



ENVISION HANOVER
Community Participation Team
Regular Meeting
Hanover County Government Building
October 17, 2022
6:00 p.m.

VIRGINIA: At the fourth meeting of the Envision Hanover Community Participation Team (CPT) held in the Hanover County Government Building on the 17th day of October, 2022, at 6:00 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
Jason Voorhies – Chickahominy Magisterial District
Fred McGhee, Jr. – Cold Harbor Magisterial District
Kristie Proctor – Cold Harbor Magisterial District
Charlie Waddell – Henry Magisterial District
Randy Whittaker – Mechanicsville Magisterial District, Planning Comm. Chairman
Larry Leadbetter – South Anna Magisterial District

Staff:

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

I. Call to Order

Mr. Pompei called the meeting to order at 6:05 p.m.

II. Adoption of Agenda

Mr. Pompei asked members of the CPT if any changes to the agenda were recommended or needed. With no changes identified, the agenda was approved.

III. Citizens' Time

Mr. Pompei asked if any members of the public were interested in providing comments to the CPT. No members of the public spoke.

IV. Organizational Items

a. Introduction: Jo Ann Hunter (Senior Director of Community Development)

Jo Ann Hunter (Senior Director of Community Development) introduced herself. She started working for Hanover County after the last CPT meeting and will be working on the Comprehensive Plan Update.

b. Appointment of Team Facilitator/Leadership

i. Elect Chair

ii. Elect Vice Chair

Mr. Pompei opened the floor for nominations for the position of Chair and Vice Chair. There was an election at the previous meeting, but since there were concerns regarding the nomination process, the election was reheld.

Mr. Waddell nominated Mr. Voorhies to the position of Chair, which was seconded by Mr. Whittaker. Seeing as there were no other nominations, Mr. Pompei closed the floor to nominations, and Mr. Voorhies was selected Chair by the majority of members raising their hands in consensus.

Mr. Waddell nominated Mr. Leadbetter to the position of Vice Chair, which was seconded by Mr. Whittaker. Seeing as there were no other nominations, Mr. Pompei closed the floor to nominations, and Mr. Leadbetter was selected Vice Chair by the majority of members raising their hands in consensus.

CPT Action: Selected Jason Voorhies as Chair and Larry Leadbetter as Vice Chair.

c. Approval of Minutes: August 30, 2022

The CPT accepted the minutes from the meeting on August 30, 2022 as presented.

CPT Action: Accepted minutes from August 30, 2022 as presented.

d. Member Emails

Mr. Pompei provided information on the County e-mail addresses for team members.

e. Overview of Revised Schedule

Ms. Hunter provided an update regarding the proposed schedule for developing and adopting the updated Comprehensive Plan. After the presentation, members provided feedback:

- One member requested that the Economic Development Director speak to the CPT to provide information regarding economic development trends within the County.
- One member provided information about an interactive GIS tool being developed by state agencies to compile data from different sources into one accessible resource, which could help inform the planning process.
- One member requested that the working maps the project team is using be sent to the CPT.

V. New Business

a. Land Use Designations

Mr. Pompei provided an overview of concepts presented in the draft descriptions for each of the proposed land use designations that would be applied to the General Land Use Plan. As these concepts were presented, members were asked to provide feedback regarding certain concepts. Discussion addressed the following issues:

- *Use of Private Roads in Rural Areas*: There was discussion as to whether the use of private roads in rural areas should be further limited, as current regulations allow up to 31 lots to be served by a private road. Members discussed how this issue relates to affordable housing and their experience regarding the long-term maintenance of private roads, and they had questions about the cost for public roads versus private roads to the developer. No consensus was reached regarding this issue.
- *Open Space in Non-Cluster Subdivisions (Rural Areas)*: There was consensus that open space is not needed in non-cluster subdivisions requiring rezoning (such as proposed developments within the AR-6 zoning district).
- *Thoroughfare Buffers (Residential Projects)*: There was general consensus that buffers should be maintained along major thoroughfares, but there was not consensus regarding how this should be addressed in the updated Comprehensive Plan. Members thought there should be some flexibility regarding the width and design of thoroughfare buffers, so that this issue could be addressed based upon the context of a specific development site. There was some discussion that the proposed buffer width of 100 feet may be too restrictive and impact housing affordability. Some members indicated that they did not want to see major thoroughfares lined with privacy fences, since that does not reflect the rural character of the County. Many members expressed interest in incorporating berms into thoroughfare buffers to help screen residential development from view.
- *Transitional Residential (New Designation)*: There was general consensus regarding the concept of introducing a new lower-density residential designation on the edge of the Suburban Service Area (within the SSA).
- *Mixed Use Designation*: There was discussion regarding the location of parking within mixed-use projects, as well as minimum project size. There was discussion about the appropriateness and effectiveness of the related MX zoning district. One member requested that the Economic Development Department provide feedback regarding the economic benefits of mixed-use development.
- *Industrial Designations*: There was general consensus that residential should not be allowed within the proposed *Employment Center Flexible*

designation (and that *flexible* should be removed from the name of that designation). There was additional emphasis placed on having significant buffers around the perimeter of industrial development.

- *Transitions*: There was general consensus that transitions between use types should be addressed through various techniques, including buffers and by located lower-intensity uses on the perimeter of projects.

There was discussion regarding the date/time for the next meeting. Based on feedback provided by members, Mr. Pompei indicated that he would send a follow-up email listing potential meeting dates, including times during the afternoon and evening on November 30 and December 1.

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

With no further business, Mr. Voorhies adjourned the meeting at 7:50 p.m.

Approved by CPT on November 30, 2022