



**Community Participation Team  
Agenda**

**Hanover County Government Building  
Board Conference Room: Second Floor  
7156 County Complex Road  
Hanover, VA 23069**

**Thursday, January 19, 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: November 30, 2022
- V. New Business**
  - a. Presentation: Economic Development  
(E. Linwood Thomas IV: Director of Economic Development)
  - b. Presentation: Public Utilities  
(Steven Herzog: Director of Public Utilities)
  - c. Update on Upcoming Public Meetings (January/February 2023)
  - d. Recurring Meeting Date/Time for Future Monthly Meetings
- VI. Adjournment (Next Meeting Date: To Be Determined)**

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**  
**November 30, 2022**  
**2:00 p.m.**

**VIRGINIA:** At the fifth meeting of the Envision Hanover Community Participation Team (CPT) held in the Hanover County Government Building on the 30<sup>th</sup> day of November, 2022, at 2:00 p.m.

**Present:**

Alan Abbott – Ashland Magisterial District  
Jerry Bailey – Henry Magisterial District  
Rod Morgan – Ashland Magisterial District  
Edmonia Iverson – Beaverdam Magisterial District  
Steve Hadra – Chickahominy Magisterial District  
Fred McGhee, Jr. – Cold Harbor Magisterial District  
Kristie Proctor – Cold Harbor Magisterial District  
Scott Macdonald – Beaverdam Magisterial District  
Charlie Waddell – Henry Magisterial District  
Larry Leadbetter – South Anna Magisterial District, Vice Chair

**Staff:**

Jo Ann Hunter – Senior Director of Community Development  
Andrew Pompei – Principal Planner and Project Manager  
David Maloney – Planning Director

**I. Call to Order**

Mr. Leadbetter called the meeting to order at 2:01 p.m.

**II. Adoption of Agenda**

Mr. Leadbetter asked members of the CPT if any changes to the agenda were recommended or needed. Mr. Waddell made a motion to approve the agenda as presented, with a second from Mr. McGhee. The motion passed with consensus.

**III. Citizens' Time**

Mr. Leadbetter asked if any members of the public were interested in providing comments to the CPT.

Martha Wingfield questioned how the Strategic Plan and Comprehensive Plan would be coordinated, and raised questions regarding the timing of those documents. Based on those comments, CPT members had some questions:

- Mr. Morgan (CPT member) raised similar questions regarding the Strategic Plan and Comprehensive Plan.

- Mr. McDonald (CPT member) asked when comments were due regarding the draft Strategic Plan.
- Mr. Waddell (CPT member) suggested the Board of Supervisors hold a public participation meeting similar to what was held as part of the Comprehensive Plan Update to receive community input on the draft Strategic Plan.

Bob Nelson asked what the Board of Supervisors' intent for the Strategic Plan was on December 14, 2022. He requested that the Board of Supervisors hold a public hearing.

Seeing no other speakers, Mr. Leadbetter closed Citizens' Time.

#### **IV. Organizational Items**

##### **a. Approval of Minutes: October 17, 2022**

Mr. Leadbetter asked members if they had any revisions to the draft minutes for the meeting on October 17, 2022. Mr. Waddell made a motion to adopt the minutes as presented. The motion passed with consensus.

**CPT Action: Accepted minutes from October 17, 2022 as presented.**

#### **V. New Business**

##### **a. Discussion: Suburban Service Area (SSA) as a Growth Management Strategy**

Mr. Pompei presented detailed information regarding the SSA as a growth management strategy, including its intended purpose to confine growth to a small geographic area within Hanover County. He also presented a series of maps depicting the original 1972 Comprehensive Plan, as well as subsequent revisions to the General Land Use Plan and SSA boundaries.

Also presented were population growth trends and forecasts, as well as the suburban/rural distribution of new residential units completed in recent years. The data demonstrated that the SSA as currently identified can accommodate both residential and economic development efforts, based on an assumed average of 2.5 dwelling units per acre and an average annual growth rate of 1% during the planning horizon.

Mr. Pompei also presented background information regarding economic development activities and trends, including the County's current tax base, building inventory, and vacancy rates.

Members were asked to provide input regarding the SSA and whether it should be contracted, maintained, or expanded. Several members stated that the boundaries should be maintained, but suggested emphasis should be placed on infill development before expanding development into areas that are generally undeveloped.

There was further discussion regarding the extent of the SSA:

- One member asked if reducing the extent of the SSA amounted to a “downzoning”. The project team responded that that localities had broad discretion regarding future land use planning.
- There was discussion about having phasing or transitions within the SSA.

There was discussion regarding access to broadband and how that may impact growth within rural areas. As broadband becomes available and opportunities for remote work expand, it is likely rural areas will become more attractive to residents as proximity to employment centers becomes less important and access to information becomes more readily available.

There was discussion about economic development within the SSA:

- There was discussion about improving infrastructure within economic development areas to facilitate business growth. One member was concerned that if economic development does not start occurring in these areas, they may be developed with lower-density residential uses (which would create future conflicts).
- There were questions and discussion about tax revenue generated from businesses.
- There was discussion about how other rural localities with successful economic development programs are increasingly relying on strategies to identify “megasites”, the use of which can be controlled to ensure locally-appropriate and desired industries locate within the jurisdiction.
- There was ensuing discussion regarding data centers and their benefits related to low traffic, noise, and high-revenue generation.

There was discussion about having the economic development director participate at a future meeting to provide information about his experiences working with businesses locating to and expanding within the County.

One member suggested that other interested industry representatives, such as the realtors and homebuilders, be included in the discussion as those groups represent stakeholders and have different experiences and perspectives to share.

There was brief discussion regarding residential densities within the SSA, with some members indicating that reducing density within the SSA will have a negative impact on growth management and were not in favor of reducing it.

**b. Upcoming Public Meetings (January/February 2023)**

The project team provided an update on the status of other components of the plan and listed dates for upcoming public meetings in late January/early February.

There was discussion about scheduling another CPT meeting in January.

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

With no further business, Mr. Leadbetter adjourned the meeting at 3:30 p.m.

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