



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 15, 2025

1. Call to Order

Chairman Timberlake called the meeting to order at 6:32pm.

2. Review of Minutes from April 8, 2025, CWG Meeting

Chairman Timberlake asked for any changes to the minutes. Mr. Webb relayed to the workgroup the April 8 minutes would be ready for approval at the next meeting.

3. Continued Discussion: Housing and Residential

- Mr. Reilly gave a summary of the vacant parcel information updated on the interactive map which included 593 vacant residential parcels that are zoned non-A-10 and non-RR and 861 vacant parcels less than 5 acres that are zoned A-10 or RR.
- Mr. Melton asked if it is just assumed that all those lots are buildable
- Mr. Reilly answered yes, without having all the data on perkability, etc. that for this exercise it is just assumed they are buildable.
- Mr. Shust stated that he came up with about 200 less parcels based on his view of the definition of buildable in the context of what the groups' specific objective is from the Board of Supervisors.
- Mr. Reilly agreed they could add a filter to pair the map down to what falls in the "affordable" category
- Mr. Bradbury commented that the numbers seem accurate for the number of unoccupied lots, but as far as reasonable for building affordably its not a good representation
- Discussion continued on affordable housing and economically diverse, what that means and how that effects the vacant lot choices
- Mr. Webb moved to number 5 on the list of items to discuss. Looking at the growth areas map and the various zoning classifications, he suggested consolidating and simplifying the list.
- Mr. Reilly asked Mr. Webb if he could gather some suggestions and provide it to the group

Powhatan County Comp Plan Citizen Workgroup

Regular Meeting

April 15, 2025

- Mr. Melton commented that he didn't want to rush through any recommendations sent to the Board
- Chairman Timberlake said that he had been notified by 2 Boards members for the Workgroup to take the time they need to make appropriate recommendations as opposed to just "answering the questions"
- Discussion continued about consolidated zoning classifications, planned developments and how this would all look in the community in the future and is this socioeconomically affordable.
- Mr. Reilly suggested Mr. Webb go ahead and try to create the first draft of a zoning category list. He made this in the form of a motion.
- Mr. Melton asked Mr. Webb if the group should have a mapping exercise similar to how they did when discussing the Economic Development topic.
- The group agreed on that as being #5 on the list of topics to discuss which they started to discuss at the beginning of the meeting but they have gone back to #4 on the list instead.
- Chairman Timberlake asked Mr. Reilly to restate his motion.

Mr. Reilly restated his motion to have Mr. Webb create a first draft of new zoning categories to bring to the CWG to review. Mr. Schiefer seconded the motion.

- Mr. Shust wanted to clarify if the group is asking for Mr. Webb to just create a draft list of categories or the definitions of those categories in the ordinance as well as that is a bigger job and would take much longer than a week to accomplish.
- Mr. Reilly agreed that his motion is meant to be a general first draft with the further discussion focusing on the more specifics
- The group agreed Mr. Webb should begin with a general draft list to start
- Mr. Bradbury commented the parcels that were identified as the Economic Priority could double as a mixed use
- Mr. Rissmeyer cautioned using the EP parcels as mixed use because that would take away from the 85/15 tax split which was the focus of identifying them as such.
- Mr. Reilly commented that the group gave Ms. Salerno those parcels as the EP designation and the group should not redesignate them as mixed use but instead wait and see if a mixed-use development is proposed.
- Discussion continued about identifying mixed-use areas of opportunity in the county.
- Mr. Shust went over some quick calculations, starting with the definition of low income is at or below 80% of the median income of the region. With Powhatan's median income in 2022 being \$108,000, low income would be approximately

\$86,471 per household. To be considered affordable housing, no more than 30% of the household income can go towards the mortgage. So roughly \$2700 with 20% down on a PMI loan would be around \$380,000 which the group agreed was not affordable.

- Chairman Timberlake called for the motion on the table to be voted on. The motion being for Mr. Webb to consolidate the separate zoning districts or less ordinances specifically addressing density and bring back to the whole group to look at.

VOTE 10-0

Motion PASSED

4. Discussion: Final Report Contents, “Wrap Up” Meeting and report/presentation to the Board of Supervisors

- Mr. Webb reviewed the changes and updates to the Future Land Use map adding ~380 acres to the southside of Rt 60 at Rt 13 as a potential addition the future residential or mixed-used development.
- Discussion continued on the history of that area being previously added and then removed from previous Comprehensive Plans.
- Mr. Anderson mentioned the map exercise for the subcommittee to “map” out potential future residential/mixed-use areas.
- Chairman Timberlake agreed since now they have been given an extension on timeframe to report back to the Board of Supervisors, that a mapping exercise needed to be done.
- Mr. Webb continued the discussion to include the eastern end of the county and the potential growth areas from Flatrock to the county line along Route 60.
- Mr. Reilly showed a detailed map of the Page Rd area
- Discussion about both areas and the potential for both.
- Mr. Reilly asked for the new subcommittee be formed to more indepthly discuss and continue moving forward.
- Mr. Shust motioned to form a subcommittee to evaluate the growth areas identified for inclusion as part of the housing component for future residential or mixed-use development. Mr. Reilly seconded the motion.

VOTE 10-0

Motion PASSED

- Mr. Reilly made a motion for Chairman Timberlake to also chair the subcommittee. Chairman Timberlake called for the second to the motion. No second was made so the motion dies.
- Mr. Rissmeyer made a motion that the new subcommittee is patterned as the last one, with Mr. Webb being the moderator. Mr. Schiefer seconded.

VOTE 10-0

Motion PASSED

- There was discussion by the group of who will serve on the housing subcommittee. Mr. Donati, Sr, Mr. Reilly, Mr. Melton, Mr. Rissmeyer, Mr. Shust and Chairman Timberlake will all serve as voting members with Mr. Webb as the moderator.
- The newly formed housing subcommittee asked Mr. Webb to pick options for the meetings.
- The entire committee chose May 14 at 4:00pm for the next regular meeting.

5. Adjourn

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

VOTE 10-0

Motion PASSED

Meeting adjourned 8:04 PM

These minutes approved by motion and second at June 18, 2025 meeting of the Comprehensive Plan Citizen Work Group.



Jamie Timberlake, Chairman
Comprehensive Plan Citizen Work Group

Powhatan County Comp Plan Citizen Workgroup
Regular Meeting
April 15, 2025

ATTEST:

A handwritten signature in black ink, appearing to read 'Ligon Webb', written over a horizontal line.

Ligon Webb, Clerk
Comprehensive Plan Citizen Work Group

