



**VIRGINIA: AT A SUBCOMMITTEE MEETING OF THE COMPREHENSIVE PLAN
CITIZEN WORKGROUP HELD IN THE VILLAGE BUILDING CONFERENCE ROOM
3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA ON MAY 14,
2025**

1. Call to Order

Chairman Timberlake called the meeting to order at 6:08pm

**2. Continued Discussion: Housing and Residential (See Attached Discussion Memo
dated May 8, 2025)**

The CWG Housing Subcommittee discussed the 2021 future land use map, focusing on the village area's expansion. Mr. Webb highlighted the Gateway business, public, and village designations, emphasizing mixed-use development. The subcommittee debated expanding the village by 380 acres, with Mr. Rissmeyer advocating for a one-mile radius from the courthouse. Mr. Shust and Chairman Timberlake suggested using the creek as a natural boundary to maintain village character. The group also considered the impact of high-density development near Route 60 and the need for walkable, mixed-use areas. Susan's survey results were pending, and the subcommittee agreed to revisit the expansion proposal. The CWG Housing Subcommittee discussed amendments to the future land use map, emphasizing the need for different land use on either side of a creek. They debated the inclusion of a parcel near Route 60, ultimately deciding to split it for better planning. The committee also reviewed the Housing Needs Study Committee's survey results, highlighting a shortage of affordable housing for renters and first-time homebuyers. They discussed potential solutions like community land trusts and innovative programming. The subcommittee agreed to reconvene on May 20 to further refine their recommendations, aiming for a July presentation to the board.

Action Items

- Evaluate expanding the growth area boundaries to include the approximately 380-acre parcel south of Route 60.
- Explore the concept of a "unified development district" (UDD) as a potential zoning tool to provide more flexibility.
- Consider the "cottage rural court" development type as an option in the county.

Schedule a follow-up meeting on May 20th at 6pm to continue the discussion.

Discussion on 2021 Future Land Use Map and Village Area

- Mr. Webb discusses the 2021 future land use map, highlighting the Gateway business, public, and village areas.
- Mr. Webb provides an overview of each area, including Gateway business, public, and village, emphasizing mixed-use development.
- The village area is described as a compact walkable environment with mixed residential, retail, and office spaces.

Economic Opportunity Parcels and Mixed-Use Development

- Mr. Webb discusses economic opportunity parcels intended for light industrial, research, and business parks.
- The area around 300 acres on Old Buckingham Road is considered for residential or mixed-use development.
- Mr. Melton questions the expansion of economic opportunity parcels, suggesting a utilities corridor as a boundary.
- Mr. Webb and Mr. Rissmeyer discuss the feasibility of expanding the village growth area and the potential for mixed-use development.

Questions on Village Designations and Mixed-Use Development

- Mr. Webb asks if the 2021 comp plan future land use designations are still appropriate and if expanding the growth area boundaries is reasonable.
- Mr. Rissmeyer suggests combining village designations into one mixed-use designation to simplify planning.
- Mr. Shust and Mr. Rissmeyer discuss the need to address inconsistencies between zoning ordinances and comprehensive plans.
- Mr. Webb emphasizes the potential for mixed-use development in the village area.

Discussion on Service District and Environmental Concerns

- Bob Reilly brings up a detailed map showing the service district and economic opportunity parcels.
- Mr. Rissmeyer explains the rezoning of parcels to Gateway business and the natural boundary of the creek.
- Mr. Shust questions the practicality of leaving certain parcels in the zone, considering utility capacities and environmental concerns.
- Bob Reilly and Mr. Rissmeyer discuss the environmental designations and the potential for development within the service district.

Affordable Housing and Diverse Housing Needs

- Mr. Rissmeyer questions the board's mission statement on affordable or attainable housing and the need for walkable communities.
- Mr. Shust emphasizes the need for diverse housing options to meet the needs of different age groups and economic backgrounds.
- Bob Reilly mentions the potential for public-private partnerships and land banks to create quality, attainable housing options.
- Chairman Timberlake clarifies that Susan's survey results are raw data, and recommendations will be presented in July.

Debate on Expanding Village Growth Area

- Mr. Webb and Mr. Rissmeyer discuss the feasibility of expanding the village growth area by 380 acres.
- Mr. Shust and Bob Reilly express concerns about sprawl and the need for infill development within the existing village.
- Chairman Timberlake suggests using the creek as a natural boundary to limit development and maintain the village's character.
- Mr. Bradbury proposes a mixed-use development with commercial areas on the north side of the green area and residential areas on the south side.

Finalizing the Growth Area Boundaries

- Mr. Rissmeyer suggests a boundary extending one mile from the courthouse and using the creek as a natural boundary.
- Chairman Timberlake and Mr. Bradbury agree on the need for a connector road to improve access without encouraging high-density development.
- Bob Reilly emphasizes the importance of political viability and citizen input in the decision-making process.
- The subcommittee agrees to table the final decision and further discuss the growth area boundaries in future meetings.

Future Land Use Map Amendments

- Mr. Rissmeyer explains the amendment to the future land use map, emphasizing it is not zoning but a recommendation for different land use on either side of the creek.
- Mr. Webb and Bob Reilly discuss the natural boundary on the north side and the walkability to the courthouse.
- Mr. Bradbury suggests a snake-like road with roundabouts to prevent high-speed roads.
- Mr. Rissmeyer and Mr. Shust discuss the potential road connection through a piece of land outside the village, emphasizing the village's expansion and the Board of Supervisors' goals for increased housing diversity.

Grid of Rectangles and Development Density

- Mr. Shust and Chairman Timberlake discuss the grid of rectangles, including the Mennonite Church and Rocky Ford, as a natural break
- Chairman Timberlake agrees with the connection to Rocky Ford, noting the existing residential lots.
- Mr. Shust suggests including the elbow piece for natural density and development transect.
- Bob Reilly and Chairman Timberlake discuss the parcel lines and the potential for commercial and mixed-use development.

Road Network and Development Planning

- Mr. Shust and Chairman Timberlake discuss the road network formation, including the elbow piece and the Lewis parcel.
- Bob Reilly and Mr. Webb debate the proximity of development to Route 60 and the potential for high-density development.
- Mr. Rissmeyer and Mr. Shust discuss the village development and the irregular parceling.
- The group agrees on a compromise to keep the uses on either side of the creek.

3. Susan Winiecki – Update on Housing Study/Survey

- Susan introduces the Housing Needs Study Committee, composed of 25 members, including residents, nonprofit members, and housing experts.
- The committee developed a survey to gather needs and wants from residents and workers, receiving 972 responses.
- Susan highlights the survey results, showing a demographically diverse and representative sample.
- The committee will use the survey results, along with other data, to develop recommendations for the board.

Survey Results and Affordable Housing

- Susan discusses the survey results, noting the lack of housing for certain groups, including renters, high-income, and middle-income households.
- The committee will focus on developing recommendations based on the survey results and other data.
- Bob Reilly will lead the subgroups to develop the recommendations, with a final report expected in July.
- Susan explains the concept of community land trusts and how they can help maintain affordability.

Powhatan County Comp Plan Citizen Workgroup

Subcommittee Meeting

May 14, 2025

Habitat for Humanity and Affordable Housing

- Susan explains Habitat for Humanity's model, including the provision of affordable mortgages and silent second mortgages.
- Bob Reilly discusses the financial aspects of affordable housing, including mortgage payments and household income.
- Susan and Bob discuss the challenges of maintaining affordability and the potential for using community land trusts.
- The group discusses the importance of innovative programming and the potential for accessory dwelling units (ADUs) and accessory dwelling ordinances (ADOs).

Future Land Use Map and Zoning Ordinance

- Mr. Webb and Mr. Reilly discuss the future land use map and the potential for applying the UDD (Unified Development District) as a zoning tool.
- The group debates the flexibility and simplification of the UDD compared to existing zoning districts like VCPD (Village Commercial Planned Development).
- Mr. Shust suggests that the planning commission and board would need to develop the specifics of the UDD.
- The group agrees to schedule a follow-up meeting to continue discussing the UDD and other zoning recommendations.

4. Adjourn

Chairman Timberlake made a motion to adjourn. Seconded by Mr. Rissmeyer.

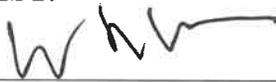
Meeting adjourned 8:31pm.

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



**Chairman Timberlake, Chairman
Comprehensive Plan Citizen Work Group**

ATTEST:



**Ligon Webb, Clerk
Comprehensive Plan Citizen Work Group**

