

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
A1	East Side of Atlee Station Road at Atlee Road	Ashland	Suburban General	Neighborhood Commercial	Existing B-0 zoning, existing businesses, located near an intersection of a major collector/minor collector, planned roadway capacity improvements in the area	CHF: Opposes <i>Neighborhood Commercial</i> (Ranking #1) and requested <i>Suburban Transitional Residential</i> due to concerns related to traffic and access.	Staff agrees with public comments and proposed designation will be changed to Suburban Neighborhood Residential (same as 2018 plan).
A2	End of Egypt Road	Ashland	Limited Industrial, Industrial	Suburban Neighborhood Residential	Limit additional industrial encroachment within the Brown Grove Rural Historic District	CHF: Supports staff recommendation (Ranked #5).	
A3	Sliding Hill Road/Peaks Road/Ashcake Road (Southwest Corner)	Ashland	Limited Industrial	Rural/Agricultural	Limit additional industrial encroachment within the Brown Grove Rural Historic District	CHF: Supports staff recommendation (Ranked #5).	
A4	South Side of Ashcake Road (Near Brown Grove Baptist Church)	Ashland	Limited Industrial	Suburban Neighborhood Residential	Limit additional industrial encroachment within the Brown Grove Rural Historic District, reflects existing single-family residential uses	CHF: Supports staff recommendation (Ranked #5).	
A5	Ashcake Road/Virginia Crane Drive (Southwest Corner)	Ashland	Limited Industrial	Suburban Neighborhood Residential	Limit additional industrial encroachment within the Brown Grove Rural Historic District, create clear boundary between industrial and residential uses (Virginia Crane Drive)	CHF: Supports staff recommendation (Ranked #5).	
A6	Lakeridge Parkway (North of Lewistown Road)	Ashland	Destination Commercial	Employment Center	Existing B-3/M-2 zoning, existing business/industrial uses, few existing businesses are regional destinations	CHF: Opposes <i>Employment Center</i> and <i>Business Flexible</i> designations proposed for A6 and A7 areas and want to retain <i>Destination Commerce</i> designation.	Area was changed back to the Destination Commerce designation (same as 2018 plan).
A7	North Side of Lewistown Road (Lakeridge Parkway to Lickinghole Creek)	Ashland	Destination Commercial	Business Flexible	Existing B-3/M-2 zoning in area, location near interstate interchange and signalized intersection attractive for economic development	CHF: Opposes <i>Employment Center</i> and <i>Business Flexible</i> designations proposed for A6 and A7 areas and want to retain <i>Destination Commerce</i> designation.	Area was changed back to the Destination Commerce designation (same as 2018 plan).
A8	New Ashcake Road/Sliding Hill Road (West Side)	Ashland	Commercial, Limited Industrial	Neighborhood Commercial	Redesignated area between Hanover County Airport and a distribution center under construction to a lower-intensity business designation due to location within Brown Grove Rural Historic District. Due to location adjacent to airport and a large-scale industrial use, residential uses did not seem compatible at this location with those surrounding uses. Water and sewer are available at this location and there is direct access to a major thoroughfare.		New Change Since Round #1 Review

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
A9	New Ashcake Road/Sliding Hill Road (East Side)	Ashland	Commercial, Limited Industrial	Neighborhood Commercial, Suburban Neighborhood Residential	Revise boundaries so that <i>Neighborhood Commercial</i> designation generally follows roads as boundaries (Sliding Hill Road, New Ashcake Road, Brook Spring Road) to minimize inclusion of existing residential homes along the east side of Brook Spring Road included within the Brown Grove Rural Historic District.		New Change Since Round #1 Review

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
B1	State Route 54 at Burleigh Drive Area	Beaverdam	Planned Business	Suburban Transitional Residential	Edge of SSA (transition to adjacent rural areas), consistent with existing development patterns in the area	Citizen #1: Supports staff recommendation (ranked #5), as it is located on the edge of the SSA. CHF: Supports staff recommendation (Ranked #5).	
B2	North Side of State Route 54 and Providence Church Road Area	Beaverdam	Planned Business	Suburban Neighborhood Residential	Adjacent to existing single-family residential neighborhoods, adjacent to areas designated for residential development within the Town of Ashland, edge of SSA (transition to adjacent rural areas)	Citizen #1: Supports staff recommendation (ranked #5), as this area is located between an existing residential subdivision (Providence) and an existing RC subdivision. CHF: Supports recommendation (ranked #5 for this area). Citizen #2: Citizen commented on proposed <i>Neighborhood Commercial</i> designation located west of this area, stating that the recommended limit to building footprints of 12,500 square feet is too small and a waste of usable land. Citizen #1 and CHF expressed concern regarding the <i>Neighborhood Commercial</i> designation applied between Providence Church Road and State Route 54 (requested <i>Suburban Neighborhood Residential</i> ).	Area between Providence Church Road and State Route 54 was changed from <i>Neighborhood Commercial</i> to <i>Suburban Neighborhood Residential</i> .
B3	South Side of State Route 54 at Eastern Town Limits	Beaverdam	Planned Business, Commercial	Employment Center	Accommodate economic development opportunities near an interstate interchange	Citizen #1: Does not support the <i>Employment Center</i> designation east of the Town of Ashland (ranked #1), but does support the <i>Suburban Transitional Residential</i> designation along the edge of the SSA (ranked #5). CHF: Does not support the <i>Employment Center</i> designation east of the Town of Ashland (ranked #1), but does support the <i>Suburban Transitional Residential</i> designation along the edge of the SSA (ranked #5).	Staff recommends retaining the <i>Employment Center</i> designation, as it is compatible with adjoining land uses recommended in the Town of Ashland, near an interstate interchange, and existing zoning allows for a higher-intensity mix of uses.
B4	West Side of Old Ridge Road between South Anna River and Hickory Hill Road	Beaverdam	Planned Business	Suburban Transitional Residential	Existing large-lot residential development on the edge of the SSA (transition to adjacent rural areas)	CHF: Supports staff recommendation (Ranked #5).	
B5	Mount Hope Church Road at Doswell Road	Beaverdam	Commercial	Rural/Agricultural	No existing business uses in that area	CHF: Supports staff recommendation (Ranked #5).	
B6	Old Ridge Road/Teman/Hewlett Road Intersection	Beaverdam	Commercial	Rural/Agricultural	No existing business uses in that area	CHF: Supports staff recommendation (Ranked #5).	
B7	East Side of Elmont Road from Ashland Town Limits to Ashcake Road	Beaverdam	Suburban General	Suburban Transitional Residential	Existing R-1 zoning, existing single-family residential uses within platted subdivisions (unlikely for redevelopment), edge of SSA (transition to adjacent rural areas)	Citizen #1: Opposes additional residential development in this area (on the edge of the rural areas). CHF: Supports the <i>Suburban Transitional Residential</i> designation recommended for much of this area (Ranked #5).	Staff recommends no change, as the area is located within the SSA and the draft plan recommends lower-intensity development than what is recommended in the current plan.
B8	Industrial Spot at Louisa County Line	Beaverdam	Industrial	Rural/Agricultural	Limited industrial development and zoning in this area, no public utilities, outside of SSA	CHF: Expressed support or neutral for these areas (Ranked #3 or #5).	Staff recommends no change.

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
B9	Industrial Strip East of Beaverdam	Beaverdam	Industrial	Rural/Agricultural	Limited industrial development and zoning in this area, no public utilities, outside of SSA	CHF: Expressed support or neutral for these areas (Ranked #3 or #5).	Staff recommends no change.
B10	Northwest Corner of U.S. Route 301/New Ashcake Road/Rural Point Road Intersection	Beaverdam	Multi-Use	Neighborhood Commercial	Limited area for cohesive multi-use development due to existing development and parcel size, area located near the edge of the SSA (transition from higher-intensity suburban development to rural uses)	CHF: Opposes proposed <i>Neighborhood Commercial</i> designation (Ranked #1) due to proximity to the planned Caldwell Park development, proximity to the edge of the SSA, and potential traffic impacts, suggesting that the area be designated <i>Suburban Neighborhood Residential</i> .	Staff is recommending no change, as much of the area has been zoned B-2 since 1968 (Case #C-10-68).
B11	Medical Drive/Elmont Road at Town Boundary	Beaverdam	Commercial	Neighborhood Commercial	During public engagement, two citizens requested this change. Redesignating the area <i>Suburban Transitional Residential</i> is compatible with existing uses and zoning in the area and provides a transition from higher-intensity development within the Town limits along State Route 54 to lower-intensity rural and residential uses along Elmont Road.	Citizen #1: Concern regarding additional commercial development on the edge of SSA/edge of the Town of Ashland. Prefer rural land uses due to existing character of area and environmental constraints. Citizen #2: Concern regarding additional commercial development on the edge of SSA/edge of the Town of Ashland. Prefer rural land uses due to existing character of area and environmental constraints. Citizen #3: Feels that commercial development is not appropriate at this location, due to existing commercial development nearby and existing rural residential development, prefers <i>Suburban Transitional Residential</i> in this area to provide a transition. CHF: Recommends removal of the <i>Neighborhood Commercial</i> designation due to its location on the edge of the SSA and environmental features.	The <i>Neighborhood Commercial</i> designation located at Medical Drive/Elmont Road and the Town Boundary has been removed, with the area designated <i>Suburban Transitional Residential/Rural</i> .

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
CK1	East Side of Shady Grove Road (Coolwell to Lou Lane Area)	Chickahominy	Multi-Family	Suburban High Residential	Existing RS/RM/R-4 zoning, existing residential development (townhouses + compact single-family residential)	Citizen #1: Supports staff recommendation (ranked #5) as the current <i>Multi-Family</i> designation is not consistent with the character of the area and would negatively impact traffic. Citizen #2: Resides in Coolwell, presented proposed change to the CoolWell HOA Board, and indicated support for the staff recommendation.	
CK2	Pleasant Grove Road Corridor	Chickahominy	Commercial	Suburban Neighborhood Residential	Portion of area designated <i>Commercial</i> was converted to <i>Suburban Neighborhood Residential</i> to protect existing established residential neighborhood. Areas with existing commercial zoning retained a commercial designation.	CHF: Supports staff recommendation (Ranked #5).	
CK3	North Side of Meadowridge Road (Spring Valley Road to Existing Industrial)	Chickahominy	Suburban General	Neighborhood Commercial	Existing businesses in the area, larger parcels able to accommodate commercial redevelopment, proximity to regional employment centers (including hospital and Amazon Distribution Center), adjacent to industrially-zoned land	CHF: Opposes staff recommendation (ranked #1) due to proximity to existing residential neighborhoods, requesting to retain <i>Suburban Neighborhood Residential</i> designation for that area.	Staff recommends no change.
CK5	Sliding Hill Road East of I-295 Interchange	Ashland + Chickahominy	Business Industrial	Highway Commercial	Proximity to interstate interchange accommodates higher-intensity commercial development	CHF: Opposes existing <i>Business Industrial</i> designation and recommends <i>Highway Commercial</i> designation (ranked #2), requesting that no land use designation be applied without further study.	Staff recommends no change.
CK6	Meadowridge Road/Pleasant Grove Road Area (including Memorial Regional Hospital)	Chickahominy	Commercial	Neighborhood Commercial	Lower-intensity commercial uses are more appropriate due to established residential neighborhoods in surrounding area.	At public meetings held in Spring 2023, residents in the area expressed concern regarding higher-intensity commercial uses encroaching within an established residential area.	New Change Since Round #1 Review (related to CK2)

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
CH1	South Side of Cold Harbor Road between Chickahominy River and Market Road	Cold Harbor	Business Industrial	Limited Industrial	Existing M-2 zoning, existing business/industrial use, more appropriate designation for area and type of uses (Business-Industrial/Business Flexible is more appropriate for the Route 1 Corridor)	CHF: Supports changing the <i>Business Industrial</i> designation to <i>Limited Industrial</i> (Ranked #5), but does not support the expansion of that designation in that area due to its location outside of the SSA.	The extent of the <i>Limited Industrial</i> designation was modified to better align with what was previously designated <i>Business Industrial</i> (instead of aligning with current zoning boundaries).
CH2	West Side of Beulah Church Road (Cold Harbor Road to Sandy Valley Road)	Cold Harbor	Suburban General	Suburban Transitional Residential	Protected battlefield sites within area (including privately-owned properties under conservation easement), limited existing utilities, edge of SSA (transition to adjacent rural areas)	CHF: Supports staff recommendation (Ranked #5).	
CH3	Boatswain Lane Area	Cold Harbor	Suburban General	Suburban Transitional Residential + Rural/Agricultural	Existing single-family residential subdivision served by community water system, area designated for suburban residential development reduced to reflect existing development and proximity to protected battlefields	CHF: Supports staff recommendation (Ranked #5).	
CH4	Cold Harbor National Battlefield Park	Cold Harbor	Suburban General	Suburban Federal Battlefield Lands	Protected battlefield site (owned by the National Park Service)	CHF: Supports staff recommendation (Ranked #5).	
CH5	Boatswain Creek at I-295	Cold Harbor	Suburban General	Suburban Federal Battlefield Lands	Protected battlefield site (owned by the National Park Service), limited road access	CHF: Supports staff recommendation (Ranked #5).	
CH6	I-295/Creighton Road Interchange (Southeast Corner)	Cold Harbor	Multi-Use	Employment Center, Neighborhood Commercial + Suburban Neighborhood Residential	Existing M-1 zoning, proposed EDZ area, proximity to interstate interchange attractive for economic development, large parcels available to accommodate employment-generating uses, area northeast of a creek changed to accommodate residential development near existing residential development (transition from business/economic development areas to residential), area along Creighton Road southwest of Cold Harbor Road designated <i>Neighborhood Commercial</i> to provide transition between residential uses north of Creighton Road and possible higher-intensity employment uses to the south	CHF: Supports staff recommendation (Ranked #4), except that the area designated <i>Employment Center</i> along Cold Harbor Road should be redesignated <i>Suburban Neighborhood Residential</i> .	Slight revisions were made to remove <i>Employment Center</i> along Cold Harbor Road, providing a transition between existing residential uses and proposed business development.
CH7	Walnut Grove Road/Creighton Road/Creighton Parkway Intersection	Cold Harbor + Mechanicsville	Suburban General	Neighborhood Commercial	Existing B-0/B-1 zoning in area, existing business uses in area, located at intersection of a major collector/minor collector (where intersection improvements are planned)	CHF: Opposes <i>Neighborhood Commercial</i> designation (Ranked #1) due to potential traffic impacts, recommend the area be designated <i>Suburban Neighborhood Residential</i> .	Staff recommends no change.

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
CH8	Battlefield Park Elementary School Site	Cold Harbor	Suburban Transitional	Highway Commercial	Existing school site at signalized intersection along a major arterial, potential for commercial/business redevelopment	CHF: Opposes Highway Commercial (Ranked #1) due to its location on the edge of the SSA, recommend the area be designated Suburban Neighborhood Residential due to proximity to schools.	Staff recommends no change.
CH9	South Side of Old Cold Harbor Road/Harbor Hill Drive (Bruce Estates)	Cold Harbor	Multi-Family	Suburban Neighborhood Residential	Existing R-1/R-2 zoning, existing single-family residential uses within platted subdivision (unlikely for redevelopment). Existing apartments adjacent to Bruce Estates remained Multi-Family Residential.	CHF: Supports staff recommendation (Ranked #5).	
CH10	South Side of Cold Harbor Road between I-295 and Janet Lane	Cold Harbor	Suburban General	Neighborhood Commercial	Provide transition between higher-intensity commercial uses north of Cold Harbor Road (along Bell Creek Road) to existing single-family residential development south of Cold Harbor Road, located at a signalized intersection (Cold Harbor Road/Bell Creek Road/Brooking Way) attractive for commercial development, existing nonresidential/institutional uses in the area.	Staff recommends no change.	
CH11	Near I-295/Creighton Road Interchange Adjacent to High Point Farms	Cold Harbor	Multi-Family	Suburban Residential High	Changed area northeast of I-295/Creighton Road intersection adjacent to High Point Farms from Multi-Family to Suburban Residential High to provide a transition between commercial uses at an interstate interchange to existing single-family residential development.	New Change Since Round #1 Review	

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
H1	Area East of Westhaven Lake/Branch of Beaverdam Creek	Henry	Suburban High	Suburban Neighborhood Residential	Make lake/creek boundary between higher-density residential development along Creighton Parkway and lower-density development along Westhaven Drive	CHF: Supports staff recommendation (Ranked #5).	
H2	I-295/Pole Green Road Interchange (Northeast Corner)	Henry	Planned Business, Multi-Use, Commercial	Employment Center	Proximity to interstate interchange attractive for economic development, planned EDZ, public utilities in the area, other employment-generating uses nearby along the Pole Green Road Corridor. Cleaned-up boundaries to reflect existing conditions and follow existing roads and streams.		
H3	West Side of Rural Point Road (Polegreen Church Area to Stag's Leap Subdivision)	Henry	Suburban General	Suburban Transitional Residential	Existing R-1/R-2/AR-1 zoning, existing single-family residential uses within platted subdivisions (unlikely for redevelopment), consistent with land use patterns in the area, sensitive environmental resources, proximity to historic resources (Polegreen Church), existing conservation easements in the area, edge of SSA (transition to adjacent rural areas), limited road infrastructure to accommodate large-scale/higher-intensity residential development	Citizen #1: Requests <i>Rural/Agricultural</i> designation for this area (Ranked #1). CHF: Supports staff recommendation (Ranked #5).	Staff recommends no change, as it is located within the SSA.
H4	East Side of U.S. Route 301 from Totopotomoy Creek to Rural Point Road	Henry	Multi-Use	Suburban Neighborhood Residential + Neighborhood Commercial	Limited area for cohesive multi-use development due to existing development and parcel size, area located near the edge of the SSA (transition from higher-intensity suburban development to rural uses)	CHF: While the group supports eliminating the <i>Multi-Use</i> designation, it does not support the <i>Neighborhood Commercial</i> designation adjacent to the intersection, recommends <i>Suburban Neighborhood Residential</i> for that area.	Staff recommends no change.
H5	East Side of U.S. Route 301 at Mimosa Hill Lane	Henry	Commercial	Suburban Neighborhood Residential	Existing R-1 zoning, existing single-family residential uses within platted subdivision (unlikely for redevelopment), creek provides natural boundary from adjacent commercial areas, clean-up to reflect existing uses	Citizen #1: Requested no more townhouses (ranked staff recommendation as 1). Staff recommends no change, as this area is already developed as single-family residential (clean-up change). CHF: Support staff recommendation (Ranked #5).	Staff recommends no change.

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
M1	Liberty Trace Subdivision	Mechanicsville	Suburban General	Suburban High Residential	Map Clean-Up to Reflect Existing Conditions (Existing R-4 zoning, existing townhouse development)	CHF: Supports staff recommendation (Ranked #5).	
M2	Robin Way/Wren Way	Mechanicsville	Multi-Family	Suburban Neighborhood Residential	Map Clean-Up to Reflect Existing Conditions (Established single-family residential neighborhood)	CHF: Supports staff recommendation (Ranked #5).	
M3	Lee-Davis Road/Brandy Hill Drive Intersection (East Side)	Mechanicsville	Suburban High	Highway Commercial	Map Clean-Up to Reflect Existing Conditions (Existing B-3 zoning, existing business use)	CHF: Supports staff recommendation (Ranked #5).	
M4	Bell Creek Road between Brandy Branch and Cold Harbor Road	Mechanicsville	Limited Industrial	Highway Commercial	Map Clean-Up to Reflect Existing Conditions (Existing O-S/B-3 zoning, existing large-scale retail-oriented businesses)	CHF: Supports staff recommendation (Ranked #5).	
M5	Seven Springs Road Area	Mechanicsville	Multi-Use	Suburban Neighborhood Residential	Existing R-1/R-2 zoning, existing single-family residential uses within platted subdivision (unlikely for redevelopment)	CHF: Supports staff recommendation (Ranked #5).	
M6	I-295/Pole Green Road Interchange (Southeast Corner)	Mechanicsville	Multi-Use	Employment Center	Existing B-3/M-1/M-2 zoning, existing business/industrial uses, proximity to interstate interchange attractive for economic development, existing infrastructure in the area	CHF: Neutral and unclear as to why recommended change is better than existing designation (Ranked #3).	Staff recommends no change. <i>Employment Center</i> recommends 30% residential (vs. 50% residential for <i>Multi-Use</i> ).
M7	Elm Drive/Stonewall Parkway (Southeast Corner: Cold Harbor Meadows/Hunters Crossing Subdivisions)	Mechanicsville	Multi-Family	Suburban Neighborhood Residential	Existing R-3/R-4 zoning, existing compact single-family residential development	CHF: Supports staff recommendation (Ranked #5).	
M8	Southwest of Cold Harbor Road/Beaver Dam Creek Crossing (Mill Valley Subdivision)	Mechanicsville	Multi-Family	Suburban Neighborhood Residential	Existing R-2/R-4 zoning, existing compact single-family residential development	CHF: Supports staff recommendation (Ranked #5).	
M9	South Side of Cold Harbor Road at Beaver Dam Creek	Mechanicsville	Floodplain, Suburban General + Industrial	Suburban Federal Battlefield Lands	Protected battefield site (owned by the National Park Service)	CHF: Supports staff recommendation (Ranked #5).	
M10	East Side of Shady Grove Road (Lou Lane Area to Branch of Beaverdam Creek)	Mechanicsville + Chickahominy	Multi-Family	Suburban Neighborhood Residential	Existing R-1/R-3 zoning, existing single-family residential development		

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
SA1	Lakeridge Parkway (Lewistown Road to Lickinghole Creek: Excluding Winding Brook Townhouses)	South Anna	Destination Commercial	Highway Commercial + Business Flexible	Designations better reflects existing types of commercial development and provides flexibility for economic development near an interstate interchange	CHF: Opposes staff recommendation, recommends <i>Destination Commerce</i> designation remain.	Area was changed back to the Destination Commerce designation (same as 2018 plan).
SA2	Lakeridge Parkway (Winding Brook Townhomes)	South Anna	Multi-Use	Suburban High Residential	Existing RM zoning, existing townhouse development	CHF: Supports staff recommendation (Ranked #5).	
SA3	Carters Heights Road Area (South of Lewistown Road to Lickinghole Creek)	South Anna	Multi-Use	Suburban Neighborhood Residential	Existing established single-family residential neighborhood within Brown Grove Rural Historic District	CHF: Supports staff recommendation (Ranked #5).	
SA4	Elmont Area	South Anna	Commercial	Suburban Neighborhood Residential + Neighborhood Commercial	Reduce size of commercial area to reflect character of the area	Citizen #1: Requests that the <i>Neighborhood Commercial</i> designation be completely removed, as there are businesses in other areas. CHF: Supports staff recommendation (Ranked #5).	Staff recommends no changes, since the area designated <i>Neighborhood Commercial</i> has been reduced to reflect existing commercial development in the area (e.g. neighborhood convenience store).
SA5	South Side of Lewistown Road at Shelia Lee Drive	South Anna	Business Industrial	Suburban Neighborhood Residential	Established residential neighborhood within Brown Grove Rural Historic District	CHF: Supports staff recommendation (Ranked #5).	
SA6	Cobbs Road East of Creek	South Anna	Business Industrial, Mixed-Use	Suburban Neighborhood Residential	Existing residential uses, provides a transition from industrial/commercial corridor (U.S. Route 1) and existing residential uses	CHF: Supports staff recommendation (Ranked #5).	The <i>Suburban Neighborhood Residential</i> designation has been extended north from Cobbs Road along the east side of Stony Run.
SA7	South Side of Cedar Lane East of Chickahominy Falls	South Anna	Planned Business	Suburban High Residential	Transition between existing single-family residential development and existing commercial uses and mobile home park	CHF: Supports staff recommendation (Ranked #5).	
SA8	Cedar Lane at Proposed East/West Road	South Anna	Commercial	Suburban Neighborhood Residential	Proposed commercial area located along unbuilt major thoroughfare (exact location unknown)	CHF: Supports staff recommendation (Ranked #5).	
SA9	Ashcake Road/Ashland Road from Elmont Road to Cedar Lane	Beaverdam + South Anna	Suburban General	Suburban Transitional Residential	Existing RC/R-1/AR-2 zoning in area, edge of SSA (transition to adjacent rural areas)	Citizen #1: Requests that this area and additional areas bounded by Ashcake Road, Elmont Road, and Cedar Lane be removed from the SSA and designated <i>Rural/Agricultural</i> . CHF: Supports staff recommendation (Ranked #5).	Staff recommends no change, as the draft plan already reflects a reduction in residential densities, and the Board of Supervisors previously determined that the SSA boundary should remain as-is.

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
SA10	Cauthorne Road South	South Anna	Suburban High, Planned Business	Suburban Neighborhood Residential	Provide transition from existing higher-density residential development within Henrico County to lower-density residential development in Hanover County	CHF: Supports staff recommendation (Ranked #5).	
SA11	South Side of Ashland Road from Hylas Area to Cauthorne Road	South Anna	Suburban High	Suburban Neighborhood Residential	Provide transition from existing higher-density residential development within Henrico County to lower-density residential development in Hanover County, edge of the SSA (transition to adjacent rural areas)	Citizen #1: Requests additional clarity regarding staff-recommended designations, requests that the area be designated <i>Suburban Transitional Residential</i> (also see Landowner Request #10). Citizen #2: Opposes related landowner request and supports staff recommendation for lower residential densities in this area (also see Landowner Request #10). CHF: Opposes staff recommendation (Ranked #1), recommend <i>Suburban Transitional Residential</i> due to location along the edge of the SSA and viewsheds from a scenic road (Ashland Road).	Staff recommends no change, as <i>Suburban Neighborhood Residential</i> is a lower density than the current plan. Parts of area were previously designated <i>Planned Business (Employment Center)</i> is a name change) and the area designated <i>Planned Business</i> has been reduced. Additionally, the area is adjacent to suburban-style development within Henrico County.
SA12	East Side of Cauthorne Road South of Ashland Road + Dude Ranch Road/Gordons Lane Area	South Anna	Planned Business	Suburban Neighborhood Residential	Aligns with the existing character of the area, edge of the SSA (transition to adjacent rural areas)	CHF: Supports staff recommendation (Ranked #5).	
SA13	East Side of U.S. Route 33 at Chickahominy River	South Anna	Planned Business	Highway Commercial	Continue existing commercial uses near an interstate interchange	CHF: Opposes staff recommendation (ranked #1) due to proximity to the Chickahominy River.	Staff recommends no change.
SA14	U.S. Route 33 at Winns Church Road Area	South Anna	Planned Business, Commercial	Neighborhood Commercial	Existing B-1/B-3/M-1/M-2 zoning, existing small-scale business uses, existing commercial zoning, located at intersection along major arterial	CHF: Agree with the <i>Neighborhood Commercial</i> land use designation (Ranked #2), but concern about the expansion of the commercial node at U.S. Route 33/Winns Church Road.	Staff recommends no change, as the recommended designation reflects existing zoning in the area, some of which dates back to the 1990s.
SA15	South Side of Winns Church Road from Grassy Swamp Creek to near U.S. Route 33	South Anna	Planned Business	Suburban Neighborhood Residential	Provides transition from residential development along Winns Church Road to planned business/economic development opportunities along U.S. Route 33 south of Winns Church Road	CHF: Supports staff recommendation (Ranked #5).	
SA16	West Side of Greenwood Road (Forest Heights Lane to Ashland Road)	South Anna	Planned Business	Suburban Neighborhood Residential	Aligns with existing character of the area	CHF: Supports staff recommendation (Ranked #5).	

**Significant Proposed Changes to the General Land Use Plan  
(Summary of Feedback Received Prior to March 1 + Staff Recommendation)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Public Comments (Round #1 Engagement: Jan. - March 2023)	Staff Analysis + Changes
SA17	South Side of Ashland Road from Cedar Lane to Greenwood Road	South Anna	Suburban General	Suburban Transitional Residential	Edge of SSA (transition to adjacent rural areas)	CHF: Supports staff recommendation (Ranked #5).	
SA18	Route 33 East of Louisa County Line	South Anna	Business Industrial	Rural Crossroads	Limited industrial development and zoning in this area, outside of SSA	CHF: Supports staff recommendation (Ranked #5).	
SA19	Route 33 Corridor within the SSA (Planned Business/Employment Center)	South Anna	Planned Business	Employment Center, Suburban Neighborhood Residential	Reduced slightly the extent of the Employment Center designation located along U.S. Route 33, removing areas along Chriswood Drive, New Farrington Court, and Calvary Farms Lane and redesignating them Suburban Neighborhood Residential.		New Change Since Round #1 Review
SA20	East Side of Route 33 at Gladfelter Road	South Anna	Industrial	Employment Center	Redesignated area around Tysons facility on U.S. Route 33 from <i>Industrial</i> to <i>Employment Center</i> .		New Change Since Round #1 Review
SA21	West Side of Route 33 at Gladfelter Road	South Anna	Planned Business	Neighborhood Commercial, Suburban Neighborhood Residential	Redesignated area along U.S. Route 33 at Gladfelter Road from <i>Employment Center</i> to <i>Neighborhood Commercial</i> and <i>Suburban Neighborhood Residential</i> .		New Change Since Round #1 Review

**What do the colors mean?**

Comments expressed opposition to a change presented in January/February 2023 (Round #1 Review)
Comments expressed support for a change presented in January/February 2023 (Round #1 Review)
Comments expressed support AND opposition to a change presented in January/February 2023 (Round #1 Review)
Staff recommended a change that aligns with comments received during Round #1 Review
New Change Since Round #1 Review in January/February 2023