

Goochland County
Courthouse Village Plan
- Phase II -

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Acknowledgement

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Disclaimer

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FHWA or VDOT acceptance of this document as evidence of fulfillment of the objectives of the rural transportation planning program does not constitute endorsement/approval of the need for any recommended improvements nor does it constitute approval of their location and design or a commitment to fund any such improvements. Additional project level environmental impact assessments and/or studies of alternatives may be necessary.

Richmond Regional Planning District Commission

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Goochland Courthouse Village – Future Planning Recommendations

These recommendations for the future of Goochland Courthouse Village set forth the future land use pattern, transportation improvements, and facilities improvements and provide the basis for good decision-making in a comprehensive, coordinated manner. This document includes existing and future land use maps, transportation and public facilities maps, and community planning recommendations. Goals and strategies from the 1998 Eastern Goochland County Growth Management and Conservation Plan were used as guiding factors in the development of the sub-area plan. The guidelines contained in this document are to be used by landowners as well as by the County in making planning decisions.

Flexible Framework

The land use areas are delineated on the Existing and Future Land Use Plan Maps (Figures 1 and 2), which illustrate land use categories and relationships. These land use maps should be viewed as a rational framework for guiding future public and private land use decisions. In this sense, the land use map is subject to some flexibility and interpretation, and should not be a “straight-jacket” preventing the development of high quality or innovative projects, community amenities or other positive benefits.

These recommendations should guide planners, property owners and developers in determining the appropriate uses for specific locations. However, as the development and permitting procedure evolves into a more interactive negotiating process, land uses boundaries may be modified, on a case by case basis, as long as the final project is in conformance with the intent, objectives, and growth management and conservation requirements recommended throughout this plan.

Guide for Decision-Making and Innovation

However, notwithstanding the inherent flexibility of a comprehensive plan document, the land uses designated on the maps are the primary guide for future development and will be modified only at the discretion of the County, and only if alternative proposals can be shown to clearly better achieve the goals and objectives of this plan.

These recommendations aim to encourage innovation (including developments that preserve environmental features and provide for pedestrian convenience) and more intensive and compatible land uses. Ultimately, the County staff, Planning Commission, and Board of Supervisors are responsible for the interpretation of this plan, evaluating growth management and conservation measures and encouraging the best land use planning and quality development standards in the County.

Background

This section discusses the history of the village concept in Goochland County and provides continuity between this and previous planning efforts.

Conservation Areas

Conservation areas already exist, provide a starting point for the planning process, and have been strongly endorsed through community consensus over a long period of time.

Conservation areas, shown in gray as rural areas (Figure 2), surround the Goochland Courthouse Village. In these areas development is intended to occur at a minimum. One purpose of the Courthouse Village is to take on the development needs of the County so that sprawling development does not occur and conservation areas are kept in a natural state.

For Goochland County, rural preservation has been and is intended to be the major land use emphasis outside villages. The establishment of Overlay Areas manifests this emphasis with policies superseding those of all underlying planning areas (i.e. Service Areas, Villages, Corridors).

The 1991 Plan for eastern Goochland County proposed a series of recommendations to protect environmental resources. Most of the regulations proposed were aimed at protecting water quality and encouraging better land use practices by adopting development performance criteria.

These recommendations follow in the footsteps of the 1998 update of the Eastern Goochland Plan, which continues the tradition of emphasis and priority as a matter of logical policy as well as a matter of direction from both County officials and citizens participating in the update process.

Business Service Areas

Business Service Areas are introduced in the 1998 Eastern Goochland County Growth Management and Conservation Plan. Business Service Areas are those parts of the county where retail, wholesale, business, office and light industrial land uses will be permitted and concentrated. This is also based upon assumptions that these areas will be the first served on a large scale by public water and sewer systems. Business Service Areas include those areas best suited to medium intensity land uses including light commercial, residential and mixed-use projects.

The Goochland Courthouse Village qualifies as a business service area for these reasons:

- ⌘ There are existing retail, business, and office uses in the village
- ⌘ Future uses are expected to be medium-intensity commercial, residential, and mixed-use development
- ⌘ Most of the village is already receiving public water and sewer service, with additional capacity planned for the future

The advantage of the designated service district is the cost effectiveness of planning and coordinating growth, concentrating densities and compatible land uses in these areas and encouraging private participation and/or generate revenue for the provision of services.

Service areas are proposed as managed growth areas, where more intensive land uses and higher densities of development will be permitted with utility service allowed through a Conditional Zoning process. Also, proposed development must comply with the comprehensive plan and be integrated with proposed infrastructure networks as described in the comprehensive plan. Through the process developers can negotiate and proffer public benefits and improvements. This will help the County provide funding for community facilities, utilities or other amenities needed for the area.

Goochland Courthouse Village Recommendations

The Goochland Courthouse Village has historically been the center of county activity due to the presence of county offices and courts. The development of new community facilities as well as recent improvements to public infrastructure show the commitment of county residents and officials to the courthouse remaining a center of activity.

The existing pattern of development in this area is comprised of traditional residential and commercial uses oriented along the highway. Continued growth based on this dispersed strip highway formula has the potential to compound problems with uneven types of development, physical and spatial discontinuity, highway access conflicts and congestion.

The Courthouse Village area should be developed as a mixed-use village with a strong, well-planned complement of residential, commercial, and community uses associated with it. Growth in the village should be directed by a distinct set of design standards in order to guide the aesthetic quality of new development. The Future Land Use Plan Map (Figure 2) shows the recommended land use pattern.

The following sections describe the proposed land uses and related transportation, utility, and community facilities recommended for the Goochland Courthouse Village planning area.

☞☞ Goochland Courthouse Village Commercial Uses

The existing village has a strong base of commercial uses and the county wants to expand on these businesses to create a thriving commercial district in central Goochland County. The Courthouse Village is in an ideal location to service those residents who do not want to travel into Richmond or live far enough away from the city where it would not be feasible to do so. The following recommendations are for the types of commercial development Goochland County is planning for this village over the next **ten to fifteen years**.

☞☞ A major commercial center designed with well-defined public use areas and supporting facilities. The center's uses should be functionally interrelated and provide a range of transportation linkages, (pedestrian and vehicular); offer coordinated/shared parking for a variety of uses; and provide linkages to a potential adjacent mixed-use community. The general location of this commercial center is shown in Figure 2, lying at the northeast quadrant of the intersection of Fairgrounds Road and Rt. 522.

☞☞ Retail opportunities and professional, business and personal services along Rt. 6

☞☞ Goochland Courthouse Village Residential Uses

The recommended characteristics of the residential areas include the following interrelated uses:

A concentration of residential uses surrounding the commercial village core that includes public use areas and a pedestrian tie between residential and commercial communities. Convenience and accessibility should be key factors in the future planning of the courthouse village. Mixed-use development should be considered when new housing and/or business opportunities arise.

Multiple types and densities of residential uses, including mixed-use development, should be designed to blend with the existing and planned infrastructure and supporting community facilities.

☞☞ Goochland Courthouse Village Community Facilities

Currently, the public school recreation facilities are attempting to meet community recreation needs (softball, basketball and tennis). The recreation facilities at J. Sargeant Reynolds (Goochland campus) have helped alleviate this growing demand. These existing sources, plus the pending construction of a new high school and associated playing fields and facilities in the courthouse village, should meet the demands of the community in this near term.

As demand increases in the Village, it will be necessary to set aside permanent open space, parks and ballfields sites in the Goochland Courthouse Village. Ideally, the reservation of open space should occur in close proximity to residential and business uses so that the maximum convenience is afforded patrons of the facility.

Hidden Rock Park, which is adjacent to Goochland Courthouse Village, should continue to grow with the village to meet the needs for outdoor recreation opportunities, including bicycling. New developers should also consider public access to the James River as a quality of life improvement for the entire community.

With the development of a new high school, the existing high school facilities present a promising opportunity for passive recreation and community programs. In addition to recreation potential, the school may serve as a public meeting place. These facilities are centrally located and accessible. Existing parking and space in the school may be shared by a variety of civic groups.

The community spaces of the village are in the early stages of improvement. Sidewalks and lighting are being installed along Rt. 6 and will extend from the courthouse complex to the new high school. A new county library will be built across from J. Sargeant Reynolds property on River Road West, with construction expected to begin by the end of summer 2001 and completion is tentatively scheduled for October 2002. A community YMCA is planned for construction on the J. Sargeant Reynolds campus in the next two to three years.

☞☞ Goochland Courthouse Village Transportation Facilities

The transportation system in the Goochland Courthouse Village is critical to fostering the desired land use pattern and preserving the highest quality of life for citizens and enhancing economic development opportunities. The village should be supported by a well-designed circulation system that includes:

- ☞☞ Service by roadways that are designed to control or limit direct highway access and instead use loop roads, shared collectors and service roads for access. These and other access issues will be addressed in an access management plan, currently being developed by a county steering committee.
- ☞☞ Park and ride lots and provisions for future public transportation or alternative modes.
- ☞☞ Set backs based on performance criteria, strong signage controls, landscaping requirements and multi-use parking facilities.
- ☞☞ Provisions for pedestrian circulation (sidewalks, bike and jogging paths) convenient to neighborhoods and other districts

Long Term Road Network, Major Improvements and Programs

Substantial additions and improvements to the road network will be needed to serve the future growth in the planning area during the next two decades and beyond. The needed major improvements are described below and shown on the Transportation Plan Map (Figure 3).

✍ Road A

This connector road extends from River Road West to Rt. 522 at the northern edge of the village. The purpose of this roadway is to provide access to the new high school and related facilities.

✍ Road B

Perhaps the most significant roadway project in terms of overall community benefit, this roadway project will connect Fairgrounds Road and Rt. 522 around the Fairgrounds property. This piece of land is planned for a higher intensity commercial center and mixed-use development. Higher volumes of traffic should be expected with frequent ingress and egress to these uses.

✍ Road C

This connector road will serve the courthouse complex and improve circulation around and behind the businesses with frontage on Rt. 6. An additional benefit of this roadway will be increased road frontage for new mixed-use and residential development around the courthouse complex.

✍ Road D

This connector road has the potential to open up the eastern portion of the village by connecting Rt. 6 with Maidens Lane. The possibility of future development in this area is greatly enhanced by construction of this roadway.

✍ Road E

This loop connector will improve access to those properties south of the courthouse without frontage on Rt. 6.

✍ Road F

This connector road has the potential, like road D, to open up the courthouse complex to increased development opportunities and improved circulation. This is another potential route to connect Rt. 6 with Maidens Lane and provide an additional circulation pattern into the central courthouse district.

~~///~~ Rt. 634 Expansion

The planned expansion of Maidens Lane (Rt. 634) at the intersection of Rt. 6 raises potential safety concerns for development in the southern portion of the Courthouse Village. The expansion of Maidens Lane to four lanes and the replacement and realignment of the bridge brings about the need to expand the Courthouse Village boundary to include both the east and west sides of Rt. 634 at the Rt. 6 intersection, as reflected in Figures 2,3, and 5.

Goochland Courthouse Village Public Facilities

The primary purposes of the utilities plan portion of the Goochland Courthouse Village recommendations are to provide the planning basis for the staging of sewer and water service to various portions of the planning area and to prepare a conceptual map for sewer and water collection/distribution systems.

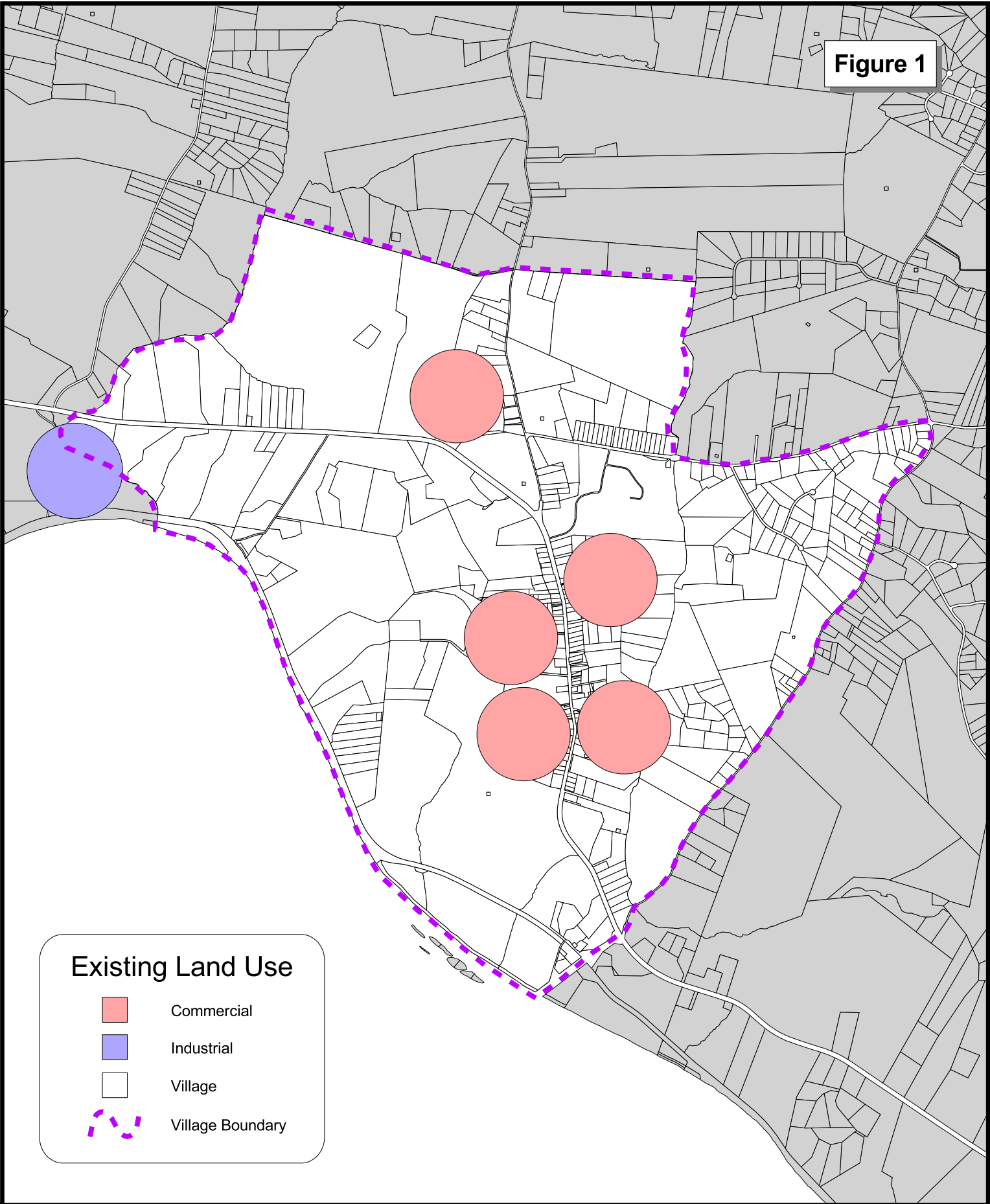
It is necessary to phase utility service in order to achieve the County's chosen development priorities in an environment of limited utility capacity, to avoid problems associated with scattered and leapfrogging development and to undertake provision of utility service in an economically responsible and cost-effective manner.

It is generally recommended that all new public water and sewer be provided or regulated under the supervision of the County through an appropriately established authority.

Existing water and sewer lines are shown in Figure 4. These facilities were completed over the past two years and serve the majority of the courthouse village. These lines have sufficient capacity to serve new uses in the village, including a medium-intensity commercial development as well as mixed-use developments.

Additional planned capacity is shown in Figure 5, which is expected to meet the needs of any new development that might occur in the village over the next ten to fifteen years.

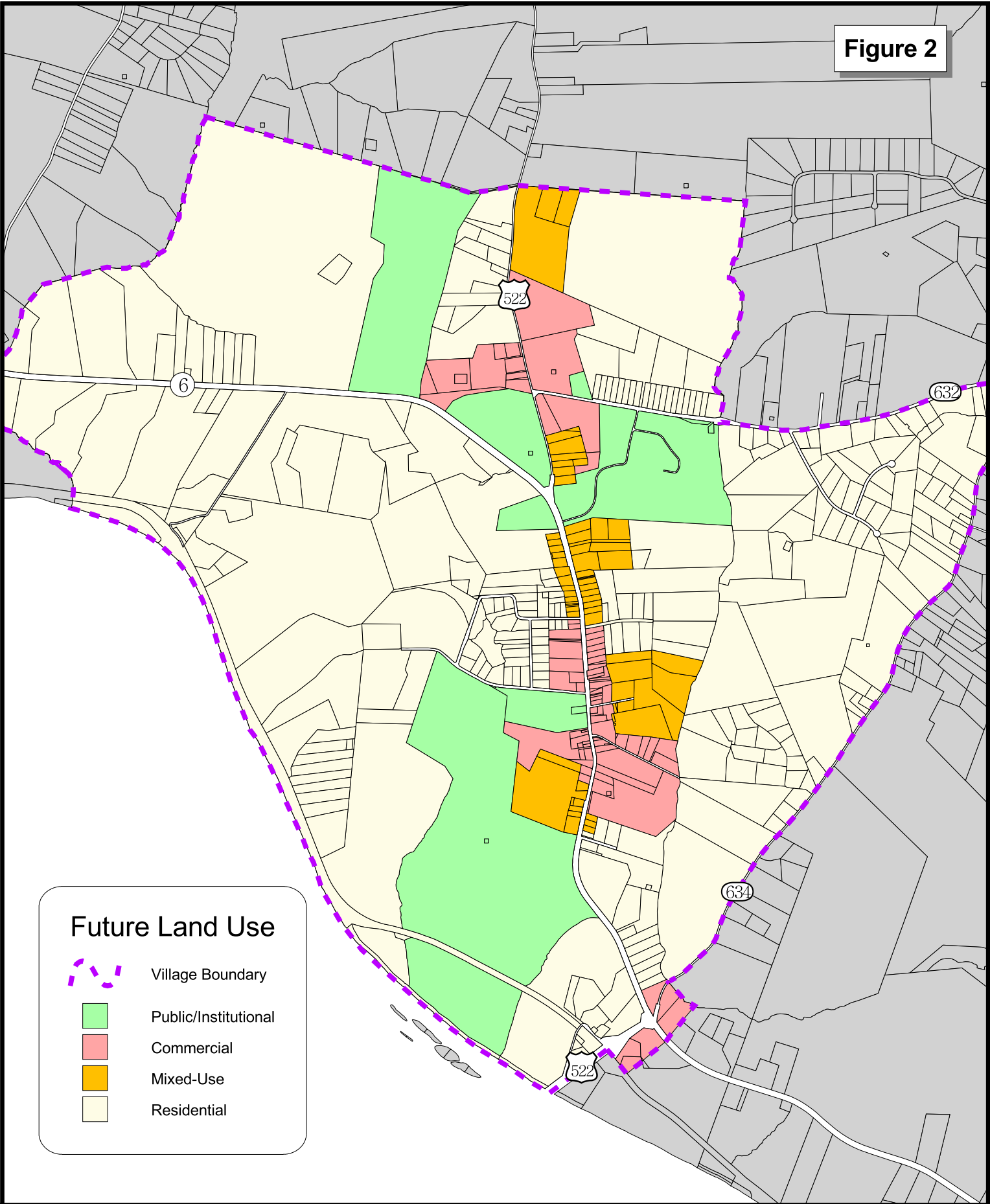
Figure 1








Gochland Courthouse Village: Existing Land Use



Figure 2



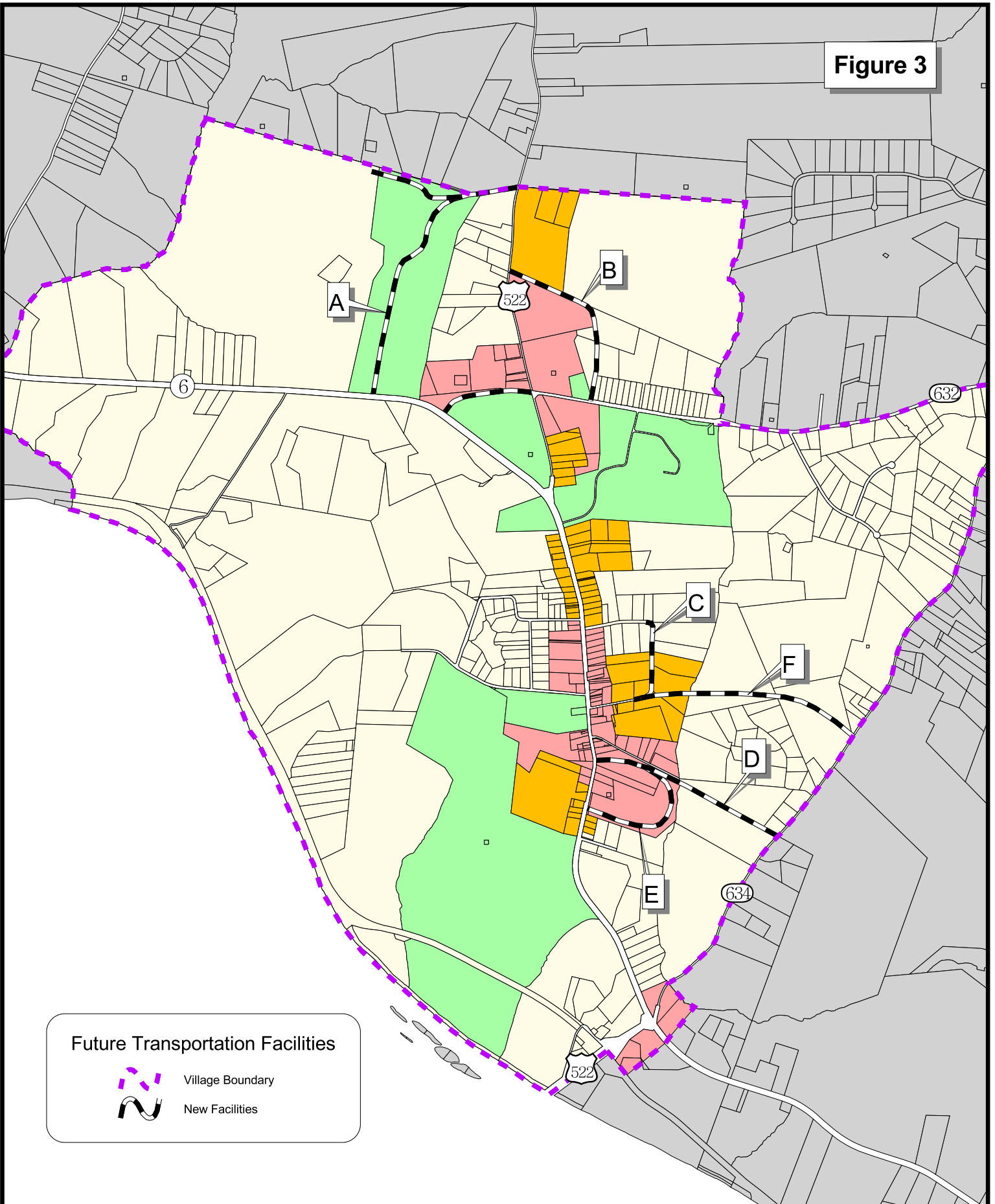
Future Land Use

-  Village Boundary
-  Public/Institutional
-  Commercial
-  Mixed-Use
-  Residential

Gochland Courthouse Village: Boundary Change



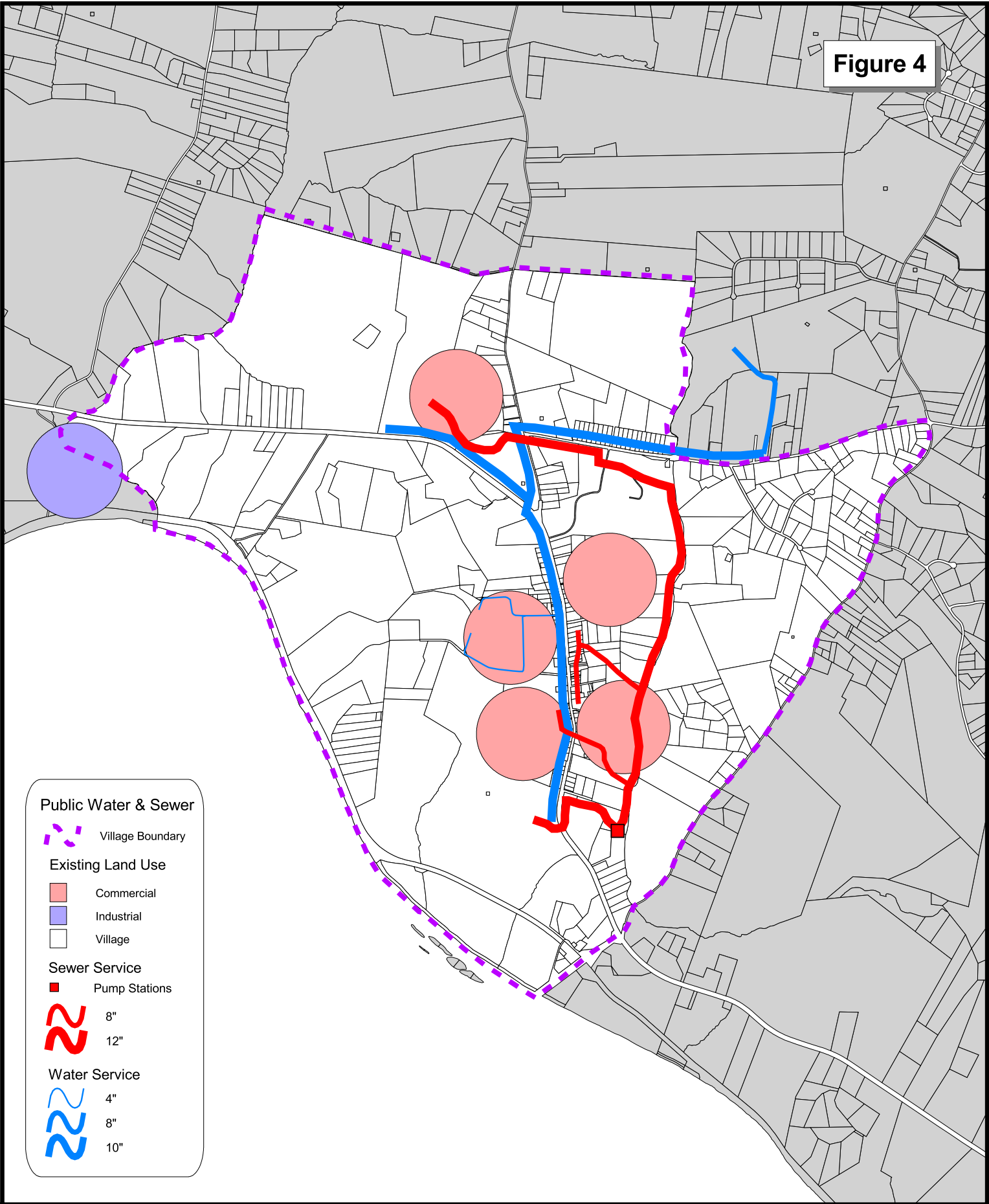
Figure 3



Gochland Courthouse Village: Future Transportation Facilities



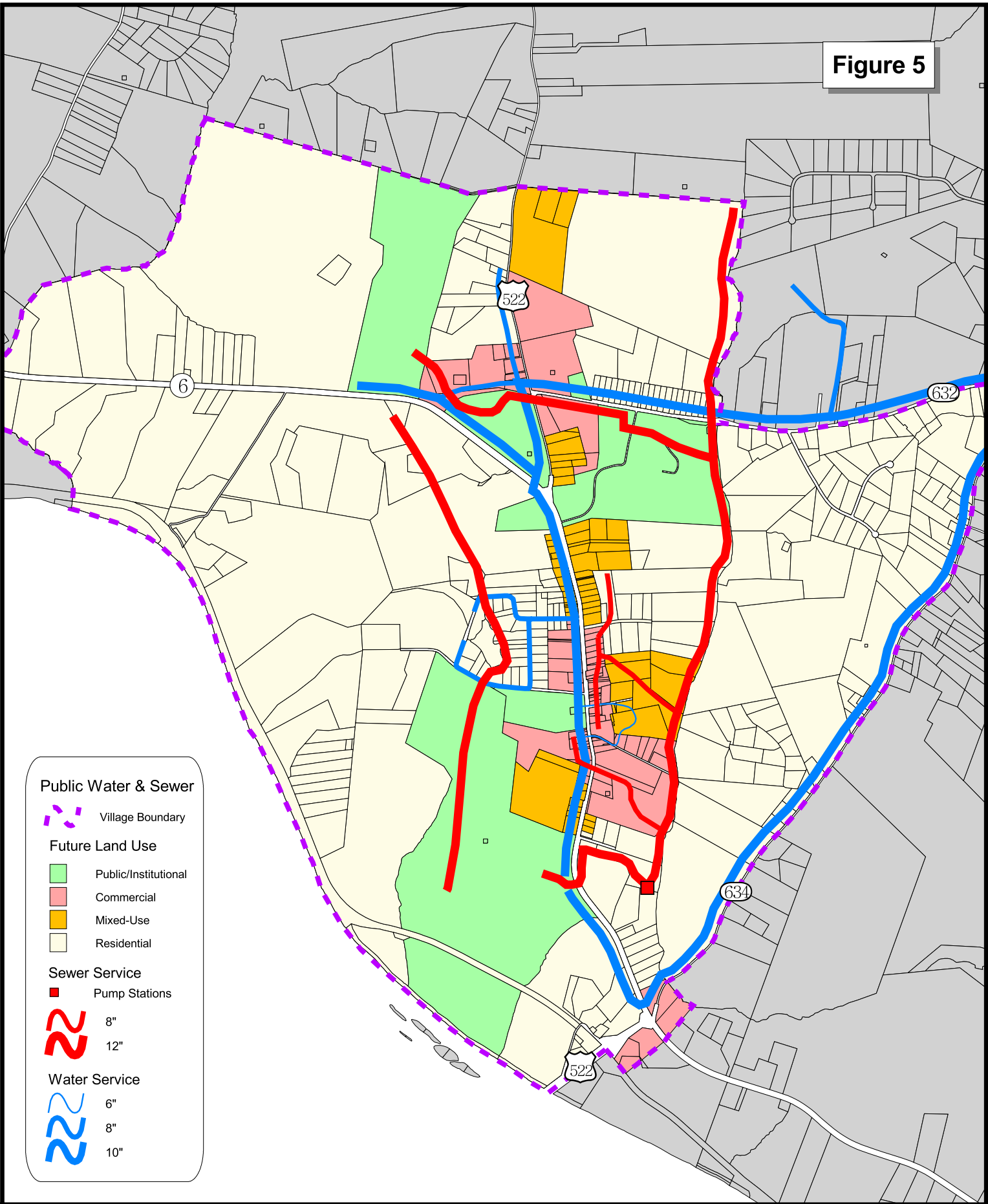
Figure 4



Gochland Courthouse Village: Existing Water & Sewer



Figure 5



Gochland Courthouse Village: Future Water & Sewer

