



Centerville Small Area Plan Open House

May 16, 2023

Tonight's Agenda:

- Welcome and Introduction
- Purpose of Open House
- Next Steps for *proposed* Small Area Plans
- Presentation from Timmons Group
- Questions/clarification on *proposed* Centerville Small Area Plan



Purpose of Open House:

- Why we are here this evening?
- Where have we been in the Small Area Planning Process?
- Highlighting core values..
 - Using public input to create public value
 - Reflective and representative of Goochland
 - Realistic and relative plans that foster intentional and thoughtful growth as well as preservation



Next Steps....

Looking Ahead, Courthouse Village and Centerville Small Area Plans Schedule

Open House Meeting

- May 18th - Courthouse Village, Goochland County Administration Building Courthouse @ 6 pm

Public Hearings

- Planning Commission
 - May 22nd - Courthouse Village, Goochland County Administration Building @ 6 pm
 - May 24th - Centerville, Goochland County Administration Building @ 6 pm
- Board of Supervisors
 - June 12th - Courthouse Village, Goochland County Administration Building @ 6 pm
 - June 15th - Centerville, Goochland County Administration Building @ 6 pm

IF adopted, Staff will work in the upcoming 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
Centerville Small Area Plan...**

CENTERVILLE SMALL AREA PLAN

COMMUNITY PRESENTATION - MAY 16, 2023



TIMMONS GROUP

AGENDA

TEAM INTRODUCTIONS

PROJECT OBJECTIVE

INTRODUCTION TO PLANS

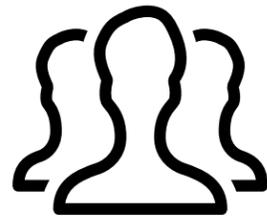
CENTERVILLE SMALL AREA PLAN

QUESTIONS



**HEADQUARTERED
IN RICHMOND**

15 Offices located
across the U.S.



**ESTABLISHED
IN 1953**

Over 66 years of
experience

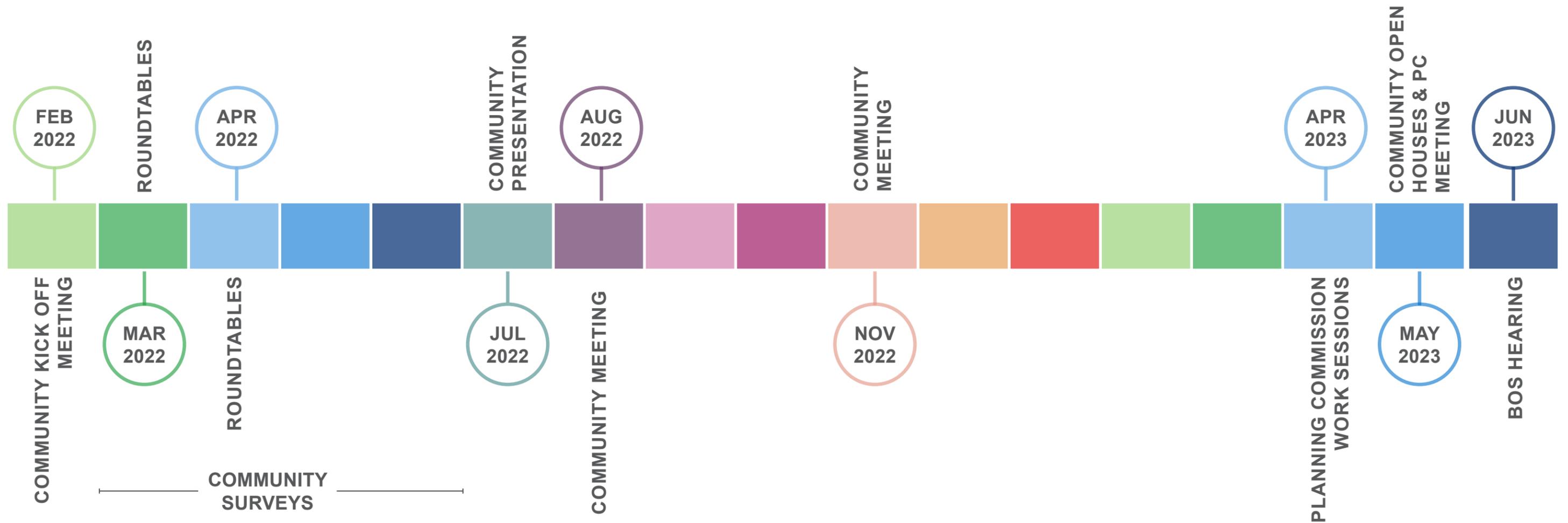


**FULL SERVICE
FIRM**

Engineering, Design,
Technology

PROJECT HISTORY

Timeline



OUR APPROACH

What is different?

- 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



| | | | |
|---|-----------|----------------------------------|-----------|
| I. A VISION FOR CENTERVILLE | 4 | IV. LAND USE | 16 |
| Centerville Boundaries | 5 | Mixed Use Core | 17 |
| II. TRANSPORTATION | 6 | Mixed Use Core | 18 |
| Proposed Network | 7 | Mixed Use Transition | 19 |
| Arterial Streets | 8 | Mixed Use Commercial | 20 |
| Collector Streets | 9 | Economic Development | 21 |
| Local Streets | 10 | Neighborhood Residential | 22 |
| Special Street Projects | 11 | Single Family Residential | 23 |
| Alternate Transportation | 12 | Residential Development Forms | 24 |
| Alternate Transportation | 13 | Land Use Regulatory Controls | 25 |
| III. PARKS/RECREATION/OPEN SPACE | 14 | V. RECOMMENDED NEXT STEPS | 26 |
| Public/Private Partnerships | 15 | | |

SMALL AREA PLANS PURPOSE

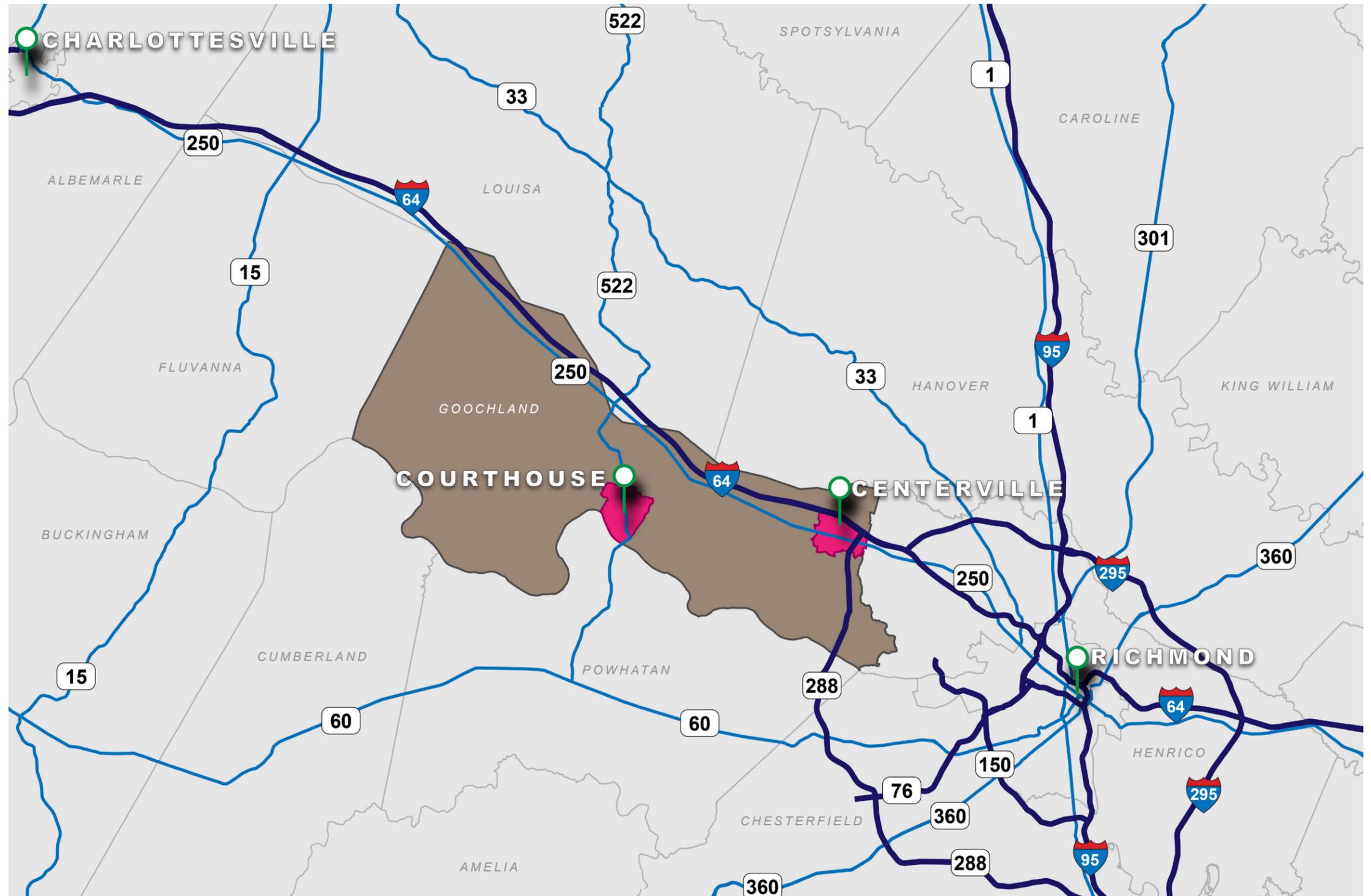
How will these plans be used?

- 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

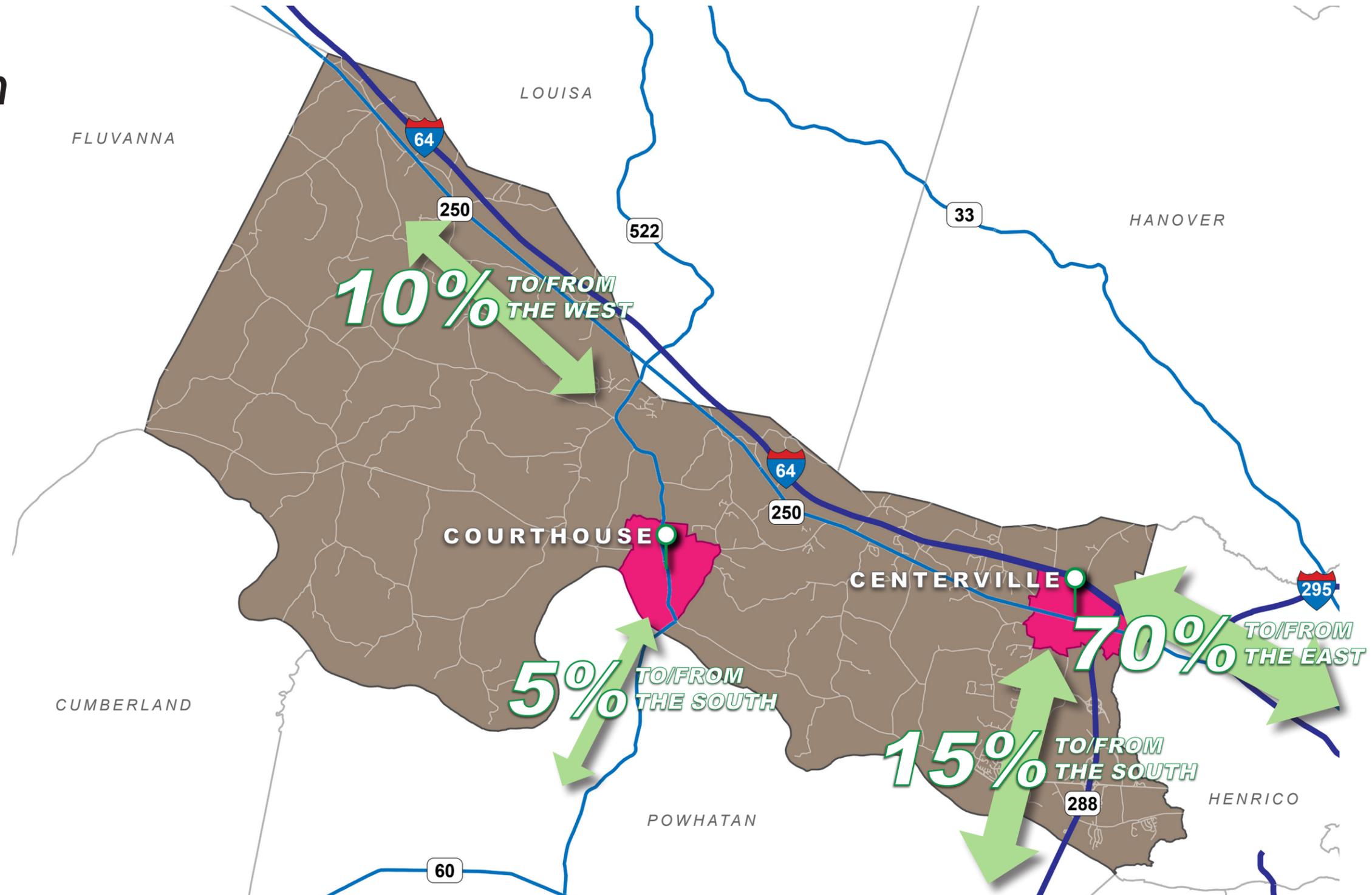
- Establishes regional context
- Outlines Designated Growth Areas



INTRODUCTION CHAPTER

Transportation Patterns

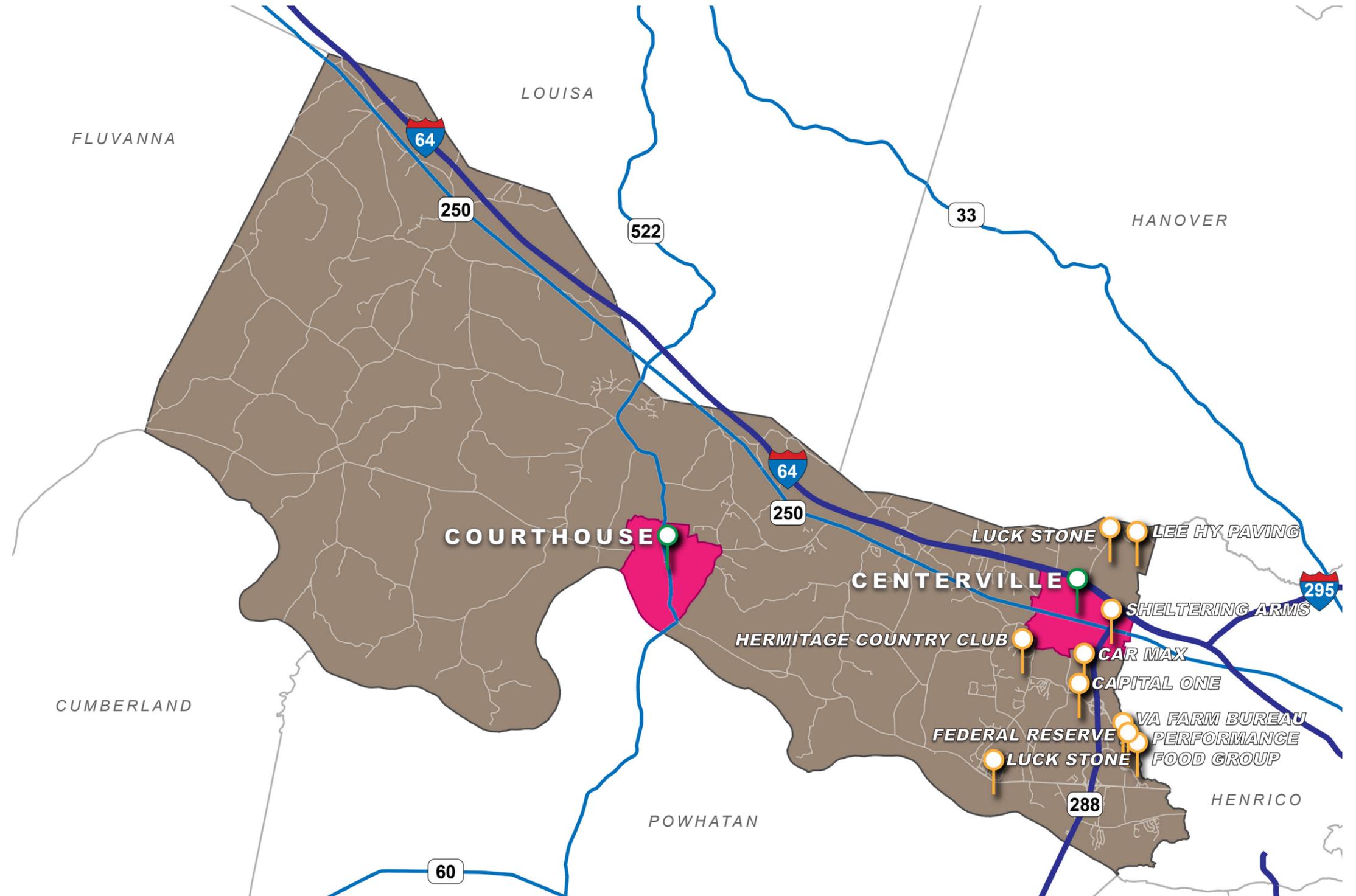
- Establishes transportation corridors



INTRODUCTION CHAPTER

Employment

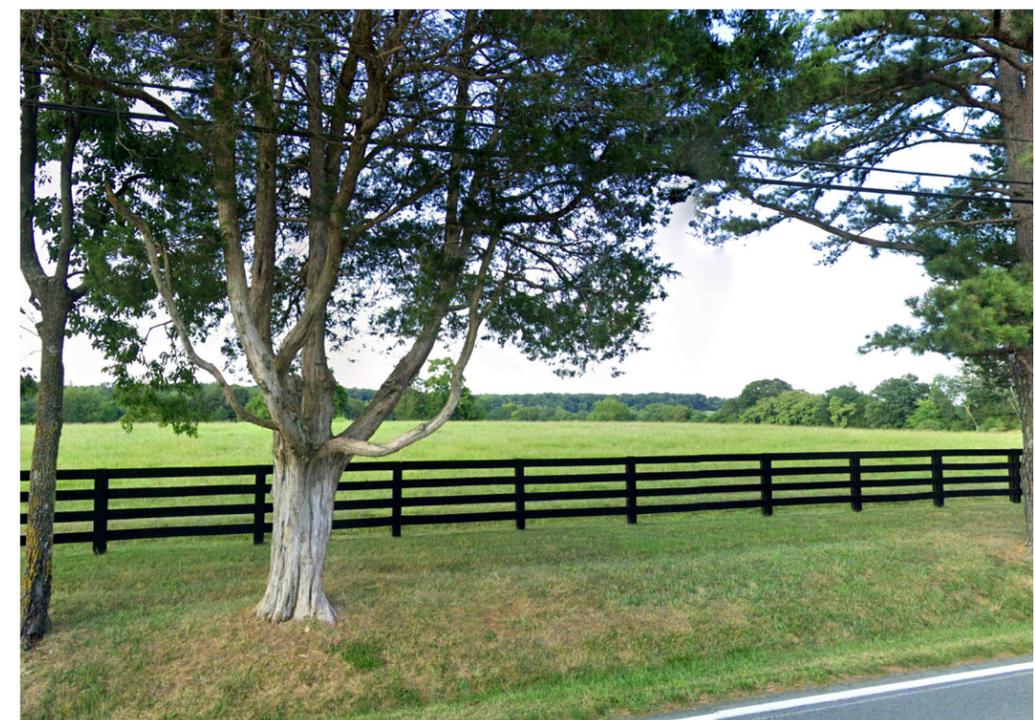
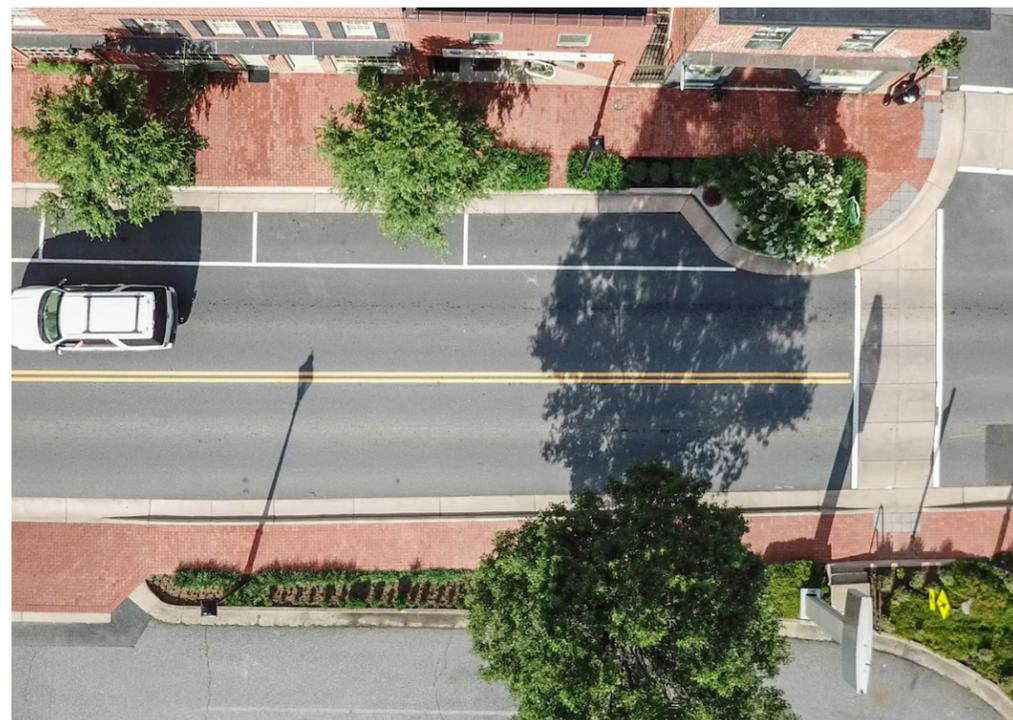
- Highlights major employers in Goochland
- Centered around Centerville
- Public service in Courthouse



INTRODUCTION CHAPTER

Community Goals

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





CENTERVILLE SMALL AREA PLAN

A VISION FOR CENTERVILLE

Vision Element 1: Placemaking

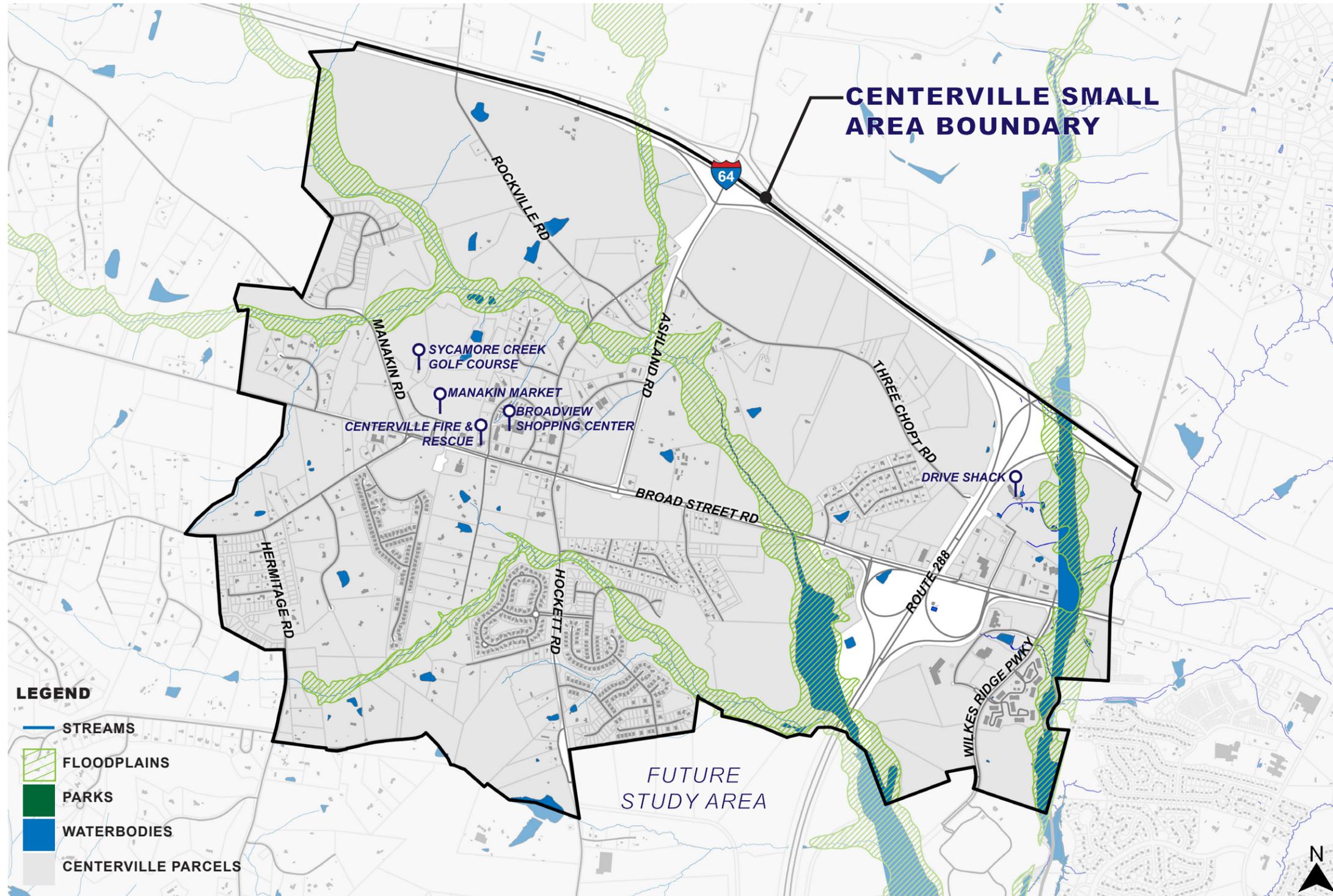
Vision Element 2: Promoting Economic Development Opportunities

Vision Element 3: Well Planned Infrastructure & Services

Vision Element 4: Increase Access to Outdoor Recreation

Vision Element 5: Resource Protection & Growth Absorption

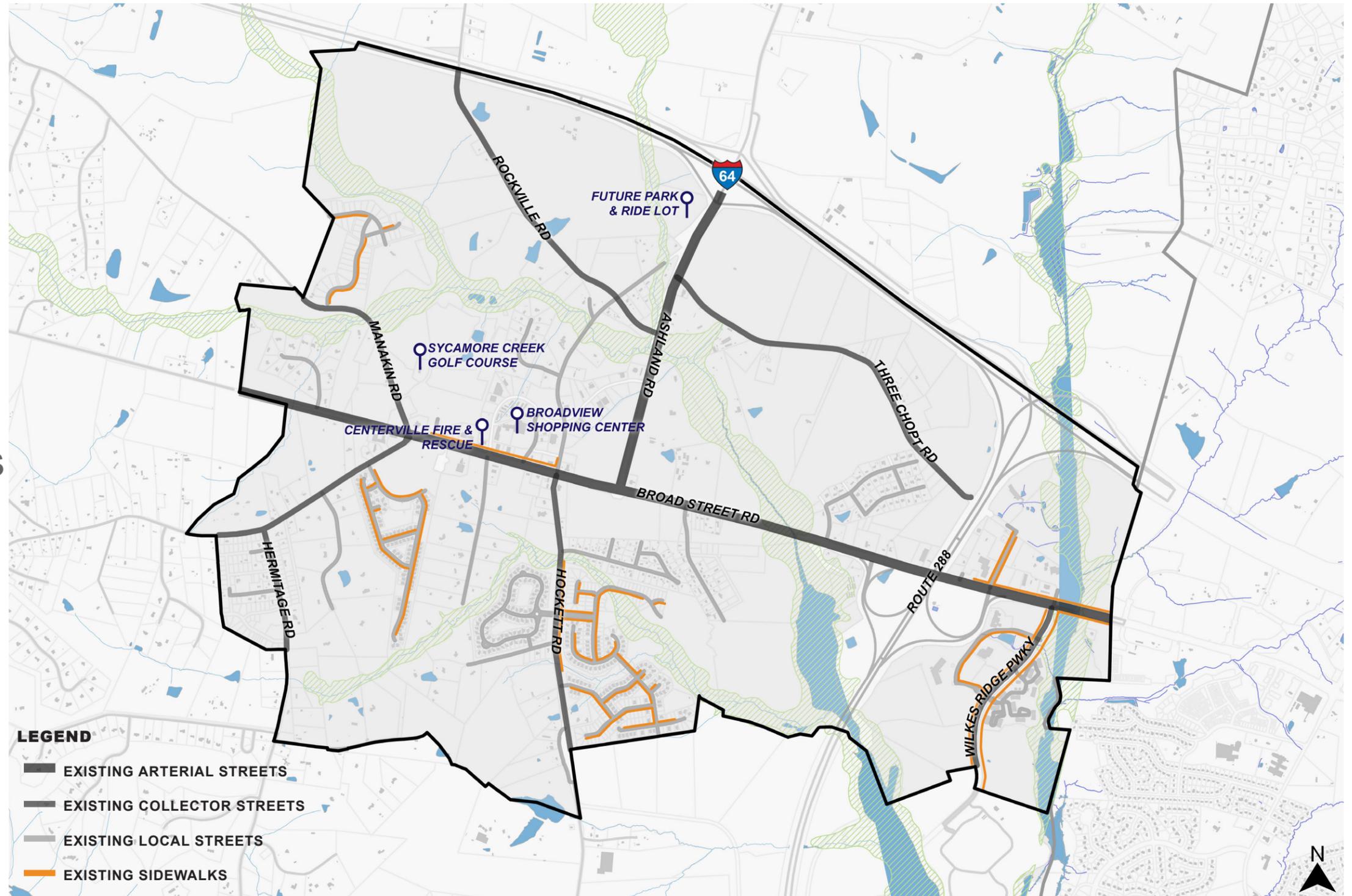
CENTERVILLE BOUNDARIES



TRANSPORTATION

Existing Conditions

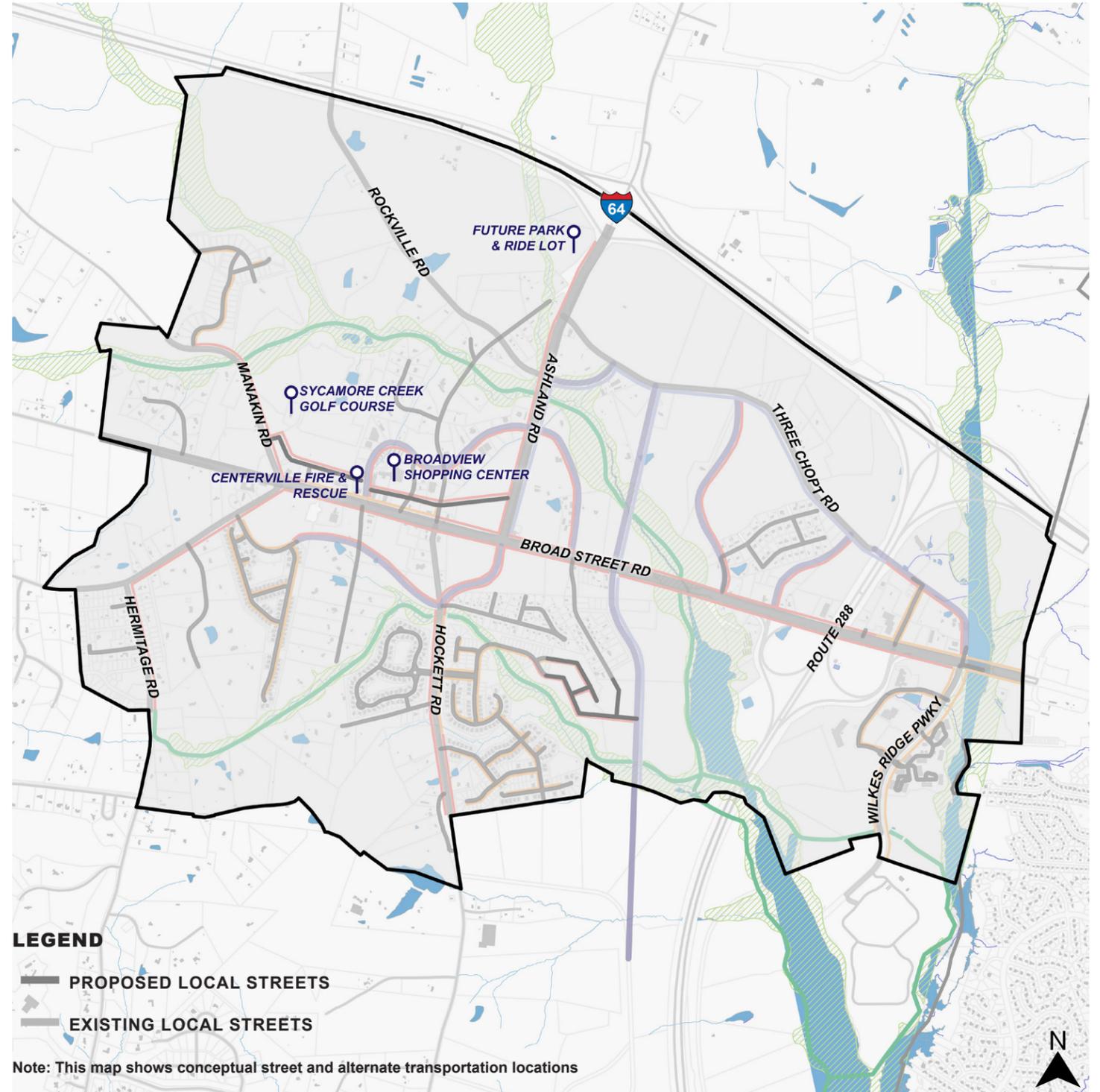
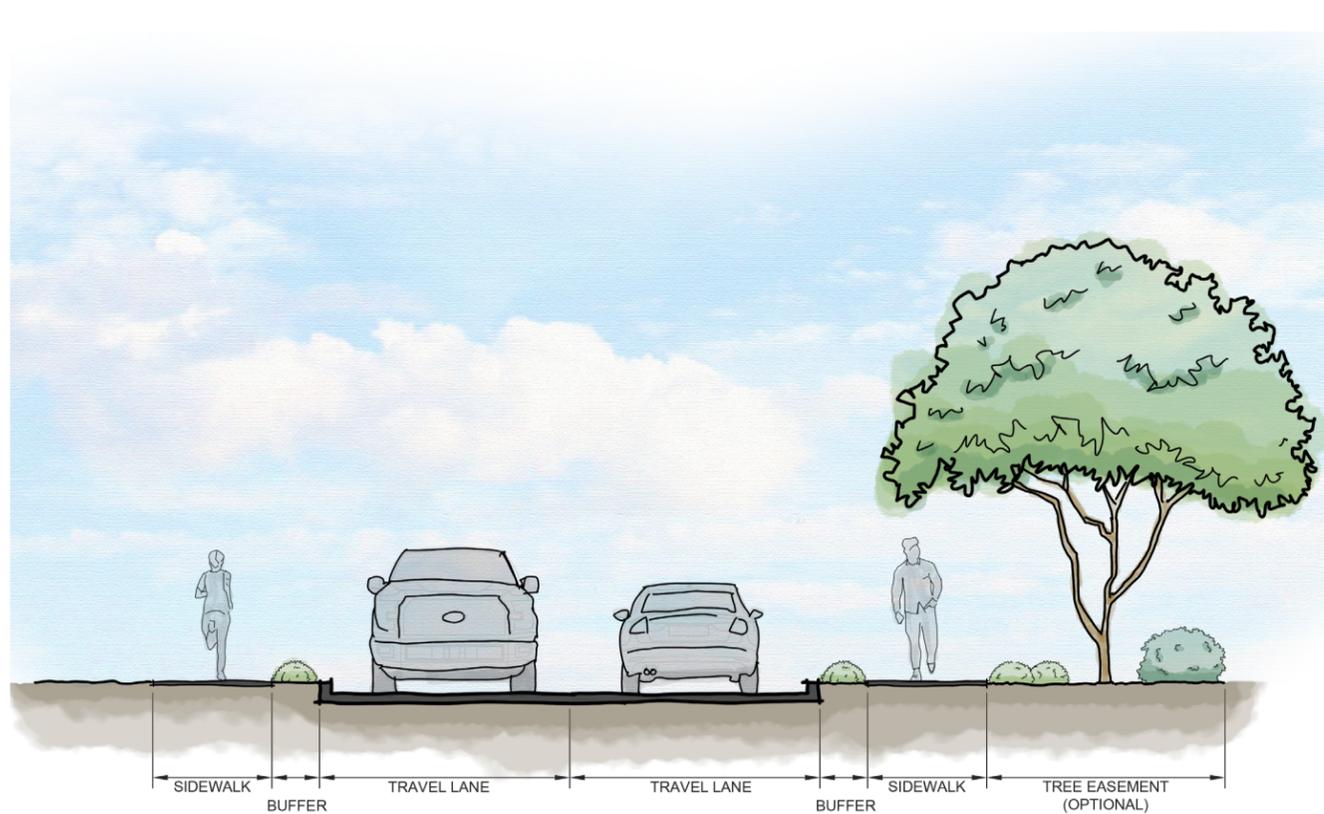
- Arterial Streets
- Collector Streets
- Local Streets
- Sidewalks



TRANSPORTATION

Local Streets

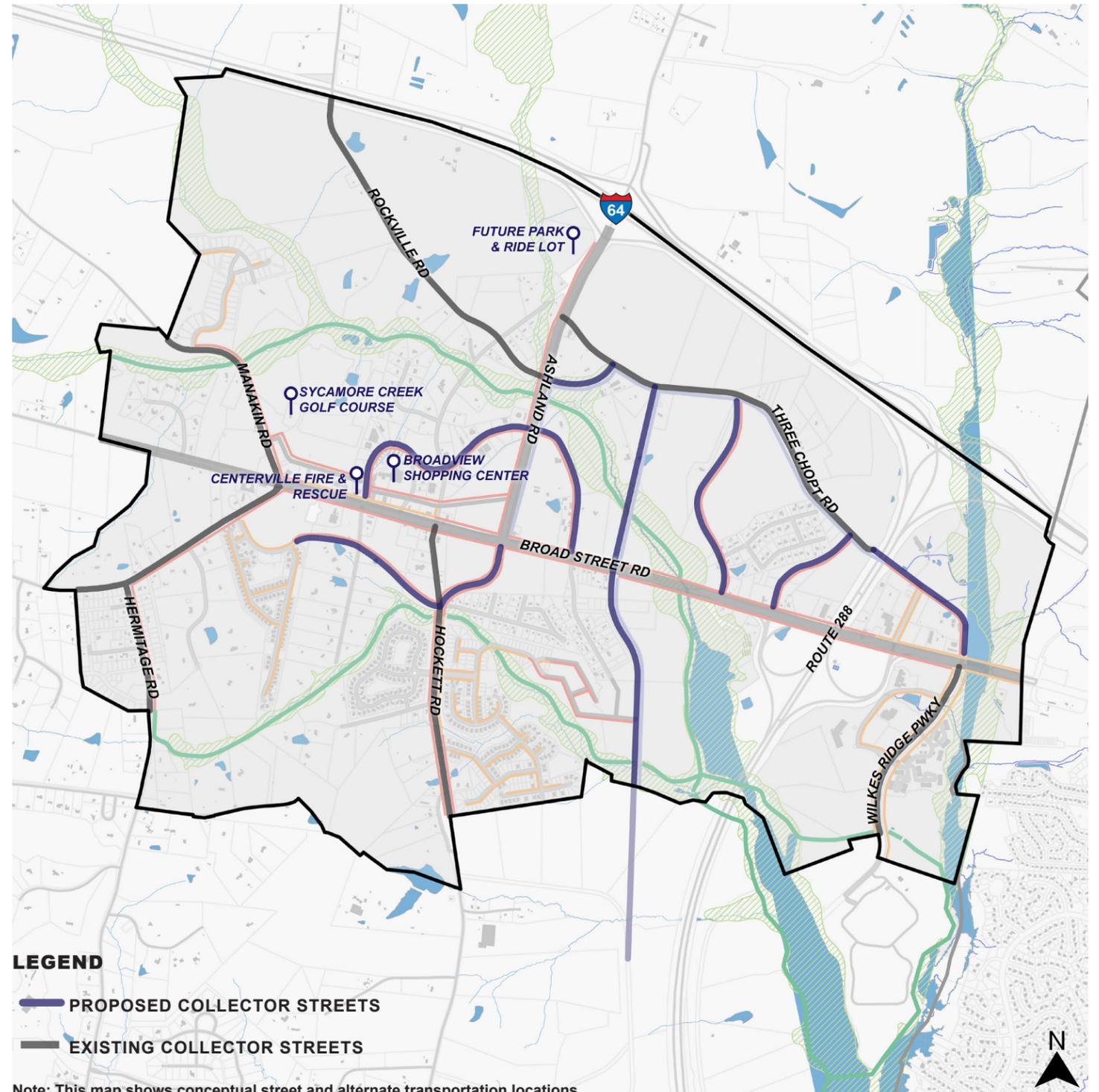
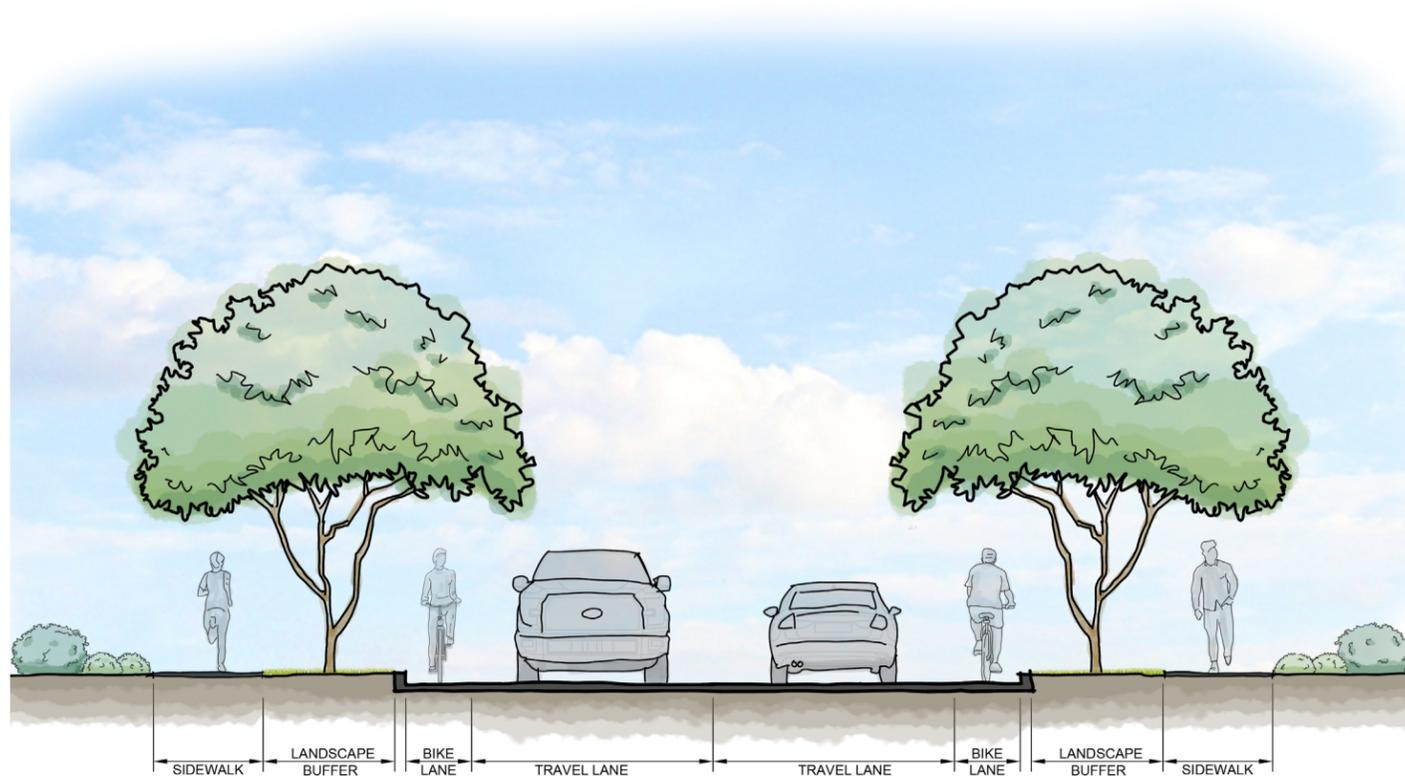
- Low capacity neighborhood streets



TRANSPORTATION

Collector Streets

- Medium capacity connectors

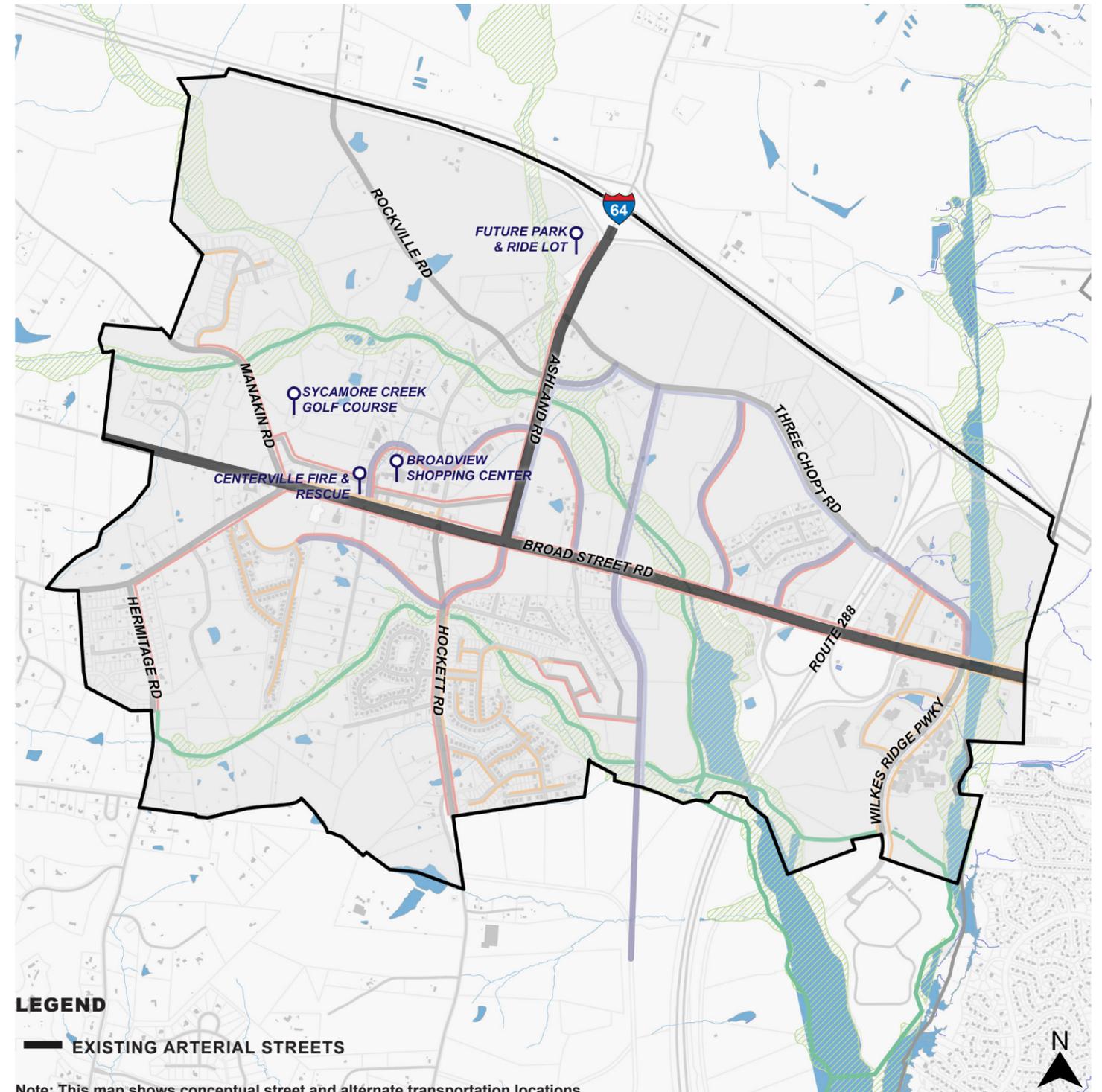
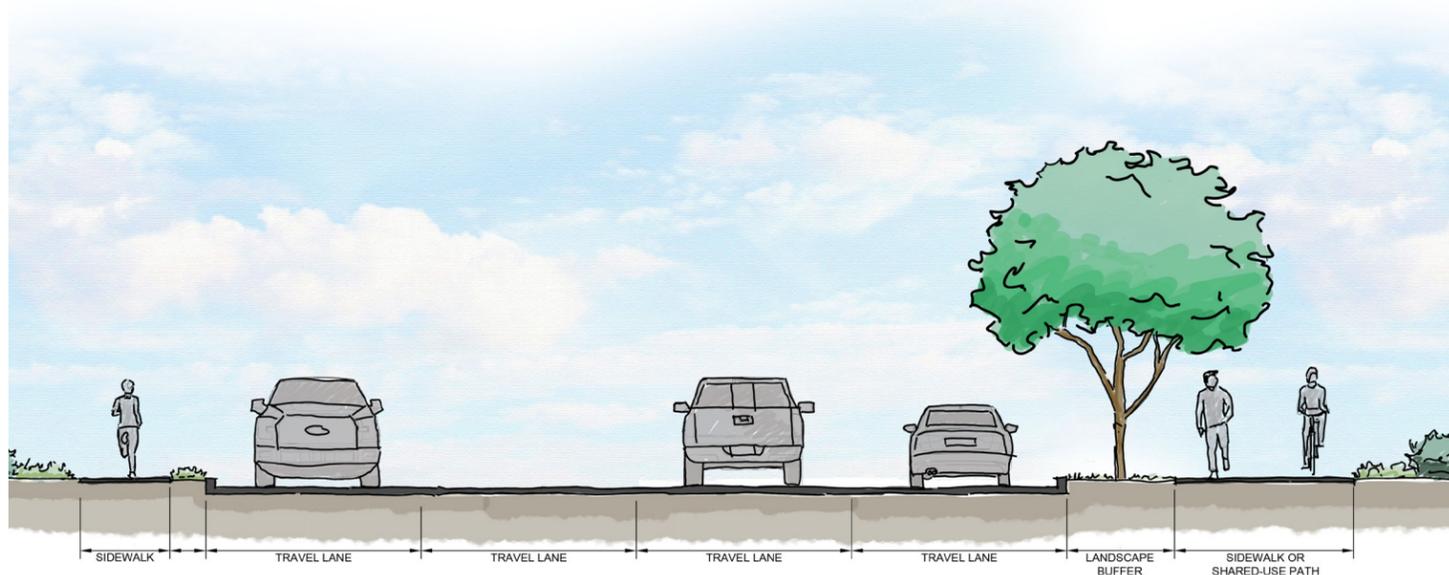


Note: This map shows conceptual street and alternate transportation locations
The proposed realignment of Hockett Road is currently funded by the Virginia Department of Transportation (VDOT).

TRANSPORTATION

Arterial Streets

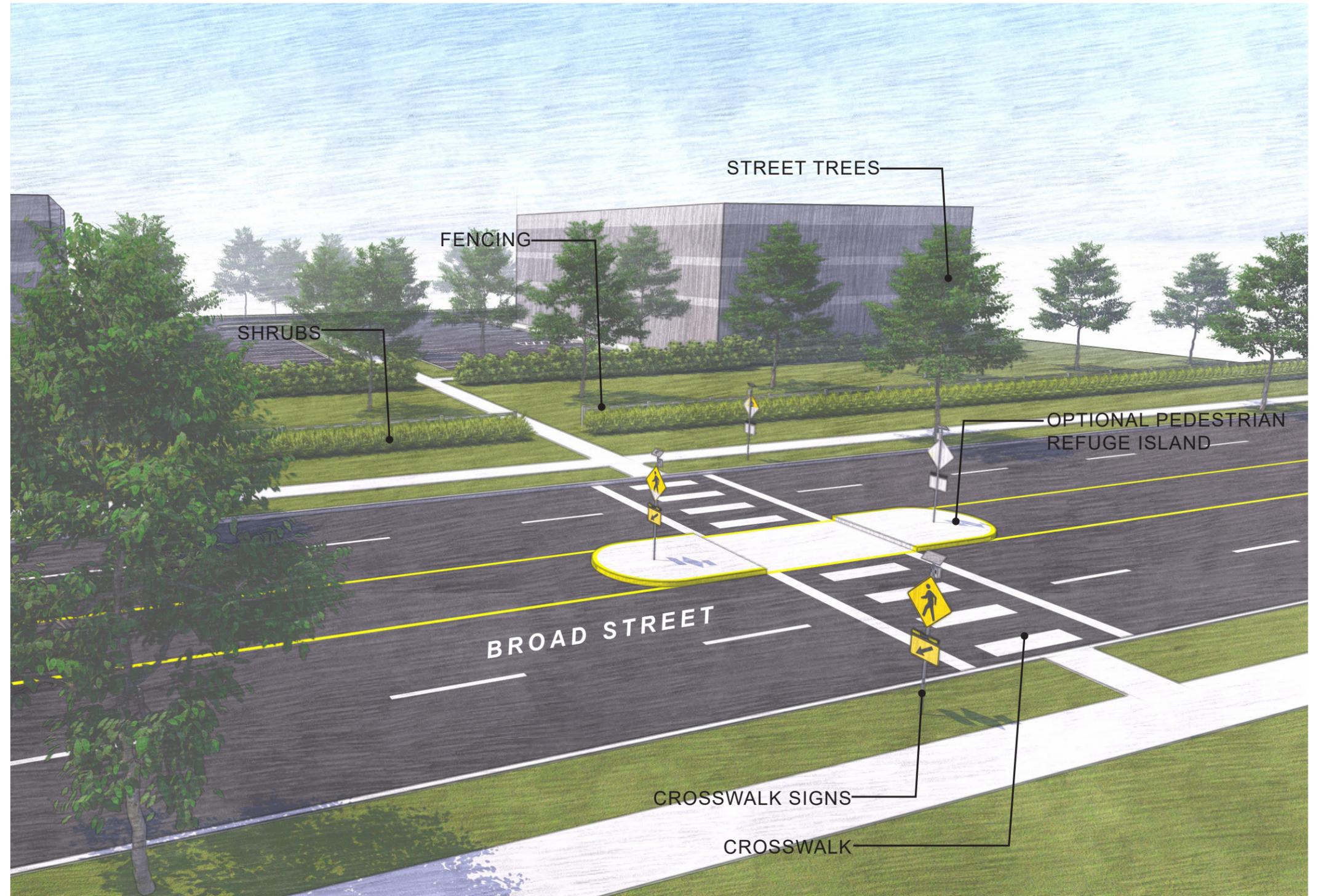
- High capacity through streets



TRANSPORTATION

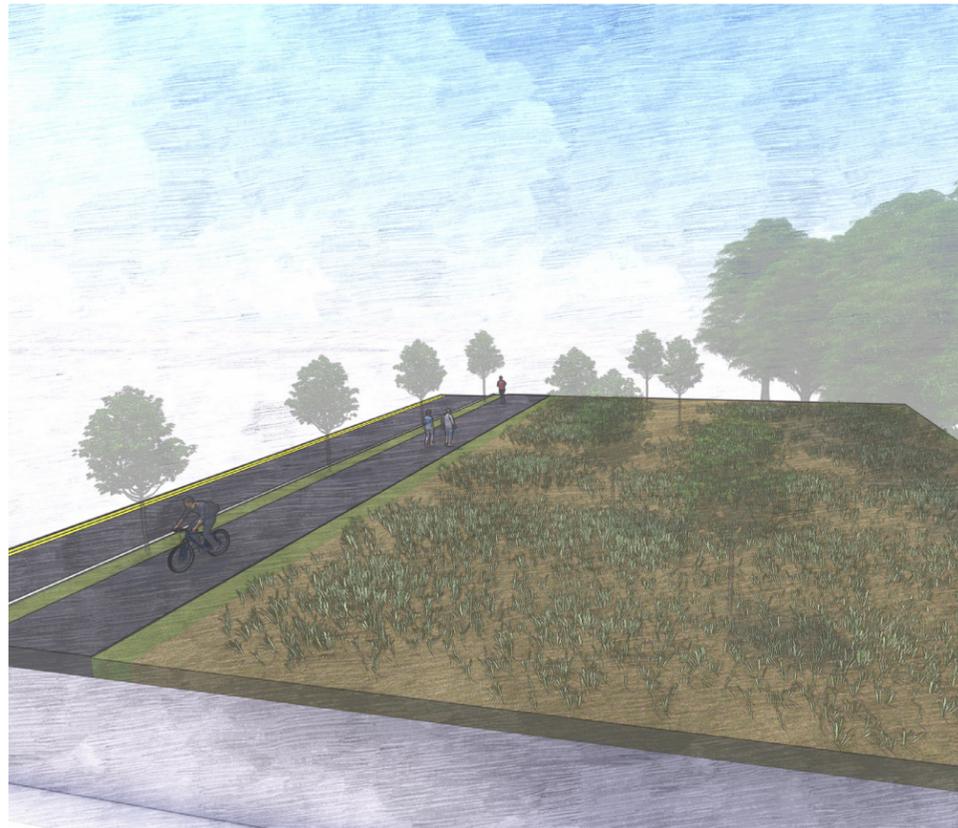
Broad Street Streetscape

- Enhanced Landscaping
- Pedestrian Crossings



TRANSPORTATION

Greenways



Paved Paths



Trails

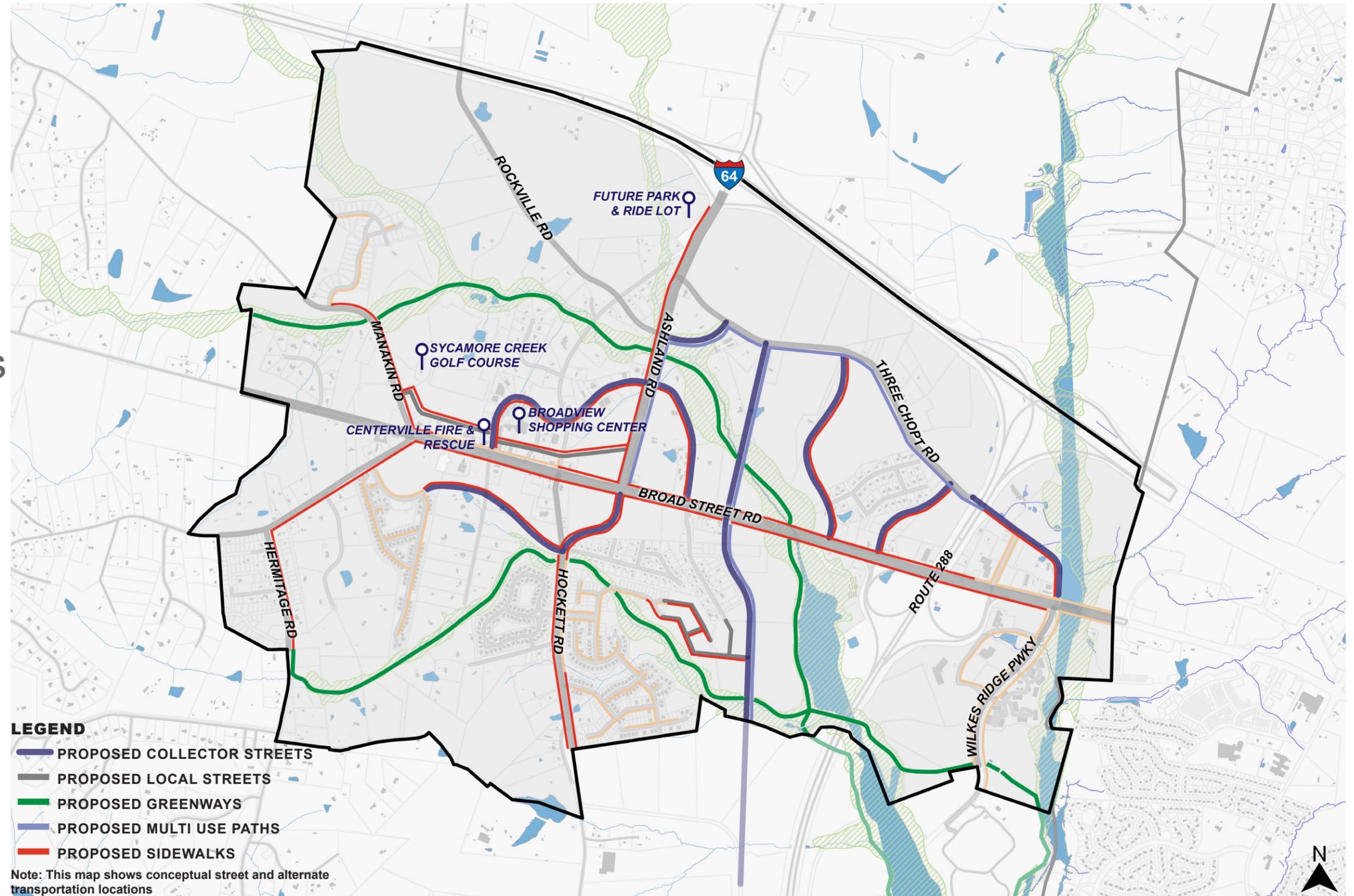


Boardwalks

TRANSPORTATION

Proposed Network

- Proposed Collector Streets
- Proposed Local Streets
- Proposed Greenways
- Proposed Multi-Use Paths
- Proposed Sidewalks

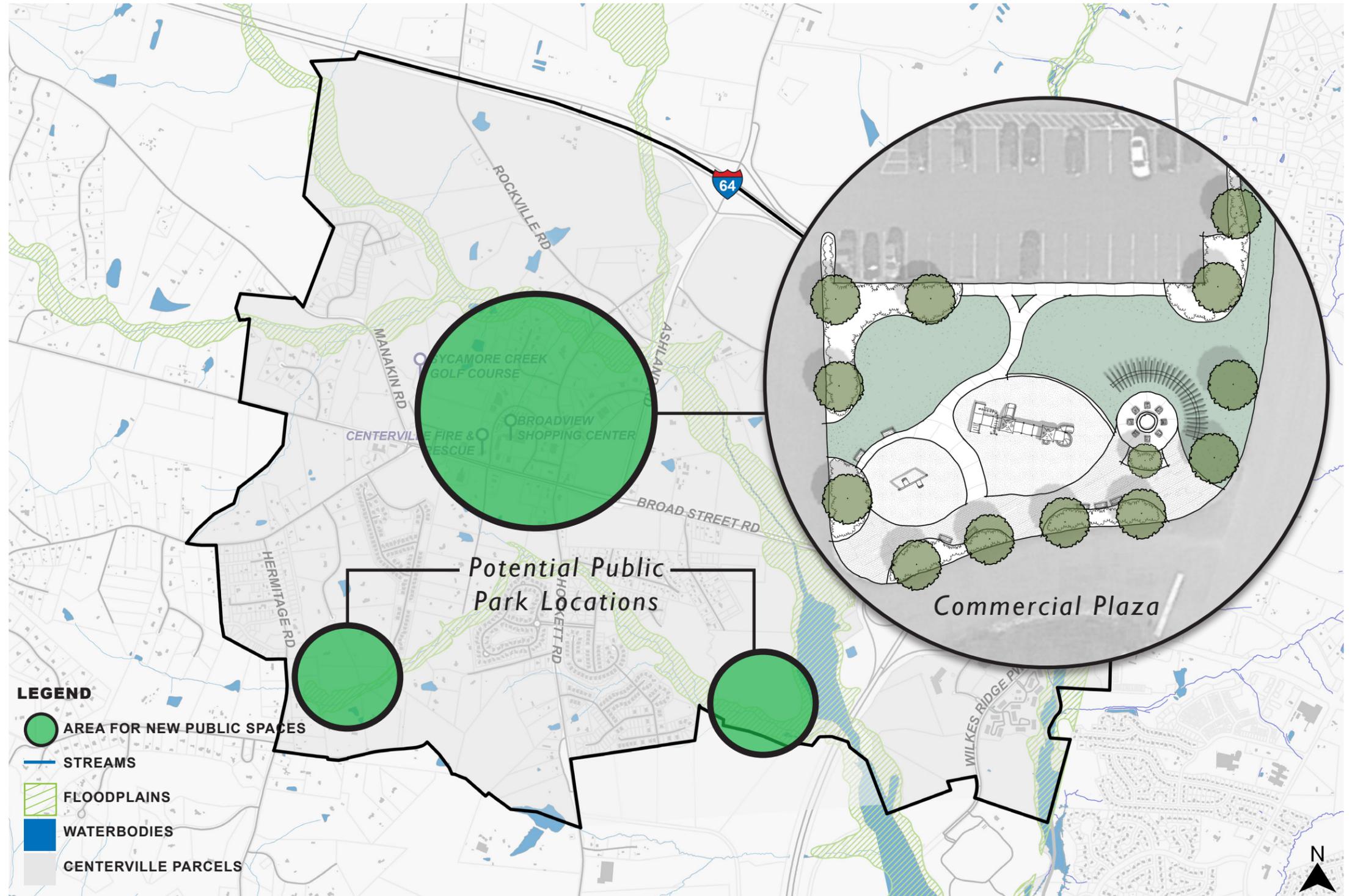


The proposed realignment of Hockett Road is currently funded by the Virginia Department of Transportation (VDOT).

PARKS/RECREATION/OPEN SPACE

Proposed Public Spaces

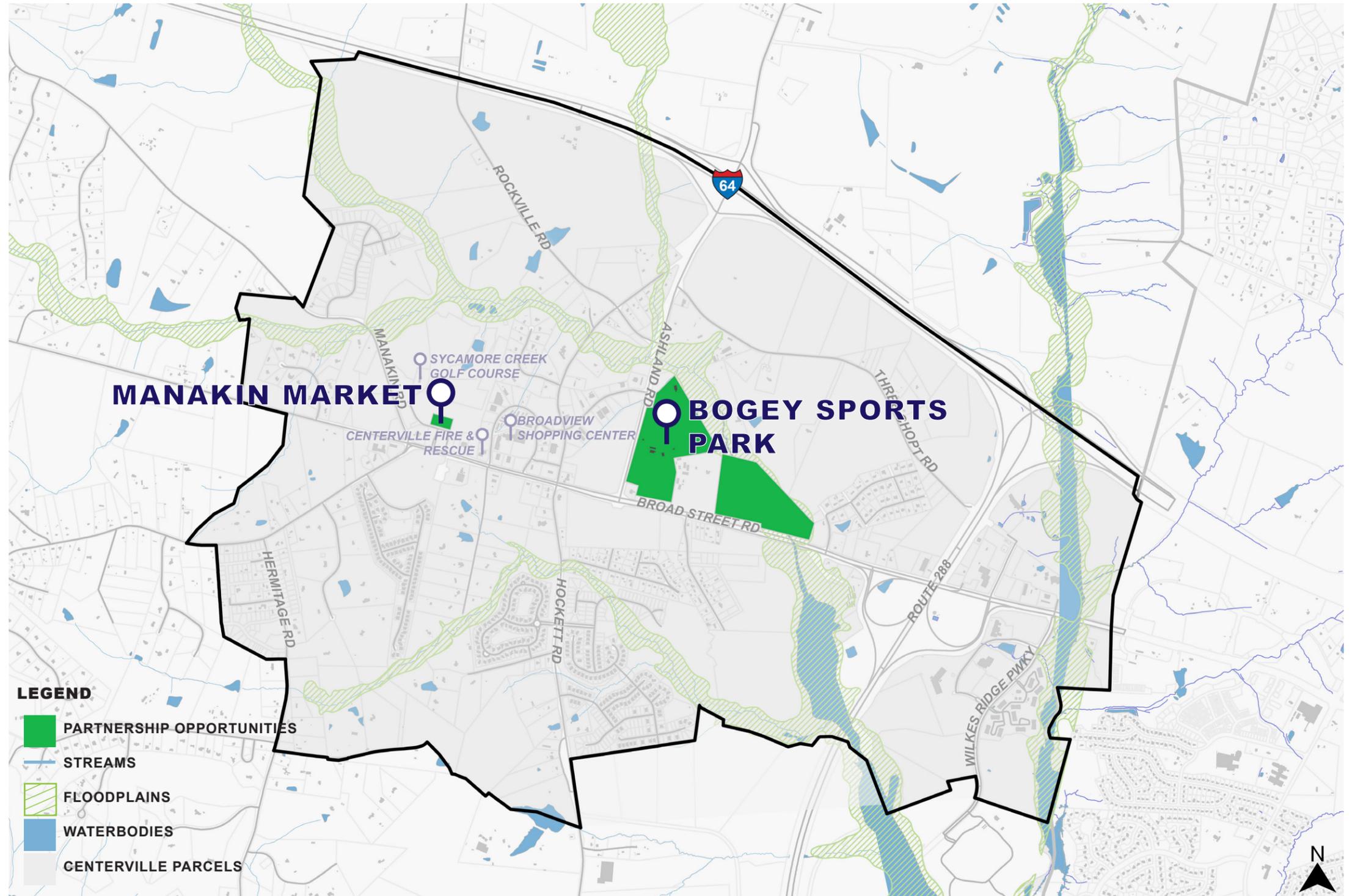
- Commercial Plaza
- Public Parks



PARKS/RECREATION/OPEN SPACE

Public/Private Partnerships

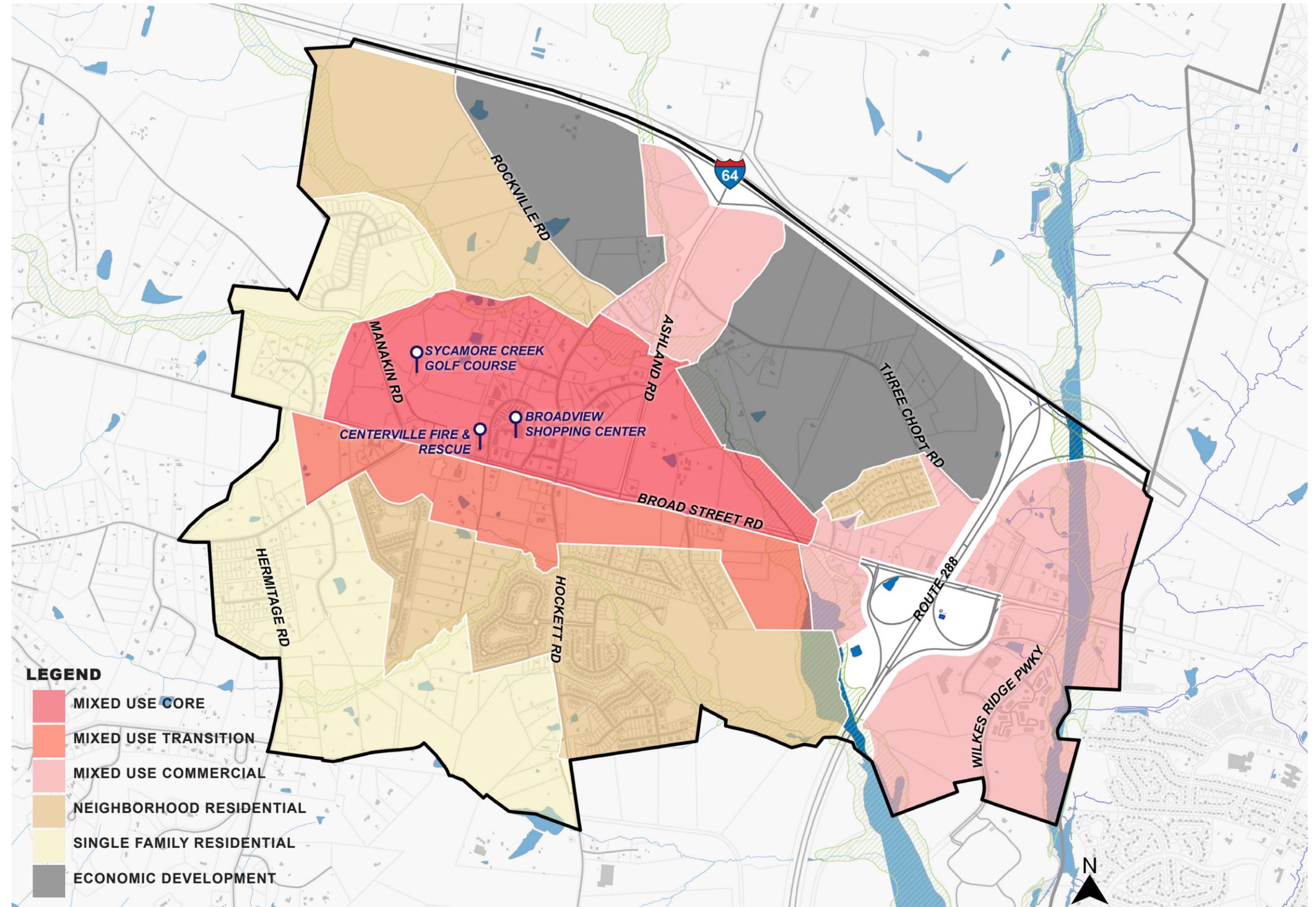
- Manakin Market
- Bogey Sports Park



LAND USE

Proposed Future Land Use

- Mixed Use Core
- Mixed Use Transition
- Mixed Use Commercial
- Neighborhood Residential
- Single Family Residential
- Economic Development



LAND USE

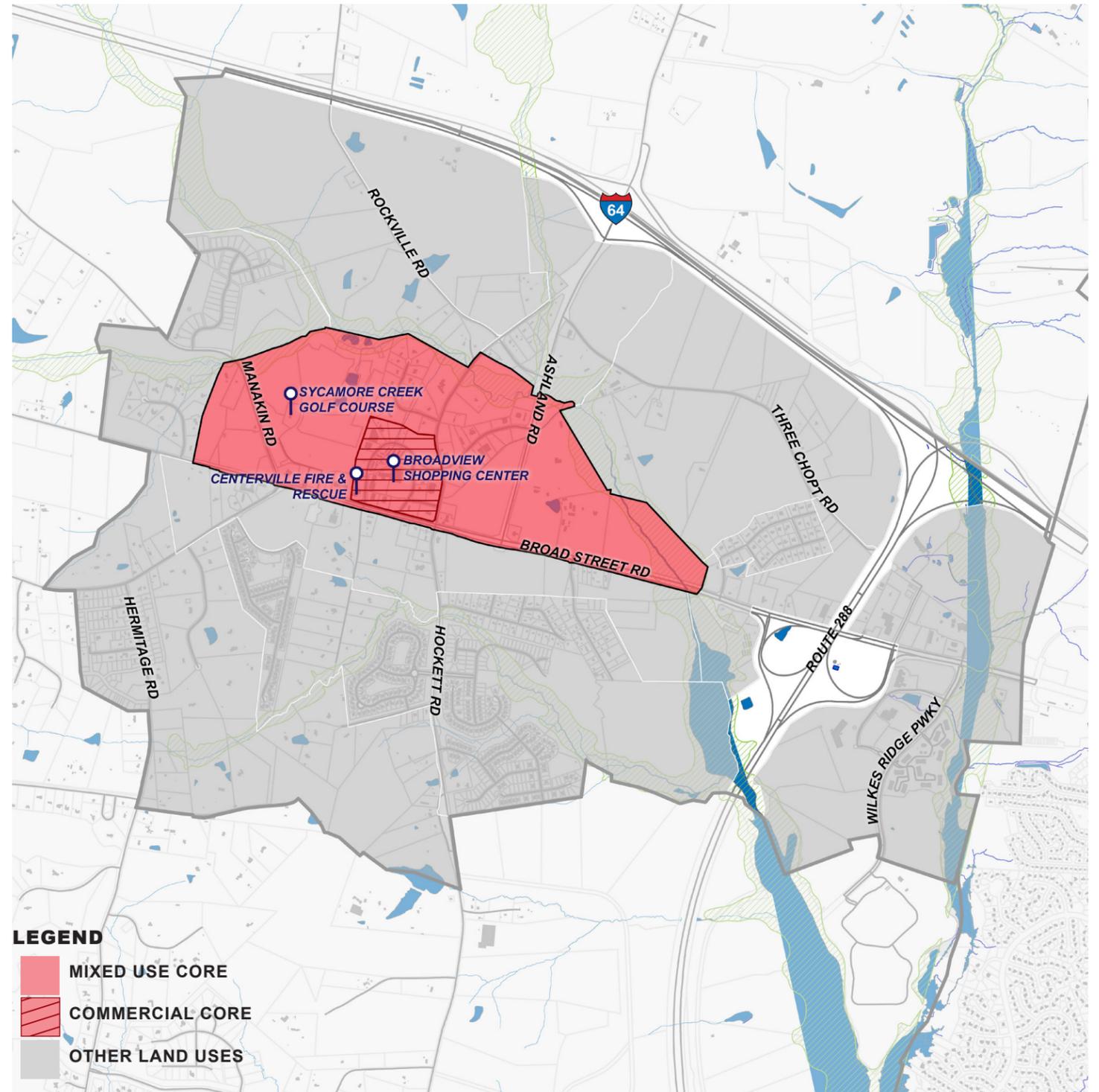
Mixed Use Core

- A walkable town center
- Retail, service, office, and residential



Conceptual Building Massing

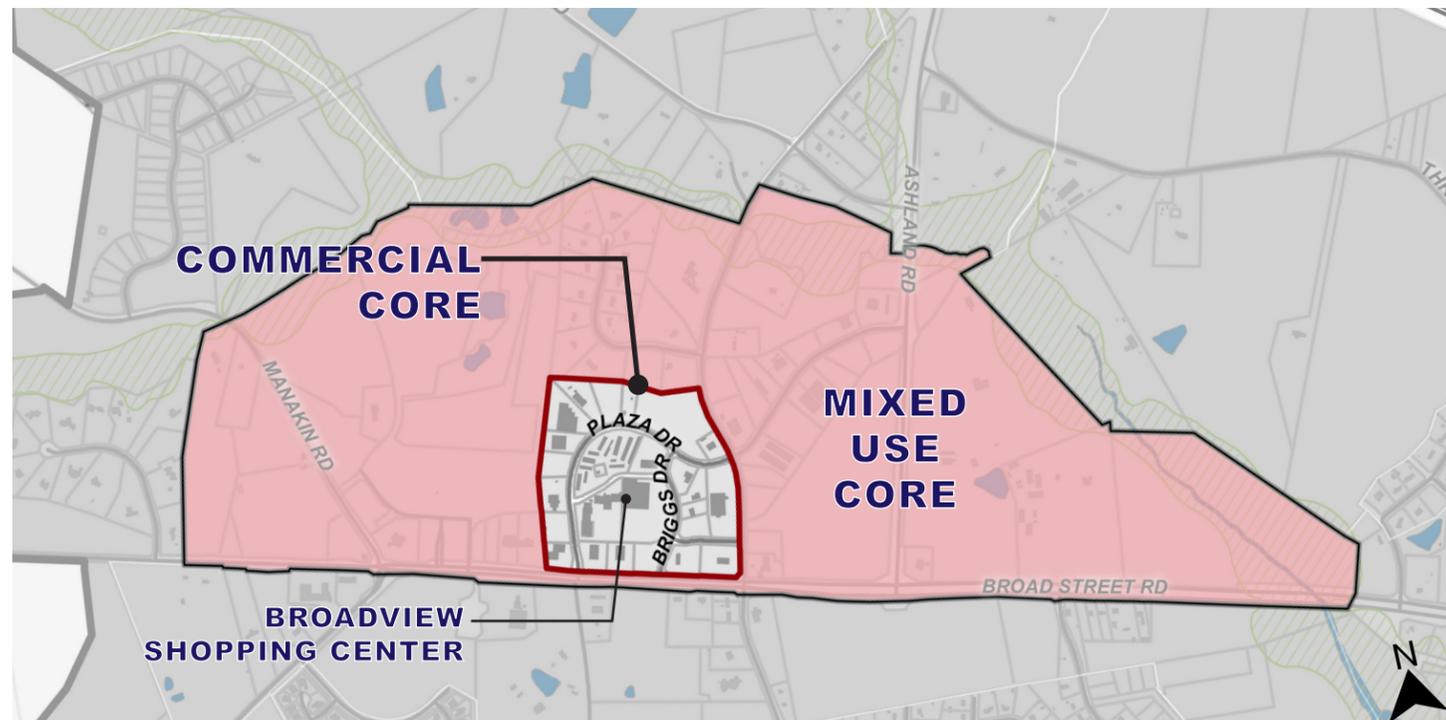
These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.



LAND USE

Mixed Use Core

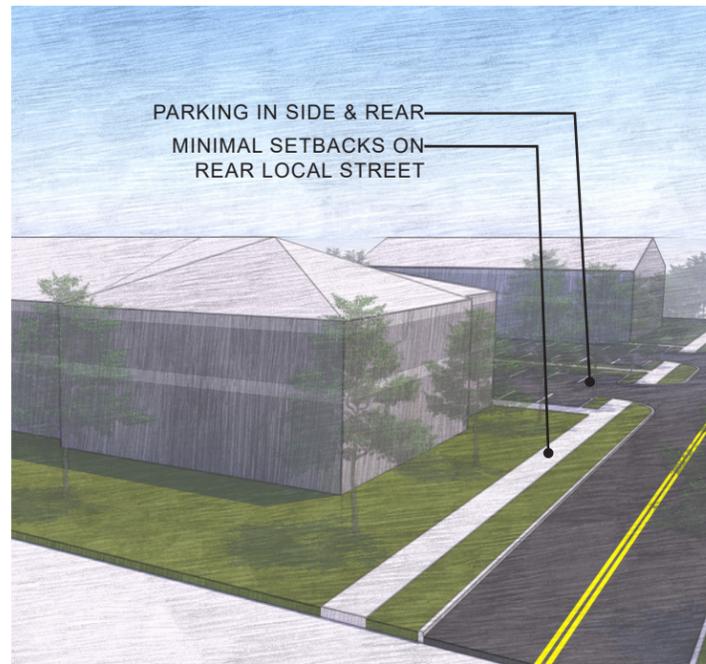
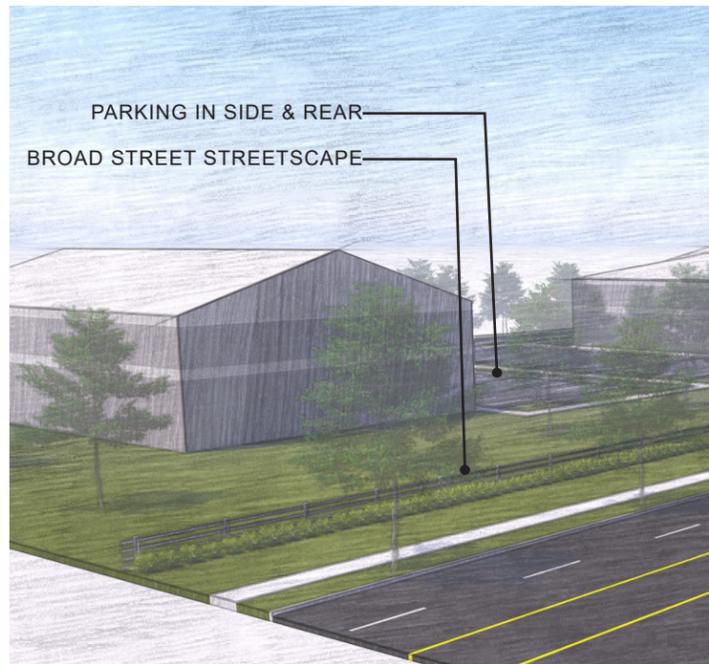
- Commercial core
- Multi-story buildings
- Placemaking elements



LAND USE

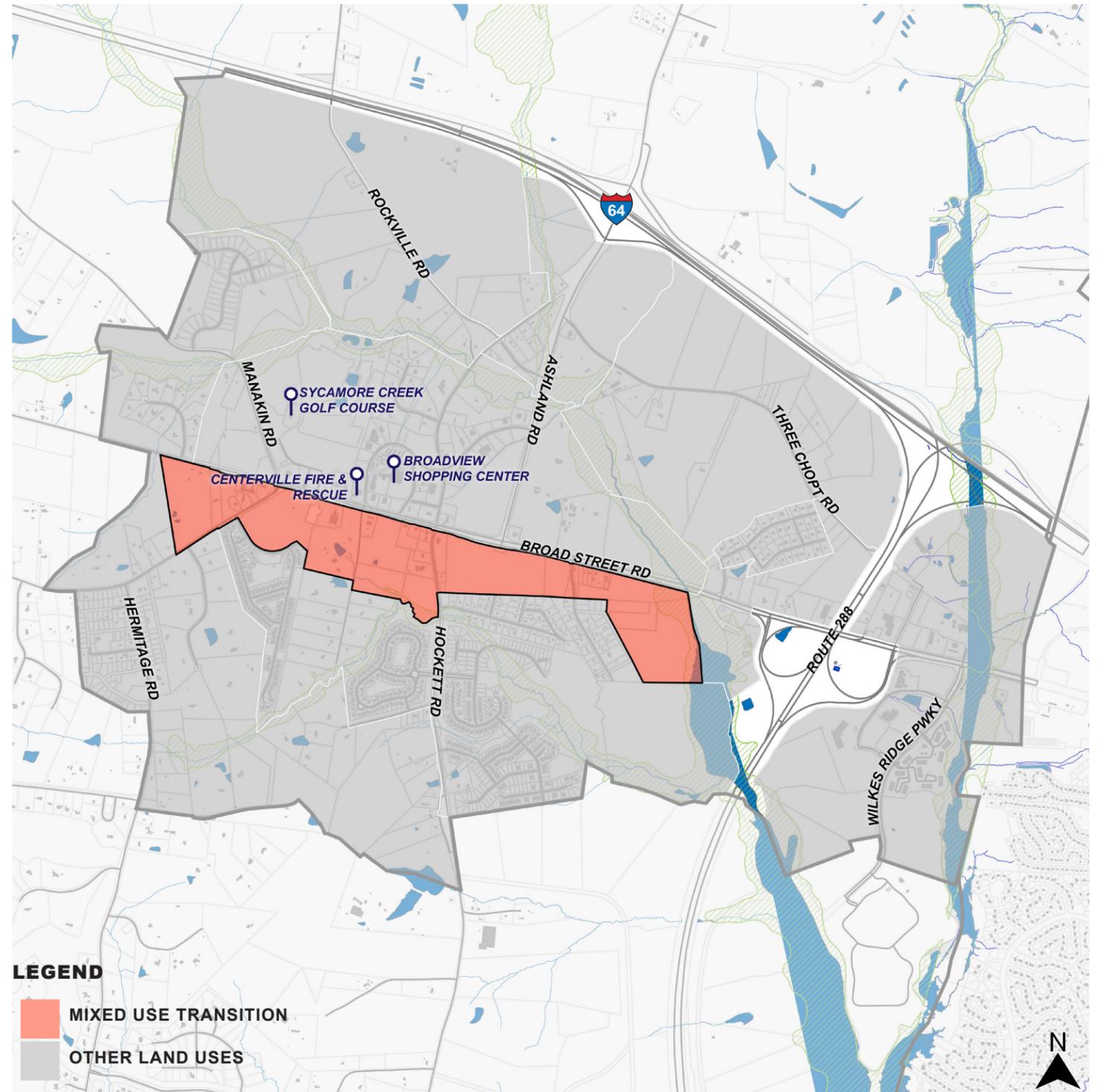
Mixed Use Transition

- Lower intensity mixed use
- Retail, service, office, and small scale residential



Conceptual Building Massing

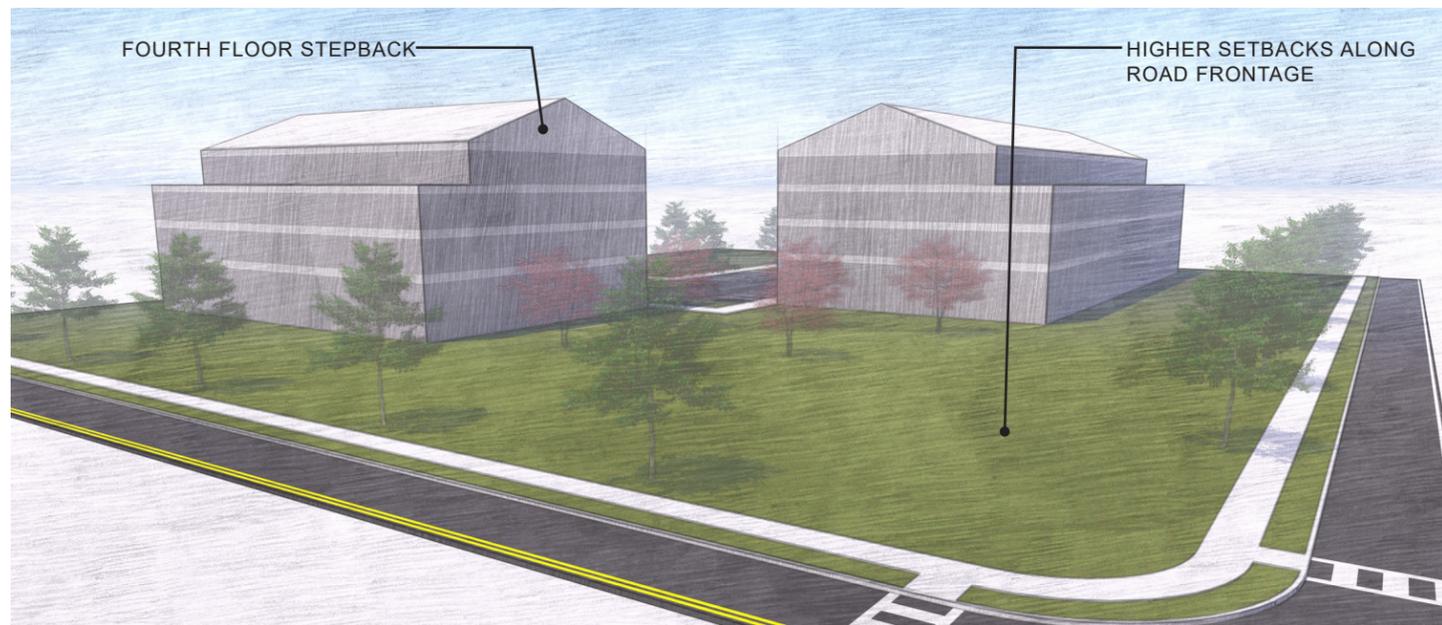
These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.



LAND USE

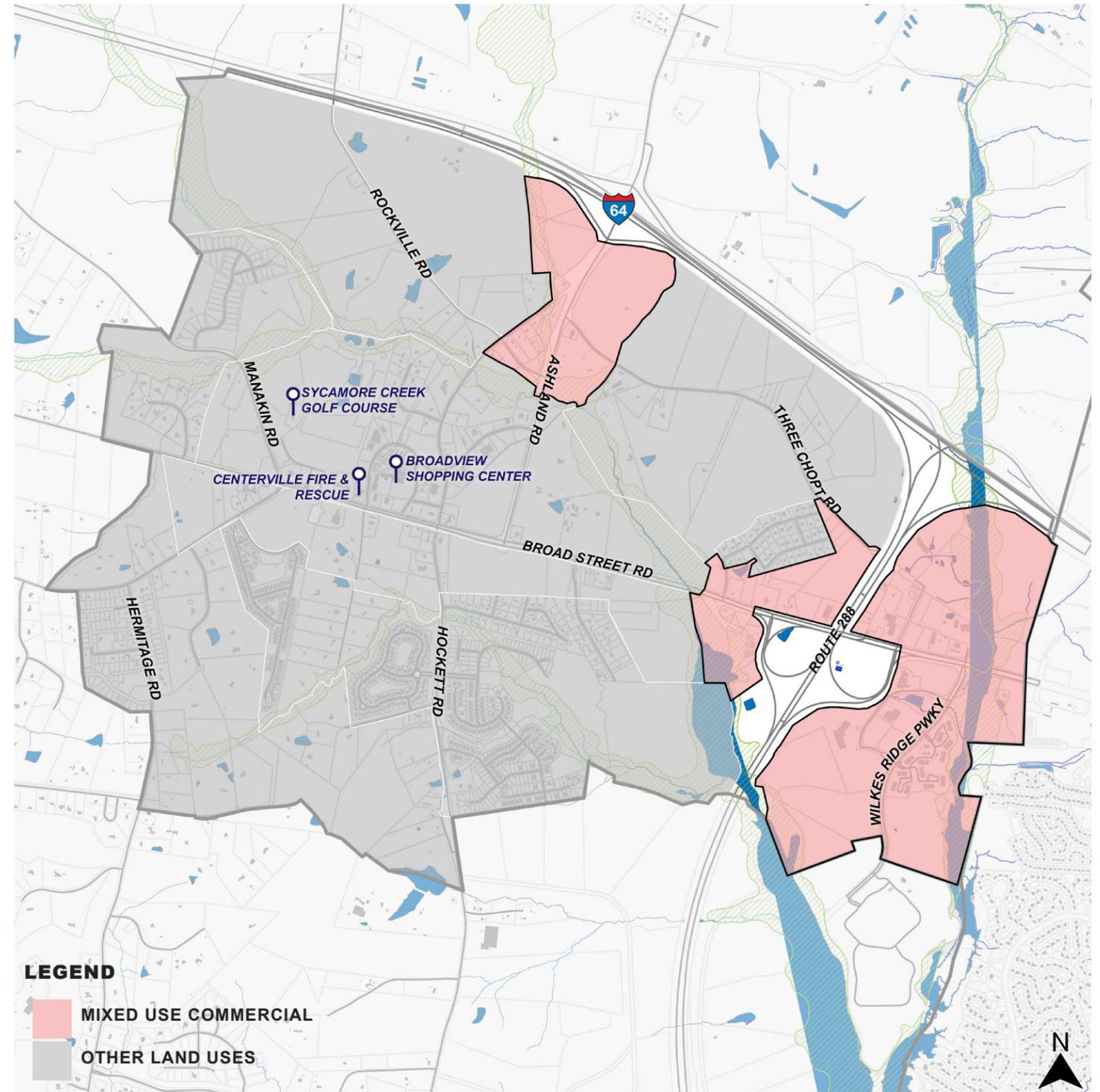
Mixed Use Commercial

- Convenient goods and services
- Auto oriented uses
- Larger setbacks



Conceptual Building Massing

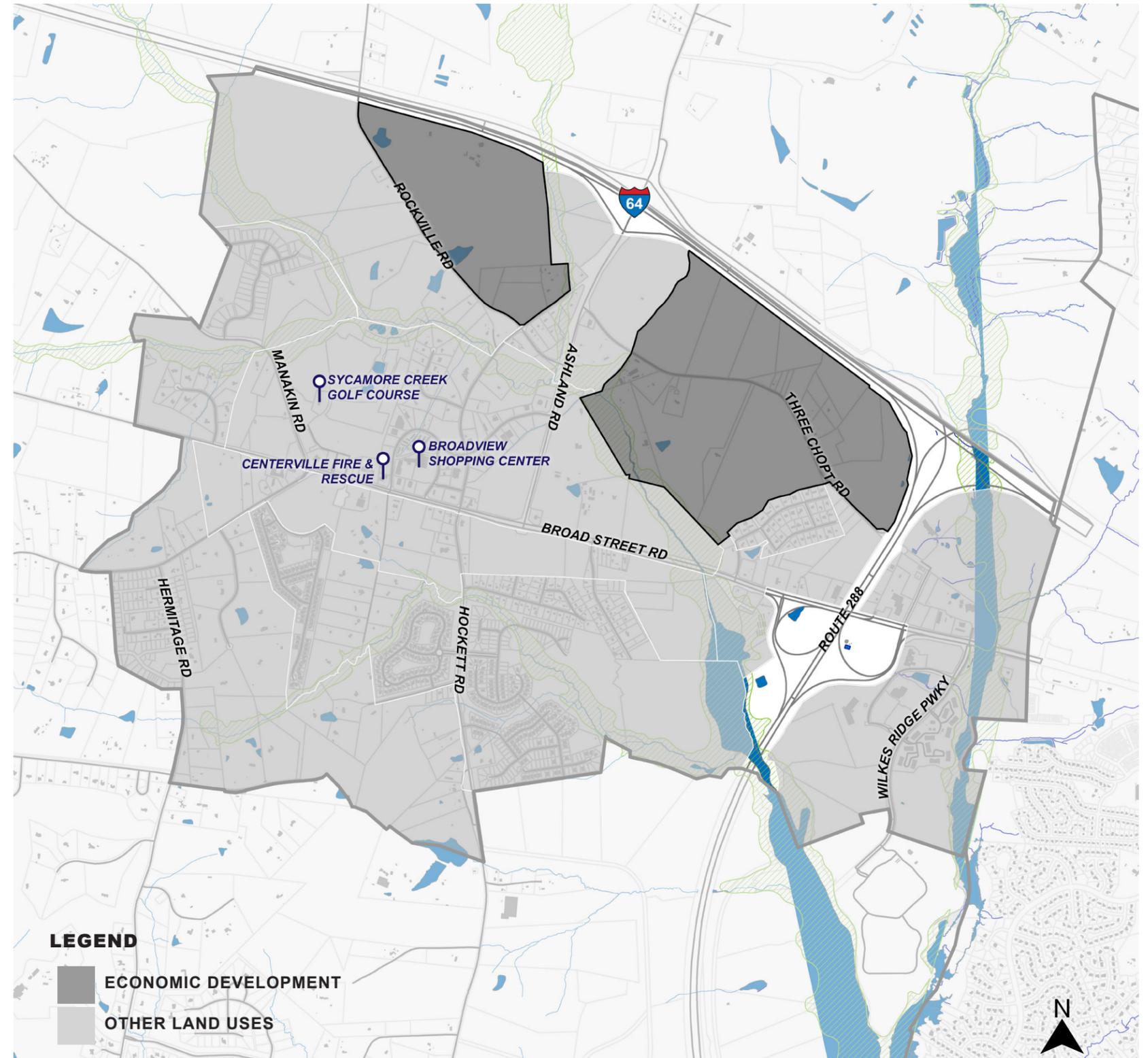
These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.



LAND USE

Economic Development

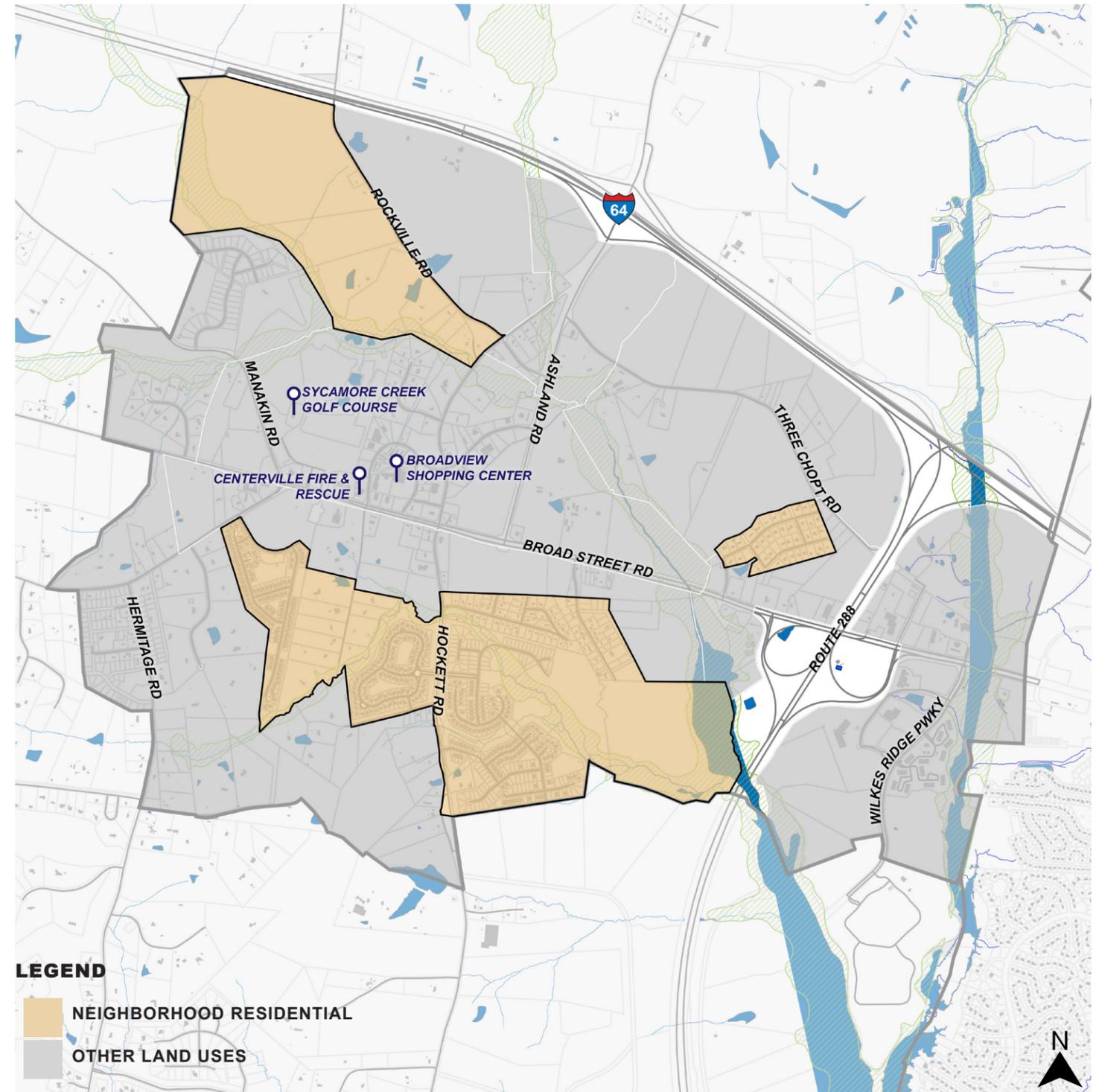
- Employment focused areas
- High concentration of jobs



LAND USE

Neighborhood Residential

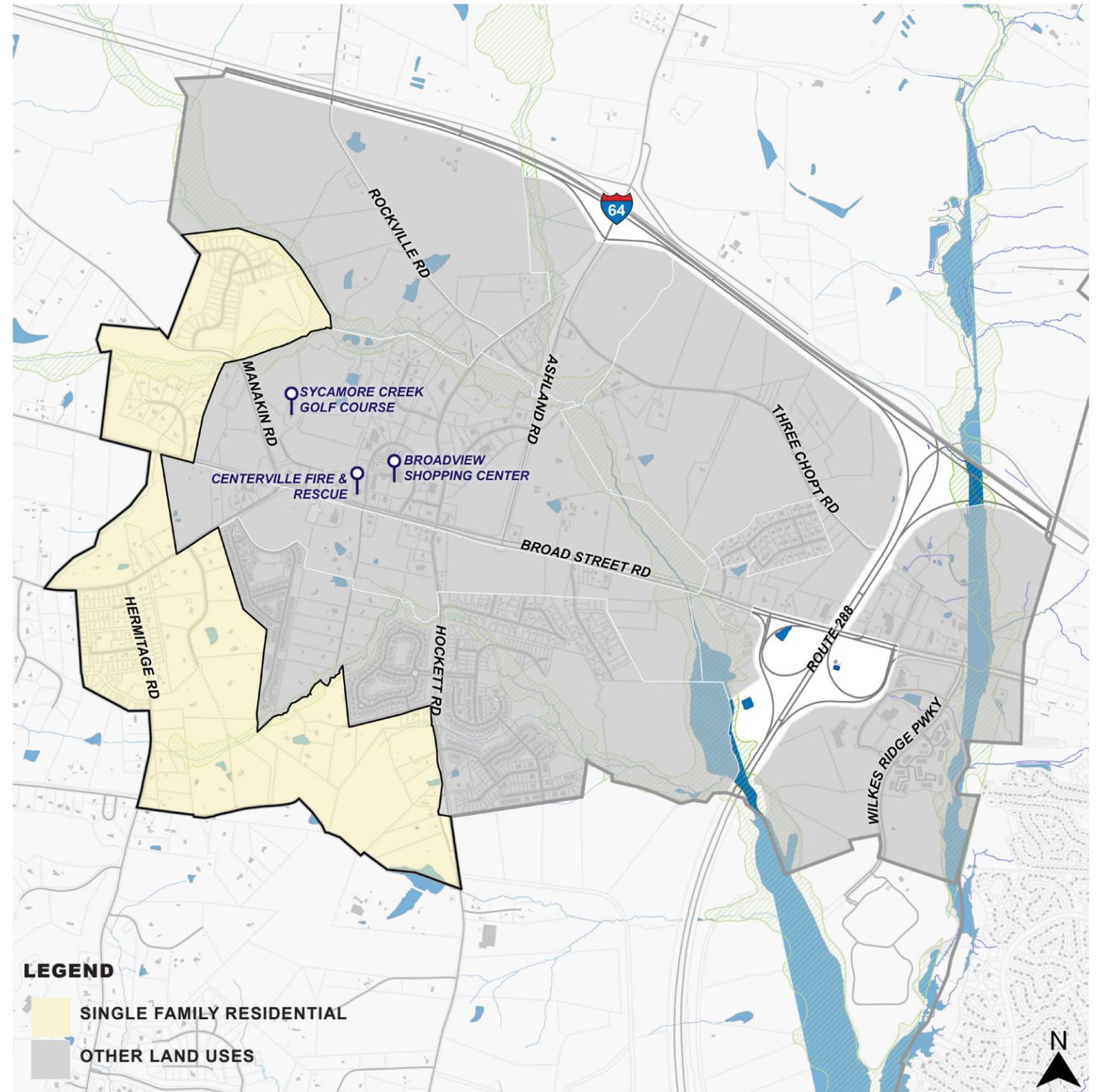
- Walkable neighborhoods
- 2-4 units per acre



LAND USE

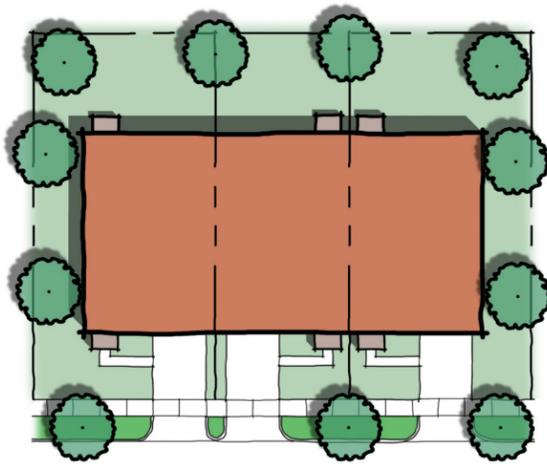
Single Family Residential

- Large lot homesites
- Less than 2 units per acre



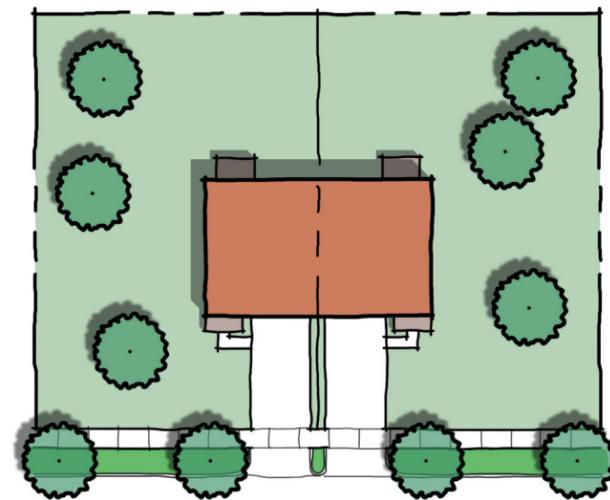
LAND USE

Residential Housing Types



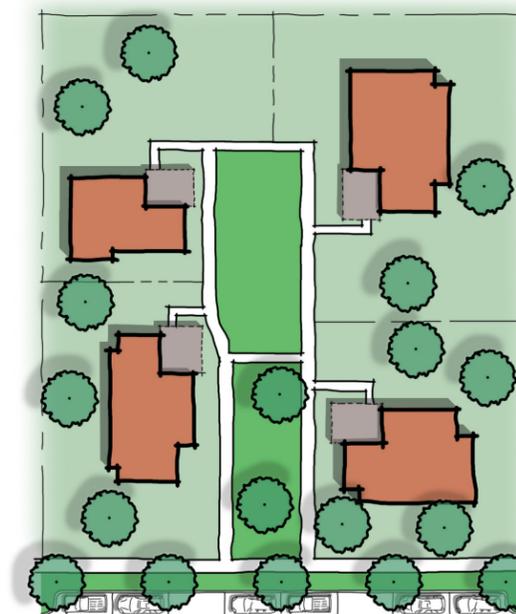
Townhome

Mixed Use Core, Mixed Use Transition,
Neighborhood Residential and
as a secondary use in Mixed Use
Commercial



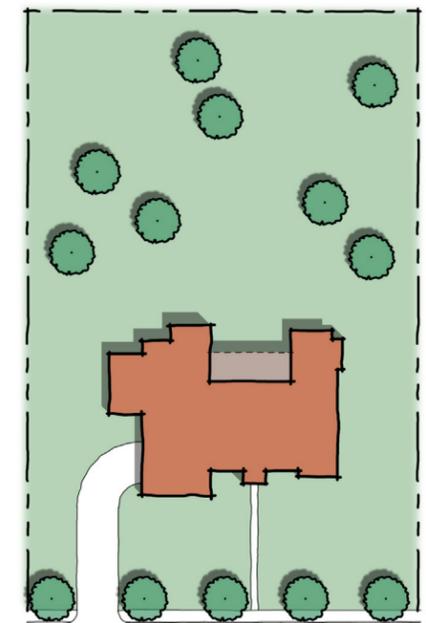
Duplex

Neighborhood Residential



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 |
|---------------------------|--|---|---------------------------------|
| MIXED USE CORE | A mixed-use town center with human scale building forms and development patterns that promote walkability. | Primary: retail, service, office, lodging, and residential (townhouses, multi-family, live/work units) Secondary: entertainment, outdoor recreation; service and drive thru uses only when relegated to behind buildings and screened. | B-N MPUD |
| MIXED USE TRANSITION | A lower intensity mixed use area that serves as a transition between the Mixed Use Core and Residential neighborhoods. | Primary: retail, service, office, and residential (townhouses, upper story multi-family, live/work units) Secondary: lodging, entertainment, outdoor recreation | R-0 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. Economic development uses may be appropriate in certain limited locations determined through the planning process. Secondary: office, residential (townhouses, multi-family, live/work units), auto service and drive-through uses should be relegated to the sides and back of 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 |
| ECONOMIC DEVELOPMENT | Employment focused areas with a high concentration of jobs | Primary: office, light industrial, research & development Secondary: commercial, residential (multi-family) may be appropriate when ancillary to primary uses to enhance placemaking and walkability | M-1 M-2 |

RECOMMENDED NEXT STEPS

TRANSPORTATION

Priority 1: Broad Street streetscape & crossing.

Priority 2: Readers Branch and Tuckahoe Creek Greenway.

Priority 3: Begin the sidewalk and shared paths network.

PARKS/RECREATION/OPEN SPACE

Priority 1: Commercial Plaza.

Priority 2: Public Parks.

Priority 3: Public Private Partnerships.

LAND USE

Priority 1: Design Standards.

Priority 2: Zoning Updates.

Priority 3: Economic Development.

UPCOMING DATES

May 18th: Courthouse Village Small Area Plan Community Meeting

May 22nd & 24th: Planning Commission Public Hearings

June 12th & 15th: Board of Supervisors Public Hearings

QUESTIONS