

Hanover County Board of Supervisors

DRAFT Minutes

Comprehensive Plan Update Community Meeting

Lee-Davis High School

August 7, 2013

PRESENT:

Mr. W. Canova Peterson, IV, Chairman
Mr. Sean Davis
Mr. G. Ed Via, III
Mrs. Angela Kelly-Wiecek
Mr. Wayne T. Hazzard

STAFF PRESENT:

Frank W. Harksen, Jr.
Sterling E. Rives, III
David Maloney
John Bender
Lee Garman
Megan Dalzell
Dawn Hardman
Alyssa Halle

CITIZEN ATTENDEES:

Approximately 48 citizens in attendance

I. Call to Order

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

A. Invocation

The Chairman gave the invocation.

B. Pledge of Allegiance

Mrs. Kelly-Wiecek 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. Mr. Hazzard will be holding a Town Hall meeting on Monday, August 12, 2013 at 6:30pm at Elmont Elementary School. There will also be another Community Meeting, identical to tonight's meeting, held on Tuesday, August 13, 2013 at 6:30pm at Patrick Henry High School. 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.

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. The Chairman then introduced Mr. Maloney.

III. Comprehensive Plan Update 2012-2032 Presentation

Prior to beginning the presentation, Mr. Maloney explained that Planning Department staff will be available for questions regarding the draft maps and will take note of citizen comments. These notes will be compiled after all community meetings have occurred and will be provided to staff and the Board of Supervisors for review.

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

The first citizen question was about the relationship between growth rate and density. Mr. Maloney explained that density is calculated as the number of dwelling units per acre. Growth rate doesn't address density per say; it reflects the overall growth trends within the County. Growth rate and density are related when considering where in Hanover County new citizens will live. The vast majority of new development (78%) within the County is to be located within the Suburban Service Area (SSA). The SSA has an average density of three units per acre. This area is denser than the rural/agricultural areas of the county.

The second citizen question was about the relationship between land use designations and zoning. Mr. Maloney explained that the land use designation is a reflection of the desired future land uses of the County. The land use designations list appropriate zoning districts for each land use category that achieve the desired future use of the land.

A follow up question was asked regarding what zoning districts are appropriate for the new Multi-Use land use designation. Mr. Maloney explained that there are a variety of zoning classifications that would be appropriate. Additionally, there are three zoning scenarios that would achieve the goals of mixed use areas. The first scenario, which is how multi-use has been achieved in the past, involves rezoning properties to allow a mix of uses. The second scenario, which is the new option, involves using the Multi-Use designation to create a mixed use area and/or village. The third scenario is to work within existing zoning classifications for uses that are allowed by-right.

The third citizen question was whether or not areas that are currently located within the Agricultural District (A-1) of the County would be changed to allow more intensive suburban/urban uses. Mr. Maloney explained that properties that are currently zoned A-1 will remain agricultural. The draft changes in the Comprehensive Plan do not change the underlying zoning of the County. Zoning designations will not change unless a citizen specifically asks for a rezoning. Mr. Maloney emphasized that the Board of Supervisors considers the specific conditions of each rezoning request on a case-by-case basis.

The fourth citizen question was about the proposed extension of Creighton Parkway beyond Creekside. The citizen expressed concerns over noise and potential environmental, wetlands, and endangered species impacts if the extension were to occur. Mr. Maloney explained that the proposed extension has been located to provide the fewest possible negative impacts. He also explained that while the road is proposed as being extended, this likely will not occur unless a property owner or group of property owners were to submit a proposal to rezone and/or develop areas along that corridor. The extension is largely dependent upon the demand for development within the area. Additionally, if development were to occur, the proposed extension would be required to comply with state and federal environmental standards.

The final citizen question inquired into how procedures/processes within the Planning Department have been adjusted to make applying for rezonings and/or development

review more user-friendly. While this is not a question related to the Comprehensive Plan, Mr. Maloney explained that all of the Community Development departments within Hanover County (Planning, Public Works, Public Utilities, etc.) undertook a comprehensive review of their processes, including a review by outside consultants. This initiative resulted in the County streamlining its procedures/processes and focusing on providing more user-friendly services. Additionally, Planning Staff reviewed both the Subdivision Ordinance and Zoning Ordinance, updating and streamlining both ordinances.

V. Review of Draft Maps

At 7:35pm Mr. Maloney concluded the general question session and invited citizens to review the draft maps and discuss specific details with Planning Staff. Citizens reviewed maps and chatted with staff until approximately 8:15pm.