

CPA-1-17, HANOVER COUNTY BOARD OF SUPERVISORS

Comprehensive Plan Update 2017-2037

Comprehensive Plan Amendment Report

Board Meeting Date: February 14, 2018



Overview

In accordance with Virginia Code Section 15.2-2230, *at least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.* Hanover County has routinely reviewed the plan per the requirements of 15.2-2230. The current 2012 Comprehensive Plan was adopted September 11, 2013. CPA-1-17 is the 5-year update to the 2012 Comprehensive Plan.

On May 24, 2017, at a joint work session meeting of the Board of Supervisors, Planning Commission and Economic Development Authority, the Board authorized the Planning Commission to proceed with the 2017-2037 Comprehensive Plan update and to use the assumption that the average annual population growth rate will be 1.5 percent. The work session also included recommendations from a Board appointed Comprehensive Plan Citizen Engagement Advisory Committee on how to enhance public participation for the Comprehensive Plan 2017 Update.

Subsequent to the meeting on May 24, 2017, a series of (8) community meetings were advertised and held: (4) community meetings during July and August to gather public comment prior to drafting a Plan and (4) meetings in October for comment on a drafted Plan. The Planning Commission further held (5) work sessions to discuss further revisions based on public comment and held a public hearing on December 5, 2017.

On December 14, 2017, the Planning Commission recommended that the Board **ADOPT** CPA-1-17 as an amendment to the Comprehensive Plan with changes as presented in a document titled "Hanover County, Virginia Draft Comprehensive Plan 2017-2037 Recommended by the Planning Commission", dated December 14, 2017.

A public information meeting was held by the Board of Supervisors on January 31, 2018, to review and consider citizen comments on the Plan recommended by the Planning Commission.

Planning Commission Recommended Amendments

In general, the changes to the text include:

- Updated population growth forecast assumptions
- Updated Community Facility planning based on new population growth forecasts
- Addition of information from various studies, data sources and new policy initiatives
- Addition of a reference to corridor alignment specifications for Atlee Station Road (Route 637)

- Addition of a new section, Active Living and Healthy Neighborhoods, with a goal of Hanover County being a community that supports the physical, social, and mental well-being of all its citizens to help create vibrant and safe places to live

Subsequent to the Planning Commission recommendation, Staff made some minor edits to the draft Plan for better clarification. The changes are as follows:

Section 2, Land Use, page 8, 2nd paragraph (changes in bold): the revised language is to clarify that the recommended ratio of retail uses only applies when residential uses are proposed for a multi-use development. Revised language: ***Retail uses may be incorporated into development proposals but should not exceed 25% of the non-residential square footage when located within a mixed residential and commercial development proposal.***

Section 3, Transportation, page 2, last paragraph, and page 3, cost estimate charts and last paragraph (changes in bold): the revisions to update estimated cost amounts for road improvements based on the Board of Supervisors Road Project Status Report, January 10, 2018).

The changes to the Comprehensive Plan maps are summarized as follows:

Growth Management Conservation & Suburban Development Plan Map

- Expand the Suburban Service Area on the south and west line of Pouncey Tract Road (State Route 271) between its intersection with Mile Branch Road (State Route 703) and the Goochland County Line (map attached)

General Land Use Plan & Major Thoroughfare Plan Map

General Land Use Plan

- Density range for the Suburban General designation changed from 1-4 dwelling units per acre to 1.5 to 3.5 dwelling units per acre and the Suburban High designation changed from 4 - 8 dwelling units per acre to 3.5 - 8 dwelling units per acre
- Eliminate the Suburban Transitional (1-2 dwelling units per acre) designation; areas with this designation on the 2012 General Land Use Plan map re-designated as Suburban General with a recommended density range of 1.5 - 3.5 dwelling units per acre
- Change the Agricultural designation to Commercial for an area on the south and west line of Pouncey Tract Road (State Route 271) between its intersection with Mile Branch Road (State Route 703) and the Goochland County Line (map attached)
- Change the Suburban General (1 - 4 dwelling units per acre) designation to Industrial for an area north of Virginia Crane Drive (State Route 821) at its intersection with Ashcake Road (State Route 657) (map attached)
- Change the Suburban General (1 - 4 dwelling units per acre) designation to Multi-Family (8 - 15 dwelling units per acre) for an area on the south line of Mechanicsville

- Turnpike (U.S. Route 360) east of its intersection with Meadow Drive (State Route 1120) (map attached)
- Enlarge the Commercial node designation at the intersections of Cold Harbor Road (State Route 156), Beulah Church Road (State Route 633), Crown Hill Road (State Route 632), and Rockhill Road (State Route 619) (map attached)

Major Thoroughfare Plan (detail map of the proposed changes are attached)

- Eliminate a proposed Major Collector (100-ft ROW) from Woodside Lane (Town of Ashland Road) to Interstate 95 (map attached)
- Eliminate a proposed Minor Collector (60-ft ROW) east of the Chickahominy River from Meadowbridge Road (State Route 627) to Mechanicsville Turnpike (U.S. Route 360) (map attached)
- Eliminate a proposed Minor Arterial (100-ft ROW) east of the Chickahominy River from Mechanicsville Turnpike (U.S. Route 360) to Creighton Road (State Route 615) (map attached)

All other Comprehensive Plan maps have been updated to reflect existing conditions and community facilities as proposed by each of the County departments responsible for implementation of policies and facilities.

Individual Comprehensive Plan Amendment Applications

During the Comprehensive Plan update process, (5) applications were submitted from citizens to amend the Plan (applications attached):

- Application to change the Suburban General (1 - 4 dwelling units per acre) designation to Multi-Family (8 - 15 dwelling units per acre) for an area on the south line of U.S. Route 360 east of its intersection with Meadow Drive. **The change was recommended by the Planning Commission and is included on the General Land Use Plan Map for the Board's consideration.**
- Two adjoining amendment applications, (1) to expand the Suburban Service Area and change the Land Use designation from Agricultural to Suburban General (1-4 Dwelling Units Per Acre) for the area in the northwest quadrant of the intersection of Pouncy Tract and Ashland Roads, and (2) expand the Suburban Service Area and change the Land Use designation from Agricultural to Commercial for the area in the southwest quadrant of the intersection of Pouncy Tract and Ashland Roads. **The Planning Commission recommended the expansion of the SSA and to change the Land Use designation for the subject area from Agricultural to Commercial; the changes are included on the General Land Use Plan Map for the Board's consideration.**
- Two adjoining amendment applications, (1) to expand the Suburban Service Area and change the Land Use designation from Agricultural to Commercial on the east line of U.S. Route 301 south of its intersection with Beatty's Mill Road, and (2) expand the Suburban Service Area and change the Land Use designation from Agricultural to

Commercial on the east line of U.S. Route 301 across from Hanover High School. **The Planning Commission did not recommend these changes and the proposals are not included on the General Land Use Plan Map for the Board's consideration.**

Citizen Correspondence

Subsequent to the Planning Commission's recommendation of a Plan on December 14, 2017, staff has received several e-mail copies of citizen correspondence to the Board of Supervisors. Since the e-mails were sent directly to the Board, copies are not attached to this report but are available on request should the Board want to review them.

Staff's Recommendation

Adoption of the attached draft resolution approving CPA-1-17, as an amendment to the Comprehensive Plan for Hanover County, Virginia, as presented in the document titled "Hanover County, Virginia Comprehensive Plan 2017-2037, dated February 14, 2018, which includes text and map changes, as recommend by the Planning Commission with modifications made by staff to Sections 1, Land Use and Section 2, Transportation.

ATTACHMENTS

Draft Board of Supervisors Resolution, CPA-1-17
Planning Commission Adopted Resolution, CPA-1-17
VDOT Letter dated 1/29/18, stating Plan Compliance
(5) Comprehensive Plan Request Applications
Hanover County Comprehensive Plan, 2017-2037, 2/14/18

DRAFT

**Board Resolution
Comprehensive Plan Update 2017-2037
CPA-1-17**

WHEREAS the Planning Commission is required by Virginia Code Section 15.2-2223 to prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction and Virginia Code Section 15.2-2229 prescribes procedures for amendment of an adopted Plan; and

WHEREAS, the Hanover County Board of Supervisors adopted a Comprehensive Plan on June 28, 1972, and adopted amendments to update the Comprehensive Plan on October 20, 1982 and during each successive five-year period; and

WHEREAS, the Hanover County Board of Supervisors adopted the last update to the County's Comprehensive Plan, Comprehensive Plan Amendment 12-01, on September 11, 2013; and

WHEREAS, May 24, 2017, the Board of Supervisors held a joint public workshop with the Planning Commission and the Economic Development Authority to discuss updating the Comprehensive Plan; and

WHEREAS, on May 24, 2017, the Board of Supervisors authorized the Planning Commission to proceed with the process of updating the Comprehensive Plan; and

WHEREAS, the Planning Commission has participated a series of five advertised public workshops and eight advertised community meetings to discuss the Comprehensive Plan and proposed changes to the Comprehensive Plan and has received public input on all elements of the Comprehensive Plan; and

WHEREAS, on December 5, 2017, the Planning Commission held a public hearing at which public comment was received on the proposed Comprehensive Plan Amendment, CPA-1-17, which includes text changes and changes to the adopted Comprehensive Plan Maps; and

WHEREAS on December 14, 2017, the Planning Commission recommended that the Board of Supervisors **ADOPT** CPA-1-17 as an amendment to the Comprehensive Plan for Hanover County, Virginia, pursuant to the Code of Virginia, 1950, as amended, which includes text changes and changes to the Comprehensive Plan Maps as presented in a document titled "Hanover County, Virginia Draft Comprehensive Plan 2017-2037", dated November 16, 2017, with revisions as presented in a document titled "Section 3 Transportation", dated December 13, 2017, and as presented in a document titled "Section 4 Active Living and Healthy Neighborhoods", dated December 12, 2017; and

WHEREAS on January 31, 2018, the Board of Supervisors held an advertised public information meeting to receive public comment on Comprehensive Plan Amendment 1-17, which included all revisions as recommended by the Planning Commission in a document titled "Hanover County, Virginia Draft Comprehensive Plan 2017-2037 Recommended by the Planning Commission", dated December 14, 2017; and

WHEREAS on February 14, 2018, the Board of Supervisors held an advertised public hearing to receive public comment on Comprehensive Plan Amendment 1-17.

NOW, THEREFORE, BE IT RESOLVED by the Hanover County Board of Supervisors that Comprehensive Plan Amendment 1-17 be and is hereby **ADOPTED** as an amendment to the Comprehensive Plan for Hanover County, Virginia, as presented in the document titled "Hanover County, Virginia Comprehensive Plan 2017-2037", dated February 14, 2018, which includes text changes and changes to the adopted Comprehensive Plan Maps as recommend by the Planning Commission and with modifications made by staff to Sections 1, Land Use and Section 2, Transportation.

BE IT FURTHER RESOLVED that the text and maps, as set forth in the document titled "Hanover County, Virginia Comprehensive Plan 2017-2037", dated February 14, 2018, be modified as follows:

INSERT ANY ADDITIONAL CHANGES

**HANOVER COUNTY PLANNING COMMISSION
RESOLUTION
CPA-1-17**

VIRGINIA: At a Regular Meeting, of the Hanover County Planning Commission in the Board Auditorium of the Hanover County Government Building, Hanover County, Virginia, on Thursday, December 14, 2017, at 7:00 P.M.

PRESENT: Mr. Jerry W. Bailey, Chairman
Mr. Steven F. Hadra, Vice-Chairman
Mr. Alan Abbott
Mrs. Edmonia P. Iverson
Mr. Larry A. Leadbetter
Mr. Fredric I. McGhee, Jr.
Mr. Randy A. Whittaker

**STAFF
PRESENT:** Mr. David P. Maloney
Mr. Lee W. Garman
Mr. Sterling Rives III
Ms. Nancy Batterson

WHEREAS, the Planning Commission is required by Virginia Code Section 15.2-2223 to prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction, and Virginia Code Section 15.2-2229 prescribes procedures for amendment of an adopted Plan; and

WHEREAS, the Hanover County Board of Supervisors adopted a Comprehensive Plan on June 28, 1972, and adopted amendments to update the Comprehensive Plan on October 20, 1982 and during each successive five-year period; and

WHEREAS, the Hanover County Board of Supervisors adopted the last update to the County's Comprehensive Plan, Comprehensive Plan Amendment 12-01, on September 11, 2013; and

WHEREAS, May 24, 2017, the Board of Supervisors held a joint public workshop with the Planning Commission and the Economic Development Authority to discuss updating the Comprehensive Plan; and

WHEREAS, on May 24, 2017, the Board of Supervisors authorized the Planning Commission to proceed with the process of updating the Comprehensive Plan; and

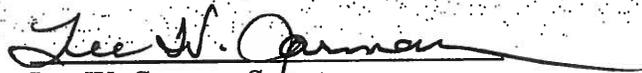
WHEREAS, the Planning Commission has participated a series of five advertised public workshops and eight advertised community meetings to discuss the Comprehensive

Plan and proposed changes to the Comprehensive Plan and has received public input on all elements of the Comprehensive Plan; and

WHEREAS, on December 5, 2017, the Planning Commission held a public hearing at which public comment was received on the Comprehensive Plan and the proposed Comprehensive Plan Amendment, CPA-1-17, which includes text changes and changes to the adopted Comprehensive Plan Maps.

THEREFORE, BE IT RESOLVED by the Hanover County Planning Commission, that Comprehensive Plan Amendment 1-17 be forwarded to the Board of Supervisors with a recommendation to **ADOPT** as an amendment to the Comprehensive Plan for Hanover County, Virginia, pursuant to the Code of Virginia, 1950, as amended, which includes text changes and changes to the Comprehensive Plan Maps as presented in a document titled "Hanover County, Virginia Draft Comprehensive Plan 2017-2037", dated November 16, 2017, with revisions as presented in a document titled "Section 3 Transportation", dated December 13, 2017, and as presented in a document titled "Section 4 Active Living and Healthy Neighborhoods", dated December 12, 2017.

A Copy
Teste:


Lee W. Garman, Secretary
Hanover County Planning Commission