



**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 20, 2025**

1. Call to Order

Chairman Timberlake called the subcommittee meeting to order at 6:00pm

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

The CWG Housing Subcommittee discussed the development of the East area, focusing on a 175-acre parcel. Ligon Webb highlighted a 2085-acre area, approximately 4.5 square miles, with potential for mixed-use development. The committee debated expanding the growth area and whether to allow mixed-use within the Gateway business district. They considered the feasibility of a UDD (Urban Development District) to balance commercial and residential development, emphasizing the need for a balanced mix. The discussion also touched on the economic impact of housing, the importance of walkability, and the potential for infill development in Holly Hills. The CWG Housing Subcommittee discussed the UDD (Urban Development District) zoning designation and its implications for growth areas. They debated whether UDD should extend outside the growth area, emphasizing the need for a balanced mix of uses and controlled development. The committee proposed designating certain areas as Economic Opportunity with UDD zoning, ensuring flexibility for future development. They also considered the feasibility of cluster housing within these zones, limiting density to six units per acre. The meeting concluded with plans to reconvene on June 18 to finalize recommendations, aiming for a July 28 report to the board.

East Area Overview and Economic Opportunity

- Ligon Webb begins the meeting by sharing a screen to discuss the East area in the 2021 comprehensive plan.
- The area is approximately 2085 acres, or about four and a half square miles, similar in size to a small town.
- The village is about half the size, around two square miles.

- The area is designated for economic opportunity, with potential for residential or mixed-use development.

Discussion on Carter Gallier Road and Mixed-Use Development

- Ligon Webb points out Carter Gallier Road as a potential area for mixed-use development.
- The area has larger parcels that could be assembled for development.
- The conversation includes the possibility of expanding the growth area and the mixed-use designation.
- The discussion emphasizes the long-term nature of the growth area, potentially 10-20 years.

Service District and Utility Service Area

- The service district is discussed, with parcels within it having no services despite being within the district.
- The conversation includes the possibility of extending the service district to include more parcels.
- The need for a balanced mix of residential and commercial development is highlighted.
- The discussion also touches on the potential for a Master Plan district that includes both commercial and residential elements.

Gateway Business and Mixed-Use Development

- The conversation shifts to the Gateway business area and the possibility of allowing mixed-use development within it.
- The Planning Commission previously recommended removing housing from Gateway business, but there is interest in reintroducing it.
- The discussion includes the potential impact of allowing residential development on the commercial tax base.
- The need for a balanced approach to development, considering both commercial and residential needs, is emphasized.

Balancing Commercial and Residential Development

- The conversation continues with a focus on balancing commercial and residential development.
- The idea of a Master Plan district that includes both commercial and residential elements is revisited.

- The discussion includes the potential for a mixed-use development that transitions from commercial to residential as you move away from Route 60.
- The need for a comprehensive plan that addresses both commercial and residential growth is highlighted.

Service District Expansion and Utility Capacity

- The discussion includes the potential for expanding the service district to include more parcels.
- The conversation touches on the capacity of the utility service area to support additional development.
- The need for a balanced approach to development, considering both commercial and residential needs, is reiterated.
- The potential impact of expanding the service district on the overall development plan is discussed.

Economic Priority and Growth Area

- The conversation includes a discussion on the economic priority and growth area designations.
- The need for a comprehensive plan that addresses both commercial and residential growth is emphasized.
- The potential for a mixed-use development that transitions from commercial to residential as you move away from Route 60 is revisited.
- The discussion includes the potential impact of expanding the service district on the overall development plan.

Balanced Mixed-Use Development

- The conversation continues with a focus on balancing mixed-use development.
- The idea of a Master Plan district that includes both commercial and residential elements is revisited.
- The potential for a mixed-use development that transitions from commercial to residential as you move away from Route 60 is discussed.
- The need for a comprehensive plan that addresses both commercial and residential growth is emphasized.

Service District and Utility Service Area Boundaries

- The discussion includes a detailed look at the boundaries of the service district and utility service area.

- The potential for expanding the service district to include more parcels is revisited.
- The need for a balanced approach to development, considering both commercial and residential needs, is emphasized.
- The potential impact of expanding the service district on the overall development plan is discussed.

Final Recommendations and Motion

- The conversation concludes with a summary of the recommendations and a motion to approve the plan.
- The need for a comprehensive plan that addresses both commercial and residential growth is reiterated.
- The discussion includes the potential impact of expanding the service district on the overall development plan.

Mr. Melton made a motion to support the plan Mr. Webb has presented. Mr. Bradbury seconded the motion.

Discussion on UDD and Growth Area Boundaries

- The potential for UDD to go outside the growth area is questioned, suggesting it should remain outside the district boundary.
- The transition from residential to larger lots and the importance of architectural controls in the UDD is discussed.
- The planning staff's role in recognizing the necessity of transition zones is acknowledged, with a focus on balancing mixed-use development.
- The debate on the appropriate balance of housing and commercial development within the UDD zoning is discussed.

Land Use Map and UDD Controls

- The discussion shifts to how the land use map will reflect the change and the need for UDD to control the development.
- Concerns are raised about the potential for the area to be developed into WestChester apartments without proper controls.
- The idea of designating the area as a future land use category is proposed, with the Planning Commission and board having the final say on controls.

- The concept of UDD becoming both a land use category and a zoning designation is introduced, with the need for detailed work by the Planning Commission and board.

Future Land Use Designation and Economic Opportunity

- The idea of UDD as a future land use designation is debated, with concerns about the lack of control and potential for residential development.
- The conversation explores the possibility of economic opportunity being used to address the needs of the area.
- The flexibility of UDD in master planning industrial developments is discussed, with a focus on avoiding creating a future land use study.
- The potential for UDD to support regional employers and major business land uses is highlighted.

Economic Opportunity and UDD Zoning

- The discussion delves into the details of economic opportunity and how it could be used to address the needs of the area.
- The acreage limit in economic opportunity is discussed, with the need to resolve inconsistencies.
- The potential for UDD to be used in areas designated as economic opportunity is explored, with a focus on creating cohesive master plans.
- The importance of environmentally friendly design techniques and providing parks and open space is emphasized.

Mr. Melton made a motion to support the plan from Mr. Webb as is with the entire 175 acres being put into a growth area. Seconded by Mr. Bradbury.

VOTE 3-3

Motion FAILED

Mr. Shust designate the area inside the service boundary to Economic Opportunity (EO) with the amendments to EO in the Comprehensive Plan to remove the acreage requirement and to revise the required Master Plan to be required UDD zoning. Mr. Rissmeyer seconded the motion.

VOTE 5-1

Motion PASSED

Gateway Business and Residential Development

- The conversation shifts to the potential for residential development in gateway business areas.
- Concerns are raised about the impact of residential development on the intended commercial and industrial focus of gateway business areas.
- The idea of a gap analysis of land uses within the future growth areas is proposed to identify areas suitable for economic opportunity.
- The potential for UDD to be used in areas designated as economic opportunity is revisited, with a focus on balancing commercial and residential development.

Cluster Development and Density

- The discussion explores the potential for cluster development in the village area, with a focus on creating micro communities.
- The idea of limiting the number of units in cluster developments to six per acre is proposed.
- The potential for cluster development to be used in agricultural zoning as a conditional use permit is discussed.
- The importance of maintaining the intended density and character of the village area is emphasized.

Conservation Subdivisions and Agricultural Zoning

- The conversation shifts to the potential for conservation subdivisions in agricultural zoning.
- The idea of allowing conservation subdivisions as a conditional use permit is proposed.
- The need for buffers and limiting unbuildable land in conservation subdivisions is discussed.
- The potential for conservation subdivisions to preserve open space and farms is highlighted.

Final Recommendations and Next Steps

- The discussion concludes with a focus on finalizing the recommendations and next steps.
- The idea of taking the recommendations to the full citizens working group for further discussion is proposed.
- The need for a detailed report to be presented to the board by the end of July is emphasized.
- The importance of clear and directive recommendations for the Planning Commission and board is highlighted.

Powhatan County Comp Plan Citizen Workgroup
Subcommittee Meeting
May 20, 2025

Mr. Shust made a motion to adjourn. Mr. Rissmeyer seconded.

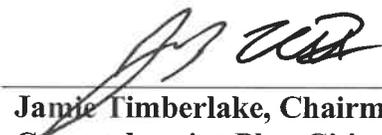
VOTE 6-0

Motion PASSED

3. Adjourn

Chairman Timberlake adjourned the meeting at 8:28pm

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

