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HANOVER COUNTY

ESTABLISHED IN 1720

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BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

September 4, 2024

Andrew J. Pompei
P.O. Box 470
Hanover, Virginia 23069

RE: Approval of CPA2024-00001, Hanover County Board of Supervisors

Dear Mr. Pompei:

At its meeting on August 28, 2024, the Hanover County Board of Supervisors voted to **ADOPT** a Resolution to **APPROVE** an amendment to the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended, to revise the Major Thoroughfare Plan, along with related text on p. 106, as follows:

An amendment to remove three concept roads (Woodside Lane Parallel Road, Woodside Lane Extension, and Jamestown Road Extension), which were intended to improve connectivity between Woodside Lane, Jamestown Road, and Hickory Hill Road northeast of the Town of Ashland.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

Jo Ann M. Hunter, AICP
Senior Director
Planning and Community Development

JMH/abw

cc: Susan P. Dibble Jeff S. Stoneman Richard W. Paul Andrew Pompei
Tim O'Keefe Jason Hazelwood Jessica Crews Kimberlee Daniels
Sharon Brumfield

VIRGINIA: At a regular meeting of the Board of Supervisors for Hanover County held in the Board Room of the Hanover County Administrative Building on the 28th day of August 2024, at 6:00 p.m.

Ms. Susan P. Dibble, Chair
Mr. Sean M. Davis
Ms. Danielle Grieshaber Floyd
Mr. Ryan Hudson
Mr. Jeff Stoneman
Mr. John A. Budesky, County Administrator
Mr. Dennis Walter, County Attorney

Absent: Mr. F. Michael Herzberg, Vice-Chair
Ms. Faye O. Prichard

Board Resolution
CPA2024-00001, Hanover County Board of Supervisors

WHEREAS the Planning Commission is required by Virginia Code Section 15.2-2223 to prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction and Virginia Code Section 15.2-2229 prescribes procedures for amendment of an adopted Plan; and

WHEREAS the Hanover County Board of Supervisors adopted a Plan on June 28, 1972, and amended the Plan periodically from 1982 through 2023; and

WHEREAS on June 26, 2024, the Board of Supervisors directed the Planning Commission to submit Comprehensive Plan Amendment CPA2024-00001 to public hearing; and

WHEREAS on July 18, 2024, following an advertised public hearing and consideration of information provided by the staff and public comment, the Planning Commission reviewed the proposed amendment and recommended **APPROVAL** of Comprehensive Plan Amendment CPA2024-00001, an amendment to remove three concept roads (Woodside Lane Parallel Road, Woodside Lane Extension, and Jamestown Road Extension) from the Major Thoroughfare Plan, along with related references to these proposed roads within the plan text; and

WHEREAS on August 28, 2024, the Board of Supervisors held an advertised public hearing to receive public comment regarding Comprehensive Plan Amendment, CPA2024-00001.

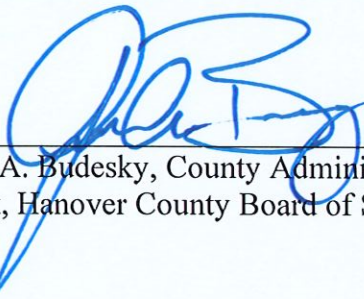
NOW, THEREFORE, BE IT RESOLVED by the Hanover County Board of Supervisors that Comprehensive Plan Amendment, CPA2024-00001, is hereby **ADOPTED** as an amendment to the adopted Hanover Comprehensive Plan, 2023 (Major Thoroughfare Plan), removing references to three concept roads (Woodside Lane Parallel Road, Woodside Lane Extension, and Jamestown Road Extension) from maps and text, with such roads shown within the **Ashland Magisterial District and Beaverdam Magisterial District**.

On motion of Mr. Stoneman seconded by Mr. Hudson, the members of the Board of Supervisors voted to **APPROVE** CPA2024-00001, as follows:

	Vote:
Ms. Dibble – Chair	Aye
Mr. Herzberg – Vice-Chair	Absent
Mr. Davis	Aye
Ms. Floyd	Aye
Mr. Hudson	Aye
Ms. Prichard	Absent
Mr. Stoneman	Aye

The undersigned certifies that this is a correct copy of the Resolution of the Board of Supervisors.

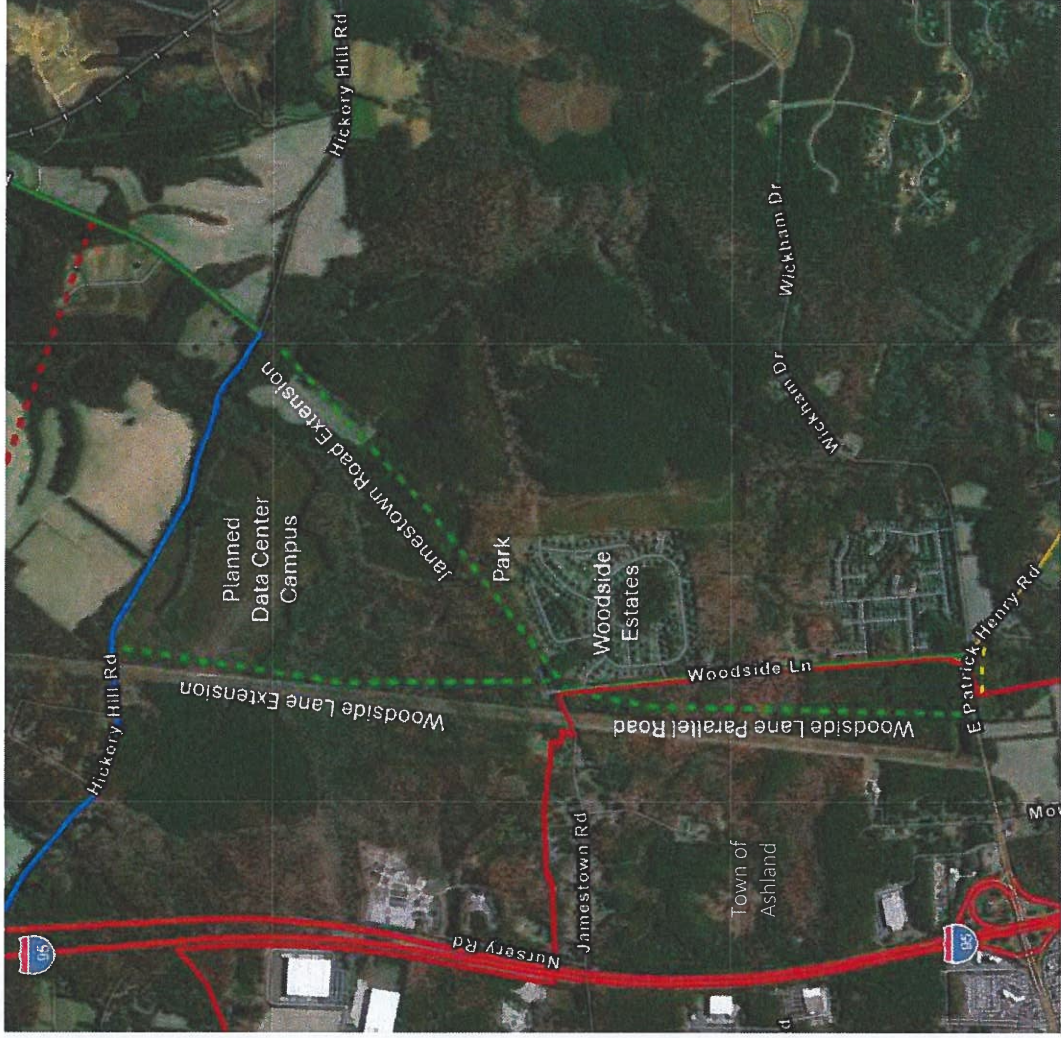
Dated: August 28, 2024



John A. Budesky, County Administrator
Clerk, Hanover County Board of Supervisors

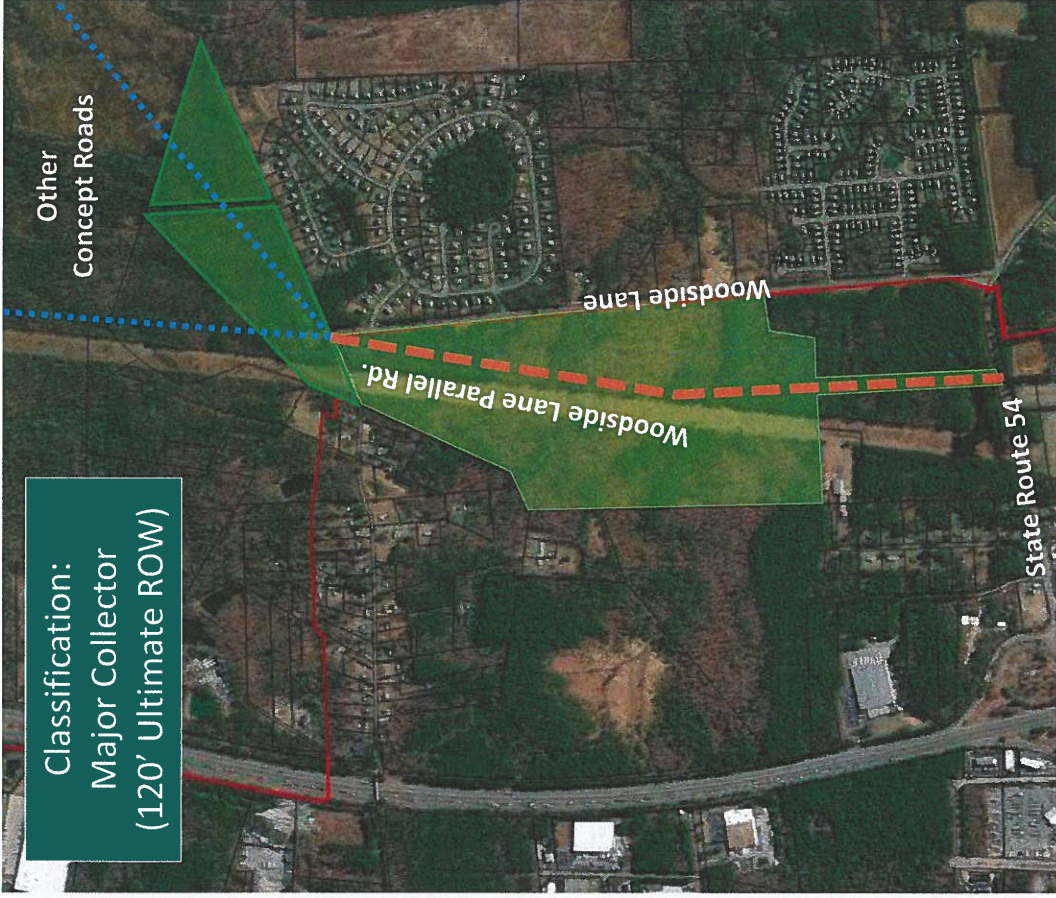
Attachment #1:
Maps

Overall Map



Concept Road: Woodside Lane Parallel Road

Classification:
Major Collector
(120' Ultimate ROW)

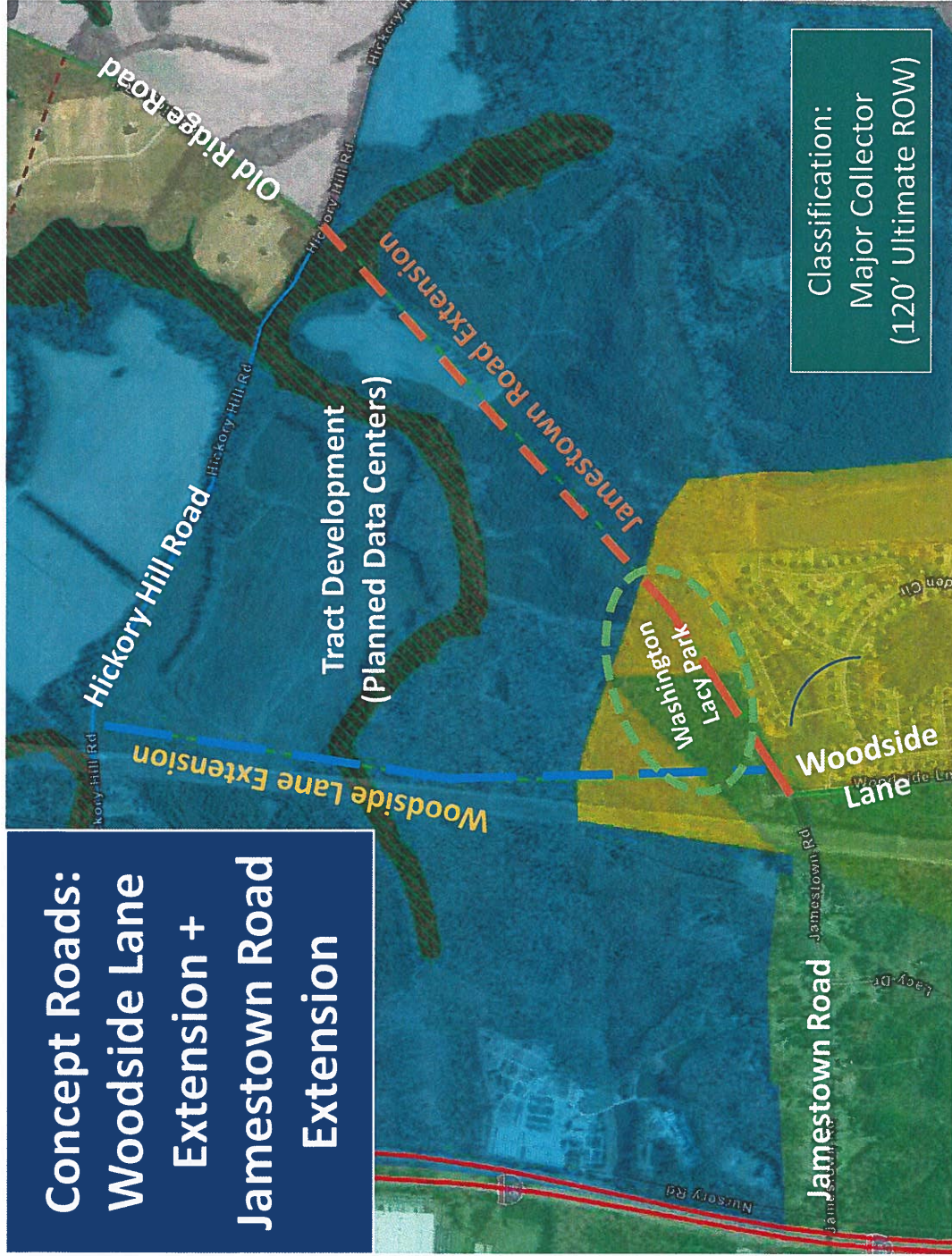


Concept Road

- Located on County-Owned Property within the Town of Ashland
- Provides additional option for access to Economic Development Zone (EDZ) while avoiding existing residential development
- Connects to existing concept roads proposed as part of previous plans
- Added with 2023 plan



**Concept Roads:
Woodside Lane
Extension +
Jamestown Road
Extension**



Concept Roads

- Connect Woodside Lane/ Jamestown Road to Hickory Hill Road/Old Ridge Road
- No longer necessary/ practical with Tract development
 - Data centers generate less traffic than other industrial uses
 - Tract development oriented towards Hickory Hill Road, where road improvements are planned

Attachment #2:
Redline Text

FOCUS CORRIDORS

As part of the planning process, traffic volumes were analyzed based upon existing conditions and potential future conditions in 2045 (as shown on the General Land Use Plan). Traffic volumes were compared to anticipated capacity (how much traffic a particular roadway type can typically handle). Additionally, VDOT’s Potential Safety Improvement Tool (PSI) was used to identify roadways and intersections where there are safety issues. Based upon this analysis, the corridors listed below should be the focus of transportation improvements

through 2045. Rezoning requests and other land use proposals located along these corridors should be thoroughly reviewed and analyzed to identify potential transportation impacts and mitigating improvements. Along some of these corridors, specific road improvement projects are already funded and/or planned to address identified capacity and/or safety issues. The corridors are not listed in any particular order. A map showing these corridors is included within the Map Book.

CONCEPT ROADS (PROPOSED THOROUGHFARES)

The MTP identifies **concept roads**, which are proposed major thoroughfares that, once built, are intended to:

- Create an interconnected road network that offers motorists multiple alternative routes to destinations;
- Provide congestion relief by creating alternative routes parallel to existing roadways experiencing capacity issues; and/or
- Improve access to Economic Development Zones (EDZs).

Concept roads shown on the MTP include:

- Elmont Road/Vaughan Drive Connector
- Lakeridge Parkway Extension
- Lewistown Road Extension
- Sliding Hill Road/Cedar Lane Connector
- ~~○ Woodside Lane Extension~~
- ~~○ Woodside Lane Parallel Road~~
- ~~○ Jamestown Road Extension~~
- Bell Creek Road/Academy Drive/Shady Grove Road Connector

- Creighton Parkway
- Connector Road at Future I-95 Interchange (North of Ashland)
- Richfood Road Extension

Detailed alignment studies have not been completed for all of these proposed roadways, so the MTP typically only shows a general alignment. Future studies could further define the specific route of each concept road. As development occurs, right-of-way should be reserved for these future roadways.

~~Note that the proposed Woodside Lane Parallel Road would be located on County owned property, but is within the limits of the Town of Ashland. A joint Town/County study should be conducted to understand how this potential connection could impact traffic operations and safety in the area. If built, the design and final location of this road would have to be coordinated with the Town of Ashland.~~