

PUBLIC HEARING NOTICE

POWHATAN COUNTY BOARD OF SUPERVISORS

The Board of Supervisors will conduct public hearings on **Monday, October 27, at 6:00 PM** in the Powhatan County Village Building, 3910 Old Buckingham Road, on the following matters:

- a. **Resolution R-2025-66: Authorize Sale of County Property** to Aqua Virginia, Inc., and authorize the County Administrator to sign all related documents. The property, known as the Village Water Tower Site, is located on Tax Map Parcel # 26B2-1-9B on the south side of Old Buckingham Road approximately 900 feet west of Mann Road. The sale includes approximately 1.25-acres of land, a 500,000-gallon water tower, and all associated facilities and appurtenances.
- b. **Ordinance O-2025-26: Update Real Property Tax Relief Eligibility Criteria for Elderly and Disabled:** Amend County Code Chapter 70 (Taxation), Article II (Real Property Tax), Division 2 (Exemptions for Elderly and Handicapped), to increase the maximum income, net worth, and acreage thresholds to qualify for up to \$1,600.00 in Real Estate Tax Relief
- c. **Ordinance O-2025-27 for Zoning Case 25-17-ZA: Update Zoning Regulations for Roadside Stands:** Amend Zoning Ordinance Sections 83-438(t) and 83-521 to allow small farm trucks and 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.
- d. **Ordinance O-2025-30 for Zoning Case 25-14-REZ-C: Powhatan County Economic Development Authority** (District 1/Flat Rock) request to rezone 19.76 acres located on the northside of Anderson Highway immediately east of South Creek One Shopping Center on Tax Map 42-9F from Commerce Center (CC) to Light Industrial (I-1) with proffered conditions. The 2021 Comprehensive Plan Future Land Use Map designates the property as Industrial, and within the Route 60 Corridor East Special Area Plan.
- e. **Ordinance O-2025-31 for Zoning Case 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.
- f. **Ordinance O-2025-32 for Zoning Case 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.

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, and ordinances 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: October 15, 2025 and October 22, 2025 (Powhatan Today)