



Community Participation Team

November 30, 2022

Organizational Items



- Approval of Minutes: October 17, 2022

Current Focus Areas



Land Use



Economic Development



Historic Resources





Land Use Policies

Overall Direction



At previous meetings, the CPT talked about the characteristics of different land uses shown on the General Land Use Plan (land use designations). ***What are different types of uses and how should they look and function?***

At this meeting, the CPT will talk about where higher-intensity development served by public utilities should be directed. ***What areas are appropriate for suburban development and what areas should remain rural?***

The project team will develop recommended changes to the General Land Use Plan based upon this direction from the CPT and Board of Supervisors.

Growth Management



Growth management involves using different tools to direct development to desired areas.

The primary growth management tools used in Hanover County (and other Virginia localities):

- Advisory Policy: Comprehensive Plan (General Land Use Plan)
- Regulatory: Zoning Ordinance + Subdivision Ordinance

Virginia localities cannot limit/control population growth, but manage how and where growth occurs.

Public Engagement:

Managing growth one of the priority issues shared during Phase #1 engagement.

Purpose of Growth Management



Primary Purpose of Growth Management

Efficient Use of Public Infrastructure

Compact and contiguous development can be more efficient to serve than sprawling development (shorter distance to provide utilities, roads, student transportation, etc.). Directing higher-intensity development to a compact area can also allow community to better anticipate public infrastructure needs.

Protect Rural Landscapes

Accommodating development in a compact and contiguous area can help reduce growth pressures on rural areas.

Growth Management



Since the 1980s, Hanover County has managed growth by directing higher-intensity development to the Suburban Service Area (SSA).

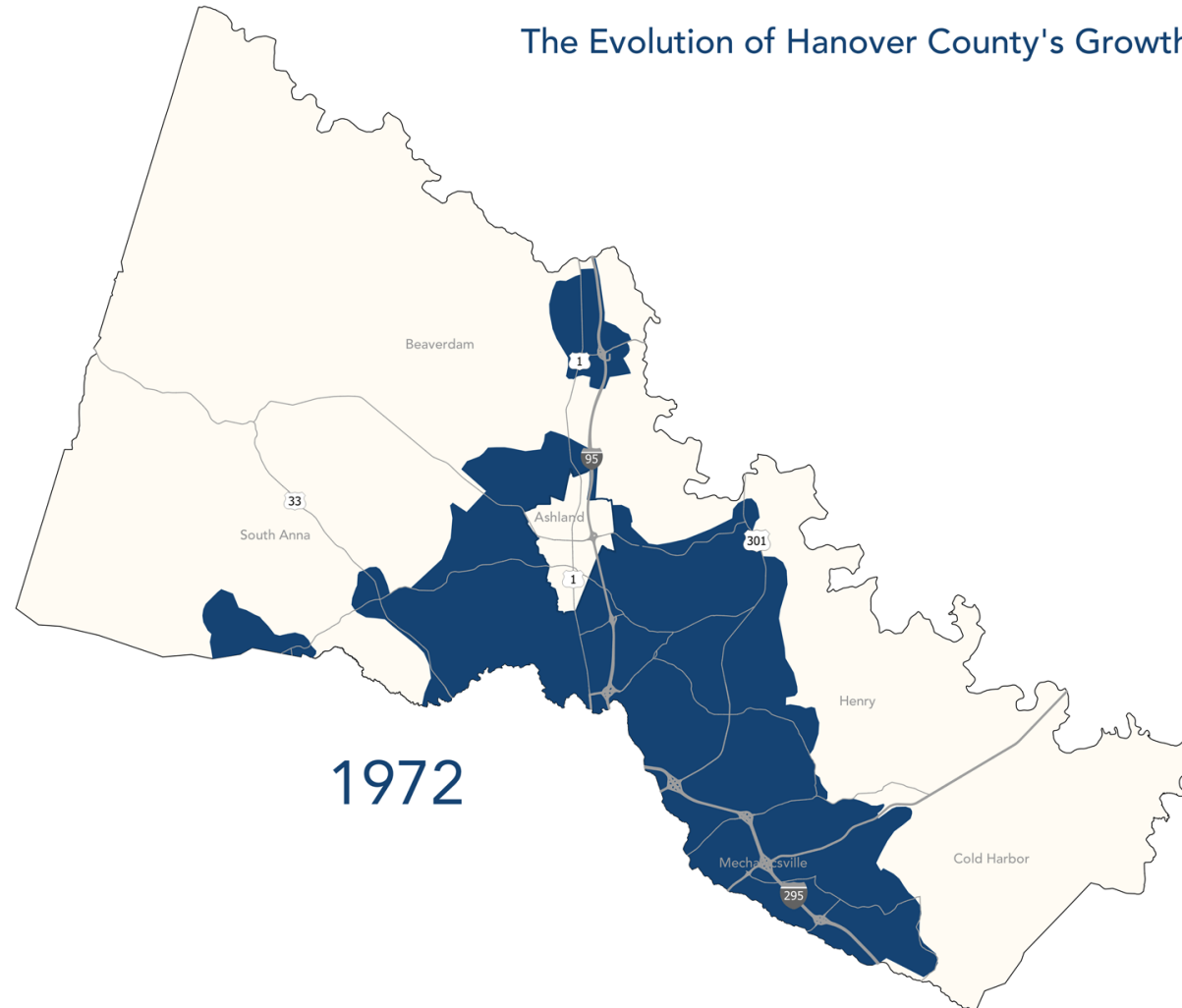
- Target (Current Plan) for Distribution of Residential Growth: 70% SSA/30% Rural
- Trends (2012 – Present): 73% SSA/27% Rural (Avg.)
- SSA Area: 22% of Total County Area

About 69% of the County's population lives in the SSA (incl. Ashland).

History of SSA



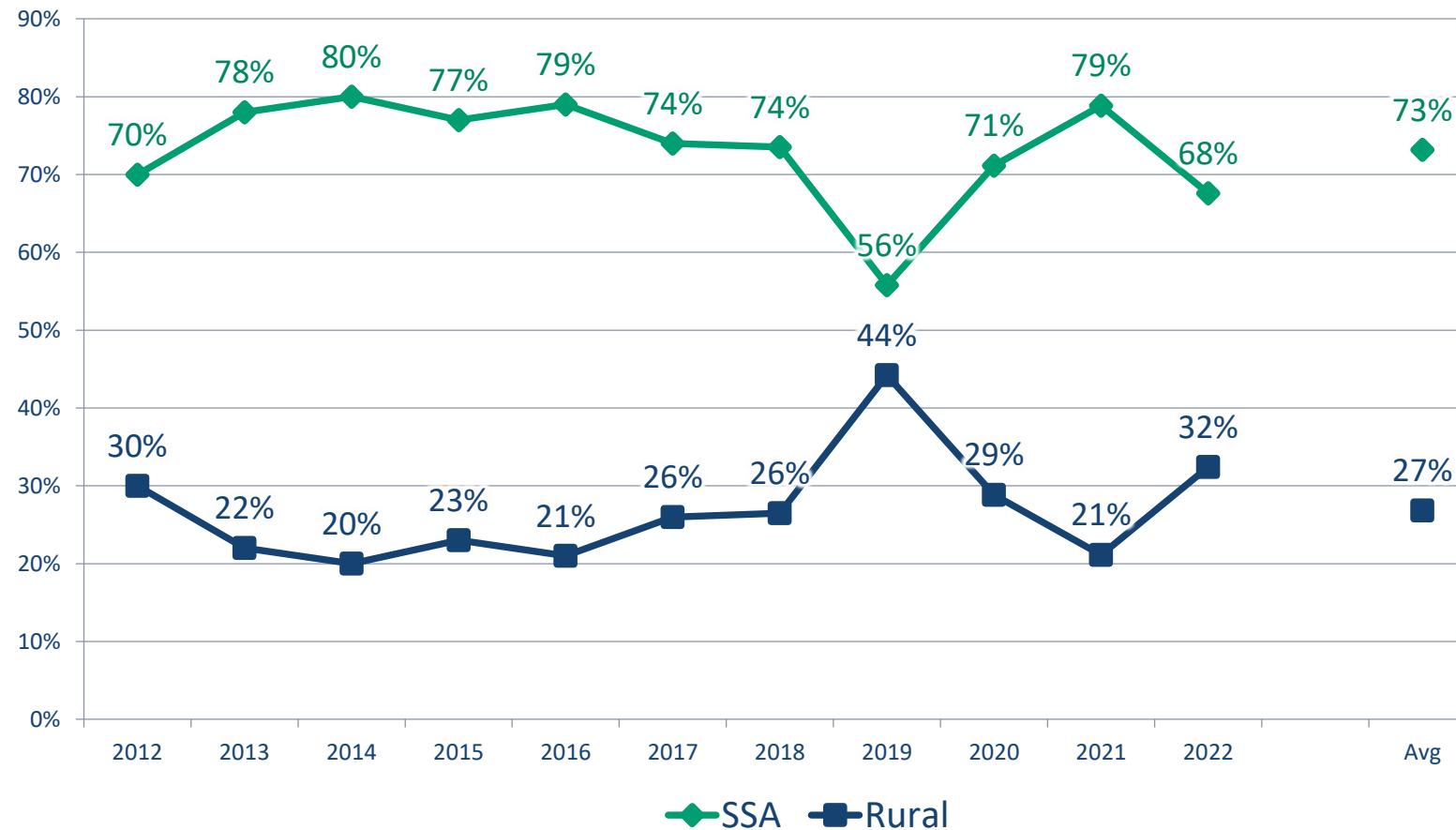
The Evolution of Hanover County's Growth Area



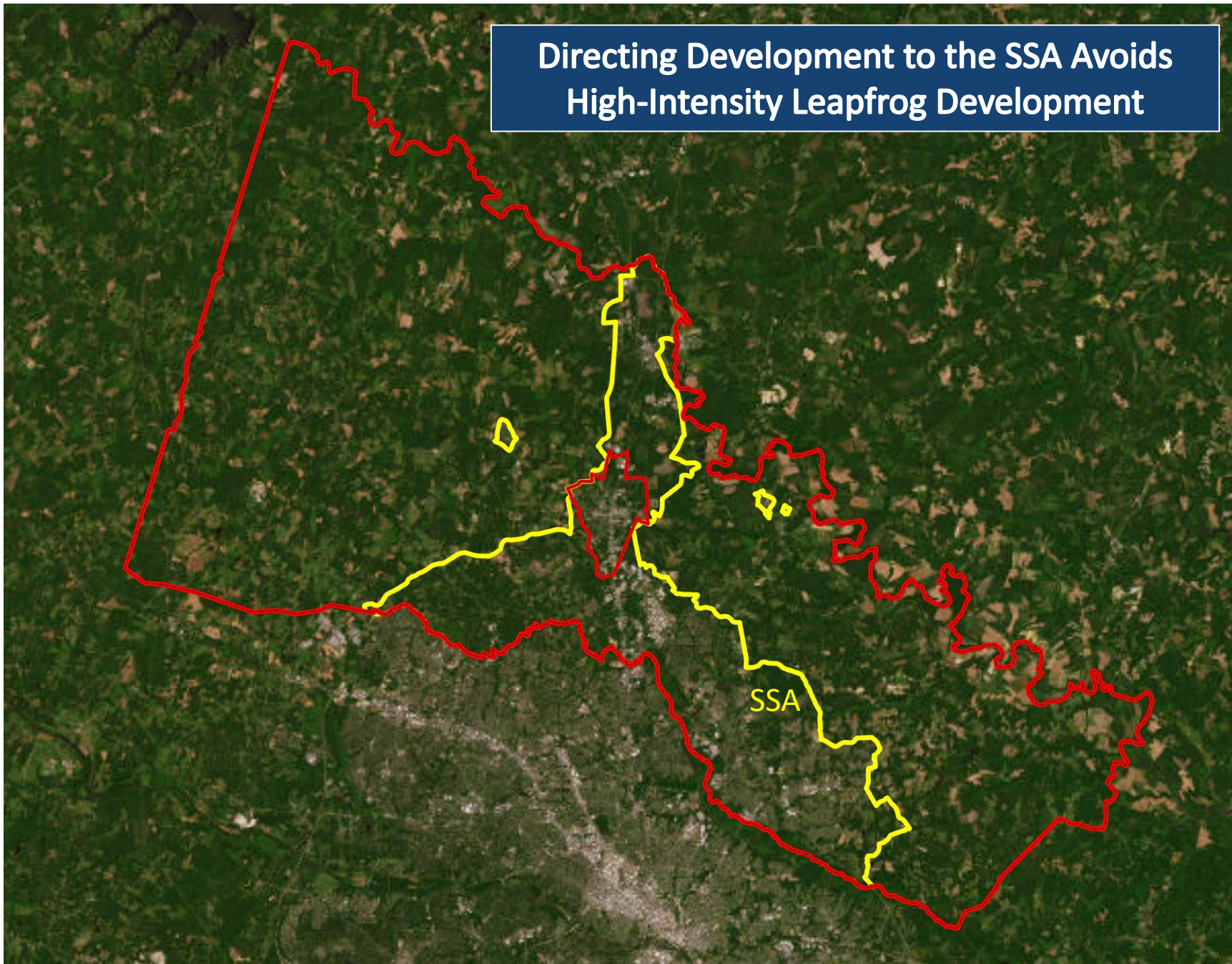
Distribution of Residential Dev.



Suburban/Rural Distribution of Completed Housing Units*



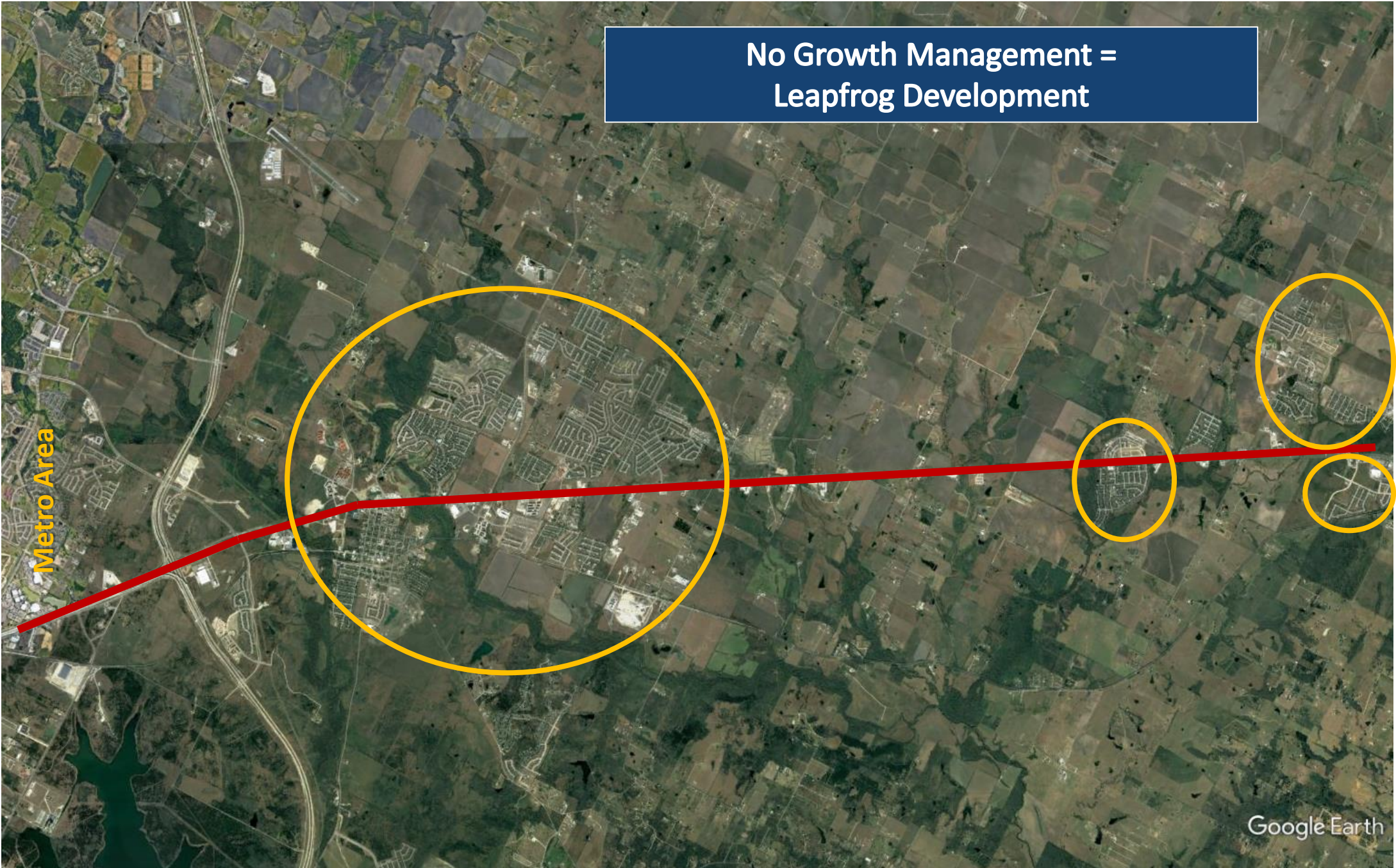
Directing Development to the SSA Avoids
High-Intensity Leapfrog Development



No Growth Management =
Leapfrog Development

Metro Area

Google Earth



Population Forecast



How Might We Grow in the Future?

- Estimated Range: 0.77 – 1.40% Annually (1% Avg. Used for Planning Purposes)
- 2020 Population: 109,979
- 2045 Forecast Population (1% Avg.): 136,536 (+27,307)

Anticipated Trends

- **Decreasing Growth Rate:** Annual growth rate tends to gradually decrease. Weldon Cooper forecasts a slower population growth rate than surrounding counties and the region.
- **Decreasing Household Size:** Average household size gradually decreases over time (Countywide Avg.: 2.54 people per household to 2.48 people per household).
- **Higher Growth Rates in Suburban Service Area:** More growth is expected in the SSA than in the rural areas.

Capacity for Growth (Residential)



TABLE 1: 1% GROWTH FORECAST

Population Forecast and Land Capacity Estimates
Hanover County, VA

Consumption 1 Units/AC	Acres Suplus/ (Deficit)	Consumption 2.5 Units/AC	Acres Suplus/ (Deficit)	Consumption 3 Units/AC	Acres Suplus/ (Deficit)	Acres Suplus/ (Deficit)
5,733	(3,993)	2,293	(554)	1,911	(171)	(554)
1,301	1,033	520	1,814	434	1,900	1,814
2,173	(1,984)	869	(680)	724	(535)	(680)
9,208	(4,945)	3,683	579	3,069	1,193	579

Avg. 2.5 units/acre =
Capacity to
Accommodate
Anticipated Growth

Avg. 1 unit/acre=
Not Enough Capacity to
Accommodate
Anticipated Growth

Planning Sub Area	2045 Pop. Forecast	Avg. Persons Per/HH	Forecast Households	Net Acres	Consumption	Acres	Consumption	Acres	Consumption	Acres
					1 Units/AC	Suplus/ (Deficit)	2.5 Units/AC	Suplus/ (Deficit)	3 Units/AC	Suplus/ (Deficit)
SSA-SE	15,651	2.730	5,733	1,740	5,733	(3,993)	2,293	(554)	1,911	(171)
SSA-SW	3,253	2.500	1,301	2,334	1,301	1,033	520	1,814	434	1,900
SSA-North	4,938	2.272	2,173	189	2,173	(1,984)	869	(680)	724	(535)
	23,842		9,208	4,263	9,208	(4,945)	3,683	579	3,069	1,193

Source: RKG Associates, Inc. and Hanover Planning Department, 2022.

Capacity for Growth (Residential)



Planning Sub Area	Acres		Acres		Acres	
	Consumption 1 Units/AC	Suplus/ (Deficit)	Consumption 2.5 Units/AC	Suplus/ (Deficit)	Consumption 3 Units/AC	Suplus/ (Deficit)
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Avg. 2.5 units/acre =
Capacity to
Accommodate
Anticipated Growth

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Anticipated Growth

Implications: Dwindling Resid. Capacity



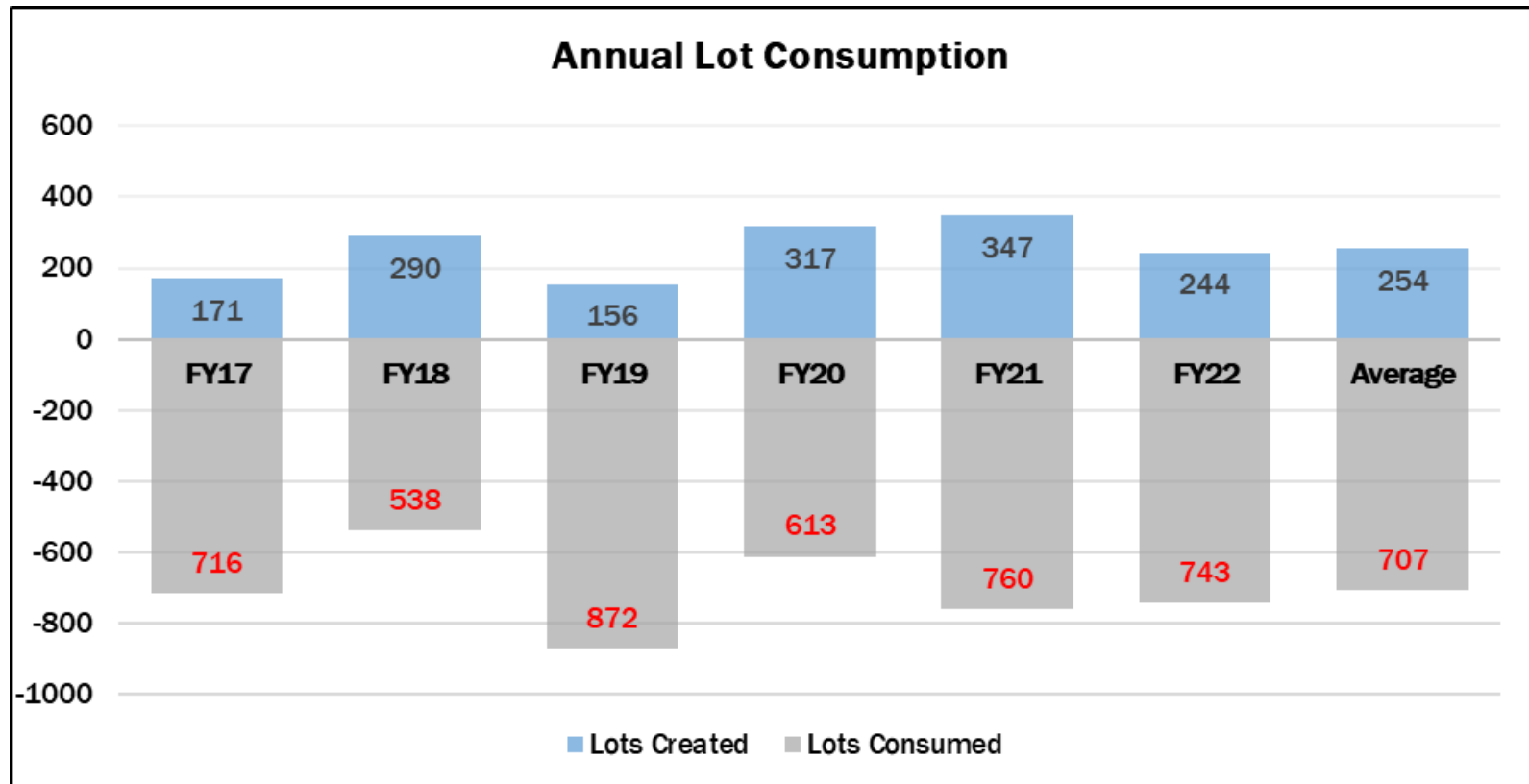
- Less Land Availability → Higher Land Costs (Supply/Demand)
- Higher Land Costs =
 - Requests for Higher Density (Reduce Land Cost per Unit)
 - Higher Housing Costs
 - Development Pressures on Rural Areas
- How do you balance potential for dwindling capacity within SSA with public engagement themes?
 - Preserve Rural Character
 - Manage Growth
 - Provide Quality + Diverse Housing Options at Appropriate Locations
 - Maintain Good Schools
 - Provide More Parks + Recreation Opportunities

Residential Lot Inventory



Current Issue:

More residential lots being consumed than created.



Possible Impacts

Demand > Supply =

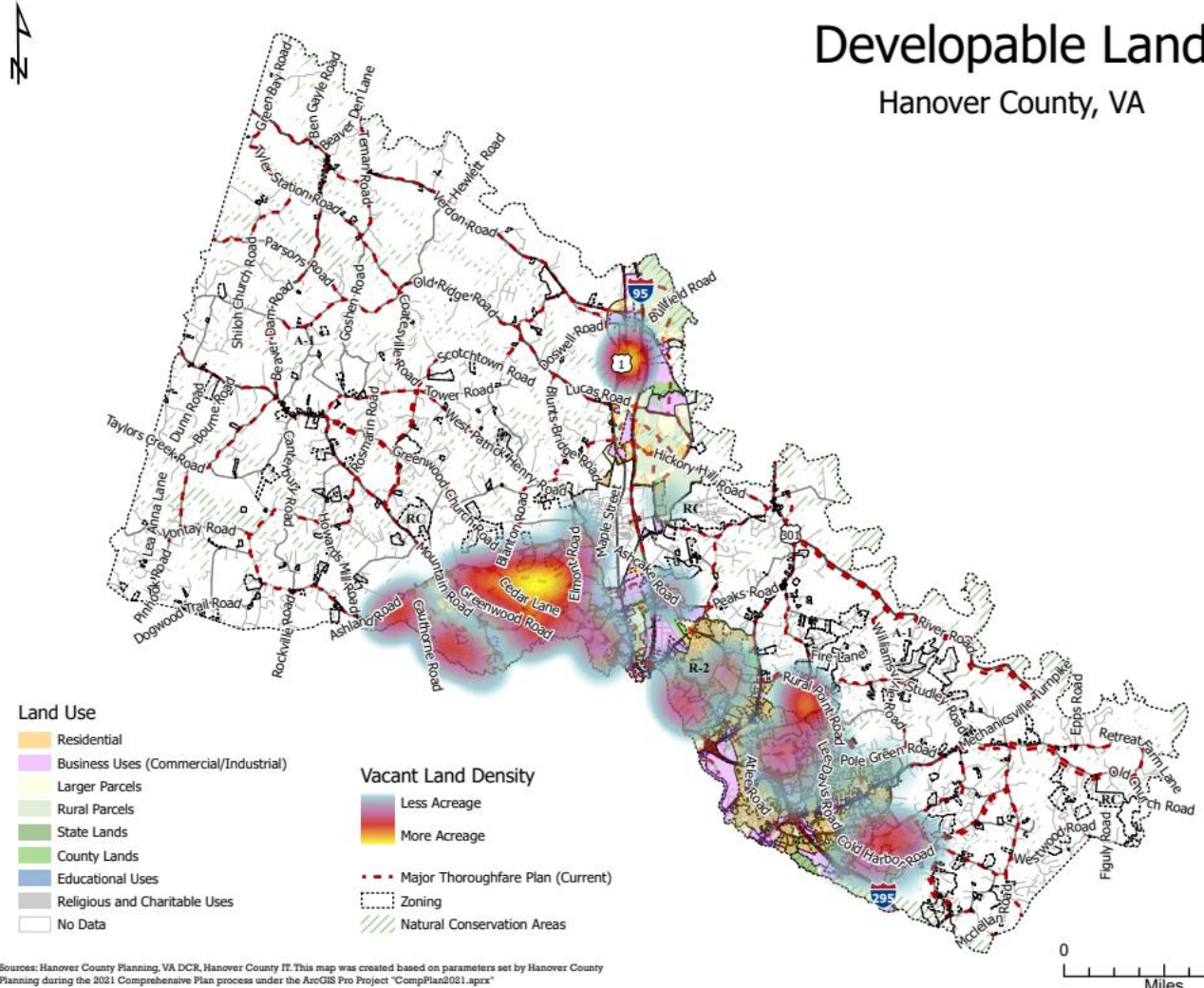
Rising Land +

Housing Costs

Greater Pressure on

Rural Area

Vacant Land



Current Issue:
Supply of vacant land within SSA decreasing (especially east of I-95).

Possible Impacts
Demand > Supply =
Rising Land +
Housing Costs
Greater Pressure on
Rural Area

Sources: Hanover County Planning, VA DCR, Hanover County IT. This map was created based on parameters set by Hanover County Planning during the 2021 Comprehensive Plan process under the ArcGIS Pro Project "CompPlan2021.aprx"

Economic Development



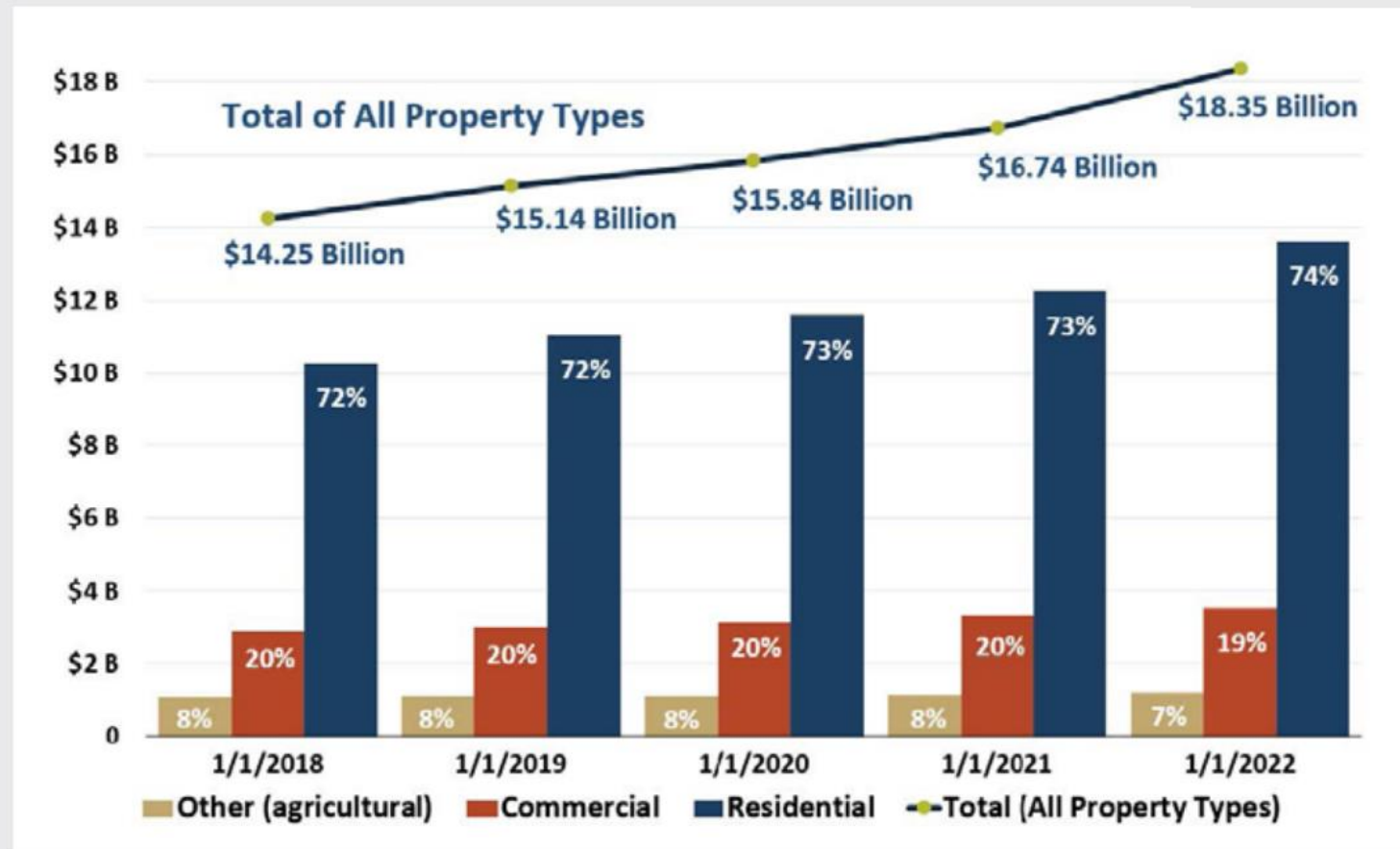
The SSA is not only intended to accommodate higher-intensity residential uses, but higher-intensity commercial/industrial uses that require public utilities.

In order to have a balanced community and a diversified tax base that does not overly burden existing residential taxpayers, many localities strive for a 70/30 revenue split (70% revenue from residential taxpayers + 30% revenue from business taxpayers).

Current Tax Base



PERCENTAGE OF TOTAL TAXABLE ASSESSED VALUE BY PROPERTY TYPE



Source: Hanover County Assessor's Office. Data based on previous CY as of January 1.

74%
Residential

19%
Commercial

7%
Agricultural

Why is Econ. Development Important?



Economic development is about **creating opportunities** for residents.

A strong, diverse economy helps create a vibrant and healthy community by:

- Providing **job opportunities** to residents, allowing people to live and work in their community and secure the resources needed to support a high quality of life.
- Providing the **tax revenues** needed to deliver necessary services, including high-quality schools, public safety, and infrastructure, while minimizing tax burdens on residents.
- Allowing for the **continued balance of preservation and growth**, as commercial/industrial development in appropriate locations within the SSA provides financial resources to help keep other areas rural.

Trends



Continued Job Creation: Are they the right jobs?

- *High Employment Growth:* Since 2001, Hanover County experienced 1.6% avg. annual employment growth, which is 4x regional growth rate in employment (0.4%).
- *Lower Average Wages:* Average earnings per job are 81% of average earnings in the region.
- *Warehousing/Distribution Industry Growth:* Warehousing and storage sector added the most jobs of any sector since 2001, which can be attributed to the County's location along I-95 near major metropolitan areas. Issues: Tend to be lower-paying jobs, lower tax revenues + fewer jobs per square foot.

Trends

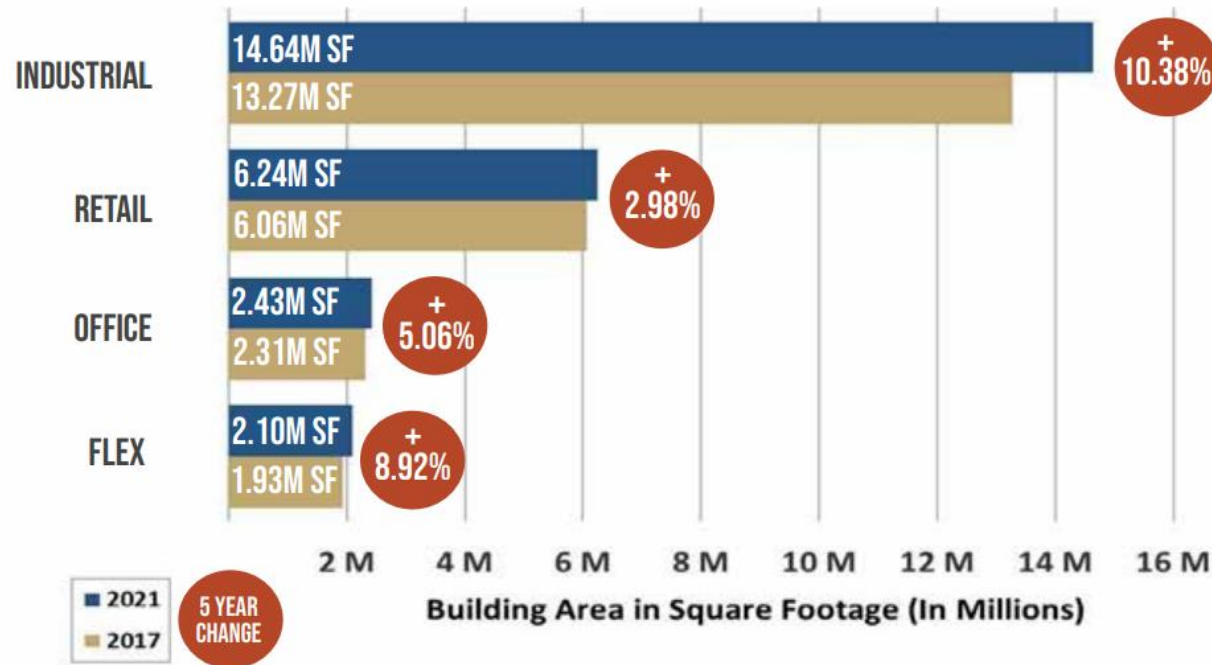


Long-term need to continue to diversify the local economy and/or encourage the growth of higher-paying jobs. If trends continue, industry sectors that pay higher wages that are likely to grow relate to healthcare, life sciences, research and development, corporate development, etc.

Building Inventory



RENTABLE COMMERCIAL BUILDING AREA (SF)



Source: CoStar, Q4-CY.

Increase in Inventory Since 2017

49% of all non-residential building space is in the southeastern portions of the SSA
(SSA east of I-95 and south of Ashland)

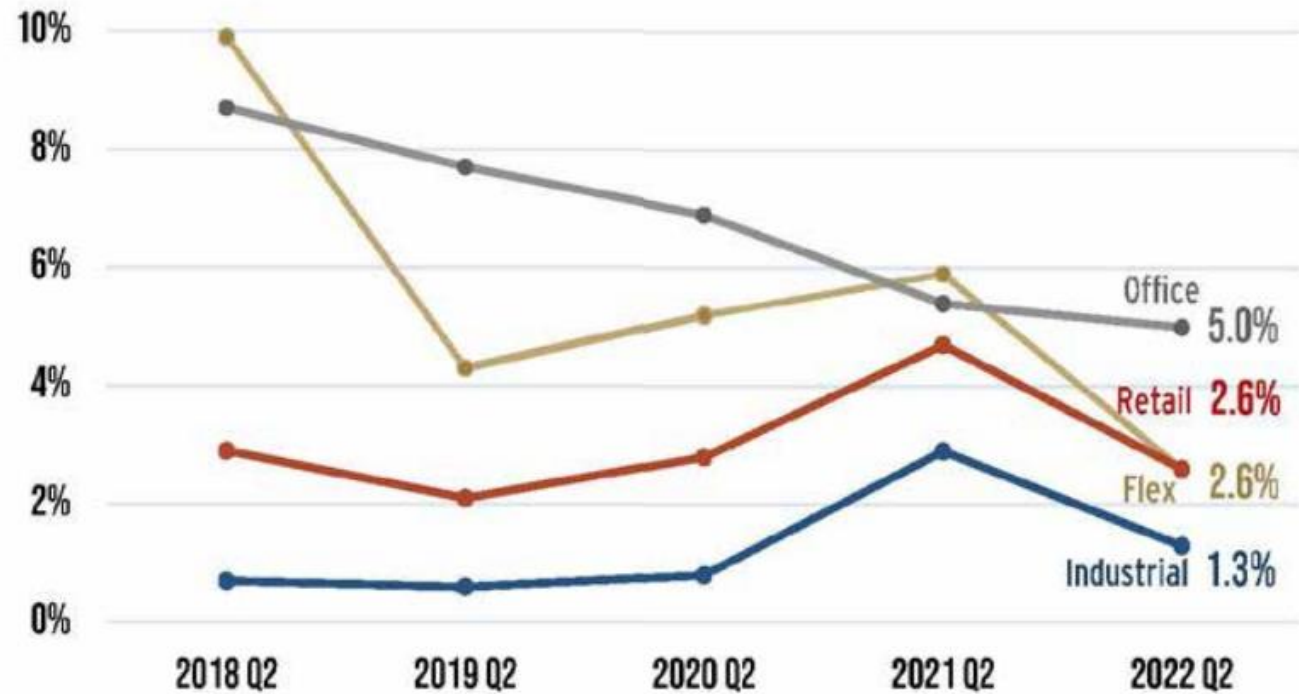
Source:

2021-2022 Annual Report (Hanover County Econ. Dev.)

Vacancy Rates



VACANCY RATES BY PROPERTY CLASS



Source: CoStar, Q2-CY.

Lower Vacancy Rates
(Esp. in Industrial Sector)

Source:
2021-2022 Annual Report (Hanover County Econ. Dev.)

Policy Direction: SSA

Reduce the Size of the SSA

- Limiting Economic Development
- Increasing Development Pressures on Rural Areas
- Encouraging Infill Development
- Increasing Housing Costs
- Increasing Area Designated Rural
- Underutilizing Existing Utility Infrastructure

Maintain the SSA As-Is

- Maintaining Consistent Policy
- Adequately Accommodates Development
- Maximizes Use of Existing Infrastructure
- Maintains Economic Development Opportunities

Increase the Size of the SSA

- Increasing Options for Economic Development
- Increasing Options for Residential Development
- Accommodating Lower Residential Densities within the SSA (Potentially)
- Requiring Further Extension of Public Utilities and Other Public Infrastructure
- Directing Development to Areas Previously Intended to Remain Rural
- Discouraging Infill Development

Policy Considerations



- Residential
 - Is Hanover County able to provide adequate housing options at appropriate locations to accommodate potential growth/demand?
 - Where should we grow?
 - At what densities?
- Economic Development
 - Is it appropriate to continue directing economic development areas in close proximity to interstate interchanges?
 - Does the land provide enough area for economic development to support the 70%/30% revenue split?



Progress Update

Overview: Economic Development



- Project team working with Economic Development Department and subgroup of Economic Development Authority (EDA) on updating Economic Development chapter.
- Full EDA Presentation: December 14

Initial Concepts

- Categorize Economic Development Zones (EDZs) into 3 Types:
 - Established Employment Hubs
 - Emerging Business Hubs
 - Renewal Areas
- Some new EDZs and some EDZs removed.

Overview: Historic Resources



- Project team working with staff and subgroup of Historical Commission on updating Historic Resources chapter.
- Full Historical Commission Presentation: January 3

Initial Concepts

- Revised objectives and strategies to emphasize priorities.
- More guidance regarding review of development requests involving historic resources.
- More guidance regarding development within historic districts and near cemeteries and battlefield resources.

Next Steps



- Feedback from Board of Supervisors (Workshop: December 14)
- Identify recommended changes to the General Land Use Plan
- Continue working with EDA and Historical Commission on developing concepts for public review
- Schedule District Meetings (BOS, PC, CPT member)
- Receive feedback from public on initial concepts regarding land use, economic development, and historic resources at meetings in January/February 2023

Upcoming Public Engagement



In-Person Meetings

- Monday, January 23, 2023 (6:00 p.m. – 7:30 p.m.): Atlee Library
- Thursday, January 26, 2023 (6:00 p.m. – 7:30 p.m.): Montpelier Center for Arts and Education
- Monday, January 30, 2023 (6:00 p.m. – 7:30 p.m.): Red Barn at Chickahominy Falls
- Thursday, February 2, 2023 (6:00 p.m. – 7:30 p.m.): Mechanicsville Library
- Thursday, February 9, 2023 (6:00 p.m. – 7:30 p.m.): Berea Baptist Church (Rockville)

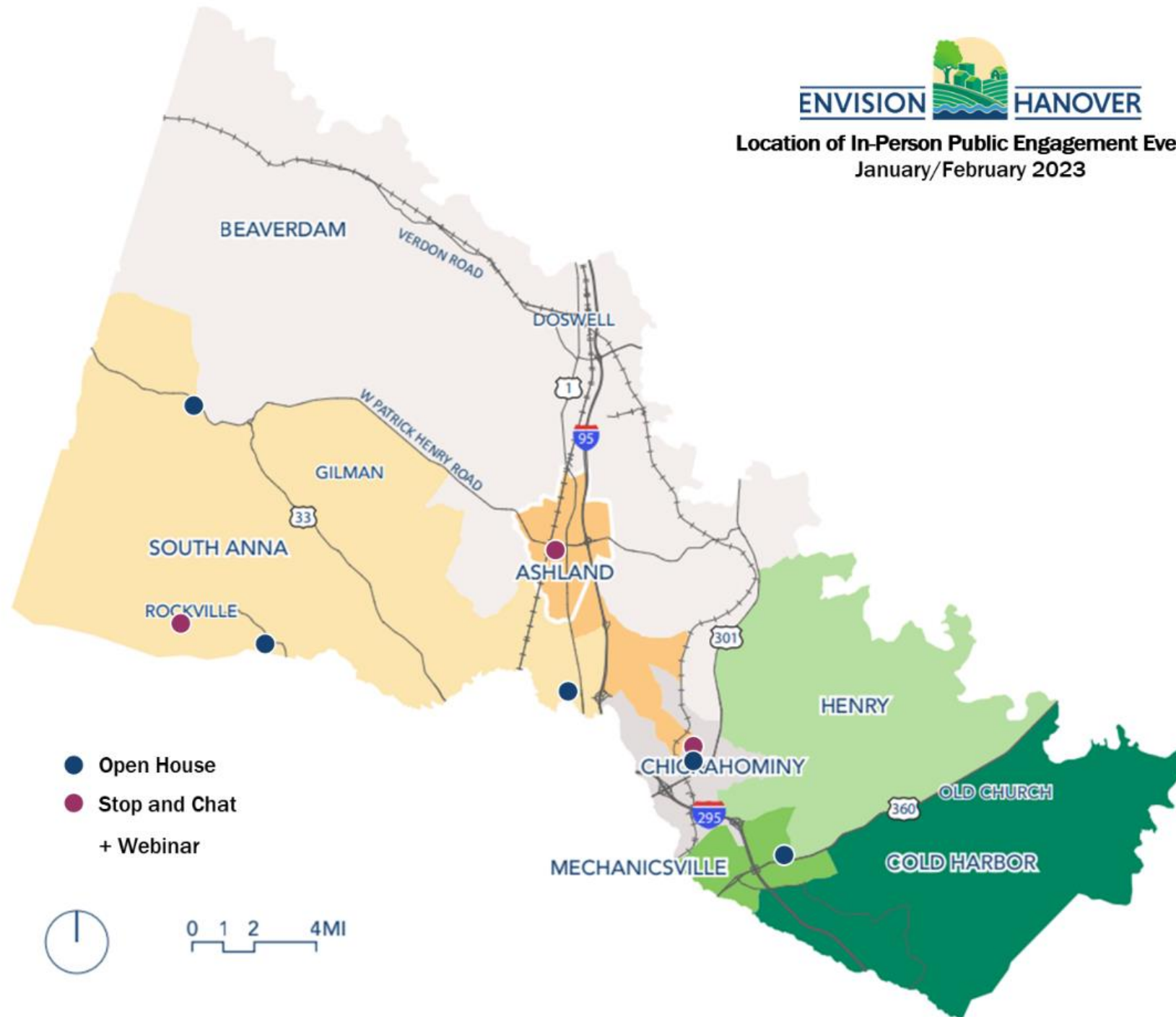
Webinar

- Monday, February 6, 2023 (6:00 p.m. – 7:00 p.m.)

Stop and Chat

- Wednesday, February 1, 2023 (11:00 a.m. – 12:30 p.m.): Atlee Library
- Tuesday, February 7, 2023 (11:00 a.m. – 12:30 p.m.): Ashland Library
- Thursday, February 9, 2023 (3:30 p.m. – 5:00 p.m.): Rockville Library

Location of In-Person Public Engagement Events
January/February 2023



- Open House
- Stop and Chat
+ Webinar



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