno agreed that would be better to have the EDA take on creating the list of preferred uses
- Mr. Bradbury asked about large vehicle storage (RVs, boats, etc.)

- Mrs. Salerno confirmed it was under Light Industrial but in the sub-category of Outdoor Storage which the group deemed appropriate
- Mr. Anderson wanted to confirm the group was saying the EDA would create a “preferred” use category within in the I-1 designation to guide some of the types of businesses to the Economic Priority parcels.
- Mr. Melton cautioned to be very specific to say encourage but not control
- Helicopter landing pad was discussed as a use in I-1. The group decided it would be appropriate to remain a use with a CUP.
- The group moved onto the Commerce Center (CC) designation discussion
- Mrs. Salerno brought up wrecker and logging services and the group decided CUP was appropriate. Vehicle sales/rental and equipment sales was decided to be split was deemed appropriate for CC due to the rules in place with ordinances.

Mr. Melton excused himself for a doctor’s appointment but mentioned if a subcommittee was created for the housing discussion, he would like to be added.

c) GIS Layers for Economic Development – Final Updates

- Mrs. Salerno reviewed the parcels 42-7C, 42-7B and 42-7F to the EP designation after adding 42-7 but inadvertently leaving off the smaller parcels
- Mrs. Salerno continued with tax map parcel 40-4 which was accidentally added to EP but should not have been so that was removed
- Tax Map 39-78 confirmed this parcel was to remain as Gateway designation
- Mr. Reilly showed the spreadsheet calculations with those changes applied to show they were still in the 85/15 goal
- Chairman Timberlake stated it had been brought up in public comment, that the group should be going much deeper than just 85/15 but he pointed out that this is only a representation of the properties they have identified to be in I-1/EP. The spreadsheet calculations don’t include all the other parcels designated at CC.
- Mr. Anderson asked who would be researching the incentivization that had been talked about several times throughout the meeting.
- Mrs. Salerno stated that would fall under her department.

4. Initial Review: 2021 Comprehensive Plan, Housing – Chapter 5

a) Population and Housing Data

- Mr. Webb went over the Weldon Cooper population statistics for the county, housing unit information from the US Census Bureau and single-family dwelling permits issued by the county each year back to 2016
- Mr. Shust asked how the number of building permits compared to the number of buildable lots in the county. Chairman Timberlake stated that was information his office could help provide
- Mr. Shust asked if Mrs. Shickle, with PlanRVA, had similar information from surrounding regional county partners. Mrs. Shickle was able to provide some statistics and would get some of the more detailed information from staff. Mr. Shust stated it would be helpful to gauge their information against other localities rather than alone. Mrs. Shickle stated it would be more helpful to compare Powhatan to similar size counties like New Kent or Hanover instead of Richmond City for example, but they could include various neighboring counties.
- Mr. Webb continued presenting housing data currently available
- Mr. Reilly presented some additional housing data showing various housing prices available in Powhatan and what the monthly payments would be.
- Discussion continued with the group about current pricing in various housing developments around the area.
- Mr. Webb went over data pertaining to zoning and requirements for housing.
- Accessory Dwelling Unit (ADU) type housing was discussed by the group at length.
- The group discussed what the problem is that they are tasked with fixing. What is the definition of “affordable” or “attainable” housing and the need for clarity on their objective.
- The group discussed presenting the Economic Development recommendations to the Board of Supervisors in March and asking for an extension and clarity of objectives for housing.
- Chairman Timberlake asked the group to research and become familiar with Conservation Subdivisions as that was asked of them by the Planning Commission.
- It was decided to wait for additional information for further discussion at the next meeting on March 18th.

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Regular Meeting
March 4, 2025

- 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

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

VOTE 10-0

Motion PASSED

Meeting adjourned 5:16 PM

These minutes approved by motion and second at the March 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