

PUBLIC HEARING NOTICE

Goochland County Planning Commission Special Meeting: Centerville Small Area Plan Tuesday, July 25, 2023, 6:00 p.m.

1800 Sandy Hook Rd., Board Meeting Room Suite 250, Goochland, VA

Meeting is Open to the Public

View county meeting: <https://www.goochlandva.us/1154/County-Meetings>

The full text of the Centerville Small Area Plan is at www.goochlandva.us/villageplans2022 or can be obtained from the Planning Office at 1800 Sandy Hook Road, Suite 280, Goochland, Virginia 23063, Monday through Friday, 8:30 a.m. – 5:00 p.m.

Anyone may attend to express their opinion about this item. Meeting accommodations, including interpreters, provided upon request. Phone: 556-5860 (TDD 711 (Virginia Relay))

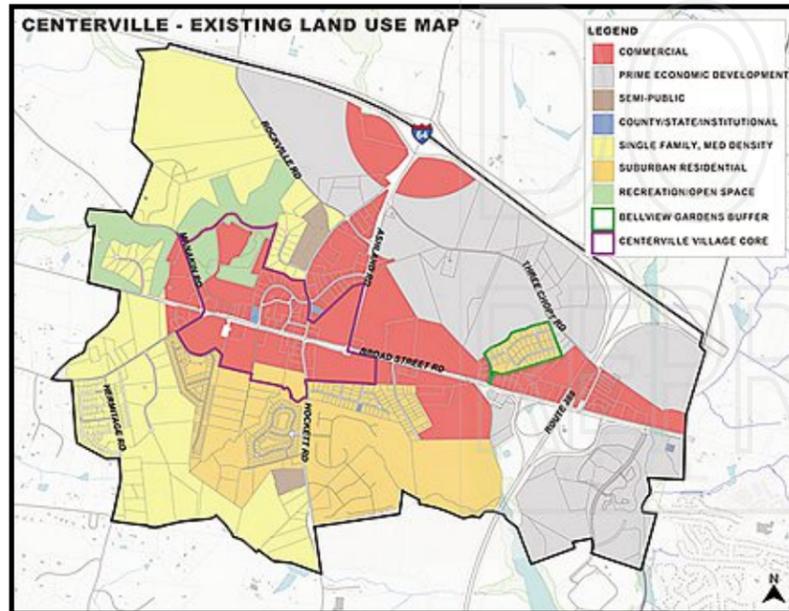
IF YOU HAVE COMMENTS ON THIS PUBLIC HEARING ITEM, PLEASE SEND THEM TO PCCOMMENT@GOOCHLANDVA.US OR CONTACT 804-556-5863. PLEASE CHECK WWW.GOOCHLANDVA.US FOR UPDATES ABOUT THIS MEETING.

The Centerville Small Area Plan (Centerville Plan) is a proposed amendment to the Goochland County 2035 Comprehensive Plan (2035 Plan). The Centerville Plan is intended to update, modify, and supplement all chapters in the 2035 Plan, as well as to modify the 2040 Major Thoroughfare Plan, and the Parks, Recreation and Facilities 2020-2023 Amended Master Plan. The Centerville Plan provides guidance for future growth and development; it does not rezone or change the legal use of property.

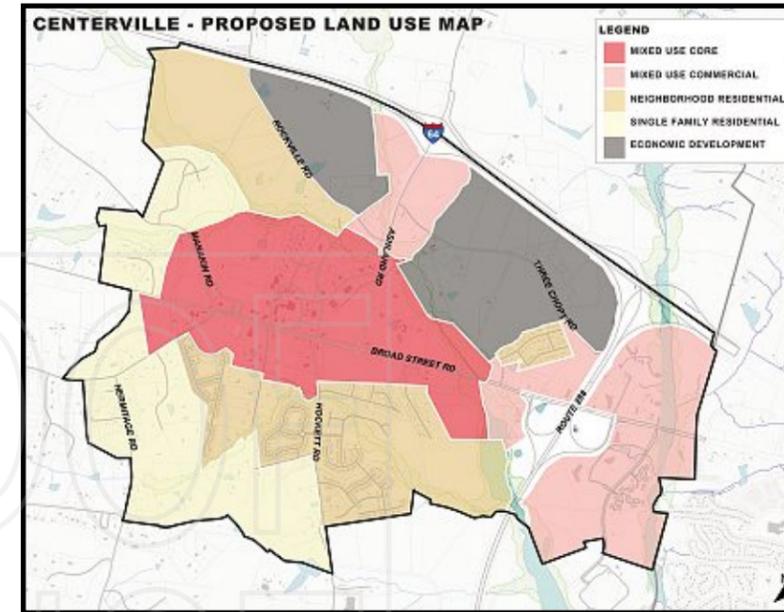
The Centerville Plan encompasses a northeastern area of the County generally south of Interstate 64 and west from the Henrico County boundary, as shown on Map 4, the Centerville Existing Land Use Map. The Centerville Plan would replace Map 4, the Centerville Existing Land Use Map in the 2035 Plan, with Map 5, the Centerville Proposed Land Use Map, and amend the proposed land uses and land use areas as shown on Map 5, the Centerville Proposed Land Use Map. Within the Centerville area, it would remove these land use categories: single family residential, medium density; suburban residential; commercial; semi-public; prime economic development; county/state/institutional; recreation/open space; and 100-year floodplain.

The Centerville Plan would enlarge the village core and remove the buffer boundary around the Bellview Gardens subdivision.

The Centerville Plan would establish these new land use categories: **Mixed Use Core**, providing for a mixed use town center of commercial, office, and several housing type uses; **Mixed Use Commercial**, providing for larger scale buildings for commercial, economic development, office, and several housing type uses; **Neighborhood Residential**, providing for several housing types at a density of 2-4 units per acre with small scale commercial uses; **Single Family Residential**, providing for single family detached housing at a density less than 2 units per acre, and allowing civic and educational uses; **Economic Development**, providing employment-focused areas for primarily office and light industrial uses, as well as secondary commercial uses and a mix of housing types. Each land use category has related design and development standards, including height, building massing & street relationship, and parking and the Plan includes descriptions of each residential housing type. The Plan includes recommendations regarding the provision, location, and design of park and recreational facilities, open spaces, public spaces, greenways, pedestrian facilities, bike facilities, roads and parking. The Plan recommends certain transitional elements for developments adjacent to residential areas. The Plan recommends an updated transportation network related to future planned roads and pedestrian/bike facilities as shown in Map 6, the Centerville Proposed Transportation Map. It provides conceptual street sections for arterial, collector, and local streets as well as Broad Street Road pedestrian enhancements. Finally, the Centerville Plan contains recommendations for implementation and next steps.



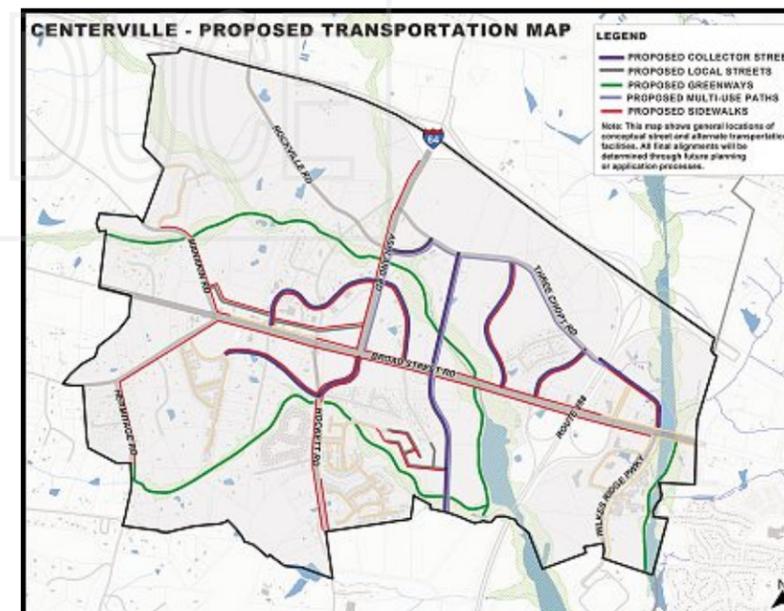
MAP 4



MAP 5

Changes from the Centerville Plan presented at the May 24 Planning Commission meeting:

In this revised plan, the Mixed Use Transition land use category has been removed and that area has been included in the Mixed Use Core. In addition, for developments adjacent to residential, this revised plan includes recommendations that building heights, setbacks, and buffers be altered to provide an appropriate transition.



MAP 6