



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 APRIL 8, 2025

1. Call to Order

Chairman Timberlake called the meeting to order at 3:00pm.

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

Chairman Timberlake asked for any changes to the minutes. Mr. Richardson asked about a line in the minutes saying a “consensus” was made by the group on ADU’s and short term rentals. After discussion, the group decided a consensus was not made and the minutes needed to be changed to reflect such.

Mr. Richardson made a motion to approve the minutes as amended.

VOTE 9-0

Motion PASSED

3. Discussion: Housing and Residential

- Mr. Webb suggested going over the 8 or 9 points he had emailed out to the group for discussion.
- Mr. Reilly wanted to clarify in the I-1 review of land parcels that the data entered was not for the raw land but for a completely built out business.
- Mr. Webb started going over his list of various topics of discussion with the group with family divisions being the first topic. Currently it’s a minimum of 8 acres in A-10 that is required with a 5 year ownership requirement on the parent track and then the divided track as well, but there has been discussion about changing to 5 acres.
- The group discussed the various ways in which family divisions could work or not work, what those situations would like during and after the 5-year hold, who a track can be divided to currently and if its too narrow.
- Mr. Webb went to the next discussion item of ADUs and if a Conditional Use Permit was acceptable if there is a minor sizing issue of the 50% for A-10 or 35% for R5 and R2 currently in place.

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- Chairman Timberlake stated change all to 50% and then a CUP if there is any sizing issue.
 - Mr. Shust questioned if a by-right cap of 500sf should be considered before having to go through the CUP process for ADUs.
 - Mr. Rissmeyer questioned if there should be a cap the other direction, meaning if you build over 50% of the original house, then it would trigger a CUP as well.
 - Mr. Webb stated he thought it would be a good idea to include both scenarios in the options presented in their final report to the Board of Supervisors.
 - The group discussed needing another meeting, April 15 at 6:30pm was decided.
 - Mr. Webb moved to the next topic for discussion, Conservation Subdivisions.
 - Mr. Webb went over the current Ordinance allowances for Conservation Subdivisions.
 - Mr. Reilly read an email from Darlene Bowlin, Planning Commissioner, District 2 regarding Conservation Subdivisions.
 - Discussion continued about the minimums currently in the ordinance for Conservation Subdivisions and what could be potential changes to that ordinance to either increase minimum acres or if this was even something that should be an option for Powhatan County.
 - Mr. Sheifer and Mr. Rissmeyer both questioned if Conservation Subdivisions pertain to the housing discussion they were tasked with having.
 - Mr. Shust stated that rising construction costs have made Conservation Subdivisions more attractive to builders, but restrictions are causing developers to shy away.
 - Mr. Bradbury stated the concept was a good one, but too restrictive. Bonus areas needed to be addressed.
 - Mr. Reilly went over several key points for the group to consider pertaining to conservation areas and what situations would help or harm the county.
 - Mr. Webb asked the group if they felt making all Conservation Subdivisions require a Conditional Use Permit (CUP) was the direction the group wanted to go.
 - Discussion continued about whether changing the 50 acre to 100 acre minimum, higher density bonus or any of the other suggestions needed to be included in the report to the Board or continued discussion.

 - The group decided to continue the discussion on April 15th at 6:30pm.
 - Chairman Timberlake stated the next topic will be potential other residential areas in the county and the second part of Ms. Bowlin's email with current available buildable lots in inventory.
- Rudy made a motion to meet again on April 15th at 6:30pm. Seconded by Mr. Melton

VOTE 10-0

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Motion PASSED

4. Adjourn

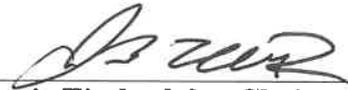
Mr. Shust made the motion to adjourn. Seconded Mr. Anderson.

VOTE 10-0

Motion PASSED

Meeting adjourned 5:00 PM

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**

