

Comprehensive Plan Update 2017

Citizen Comments, Patrick Henry H.S., August 9, 2017



COMMENTS FOR THE PLAN IN GENERAL

Encourage age-in-place areas, look at square footage and smaller houses

The growth rate should not exceed 1%

An analysis of residential vs agricultural land use shows agriculture yields a tax benefit to citizens

Pause approving new residential development until existing inventory of approved lots is exhausted

The County needs to beware of growth from nearby jurisdictions and Northern Va

The County needs to accommodate a diverse population

Ensure with growth that quality of life is not lost

Need to maintain a sense of place

Need better cooperation with the Town of Ashland

Need a component to educate developers with the community

Need to invest in all age groups

Need rules to prohibit fracking

Need to look at mitigating impacts to the Town of Ashland near boundaries

Don't use the Comp Plan to rubber stamp approvals

Revisit the Zoning Ordinance for better design provisions

COMMENTS RELATED TO GROWTH MANAGEMENT

Lower Density in the SSA

Support for the SSA to contain growth

The phased SSA should continue

Likes that development is concentrated in the SSA

Keep density in the SSA to preserve rural areas

COMMENTS RELATED TO LAND USE

Need more open space

Need better design standards

Rt. 54 east needs to have the designated commercial to develop

Need more affordable housing and attention to families in need

Use innovative design to encourage mixed income and generational neighborhoods

Hanover should be a food producing greenbelt

Conduct research into existing well designed neighborhoods

Encourage better retail establishments in the SSA

Need better quality development

Need design guidelines for the Rural Villages

Encourage in-fill development instead of expanding the SSA

Agricultural areas need to be preserved

Ensure SSA transitions appropriately with adjoining localities

Protect the current character of the SSA

Encourage mixed use

Resist sprawl

Encourage opportunity to live near work

Retain natural areas

Rural does not mean agricultural, plan accordingly

Need affordable mixed income housing

Encourage rural enclaves within the SSA

Maintain the Rural Villages

Keep commercial development in areas already designated, such as Rural Villages

Need a wider range of density within individual subdivisions

Need diversity of housing within a development

COMMENTS RELATED TO TRANSPORTATION

Need more options for biking

Use existing ROW for bike/pedestrian lanes instead of roads

The County can't afford alternative means of transportation

Need to look a public transportation

Need to explore transportation options

Need trails that connect to greenways and neighborhoods, look at using existing utility easements

Concern about future roads going through parks

Road issues need to be addressed

Roads should not go through parks (Washington Lacy)

Explore bike routes and use the East Coast Greenway

Need more sidewalks and paths so residential neighborhoods connect with commercial

No high speed rail

Explore a system of Hubs and Links for pathways and for wildlife crossing

Need creativity for biking and walking

Explore alternate forms of transportation like public transportation

Utilize green infrastructure as alternative transportation

COMMENTS REGARDING UTILITIES AND FACILITIES

Internet service needs to be available throughout the County

Promote development of high speed internet

Ensure infrastructure is in place before approving development

Need more parks

Supply and demand is at work in Hanover County. Currently there is a diminished supply of houses to meet the demands of the market place. Housing prices have risen, making it harder for more and more people to purchase a home. So more people must resort to renting, causing rents to increase due to demand.

Particularly hard hit are low income families with fewer housing choices. They find themselves living in run down rental units where landlords have little incentive to maintain them. After all, where could these people go?

While it is true that employment has increased along the I-95 corridor, many of the new jobs pay low wages. The lack of housing requires these minimum wage workers to seek housing outside the county, increasing their travel time and associated expenses.

From a humanitarian standpoint, housing is a necessity as is health care and food. Between stagnating wages and rising health care costs, our low income neighbors are running out of options.

As we set aside land for industrial development to expand the county's tax base shouldn't we also look at the need for housing for this under represented population?

Over the years Chesterfield, Henrico and the city of Richmond have been able to address this situation by developing new upscale mixed income neighborhoods to bring together communities that provide housing for the spectrum of the population.

By planning space for such developments in Hanover County, we could meet the housing needs of this growing population by encouraging contractors, investors, developers, and non-profits to work together to provide similar communities in in our county.

Raising the tax base by encouraging new businesses to move here should float all ships, not least of which should be all the people who live in or join our community.