

PUBLIC HEARING NOTICE

POWHATAN COUNTY BOARD OF SUPERVISORS

The Board of Supervisors will conduct public hearings on **Monday, January 26, 2026, at 6:00 p.m.** in the Powhatan County Village Building, 3910 Old Buckingham Road, Powhatan, VA, 23139, on the following matters:

Ordinance O-2026-01 - Countywide Subdivision Ordinance Amendment – Single-Cut Subdivisions (Case #25-15-SA): An Ordinance amending Powhatan County Code, Chapter 68 (Subdivision Ordinance) Sections 68-111 (Private Roads), 68-114 (Single cut subdivision), 68-107 (Minimum lot size), and 68-301 (Definitions) - to clarify the eligibility requirements for a “single cut” subdivision exception, which allows a one-time division of a single parcel of land into two parcels where the parent parcel has not been subdivided or altered since April 18, 1988.

Ordinance O-2026-02 - Countywide Zoning Ordinance Amendment – Minimum Lot Size Reference Chart (Case #25-16-ZA): An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance) to remove the Minimum Lot Size Reference Chart in Section 83-107(b) due to inconsistencies and redundancies; to add “Single Cut Exception” references to the minimum lot size regulations in Sections 83-150 (Agricultural – 20), and 83-160 (Agricultural – 10) Districts; and to amend the Definition of “Parent Tract” in Section 83-521 (Definitions) to refer to the definition of the same term as provided in Section 68-301 (Definitions) of the Subdivision Ordinance.

Ordinance O-2026-03 - Countywide Zoning Ordinance Amendment – Motorsports Park (Case #25-19-ZA): An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance), Section 83-162 (Conditional uses in A-10); to add “Motorsports Park” as a use allowable by conditional use permit in the Agricultural 10 (A-10) zoning district.

Ordinance O-2026-04 - Berk and ALP LLC - District 2/Powhatan Station (Case #5-20-REZ-C): 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), with proffered conditions, on Tax Map Parcels 43-34 and 43-34A located at 1375 and 1377 Anderson Highway. The County’s 2021 Comprehensive Plan Future Land Use Map designates the property as Industrial, and within the Route 60 Corridor East Special Area Plan.

Ordinance O-2026-05 - Lighthouse Learning Academy - District 1/Flat Rock (Case #25-21-REZ): 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 its intersection with Southcreek One. The County’s 2021 Comprehensive Plan Future Land Use Map designates the property as Gateway Business, and within the Route 60 Corridor East Special Area Plan.

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: January 14, 2026 and January 21, 2026 (Powhatan Today)