



**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 18, 2025**

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**1. Call to Order**

Chairman Timberlake called the meeting to order at 6:31pm. Quorum was established at 9.

**2. Review of Minutes from March 4, 2025, CWG Meeting**

Mr. Melton made a motion to approve the minutes. Mr. Reilly seconded the motion.

**VOTE 9-0**

**Motion PASSED**

**3. Discussion: Housing and Residential**

**a) Overview of Housing and population Trends**

Mr. Webb gave an overview of housing trends for Powhatan since the 1980s and current demographic stats for Powhatan County.

- Mr. Melton asked how the group would be projecting population growth based on the available lots currently for building and without rezoning any additional land.
- Mr. Anderson asked what specific part of housing the Board of Supervisors, based on the Strategic Plan, asking this group to solve.

**b) Fiscal Impacts of Housing**

**c) Review 2025 Strategic Plan's Housing/Residential Priorities**

- i. Evaluating Existing Infrastructure**
- ii. Diversity of Housing Needs and Rural Heritage**
- iii. Housing Alternatives**
- iv. Needs of Ageing Populations**

- Mr. Reilly stated that based on the 3<sup>rd</sup> priority of the Strategic Plan, it seemed their direction is to develop a plan for “more inclusive and accessible” housing.
- Discussion between the group on what “more inclusive and accessible” meant and how it would affect the county taxes, schools, etc.
- Mr. Shust suggested taking some time to really take a deep dive into Priority 3 to understand the scope of what they are charged with doing. Mr. Shust stated that Priority 3 specifically states “develop housing that is accessible by a wider socio-economic cross-section of the community.” So, taking a holistic look at housing, not just price-point or age-point and making sure everyone from young professionals to retirees can find housing in the county. Increasing options not volume.
- Chairman Timberlake questioned how as a government we create the options since we cannot dictate price-point.
- Mr. Shust clarified that a balance between all options was key.
- Mr. Reilly states being sensitive to all the options was important.
- Mr. Melton asked if there was a study that gives direct correlation between housing types and economic development.
- Discussion continued on the correlation between housing options and affordability and bringing economic development and workers while maintaining the rural character.
- Mr. Anderson suggests focusing on small housing priority areas to test new housing strategies before expanding.
- Mr. Webb showed the group the water usage for the public water systems and made a point to highlight areas on the map that could be considered for some type of housing development in the future without any major effect on our water systems.
- Mr. Webb discusses the potential benefits of increasing the size of accessory dwelling units to 50% of the principal dwelling.
- The group discussed making sure short-term rental of ADUs was not an option.
- Mr. Shust as for clarification on whether less than 2 acres was allowed if the parcel had public utilities in relation to building an ADU on smaller parcels in RU with public utilities.
- Chairman Timberlake stated he would like to come up with a group statement as a starting point then move on to the options and map to find what areas would be inline with the original group statement similar to what was done with the Economic Priority areas.

**d) Map 5: Countywide Future Land Use Map (pg. 70, 2021 Comp Plan)**

- Chairman Timberlake suggests a mapping exercise to identify areas suitable for ADUs.
- The group discusses the historical use of conditional use permits for ADUs and the need for updated tracking.
- Chairman Timberlake proposes a statement of agreement on the options and mapping exercise.
- Mr. Melton cautions that allowing ADUs in certain zones may not look the same in different areas of the County.
- Mr. Schiefer proposed that the areas with infrastructure will be a higher price-point which will need to be balanced with affordability and accessibility.
- Mr. Webb suggested looking at the public utility areas on the map to look for the more accessible and affordable options.
- Mr. Richardson cautioned using the term accessible so not to confuse meaning ADA accessible but to use affordable as a clearer term.
- Chairman Timberlake added Conservation Subdivisions to be included in the discussion to determine suitable areas as well
- Mr. Webb went over the Existing Land Use map showing the various land uses and where possible areas to focus on for conservation subdivisions could exist on the map

**e) Additional Items or Discussions**

- Mr. Melton asked how to explore a “land bank” and how surrounding counties did similar
- Ms. Shickle corrected its not a “land bank” but a Housing/Land Trust Fund and went over the benefits and how neighboring counties are using this option.
- Mr. Webb will bring some options to the next meeting
- Chairman Timberlake clarified the use of the term’s smaller homes not “tiny homes”
- The group decided they were not ready to break into a smaller group just yet
- Mr. Melton asked if the dialogue about the old Beaumont property was still ongoing
- Mrs. Salerno responded the discussion has gone back and forth with the state for 8 years and the county has been open to numerous ideas for the use of the property, but nothing has come to fruition yet
- Mr. Reilly asked Mr. Webb for the list of parcels with ADUs to be sent to him to be added to an interactive map for the group.

**4. Adjourn**

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

**VOTE 10-0**

**Motion PASSED**

Meeting adjourned 8:38 PM

These minutes approved by motion and second at the March 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**