



**TOPICAL AREA OUTREACH: PART #2  
(HOUSING, ACTIVE LIVING + RURAL/AGRICULTURAL)  
Overview + Summary of Feedback: April/May 2023**

**OVERVIEW**

The Comprehensive Plan addresses a variety of different topics. As part of the Envision Hanover planning process, preliminary recommendations related to Housing, Active Living, and Rural/Agricultural were presented to the public in April – May 2023, allowing stakeholders to provide feedback prior to compilation of a full draft plan.

Stakeholders were invited to provide feedback in a variety of ways:

- Attend in-person meetings (where participants could listen to a presentation and then visit different stations addressing the different topical areas);
- Participate in a webinar; and/or
- Attend a “Stop and Chat” event (where participants could ask the project team questions at informal office hours held at a library).

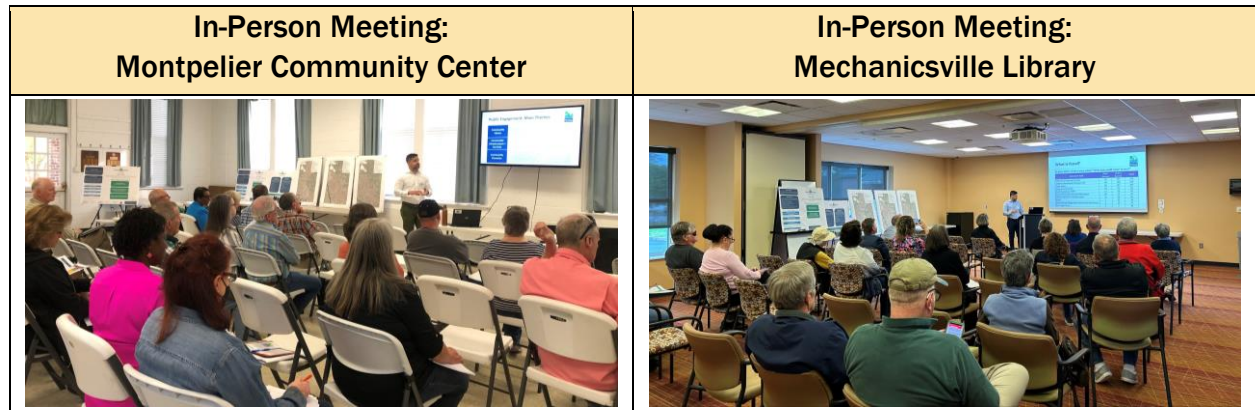
The project team not only introduced preliminary recommendations related to the three primary topic areas (Housing, Active Living, and Rural/Agricultural), but provided an overview of feedback received regarding Land Use, Economic Vitality, and History + Culture and changes made to the draft documents based on that feedback.

Documents presented at these meetings were posted on the Envision Hanover website for public review. Participants were encouraged to provide comments by May 15, 2023.

**Topical Area Outreach: Part #2  
(Housing, Active Living, Rural/Agricultural)**

Date	Location	Event Type	Number of Participants
Monday, April 17, 2023 (6:00 p.m. – 7:30 p.m.)	Atlee Library	In-Person Meeting	28
Tuesday, April 18, 2023 (12:00 p.m. – 1:00 p.m.)	Mechanicsville Library	Stop and Chat	4
Thursday, April 20, 2023 (12:00 p.m. – 1:00 p.m.)	Webinar	Webinar	7*
Monday, April 24, 2023 (6:00 p.m. – 7:30 p.m.)	Taylor Park Complex	In-Person Meeting	14
Thursday, April 27, 2023 (6:00 p.m. – 7:30 p.m.)	Montpelier Community Center	In-Person Meeting	25
Monday, May 1, 2023 (6:00 p.m. – 7:30 p.m.)	Mechanicsville Library	In-Person Meeting	17
<b>Total Event Participants</b>			<b>99</b>

\*A recording of the webinar was posted on Hanover County's YouTube page. There have been 62 views (as of May 16, 2023).



These events were promoted in a variety of ways:

- Posting on the Project Website
- Social Media Posts
- Mass Emails via Envision Hanover Contact List
- Articles in *Hanover Access News* (County Email Update)
- Contributed Report/Article in the *Mechanicsville Local* (Front Page)
- Article in the *Richmond Times-Dispatch* (Front Page)

- Presentations to the Community Participation Team and Board of Supervisors

During this period, the project team also had a booth at Ashland Train Day. The project team had conversations with 74 participants at this event.



## FEEDBACK RECEIVED

Participants provided verbal feedback to members of the project team at the in-person meetings, while others submitted written comments in a variety of different ways. Verbal comments received at each meeting are summarized below, as well as the written comments submitted through May 15, 2023. About 20 written responses/comments were provided related to the primary topic areas, as well as land use and economic vitality.

### Conceptual Feedback

Below is a summary of comments received regarding different concepts and ideas related to housing, active living, rural/agricultural, land use, and economic vitality. This feedback is from written comments submitted at the events, written comments submitted outside of the events, and through discussions members of the project team had with participants.

#### *Housing*

- There is interest in having different housing options at appropriate locations. Some participants do not think there is enough workforce housing, while others indicated there are not adequate affordable housing options available for their family members to live in the County.
- One participant requested that additional information regarding homelessness be included.
- One participant asked about how *tiny homes* could be a housing option.
- Some participants expressed opposition to higher-density multi-family residential housing, with some mentioning that there is a concentration of newly-constructed multi-family development in the Mechanicsville area.

### *Active Living*

- There seems to be general support for improving pedestrian/bicycle mobility within the Suburban Service Area (SSA). Support for pedestrian/bicycle mobility was not unanimous, as a few participants expressed concerns with more people walking or biking by their homes or on roadways near their homes.
- Several participants indicated that sidewalks, shared-use paths, improved crosswalks with pedestrian signals, and other accommodations for pedestrians and cyclists should be incorporated into roadway construction/widening projects. One participant suggested there be wider medians that could serve as pedestrian refuge islands.
- Participants indicated that sidewalks, shared-use paths, and other accommodations for pedestrians and cyclists should be constructed at new schools.
- Several participants expressed interest in improving pedestrian/bicycle mobility at specific locations, including the following:
  - U.S. Route 360 from Bell Creek Road to the Lee-Davis Road area (expressing particular concern about the lack of facilities for safe pedestrian/bicycle crossings)
  - Atlee Station Road Corridor (especially around schools)
  - Route 54 from the Town of Ashland to Taylor Park
  - New Ashcake Road Corridor (Ashcreek to Pearson's Corner Elementary School)
  - Possible Pedestrian Connection between Cherrydale and Laurel Meadows Elementary (Undeveloped County-Owned Land)
  - Walking Trails at Mechanicsville Library (Unused Land at Rear of Library)
  - Connectivity between Kings Acres Road and the Fall Line Trail (Providing a Direct Connection through Henrico County via Telegraph Road/Woodman Road)
- One participant mentioned that golf carts could provide a mobility and recreation option for residents, particularly within rural villages and age-restricted communities.

### *Rural/Agricultural*

- One person asked if equestrian trails could be provided along shared-use paths, mentioning that some communities in the Raleigh area incorporate amenities for horse owners.
- Some participants asked how farms within the Suburban Service Area (SSA) could be preserved and/or how rural characteristics (such as micro-farming) could be integrated into the SSA.
- Some participants indicated that five-acre lots are not appropriate within rural areas (lots should be ten acres or larger).
- Participants mentioned that the County could coordinate with the Virginia Cooperative Extension Service to provide assistance and support to agricultural producers.

### ***Land Use (Round #1 Topic Area Update)***

- Several participants expressed interest in having greater tree preservation requirements and/or additional tree planting requirements within new development.
- Some participants expressed opposition to particular land uses, including warehousing/distribution centers and vape shops. Others requested that additional guidance be provided regarding specific uses, including solar farms.
- One participant expressed concern regarding limitations within the *Neighborhood Commercial* land use designation. Small-scale gas stations are listed as a recommended use, but are not permitted within the recommended B-1 zoning district (would require B-2 zoning).
- There was a suggestion that language within the Rural/Agricultural chapter better align with the description of the Rural/Agricultural land use designation.
- There was a comment that recommended densities listed in the Comprehensive Plan be applied to the net acreage of a proposed development (total acreage less Resource Protection Areas and steep slopes), instead of gross acreage.
- There were comments regarding land use designations shown on the draft General Land Use Plan. Respondents provided additional written feedback regarding proposed changes in the following areas:
  - U.S. Route 33 at Winns Church Road
  - U.S. Route 301 at New Ashcake Road/Rural Point Road
  - State Route 54 East of Ashland
  - Elmont Road between Ashcake Road and the Town of Ashland

### ***Economic Vitality (Round #1 Topic Area Update)***

- There was opposition to the I-95/Old Ridge Road/Hickory Hill Road Economic Development Zone (EDZ).

### ***General Comments***

- There is interest in reviving the Citizens' Planning Academy to educate citizens about land use planning and related issues.