

**Hanover County Board of Supervisors**

**DRAFT Minutes**

**Comprehensive Plan Update Community Meeting**

**Patrick Henry High School**

**August 13, 2013**

**PRESENT:**

Mr. W. Canova Peterson, IV, Chairman  
Mr. Sean Davis, Vice-Chairman  
Mr. G. Ed Via, III  
Mr. Aubrey Stanley  
Mr. Wayne T. Hazzard

**STAFF PRESENT:**

Cecil R. Harris  
Frank W. Harksen, Jr.  
Sterling E. Rives, III  
Tom Harris  
Mike Flagg  
David Maloney  
Mary Pennock  
Donna Bowen  
Lee Garman  
Ryan Fletcher

**CITIZEN ATTENDEES:**

Approximately 45 citizens in attendance

**I. Call to Order**

At 6:30pm, the Chairman called the community meeting to order.

**A. Invocation**

Mr. Davis gave the invocation.

**B. Pledge of Allegiance**

Mr. Via led the Pledge of Allegiance.

## **II. Meeting Overview**

The Chairman provided an overview of the Community Meeting, explaining that it is designed as an informal setting for citizens to both become familiar with, and ask questions about, the draft Comprehensive Plan.

The Chairman reviewed the schedule of upcoming meetings regarding the Comprehensive Plan. The Board of Supervisors will be holding a public hearing on the Comprehensive Plan on Wednesday, August 28, 2013 at the Hanover County Administrative Building Board Room. There will also be a Board of Supervisors Workshop on Wednesday, September 4, 2013 in the Hanover County Administration Building Board Room, and potentially vote on the plan at a Board of Supervisors meeting on Wednesday, September 11, 2013 in the Hanover County Administration Building Board Room

The Chairman detailed the format of tonight's meeting. First, Mr. Maloney will provide a presentation regarding the Comprehensive Plan Update. Second, citizens will have an opportunity to review the draft plan and draft maps. Planning Department staff will be available to answer citizen questions regarding the Comprehensive Plan Update. Due to the informal format of the Community Meeting, the Chairman went ahead and declared the meeting to be officially adjourned at 7:30pm, noting that citizens are welcome to stay later to review the draft maps and discuss questions with staff. He encouraged citizens to write comments on the handouts provided and submit to staff. The Chairman then introduced Mr. Maloney.

## **III. Comprehensive Plan Update 2012-2032 Presentation**

Prior to beginning the presentation, Mr. Maloney introduced and explained that Planning Department staff will be available for questions regarding the draft maps and will take note of citizen comments.

Mr. Maloney began the presentation with an overview of the Comprehensive Planning process. Virginia Code Section 15.2-2230 requires that at least once every five years the Comprehensive Plan be reviewed by the local Planning Commission. The last update to Hanover County's Comprehensive Plan occurred in 2007. The 2012-2032 update to the Comprehensive Plan began on January 25, 2012. At their June 20, 2013 meeting, the Planning Commission adopted a resolution recommending approval of the draft Comprehensive Plan.

Mr. Maloney detailed changes in the draft Comprehensive Plan, including reformatting changes and updates to population growth rate forecasts. Mr. Maloney specifically explained that the projected growth rate is based on historical trends of population growth within the County. The draft Comprehensive Plan assumes a population growth rate of 1.5%. This does not mean that the County is forcing and/or limiting growth rate to only

1.5%. The growth rate of 1.5% is simply a future projection of growth within Hanover County. Mr. Maloney also explained that Community Facility planning is based on the 1.5% projected growth rate.

Mr. Maloney explained that the draft Comprehensive Plan, recommended by the Planning Commission, includes three major policy shifts from the existing version of the plan. First, the draft plan allows individual service connections for public water and sewer beyond the boundaries of the Suburban Service Area (SSA) if these properties are adjacent to existing public utility easements. Second, residential density, regardless of land use classification and zoning district, has been reduced from a maximum density of 30 dwellings per acre to 15 dwellings per acre. Third, the use of the Mixed-Use (MX) zoning district is no longer recommended for areas designated for Suburban General residential development. The draft Comprehensive Plan maps, which are available for citizen review, reflect the proposed changes in the plan.

Mr. Maloney introduced three new land use designations that are proposed in the draft Land Use Plan map. These land use designations include Multi-Use, Business-Industrial, and Rural Village. The Multi-Use designation is appropriate for master planned communities characterized by employment and residential uses. The Business-Industrial designation is appropriate for commercial uses integrated with limited industrial uses. The Rural Village designation is appropriate for commercial uses that serve local rural areas and low density residential uses. The draft Land Use Plan map also eliminates one land use designation, Office-Service, and integrates the Suburban Transitional designation with the Suburban General designation. There are also specific land use designation changes to specific areas throughout the County.

Mr. Maloney presented the draft Land Use Plan map and highlighted major land use designation changes that are proposed in certain areas. The areas with proposed major land use designation changes include the following: New Ashcake Road and Rural Point Road at U.S. Route 301; Kings Dominion Boulevard at U.S. Route I; Creighton Parkway at U.S. Route 360; U.S. Route 1 and Lewistown Road area corridors; Cedar Lane west of U.S. Route 1; U.S. Route 33/Hylas area; Creighton Road at Interstate 295; and Meadowbridge Road and Pole Green Road at Interstate 295.

Next, Mr. Maloney explained that the draft Comprehensive Plan includes the Major Thoroughfare Plan Map. The County's Traffic consultant has performed an analysis of the proposed land use changes and determined no functional road classifications are necessary for the 2012 Major Thoroughfare Plan. VDOT has also evaluated the Transportation Plan and found that it is consistent with the Statewide Transportation Plan. Mr. Maloney also discussed the Conservation and Phased Suburban Development and Utility Plan Maps.

Mr. Maloney concluded the presentation by reviewing the schedule of upcoming meetings regarding the Comprehensive Plan. Mr. Maloney then opened up the meeting for general citizen questions regarding the Comprehensive Plan, to be followed by the informal citizen review of the draft maps.

#### **IV. General Citizen Questions**

Citizen: what type of commercial development would occur along Rt. 33? Mr. Maloney explained that the plan does not designate any particular business but he anticipated business park, offices, etc.; would not expect heavy industry. He further clarified that 70% refers to the residential growth within the Suburban Service Area and that the Plan does not force growth but predicts growth; growth will happen with market conditions.

Citizen: in the first draft of the Comp Plan 2% growth was used, at a Board meeting on March 13, 1% for the first four years and 1.5% for the next ten years, all seems contradictory. Mr. Peterson responded that those assumptions were looking at a different time frame and that this Plan is a 20 year horizon.

Citizen: was revenue for the County a factor in determining growth rate? Mr. Maloney responded partially, that road improvements are handled through cash contributions and proffered conditions; other facility funding is determined through the annual CIP. Certain types of commercial development follows rooftops and the Multi-Use is an attempt to link these forces of trying to balance residential growth and commercial tax base.

Citizen: water and sewer on Rt. 33, will it be expanded to current residents? Mr. Maloney said that there was a recently completed pump station at Grassy Swamp; if a property owner adjacent to existing or planned utility extension, the property owner could connect.

Citizen: 15 units per acre sounds like apartments. Looking at crime in Mechanicsville where there is high density, I don't want that on the Rt. 33 corridor. Apartments are the biggest complaint.

Citizen: When will Hanover look like Chesterfield? Mr. Maloney said the County has many choices such as concentrating development; Chesterfield has a radial pattern of development along major routes and Hanover has chosen a compact system. With or without a Plan Hanover will grow, the question is where?

Citizen: the last update expanded the SSA; the Board approved a Mixed-Use Ordinance to accommodate the then perceived growth. How much of the expanded SSA has been developed? Another rationale was to bring high-tech jobs, where is Economic Development bringing these jobs, seems more like low pay service jobs; We should not be adding new designations, don't understand why not just tweaks to the Plan after the dramatic change in 2007. Mr. Maloney said the draft Plan does not add density. Cedar Lane / Rt. 1 residential capacity has also been cut while maintaining the commercial.

Citizen: residential development does not pay for service ratio between residential and non-residential. Can the County control the timing of residential; does the Board consider instituting an ordinance to get legal stance to control residential growth? Mr. Peterson

responded that there needs to be a balance between all residential and all commercial growth. The SSA footprint does not change; the concern sounds like Agenda 21 control and that would not be good for the County.

Citizen: what would stop apartments in all of the SSA? Mr. Peterson said that a zoning request must be made and the process is to use the Comp Plan to determine compatibility. Mr. Maloney said that an applicant rezoning must demonstrate compatibility with the Comp Plan and the Board has discretion to approve or disapprove the zoning.

Mr. Rives said that the Comp Plan including the SSA is a tool to control growth. The SSA won't be filled with apartments because only a few areas allow for high density residential. 70% of the County is designated for rural areas. In the late 1980s the growth rate was over 3% and at that rate it is difficult to provide services. Early 1990s the rate reduced to 2.5 %. The Board is trying to plan for growth at 1.5%, the 15 units per acre is permitted only within certain designated areas and the Comprehensive Plan is a legal tool.

Citizen: since the expanded SSA has not been used, suggestion to shrink the existing SSA. Mr. Rives responded that the SSA could be decreased but owners made investments based on the Comp Plan. Nobody is proposing an expansion of the SSA.

Citizen: does the County have the legal authority to reduce the area in the SSA? And Mr. Rives responded yes the County has the authority.

Citizen: The new I-95 interchange shown north of Ashland, is this a near term improvement? Mr. Maloney responded that it is not a near term improvement but a Plan to reserve the right-of-way corridor for future improvements.

## **V. Review of Draft Maps**

At 7:37 pm the general question session concluded and citizens reviewed the draft maps to discuss specific details with Planning Staff. Citizens reviewed maps and chatted with staff until approximately 8:15 pm.