



Courthouse Village Small Area Plan Open House

May 18, 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* Courthouse Village Small Area Plan



COURTHOUSE VILLAGE SMALL AREA PLAN

DRAFT - MAY 2023

Purpose of Courthouse Village Open House:

- Sharing the proposed Courthouse Village plan and HOW plans can be used to guide zoning in the future for planned growth that fits
- Providing the public an opportunity to be informed ahead of public hearings



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



What is the Goal:

Intentionally highlighting OUR 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

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 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

COMMUNITY PRESENTATION - MAY 18, 2023



AGENDA

TEAM INTRODUCTIONS

PROJECT OBJECTIVE

INTRODUCTION TO PLANS

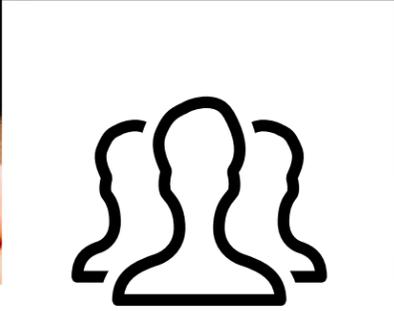
**COURTHOUSE VILLAGE
SMALL AREA PLAN**

QUESTIONS



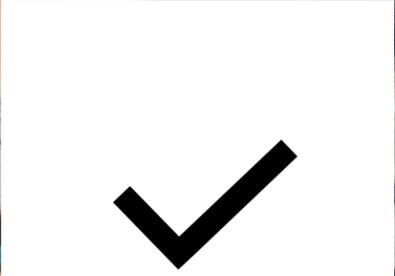
**HEADQUARTERED
IN RICHMOND**

15 Offices located
across the U.S.



**ESTABLISHED
IN 1953**

Over 66 years of
experience

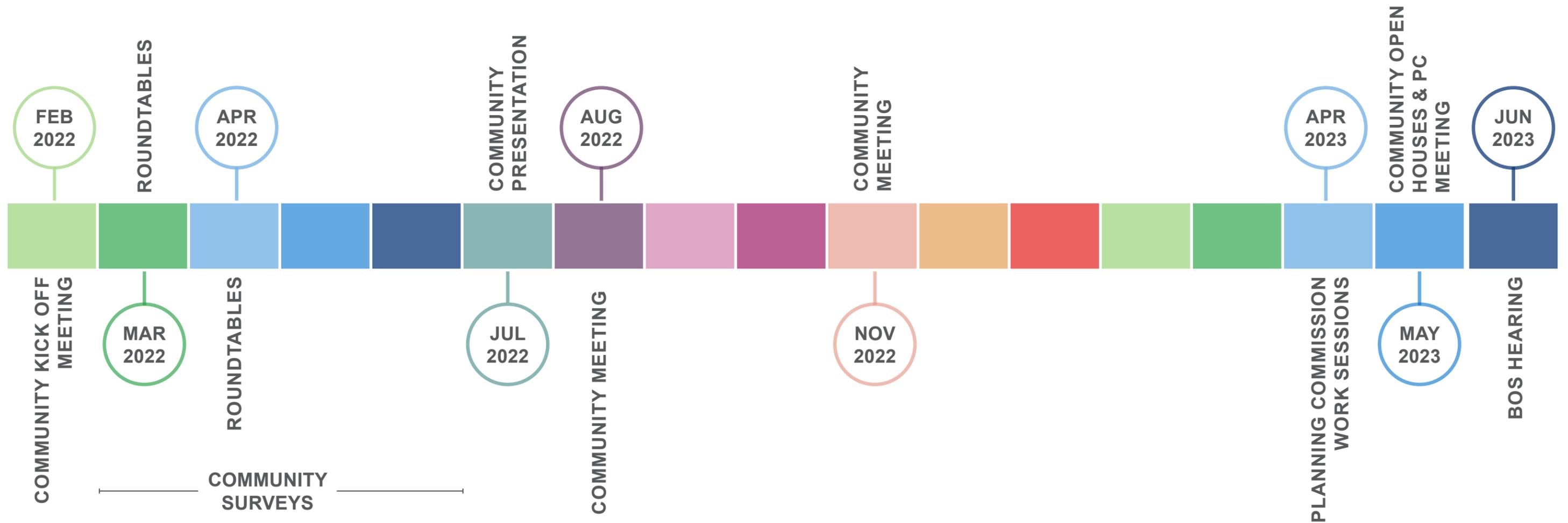


**FULL SERVICE
FIRM**

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

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SMALL AREA PLANS PURPOSE

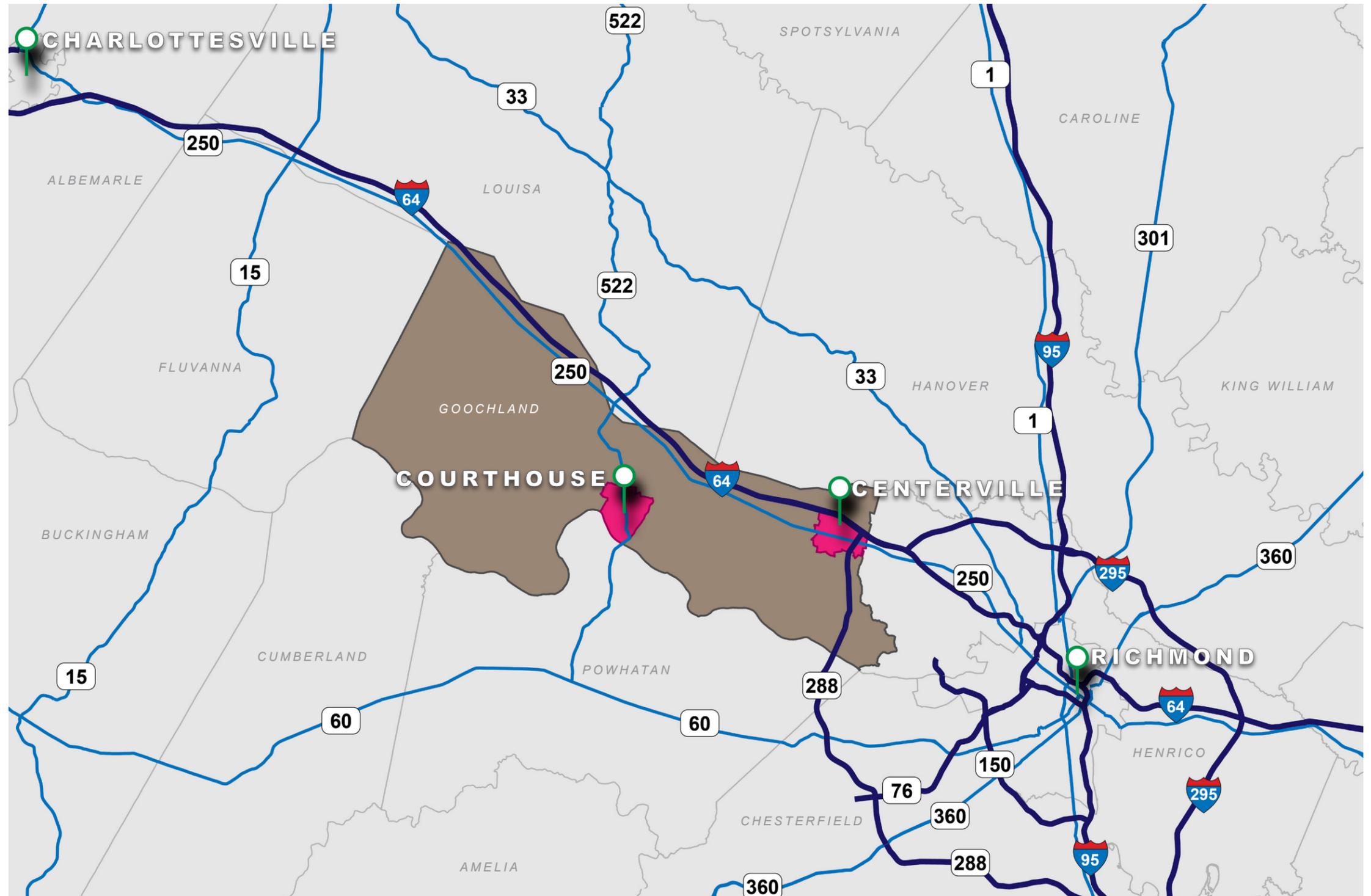
How will these plans be used?

- 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

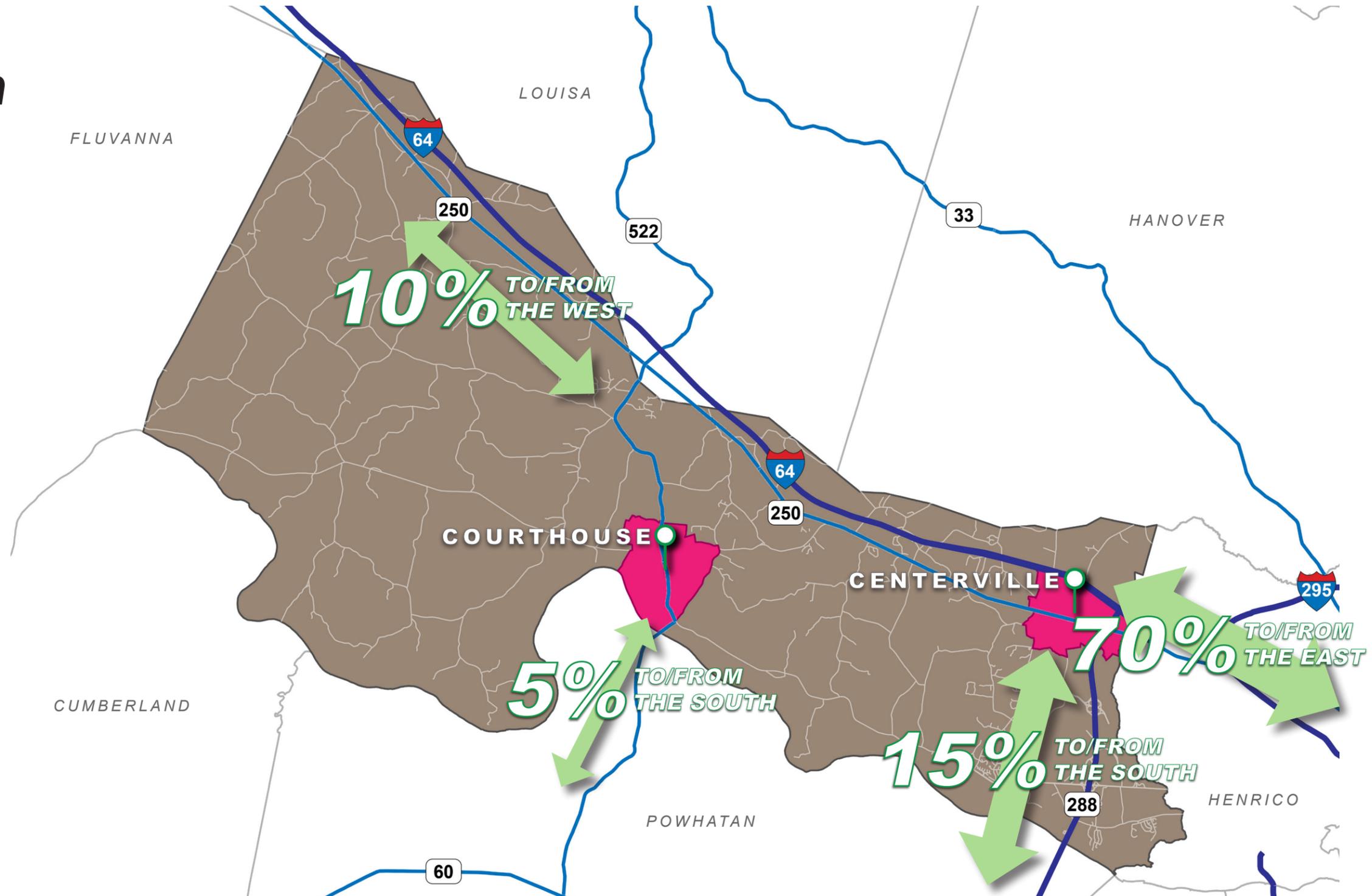
- Establishes regional context
- Outlines Designated Growth Areas



INTRODUCTION CHAPTER

Transportation Patterns

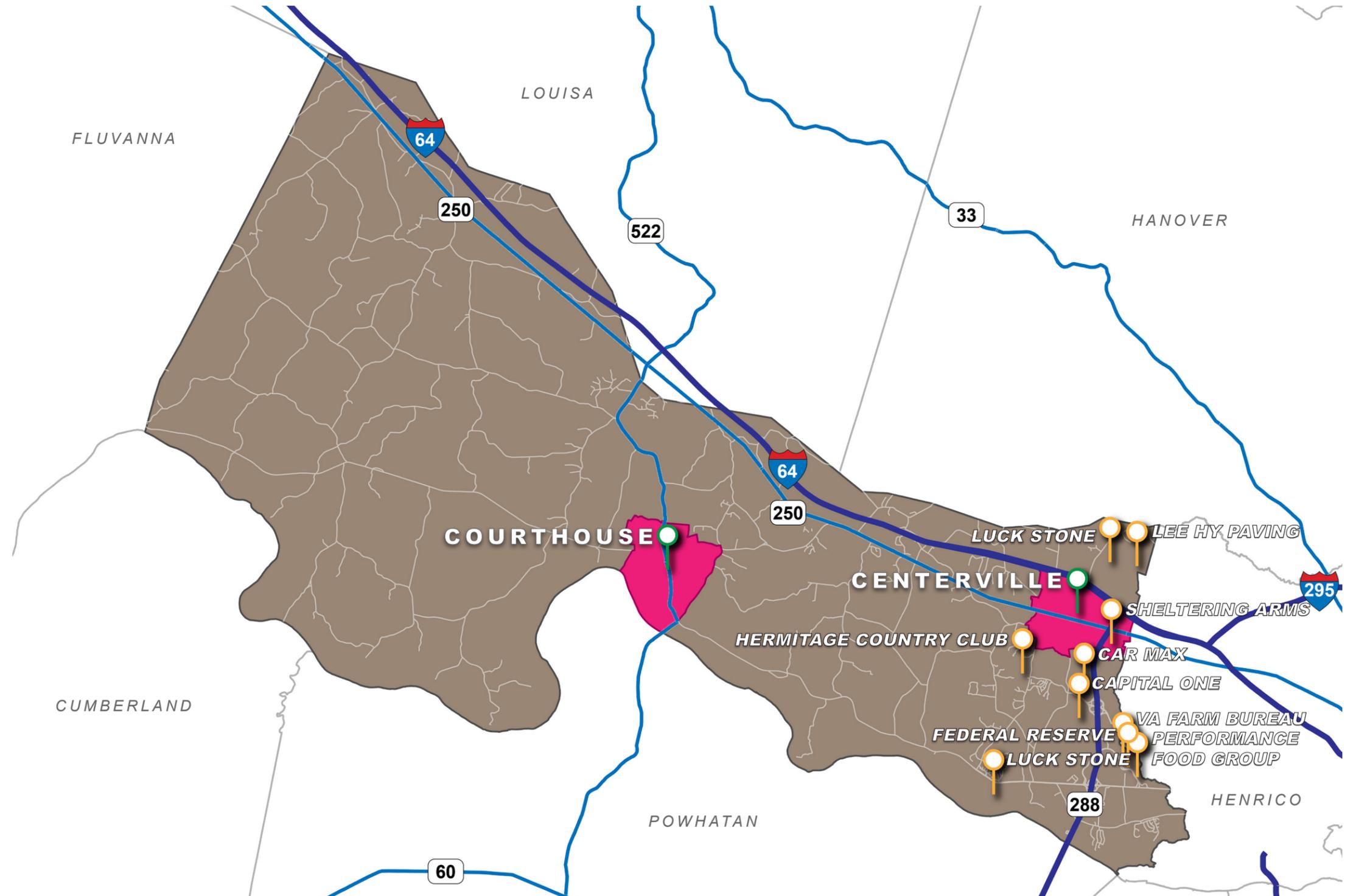
- Transportation corridors through the County
- Commuting Patterns



INTRODUCTION CHAPTER

Employment

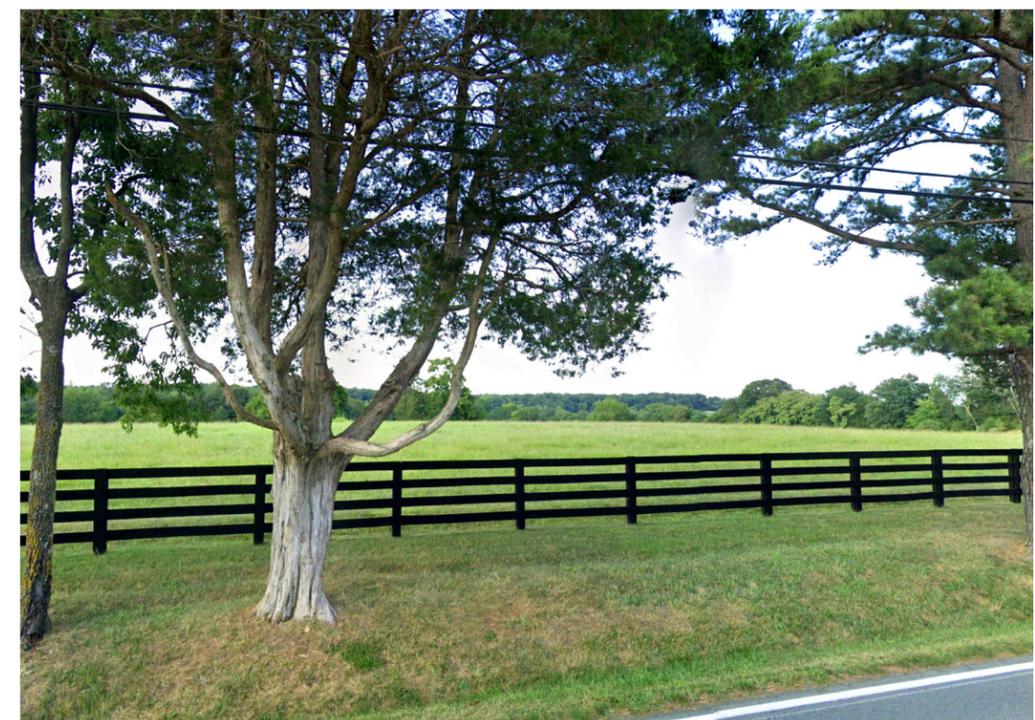
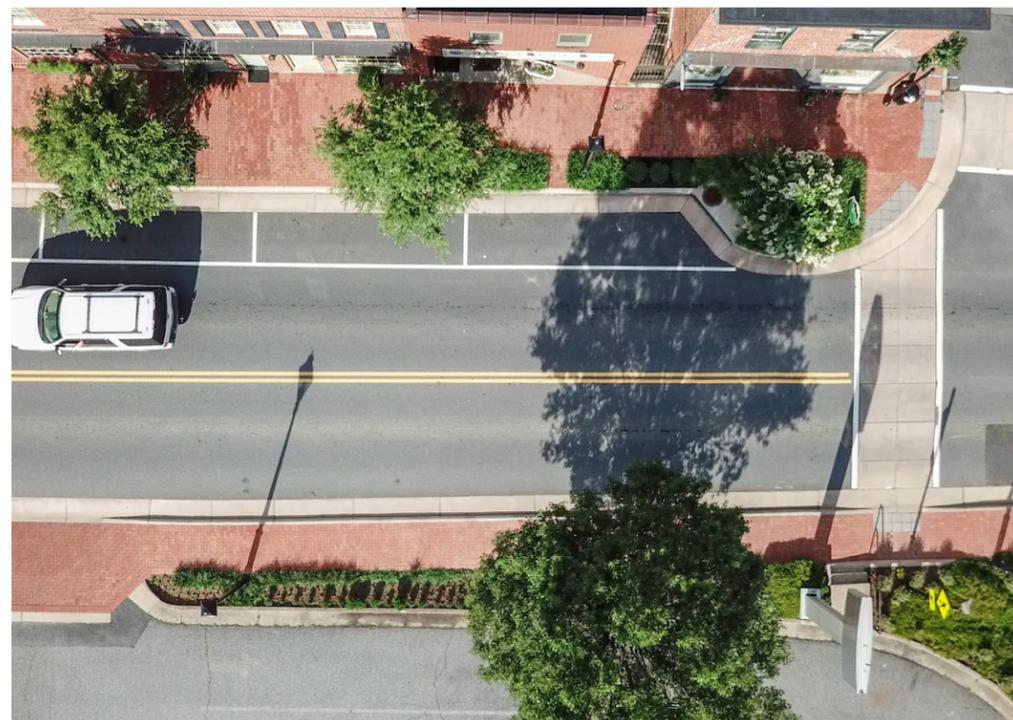
- Highlights major employers in Goochland
- Centered around Centerville
- Public service in Courthouse



INTRODUCTION CHAPTER

Community Goals

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





COURTHOUSE VILLAGE SMALL AREA PLAN

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

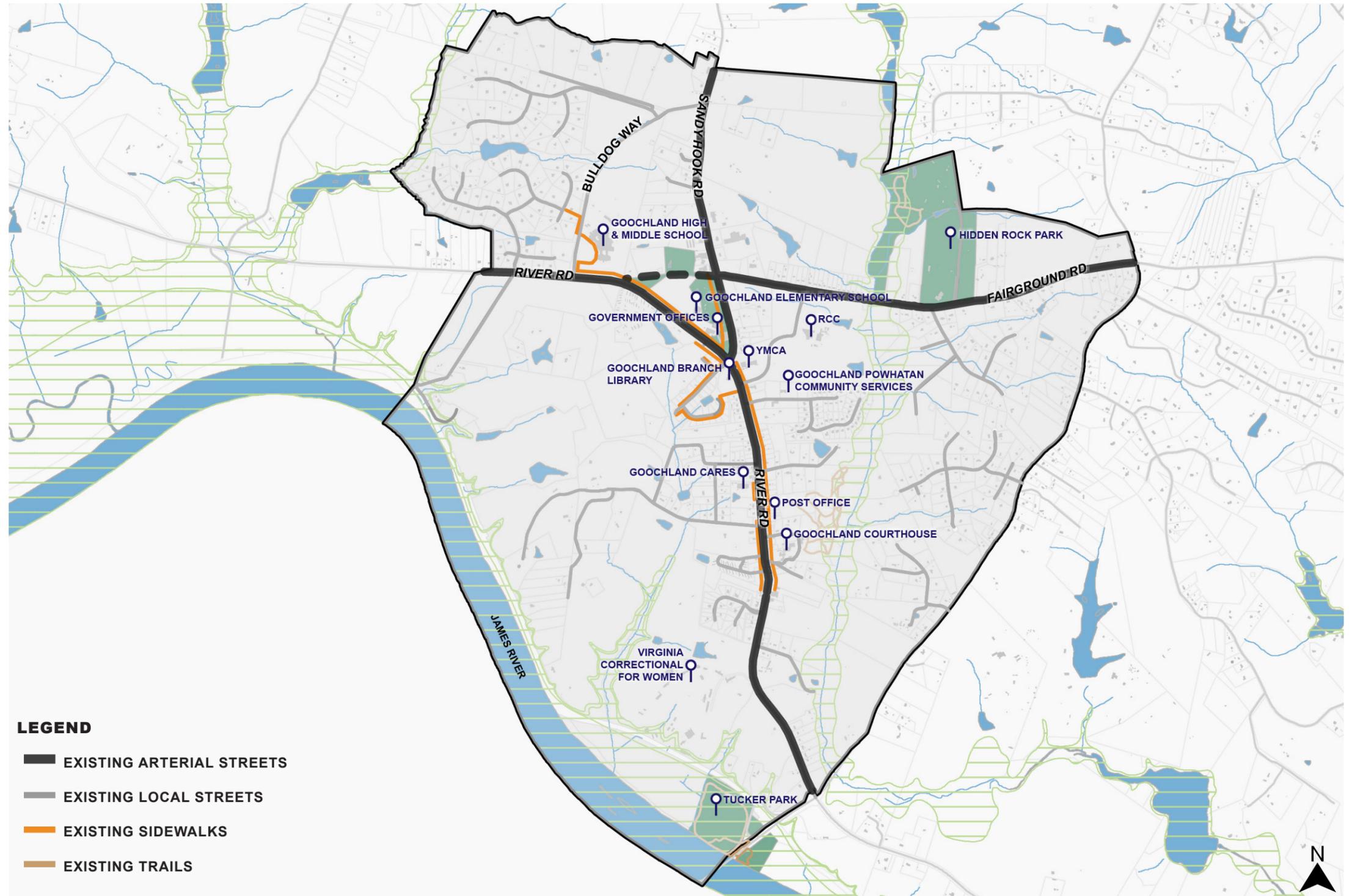
Vision Element 4: A Mixed Use & Walkable Village

Vision Element 5: Resource Protection & Growth Absorption

TRANSPORTATION

Existing Conditions

- Arterial Streets
- Local Streets
- Sidewalks
- Trails

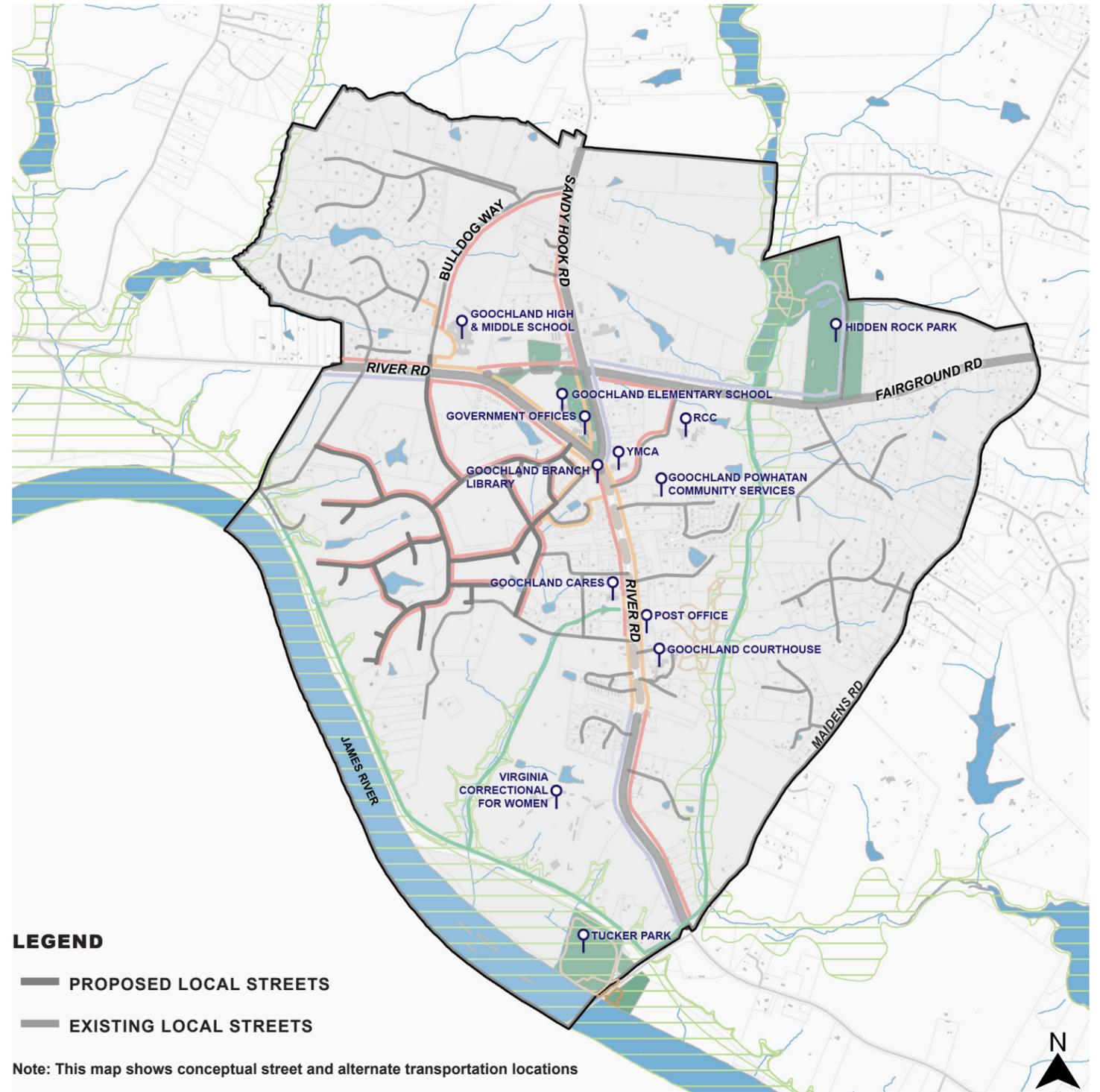
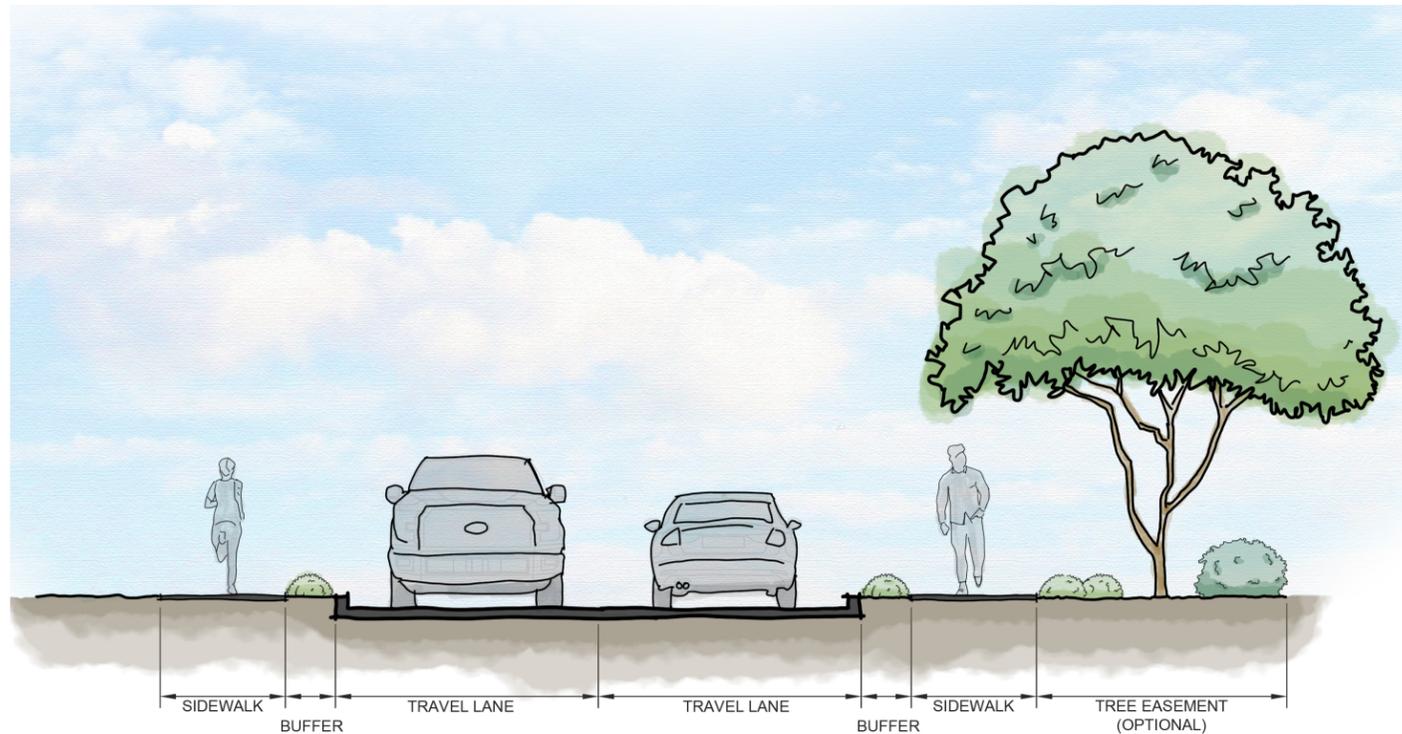


The proposed roundabout and extension at Fairground Road and River Road is currently funded by the Virginia Department of Transportation (VDOT) and under construction.

TRANSPORTATION

Local Streets

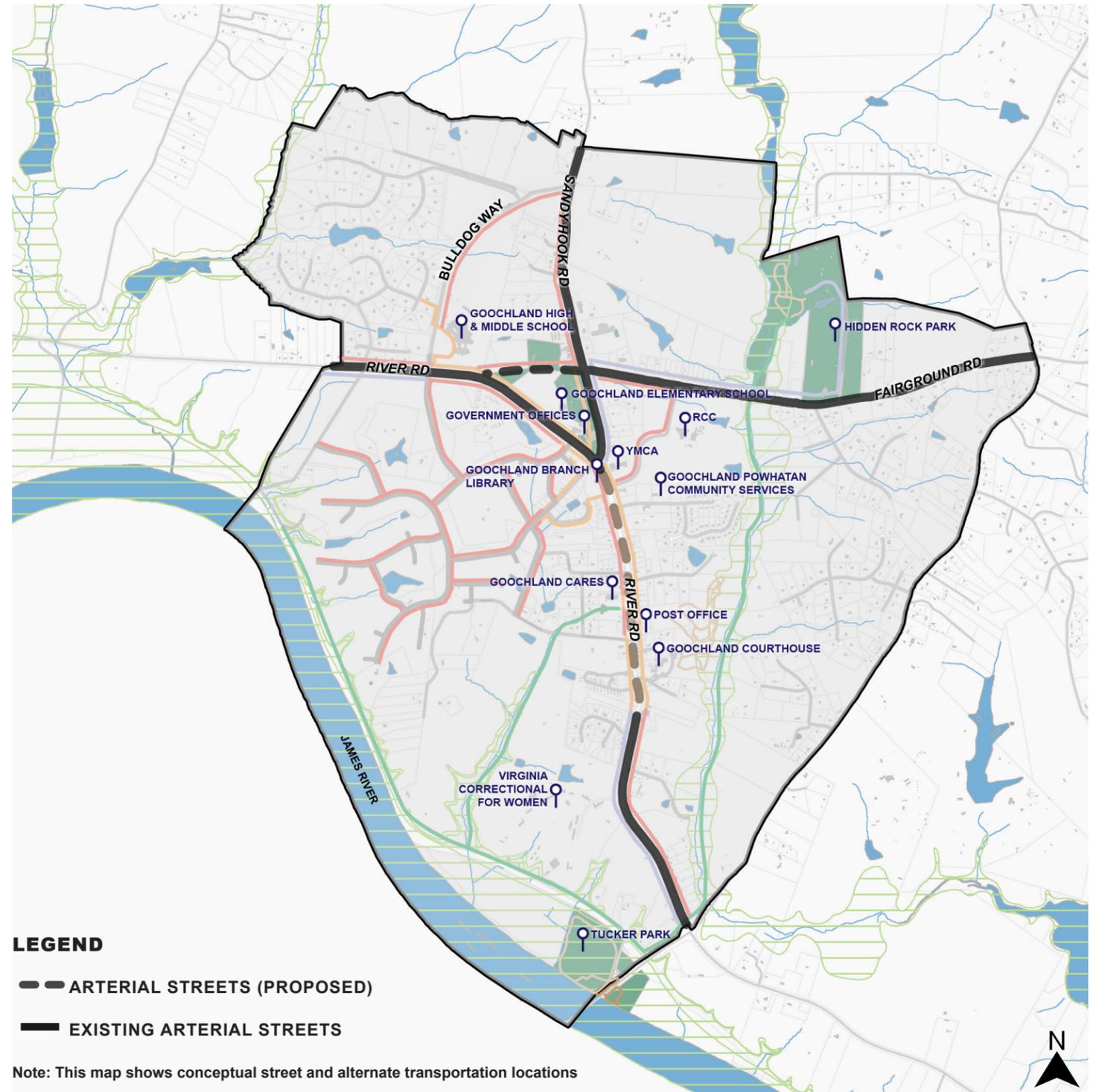
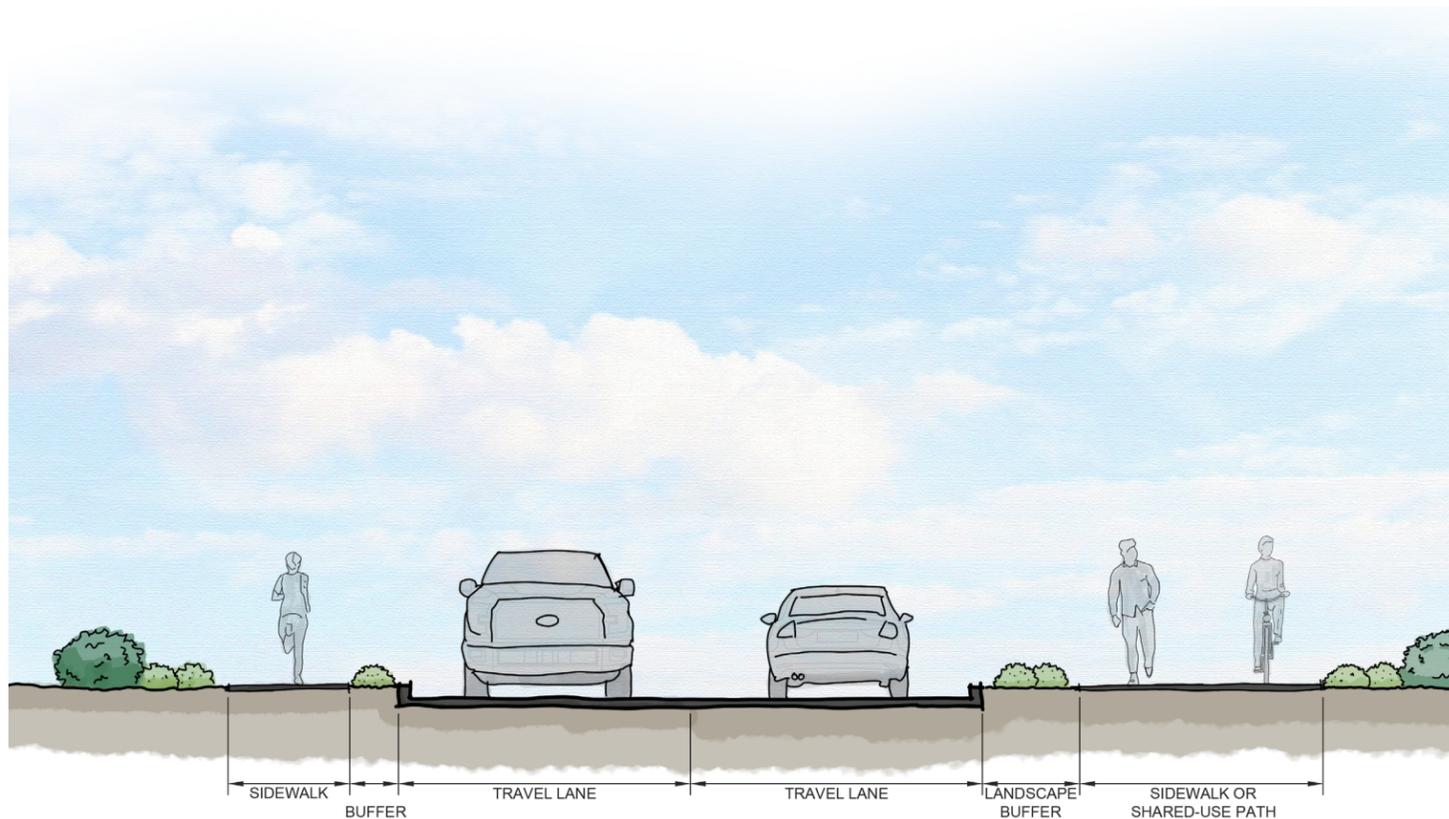
- Low capacity neighborhood and rural streets



TRANSPORTATION

Arterial Streets

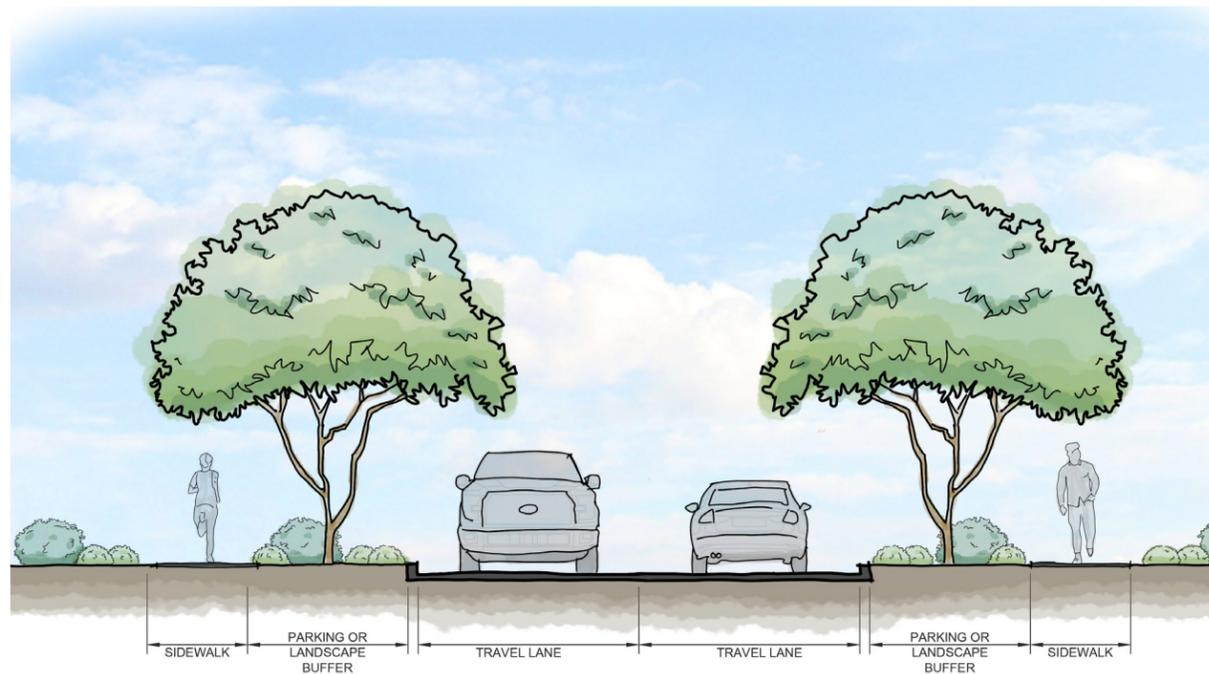
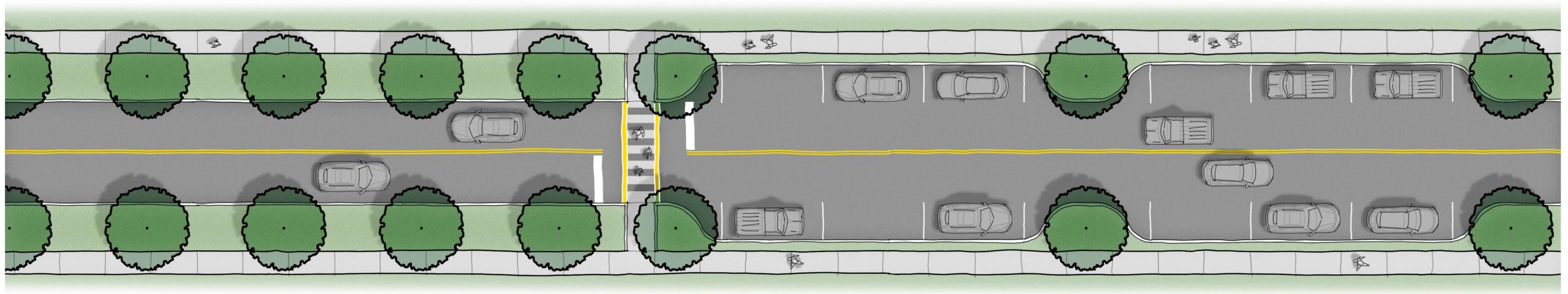
- Medium capacity main-streets



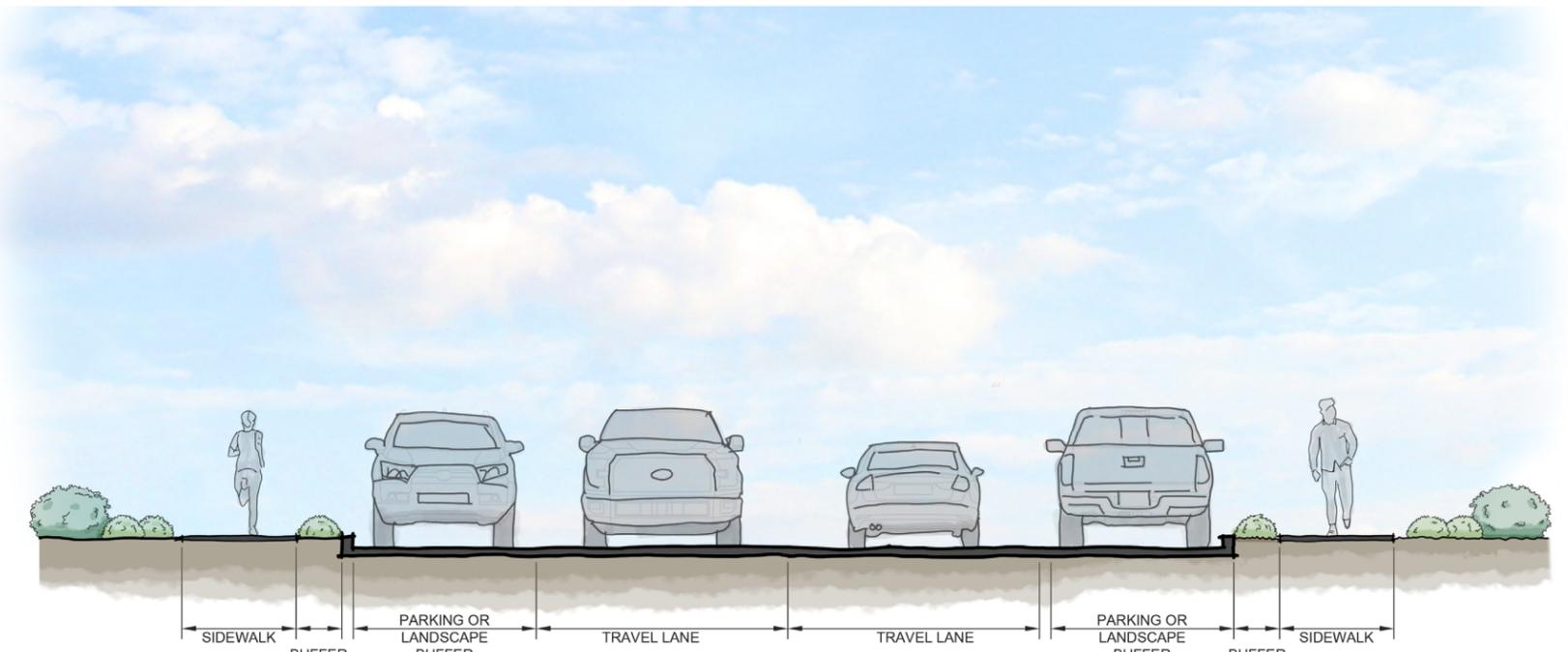
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TRANSPORTATION

Road Diet Area Options



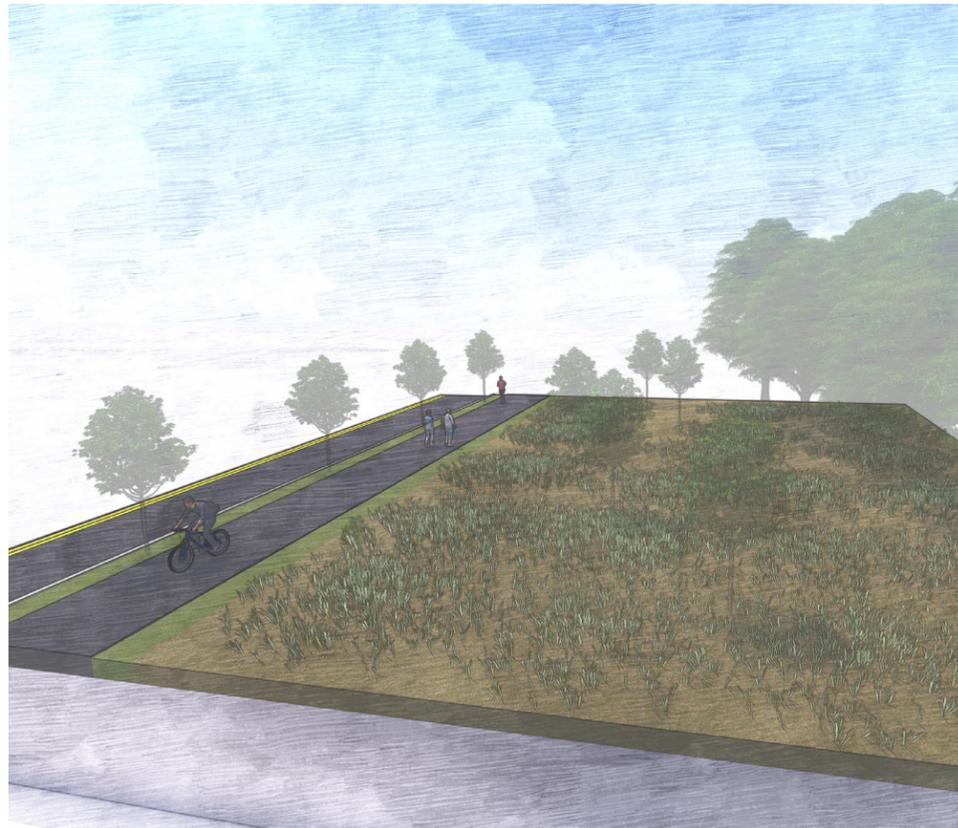
Conceptual Road Diet Option A (typ.)



Conceptual Road Diet Option B (typ.)

TRANSPORTATION

Greenways



Paved Paths



Trails

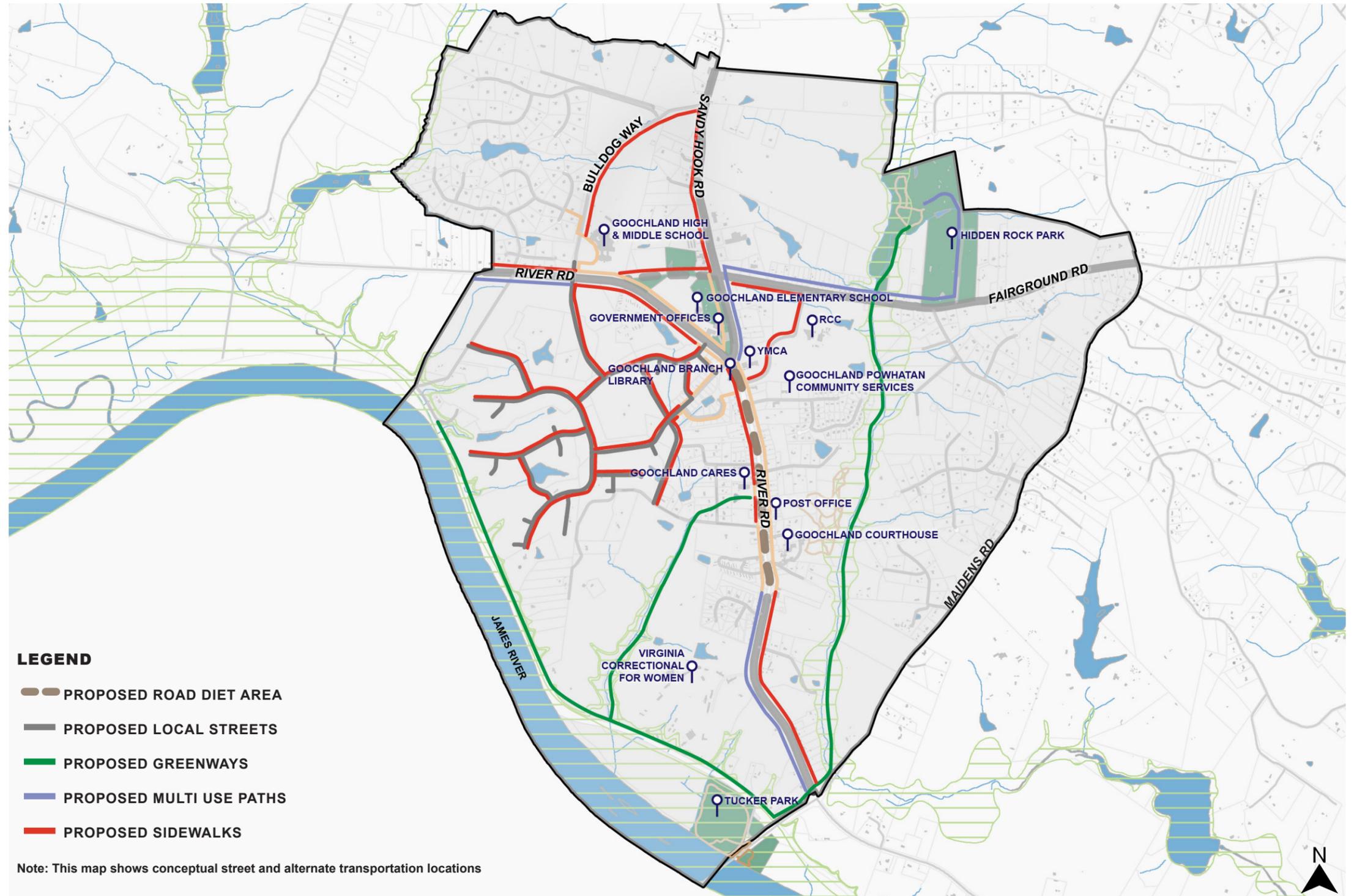


Boardwalks

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

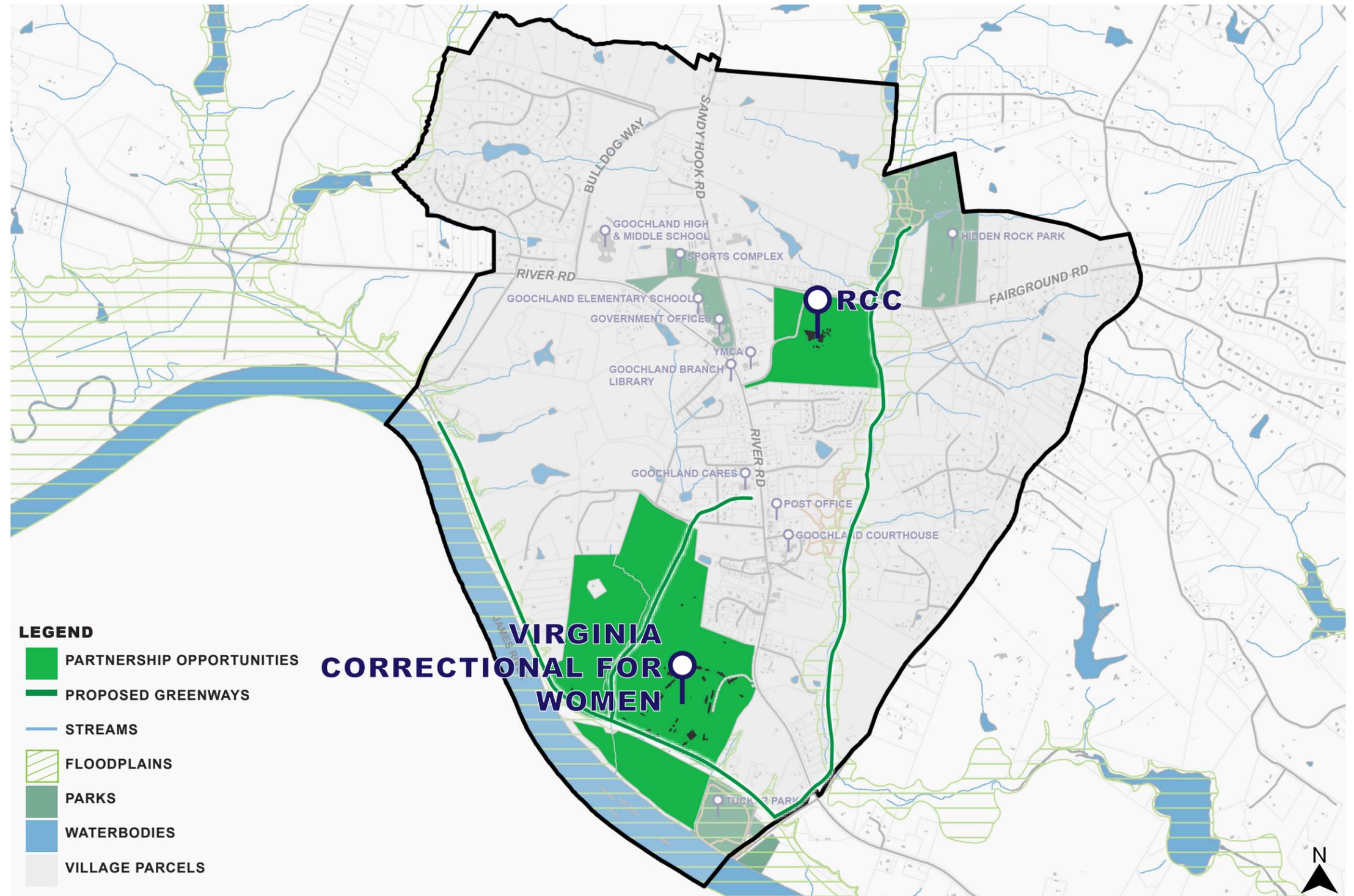


PARKS/RECREATION/OPEN SPACE

Greenway Priorities & Public Partnerships



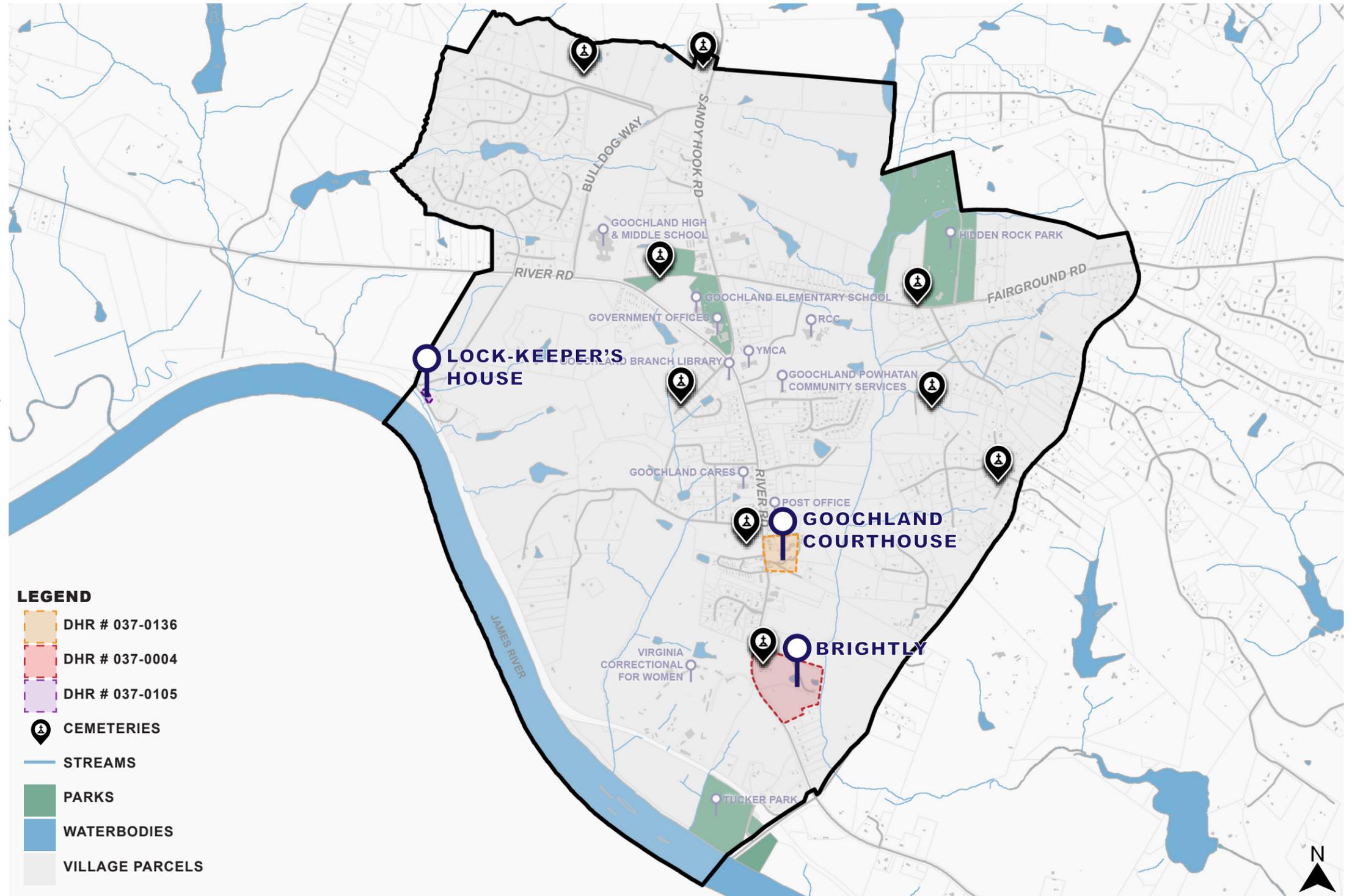
- RCC
- VCCW



HISTORICAL RESOURCES

Options for Protection

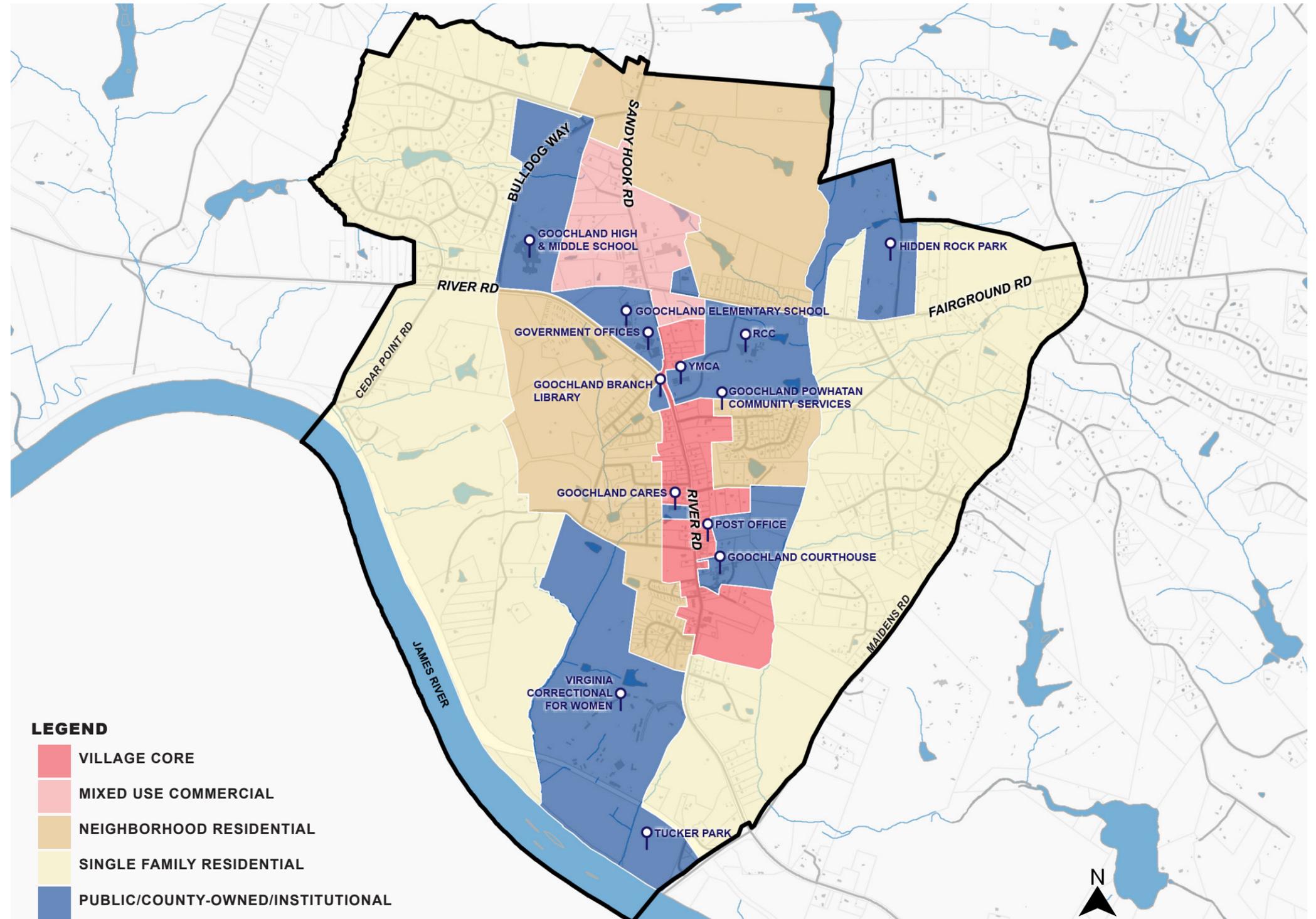
- National Register Historic District
- Local Historic District



LAND USE

Proposed Future Land Use

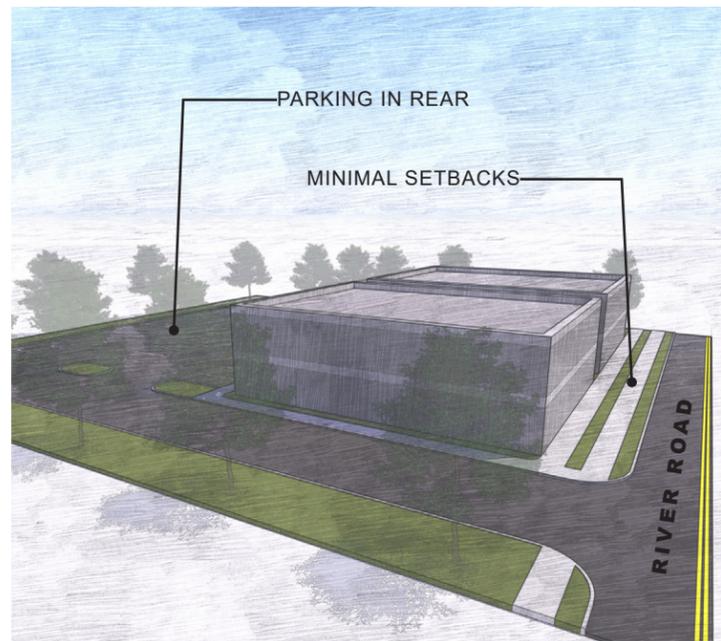
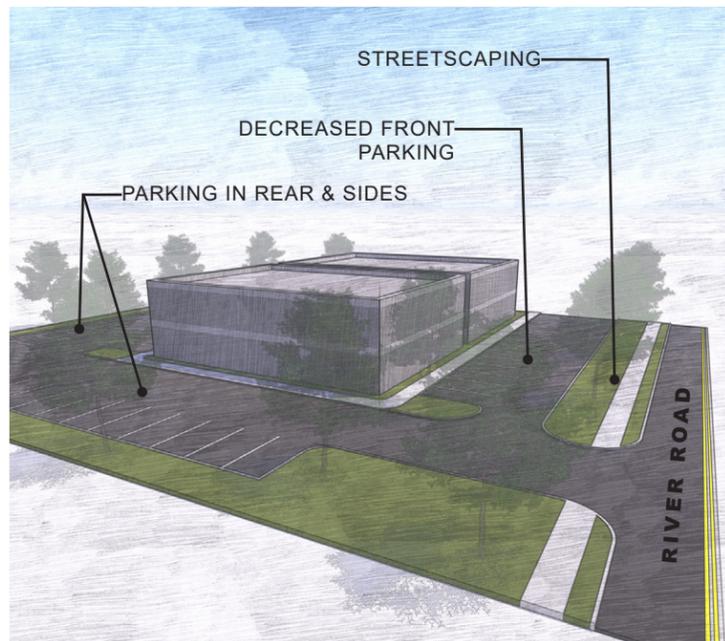
- Village Core
- Mixed Use Commercial
- Neighborhood Residential
- Single Family Residential
- Public/County-Owned/
Institutional



LAND USE

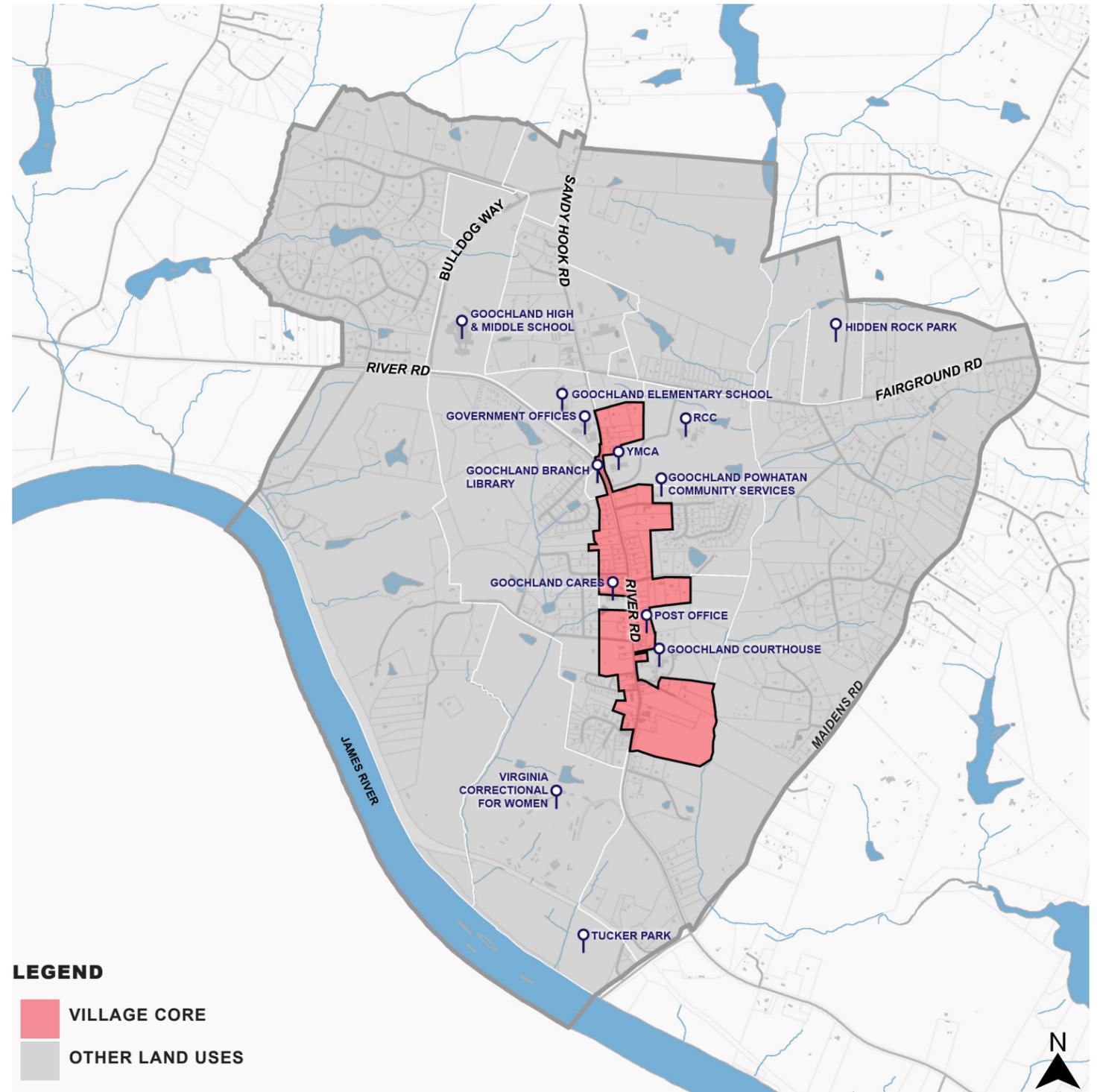
Village Core

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



Conceptual Building Massing

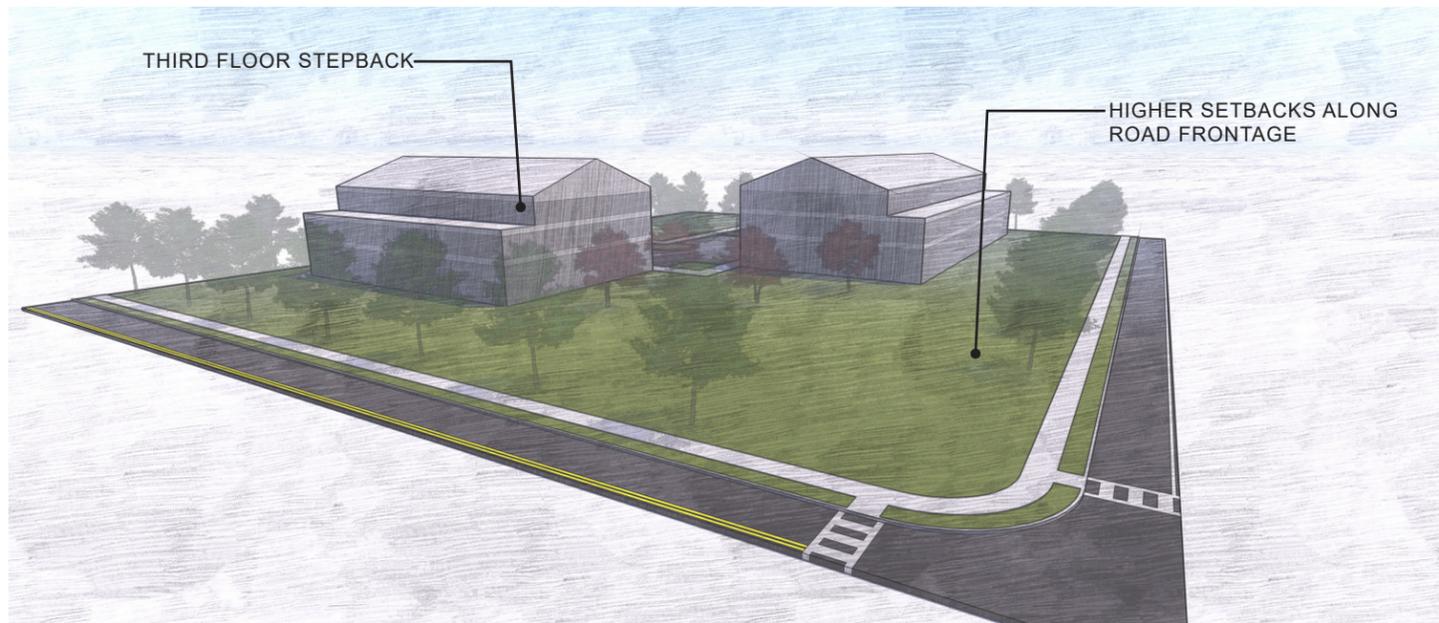
These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.



LAND USE

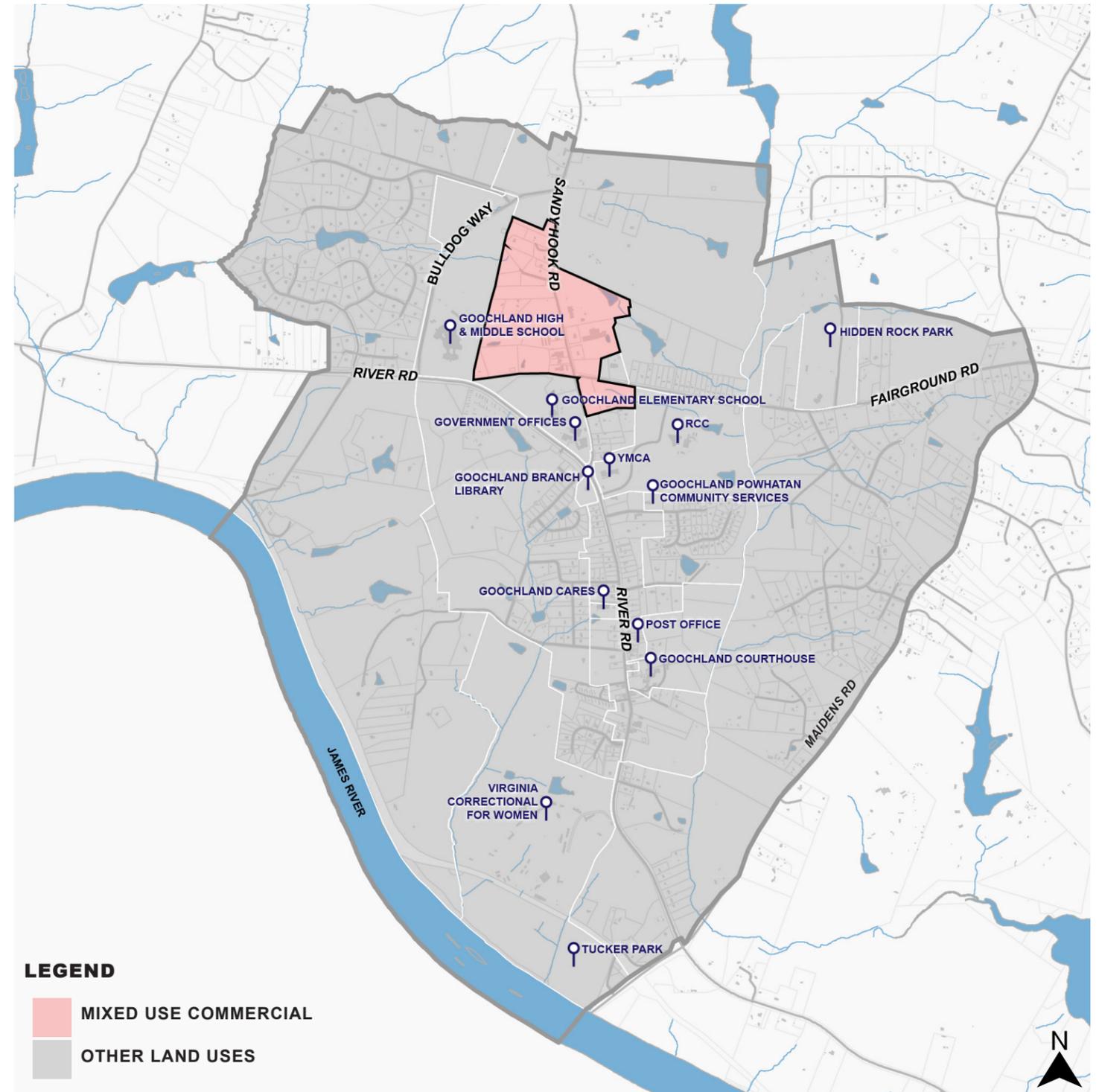
Mixed Use Commercial

- Convenient goods and services
- Larger setbacks



Conceptual Building Massing

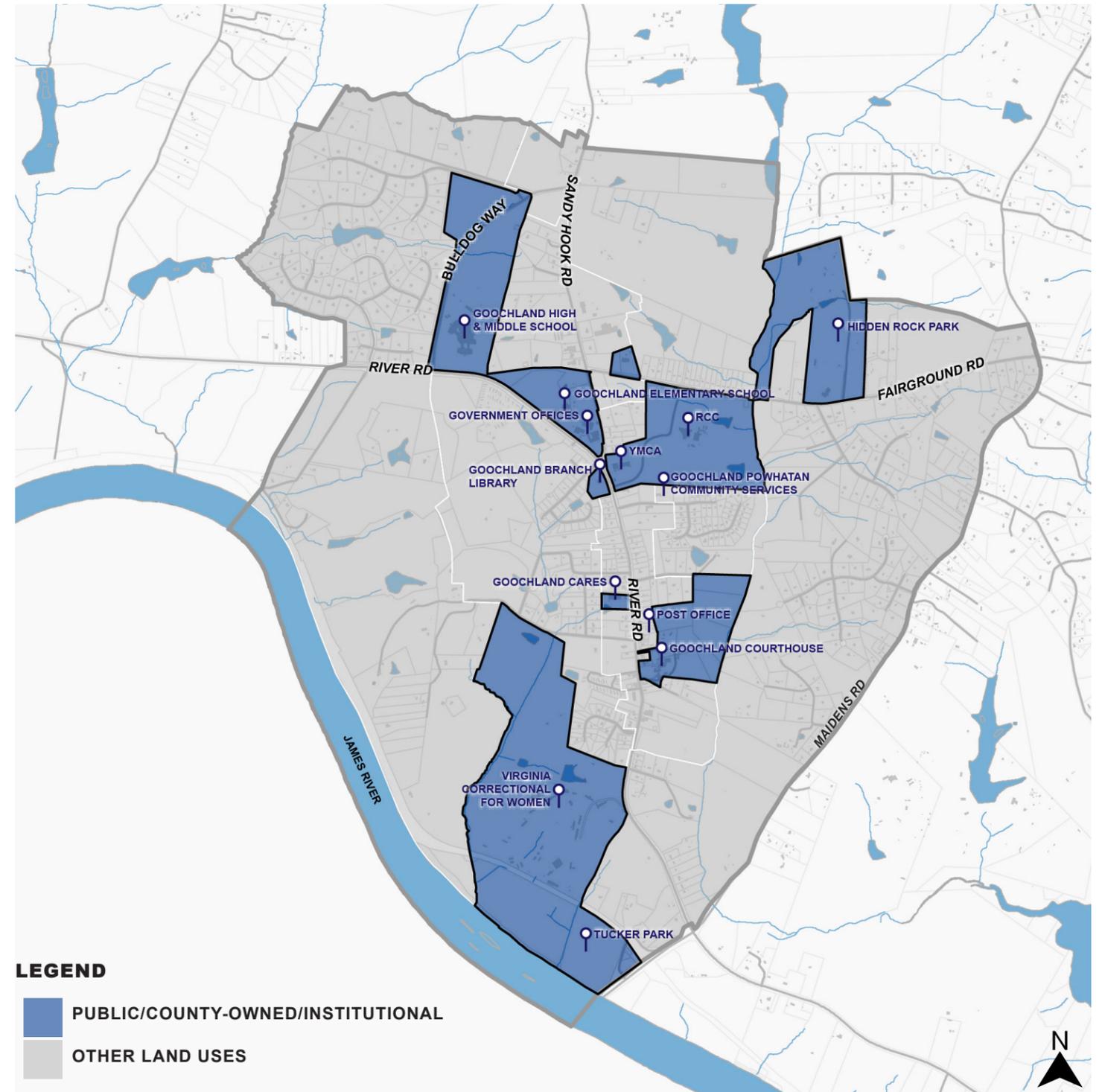
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LAND USE

Public/County-Owned/ Institutional

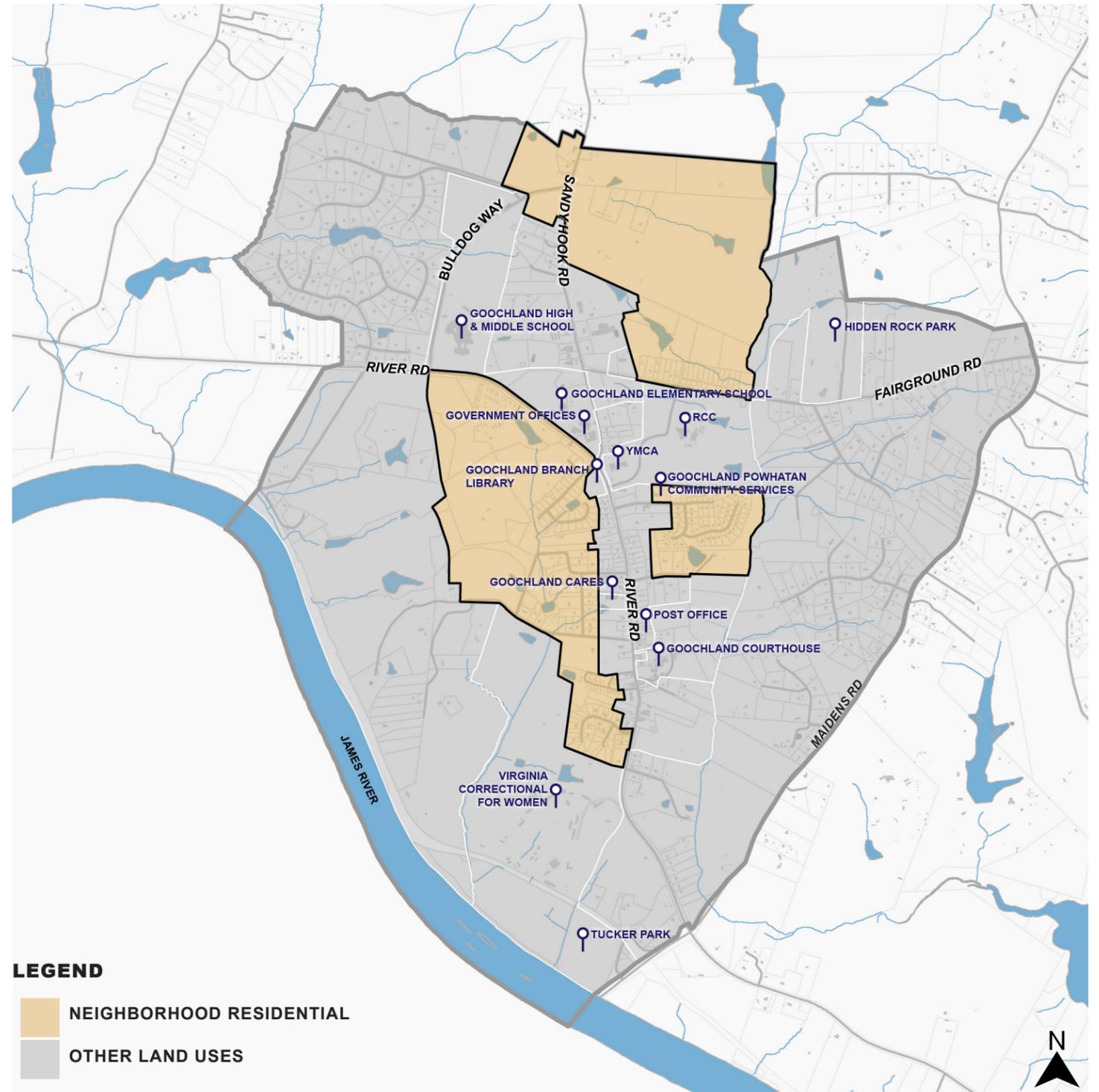
- Drivers of civic life
- Public benefit, community oriented uses



LAND USE

Neighborhood Residential

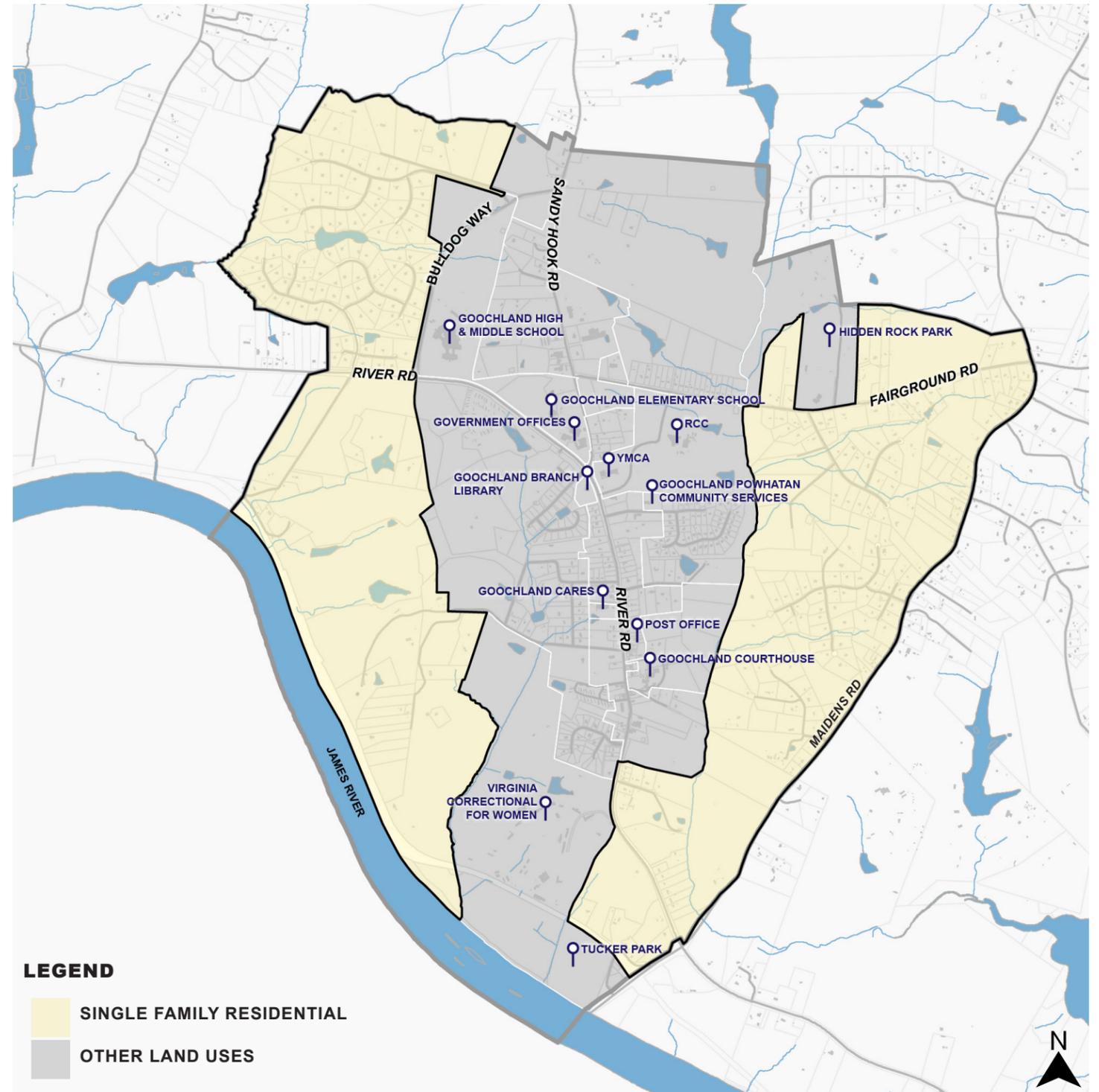
- Walkable neighborhoods
- 2-4 units per acre



LAND USE

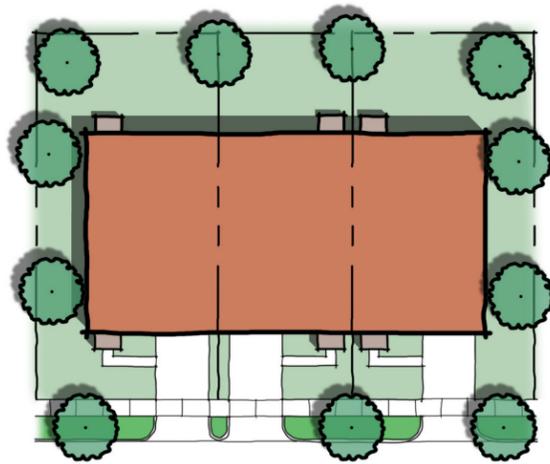
Single Family Residential

- Large lot homesites
- Less than 2 units per acre



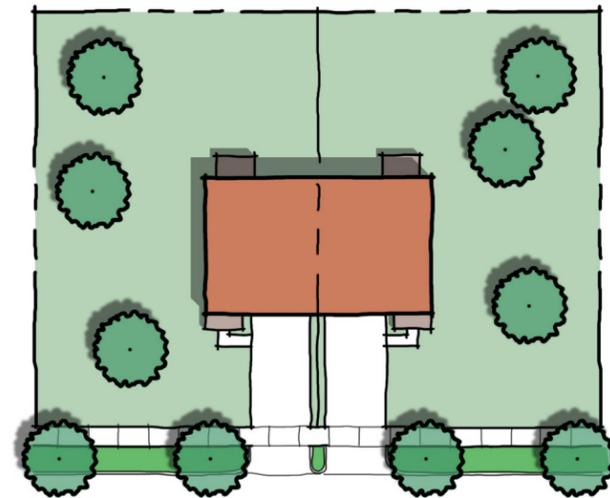
LAND USE

Residential Housing Types



Townhome

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



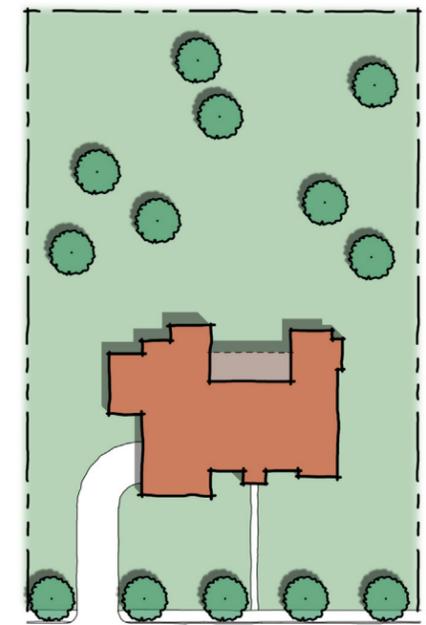
Duplex

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.

UPCOMING DATES

May 22nd & 24th: Planning Commission Public Hearings

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

QUESTIONS



Next Steps....

Looking Ahead, Courthouse Village and Centerville Small Area Plans

Public Hearings

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





For more information and to view the plans, please visit

www.goochlandva.us/villageplans2022

For plan specific questions, please email:

Centerville Plan: centervilleplan22@goochlandva.us

Courthouse Plan: courthouseplan22@goochlandva.us

or call 804-556-5840

