

PUBLIC HEARING NOTICE

Board of Supervisors

The Powhatan County Board of Supervisors will conduct public hearings on **Monday, April 28, 2025, at 6:00 PM** in the Powhatan County Village Building, 3910 Old Buckingham Road, on the following matters:

1. **25-04-REZ-C: Hunter Classical Christian School** (District #1, Manakin) Requesting to rezone a 27.33-acre portion of 110.8 acres located at 680 Huguenot Trail on Tax Map # 32-39, from Commerce Center (CC) with proffered conditions, to Rural Residential (RR) with proffered conditions. The property is currently split zoned with 27.33 acres zoned CC and 83.47 acres zoned RR. The 2021 Long-Range Comprehensive Plan designates the property as Economic Opportunity and Natural Conservation, and the property is located within the Route 711 Village Special Area Plan. This application is being heard in conjunction with 25-05-CUP.
2. **25-05-CUP: Hunter Classical Christian School** (District #1, Manakin) Requesting a Conditional Use Permit for a Private School, Church, and Accessory uses and structures on 110.8 acres to be zoned Rural Residential (RR) with proffered conditions at 680 Huguenot Trail on Tax Map # 32-39. The 2021 Long-Range Comprehensive Plan designates the property as Economic Opportunity and Natural Conservation, and the property is located within the Route 711 Village Special Area Plan. This application is being heard in conjunction with 25-04-REZ-C.

All interested persons are invited to participate in the public hearings and present their views. The full text of the proposed amendments, plans, and ordinances are on file and may be examined in the County Planning and Zoning Office located 3834 Old Buckingham Road, Suite F, Powhatan, VA 23139, and County staff can be contacted by emailing wwebb@powhatanva.gov or by calling (804) 598-5621. Persons requiring special assistance to view or participate in the hearing should contact the Planning and Zoning Office at least three days prior to the hearing.