



July 20, 2006

HBAR Statement on the Proposed Mixed-Use (MX) District in Hanover County

The Home Building Association of Richmond supports the proposed Mixed-Use (MX) District that is being considered.

Growth is inevitable; as the economy of the Richmond region continues to expand, and as new jobs are created, more families are going to move to Hanover County. The only questions are: Where are they going to live; what will it look like; and, how much is it going to cost?

Mixed-use development is very desirable in that it allows for residential densities that better accommodate future housing needs than some conventional districts and thereby reduces so-called suburban sprawl, and in allowing commercial uses within communities, mixed-use development reduces strain on existing and future transportation networks.

By its very nature, mixed-use development lends itself on both an economic and architectural level to the promotion of a variety of residential choices at different price levels.

There has been discussion about where this type of zoning might be allowed. We support allowing it in any areas with public water and sewer or areas where public water and sewer is readily available. By definition, this would ensure that mixed-use development occurs in the Suburban Service Area (SSA), the area where the County plans to accommodate a majority of its future growth and the most appropriate place for mixed-use development. In addition, we would support its being allowed in any other area where there exists or is available adequate water and sewer resources to support the densities associated with mixed-use development. Each case should be judged on its own merits and on the availability of utilities to support the development.

We urge the Hanover County Planning Commission to support the proposed new MX District, and the shelter industry looks forward to working with Hanover County to build desirable, sustainable communities for the current and future residents of Hanover County.

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