



# Board of Supervisors & Planning Commission Joint Work Session

Village Small Area Plans

January 11, 2023

# Board of Supervisors and Planning Commission Joint Work Session

---

## Agenda

1. Current Staff Efforts – where we are now
2. Centerville and Courthouse Villages
  - Central Tenets / Core Values
  - Proposed Land Use(s)
3. Discussion

# Board of Supervisors and Planning Commission Joint Work Session

---

## Current Efforts:

Staff is working on:

- Compiling all feedback received
- Making draft more Goochland-centric
- Having material be less dense/user friendly
- Making draft more land use development oriented, (i.e., sweet spot... remove branding)



**PLAN**



**GOOCHLAND**

**COURTHOUSE  
VILLAGE**

# Courthouse Village Small Area Plan

---

## *Central Tenets / Core Values included in this plan:*

- *The County has designated that approximately 85% of the county will be in the Rural Enhancement Land Use Designation.*
- *The Courthouse Village plan aims to assist with developing a vision for what could be allowed with long term development that fits existing character, has a sense of place/purpose as well as meeting current and future needs.*
- *A central focus is blending usage and historic preservation. This is a core value of this plan while also leveraging existing utility capacity long term.*
- *The village area identified for the Courthouse study is 5 sq. miles, with a Village core comprising about a 2 sq. mile portion.*

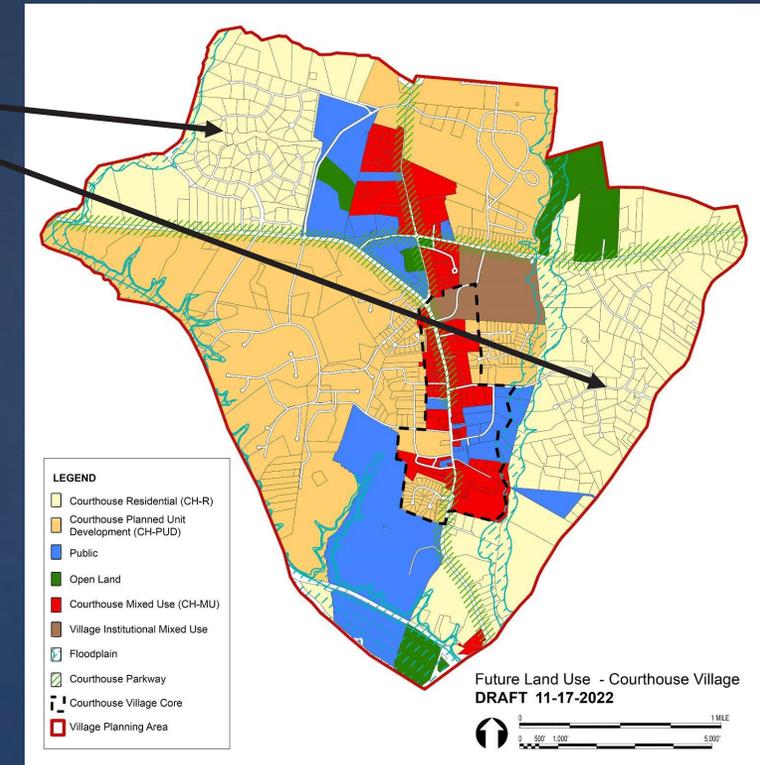
# Courthouse Village Small Area Plan

## Land Use Categories

### Courthouse Residential (CH-R) Residential uses only

#### Characteristics:

- 1 unit per acre.
- Additional density of up to 1.5 units/acre may be permitted with open space and amenities
- Minimum lot size 15,000 SF



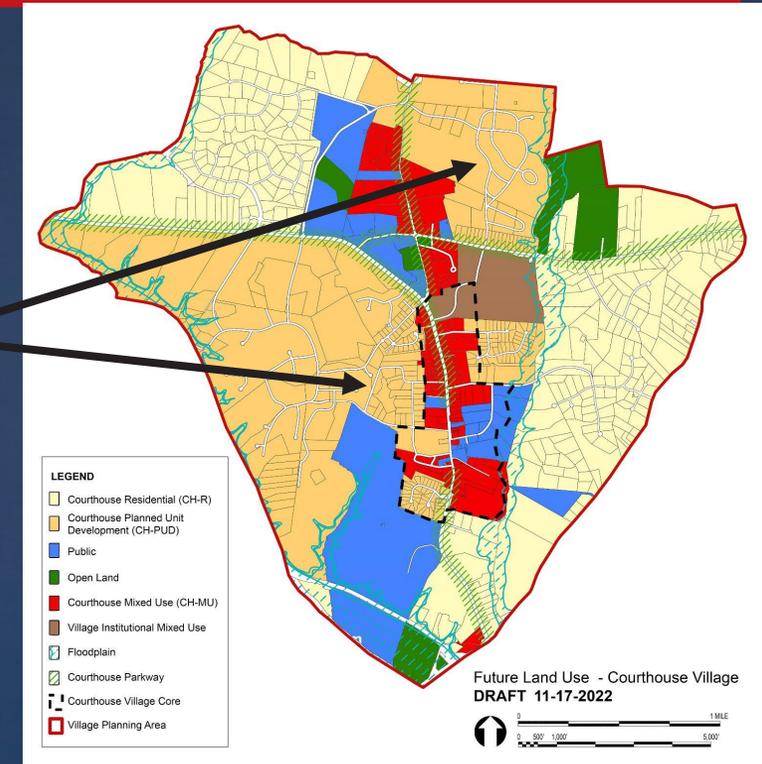
# Courthouse Village Land Use

## Courthouse Planned Unit Development (CH-PUD)

Residential with limited commercial

### Characteristics:

- 2.5 units per acre
- Allow up to 3 units/acre with open space
- Allow lots under 15,000 SF with open space and amenities

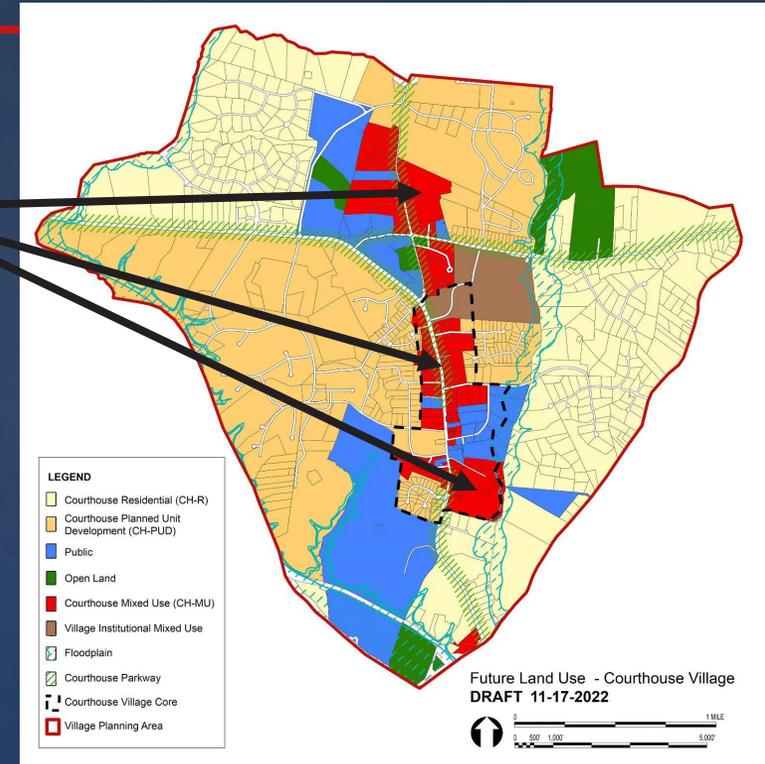


# Courthouse Village Land Use

## Courthouse Mixed Use (CH-MU): Residential and commercial

### Characteristics:

- Horizontal and/or vertical mixed use with residential densities at maximum 6 units/acre, over first-floor commercial uses.
- Minimum of 30% of acreage dedicated to commercial uses
- Open space considerations for density bonuses of up to 8 units/acre
- Limitations on commercial type uses

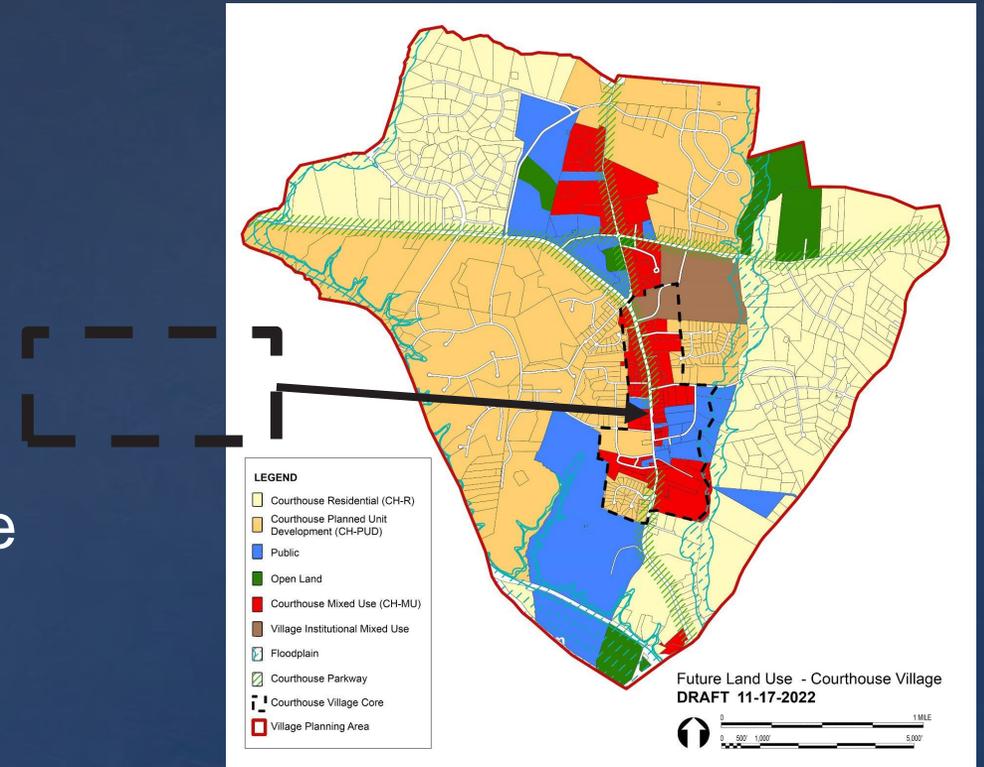


# Courthouse Village Land Use

## Courthouse Village Core Commercial: Mixed use (Residential & Commercial)

### Characteristics:

- Existing buildings to remain as much as practicable with strategic infill and adaptive reuse encouraged.
- New commercial buildings shall be in scale with adjacent neighboring buildings.

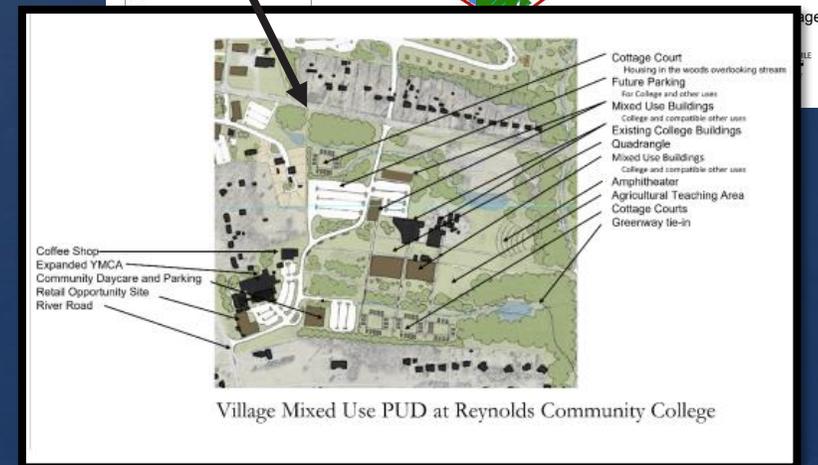
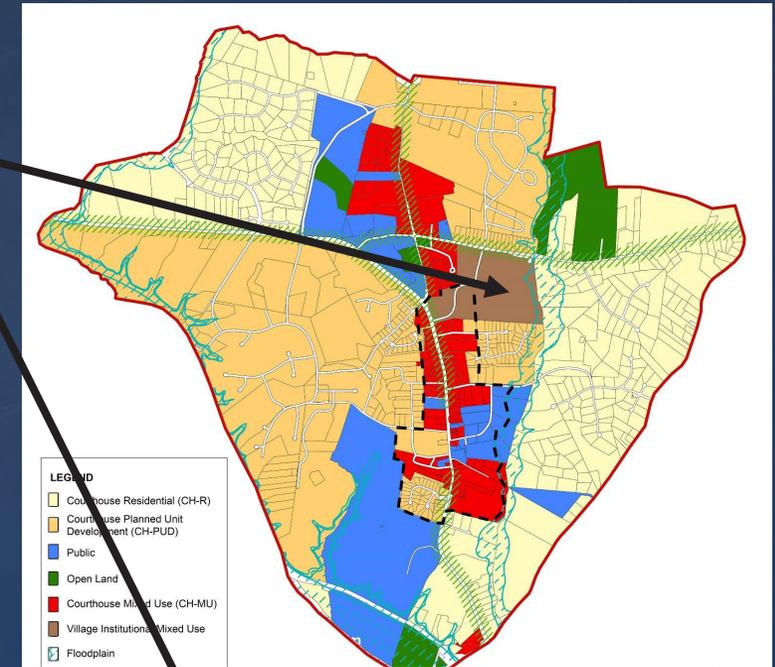


# Courthouse Village Land Use

## Village Institutional Mixed Use:

### Characteristics:

- Open space is critically important to Goochland Courthouse Village
- Institutional Uses are set back with graceful lawns, and host large trees that have been in place for generations
- Care should be taken to preserve these resources



# PLAN



GOOCHLAND

# CENTERVILLE VILLAGE

# Centerville Village Small Area Plan

---

## *Central Tenets / Core Values included in this plan are as follows:*

- The County has designated that approximately 85% of the county will be in the Rural Enhancement Land Use Designation.*
- A central focus is blending community, balanced development, and open green space tying Centerville into its rural roots. This interconnectedness is a core value of the plan which also leverages existing utility capacity for long term community development.*
- The goal is to create a distinct identity for Centerville that not only fosters a sense of community, but also represents a balance and respect for the core land use values of the County and comprehensive plan.*
- The village area identified for the Centerville Village plan study is 4.9 miles, with a Village core comprising about 0.5 sq. miles.*

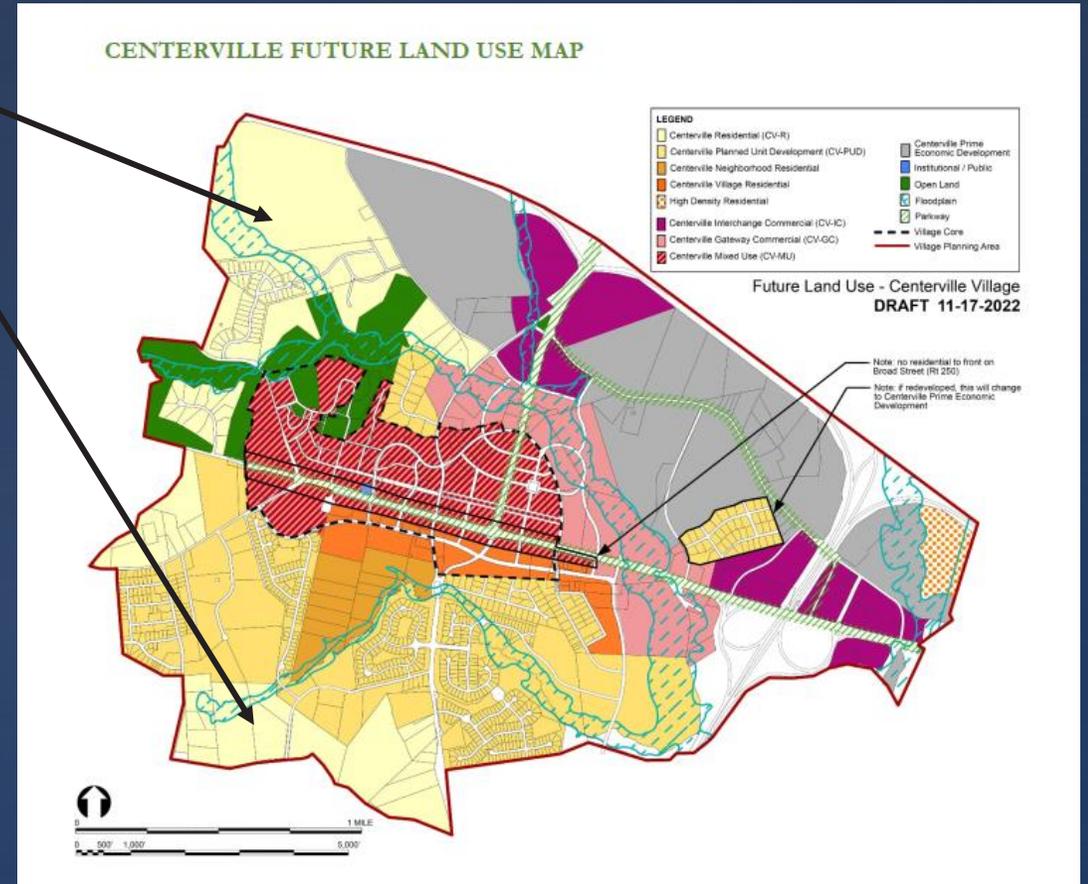
# Centerville Village Land Use

## Land Use Categories

### Centerville Residential (CV-R) Residential only

#### Characteristics:

- 1.5 units/acre
- Lots could be smaller to provide open space to save woodlots, open fields, and/or hedgerows
- Minimum lot size 15,000 SF

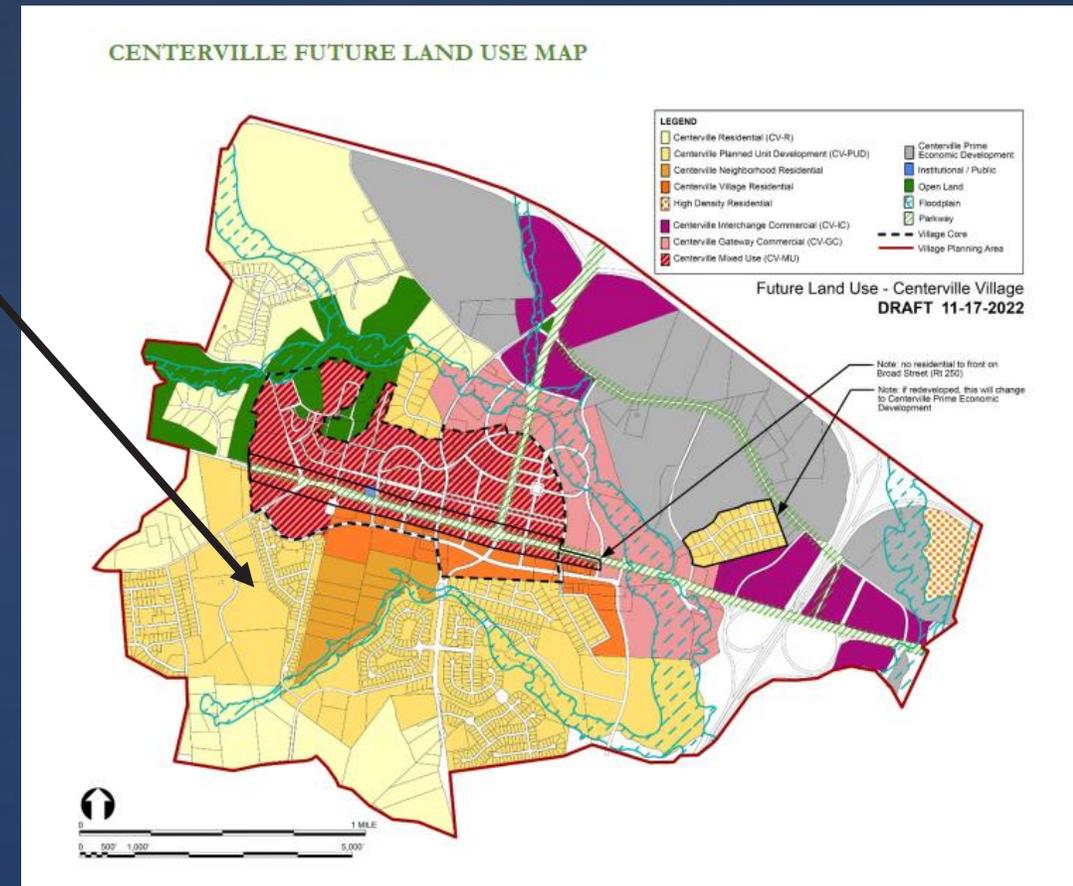


# Centerville Village Land Use

## Centerville Planned Unit Development (CV-PUD) Residential only

### Characteristics:

- 3 units/acre
- Lots under 15,000 SF with open space provided

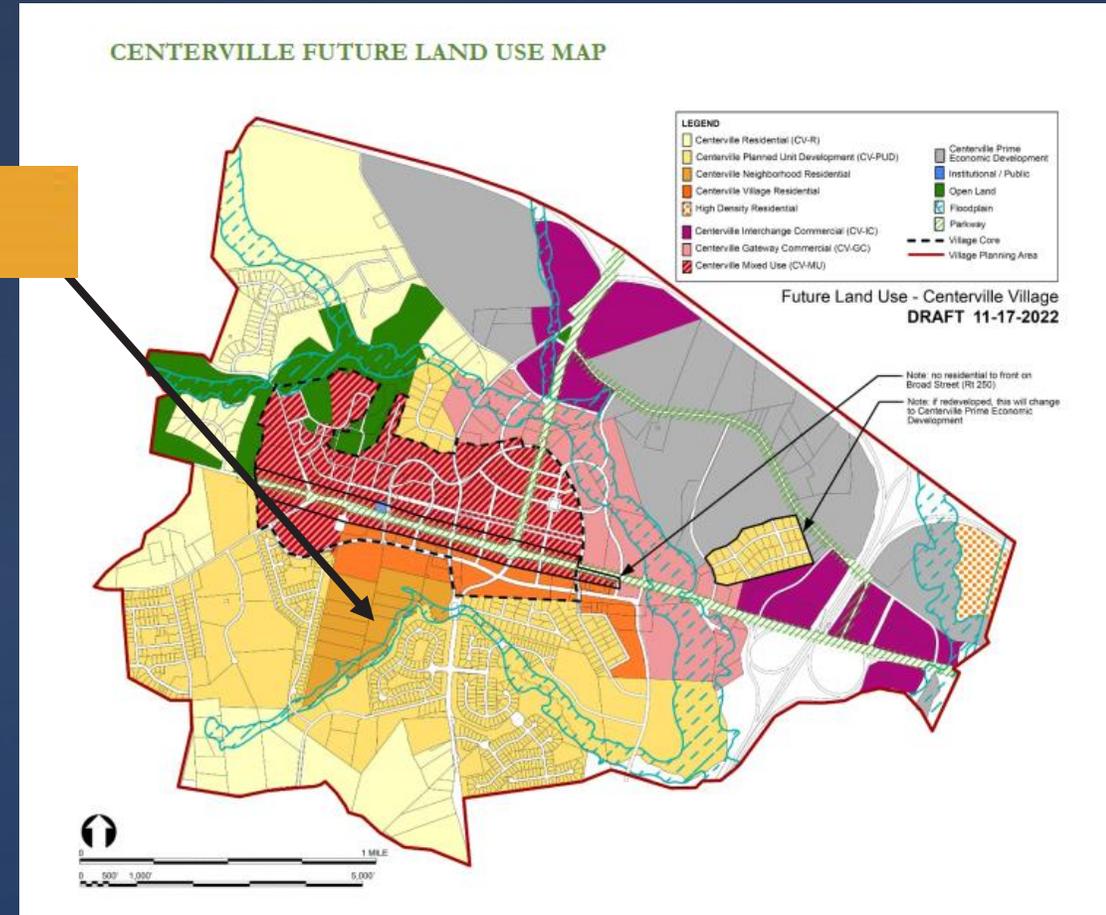


# Centerville Village Land Use

## Centerville Neighborhood Residential Residential Only

### Characteristics:

- Densities at 4 to 8 units/acre
- Open space requirements at 30%
- Higher density if amenities are provided in on-site or nearby open space

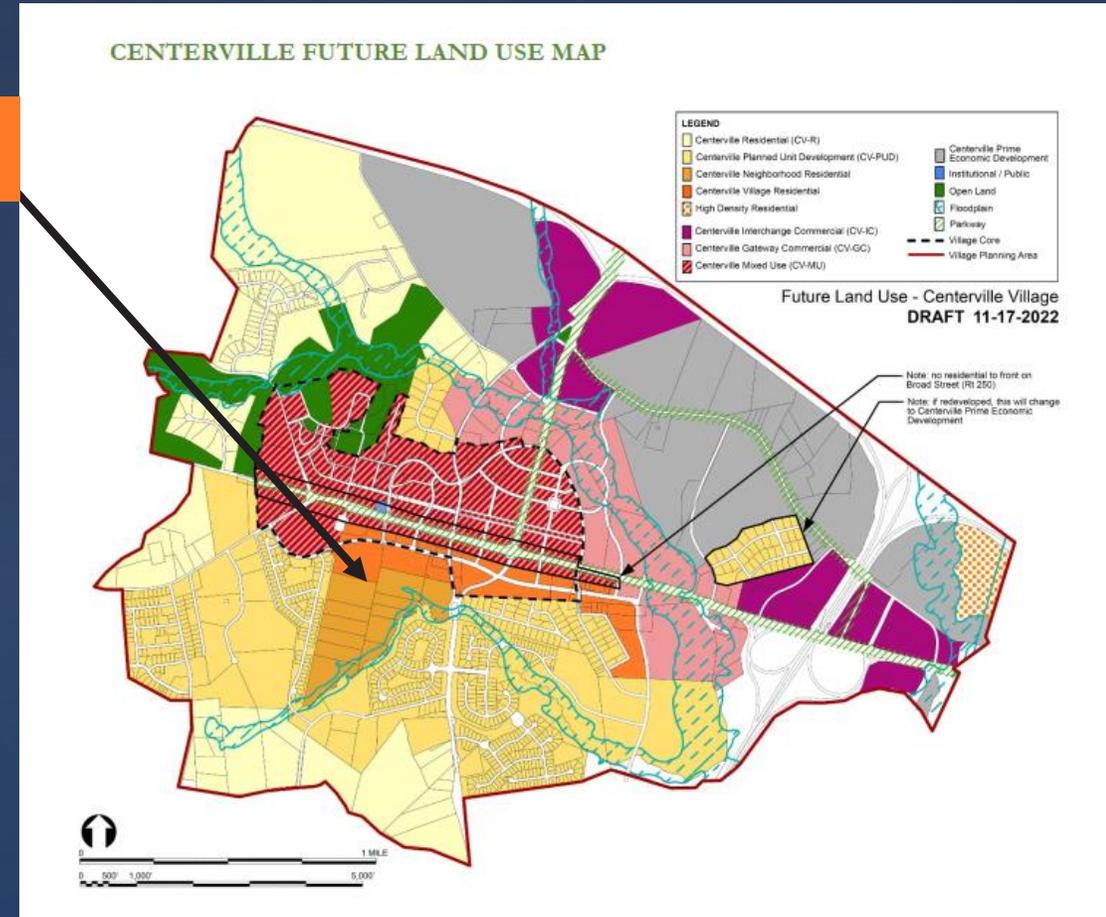


# Centerville Village Land Use

## Centerville Village Residential Limited Mixed use

### Characteristics:

- 8 units/acre
- Up to 12 units/acre with open space and amenities
- Commercial required, with limitations on commercial type uses.



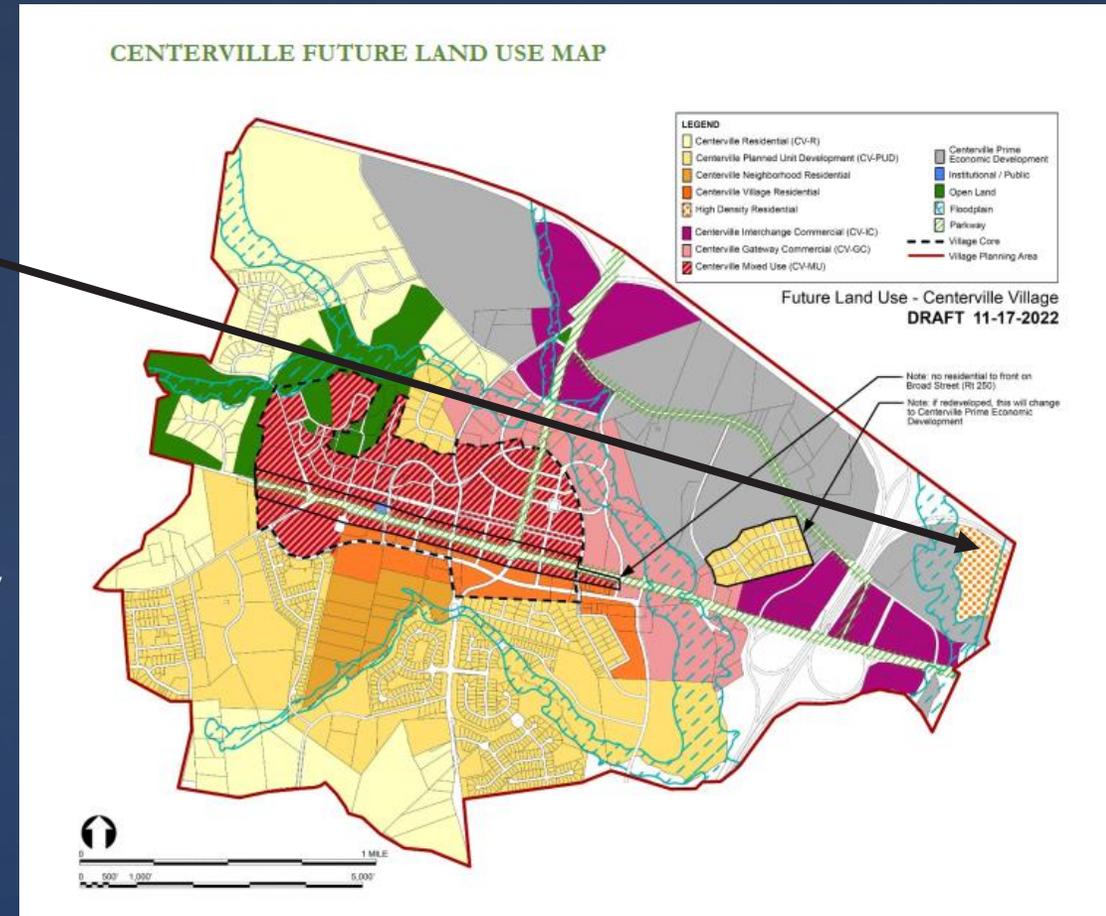
# Centerville Village Land Use

## Centerville High Density Residential Limited mixed use



### Characteristics:

- Apartments/condos at 16 units/acre
- Limited commercial uses permitted
- With open space and commercial, density bonuses of up to 18 units/acre

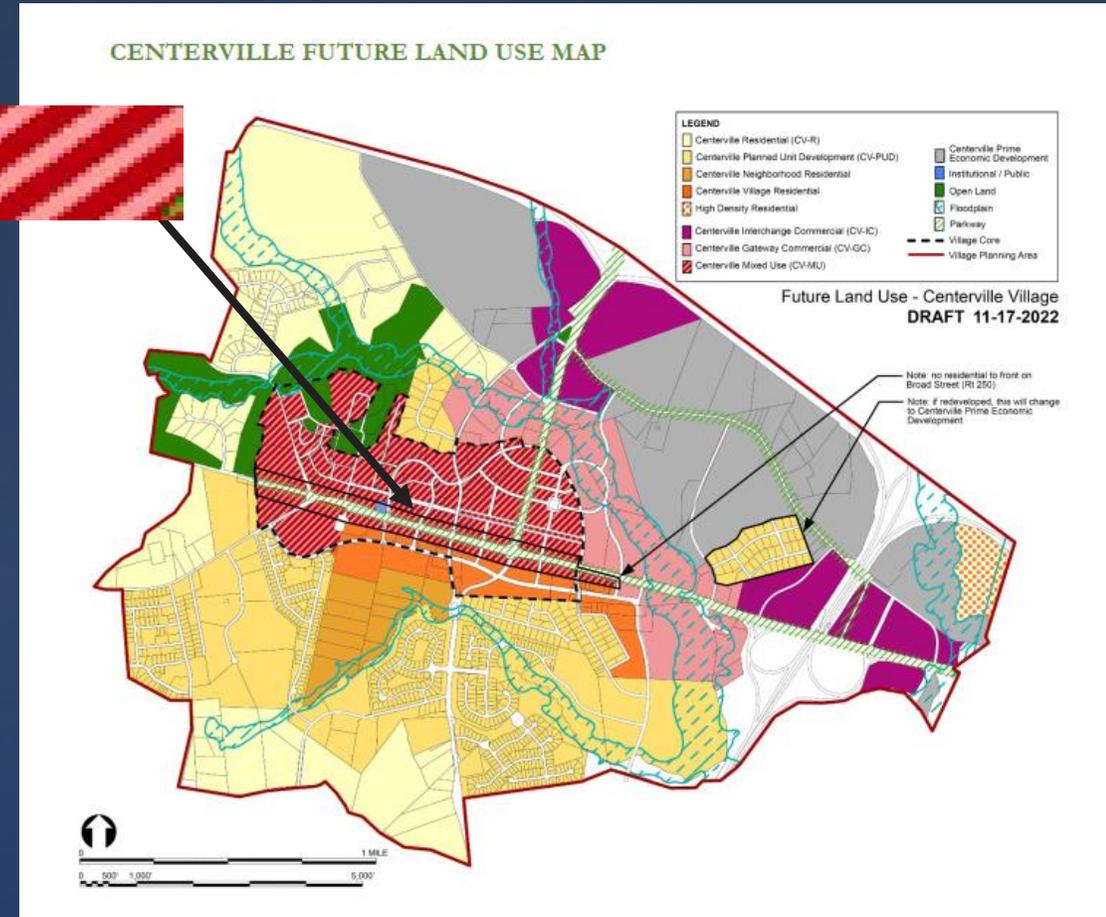


# Centerville Village Land Use

## Centerville Mixed Use (CV-MU)

### Characteristics:

- Residential densities at 12 units/acre, over first-floor commercial uses
- A minimum of 30% of acreage shall be dedicated to commercial uses.
- Open space considerations for density bonuses of up to 15 units per acre.
- Limitations on commercial type uses.

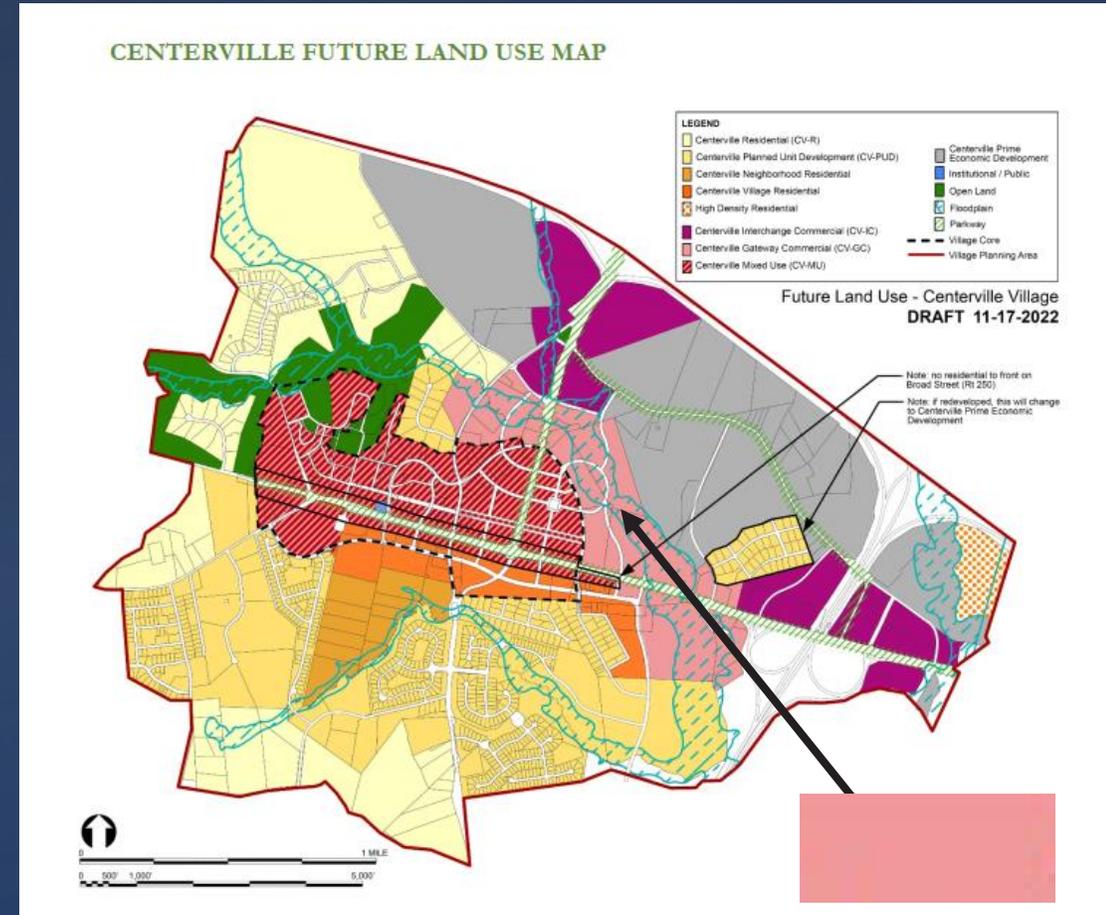


# Centerville Village Land Use

## Centerville Gateway Commercial (CV-GC) Commercial

### Characteristics:

- To maintain the image and contiguous sense of a village, the edge must be clearly delineated.
- Significant scenery must remain intact in this district.



# Centerville Village Land Use

## Centerville Interchange Commercial (CV-IC)

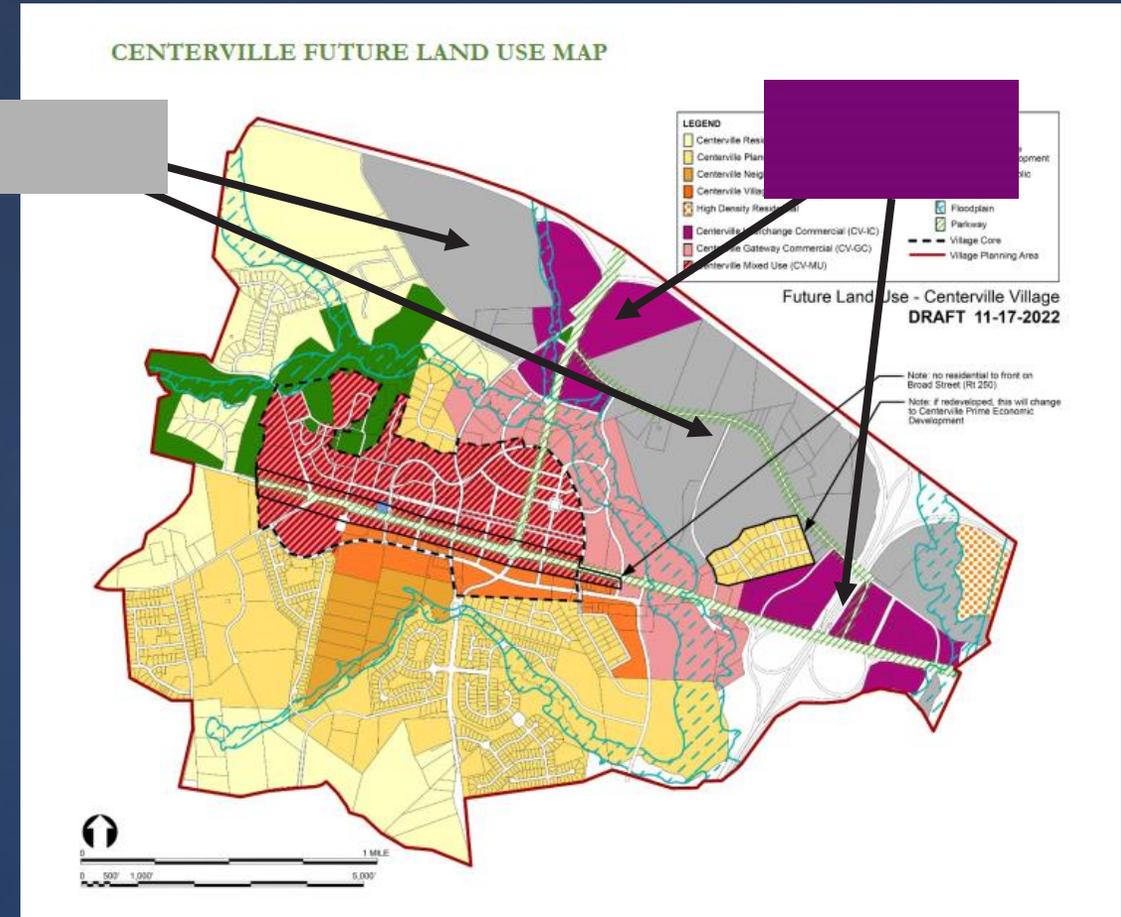
### Characteristics:

- Heavily landscaped, and buffered (from adjacent different uses), with visual clutter of ordinary interchanges screened from view.
- Clear visibility helps direct newcomers to appropriate facilities.

## Centerville Prime Economic Development

### Characteristics:

- Consistent with the 2035 designation with design standards.



# Board of Supervisors and Planning Commission Joint Work Session

---

## Discussion