



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 30th 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 January 19, 2023