

# PUBLIC HEARING NOTICE

## POWHATAN COUNTY PLANNING COMMISSION

The Planning Commission will conduct public hearings on **Tuesday, September 2, 2025 at 6:00 PM** in the Powhatan County Village Building, 3910 Old Buckingham Road, on the following matters:

- a. **25-11-REZ-C: Newport Equities LLC** (District 1/Manakin) request to conditionally rezone 61.8 acres northeast of the Page Road and Anderson Highway intersection on Tax Map 43-62 from Agriculture 10 (A-10) to Light Industrial (I-1) with proffered conditions related to data center development. The 2021 Comprehensive Plan Future Land Use Map designates the property as Economic Opportunity, within the Route 60 Corridor East Special Area Plan, and bordering Chesterfield County. This application is being heard in conjunction with 25-12-CUP: Newport Equities LLC conditional use permit request.
- b. **25-12-CUP: Newport Equities LLC** (District 1/Manakin) request for a conditional use permit (CUP) to exceed the maximum structure height of 45 feet for principal data center structures on 61.8 acres northeast of the Page Road and Anderson Highway intersection on Tax Map 43-62, as permitted by Zoning Ordinance section 83-250. The 2021 Comprehensive Plan Future Land Use Map designates the property as Economic Opportunity, within the Route 60 Corridor East Special Area Plan, and bordering Chesterfield County. This application is being heard in conjunction with 25-11-REZ-C: Newport Equities LLC conditional rezoning request.
- c. **25-13-HOD: Powhatan County School Board** (District 5/Smith Crossroads) request to demolish approximately 39,275 square feet of structures at the Pocahontas Landmark Center, 4290 Anderson Highway on Tax Map 26-32. Pursuant to Powhatan County Zoning Ordinance section 83-410(f), no historic landmark or structure within a Historic Overlay District shall be demolished unless and until the demolition is approved by the Board of Supervisors after receipt of a recommendation from the Planning Commission and, if deemed necessary, consultation with an architect from the Virginia Department of Historic Resources.
- d. **25-02-AFD: Gene R Hertzler** (District 4 /Powhatan Courthouse) request to add 261 acres on Tax Map Parcels 40-15, 40-16, and 40-16A to a new Agricultural and Forestal District (AFD) located in central Powhatan County along Buckingham Road, to be known as Quarterfield AFD. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation uses. The 2021 Comprehensive Plan Future Land Use Map designates the properties as Rural Areas and Natural Conservation.
- e. **25-03-AFD: Clinton and Theresa Johnson** (District 4/Powhatan Courthouse) request to add 15.14 acres on Tax Map 40-27G to the existing Rocky Ford Creek Agricultural and Forestal District (AFD) located in central Powhatan County along Capeway Road. In doing so, the property will be limited to Agricultural, Forestal, or Preservation uses. The 2021 Comprehensive Plan Future Land Use Map designates the property as Rural Areas and Natural Conservation.
- f. **25-04-AFD: Antonio and Laura Leal, James and Sarah Reilly, and Robert and Rosalind Reilly** (District 1/Subletts and District 3/Bethesda) request to add 340.34 acres on Tax Map Parcels 29-25D, 29-29, 29-31, 29-32, 29-6-10, 29-6-11, 29-6-12, 29-6-26, 29-6-27, and 29-6-9 to a new Agricultural and Forestal District (AFD) to be known as Jones Creek AFD located in north-central Powhatan County along Mill Road, Farmington Lane, and Old Timber Way. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation uses. The 2021 Comprehensive Plan Future Land Use Map designates the properties as Rural Areas and Natural Conservation.

Publish Dates: August 20, 2025 and August 27, 2025

- g. **25-05-AFD: Dora Douglas, Ethan and Sarah Beard, and Alexander and Samantha Ashrafi** (District 3/Lee's Landing & Bethesda) request to add 353.3 acres on Tax Map Parcels 18-18, 28-31, 29-3-6, 29-4A, and 28-31E to a newly established Jones Creek AFD in north-central Powhatan County along Red Lane Road and Three Bridge Road. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation uses. The 2021 Comprehensive Plan Future Land Use Map designates the properties as Rural Areas and Natural Conservation.
- h. **25-06-AFD: Powhatan Land & Timber LLC** (District 5/Smiths Crossroads) request to add 213 acres on Tax Map Parcels 3-2 and 4-22 to a new Agricultural and Forestal District (AFD) to be known as Muddy Creek AFD in north-western Powhatan County located approximately 3,200 feet west of Cartersville Road. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation uses. The 2021 Comprehensive Plan Future Land Use Map designates the properties as Rural Areas and Natural Conservation.
- i. **25-07-AFD: Obie and Christina Arrington** (District 4/Powhatan Courthouse) request to add 10.47 acres on Tax Map Parcel 51-4 to the existing Appomattox River Agricultural and Forestal District (AFD) located in south-central Powhatan County along Pineview Drive. In doing so, the parcel will be limited to Agricultural, Forestal, or Preservation uses. The 2021 Comprehensive Plan Future Land Use Map designates the property as Rural Areas.
- j. **25-10-ZA: Countywide Zoning Ordinance Amendment – Rural Event Venue Standards**  
Powhatan County proposes to amend Zoning Ordinance Section 83-432(e)(5)(b), which contains supplemental use standards for rural event venues, to allow the Board of Supervisors to modify standards related to floor area, setbacks, overnight accommodations, and amplified sound on a case-by-case basis through the conditional use permit (CUP) process.

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 Planning and Zoning Office located at 3834 Old Buckingham Road, Suite F, Powhatan, VA 23139, and online approximately one week in advance at <https://www.powhatanva.gov/AgendaCenter/Planning-Commission-7>. Those requiring special assistance to view or participate in the hearing should contact staff at [wwebb@powhatanva.gov](mailto:wwebb@powhatanva.gov) or (804) 598-5621 at least three days before the hearing.