

**Significant Proposed Changes to the General Land Use Plan
(January 2023)**

Location #	General Description of Area	District	Current Designation	Proposed Designation	Rationale	Participant Rating 1 = No Support 3 = Neutral 5 = Fully Support	Comments
A1	East Side of Atlee Station Road at Atlee Road	Ashland	Suburban General	Neighborhood Commercial	Existing B-0 zoning, existing businesses, located near an intersection of a major collector/minor collector, planned roadway capacity improvements in the area		
A2	End of Egypt Road	Ashland	Limited Industrial, Industrial	Suburban Neighborhood Residential	Limit additional industrial encroachment within the Brown Grove Rural Historic District		
A3	Sliding Hill Road/Peaks Road/Ashcake Road (Southwest Corner)	Ashland	Limited Industrial	Rural/Agricultural	Limit additional industrial encroachment within the Brown Grove Rural Historic District		
A4	South Side of Ashcake Road (Near Brown Grove Baptist Church)	Ashland	Limited Industrial	Suburban Neighborhood Residential	Limit additional industrial encroachment within the Brown Grove Rural Historic District, reflects existing single-family residential uses		
A5	Ashcake Road/Virginia Crane Drive (Southwest Corner)	Ashland	Limited Industrial	Suburban Neighborhood Residential	Limit additional industrial encroachment within the Brown Grove Rural Historic District, create clear boundary between industrial and residential uses (Virginia Crane Drive)		
A6	Lakeridge Parkway (North of Lewistown Road)	Ashland	Destination Commercial	Employment Center	Existing B-3/M-2 zoning, existing business/industrial uses, few existing businesses are regional destinations		
A7	North Side of Lewistown Road (Lakeridge Parkway to Lickinghole Creek)	Ashland	Destination Commercial	Business Flexible	Existing B-3/M-2 zoning in area, location near interstate interchange and signalized intersection attractive for economic development		

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B1	State Route 54 at Burleigh Drive Area	Beaverdam	Planned Business	Suburban Transitional Residential	Edge of SSA (transition to adjacent rural areas), consistent with existing development		
B2	North Side of State Route 54 and Providence Church Road Area	Beaverdam	Planned Business	Suburban Neighborhood Residential	Adjacent to existing single-family residential neighborhoods, adjacent to areas designated for residential development within the Town of Ashland, edge of SSA (transition to adjacent		
B3	South Side of State Route 54 at Eastern Town Limits	Beaverdam	Planned Business, Commercial	Employment Center	Accommodate economic development opportunities near an interstate interchange		
B4	West Side of Old Ridge Road between South Anna River and Hickory Hill Road	Beaverdam	Planned Business	Suburban Transitional Residential	Existing large-lot residential development on the edge of the SSA (transition to adjacent rural areas)		
B5	Mount Hope Church Road at Doswell Road	Beaverdam	Commercial	Rural/Agricultural	No existing business uses in that area		
B6	Old Ridge Road/Teman/Hewlett Road Intersection	Beaverdam	Commercial	Rural/Agricultural	No existing business uses in that area		
B7	East Side of Elmont Road from Ashland Town Limits to Ashcake Road	Beaverdam	Suburban General	Suburban Transitional Residential	Existing R-1 zoning, existing single-family residential uses within platted subdivisions (unlikely for redevelopment), edge of SSA		
B8	Industrial Spot at Louisa County Line	Beaverdam	Industrial	Rural/Agricultural	Limited industrial development and zoning in this area, no public utilities, outside of SSA		
B9	Industrial Strip East of Beaverdam	Beaverdam	Industrial	Rural/Agricultural	Limited industrial development and zoning in this area, no public utilities, outside of SSA		
B10	Northwest Corner of U.S. Route 301/New Ashcake Road/Rural Point Road Intersection	Beaverdam	Multi-Use	Neighborhood Commercial	Limited area for cohesive multi-use development due to existing development and parcel size, area located near the edge of the SSA (transition from higher-intensity suburban development to rural uses)		

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CK1	East Side of Shady Grove Road (Coolwell to Lou Lane Area)	Chickahominy	Multi-Family	Suburban High Residential	Existing RS/RM/R-4 zoning, existing residential development (townhouses + compact single-family residential)		
CK2	Pleasant Grove Road Corridor	Chickahominy	Commercial	Suburban Neighborhood Residential	Portion of area designated Commercial was converted to Suburban Neighborhood Residential to protect existing established residential neighborhood. Areas with existing commercial zoning retained a commercial designation.		
CK3	North Side of Meadowridge Road (Spring Valley Road to Existing Industrial)	Chickahominy	Suburban General	Neighborhood Commercial	Existing businesses in the area, larger parcels able to accommodate commercial redevelopment, proximity to regional employment centers (including hospital and Amazon Distribution Center), adjacent to industrially-zoned land		
CK4	Rutland Area (Atlee Road Corridor: Existing Residential/Business Development)	Chickahominy	Limited Industrial, Suburban High	Multi-Use	Existing coordinated development with a mix of residential and business uses and zoning districts		
CK5	Sliding Hill Road East of I-295 Interchange	Ashland + Chickahominy	Business Industrial	Highway Commercial	Proximity to interstate interchange accommodates higher-intensity commercial development		

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CH1	South Side of Cold Harbor Road between Chickahominy River and Market Road	Cold Harbor	Business Industrial	Limited Industrial	Existing M-2 zoning, existing business/industrial use, more appropriate designation for area and type of uses (Business-Industrial/Business Flexible is more appropriate for the Route 1 Corridor)		
CH2	West Side of Beulah Church Road (Cold Harbor Road to Sandy Valley Road)	Cold Harbor	Suburban General	Suburban Transitional Residential	Protected battlefield sites within area (including privately-owned properties under conservation easement), limited existing utilities, edge of SSA (transition to adjacent rural areas)		
CH3	Boatswain Lane Area	Cold Harbor	Suburban General	Suburban Transitional Residential + Rural/Agricultural	Existing single-family residential subdivision served by community water system, area designated for suburban residential development reduced to reflect existing development and proximity to protected battlefields		
CH4	Cold Harbor National Battlefield Park	Cold Harbor	Suburban General	Suburban Federal Battlefield Lands	Protected battlefield site (owned by the National Park Service)		
CH5	Boatswain Creek at I-295	Cold Harbor	Suburban General	Suburban Federal Battlefield Lands	Protected battlefield site (owned by the National Park Service), limited road access		
CH6	I-295/Creighton Road Interchange (Southeast Corner)	Cold Harbor	Multi-Use	Employment Center, Neighborhood Commercial + Suburban Neighborhood Residential	Existing M-1 zoning, proposed EDZ area, proximity to interstate interchange attractive for economic development, large parcels available to accommodate employment-generating uses, area northeast of a creek changed to accommodate residential development near existing residential development (transition from business/economic development areas to residential), area along Creighton Road southwest of Cold Harbor Road designated <i>Neighborhood Commercial</i> to provide transition between residential uses north of Creighton Road and possible higher-intensity employment uses to the south		
CH7	Walnut Grove Road/Creighton Road/Creighton Parkway Intersection	Cold Harbor + Mechanicsville	Suburban General	Neighborhood Commercial	Existing B-0/B-1 zoning in area, existing business uses in area, located at intersection of a major collector/minor collector (where intersection improvements are planned)		

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CH8	Battlefield Park Elementary School Site	Cold Harbor	Suburban Transitional	Highway Commercial	Existing school site at signalized intersection along a major arterial, potential for commercial/business redevelopment		
CH9	South Side of Old Cold Harbor Road/Harbor Hill Drive (Bruce Estates)	Cold Harbor	Multi-Family	Suburban Neighborhood Residential	Existing R-1/R-2 zoning, existing single-family residential uses within platted subdivision (unlikely for redevelopment). Existing apartments adjacent to Bruce Estates remained Multi-Family Residential.		
CH10	South Side of Cold Harbor Road between I-295 and Janet Lane	Cold Harbor	Suburban General	Neighborhood Commercial	Provide transition between higher-intensity commercial uses north of Cold Harbor Road (along Bell Creek Road) to existing single-family residential development south of Cold Harbor Road, located at a signalized intersection (Cold Harbor Road/Bell Creek Road/Brooking Way) attractive for commercial development, existing nonresidential/institutional uses in the area		

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H1	Area East of Westhaven Lake/Branch of Beaverdam Creek	Henry	Suburban High	Suburban Neighborhood Residential	Make lake/creek boundary between higher-density residential development along Creighton Parkway and lower-density development along Westhaven Drive		
H2	I-295/Pole Green Road Interchange (Northeast Corner)	Henry	Planned Business, Multi-Use, Commercial	Employment Center	Proximity to interstate interchange attractive for economic development, planned EDZ, public utilities in the area, other employment-generating uses nearby along the Pole Green Road Corridor. Cleaned-up boundaries to reflect existing conditions and follow existing roads and streams.		
H3	West Side of Rural Point Road (Polegreen Church Area to Stag's Leap Subdivision)	Henry	Suburban General	Suburban Transitional Residential	Existing R-1/R-2/AR-1 zoning, existing single-family residential uses within platted subdivisions (unlikely for redevelopment), consistent with land use patterns in the area, sensitive environmental resources, proximity to historic resources (Polegreen Church), existing conservation easements in the area, edge of SSA (transition to adjacent rural areas), limited road infrastructure to accommodate large-scale/higher-intensity residential development		
H4	East Side of U.S. Route 301 from Totopotomoy Creek to Rural Point Road	Henry	Multi-Use	Suburban Neighborhood Residential + Neighborhood Commercial	Limited area for cohesive multi-use development due to existing development and parcel size, area located near the edge of the SSA (transition from higher-intensity suburban development to rural uses)		
H5	East Side of U.S. Route 301 at Mimosa Hill Lane	Henry	Commercial	Suburban Neighborhood Residential	Existing R-1 zoning, existing single-family residential uses within platted subdivision (unlikely for redevelopment), creek provides natural boundary from adjacent commercial areas, clean-up to reflect existing uses		

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M1	Liberty Trace Subdivision	Mechanicsville	Suburban General	Suburban High Residential	Map Clean-Up to Reflect Existing Conditions (Existing R-4 zoning, existing townhouse development)		
M2	Robin Way/Wren Way	Mechanicsville	Multi-Family	Suburban Neighborhood Residential	Map Clean-Up to Reflect Existing Conditions (Established single-family residential neighborhood)		
M3	Lee-Davis Road/Brandy Hill Drive Intersection (East Side)	Mechanicsville	Suburban High	Highway Commercial	Map Clean-Up to Reflect Existing Conditions (Existing B-3 zoning, existing business use)		
M4	Bell Creek Road between Brandy Branch and Cold Harbor Road	Mechanicsville	Limited Industrial	Highway Commercial	Map Clean-Up to Reflect Existing Conditions (Existing O-S/B-3 zoning, existing large-scale retail-oriented businesses)		
M5	Seven Springs Road Area	Mechanicsville	Multi-Use	Suburban Neighborhood Residential	Existing R-1/R-2 zoning, existing single-family residential uses within platted subdivision (unlikely for redevelopment)		
M6	I-295/Pole Green Road Interchange (Southeast Corner)	Mechanicsville	Multi-Use	Employment Center	Existing B-3/M-1/M-2 zoning, existing business/industrial uses, proximity to interstate interchange attractive for economic development, existing infrastructure in the area		
M7	Elm Drive/Stonewall Parkway (Southeast Corner: Cold Harbor Meadows/Hunters Crossing)	Mechanicsville	Multi-Family	Suburban Neighborhood Residential	Existing R-3/R-4 zoning, existing compact single-family residential development		
M8	Southwest of Cold Harbor Road/Beaver Dam Creek Crossing (Mill Valley Subdivision)	Mechanicsville	Multi-Family	Suburban Neighborhood Residential	Existing R-2/R-4 zoning, existing compact single-family residential development		
M9	South Side of Cold Harbor Road at Beaver Dam Creek	Mechanicsville	Floodplain, Suburban General + Industrial	Suburban Federal Battlefield Lands	Protected battefield site (owned by the National Park Service)		
M10	East Side of Shady Grove Road (Lou Lane Area to Branch of Beaverdam Creek)	Mechanicsville + Chickahominy	Multi-Family	Suburban Neighborhood Residential	Existing R-1/R-3 zoning, existing single-family residential development		

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SA1	Lakeridge Parkway (Lewistown Road to Lickinghole Creek: Excluding Winding Brook Townhouses)	South Anna	Destination Commercial	Highway Commercial + Business Flexible	Designations better reflects existing types of commercial development and provides flexibility for economic development near an interstate interchange		
SA2	Lakeridge Parkway (Winding Brook Townhomes)	South Anna	Multi-Use	Suburban High Residential	Existing RM zoning, existing townhouse development		
SA3	Carters Heights Road Area (South of Lewistown Road to Lickinghole Creek)	South Anna	Multi-Use	Suburban Neighborhood Residential	Existing established single-family residential neighborhood within Brown Grove Rural Historic District		
SA4	Elmont Area	South Anna	Commercial	Suburban Neighborhood Residential + Neighborhood Commercial	Reduce size of commercial area to reflect character of the area		
SA5	South Side of Lewistown Road at Shelia Lee Drive	South Anna	Business Industrial	Suburban Neighborhood Residential	Established residential neighborhood within Brown Grove Rural Historic District		
SA6	Cobbs Road East of Creek	South Anna	Business Industrial, Mixed-Use	Suburban Neighborhood Residential	Existing residential uses, provides a transition from industrial/commercial corridor (U.S. Route 1) and existing residential uses		
SA7	South Side of Cedar Lane East of Chickahominy Falls	South Anna	Planned Business	Suburban High Residential	Transition between existing single-family residential development and existing commercial uses and mobile home park		
SA8	Cedar Lane at Proposed East/West Road	South Anna	Commercial	Suburban Neighborhood Residential	Proposed commercial area located along unbuilt major thoroughfare (exact location unknown)		
SA9	Ashcake Road/Ashland Road from Elmont Road to Cedar Lane	Beaverdam + South Anna	Suburban General	Suburban Transitional Residential	Existing RC/R-1/AR-2 zoning in area, edge of SSA (transition to adjacent rural areas)		
SA10	Cauthorne Road South	South Anna	Suburban High, Planned Business	Suburban Neighborhood Residential	Provide transition from existing higher-density residential development within Henrico County to lower-density residential development in Hanover County		
SA11	South Side of Ashland Road from Hylas Area to Cauthorne Road	South Anna	Suburban High	Suburban Neighborhood Residential	Provide transition from existing higher-density residential development within Henrico County to lower-density residential development in Hanover County, edge of the SSA (transition to adjacent rural areas)		
SA12	East Side of Cauthorne Road South of Ashland Road + Dude Ranch Road/Gordons Lane Area	South Anna	Planned Business	Suburban Neighborhood Residential	Aligns with the existing character of the area, edge of the SSA (transition to adjacent rural areas)		
SA13	East Side of U.S. Route 33 at Chickahominy River	South Anna	Planned Business	Highway Commercial	Continue existing commercial uses near an interstate interchange		

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SA14	U.S. Route 33 at Winns Church Road Area	South Anna	Planned Business, Commercial	Neighborhood Commercial	Existing B-1/B-3/M-1/M-2 zoning, existing small-scale business uses, existing commercial zoning, located at intersection along major arterial		
SA15	South Side of Winns Church Road from Grassy Swamp Creek to near U.S. Route 33	South Anna	Planned Business	Suburban Neighborhood Residential	Provides transition from residential development along Winns Church Road to planned business/economic development opportunities along U.S. Route 33 south of Winns Church Road		
SA16	West Side of Greenwood Road (Forest Heights Lane to Ashland Road)	South Anna	Planned Business	Suburban Neighborhood Residential	Aligns with existing character of the area		
SA17	South Side of Ashland Road from Cedar Lane to Greenwood Road	South Anna	Suburban General	Suburban Transitional Residential	Edge of SSA (transition to adjacent rural areas)		
SA18	Route 33 East of Louisa County Line	South Anna	Business Industrial	Rural Crossroads	Limited industrial development and zoning in this area, outside of SSA		

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