



Community Participation Team

March 30, 2023

Previous Focus Areas



Land Use



Economic Development



Historic Resources



Outreach: Land Use, Economic Development + Historic Resources

Date	Location	Event Type	# of Participants
Monday, January 23, 2023 (6:00 p.m. – 7:00 p.m.)	Atlee Library	In-Person Meeting	30
Thursday, January 26, 2023 (6:00 p.m. – 7:00 p.m.)	Montpelier Center for Arts and Education	In-Person Meeting	29
Monday, January 30, 2023 (6:00 p.m. – 7:00 p.m.)	Red Barn at Chickahominy Falls	In-Person Meeting	22
Wednesday, February 1, 2023 (11:00 a.m. – 12:30 p.m.)	Atlee Library	Stop and Chat	9
Thursday, February 2, 2023 (6:00 p.m. – 7:30 p.m.)	Mechanicsville Library	In-Person Meeting	27
Saturday, February 4, 2023 (1:00 p.m. – 4:00 p.m.)	Brown Grove Baptist Church	In-Person Meeting	30
Monday, February 6, 2023 (6:00 p.m. – 7:00 p.m.)	Webinar	Webinar	10
Tuesday, February 7, 2023 (11:00 a.m. – 12:30 p.m.)	Ashland Library	Stop and Chat	30
Thursday, February 9, 2023 (3:30 p.m. – 5:00 p.m.)	Rockville Library	Stop and Chat	7
Thursday, February 9, 2023 (6:00 p.m. – 7:30 p.m.)	Berea Baptist Church	In-Person Meeting	26
Total Event Attendees			220



Berea Baptist Church



Ashland Library



Chickahominy Falls



Atlee Library

What Did We Hear?



- Summary Memo Posted on Envision Hanover website

What Did We Hear?



History + Culture

- Promote heritage/cultural tourism.
- Provide trails connecting Cold Harbor Battlefield sites.

Economic Development

- Provide housing options that meet workforce/economic development needs.
- Concern regarding I-95/Old Ridge Road/Hickory Hill Road EDZ.
- Support for revitalizing Mechanicsville Village.

What Did We Hear?



Land Use

- Support to maintain SSA boundaries as-is (no expansion).
- Support for Suburban Transitional Residential designation, along with interest to extend it to other areas.
- Support for the design-based recommendations regarding land use.
- Support for different commercial use types based on community context.
- Support for enhanced thoroughfare buffers to maintain rural character.
- Interest in providing landscaped medians along U.S. Route 360.
- Concern regarding continued high-density development in Mechanicsville area.
- Concern regarding how residential densities are calculated.

What Did We Hear?



Land Use

- Interest in improving walkability within already-developed areas, such as Mechanicsville Village and U.S. Route 1 Corridor South.
- Interest in providing more amentized parks within the SSA, including smaller-scale passive parks within or near existing neighborhoods.
- Interest in mapping *conserved areas* (conservation easements, parkland, etc.).

What Did We Hear?



Land Use (General Land Use Plan)

- 86 Comments Submitted
 - 59 Comments Supporting Recommendations
 - 27 Comments Neutral or Opposed to Recommendations
- Opposition typically preferred a lower-intensity land use than what was recommended.

Current Focus Areas



Rural



Housing



Active Living





Rural

New Rural Chapter



- Proposed Chapter Dedicated to Rural Areas (78% of County)
- Tie Together Recommendations + Strategies from Other Chapters (Land Use, Economic Development, Historic Resources, etc.)

Preliminary Policies/Recommendations

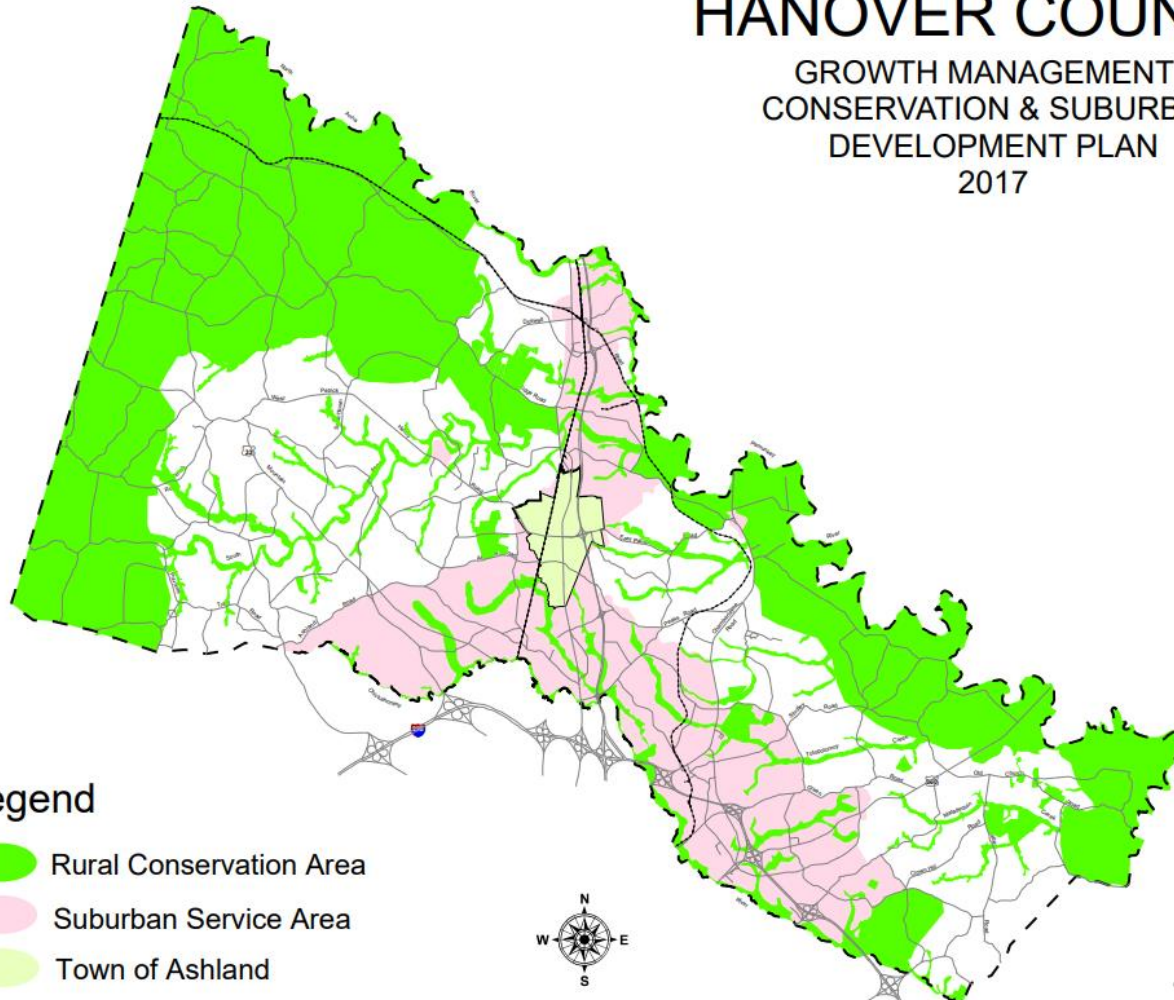


- Residential Strategies in Rural Areas
- Residential Strategies in SSA to Incorporate Rural Character
- Foster Local Agricultural Economy
 - Agribusiness + Agritourism Standards
- Land Preservation




Rural Conservation Area



HANOVER COUNTY GROWTH MANAGEMENT CONSERVATION & SUBURBAN DEVELOPMENT PLAN 2017



Legend

-  Rural Conservation Area
-  Suburban Service Area
-  Town of Ashland

Rural Conservation Areas
Better define purpose and applicability of the rural conservation areas. Currently, only significant policy implication is that A-1 cluster subdivisions are only permitted within rural conservation areas (optional).

Feedback from Board of Supervisors



- Identified Minor Revisions to “Characterization of Rural Areas” Recommended by CPT
- Identified General Support for Proposed Policy Recommendations
- Recommended No Changes to Policies on RC Preservation Lots



Housing

Feedback from Experts



- Video + Presentations from Housing Experts (CPT Meeting: February 23, 2023) Posted on Envision Hanover Website
- Summary of Concepts Presented Shared with Board of Supervisors



Get Involved

Community Participation Team

The Community Participation Team (CPT) is an advisory group appointed by the Board of Supervisors to provide input on the Envision Hanover planning process. The CPT will discuss the Comprehensive Plan Update and provide the project team with direction regarding certain concepts presented in that document. [Click here to view the CPT roster.](#)

March 30, 2023

[Meeting Agenda and Supporting Materials: March 30, 2023](#)

February 23, 2023

[Meeting Agenda and Supporting Materials: February 23, 2023](#)

[Meeting Presentation: February 23, 2023](#)

[Meeting Recording: February 23, 2023](#)

January 19, 2023

[Meeting Agenda and Supporting Materials: January 19, 2023](#)

[Meeting Presentation: January 19, 2023](#)

[Meeting Minutes: January 19, 2023](#)

[Meeting Recording: January 19, 2023](#)

Housing Trends



- Aging Housing Stock
 - 70% of County housing stock built prior to 2000
 - Preserving and enhancing the County's aging housing stock should be a priority moving forward to maintain quality homes for residents.
- Aging Population
 - The County has the second-highest growth in senior households across the region, rising 36% since 2010.
- Rising Housing Costs
- Rising Rents

Cost Burdens



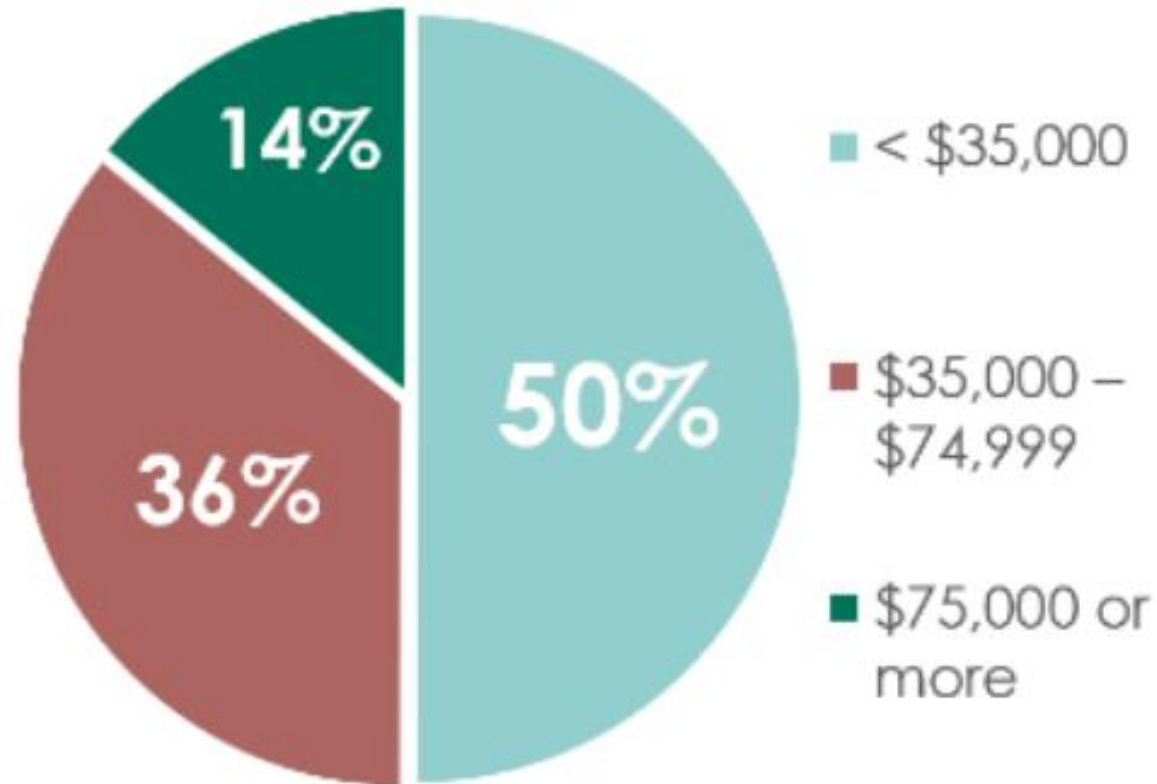
	Hanover County	Virginia
Cost-Burdened Owner Households (2021)	15.5%	20.2%
Cost-Burdened Renter Households (2021)	40.9%	44.0%
% Rental Units \geq \$1,000/month (2011)	51.7%	51.6%
% Rental Units \geq \$1,000/month (2021)	72.1%	70.0%
% Increase in Rental Units: \geq \$2,000/month	430.8%	158.2%

- A household is considered **cost burdened** if they are spending more than 30% of income on rent/mortgage, utilities, and other housing expenses
- Hanover County has affordability challenges, which are similar to those faced statewide.
- Rents are rising, and new multi-family units constructed tend to be for higher-income households.

High Housing Costs Impact Families @ All Income Levels



Income of cost-burdened households in Hanover



Current County Housing Initiatives

Tax Relief

- Residential Rehabilitation Tax Exemptions
- Property Tax Exemptions for Seniors

Zoning + Housing Options

- Accessory Family Housing Unit (For family member w/ Special Exception Permit)

Regional Initiatives

- Participation in Partnership for Housing Affordability

Community Services Board

- Housing Choice Vouchers
- State Rental Assistance (SRAP) for Residents w/ Intellectual Disabilities

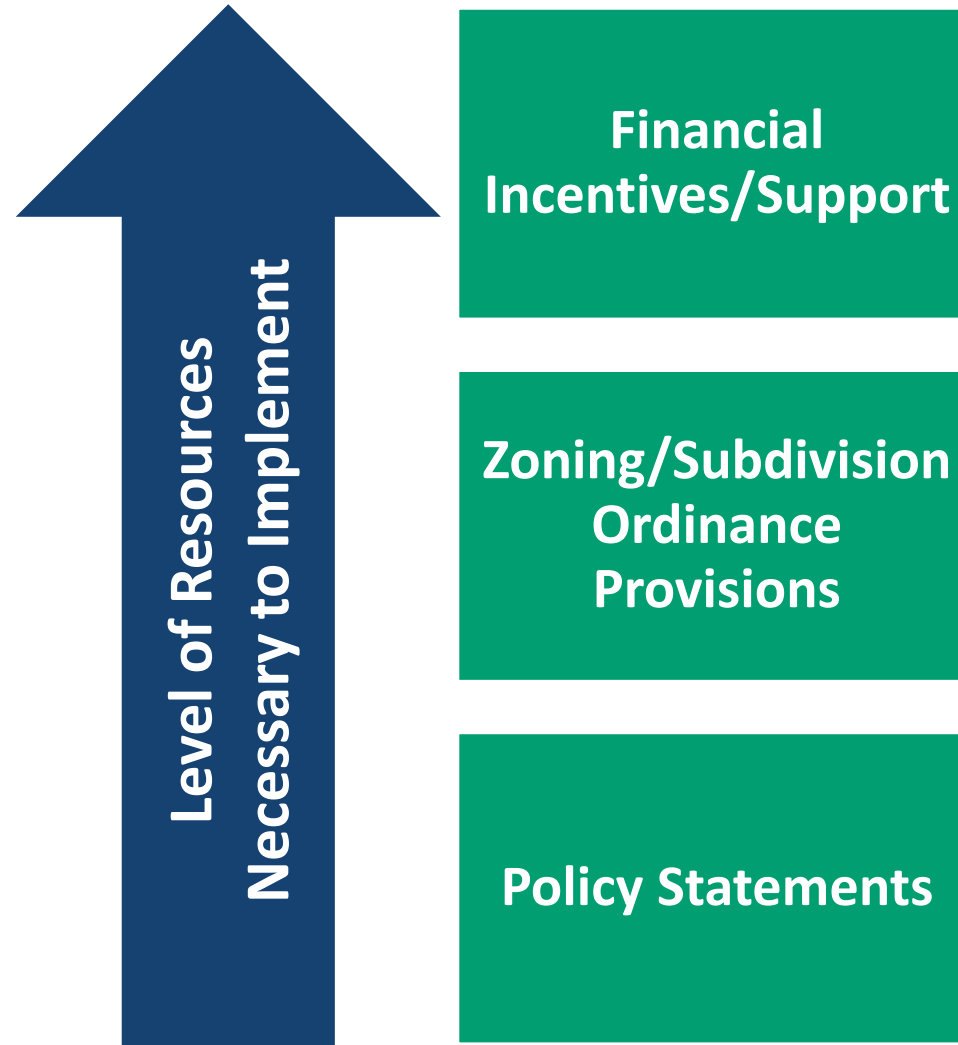
Strategic Plan

- Action Item: Creation of a Local Housing Task Force + Development of a County Housing Plan

Current Comprehensive Plan

- Goal (Land Use): Provide a variety of housing options that meet the demands of a developing workforce and satisfies population demand trends.

Addressing Housing: Menu of Options



Guidance from Board of Supervisors



- Focus on Rehabilitation of Existing Housing Stock
 - Promote Residential Rehabilitation Tax Exemptions
 - Continue Property Tax Exemptions for Seniors
- Explore Density Bonuses for Workforce Housing
- Explore Using Surplus County-Owned Land for Affordable Senior Housing
- Raise Awareness of Affordability Challenges



Active Living

What Have We Heard?



- Throughout the planning process, citizens have expressed a desire for more pedestrian/bicycle infrastructure (especially within the SSA).
 - During Phase #1 Engagement, 41% of respondents indicated that lack of walking + biking options was one of the most critical issues the County is currently facing (Ranked #3 overall).
 - Providing more pedestrian/bicycle infrastructure was one of the Top 5 things respondents indicated should be improved in the County.
- Throughout the planning process, citizens have also expressed interest in having more parks and recreational opportunities (especially within the SSA).

Concepts



- Design Guidance for Sidewalks and Bikeways within Residential Development within SSA
- Design Guidance for Sidewalks and Bikeways within Commercial Development within SSA
- Design Guidance for Properties Adjacent to Fall Line Trail
- Identify Pedestrian/Bicycle Capital Investment Focus Areas

Pedestrian/Bicycle Capital Investment Focus Areas



In addition to Parks/Rec. Master Plan addressing sidewalks on public property, here are potential focus areas for pedestrian/bicycle investment:

- Mechanicsville Village
- Lee-Davis Road Corridor
- Atlee Station Road Corridor + Rutland Area
- **Sliding Hill Road**
- U.S. Route 1 South of Ashland
- Woodside Lane Area
- Brown Grove
- **Cold Harbor Battlefield Sites**
- Rural Villages
- Near Regional Trail Networks and Public Facilities
 - **Connection between Fall Line Trail and Atlee Station Road Corridor via Kings Acres Road**

Design Examples



Provide photos + descriptions of different design techniques for improving pedestrian/bicycle mobility as part of residential neighborhoods, commercial development, and roadway projects.



Pedestrian Refuge
Island with Beacon



Pedestrian Cut-Through at Cul-de-Sac



Direct Pedestrian Connections
through Parking Areas

Additional Guidance from Board of Supervisors



- Provide pedestrian/bicycle infrastructure at public facilities
- Investigate the use of public property for off-road pedestrian/bicycle trails
- Provide design standards that encourage direct pedestrian pathways through parking lots to building entrances
- Public Investments
 - Identify a process for integrating pedestrian/bicycle infrastructure into developed areas.
 - Identified Additional Potential Capital Investment Focus Areas



Citizen Outreach

Public Engagement



Rural



Housing



Active Living



Revisions Based on Public Input:
Round #1 Topics



Upcoming Public Engagement



In-Person Meetings

- Monday, April 17, 2023 (6:00 p.m. – 7:30 p.m.): Atlee Library
- Monday, April 24, 2023 (6:00 p.m. – 7:30 p.m.): Taylor Park Complex
- Thursday, April 27, 2023 (6:00 p.m. – 7:30 p.m.): Montpelier Community Center
- Monday, May 1, 2023 (6:00 p.m. – 7:30 p.m.): Mechanicsville Library

Webinar

- TBD

Stop and Chat

- Tuesday, April 18, 2023 (12:00 p.m. – 2:00 p.m.): Mechanicsville Library

Other Public Outreach



- Continued Outreach to Brown Grove Community
- Pleasant Grove Community
- Cobbs Road Community
- Master Gardeners Program
- Home Building Association of Richmond
- Train Day

Next Steps



Ongoing
Public Engagement

Nov. 2022 – February 2023	Land Use, Econ. Dev. + Historic Resources <ul style="list-style-type: none">• CPT: Sept. – Nov.• BOS: Dec. (Work Session)• Public: Late Jan./Early Feb.
Feb. 2023 – April 2023	Active Living, Housing + Rural <ul style="list-style-type: none">• CPT: Feb. – March• BOS: March (Work Session)• Public: April
April 2023 – June 2023	Community Facilities, Utilities, Environment/Resiliency + Transportation <ul style="list-style-type: none">• CPT: April – May• BOS: May (Work Session)• Public: June

Next Steps



Ongoing
Public Engagement

Now – Sept. 2023

Plan Affirmation

- CPT: June – July
- BOS: July (Work Session)
- Planning Commission Public Hearing: August 2023
- Board of Supervisors Public Hearing: September 2023



Questions?

For more information,
visit envisionhanover.com.