

PUBLIC HEARING NOTICE

POWHATAN COUNTY PLANNING COMMISSION

The Planning Commission will conduct public hearings on **Tuesday, June 3, 2025, at 6:00 PM** in the Powhatan County Village Building, 3910 Old Buckingham Road, on the following matters:

- 1. 25-07-ZA: Countywide Zoning Ordinance Amendment – Highway Corridor Overlay District (HCOD):** Powhatan County is proposing a Zoning Ordinance Amendment to establish a Highway Corridor Overlay District (HCOD) along U.S. Route 60 (Anderson Highway). The HCOD would apply to all land within four hundred (400) feet of either side of the Anderson Highway right-of-way line, from the Chesterfield County line westward to the intersection with Route 522 (Maidens Road). If approved, the HCOD would create additional development standards for commercial and industrial development, including requirements for setbacks, landscaping, signage, parking placement, and access management, and would apply to all new development and redevelopment requiring a building permit or site plan approval. Stand-alone single-family residential uses would be exempt from HCOD development standards. The HCOD regulations would be added as Sections 83-401 through 83-405 of the Zoning Ordinance and are consistent with the 2021 Long-Range Comprehensive Plan's goals for corridor enhancement and high-quality design.
- 2. 25-08-SA: Countywide Subdivision Ordinance Amendment – Family Subdivision Regulations:** Powhatan County is proposing amendments to Section 68-125 (Family Division) to update family subdivision standards. Proposed changes include reducing the minimum lot size in the A-10 and RR zoning districts from three (3) acres to two (2) acres, and reducing the minimum residue parcel size from five (5) acres to four (4) acres. Additional changes include reducing the minimum hold period prior to division from five years to two years, and increasing the post-division hold period from five years to eight years, including for the residue parcel. This Amendment is being heard in conjunction with 25-10-ZA Countywide Zoning Ordinance Amendment – Minimum Lot Size Reference Chart for Family Subdivisions.
- 3. 25-09-ZA: Countywide Zoning Ordinance Amendment – Minimum Lot Size Reference Chart for Family Subdivisions:** Powhatan County is proposing amendments to Section 83-107 (b) of the Zoning Ordinance to update the minimum lot size reference chart for family subdivisions. Proposed changes include reducing the minimum lot size in the A-10 and RR zoning districts from three (3) acres to two (2) acres and reducing the minimum residue parcel size from five (5) acres to four (4) acres. This Amendment is being heard in conjunction with 25-09-SA Countywide Subdivision Ordinance Amendment – Family Subdivision Regulations.

All interested people 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. People 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.

Publish Dates: May 21 and May 26, 2025