

Comprehensive Plan Update 2017

Citizen Comments, Lee-Davis H.S., August 10, 2017



COMMENTS FOR THE PLAN IN GENERAL

Development occurs at the expense of citizens

Need to conduct tax benefit analysis of different land uses

Need a hotline (like Mss Utility) for citizens to call about development

Need to provide citizen education about the Comp Plan

Should re-evalute previous Comp Plans to determe what does and does not work

Bring back cash proffers

Is King's Dominion getting tired? Potential new amusement area river or agriculture themed

More use of social media for development and Planning proposals

Safe community is positive; Sheriff's could use bikes in subdivisions

Need "Welcome to Hanover County" signs

Encouragage business and people to vist; become a Certified Community

The County has good schools

COMMENTS RELATED TO GROWTH MANAGEMENT

Density is too high; 4 units per acre is too high

Need to better control growth

High density needs to be spread out more and not concentrated in 23111 zip code

Concentration of high density has negative impacts

There are differences among areas of higher density

COMMENTS RELATED TO LAND USE

Look at older neighborhoods for stabilization and balance of uses

Multi-Use designation should be eliminated or made more specific

Work more with local residents at the beginning of a zoning case

Need to look at the zoned lots that have not yet been recorded or developed

Retrofit homes in the SSA

Expand the SSA so density won't be so concentrated there

Apartments need to be more evenly spread around the County

Increase minimum lot size and open space

Need better subdivision design

Houses are too close and need better quality materials

Need more hospitals and primary care uses

Concern about Planned Business overlapping with parks

Keep Ashland "The Center of the Universe" and not the center of an industrial park

Need to think about tiny house communities

Caution not to overbuild

Need to encourage development further east and west

Need eliminate areas of wetlands, RPAs, stormwater management, etc from density calculations

Consider placing agriculture closer to residential areas

U.S. Route 301 is nice now, don't mess it up with too much development

Need a map showing what has already been zoned but not developed

COMMENTS RELATED TO TRANSPORTATION

Too much traffic at RT 360 and I-295 and on Pole Green Road

Too much development and not enough roads to handle it

Can't get out to main roads like Lee-Davis, Rt 360 and Pole Green

Reduce the speed on roads

County needs to build roads before development

Cramming too much development without roads

Need a greenway plan to connect natural and recreational resources, like the Capitol Bike Trail

Incorporate more sidewalks and bike lanes

Need to have sidewalks to connect development, schools and commercial uses

Concern about the impact from high speed rail and expansions of Woodside Lane on Washington-Lacy Park

Improve the transportation system, need affordable transit

Need more biking trails

Concern about traffic on Pole Green Road and Studley Road

Development is overburdening the roads

Streets are overcrowded

COMMENTS REGARDING UTILITIES AND FACILITIES

Fire/EMS is excellent; retirement communities should have own services because they will stress countywide resources

Pole Green Park is awesome, especially the dog park

Avoid development within Washington-Lacy Park

Need Fire/EMS to increase incrementally with growth

Need additional parks in Mechanicsville and Cold Harbor

Likes that the County has great schools

Encourage growth of internet access

Save Washington-Lacy Park from roads and railroads

Need additional infrastructure for growth as well as for existing conditions