

# PUBLIC HEARING NOTICE

## POWHATAN COUNTY PLANNING COMMISSION

The Planning Commission will conduct public hearings on **Tuesday, October 7, 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. **25-14-REZ: Powhatan County Economic Development Authority** (District 1/Flat Rock) request to rezone 19.76 located on the northside of Anderson Highway on Tax Map 42-9F from Commerce Center (CC) to Light Industrial (I-1). The 2021 Comprehensive Plan Future Land Use Map designates the property as Industrial, and within the Route 60 Corridor East Special Area Plan.
- d. **25-15-SA: Countywide Subdivision Ordinance Amendment – Single-Cut Subdivisions:** An Ordinance amending Powhatan County Code Chapter 68 (Subdivision Ordinance) Section 68-111 (Private Roads), Sections 68-114 (Single cut subdivision), 68-107 (Minimum lot size), and 68-301 (Definitions); to allow single-cut subdivisions when certain criteria are met and to reinstate the April 18, 1988 parent tract date.
- e. **25-16-ZA: Countywide Zoning Ordinance Amendment – Minimum Lot Size Reference Chart:** An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance) to remove Section 83-107 (b) (Use Districts - Minimum Lot Size Reference Chart) to remove inconsistencies and reduce redundancy.
- f. **25-17-ZA: Countywide Zoning Ordinance Amendments – Roadside Stands:** An ordinance amending Powhatan County Code Chapter 83 (Zoning), Section 83-438 (Standards for Specific Accessory Uses and Structures), Subsection (t) Roadside Stands, to allow farm-use vehicles, including small farm utility vehicles, to be utilized as roadside stands for the sale of fruits, vegetables, flowers, herbs, or plants grown on the same parcel of land. The amendment also proposes revisions to Chapter 83 (Zoning), Section 83-521 (Definitions), to update the definition of Roadside Stand to include farm-use vehicles, including small farm utility vehicles, as permitted roadside stands.

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.