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RESOLUTION
Planning Commission
County of Goochland
Goochland, Virginia

At a regular monthly meeting of the Goochland County Planning Commission held in the Board Meeting Room of the County Administration Building in Goochland, Virginia at 7:00 p.m., Thursday August 17, 2006 resolution was voted upon and adopted as follows:

Present:	Vote:	Absent:
Bob Rich.	Yes	Bill Abeloff
Knight Bowles	Yes	Mary Ann Cisne
Todd Rapalee	Yes	
Bill Neal	Yes	
James Atkinson	Yes	
Hank Hartz	Yes	
Tommy Carter	Yes	
Lowe Lunsford	Yes	

On a motion by Mr. Hartz seconded by Mr. Neal the following action was taken:

Whereas, the Goochland County Planning Commission was requested by the Board of Supervisors to evaluate and hold a public hearing on revisions to the Comprehensive Plan related to the location of residential development in the County; and

Whereas, the proposed amendments refer to the type and density of residential development in the rural enhancement areas of the County; and

Whereas, the Planning Commission held a public hearing on August 17, 2006 pursuant to section 15.2-2204 of the Code of Virginia (1950, as amended) on the proposed amendment to the Comprehensive Plan; and

Whereas, there were several comments from the public stating that the proposal was too restrictive and the language needed to be amended to allow for planned rural preservation type developments in the rural enhancement area; and

Whereas, the Planning Commission amended the language based on public input to address by right cuts but restrict the further divisions of residual parcels (those parcels being twenty to thirty acres and less); and

Whereas, the commission unanimously embraced the revised language and agreed to forward it on to the Board of Supervisors for consideration;

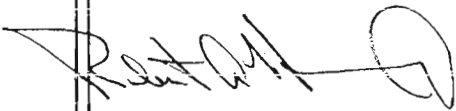
Now Therefore It Be Resolved that the Goochland County Planning Commission this 17th day of August 2006 does hereby recommend that the Goochland

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County Board of Supervisors approve the proposed amendments to the Comprehensive Plan as follows on page 42 of the 2023 Comprehensive Plan:

- **Page 42 - Strategy 3.2.1c:** ~~Encourage new major subdivisions outside village areas designated growth centers to develop in a cluster pattern that sets aside open space in a conservation easement and causes fewer disturbances to the surrounding environment than traditional site design practice.~~ When permitted and appropriate, major subdivisions in rural enhancement areas should be developed in a cluster pattern in order to preserve the rural viewshed along roads and other publicly visible areas. Cluster patterns set aside open space in a conservation easement and cause fewer disturbances to the surrounding environment than traditional site design practices. Guidelines for alternative development patterns are reflected in the zoning ordinance classifications such as Rural Preservation (R-P) and Rural Planned Unit Development (RPUD)."
- **Page 42 - Add a new Strategy 3.2.1d:** By right developments of A-1 and A-2 zoning districts will be allowed but further divisions and recuts of residual parcels will be strongly discouraged to preserve the rural character of the area.
- **Page 42 - Strategy 3.2.3b:** Proper screening and buffers at entrances to new subdivisions should be enforced through the county subdivision ordinance. Residential structures and accessory structures should be located at least three hundred fifty (350) feet from existing public roads for major subdivisions ~~and two hundred fifty (250) feet from existing public roads for minor subdivisions~~ and a depth of ~~seventy five (75) feet~~ should be landscaped between the public road and structures in a manner to enhance the rural environment. Should lot size or configuration prohibit compliance with such requirements, efforts should be taken to preserve the character with attention given to the natural vegetation and topography. Landscaping suggestions should be listed in a set of design standards to be developed by the county staff.

A COPY TESTE:



Robert A. Hammond
Planning Director