Hanover County Planning Commission

December 5, 2017
Comprehensive Plan 2017-2037

Hanover: People, Tradition & Spirit
On May 24, 2017, the Board of Supervisors authorized the Planning Commission to proceed with the 2017-2037 Comprehensive Plan update.

A series of community meetings were held to receive public comment on the proposed update:

- 4 meetings during the summer for initial comments prior to a draft Plan
- 4 meetings during the fall for comments on a draft Plan

The Planning Commission further held 5 work sessions to discuss citizen comments and to provide staff guidance for preparing an updated Plan.
Revisions drafted for the 2017-2037 Comprehensive Plan:

- **Section 1 Growth Management**
  
  - Updated with forecast population numbers based on the U.S. Census 2010, County estimates and the assumption that future population growth will be at 1.5 percent
  
  - Updated land capacity analysis in the Suburban Service Area utilizing the new population forecasts
South Anna Magisterial District
Section 2 Land Use

- Density range for the Suburban General designation changed from 1-4 du.ac to 1.5 - 3.5 du/ac and the Suburban High designation changed from 4 - 8 du/ac to 3.5 – 8
- Eliminated the Suburban Transitional (1-2 du/ac) designation; areas re-designated on the General Land Use map as Suburban General (1.5 - 3.5 du/ac)
- Revised the Multi-Use designation with recommendations that no more that 50% of a development be residential and no more than 25% of the non-residential be retail uses
Change designation from Agricultural to Commercial

South Anna Magisterial District
Enlarge the Commercial Node

Cold Harbor Magisterial District
Change the designation from Suburban General (1-4 DU/AC) to Multi-Family (8-15 DU/AC)
Change the designation from Suburban General (1-4 DU/AC) to Industrial
Section 3 Transportation

- Addition of a reference for Atlee Station Road (Route 637) corridor design specifications
- Addition of Level of Service standards for intersections when evaluating new development
- Eliminated two future thoroughfare roads
  - A Major Collector from Woodside Lane to I-95
  - Future Rt. 1250: a Minor Collector from Meadowbridge Rd. to Mechanicsville Tnpk. and a Minor Arterial from Mechanicsville Tnpk. to Creighton Rd.
Section 3 Transportation

- VDOT has reviewed the proposed changes to the Comprehensive Plan and stated no additional traffic modeling would be required for the update.

- Staff recommends additional text that references the Richmond Regional Transportation Planning Organization (RRTPO) and the Transportation Improvement Program which provides approved projects with cost estimates and fund obligations.
Eliminate a proposed Major Collector (100-ft ROW) from Woodside Ln. to I-95 Beaverdam Magisterial District

Eliminate Proposed Rt. 1250, From Meadowbridge Rd to Creighton Rd
Mechanicsville and Cold Harbor Magisterial Districts
Section 4 Active and Healthy Living

- A new component of the Plan that addresses the impacts of the built environment on the health of a community
  - Encourages a built environment which promotes active living and incorporates physical activity into the daily lives of its residents
  - Fosters interaction among residents to encourage social cohesion to strengthen community
  - Supports natural resource management to maintain and improve air and water quality
Section 5 Utilities and Community Facilities

- Updated population numbers and growth assumptions for future community facilities
- Updated the Utilities component and Map to reflect utilities constructed since 2012 and additional facilities
- Updated the Fire/EMS component to forecast growth
  - Added future stations on the Map in the vicinity of I-95 / Lewistown Road and Pole Green/Rural Point Roads
Section 5 Utilities and Community Facilities

- Revised the classification of various Parks based on acreage and facilities
- Identifies School facilities that can be utilized during certain hours
- Addition of new park in Cold Harbor
- Removed “future” park locations no longer viable or needed
Updated references and/or revised strategies for better clarification:

- Section 6 Environmental
- Section 7 Historic Resources-Heritage Tourism
- Section 8 Economic Development
HANOVER COUNTY
HISTORIC RESOURCES
AND
HERITAGE TOURISM
2017

1. North Anna
2. Skirmish at Mechanicsville
3. Battle of Slash Church/Hanover Courthouse
4. Ride Around McGuire
5. Skirmish at Shady Grove Church Road
6. Skirmish at Totopotomoy Creek
7. Skirmishes at Half Sink and Meadow Bridges
8. Battle of Beaverdam Creek/Mechanicsville
9. June/July 1863 Raids on the South Anna Bridges
10. Battle of Squirrel Bridge
11. Skirmish at Ashland
12. Battle of Meadow Bridges
13. Battle of Roswell House
14. Pamunkey River Crossings
15. Skirmish at Pollard's Farm and Hanoverton
16. Battle of Haw's Shop
17. Engagements along Totopotomoy Creek
18. Battle of Maladequin Creek
19. Union Attacks on the Bethesda Church Area
20. Battle of Hanover Courthouse
21. Battles of Old Cold Harbor
22. Second Battle of Ashland
23. Operations at Cold Harbor in middle Section of Battlefield
24. Cold Harbor
25. Gaines Mill

National Register Sites as of 2017 Plan Adoption
Historic Preservation Overlay District
Civil War Battlefield Sites and Key Movements
U.S. Bicycle Routes

National Battlefield Parks (Beaverdam Creek and Cold Harbor)

Legend:
- National Register Sites as of 2017 Plan Adoption
- Historic Preservation Overlay District
- Civil War Battlefield Sites and Key Movements
- U.S. Bicycle Routes
- County Roads
- Railroads
- Water Features
- Patrick Henry Route

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Recommendation

ADOPTION of the draft resolution recommending APPROVAL of CPA-1-17 as an amendment to the Comprehensive Plan for Hanover County, Virginia, as set forth in the draft document titled “Hanover County, Virginia Draft Comprehensive Plan, 2017-2037” dated November 16, 2017, with additional text referencing the Richmond Regional Transportation Planning Organization.