



**Community Participation Team  
Agenda**

Hanover County Government Building  
Board Conference Room: Second Floor  
7516 County Complex Road  
Hanover, VA 23069

Thursday, March 30, 2023  
3:00 p.m.

- I. Call to Order**
- II. Adoption of Agenda**
- III. Citizens' Time**

Members of the public may provide feedback regarding the Comprehensive Plan Update (up to 3 minutes per speaker).
- IV. Organizational Items**
  - a. Approval of Minutes: February 23, 2023
- V. New Business**
  - a. Discussion/Update on Current Focus Areas (Rural, Housing, + Active Living)  
(Andrew Pompei: Principal Planner)
  - b. Upcoming Public Engagement  
(Andrew Pompei: Principal Planner)
- VI. Adjournment (Next Meeting Date: May 11, 2023 at 4:00 p.m.)**

For more information about the Envision Hanover planning process and to view materials from the current and previous meetings, visit [www.envisionhanover.com](http://www.envisionhanover.com).



**ENVISION HANOVER**  
**Community Participation Team**  
**Regular Meeting**  
**Hanover County Government Building**  
**DRAFT MINUTES: February 23, 2023**  
**3:00 p.m.**

**VIRGINIA:** At the seventh meeting of the Envision Hanover Community Participation Team (CPT) held in the Hanover County Government Building on the 23<sup>rd</sup> day of February 2023, at 3:00 p.m.

**Present:**

Rod Morgan – Ashland Magisterial District  
Edmonia Iverson – Beaverdam Magisterial District  
Scott Macdonald – Beaverdam Magisterial District  
Steve Hadra – Chickahominy Magisterial District  
Kristie Proctor – Cold Harbor Magisterial District  
Charlie Waddell – Henry Magisterial District  
Larry Leadbetter – South Anna Magisterial District, Vice Chair  
Randy Whittaker - Mechanicsville Magisterial District

**Staff:**

Jo Ann Hunter – Senior Director of Community Development  
Andrew Pompei – Principal Planner and Project Manager  
David Maloney – Planning Director  
Todd Kilduff – Deputy County Administrator

**I. Call to Order**

Mr. Leadbetter called the meeting to order at 3:04 p.m.

**II. Adoption of Agenda**

No changes to the agenda.

**III. Citizens' Time**

No citizens spoke during Citizens' Time.

**IV. Organizational Items**

**a. Approval of Minutes: January 19, 2023**

Mr. Leadbetter asked members if they had any revisions to the draft minutes for the meeting held on January 19, 2023. There were no changes, and on a motion by Mr. Hadra and seconded by Mr. Macdonald, the minutes were approved as presented by consensus.

**CPT Action: Accepted minutes from January 19, 2023, as presented.**

**V. New Business**

**Housing Issues and Trends**

**a.i. Presentation: Home Building Association of Richmond (HBAR)**

Ms. Elizabeth Hancock Greenfield (HBAR: Vice President of Government Affairs) gave a presentation.

Following the presentation, Mr. Leadbetter, Vice Chair allowed questions by each CPT member.

Mr. Macdonald questioned how infill development is defined and how that type of development is treated differently than greenfield development.

Mr. Leadbetter asked how HBAR is involved in developing affordable or workforce housing.

Mr. Whittaker asked if the population is increasing but housing units are not increasing, where are people living? He also commented that millennials do not necessarily want a single-family home and like aspects of multi-family living.

Mr. Waddell had questions regarding definitions of affordable and workforce housing. He also asked what makes up the Federal and State costs in development and had questions about expedited reviews.

Ms. Proctor had questions about trends for housing in rural areas and what amenities are requested for new development in those areas.

Mr. Leadbetter mentioned it would be interesting to compare how development costs attributed to Federal and State regulations have changed over the past 10 years.

Mr. Whittaker had a question about conservation easements.

Ms. Greenfield stated in her closing remarks that the County should use the Suburban Service Area (SSA) strategically to protect the rural areas in the future.

**a.ii. Presentation: Partnership for Housing Affordability (PHA)**

Mr. Jovan Burton (PHA: Executive Director) gave a presentation.

Following the presentation, Mr. Leadbetter, Vice Chair allowed questions by each CPT member.

Ms. Proctor asked if PHA provides financial education to individuals.

Mr. Morgan asked questions about the County's total housing stock.

Mr. Waddell had questions about what subsidies are available for affordable housing and what Mr. Burton would recommend to the County to address housing. Mr. Burton replied that since Hanover County is not an entitlement community, his recommendation would be to focus on housing repairs and home rehabilitation, based on the high number of seniors in the community. If existing affordable housing stock is preserved, that can also be for first-time homebuyers. He also mentioned the Maggie Walker Land Trust and zoning changes to allow mixed-use and mixed-income housing.

Mr. Hadra stated that a big problem in Hanover County for affordable housing is the cost of land. He also stated that the younger generation does not want a big home on a big lot.

Mr. Leadbetter stated that housing prices and rising assessments are difficult for those on a fixed income.

**a.iii. Presentation: Hanover and King William Habitat for Humanity**

Ms. Renee Robinson (Hanover and King William Habitat for Humanity: Executive Director) gave a presentation.

Following the presentation, Mr. Leadbetter, Vice Chair allowed questions by each CPT member.

Mr. Leadbetter asked how the organization searches for properties and also questioned how they finance the homes.

Mr. Whittaker indicated he thinks Habitat did a great project on Ashcake Road.

Mr. Hadra asked if the homeowners are identified prior to construction.

Mr. Waddell asked about the homeownership requirements and if there were any land trusts in Hanover County.

Mr. Morgan had questions about the mortgage process and the Elderly Tax Relief Program.

Ms. Proctor discussed a project in James City County and a 3-D printed house.

**b. Comprehensive Plan Update: Project Update**

Mr. Andrew Pompei reviewed provided a project update and timeline.

**VI. Adjournment (Next Meeting Date: To Be Determined)**

With no further business, Mr. Leadbetter adjourned the meeting at 5:05 p.m.

**Approved by CPT on \_\_\_\_\_, 2023.**