

PUBLIC HEARING NOTICE
POWHATAN COUNTY BOARD OF SUPERVISORS

The Board of Supervisors will conduct public hearings on **Monday, June 23, 2025, at 6:00 PM** in the Powhatan County Village Building, 3910 Old Buckingham Road, to receive public comment on the following matters:

Resolution R-2025-33: Mitchell Road Cell Tower Lease Agreement – Powhatan County requests authorization for the County Administrator to execute a Site Lease Agreement with T-Mobile Northeast, LLC to renew a cell tower lease at 2407 Mitchell Road, Powhatan, Virginia, 23139.

Ordinance O-2025-17: 2025 Tax Due Date Adjustment – Powhatan County requests ratification of the Emergency Ordinance passed on May 19, 2025, extending the due date for first half taxes for 2025 from June 5, 2025, to June 30, 2025, with no interest or penalty; penalty and interest shall be calculated on payments made after June 30, 2025, should payment of the taxes not occur by the extended due date.

Ordinance O-2025-28: Lifetime Dog License – Powhatan County proposes amendments to the Powhatan County Code of Ordinances, Chapter 10 (Animals), Article II (Animal Control), Division II (Dogs), Sections 10-73 (Amount of Tax; Exceptions), 10-74 (Due Date of Taxes), and 10-76 (Components) to replace annual dog licensing with lifetime dog licensing beginning in 2026.

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 are consistent with the 2021 Long-Range Comprehensive Plan's goals for corridor enhancement and high-quality design.

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 25-09-ZA Countywide Zoning Ordinance Amendment – Minimum Lot Size Reference Chart for Family Subdivisions.

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 25-08-SA Countywide Subdivision Ordinance Amendment – Family Subdivision Regulations.

All interested persons are invited to participate in the public hearings and present their views or to submit written comments to administration@powhatanva.gov. The full text of the proposed amendments, plans, ordinances and resolutions are on file and may be examined weekdays 8:30 AM – 5:00 PM in the County Administration Office, 3834 Old Buckingham Road, Suite A, Powhatan, VA 23139. Agenda packets containing the full text of the materials are also available online 7 days in advance at www.powhatanva.gov/AgendaCenter. Contact staff by emailing administration@powhatanva.gov or calling (804) 598-5612. Persons requiring special assistance to view or participate in the hearing should contact the Administration Office at least three days prior to the hearing.

Publish Dates: June 11, 2025 (Powhatan Today) and June 16, 2025 (Richmond Times Dispatch).