

PUBLIC HEARING NOTICE

POWHATAN COUNTY PLANNING COMMISSION

The Planning Commission will conduct public hearings on **Tuesday, January 6, 2026, at 6:00 PM** in the Powhatan County Village Building, 3910 Old Buckingham Road, Powhatan, VA, on the following matters:

- a. **25-20-REZ-C: Berk and ALP LLC** (District 2/Powhatan Station) request to conditionally rezone a 7.19-acre portion of a 9.97-acre property from Commerce Center (CC) and General Commercial (C) to Light Industrial (I-1) on Tax Map Parcels 43-34 and 43-34A, located at 1375 and 1377 Anderson Highway. The proposal includes demolition of existing structures and reconfiguration of the property into three parcels with Parcel 1 fronting Anderson Highway remaining Commerce Center and Parcels 2 and 3 being rezoned 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.
- b. **25-21-REZ: Lighthouse Learning Academy/Matthew Harrison** (District 1/Flat Rock) request to rezone 2.1 acres from Light Industrial (I-1) to Commerce Center (CC) on Tax Map Parcel 42E-1-8 located on the south side of Carter Gallier Boulevard approximately 540 feet west of the intersection with Southcreek One. The 2021 Comprehensive Plan Future Land Use Map designates the property as Gateway Business, and within the Route 60 Corridor East Special Area Plan.
- c. **25-22-CUP: Crown Castle Towers 06-2 LLC** (District 1/Manakin) request for a conditional use permit (CUP) for a 295-foot telecommunications tower on 13.1 acres, Tax Map 32-38A, located at 2410 Hancroft Drive. The property is zoned Agricultural 10 (A-10) and the CUP is required by Zoning Ordinance Sec. 83-162. The application includes a request to modify the tower setback requirements from property lines and existing residential dwellings under Sec. 83-432 (d)(1)(a)(7)(iii). The 2021 Comprehensive Plan Future Land Use Map designates the property as Rural Areas.

All interested people are invited to participate in the public hearings and present their views. The full text of the applications, 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 during regular office hours. Additionally, the staff report and all agenda packet materials are available to review online approximately one week in advance of meeting date 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 or (804) 598-5621 at least three days before the hearing.