



# Courthouse Village Small Area Plan Public Hearing

June 12, 2023

## Tonight's Agenda:

- Introduction
- Presentation from Timmons Group
- Public Hearing on *Proposed* Courthouse Village Small Area Plan



# COURTHOUSE VILLAGE SMALL AREA PLAN

DRAFT - MAY 2023



## Where have WE been in this Small Area Planning Process?

- *Feb. 2022*, Planning began with kickoff and outreach
- *Feb. 2022- May 2023*, A total of 5 Community Meetings/Open Houses for each Plan
- *Spring 2022*, Roundtables held for each small area plan
- *Mar - June 2022*, Community wide survey conducted
- *Nov. 2022*, Draft Plans released
- *Nov. 2022-Mar. 2023*, Staff met with property owners and stakeholders from each small area on Draft Plans
- *Jan 2023* Joint PC and BoS Workshop
- Open online comment period ran through Feb. 2023
- *Late Feb. 2023*, step back taken to better highlight input and values
- *May 2023* Updated Proposed Plans made public

## Purpose of Courthouse Village Small Area Plan:

- This is a *proposed* amendment to the Goochland County 2035 Comprehensive Plan.
- The *proposed* Courthouse Village Plan could be used to guide zoning in the future for growth.
  - Does not change existing zoning.
  - Does not change current design guidelines or overlay districts.
  - However, this plan may be used to facilitate future code/regulatory changes.



## What is the Goal:

Intentionally highlighting OUR core values..

- Using public input to create public value
  - Reflective and representative of Goochland's desire further its high quality of life measures such as pedestrian connectivity, public spaces, rural preservation, historic character as well the recruitment and retention of small businesses.



## **Next Steps....**

### **Looking Ahead, Courthouse Village Small Area Plan**

***IF adopted, Staff will work in the following months to develop proposed zoning ordinance amendments and design guidelines reflective of the Small Area Plans.***

**Now for more on what is in the *proposed*  
Courthouse Village Small Area Plan...**

# COURTHOUSE VILLAGE SMALL AREA PLAN

BOARD OF SUPERVISORS PUBLIC HEARING - JUNE 12, 2023



# AGENDA

**PROJECT OBJECTIVE**

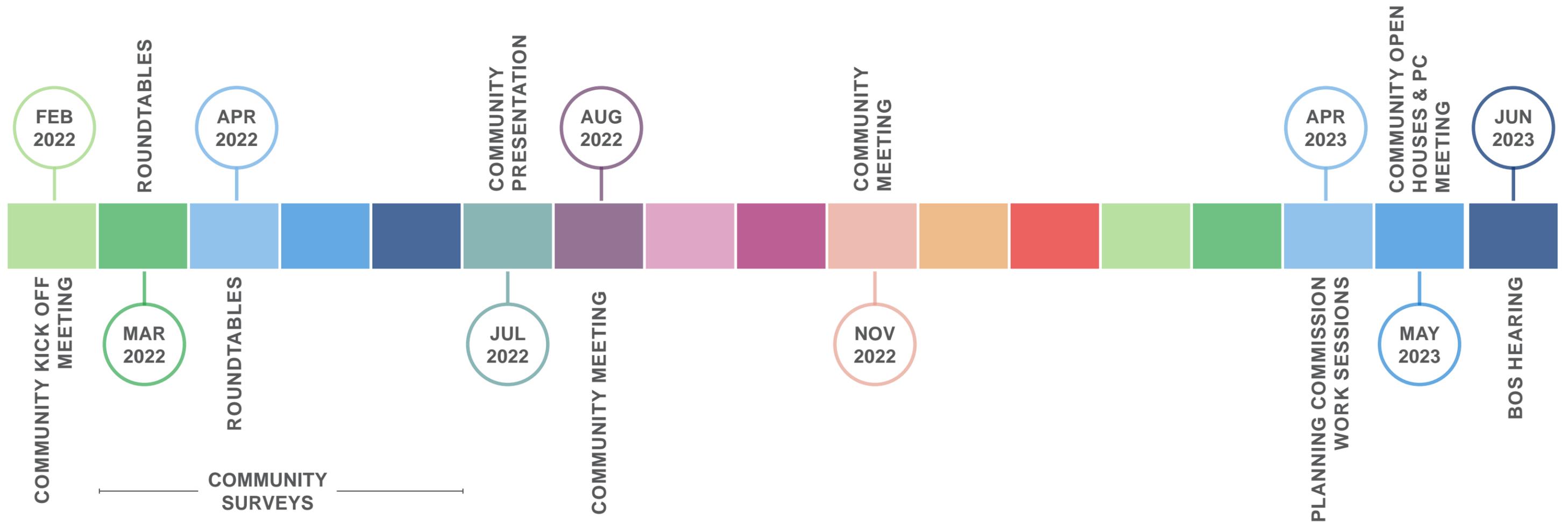
**INTRODUCTION TO PLANS**

**COURTHOUSE VILLAGE  
SMALL AREA PLAN**

**QUESTIONS**

# PROJECT HISTORY

## Timeline



# OUR APPROACH

## What is different?

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- Establish table of contents and plan structure
- Identify a vision from public input
- Clear and easy to follow graphics
- Relevant and applicable to Goochland County

## TABLE OF CONTENTS

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# SMALL AREA PLANS PURPOSE

## *How will these plans be used?*

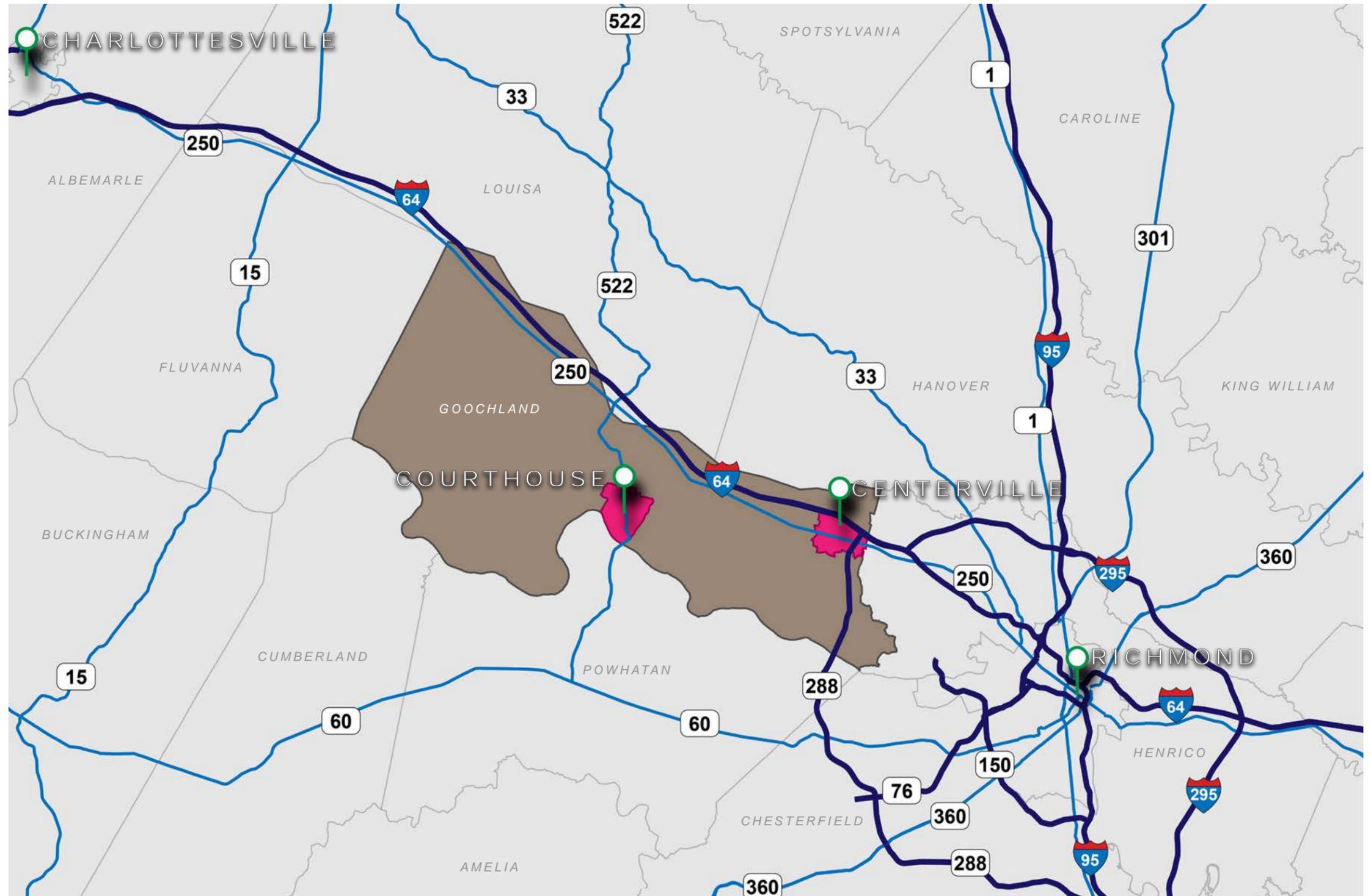
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- Vision for the future: 10-20 years timeframe
- Used as a guide for future rezoning applications
- Does not change the existing zoning designations on a parcel or associated planning regulations
- Establishes the desired character and desired form
- Aligns future development with capital improvements
- Encourages efficient use of land and infrastructure

# INTRODUCTION CHAPTER

## Regional Context

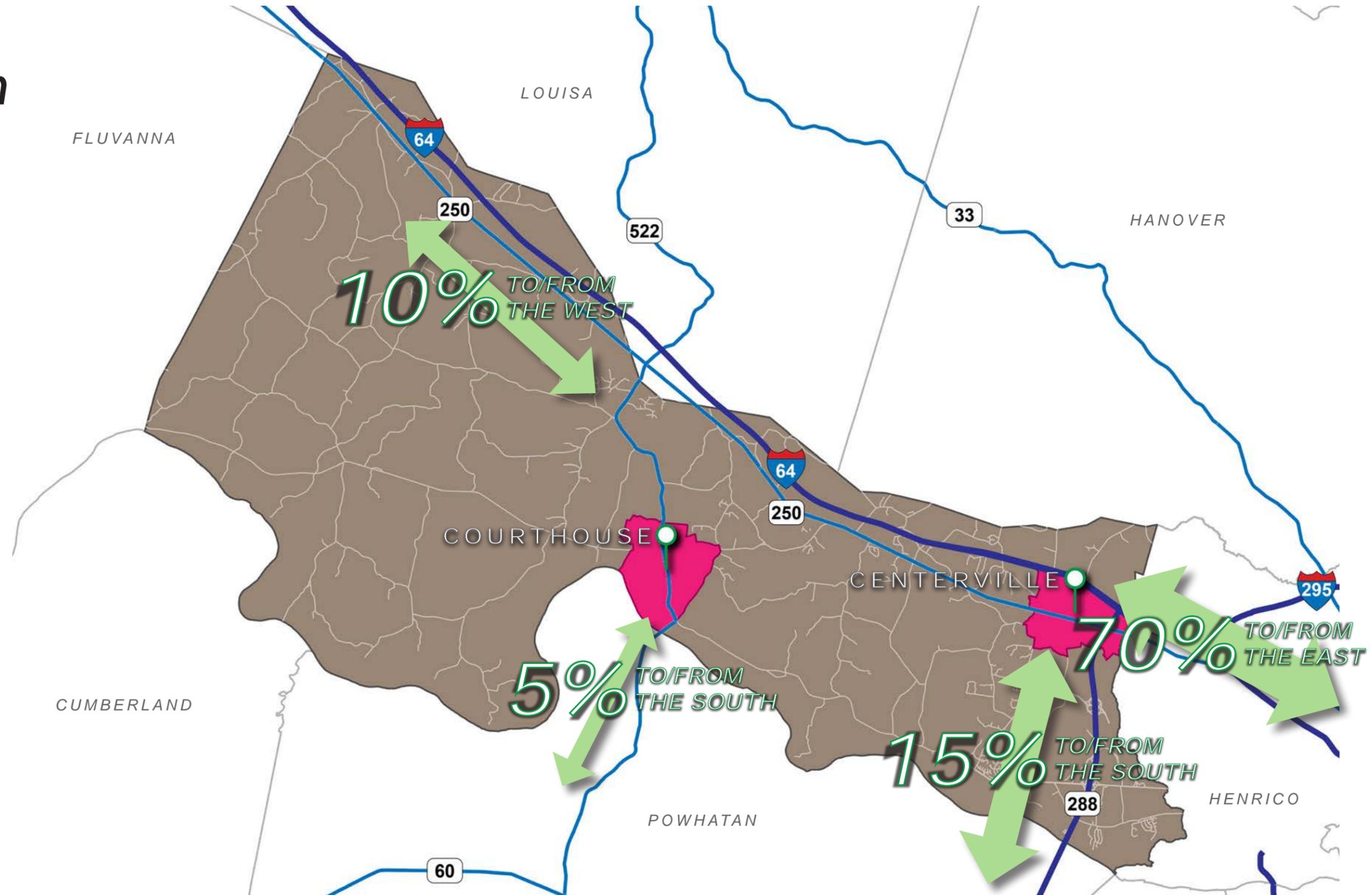
- Establishes regional context
- Outlines Designated Growth Areas



# INTRODUCTION CHAPTER

## Transportation Patterns

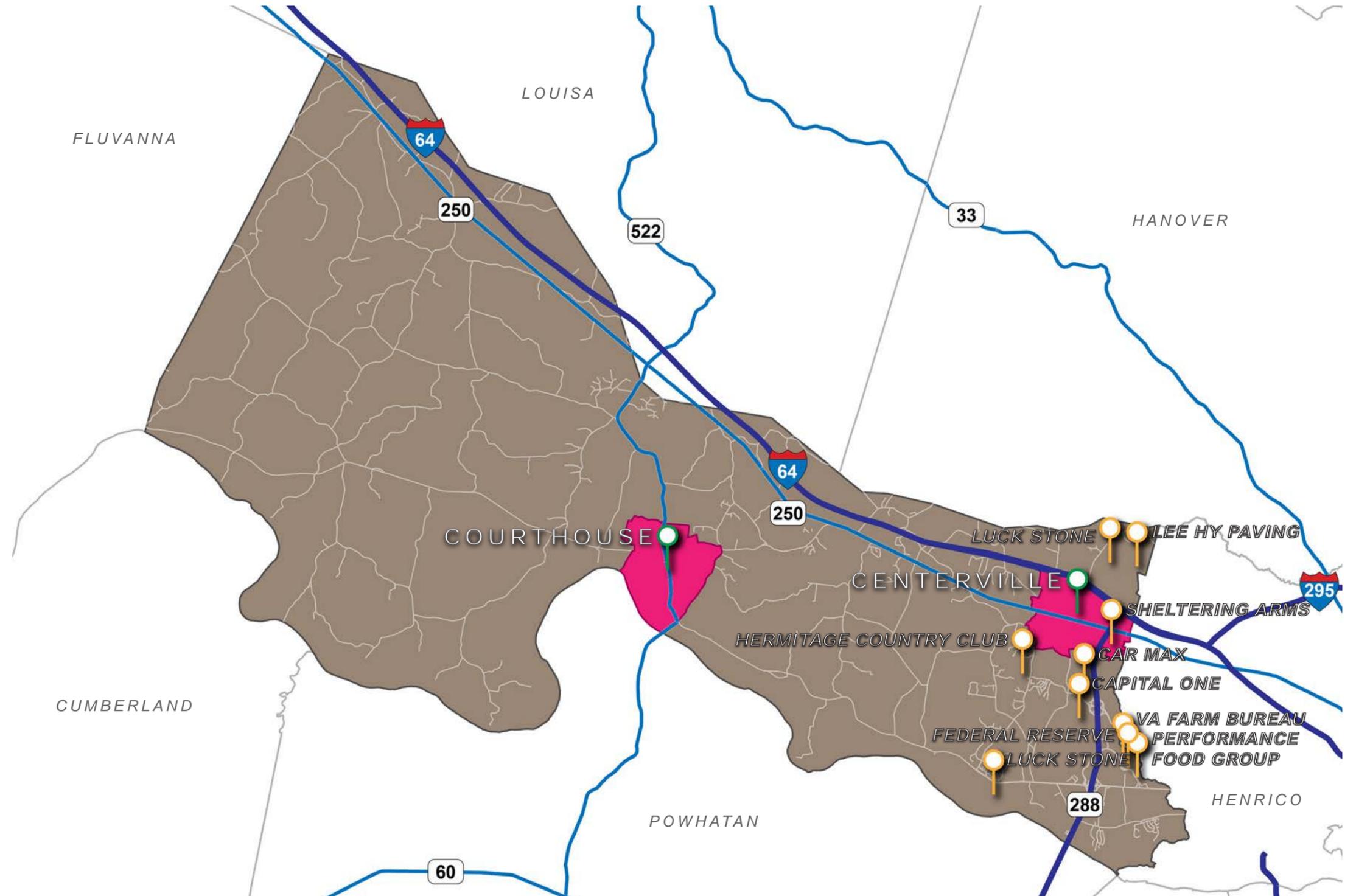
- Transportation corridors through the County
- Commuting Patterns



# INTRODUCTION CHAPTER

## Employment

- Highlights major employers in Goochland
- Centered around Centerville
- Public service in Courthouse

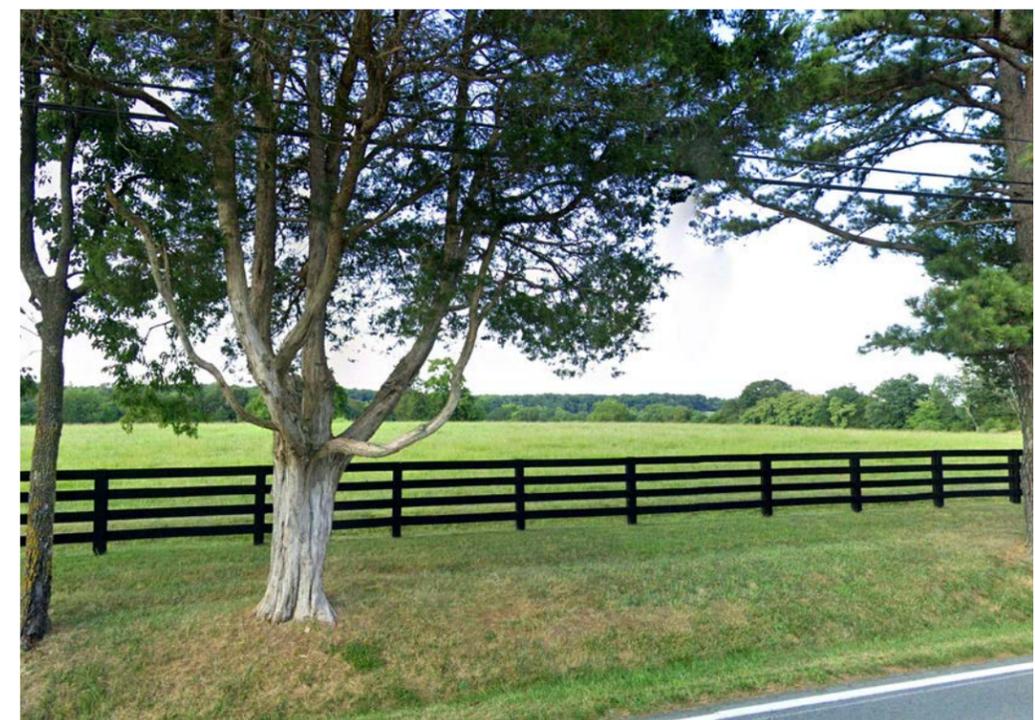
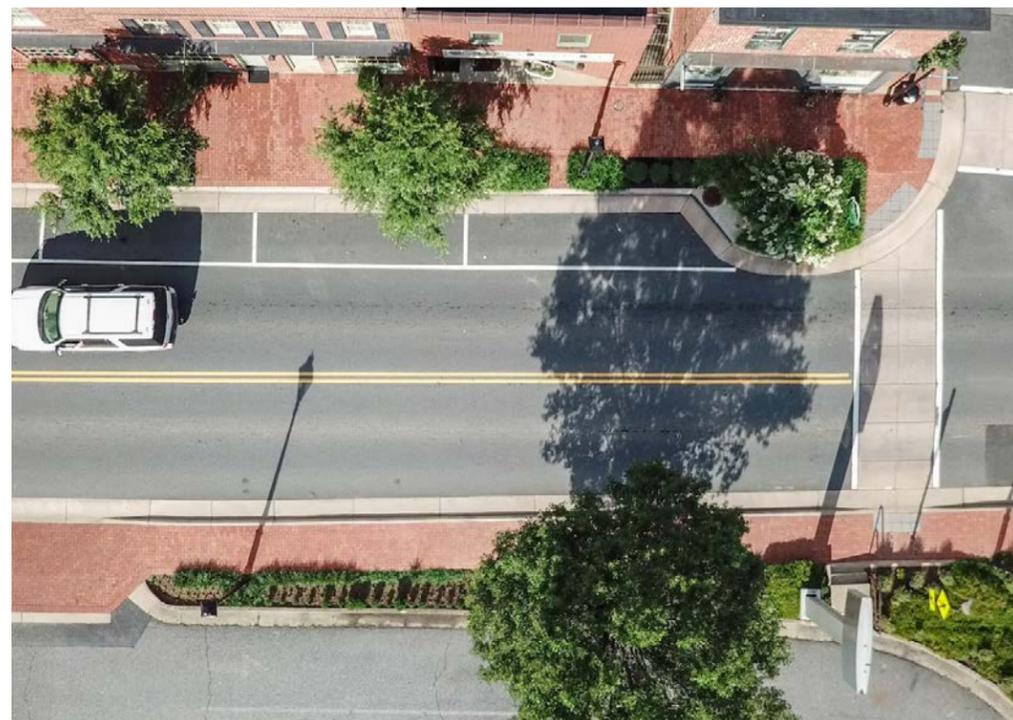


# INTRODUCTION CHAPTER

## Community Goals

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- Small Business
- Built Form
- Walkable Public Space
- Community Character





# COURTHOUSE VILLAGE SMALL AREA PLAN

# PUBLIC INPUT

EXPRESSED DESIRES BY THE COMMUNITY	PLAN ELEMENTS
<p>A walkable mixed use village core that incorporates public spaces</p>	<ul style="list-style-type: none"> <li>• Established the Mixed Use Village Core designation.</li> <li>• Potential road diet that creates enhanced pedestrian zones along River Road.</li> </ul>
<p>Preservation of existing historic properties and ensure future buildings are at an appropriate scale.</p>	<ul style="list-style-type: none"> <li>• Included an inventory map of historic structures</li> <li>• Recommendation that buildings in the historic core are 2 stories in height</li> <li>• Identify historic preservation tools for consideration</li> </ul>
<p>Additional affordable housing that is appropriately scaled.</p>	<ul style="list-style-type: none"> <li>• 4 Land Use categories (residential &amp; mixed use) to encourage a variety of housing types to meet different price points.</li> <li>• Focus on building height to ensure compatibility with surrounding development</li> </ul>
<p>Walkability in the village</p>	<ul style="list-style-type: none"> <li>• Completed inventory of roads and sidewalks throughout the village</li> <li>• Incorporated typical street sections to be followed as a guide for future developments</li> <li>• Emphasis on greenways and trails to provide additional connectivity.</li> </ul>

# A VISION FOR COURTHOUSE

*Vision Element 1: The Historical & Institutional Heart of Goochland County*

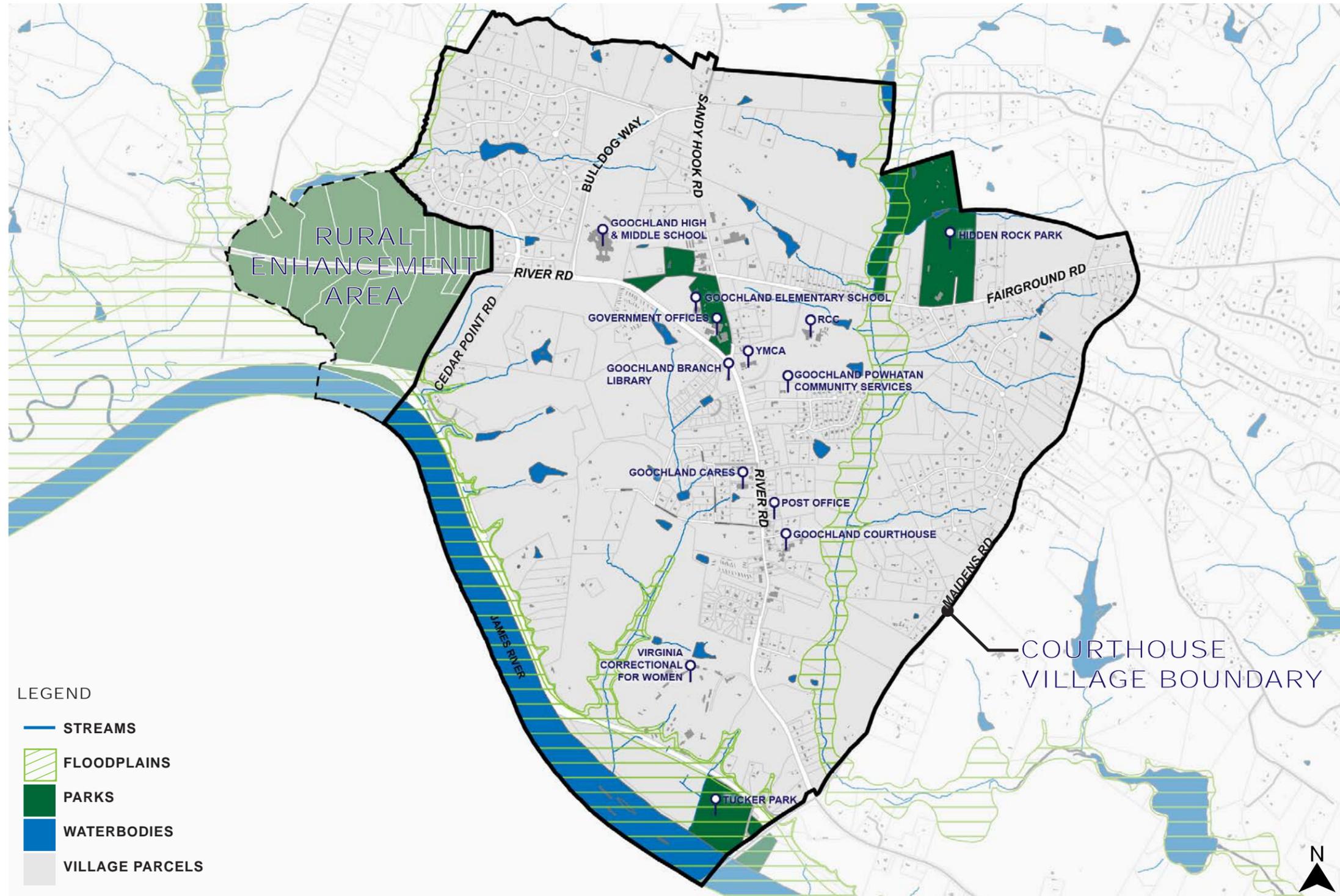
*Vision Element 2: Economic Vitality*

*Vision Element 3: Well Planned Infrastructure & Services*

*Vision Element 4: A Mixed Use & Walkable Village*

*Vision Element 5: Resource Protection & Growth Absorption*

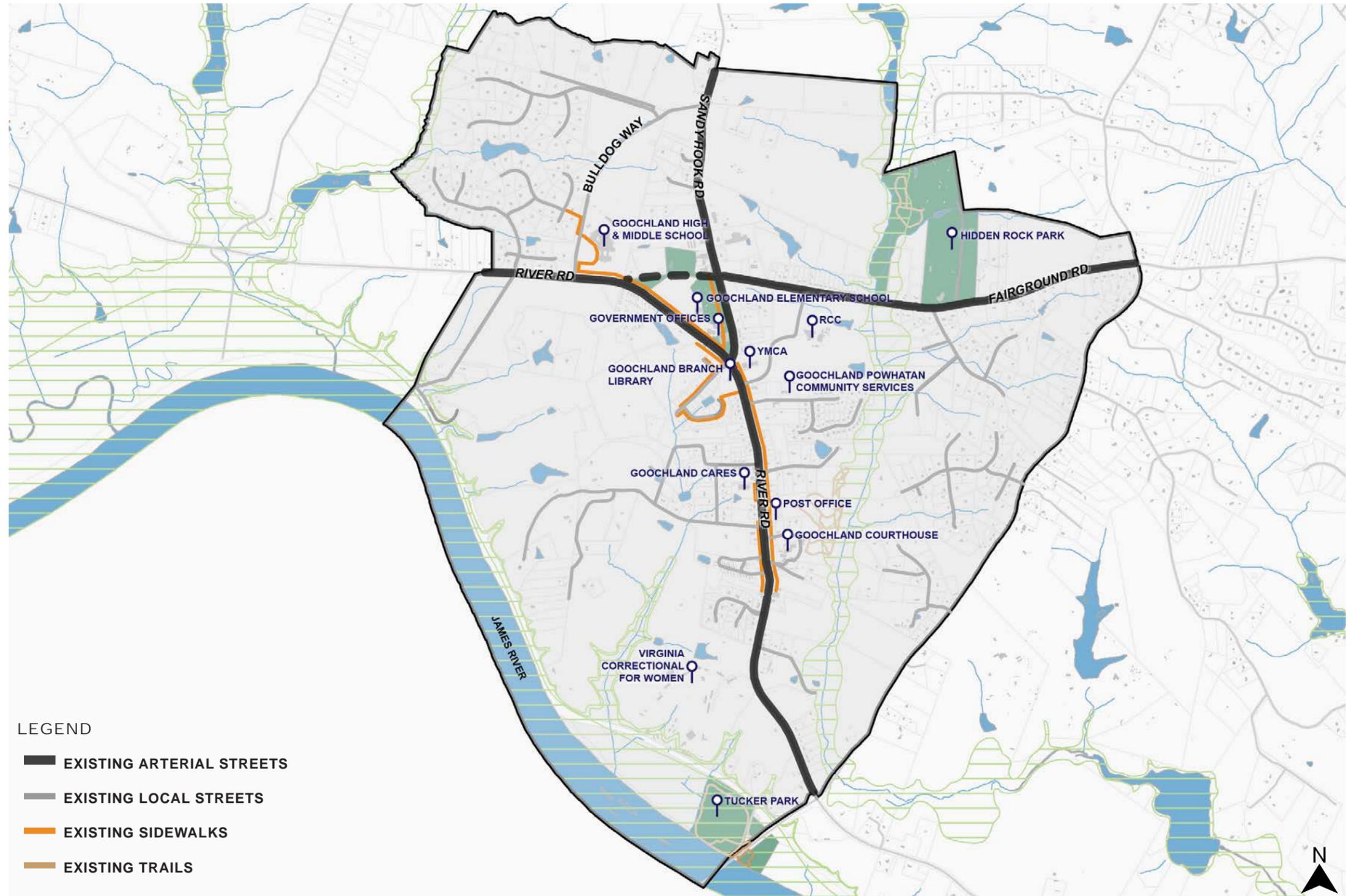
# VILLAGE BOUNDARIES



# TRANSPORTATION

## Existing Conditions

- Arterial Streets
- Local Streets
- Sidewalks
- Trails

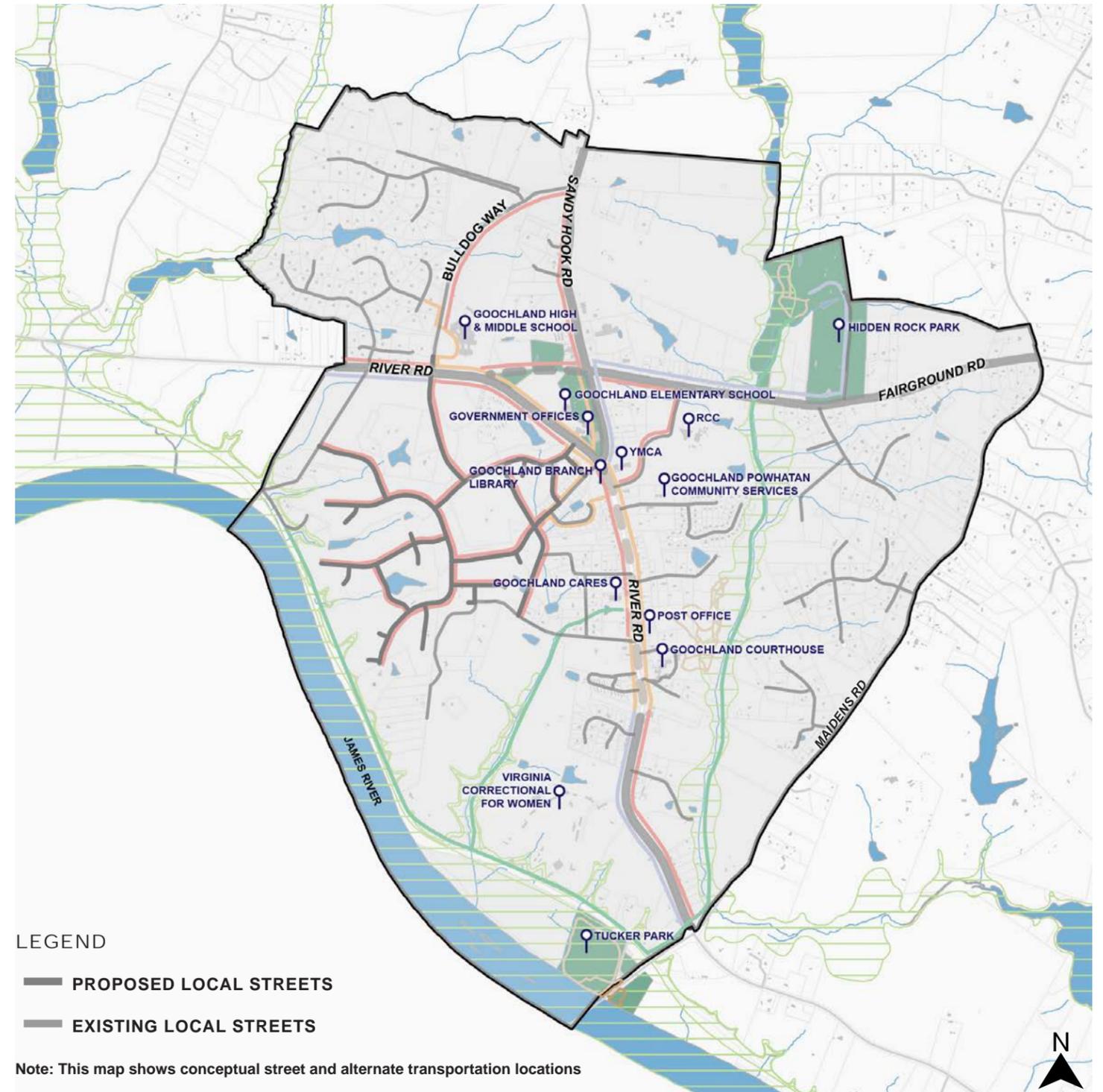
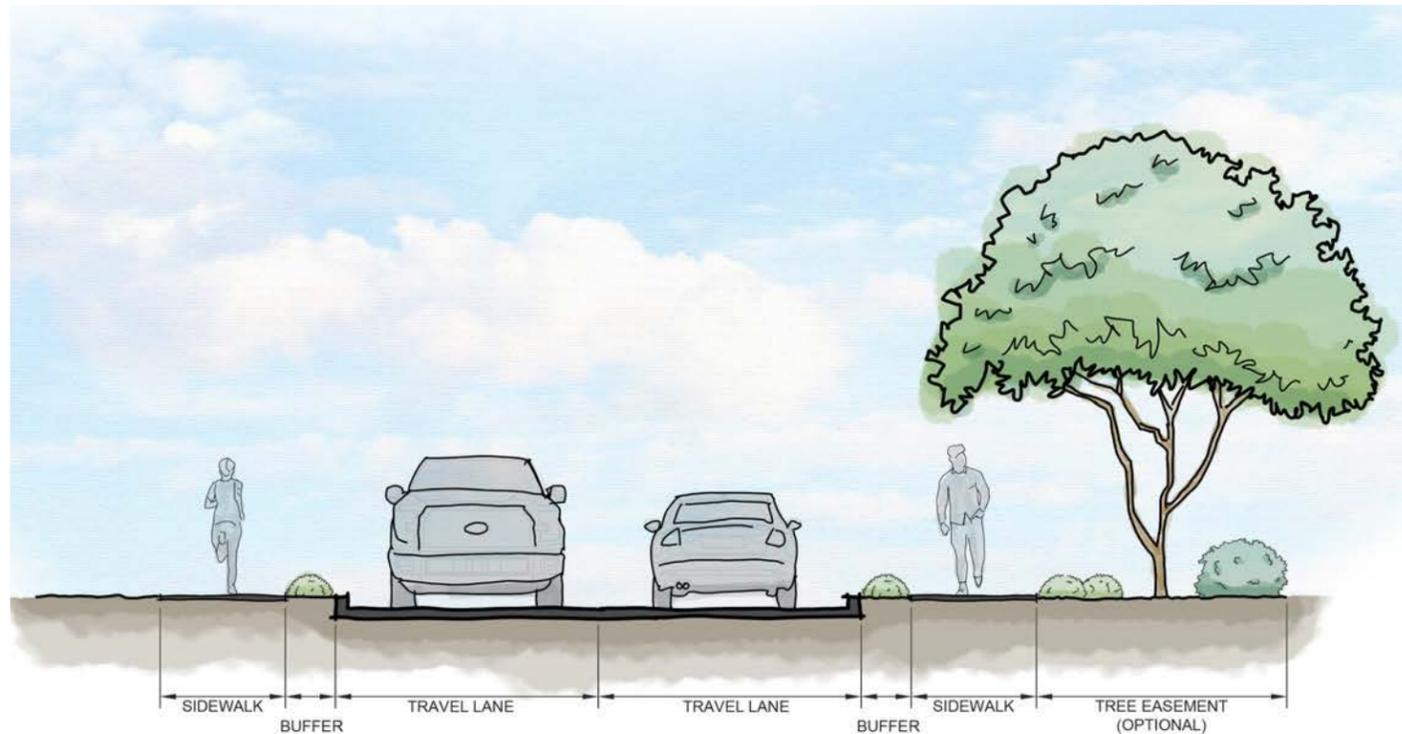


The proposed roundabout and extension at Fairground Road and River Road is currently funded by the Virginia Department of Transportation (VDOT) and under construction.

# TRANSPORTATION

## Local Streets

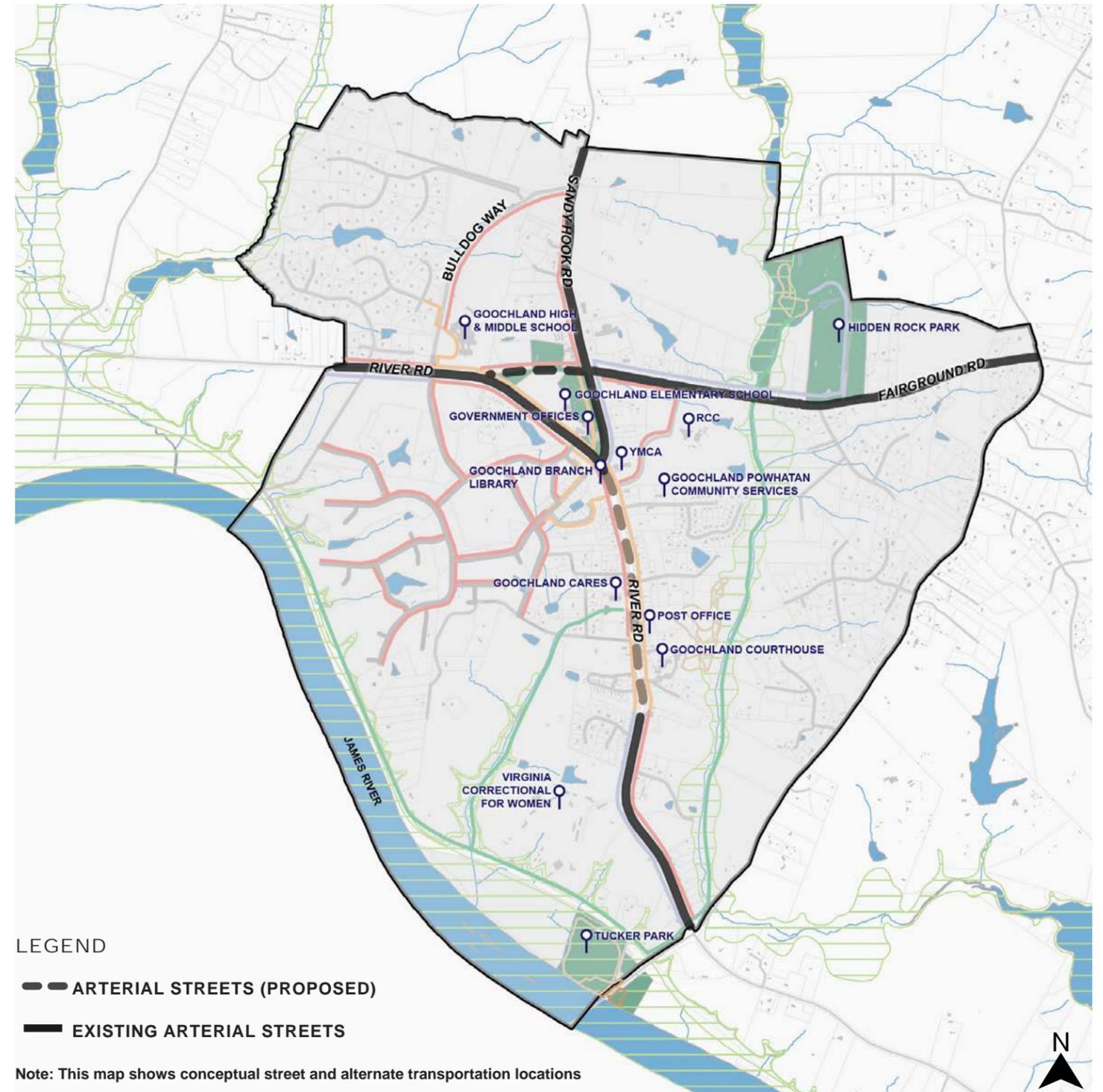
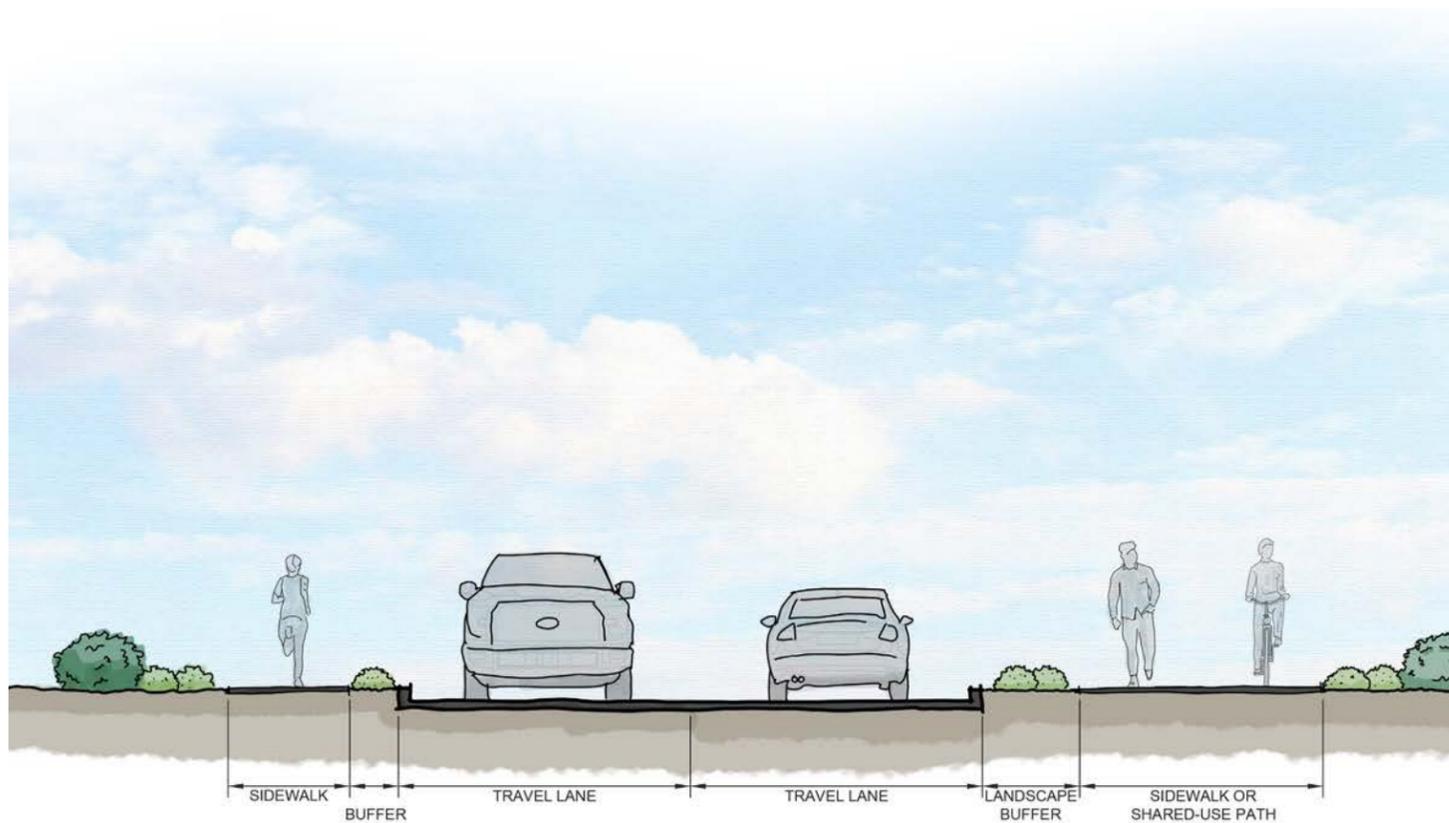
- Low capacity neighborhood and rural streets



# TRANSPORTATION

## Arterial Streets

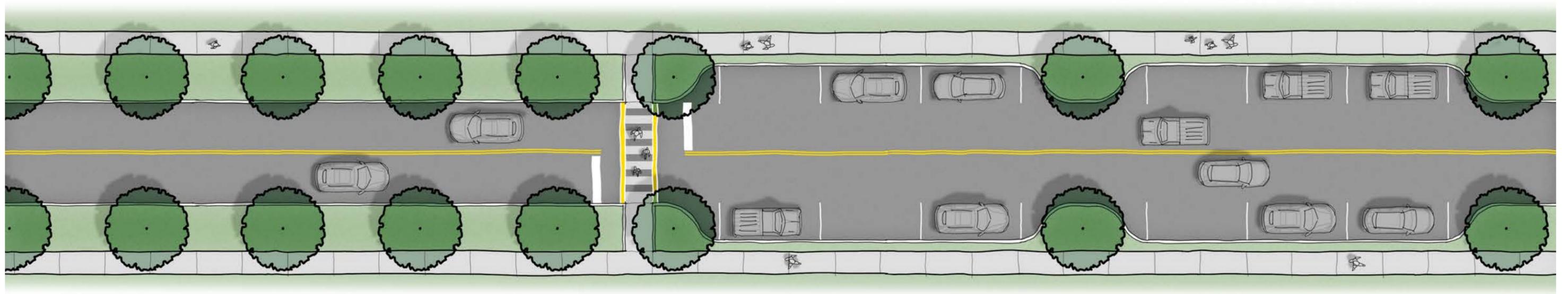
- Medium capacity main-streets



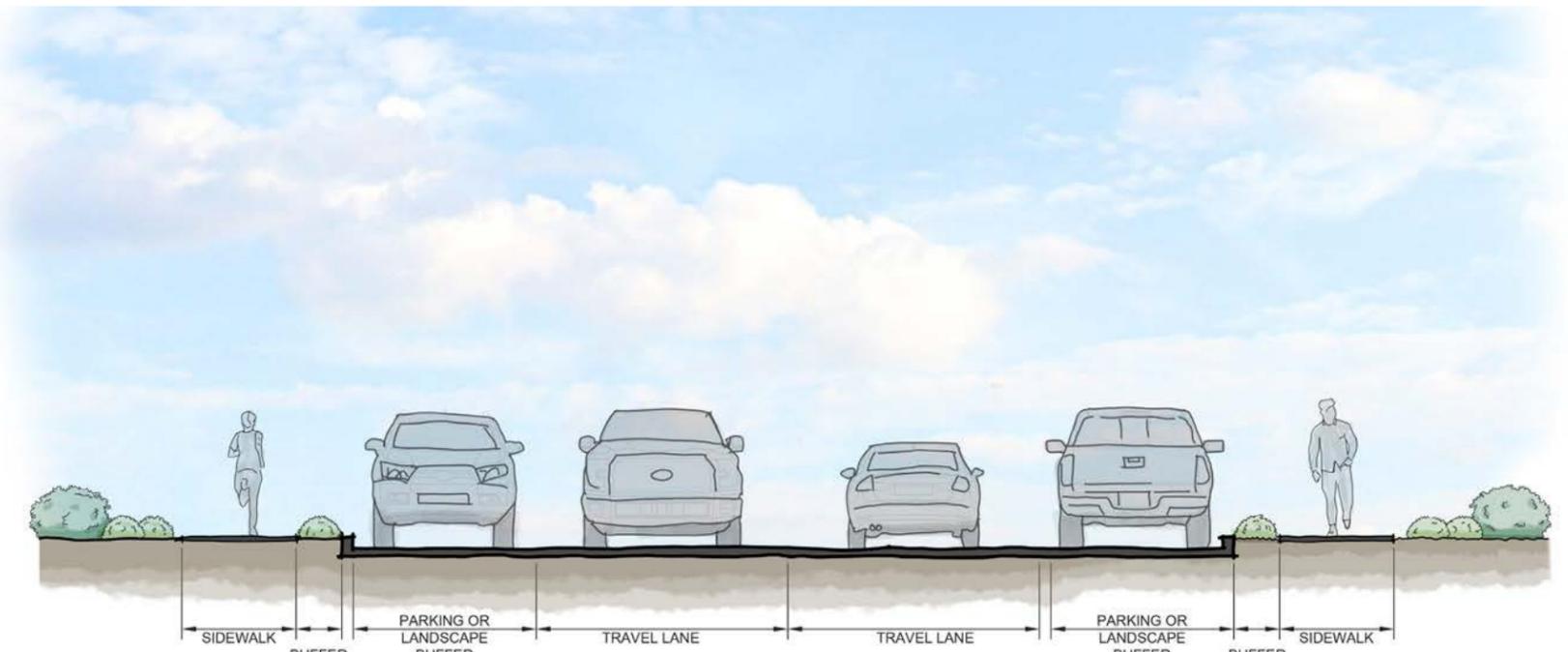
The proposed roundabout and extension at Fairground Road and River Road is currently funded by the Virginia Department of Transportation (VDOT) and under construction.

# TRANSPORTATION

## Road Diet Area Options



Conceptual Road Diet Option A (typ.)



Conceptual Road Diet Option B (typ.)

# TRANSPORTATION

## *Greenways*

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*Paved Paths*



*Trails*

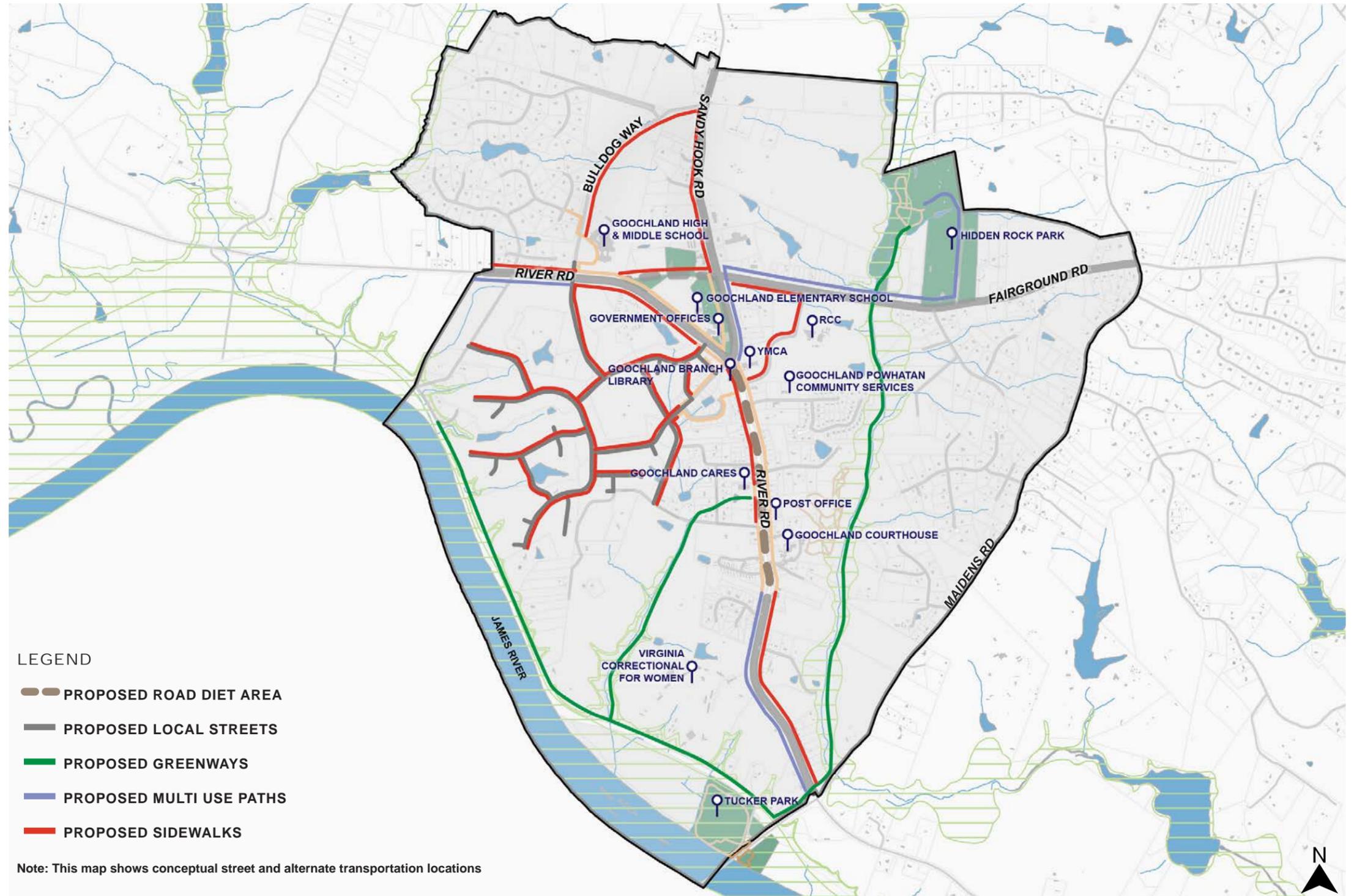


*Boardwalks*

# TRANSPORTATION

## Proposed Network

- Proposed Road Diet Area
- Proposed Local Streets
- Proposed Greenways
- Proposed Multi-Use Paths
- Proposed Sidewalks



# PARKS/RECREATION/OPEN SPACE

## Proposed Public Spaces

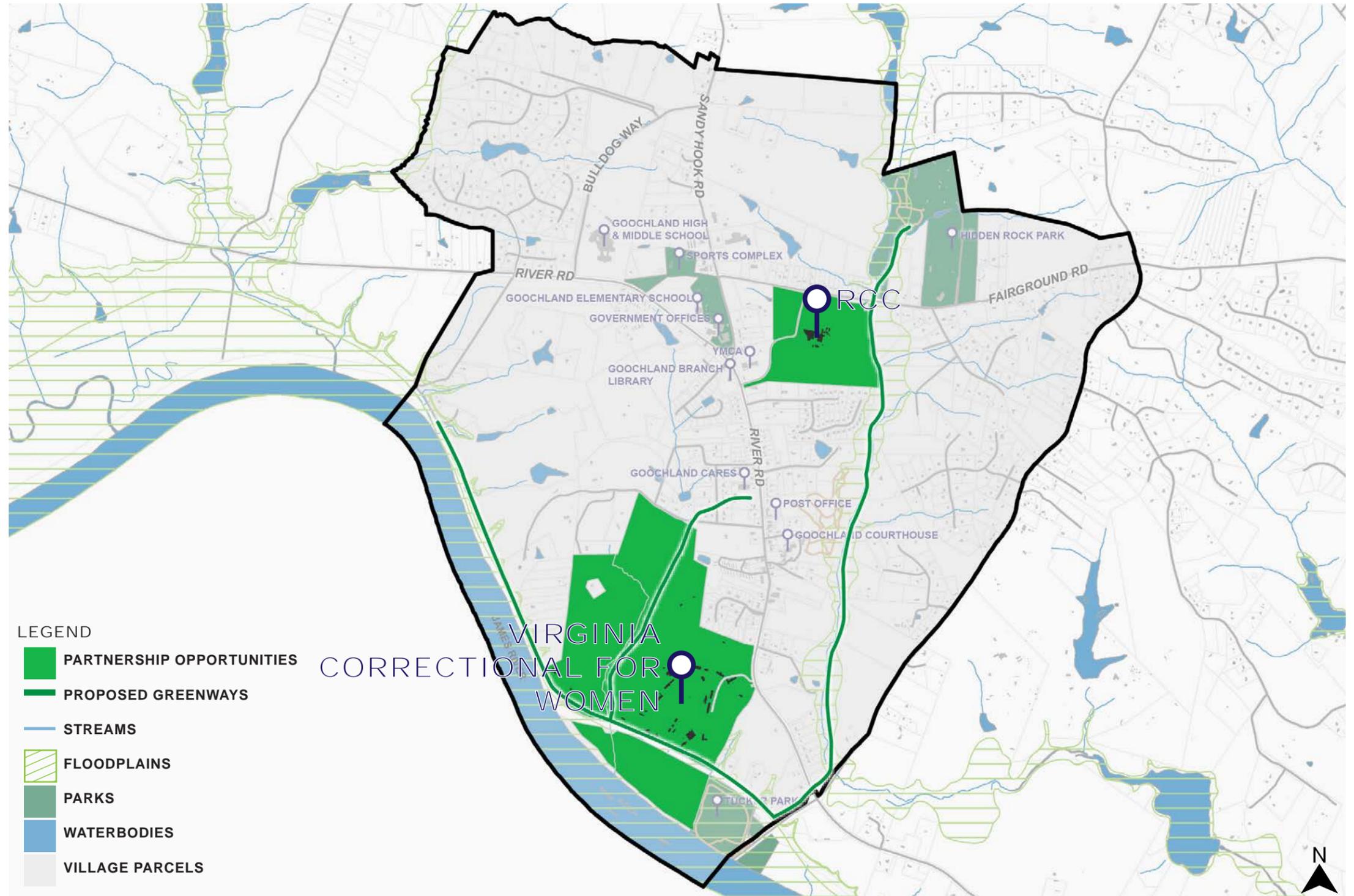
- Pedestrian Enhancement Zone
- Farmer's Market



# PARKS/RECREATION/OPEN SPACE

## Greenway Priorities & Public Partnerships

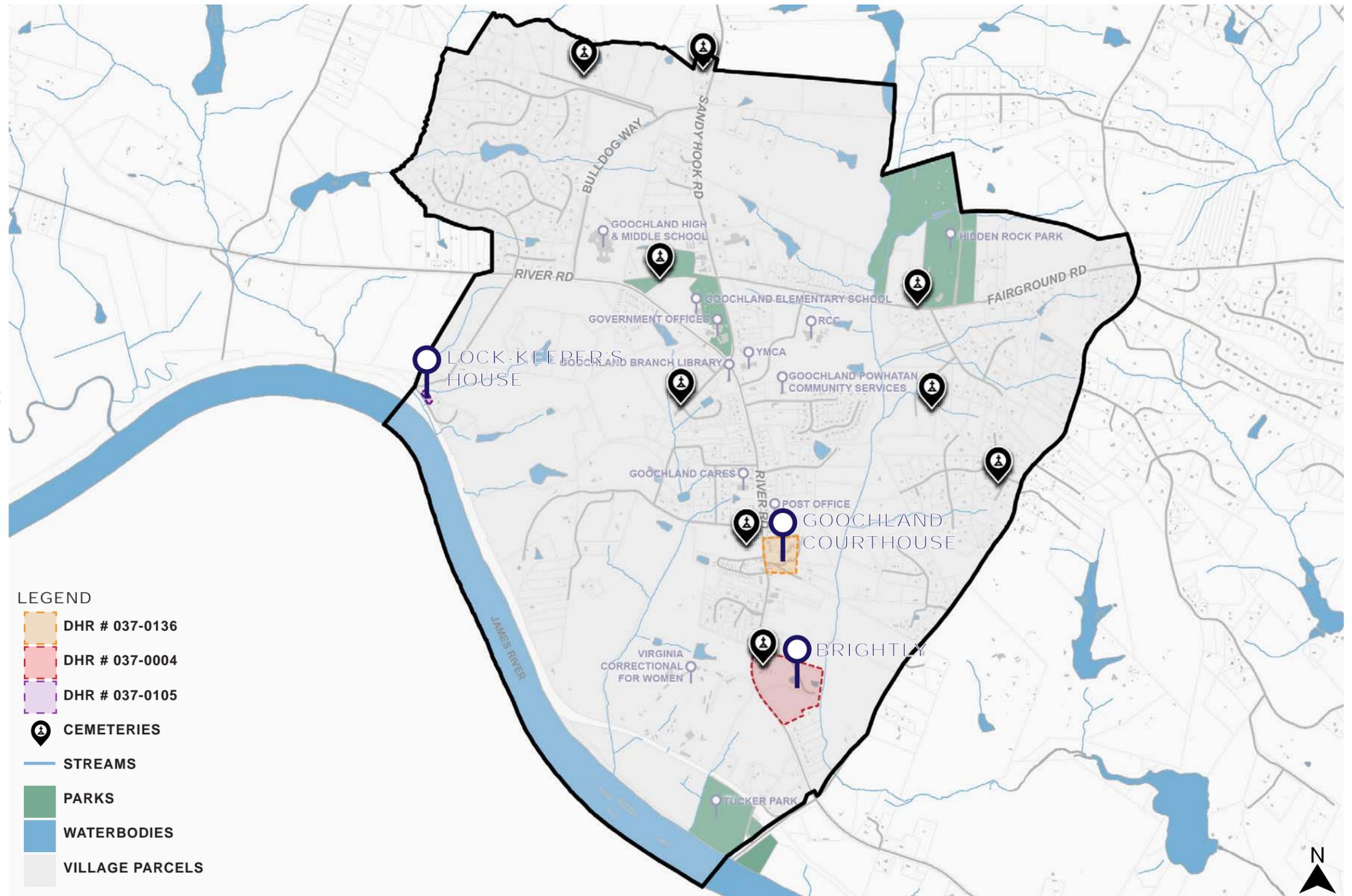
- RCC
- VCCW



# HISTORICAL RESOURCES

## Options for Protection

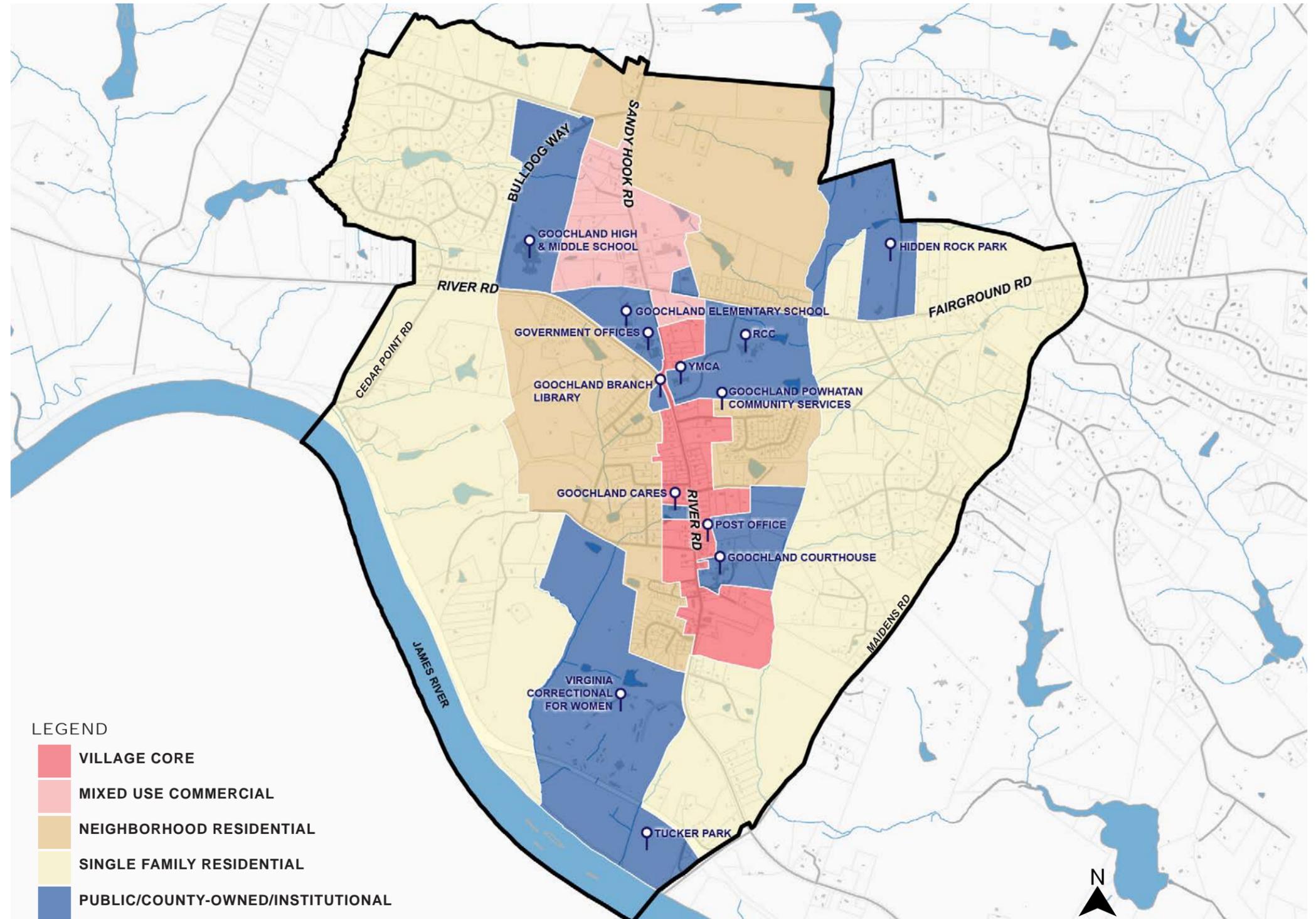
- National Register Historic District
- Local Historic District



# LAND USE

## Proposed Future Land Use

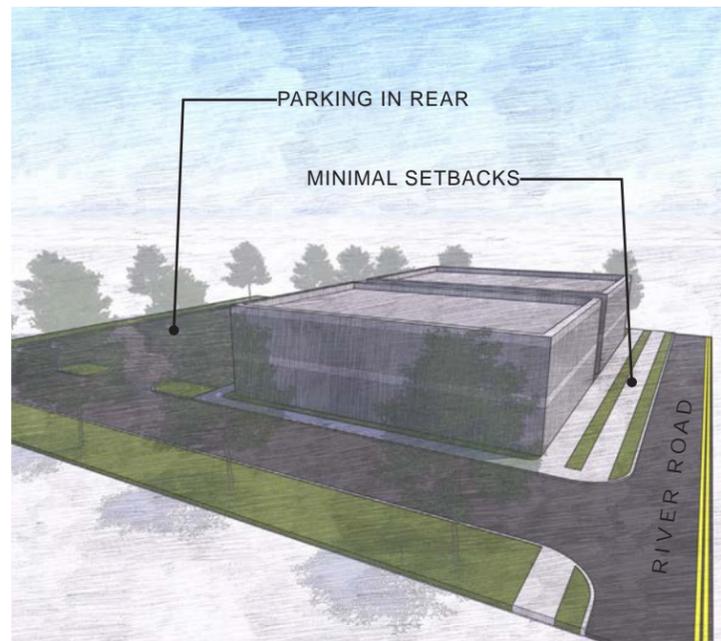
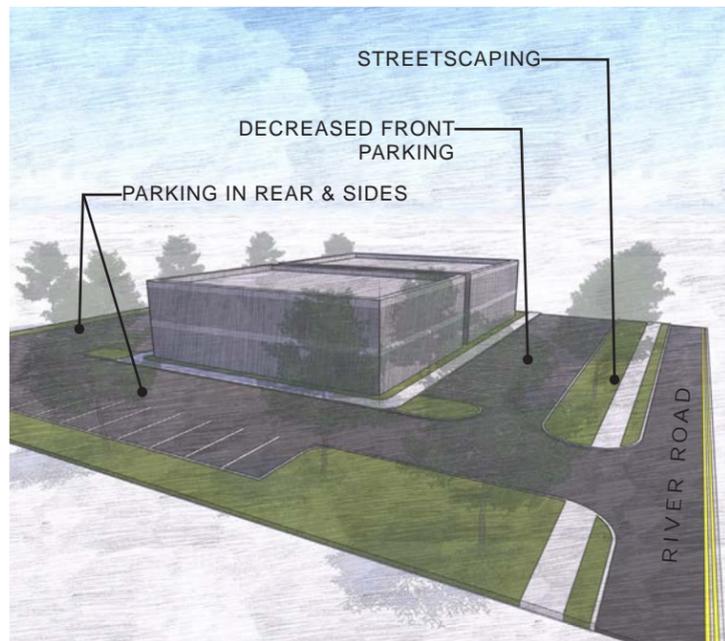
- Village Core
- Mixed Use Commercial
- Neighborhood Residential
- Single Family Residential
- Public/County-Owned/Institutional



# LAND USE

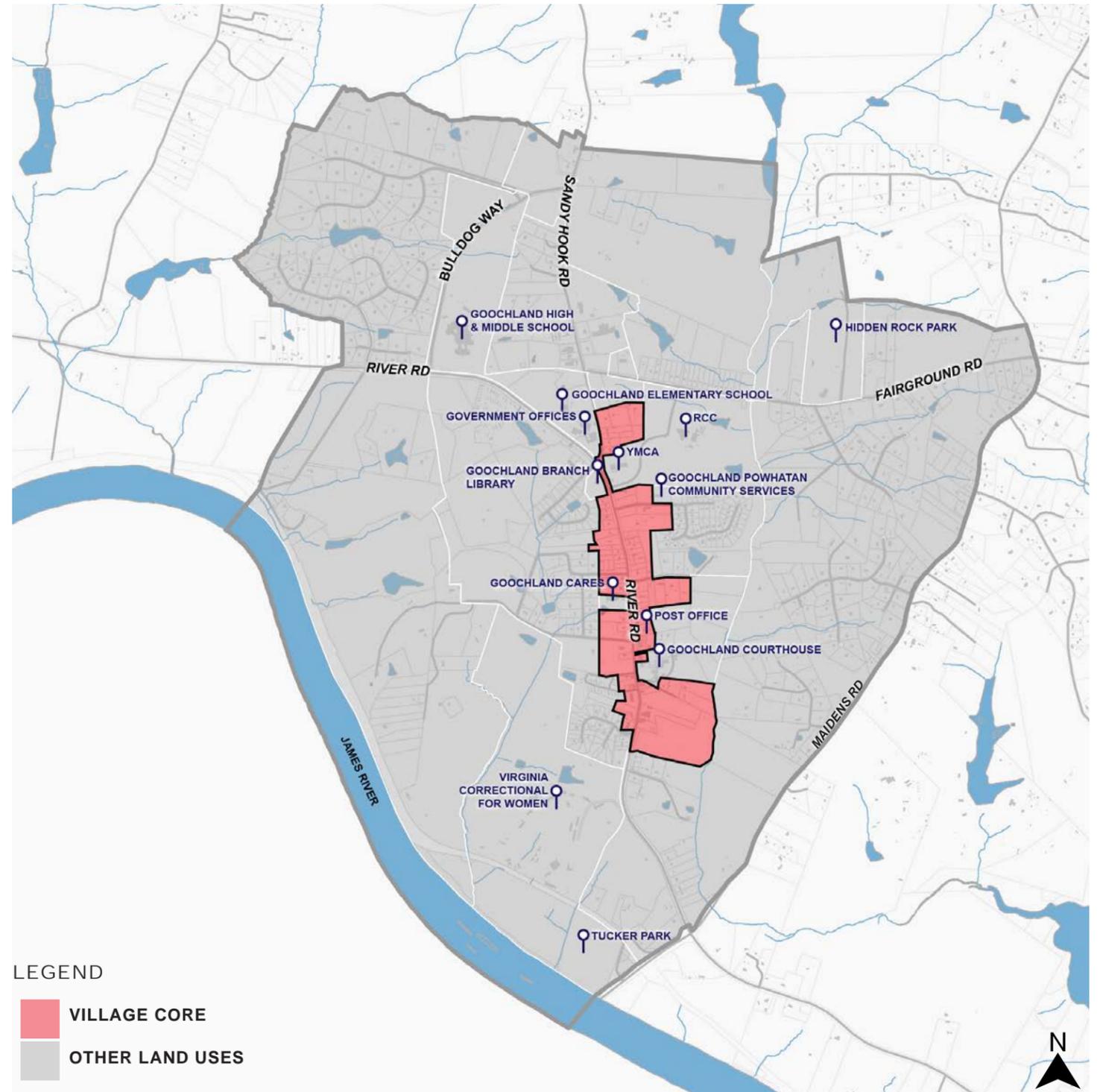
## Village Core

- The historic heart of Goochland
- One to two story buildings



### Conceptual Building Massing

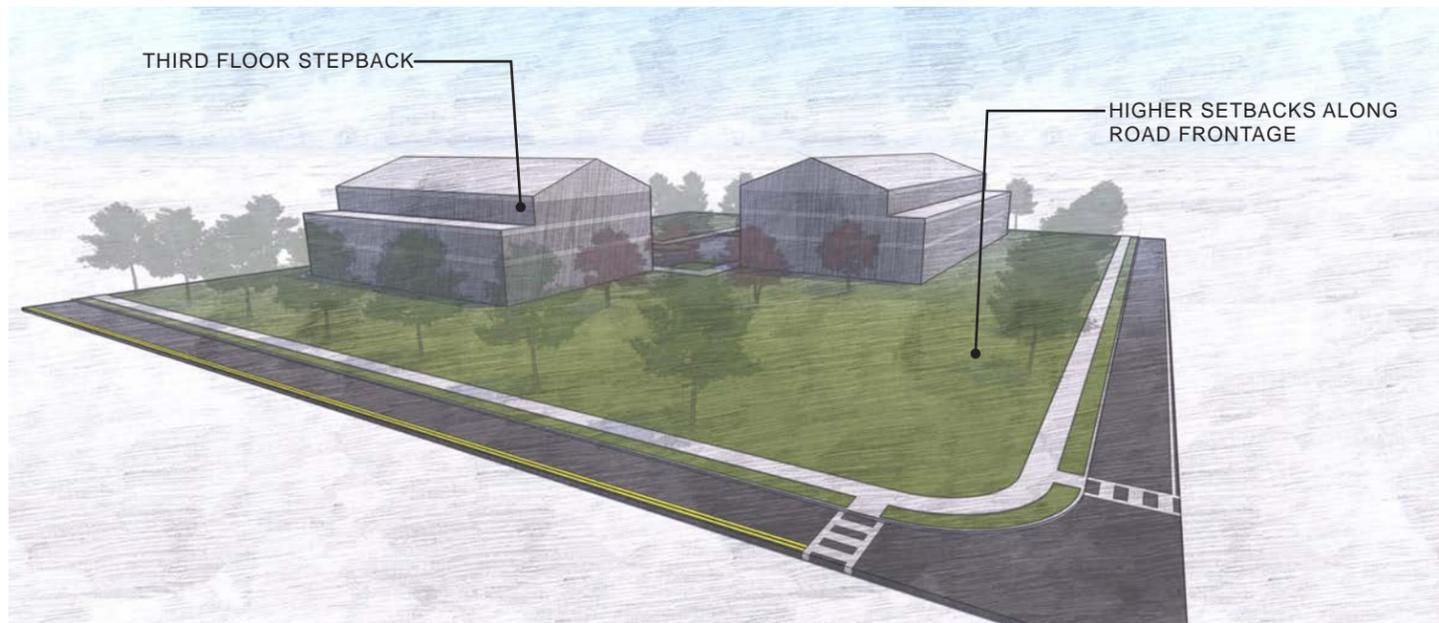
These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.



# LAND USE

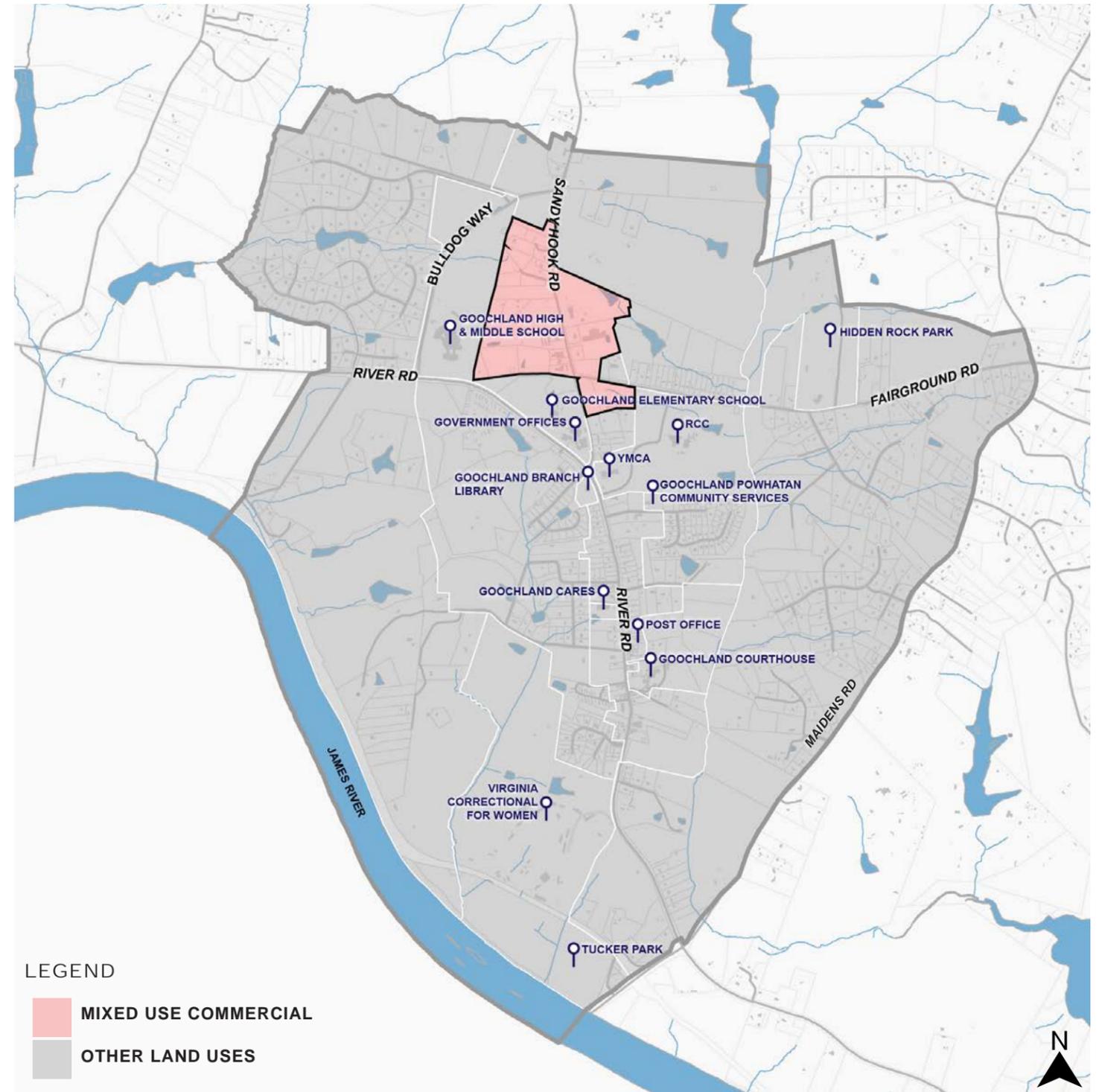
## Mixed Use Commercial

- Convenient goods and services
- Larger setbacks



### Conceptual Building Massing

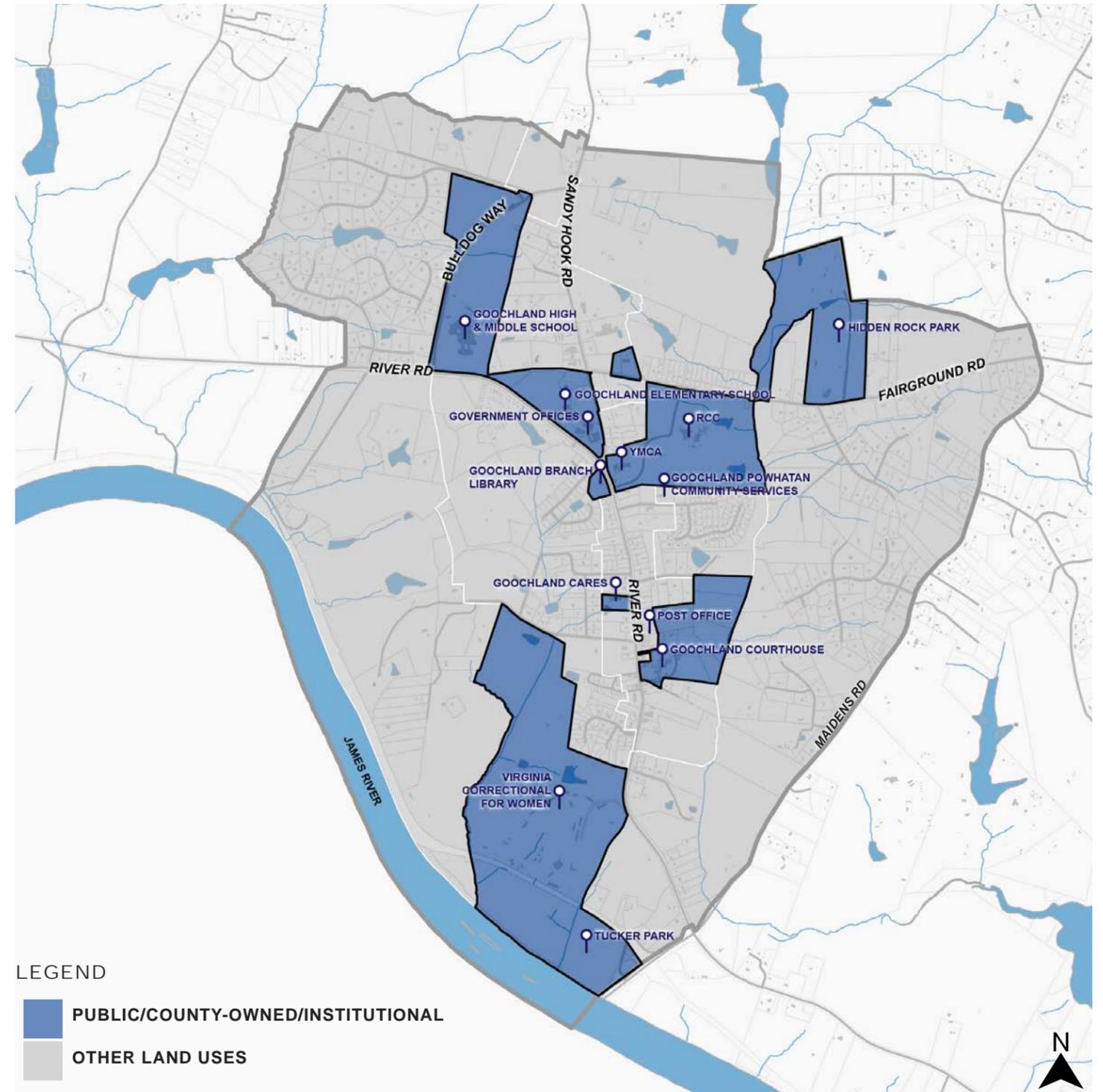
These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.



# LAND USE

## Public/County-Owned/ Institutional

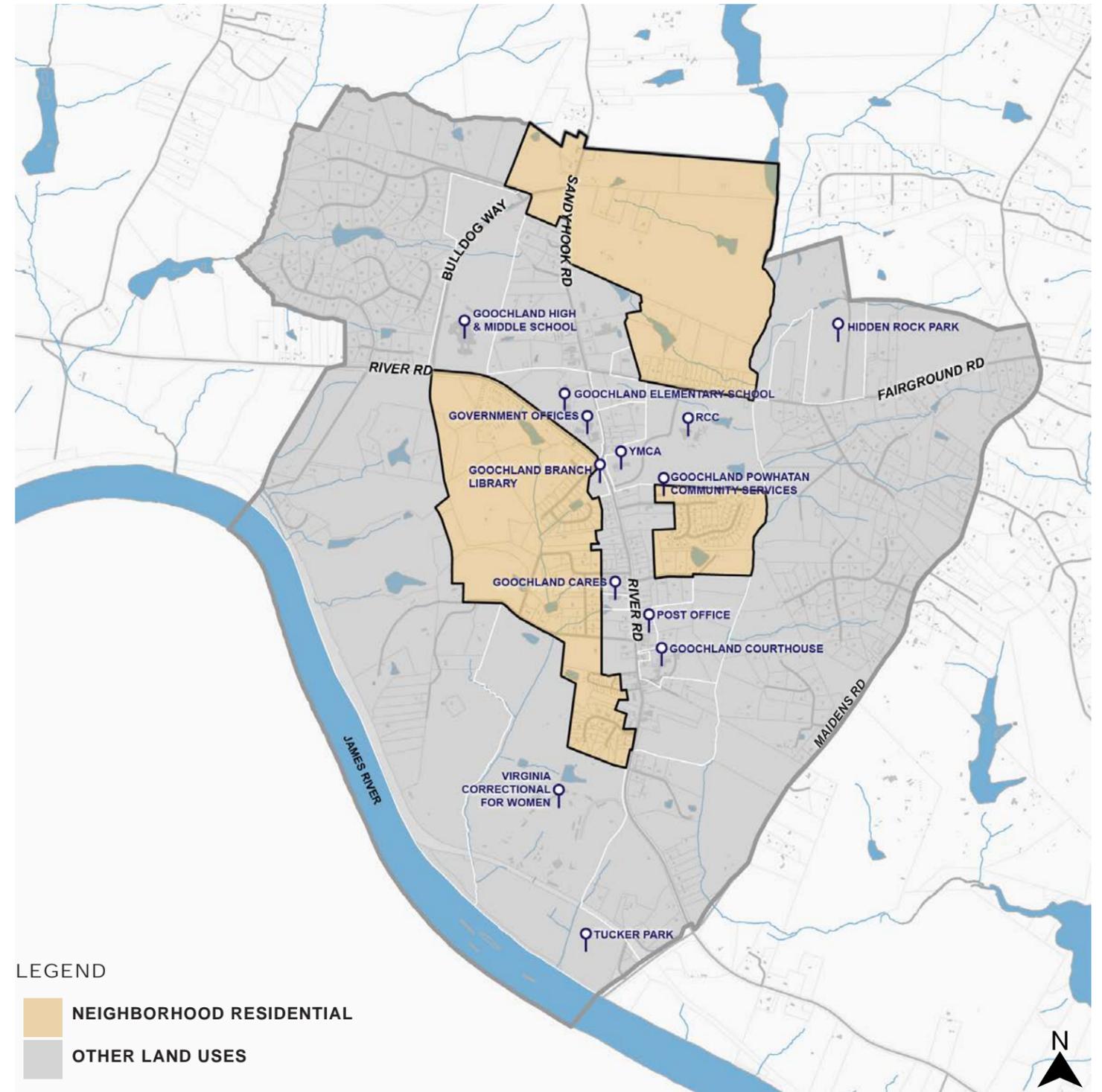
- Drivers of civic life
- Public benefit, community oriented uses



# LAND USE

## Neighborhood Residential

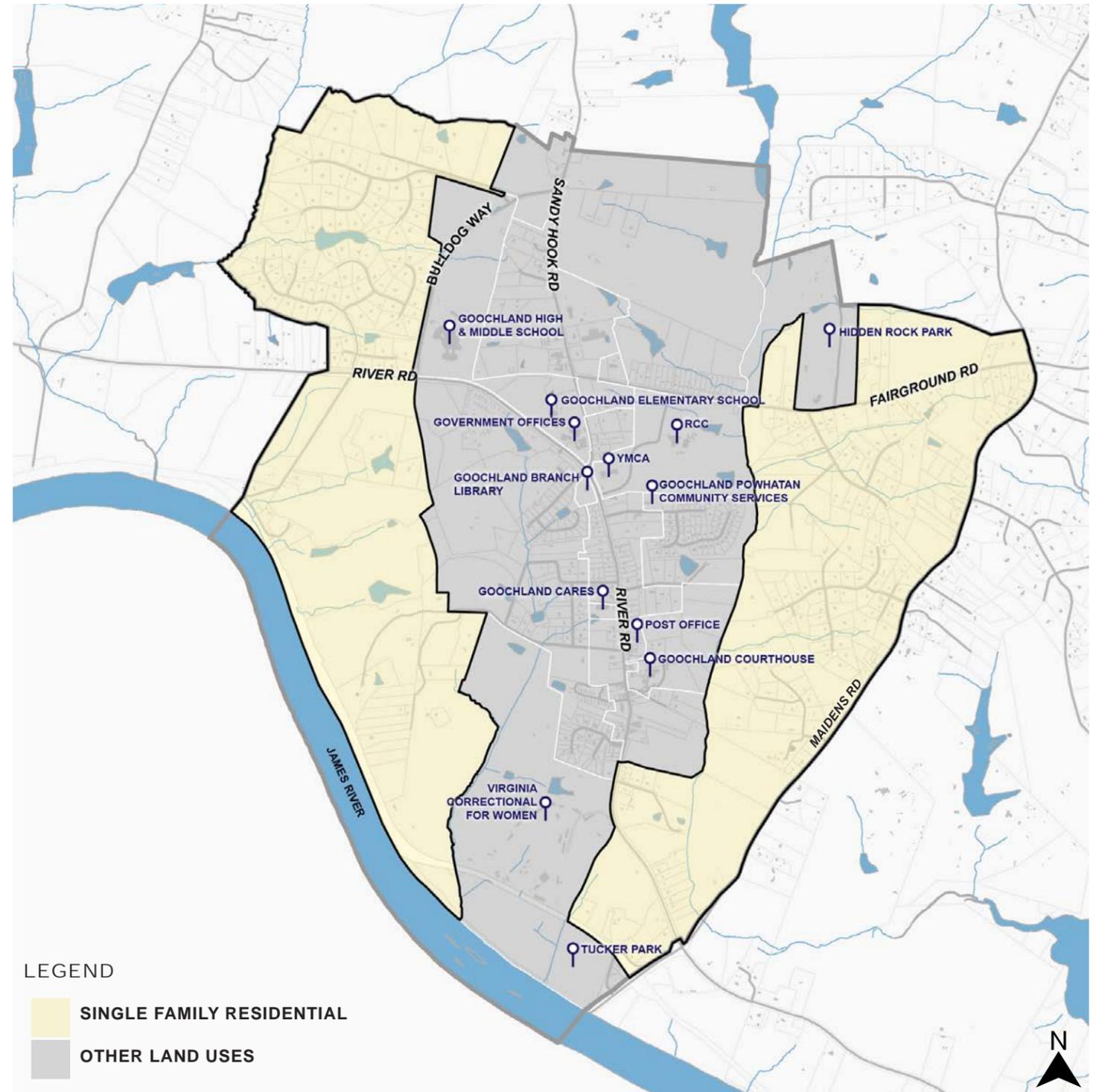
- Walkable neighborhoods
- 2-4 units per acre



# LAND USE

## Single Family Residential

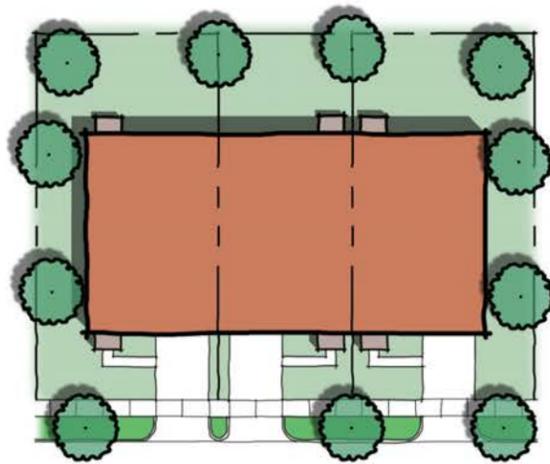
- Large lot homesites
- Less than 2 units per acre



# LAND USE

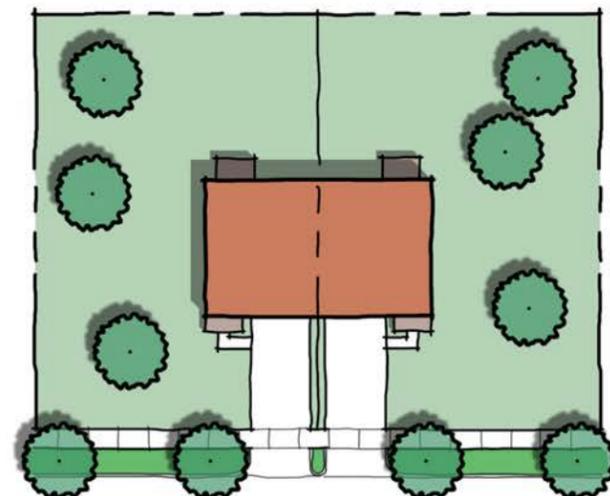
## Residential Housing Types

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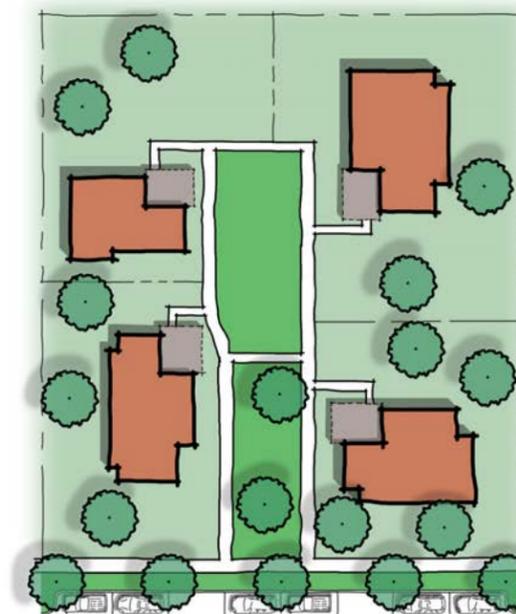
*Townhome*

Neighborhood Residential and as a secondary use in Village Core, Mixed Use Commercial, Public/County-Owned/Institutional



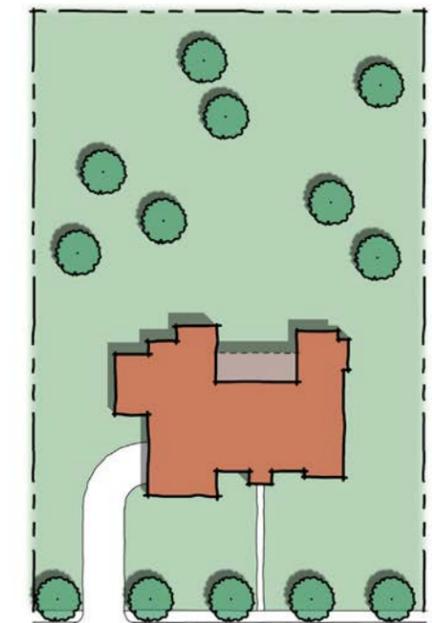
*Duplex*

Neighborhood Residential and as a secondary use in Village Core, Mixed Use Commercial, Public/County-Owned/Institutional



*Single Family (Cluster)*

Neighborhood Residential and Single Family Residential



*Single Family (Large Lot)*

Neighborhood Residential and Single Family Residential

# LAND USE

## Land Use Regulatory Controls

- Entrance Corridor Overlays
- Design Standards
- Zoning Amendments

LAND USE	INTENT	USE & DENSITY	RELATIONSHIP TO EXISTING ZONING
VILLAGE CORE	A vibrant mixed-use village that has a preserved historic fabric and new infill development that is appropriately scaled to historic development patterns.	Primary: retail, service, office, lodging, and residential (townhouses, multi-family, live/work units) Secondary: entertainment and service	B-N MPUD
MIXED USE COMMERCIAL	A place designated for retail and service uses where community members can conveniently access daily needs.	Primary: retail, service, lodging, and entertainment Secondary: office, residential (townhouses, multi-family, live/work units), service and drive-through uses should be relegated to behind buildings.	B-N B-1 B-3 MPUD
NEIGHBORHOOD RESIDENTIAL	Residential areas with small to medium lots and a mix of housing types and sizes. Housing should be clustered to protect existing tree canopy and provide shared neighborhood open spaces.	Primary: Residential housing at an overall density of 2-4 units/acre. Housing types including single family, townhouses, accessory dwelling units, and small-scale multiplexes such as duplexes and triplexes. Secondary: small scale retail, civic, or service uses such as coffee shops, small daycares, or religious assembly.	R-1 R-3 R-N RPUD
SINGLE FAMILY RESIDENTIAL	Residential areas with large lots and single family detached housing. Areas of housing are encouraged to be clustered to protect sensitive environmental features and farmland.	Primary: Single family detached housing at an overall density of <2 units acre. Secondary: civic uses such as schools and religious assembly uses may be appropriate in certain locations.	R-R R-P R-1
PUBLIC/COUNTY-OWNED/INSTITUTIONAL	Areas dedicated to government and civic buildings and/or publicly accessible parks and open spaces.	Primary: Schools, colleges, civic buildings, hospitals, parks, employment, and community serving uses, and open space. Secondary: office and residential uses may be appropriate when ancillary to primary uses or when offering a public benefit.	B-N R-O R-N

# RECOMMENDED NEXT STEPS

## TRANSPORTATION

*Priority 1: Village Core Road Diet.*

*Priority 2: Courthouse Creek & James River Greenways.*

*Priority 3: Complete the sidewalk network.*

## PARKS/RECREATION/OPEN SPACE

*Priority 1: Farmers Market.*

*Priority 2: Pedestrian Enhancement Zone.*

*Priority 3: Greenway Priorities.*

## HISTORICAL RESOURCES

*Priority 1: Architectural and Cultural Resources Survey.*

*Priority 2: Resource Protection.*

## LAND USE

*Priority 1: Design Standards.*

*Priority 2: Zoning Updates.*

***QUESTIONS***

# Speakers' Rules

- Citizens are allowed to speak once per public hearing
- When the green light comes on, you will have 3 minutes to speak
  - Begin by stating your name and address
- When the 1<sup>st</sup> yellow light blinks, you will have 60 seconds remaining
- When the 2<sup>nd</sup> yellow light continuously blinks, you will have 30 seconds remaining
- When the red light blinks your time is up

