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# 2022

**DRAFT** September 9, 2022

## PROFILE OF HANOVER COUNTY

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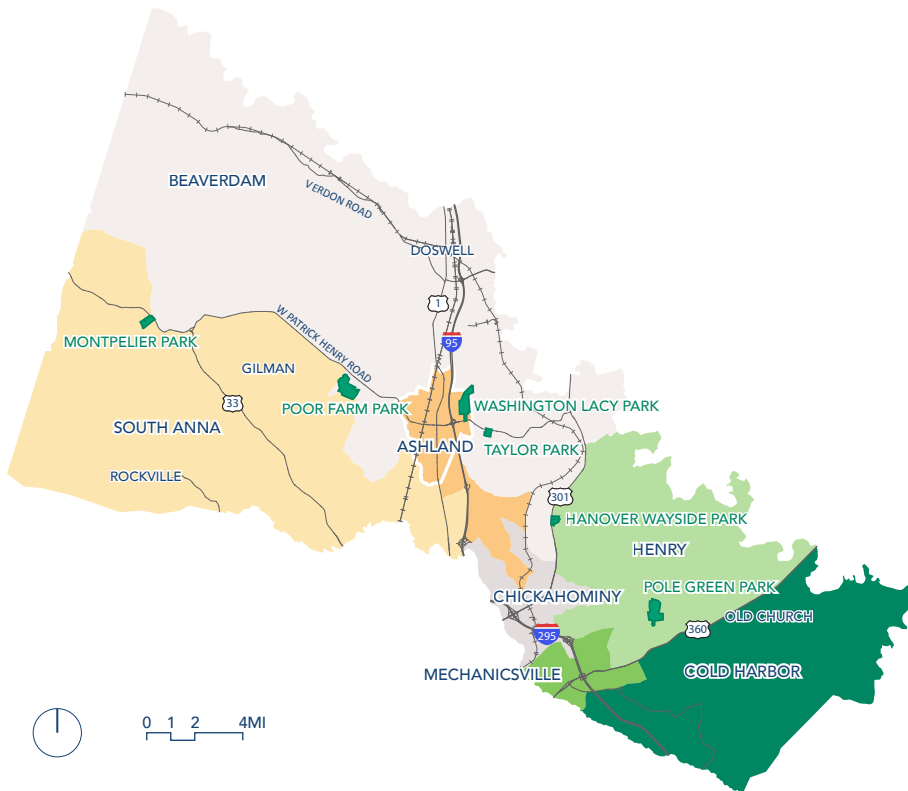
What are the Environmental Characteristics of the County?



# WHAT IS THE CURRENT STATE OF THE COUNTY?

## COUNTY MAP

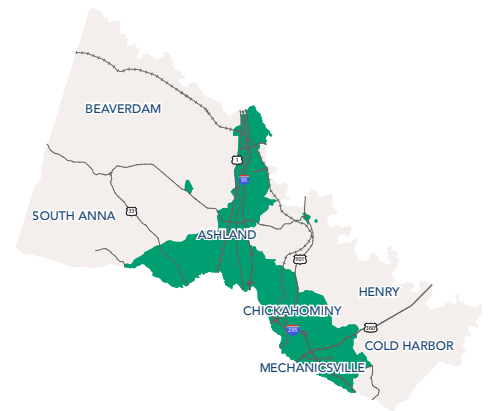
This map shows the seven Election Districts in Hanover County.



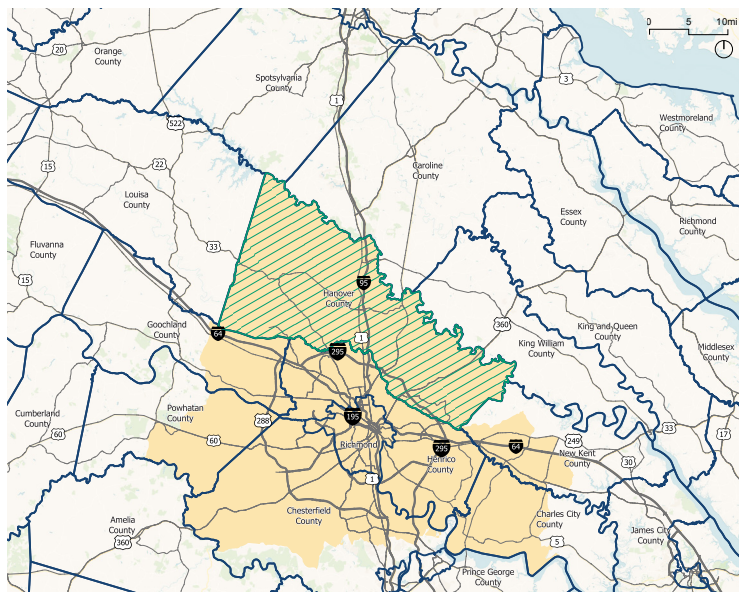
## POLICY AREA MAP

Suburban Service Area

This map shows the County's designated Suburban Service Area which was designated in 1982 to concentrate development and utilities and to maintain rural character.



## REGIONAL MAP



- Richmond Regional Transportation Planning Organization (RTTPO)
- Hanover County

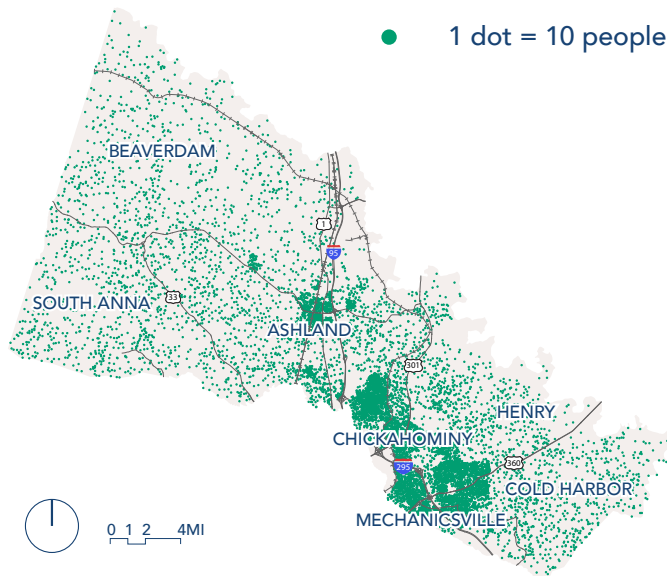


# HOW HAVE WE GROWN?

## POPULATION DENSITY

This map shows the distribution of people in the County currently.

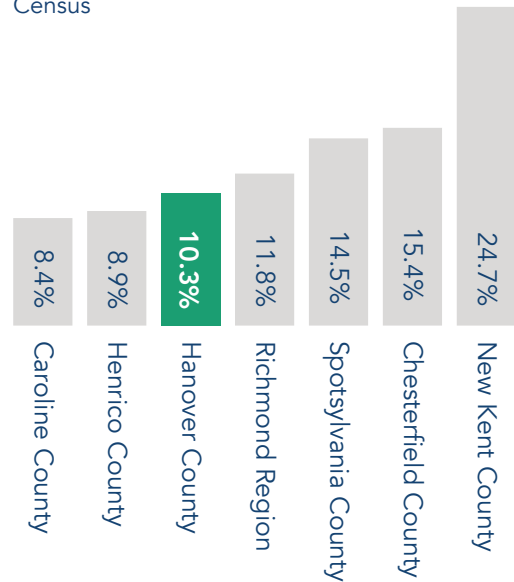
2020 U.S. Decennial Census



## 2010-2020 POPULATION GROWTH

Hanover County showed the third lowest population growth between 2010 and 2020.

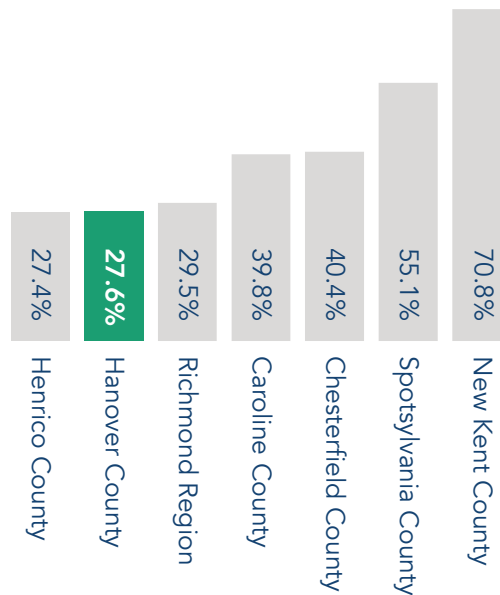
U.S. Census Bureau, Decennial Census



## 2000-2020 POPULATION GROWTH

Hanover County showed the second lowest population growth over the last two decades among peer counties and the region.

U.S. Census Bureau, Decennial Census  
Weldon Cooper Center



\* The Richmond Region refers to the member counties of the Richmond Regional Commission:  
City of Richmond  
Hanover County  
Henrico County  
Goochland County  
Powhatan County  
Chesterfield County  
Charles City County  
New Kent County



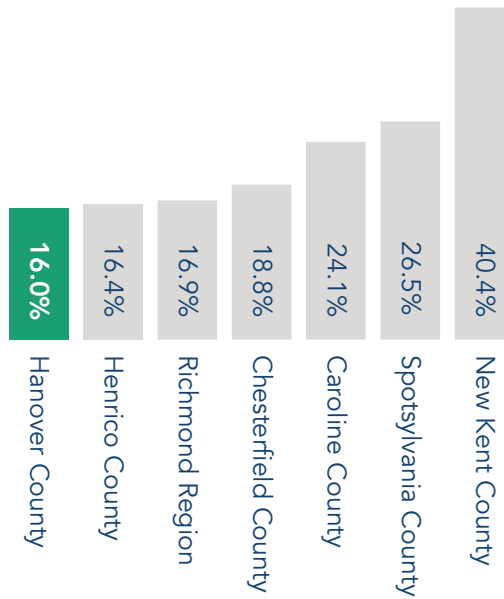


## FORECASTED 2020-2040 REGIONAL POPULATION

Virginia's Weldon Cooper Center for Public Service forecasts a slower population growth for Hanover County compared to surrounding counties and the region.

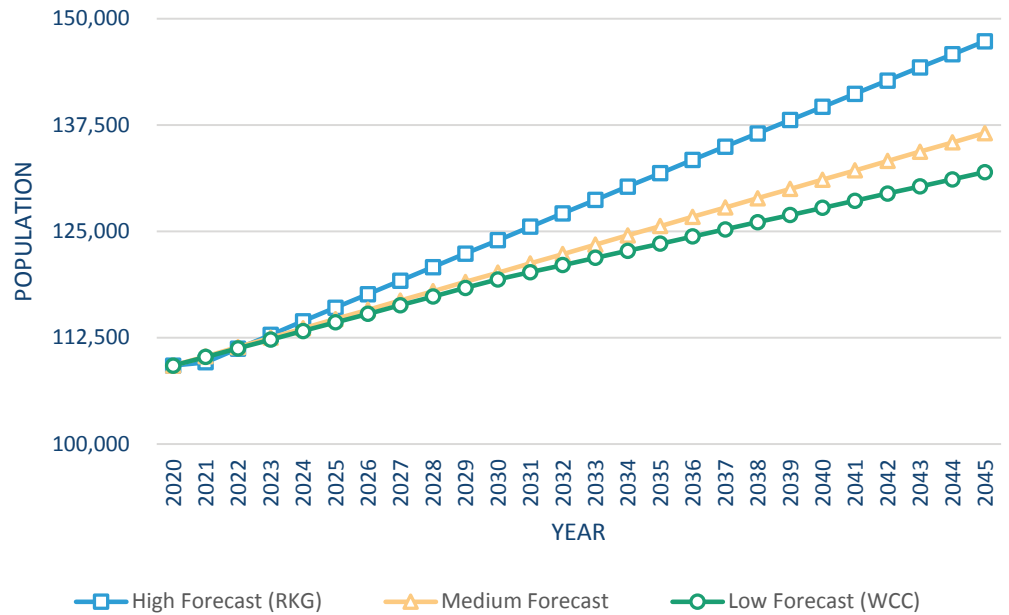
Weldon Cooper Center

## HOW MIGHT WE GROW IN THE FUTURE?



## COUNTY POPULATION FORECAST

- High Forecast (RKG): 1.20%
- ▲ Medium Forecast: 1.0%
- Low Forecast (WCC): .83%





## SUBURBAN SERVICE AREA CAPACITY

The capacity for growth depends on the density of development. You can fit more population in the same area at a higher density than at a lower density.

Currently there are approximately 9,592 acres of undeveloped land available and designed for residential development in the Suburban Service Area.

The table to the right shows the expected capacity of the Suburban Service Area based on the 20-year population forecast under a variety of different possible density assumptions.

Hanover County

## FUTURE DEVELOPMENT CAPACITY

How long will our supply of available land last?

The table to the right shows how many years of undeveloped land supply we have in our Suburban Service Area based on different density assumptions. Note that the table assumes a growth rate of 1% and an average household size of 2.54 people per household.

Hanover County

## WHAT IS OUR CAPACITY FOR GROWTH?

### SUBURBAN SERVICE AREA DEVELOPMENT CAPACITY

| Density Assumption (dwelling units per acre) | Area Required to Accommodate Expected Development in 20 Years (acres) | Undeveloped Land Area Available (acres) |
|--|---|---|
| 1.0 DU/AC                                    | 9,534   | 9,592                                   |
| 1.5 DU/AC                                    | 6,356   | 9,592                                   |
| 2.0 DU/AC                                    | 4,767   | 9,592                                   |
| 2.5 DU/AC                                    | 3,814   | 9,592                                   |
| 3.0 DU/AC                                    | 3,178   | 9,592                                   |
| 3.5 DU/AC                                    | 2,724   | 9,592                                   |
| 4.0 DU/AC                                    | 2,383   | 9,592                                   |

### YEARS OF LAND SUPPLY IN THE SUBURBAN SERVICE AREA

| Density Assumption (dwelling units per acre) | Area Required to Accommodate Expected Development in 20 Years (acres) | Undeveloped Land Area Available (acres) | Years of Undeveloped Land Supply |
|--|---|---|----------------------------------|
| 1.0 DU/AC                                    | 9,534   | 9,592                                   | 20                               |
| 1.5 DU/AC                                    | 6,356   | 9,592                                   | 30                               |
| 2.0 DU/AC                                    | 4,767   | 9,592                                   | 40                               |
| 2.5 DU/AC                                    | 3,814   | 9,592                                   | 50                               |
| 3.0 DU/AC                                    | 3,178   | 9,592                                   | 60                               |
| 3.5 DU/AC                                    | 2,724   | 9,592                                   | 70                               |
| 4.0 DU/AC                                    | 2,383   | 9,592                                   | 80                               |



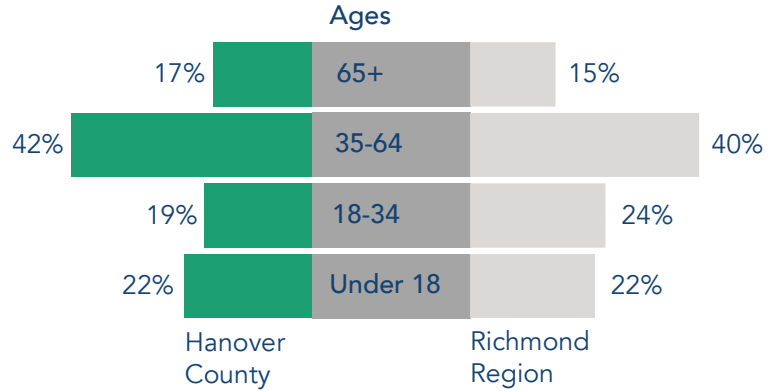


# WHAT ARE THE CHARACTERISTICS OF THE COUNTY POPULATION?

## AGE

Hanover County has a slightly higher proportion of residents over 35, and a slightly lower proportion of residents between 18-34 compared to the region.

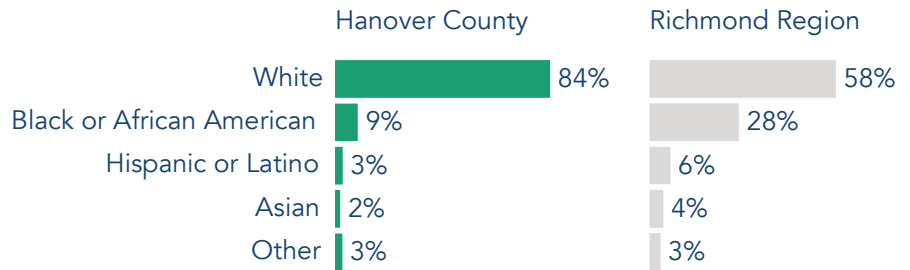
U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table DP05



## RACE

Hanover County has somewhat less racial diversity than the region as a whole.

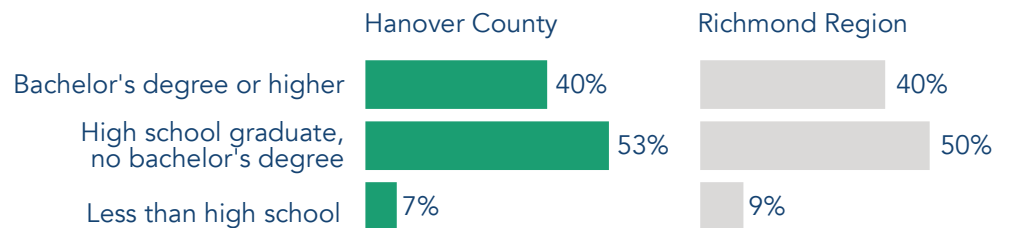
U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table DP05



## EDUCATION

Hanover County has similar educational attainment to the region.

U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table S1501



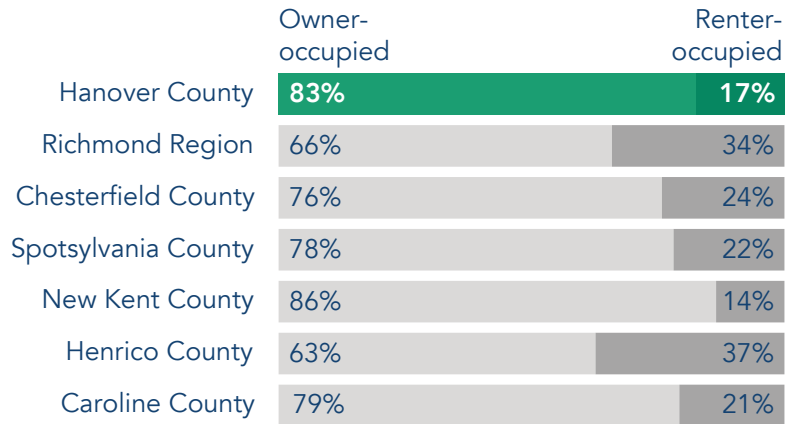


# WHAT ARE THE CHARACTERISTICS OF HOUSING IN THE COUNTY?

## HOUSING TENURE

Hanover County has a higher share of owner-occupied housing units than the region. Only New Kent County has a higher proportion of homeowners to renters.

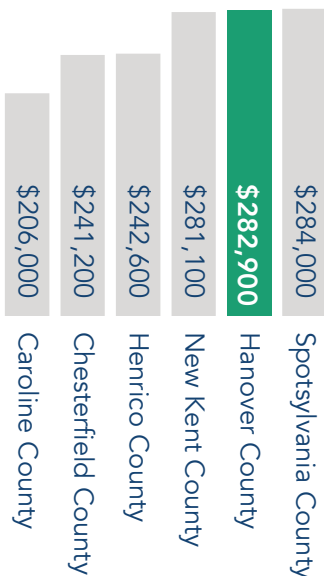
U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table B25003



## MEDIAN HOME VALUE

Median home values in Hanover County are at the higher end of home values in the region.

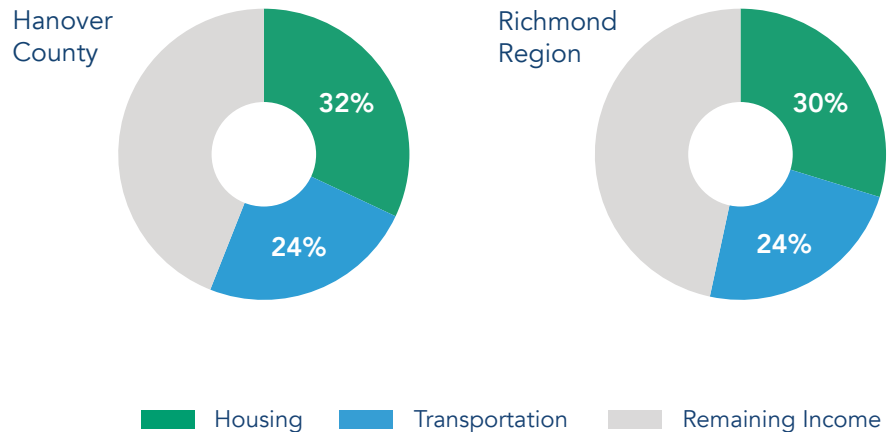
U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table DP04



## COSTS OF HOUSING & TRANSPORTATION

Hanover County residents spend a higher proportion of their income on housing than the region as a whole. The pie charts below represent average housing and transportation expenditures as a percentage of total income.

Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index





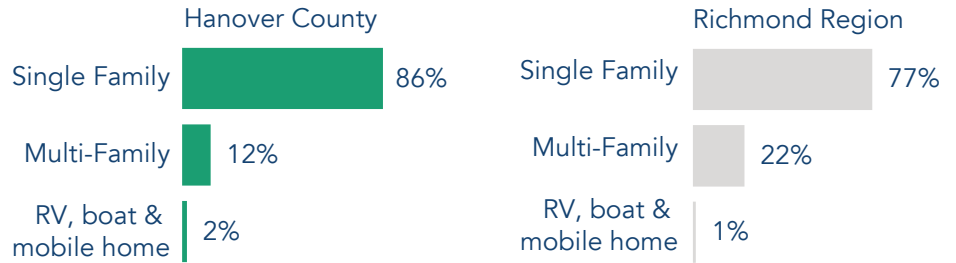


# WHAT ARE THE CHARACTERISTICS OF HOUSING IN THE COUNTY?

## HOUSING TYPE

Hanover County has a greater proportion of single family housing than the region as a whole.

U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table DP04

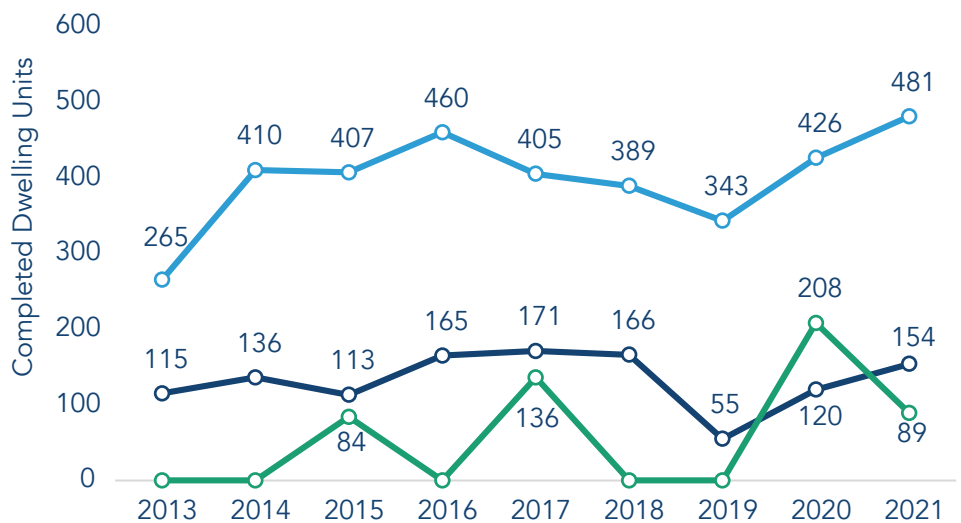


## DWELLING UNITS

The development of single family detached units has traditionally outpaced development of multifamily or single family attached (townhome) units in the County.

Hanover County

- Single Family Detached
- Single Family Attached
- Multi-Family



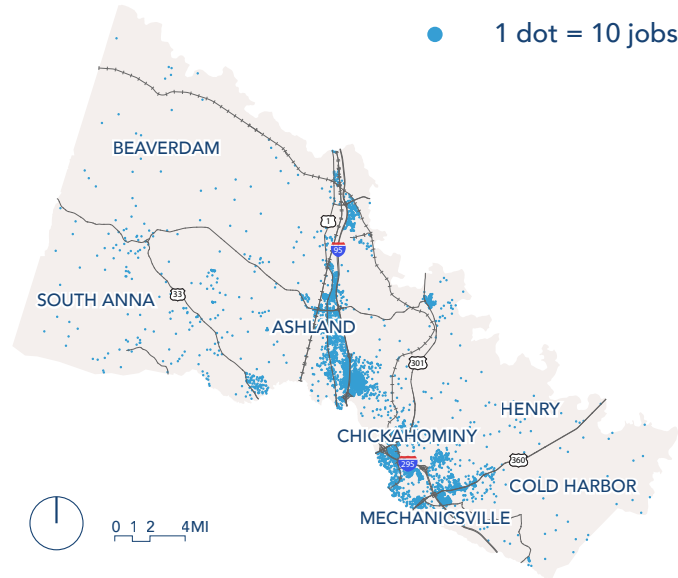


# WHAT ARE THE ECONOMIC CHARACTERISTICS OF THE COUNTY?

## EMPLOYMENT DENSITY

This map shows the distribution of jobs in the County currently.

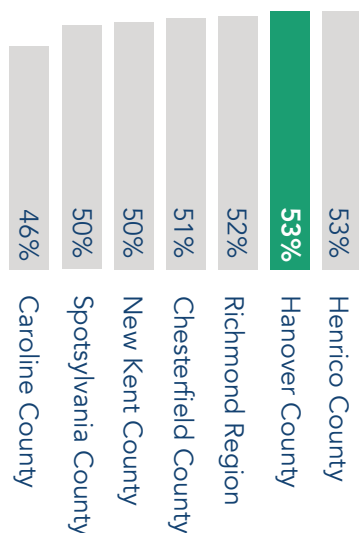
2019 Longitudinal Employer-Household Dynamics



## JOBS TO POPULATION

Hanover County has a high employment-to-population ratio compared to peer counties and the region. This is the number of jobs in the county divided by the population.

U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Tables DP03 & DP05



## MEDIAN HOUSEHOLD INCOME

Hanover County has one of the highest median household incomes among peer counties and the region.

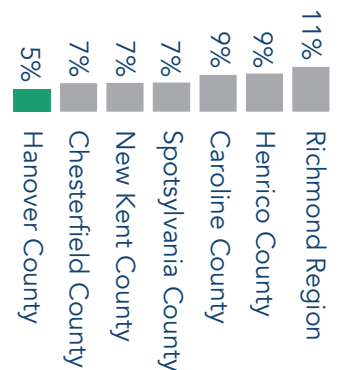
U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table DP04



## POVERTY RATE

Hanover County has one of the lowest poverty rates among peer counties and the region.

U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table S1701





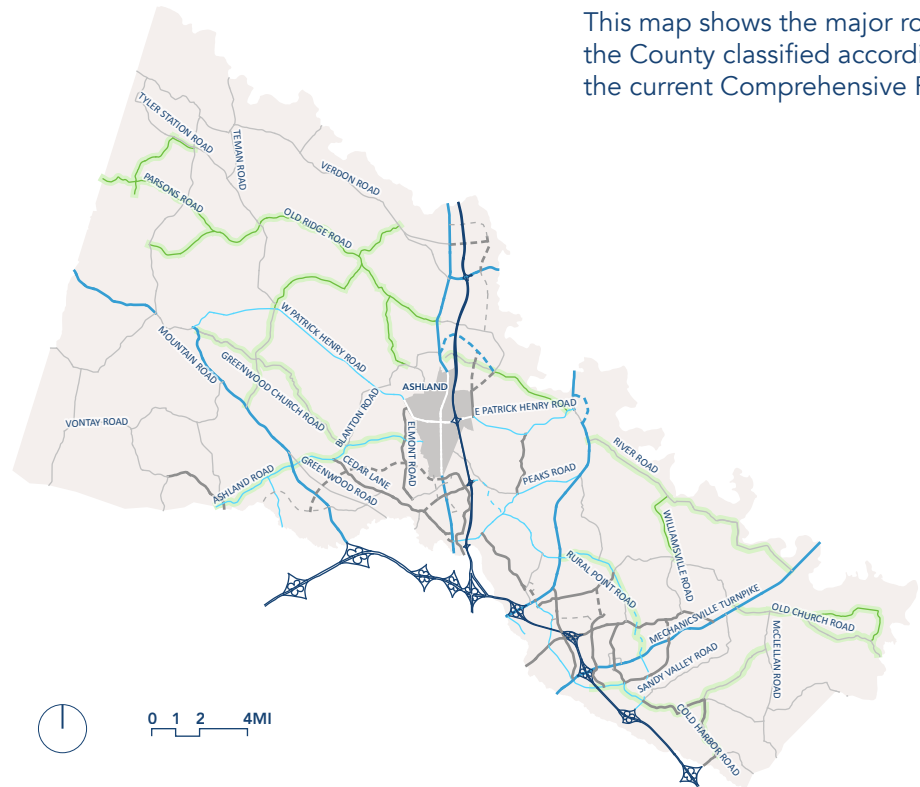


# HOW DO WE GET AROUND THE COUNTY AND THE REGION?

## MAJOR THOROUGHFARES

- Interstate
- Major Arterial
- - - Major Arterial (proposed)
- Minor Arterial
- - - Minor Arterial (proposed)
- Major Collector
- - - Major Collector (proposed)
- Minor Collector
- - - Minor Collector (proposed)
- Scenic Road

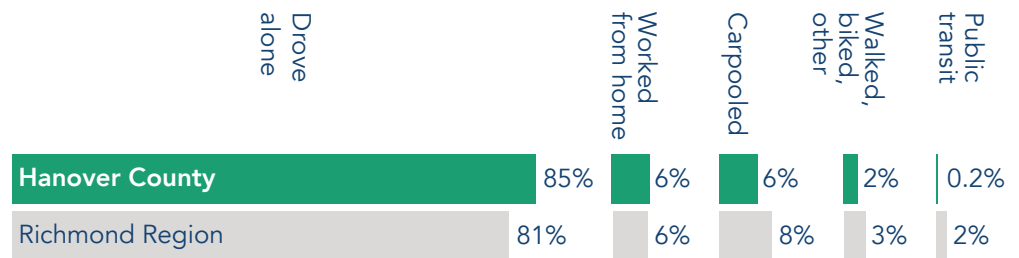
This map shows the major roads in the County classified according to the current Comprehensive Plan.



## GETTING TO WORK

Like the region, Hanover County residents overwhelmingly commute to work by car.

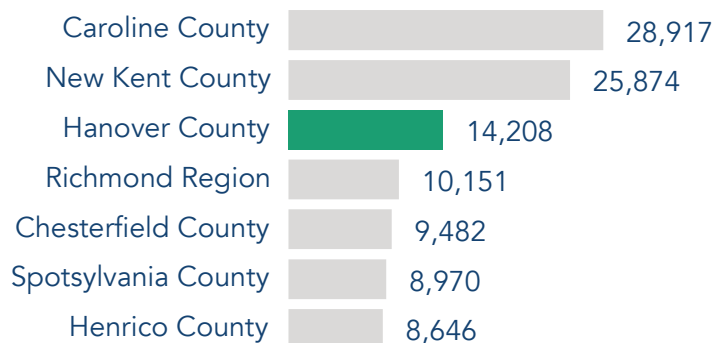
U.S. Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates, Table B08301



## VEHICLE MILES PER PERSON

Hanover County drivers tend to drive more than the region as a whole. Hanover County residents drove 10% more in 2020 than in 2019, compared to 1% for the region. The chart to the right represents data from the year 2020.

Virginia Department of Transportation (VDOT) 2020 Traffic Data






# WHAT ARE THE ENVIRONMENTAL CHARACTERISTICS OF THE COUNTY?

## ENVIRONMENTAL FEATURES

This map shows key environmental features in the County. Note that floodplain and wetlands information comes from national data and has not been verified locally.

-  Bodies Of Water
-  Wetlands
-  Floodplain
-  Parks

Hanover County  
Virginia Department of  
Conservation and Recreation



## LAND COVER

According to data from the National Land Cover Dataset, Hanover County has a unique pattern of open and developed land and agricultural areas.

-  Developed
-  Agricultural
-  Forest, Shrubland, Herbaceous, Barren
-  Bodies of Water
-  Wetlands

National Land Cover Database

