



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: September 25, 2023

Agenda Item Title: **O-2023-02 (23-01-AZ): The County of Powhatan** requests the amendment of the provisions set forth in Chapter 83 (Zoning Ordinance) Article VI (Village Growth Area Districts) Sec. 83-241 Permitted uses of Commerce Center (CC) and Sec. 83-242 Conditional uses of Commerce Center (CC) to amend the by right principal uses and conditional uses to include some Light Industrial (I-1) uses. This will allow applicants to pursue some Light Industrial (I-1) uses within the Commerce Center (CC) zoning district.

Motion: n/a

Dates Previously Considered by Board: Board of Supervisors initiation December 20, 2021, Public Hearing held March 27, 2023 deferred

Summary of Item: The proposed amendment to the zoning ordinance would allow certain light industrial uses to be included in the Commerce Center (CC) zoning district.

The Planning Commission held a public hearing and reviewed this request on March 7, 2023. After discussion, the Planning Commission voted to **recommend approval** of this request (Vote: 4 – 0). The Board held a public hearing on March 27, 2023 and deferred the case to re-advertise to include CC-PD, and to more thoroughly review the added uses for consistency with the comprehensive plan.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

Comments: Staff recommends a discussion on the scope of uses that could be added to CC and the standards by which we will determine which of these are consistent with the County's Comprehensive Plan and least impactful to our transportation infrastructure. Based upon such feedback staff will bring a final draft back for adoption with a re advertised public hearing.

Budget/Fiscal Impact: n/a

Attachments: Acreage by Zoning Designation, CC.I1 uses compared

Staff/Contact: Mike Ciriello, Planning Director  
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*If Board members have questions, please call the staff / contact prior to the meeting.*