

Listening Session Comments

Date	Session Name	Comment	Category 1	Category 2
7/24/2020	ROCC	Are we rewriting just the Zoning Ordinance or the county codes? - just the Zoning Ordinance but there may be relationships to other county codes. Comment: ROCC was told we were doing both. Spent a lot of time asking citizens, and material sent to Planning Commission that may be dealt with elsewhere.	Overall Big Picture	Zoning Update Process
	ROCC	Other code issues include: trash can placement (may have crossover with zoning, dumpster placement could be in Zoning Ordinance), neighborhood enhancement, revitalization. Most comments here will relate to safety and aesthetics. Eg lanes blocked (by trash receptacles?)and have to go around them. Part of work on dangerous conditions is fact that different carriers for residential are in neighborhoods every day. As I researched I found areas like Leesburg create zones so if picking up in Zone 1 on one day, Zone 2 on another, etc so trash cans aren't all out. Handout of 10 things.	Overall Big Picture	Other County Codes-Nuisance
7/24/2020	ROCC	Parking on front lawns – happens when you get one of the first three issues, serious safety issue especially with children playing in yards.	Overall Big Picture	Parking
7/24/2020	ROCC	ROCC can help with outreach, identify problems	Overall Big Picture	Zoning Update Process
7/24/2020	ROCC	Unintended consequences – Dean had issue with overlay, corridor, can do this but now can't do that. County will do testing	Overall Big Picture	Districts
7/24/2020	ROCC	Unlicensed cars that end up in yards, code enforcement writes citation and it goes back to street. But don't want to bother people who have a broken down car and just fixing it.	Overall Big Picture	Parking
7/24/2020	ROCC	Are we looking at other county zoning? – Yes. Comment: we don't want to be the lowest common denominator and attract the worst development that can't go elsewhere.	Overall Big Picture	Zoning Update Process
7/24/2020	ROCC	Residential house inspections a few years ago (rental) – can we write ordinances for that.	Overall Big Picture	Enforcement
7/24/2020	ROCC	Where we go from here: More listening sessions in summer, fall; Focus groups	Overall Big Picture	Zoning Update Process
8/7/2020	Atty	appreciates openness and inclusiveness of county, outside perspectives as intermediate step to rewrite, client appreciates county's ability to listen.	Overall Big Picture	Zoning Update Process
8/7/2020	Atty	Market driven by millennials	Overall Big Picture	Market
8/7/2020	Atty	Where are some different products we need to think about with residential rework? Developers like things that if cost money they get a return.	Overall Big Picture	Market

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8/7/2020	Atty	Looked at TDR at one point but not well received. Hanover has it, but very low density in rural. 2012 comprehensive plan where went from green zone with nothing. Would it work in a county where there's not as much interest in conservation in general, want to preserve but also make money. How many times they run into farmer that doesn't want to lose the farm but also needs money. Rural conservation in Hanover where have a huge preservation lot, huge common area, lots more estates and horse farms. Cheaper for county to do it that way. Good if pay for density. PDR. County is so big, ordinance needs to reflect that. Folks in ___ district can do TDR and can sell, and this is where it goes. If concentrate infrastructure, not sprawling out, as Poway comes can say to community this preserves your area. Density wouldn't drive it now, demand is at most 5 stories. Seen TDR banks outside of government – eg nonprofit bank?	Overall Big Picture	TDR
8/7/2020	Atty	Density bonus – Jeff Davis committee, if tell us list, they have certainty, don't have that with CUPD.	Overall Big Picture	Density
8/7/2020	Atty	Temporary v permanent changes from COVID - people not driving as much.	Overall Big Picture	Market
8/7/2020	Atty	Pyramid zoning – drives brokers crazy.	Overall Big Picture	Districts
8/7/2020	Atty	When drafts are done, give development industry chance to read the initial drafts from user perspective. Henrico process was collaborative. Henrico taking way too long to get through it – we need to get through in 2-2½ years – wants draft in Jan 2023.	Overall Big Picture	Zoning Update Process
8/14/2020	HBAR	One thing county does well is ability to write own PUD, but that is also cumbersome and expensive.	Overall Big Picture	Process-CUPD
8/14/2020	HBAR	Positives from other communities in VA within Dillons Rule	Overall Big Picture	Best Practices
8/14/2020	HBAR	Balance in rewrite is figuring a way to wean off of CUPD.	Overall Big Picture	Process-CUPD
8/14/2020	HBAR	Overreliance on proffers, not consistent, have evolved, backing out of that would benefit county. From board perspective it allows control, specific impacts to mitigate, etc. May lead to difficult to move away from proffer-driven system. Could create competitive advantage.	Overall Big Picture	Process-Proffers
8/14/2020	HBAR	Every project is different – how get flexibility there to get good outcomes to meet changing market.	Overall Big Picture	Process-Flexibility
8/14/2020	HBAR	Land costs and regulations are expensive, can increase with RS to deliver different products and price points.	Overall Big Picture	Market
8/14/2020	HBAR	How does Hanover address RS next to existing projects? - not perfect, our case challenging because was new, had language for a project adjacent to an existing community, can be close, 2/ac with up to 4/ac as go farther. Allows preliminary plan that shows layout, after zoning can go directly to construction plans. We had a large master planned community changed 15 times. There is good and bad but having flex helps. Can mix TH, SF, condos.	Overall Big Picture	Housing
8/14/2020	HBAR	How incentivize without forcing people to do things? Eg fee waivers? - haven't seen incentive based approach, Richmond TOD standards to justify investment, so did (1) small area plan with recommendations on density, (2) came back with zone district recommendations and changed zoning piece by piece along corridor so was by right. Broader rezoning per master planning would improve predictability. Opportunities where development community in line with planning.	Overall Big Picture	Incentives

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8/14/2020	HBAR	Shorten timeline for approval.	Overall Big Picture	Incentives
8/14/2020	HBAR	What things drive up costs and create unpredictability? Would like to get additional return on density. Allow mix of housing, zoning opportunities. A lot of the easy land is taken down. Infill – need way to get good infill projects now, used to require at least 12k sf. Not realistic in the market. County used to equate lot size with quality (banned R7, R9) – other ways to get quality development without a large lot, need by right.	Overall Big Picture	Market
8/14/2020	HBAR	lots of interest in Hanover RS vehicle, goes a long way to desegregate housing, zoning segregates. Zoning is a strategy that blurs line between owner and rental products, bias against the latter, that’s not land use. Well planned development with sustainable product we haven’t had in the past.	Overall Big Picture	Housing
8/14/2020	HBAR	Love to see how navigate out of the issues, but would add that good developers do good things, will build well regardless of regulations. Challenge is we have lots of examples of land wit very little requirements attached to them and what happens in a bad economy. Good developers aren’t as abundant, those who don’t respond to the same convictions. Make sure we look at them through lens of economy that we don’t have now.	Overall Big Picture	Market
9/11/2020	Developers	Retail developers, County was anti-retail for a long time, lots of micro management, now encouraged more retail but still difficult, land that is retail takes creative planning for what parcels are to be. Eg Winterfield Crossing (300k, big box, now age-restricted + retail) – need to look at zoning classifications for those retail – will want residential and office. In Henrico County (HC), did UMU zoning and was successful for larger parcels. Recently did R6 with PUP conditions, went through that process, worked with county to adopt and zone a property for that, density, how fits. Gives County their “pound of flesh” but lets developers be creative. One positive experience is PUP lets you adjust density, their zoning wants % of retail, outparcels, can adjust on project by project basis. Great process for a developer. Not hard and fast. A bit of flexibility even after the zoning process. Flexibility on uses, let market find a way to fill the spaces, what are opportunities where our code can improve? In Winterfield we got traction on entertainment components, restaurants’ main concern is staffing the restaurant, so need affordable workforce housing. Eg Westchester Apartments (best in class) but also need a different component for low rent jobs. Density, incentive tradeoffs. County’s incentives, plans have been good - look at for other areas, can’t pay as much for land for AH.	Overall Big Picture	Flexibility
9/11/2020	Developers	Started discussing a rebate program on Wed for 80% BMI, to encourage market rate developers to participate in workforce housing. Implement something similar in CC and HC. Worked with MF developers on pro-formas. They have a product they can provide for a template.	Overall Big Picture	Housing
9/11/2020	Developers	Leery of unintended consequences, likes direction and looks forward to what we come up with. Areas where we’ve invested in infrastructure (east county) but restricted on what can see in those areas and pushing development west. Why not build there? Consider what makes sense from cost perspective. Eg incentives for infill along established roads with W&S, v. new greenfield projects. Sewer connections and tap fees are good incentives. MF – with land values its hard to make the deals work. Can’t do that from SF perspective. Even with density how many market rate housing units can we support? No personal experience but Skyrock has. County is working on AH strategy and ways to incentivize that development, grant relief. Explore those opportunities before rewrite. With new ordinance, idea of having more options to pick from. Eg SFD categories with 5-6k sf lots; better attached SF district; ZLL; missing middle housing types.	Overall Big Picture	Housing

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9/11/2020	Developers	Focus groups in Jan, in-depth with whole team. Project challenge is outreach and getting better product for people to use. Code archaic now.	Overall Big Picture	Zoning Update Process	
9/11/2020	Developers	Seeing in retail – retailers prioritize drive-throughs with COVID, don't know if that's going away, always a battle with municipality, can be creative with screening and patio space.	Overall Big Picture	Market	Market
9/11/2020	Developers	Struggling not to have drive-through everywhere, but patios, expansion of outdoor dining to parking lots, etc. Good quality setting. With car influence everyone wants to stay in car, but don't want to overdesign a 20 year document for a 1-2 year incident. Create new opportunities that we didn't have before COVID. Pick-up/drop-off to recognize that those take parking spaces away. Working on edges to expand that.	Overall Big Picture	Market	Market
9/11/2020	Developers	VA ABC initiative and 25-acre mixed use sites with small premise, alcohol where can walk around. Haven't addressed that yet – northern VA mostly.	Overall Big Picture	Market	
9/18/2020	Chamber	When was the last zoning update? – have done minor changes, last codification was 1997, Bridge the Gap 2015 to set table for rewrite. Ordinance updated every year. Basically a 1980s document. Hoping for a brand new document.	Overall Big Picture	Zoning Update Process	
9/18/2020	Chamber	Participant helped with Albemarle County zoning update, they don't support growth, only 5% of county designated for growth, 2-3 years to get through process, hard to get growth where needed. Excited that CC is meeting the need quicker rather than reacting, not just letting change happen. CC has every type of growth from rural to higher density. When get cases we can put growth where it needs to be.	Overall Big Picture	Market	
9/18/2020	Chamber	Historically have seen that we started out as an ordinance that segregated uses (not integrated), was largest lot with largest house was what zoning imposed v. base standards called out. Every zoning case built on case before it. Didn't work for all price points. Couldn't sell a townhouse 30 years ago, now its one of the more popular types. Constantly evolving. Can stay in own neighborhood without having to move. Can go to church, health club, supermarkets close by. How to connect things. Used to have as big a setback as possible on every project, think about how to integrate uses thoughtfully – not disconnected. Keep up with technology – went from car centric, parking ratios increased exponentially and piled up more requirements. Allow for older people to live in community in similar neighborhoods. If could built more small lot on standardized product, would that be an advantage over now. Have to negotiate everything now, define the standards like OS, etc so that everyone is treated the same, professional v emotional standard.	Overall Big Picture	Districts	
9/18/2020	Chamber	Keep the ordinance forward thinking on tech, drones, internet of things, etc.	Overall Big Picture	Market	
9/18/2020	Chamber	The more restrictive the ordinance, it ends of adding costs to housing / rent. AH becoming an issue – the less perversions in the market now we have the better, overcome burdens, less flexible with land type can create projects that don't get off the ground. Flexibility is huge because every property unique but what are we adding to costs? Financial understanding as to who pays for it. Problems that developer doesn't want to pay for, work on front end as to what to manage with the land.	Overall Big Picture	Flexibility	
9/18/2020	Chamber	Observed over the years small business confusion over fed/state mandates v county, help working around that, helpful as go forward to make clear. Time is money, impacts a lot of things discussed here. Futuristic – internet and high speed is as important as electric and water, 5G may help solve.	Overall Big Picture	Market	
		Modular housing – everyone pictures a trailer, can get a better built house than what we mandate.	Overall Big Picture	Housing	

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9/18/2020	Chamber	Avoid broad swings in policy. If there is certainty people feel safer putting capital at risk.	Overall Big Picture	Market
9/18/2020	Chamber	Loves manufactured housing, if design properly it provides an awesome opportunity.	Overall Big Picture	Housing
9/18/2020	Chamber	3D Printing communities – talked to County re 3D printing modular homes, still expensive to transport so if print them onsite. Labor so expensive for a stick built house that if can solve transportation its great. One development that built 200 homes using 2 people. Could resolve rural housing problems. In rural areas there are only so many people that 3D printing could really help. 24 hours to print a house and that’s considered slow.	Overall Big Picture	Housing
9/18/2020	Chamber	If building an ordinance ideal to CC, are there benchmark jurisdictions that have balanced the view of the world? Seaside, Ion Village, etc.?	Overall Big Picture	Zoning Update Process
9/18/2020	Chamber	Code should encourage redevelopment of old neighborhoods so that people are able to stay where they are, encourage infill. NIMBYism is hard so reinvent older neighborhoods, older homes cost less, if we can make that better and add value to the demographic it would be great to reinvest or revalue that whether through increase density, development types etc. doing some of that on Jeff Davis – loves making the right things easy. On financing side, can’t get a lot of projects to work in a way that makes financial sense and if have to take debt. Could expand enterprise zone, reshape that.	Overall Big Picture	Redevelopment
9/18/2020	Chamber	Have seen localities that use municode (I mentioned enCode).	Overall Big Picture	Codification
9/18/2020	Chamber	History with conditional zoning – won’t get rid of everything? Eg just because you’re C3 doesn’t mean you can have every use permitted. Legal challenge if try to override cases. Could incentivize people to move to the new ordinance. Would like to see Planning Commission / BCC do friendly rezonings.	Overall Big Picture	Districts
9/18/2020	Chamber	Midlothian and ___ are the two high growth areas, land that hasn’t been touched since the 1970s, have to look at which proffers are there. If develop a progressive Mixed Use category that could replace a lot of the antique CUPs, etc. easy option for developer to see, what mixed use district we have, etc. making a change from CUPD to mixed use would be an easy decision to make. That’s the goal, developing enough categories, meeting 90% of want, easier process. But people will call wanting a convenience store at X & Y and hard to tell them what they can do. Don’t want to spend an inordinate amount of research time, choices of zoning categories, consistent answer, it’s a challenge. Great team to help with the project.	Overall Big Picture	Mixed Use
9/18/2020	Chamber	With categories – I look at it like tax rate categories – better to have fewer categories and more stringent within the category? Eg office space, people might convert to housing, if 20k sf you may need a rezoning, etc. People rent apartments for commercial. Right now we don’t have enough options to pick from so we need a CUPD to make it work, we want it closer to what they want with new district + 5% to address administratively. Right now we have to do that. That’s the hard lift we have to do. So (1) more products on shelf and (2) administrative modification for the rest. That shift will be very hard because everyone “makes their own soup” now.	Overall Big Picture	Uses
9/18/2020	Chamber	If we have more categories will we have more flexibility from a secondary standpoint? Eg if go from commercial you may just cross boundary.	Overall Big Picture	Uses
9/18/2020	Chamber	How rethink strip malls, etc to make it easier for developer to rethink investment to higher density. Various forms of it – uses side by side.	Overall Big Picture	Uses

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9/18/2020	Chamber	We refer to Zoning Ordinance document, how things are changing and evolving, ever heard of ordinance that have triggers that let and ordinance morph if market changes?	Overall Big Picture	Flexibility
9/18/2020	Chamber	What are trends in balance between environmental standards and placemaking? People want that set aside for advocacy. How have other communities dealt with that? We have conflicts with staff on what you can do in BMPs – eg nothing in buffer v. using it as a recreational resource. Ex: their Bikeways and Trails Plan has a lot of trails running through resource protection area, we want to minimize impacts, so environmental engineering have tried to address what to do their, do we incorporate BMPs, etc and how to use it as an amenity.	Overall Big Picture	Environment
10/2/2020	Citizen	Will we post documents to county website like the comprehensive plan?	Overall Big Picture	Zoning Update Process
10/2/2020	Citizen	Have we met with the implementation group?	Overall Big Picture	Zoning Update Process
10/2/2020	Citizen	Hope this process will serve citizens better than comprehensive plan. Provide an idea of exact position of citizens.	Overall Big Picture	Zoning Update Process
10/2/2020	Citizen	Introduced consultant team – is that on the webpage?	Overall Big Picture	Zoning Update Process
10/2/2020	Citizen	Comprehensive plan concerns (ignored in final draft) – biggest concern for new ordinance is failure to consider a comprehensive infrastructure evaluation on schools, fire, police on rezoning. County looks at one on one basis. Leads to crowded conditions on roads, poor response time, \$2.5B (?) behind on roads, numerous approvals without considering impacts. Look not just at traffic from application but 3-5 miles out. Ensure proper infrastructure. Inadequate income – revised proffers not sufficient. Impact fees should be considered. If water and sewer need expansion outside development there is no provision for developer to provide the infrastructure. Without money for that county needs to tax citizens/real estate taxes – additional 5-6 cents for gas tax, etc. Rezoning ordinance should property address infrastructure needs before approving it.	Overall Big Picture	Infrastructure
10/2/2020	Citizen	We don't follow our ordinances -	Overall Big Picture	Enforcement
10/2/2020	Citizen	County wants higher density, MF housing, packed together up to sidewalk, is that where we're headed? - Wider range of housing. Outdated condo and townhouse language. Not densification, just wider choices. Need to fill affordability gap, but that's not just MF.	Overall Big Picture	Housing
10/2/2020	Citizen	Considering COVID, if I am in apartment I don't have a lot of space for kids to run around? We have been looking at market trends, what people want in that. Make sure we provide the open and common space opportunities. Lot sizes have gotten bigger over the years, may not be affordable, aging population -need senior housing, need guidance and basis standards. Also need to address curbside pickup, etc. Looking at walkability, etc.	Overall Big Picture	Amenities

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10/2/2020	Citizen	Cases over last 3-4 years tell me the County's focus is MF, reference to New Urbanism, Arlington County, etc. Response: reading too much into that, that's not the perspective. We want all choices, trad suburban, neotrad, etc. New Urbanism isn't all higher density, it gets pigeonholed as apartments, mixed use, but that's not all of it. Comment: hopefully that will change. New Urbanism often requires a park, OS within distance of lots, useable OS. Document what we want in exchange for density. Negotiating now.	Overall Big Picture	Approach to Zoning
10/2/2020	Citizen	We also need recreational, walkability, etc. Midlothian village – expanding to urbanized area.	Overall Big Picture	Amenities
10/2/2020	Citizen	My home value going up because not building new homes – all townhomes, apartments, etc. need new homes too.	Overall Big Picture	Housing
10/2/2020	Citizen	We voted on policy/plans, now trying to make ordinance fit plans. That is very complicated. We have given a vision to the people and want them to accept it, but we don't have the tools. Important that if come up with policy we need support in ords. Now you can do whatever you want – it's the wild west (for applicants). Eg Midlothian where was zoned industrial, now MF on bad tract. Need something that works after our current staff is gone. No stickies or 3x5 cars, people know what they want. Walkability – takes 45 minutes to get to Food Lion, no walkability. But there are sidewalks. We sold a plan that doesn't work. They want to help fix that problem.	Overall Big Picture	Consistency
10/2/2020	Citizen	Challenge for consultant is to provide a quality set of ordinances that address a diversity of housing, group here concerned that most of what passed over past several years was high density with little green space, connectivity, negotiated case by case. Even though espoused New Urbanism, walkability, etc there is nothing in cases that address it. First cases were concentrated high density that didn't address green space, roads, etc. look forward to an ordinance that provides protections, strict ("shall" and "should") guidance. Specifics of 40% green space, connectivity, etc because not getting that now.	Overall Big Picture	Approach to Zoning
10/2/2020	Citizen	Special exceptions – Zoning Ordinance must spell out strict standards, "no exceptions" rule – why have rules if can make exceptions.	Overall Big Picture	Process-Flexibility
10/2/2020	Citizen	Troubling – hear in every zoning case that this is what people want. But there's nothing else for them here, becoming so expensive people spending \$500k for townhouse, can't control what developers bring to us. If they come in with those projects we need to grade them, how incentivize builders – special zone, etc.? NJot just cheapest product with no green space.	Overall Big Picture	Approach to Zoning
10/2/2020	Citizen	What incentives could county offer a developer? not sure, maybe a special area where can only build a certain kind of thing.	Overall Big Picture	Incentives
10/2/2020	Citizen	Now we have R7, R9 etc – do those categories go away? If allow 50 dwelling units per acre developers love it because can fit more in the space. with AH, where see a new apartment that's > 600 sf and \$1k a month, could have roommate but cramped. What are we looking for – housing diversity or just to make developers happy. Response: opportunity for all levels of housing. Looking at his as an opportunity. Now we take up land with larger lots. Comment: disagree – I know people in Round Tree (?) and smaller yards, but most people don't want that smaller yard after awhile. False concept that people don't want the larger yards. ____ with nice size yards are selling as soon as they go up. Most of the housing in Round Tree is not cheap. The area has significant drainage problems. Idea that everyone wants a bigger house on smaller yard with no maintenance is not true. Response: we know people want that, need balance. Comprehensive plan density guides that, cottage courts, lots if different housing types.	Overall Big Picture	Housing

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10/2/2020	Citizen	Development that is above and beyond wrt green space – something wonderful not just something that gets in the door.	Overall Big Picture	Amenities
10/2/2020	Citizen	Ensure there is infrastructure to support the development. There are areas who need that because they are already crowded, people moving from Richmond, people moving with children, Stonebridge but Davis Elementary is at capacity. Proffers for drainage – can we look at that?	Overall Big Picture	Infrastructure
10/2/2020	Citizen	On new comprehensive plan, lots of provisions for regional and community mixed use, high density residential to include commercial and walkability. Want to see addressed, in rezoning case over past several years, too many cases abuse mixed use where development comes in with mixed use to get higher density, and then approve more density, but not commercial. Want specific, detailed language to get the commercial mix, phased, 25% residential + 25% commercial for example (county has shortage of commercial compared to Henrico, for example). Goes to 10 acre tract in Midlothian, all the best property is residential, corners and edges are commercial but commercial wont come in because not profitable.	Overall Big Picture	Mixed Use
10/2/2020	Citizen	One Planning Commissioner told me that we need jobs in Midlothian, told we need to get people and then we'll get the jobs. That doesn't work. We were told that for 40 years.	Overall Big Picture	Market
10/2/2020	Citizen	Most comments concern process more than the ordinance itself – the process is broken, we don't get info before planning cases, B/S doesn't have to review it. At least 2 weeks before community meeting, 1 month before B/S meeting. Citizens need time to respond, many Departments don't respond, or say can't meet their goals - what does that tell citizen? Mandatory for all depts to respond. Without that info we're not making educated, informed. New tool to give status of cases, case no., etc. but says nothing other than other info is available. Would help to let citizens know in advance what is coming. Now we find it at the last minute.	Overall Big Picture	Process-Citizen Participation
10/2/2020	Citizen	Provide citizens rebuttal at Planning Commission meeting. When we want to rebut we're told to sit down. Provide TRC comments in advance. County policy violates FOIA policy – County refuses to release their comments. Staff just gives general summary, we need detailed reports. Provide their detailed comments to citizens. Experience where board members not knowledgeable. Pushed to make decisions, lots of information available. Doesn't take a Zoning Ordinance to give citizens 5 more minutes, how much time on applications, how many used, worthy for public to have respect also instead of getting told to sit down. Allows for misunderstanding, miscommunication, has been a problem for me and others not in this room.	Overall Big Picture	Process
10/2/2020	Citizen	What is process from here? - listening sessions, internal discussion with consultant team, with Jan start date will continue to have public input for new project. Several phases – will send link to presentation. Initial diagnosis phase with feedback on how it looks going forward. Need open dialogue with everyone.	Overall Big Picture	Zoning Update Process
10/2/2020	Citizen	Don't use Loudoun and Arlington as peers – Henrico (land use; infrastructure at time of rezoning), Hanover, Henderson (tight control – have mixed use also, closer on keeping to plan). We are a diverse county, not urbanism everywhere.	Overall Big Picture	Zoning Update Process
10/2/2020	Citizen	Current zoning case on website – what if developer stops the case? - withdraw and removed from web – eg Hanover House proposal – no official letter. Appreciate the tool – they use it. Need summary early on of proposal. Will get a better, more comprehensive application in new ordinance. Try to tell applicants if get good info upfront it helps in the long run.	Overall Big Picture	Process

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10/2/2020	Citizen	Examples of codes we've done around the country?	Overall Big Picture	Zoning Update Process
10/23/2020	RAR	Aligning comprehensive plan and Zoning Ordinance, a lot of their input was in plan esp special area plans. Very aware that region growing rapidly, seeing more homebuyers from DC area than ever before. Expecting to grow more because of that. About making sure we have the infrastructure and smart growth the keep up. Density can be controversial, not trying to density like downtown Richmond/Rosslyn but use the resources we have. But more than 1-acre lots. – missing middle, smaller lots, detached SF, townhouse/ZLL, condo, etc to do a better job of providing zoning districts. Part of MMH is that as prices escalate in city limits we see people with lower incomes moving to county, how does market serve working class families (police, fire, etc.). Cost of labor, supplies escalating.	Overall Big Picture	Housing
10/23/2020	RAR	Connectivity – supposedly travelling less now but traffic counts jumping to pre-lockdown. Need connectivity beyond the auto. Millennials prefer walkability, older have problems driving at night.	Overall Big Picture	Connectivity
10/23/2020	RAR	How can Association of Realtors help us? Days on market for market for small v large lots, close to trails, etc.	Overall Big Picture	Zoning Update Process
10/23/2020	RAR	When we do site plan review, we still have to negotiate to get sidewalks, trails and open space.	Overall Big Picture	Amenities
10/23/2020	RAR	Issue with density – new ordinance will allow MF, but we struggle with fear of density. Working with board on benefits of MF.	Overall Big Picture	Housing
10/23/2020	RAR	Win-win for development community.	Overall Big Picture	Process
10/23/2020	RAR	Data on alley-load: helps with amenities, onstreet parking, etc. Developers resist this. Strong Towns website, old ULI study.	Overall Big Picture	Streets-Alleys
10/23/2020	RAR	Low supply, everythings in demand. Down to 4 week supply.	Overall Big Picture	Market
10/23/2020	RAR	What kind of data - price/sf, days on market, median sales price, etc.?	Overall Big Picture	Zoning Update Process
10/23/2020	RAR	New Urbanism – most is northern VA, what about in-between, what is between 1-acre	Overall Big Picture	Market
10/23/2020	RAR	Affordable du legislation that passed – Planning Commission established a committee, will look at a lot of different options. Good way to include the options. Concern about current model where its separate and seen as a negative.	Overall Big Picture	Housing

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12/9/2020	JDA	On JD if you can't have C-5 uses where would you have it in the county? Sizes of parcels being small along the JD corridor – not very deep as county strip zoned back in the 70s. Uses that are very old. A lot of the areas have the old mobile home parks, etc. Tough to crack as they are big economic generators. Afraid to give up that zoning as they can't get it other places in the county. With the county's new emphasis on higher density residential starting to see some movement in the area. Conversion of an older under-utilized C-5 area. County's higher density perspective such as parking ratio reduction lends itself to new development. Better architecture. When one project happens it will spur new commercial uses.	Overall Big Picture	Districts
12/9/2020	JDA	Area plans – too many it seems. Unintended consequences appearing as a result of these plans. Don't think you can give the existing residents too much protection. Nothing happens because people don't want to fight the fight. Seem to get caught up in things (i.e. proffer buffers because of adjoining uses that are protected.) Hard to consolidate them into an area that is usable. I.e. Bellwood Road (zoning is I3 but remaining area has SF homes). Hard to convert and get moved because they have residential next to them. Have had cases where it becomes a negative building area when buffers are applied.	Overall Big Picture	Development Standards-Landscaping
12/9/2020	JDA	Eastern 60/360 Plan – Old plans? How are they developing today? Getting rid of the older plans that we have in place; re-working to get rid of the 4 older plans because they are no longer serving the needs to the community. Looking at more Special Focus Areas instead – intersections. Ways to lure them to change those uses to go to multi-family. Have we given some thought of increasing county-wide to 15 units/acre? County Comp Plan minimum density is 12 units/acre but special area overlays are different. Density is self-limited by the parking.	Overall Big Picture	Planning
12/9/2020	JDA	Previous case in Clover Hill District – waiting for the special focus area was on hold. Would like money back? Rockwood Plan is in progress – landowners will be contacted for a community meeting soon (beginning of January).	Overall Big Picture	Planning
12/9/2020	JDA	Advertising – County to set up a means of communication between the community and the county. Can we set up a dedicated place for this information? Particularly in Facebook feed?	Overall Big Picture	Process-Citizen Participation
12/9/2020	JDA	Originally with the JDA there were lots of concessions made – how does a new ordinance work? Encouraging to come to the new zoning with incentives.	Overall Big Picture	Incentives
12/9/2020	JDA	Right-of-Way – noticed that on some of the GIS maps there is the centerline of the roads – ultimate ROW on JD is 120 feet. Near Falling Creek wayside it is wide. GIS isn't exact.	Overall Big Picture	Districts
12/9/2020	JDA	Want to have a balance of representation across the county on the stakeholder/advisory committee	Overall Big Picture	Zoning Update Process
12/9/2020	JDA	Once in place we need to adhere to the plan. Eliminate the exceptions.	Overall Big Picture	Process-Flexibility
12/10/2020	Shopping Ctr	Are policy issues fair game? – changes to subdivision ordinance, other policies may emerge from this.	Overall Big Picture	Zoning Update Process
12/10/2020	Shopping Ctr	Ordinance too long (481 pages), too many development things should be in a development guide (eg landfill)	Overall Big Picture	Codification

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Date	Session Name	Comment	Category 1	Category 2
12/10/2020	Shopping Ctr	Commercial standards higher than residential – have to hide AC units, landscaping, parking lots. Subdivisions don't have that so why that high standard for commercial	Overall Big Picture	Design
12/10/2020	Shopping Ctr	Micromanages development – government protects HSW but we have a lot of minutiae to create high quality, which is good, but micro-manages (eg not right bench on the sidewalk).	Overall Big Picture	Design
12/10/2020	Shopping Ctr	Learned from pandemic – if want an ordinance correct it needs to anticipate things like that because P&Z enforcement just looking the other way when tents are in parking lots, etc. Heard that county has been good, but what if someone else down the line was not?	Overall Big Picture	Enforcement
12/10/2020	Shopping Ctr	Mixed-use/individual parcels, parking, access, can I have a commercial parcel where someone parks next door in an agricultural zone (important with mixed-use). Ordinance doesn't have a mixed-use component and needs that.	Overall Big Picture	Mixed Use
12/10/2020	Shopping Ctr	Exceptions for Bon Aire, Chester special districts. Cumbersome that not a general playbook, but rules and regulations for different areas, political.	Overall Big Picture	Districts
12/10/2020	Shopping Ctr	We rely on CUPD which held back the ability to provide those opportunities in a box, developing mixed-use is important but the ordinance doesn't provide for that.	Overall Big Picture	Process-CUPD
12/10/2020	Shopping Ctr	What to include to allow that development to occur? - -ChesCo adopted processes with Jeff Davis Corridor Plan, had some permitting help, will be important for larger retail. -Noncontroversial zoning cases should have an expedited process to move as quickly as possible. When go through zoning you make redundant efforts. "Time kills deals" If 18 months for example it makes things harder. If ordinance simplified the time frame should shorten also. -6-8 months for zoning, now another 3 months on one project – a year, problems with consistency. Get mixed messages from staff – get a permit approved then inspector says to do it a different way. Rezoning wasn't difficult but \$15k in legal fees and 8 months lost time just to get a canopy approved. Staff friendly and helpful	Overall Big Picture	Process
12/10/2020	Shopping Ctr	ChesCo experience is like other counties, citizen input where at last minute emails with bad info come in. Project in Colonial Heights years ago was easy, would take 9 months there now. Be realistic about moving faster, hard to get things to move in sync.	Overall Big Picture	Process
12/10/2020	Shopping Ctr	One issue with Winterfield Crossing was employee base, high end housing but servers, wait staff they want to hire don't have places to live so how to get more AH (not low income but more blue-collar type that lives off \$50/year).	Overall Big Picture	Housing
12/10/2020	Shopping Ctr	Route 1 Corridor – by right for MF in some situations there. Tax abatement policy where if invest \$5m+ can get 80% abatement. Works with developers interested in a variety of parcels, overlay with by-right zoning. Works closely with other developers in other parts of the county. Helps with tax credit applications. Access to federal funds – EBG and HOME fund money, can buy down development costs. Land Bank – not doing MF now (SF only), worked with a surplus property for SF AH. Did analysis of 25+ year old shopping centers in County – 61 identified where could do a mixed-use situation, if AH product could figure ways to help with the deal. Working with Planning Commission and Board, they are keen to work with shopping centers.	Overall Big Picture	Housing

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Date	Session Name	Comment	Category 1	Category 2
12/10/2020	Shopping Ctr	Henrico UMU – was created for sites 20+ acres, not applicable to older sites to adopted R6 with PUP rider, Intent was to use UMU on small sites, was density, setbacks, etc so everything could be modified via PUP. Code modified, write your own ordinance, so not unlike CUPD. Henrico was proactive in asking what needed to do to make this work – mixed-use on smaller sites, ultimately became the ability to vary anything in R6 case, could create a framework for a B3 component that is now on the books for smaller sites. So if can get property zoned you can do what you want to do. Ordinance doesn't require time and money to do that. They were proactive in asking Henrico how to do that.	Overall Big Picture	Mixed Use
7/24/2020	ROCC	Usability of code – public has not a good understanding. Chapter 19.1 is 486 pages – create a pamphlet for each of the 5 sections. With enCode will be able to create synthesis of regulations digitally. One thing in current code is internal inconsistencies. Can't repeat every section but new code will be linkable, have images, etc.	Usability & Formatting	Codification
8/7/2020	Atty	From customer perspective, navigating standards, how interplay with landscaping requirements? Staff does good job of telling that what they missed. If 20 landscaping standards, nuance between 12 of them we don't understand. enCode will allow you to click and show landscaping, parking, etc. Get out of having to check in 16 places to see what you can do, ok to lose a few issues to simplify. Nuances, what gaining, match modern development, have value now?	Usability & Formatting	Codification
8/14/2020	HBAR	Format of Zoning Ordinance – table of uses in last go round is harder to communicate with clients because you have to look on every line to see what's allowed in every district	Usability & Formatting	Codification
9/18/2020	Chamber	Will enCode integrate with GIS? – e.g. the maps in Greensboro it connects to GIS, has layers that might be of interest. If you have a particular business all the different zoning district requirements. Will consolidate zoning district requirements. A lot of people just look at whether something is zoned commercial, but that doesn't tell you about design, etc.	Usability & Formatting	Codification
10/2/2020	Citizen	Clear up definitions: claim, enforcement, what is a Zoning Ordinance?	Usability & Formatting	Codification
10/2/2020	Citizen	Ordinance modules – better graphics and easier to find what you're looking for.	Usability & Formatting	Codification
12/10/2020	Shopping Ctr	Ordinance too long (481 pages), too many development things should be in a development guide (eg landfill)	Usability & Formatting	Codification
12/10/2020	Shopping Ctr	Exceptions for Bon Aire, Chester special districts. Cumbersome that not a general playbook, but rules and regulations for different areas, political.	Usability & Formatting	Districts
12/10/2020	Shopping Ctr	Signs, setbacks, shared parking, outdoor uses, and dining, not clear in ChesCo.	Usability & Formatting	Design
12/10/2020	Shopping Ctr	Zoning not user-friendly, have to piece it together, if have to move quickly you can't find what looking for. enCode should help.	Usability & Formatting	Codification
12/10/2020	Shopping Ctr	Lots of things that could be separate.	Usability & Formatting	Codification
12/10/2020	Shopping Ctr	Spell out conditional uses better and reference what can do to get those uses – spell what's required and how to get them.	Usability & Formatting	Uses

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Date	Session Name	Comment	Category 1	Category 2
8/7/2020	Atty	CUPD - Need multiple MU districts. So if could come up with 2-3 variations of MU districts on < 5 acres and have OS, height, flexible setback, we could just grab and use instead of C5 CUPD with MF. Need those canned and read to use and lose dialogue about %OS, etc, can spell out in the districts and conclude early on that that's a figure. CUPD can just circumvent the ordinance.	Districts	Mixed Use
8/7/2020	Atty	Need new tools – would like to see something large and small, Henrico only allows on 20 acres on more. Use permit to get to it. PUD is < 10 acres. Need a few mixed use districts. May need to take up to C districts. Flexibility – even if has to be approved. To say everyone wants this and can't its frustrating, if go to B/S.	Districts	Mixed Use
8/7/2020	Atty	Limited residential districts, get a few townhouse configurations, patio home, ZLL, all as individual zoning districts we can pick from, 4k and 6k lot configurations.	Districts	Districts
8/7/2020	Atty	Where are some different products we need to think about with residential rework? -if R7, R9, get down to R6, if go past that we get setback. Smaller than 6k only in Jeff Davis corridor, smaller lot infill with millennials to get into cheaper house, high quality but smaller home. With County would need a PUD to get lower than 6k. -Townhouse fatigue in lots of jurisdictions -Lot width v size, some form-based code, how look from street level. -1 district with different housing types – th, patio home, etc. -Incentive districts to get to small lot – concern about how works with master plan. Incentive zoning that would identify what county expects and intro mixed neighborhoods, multiple housing types in one development. Eg cottage courts. Comparable to mixed use district, this would be a mixed residential. May have small commercial elements, base R12 and go down to x lot but flexibility of where developer wants it, county would get street connections, etc. can choose a smorgasbord of things. -Ability to go beyond plan density – eg Hanover had a menu where can pick from x and got rid of that.	Districts	Housing
8/7/2020	Atty	What does commercial look like in 10 years, more online, etc.? Sales tax, to preserve the tax base, how is commercial flexible enough? + things like distribution uses. MU built on experience but cant to restaurants, breweries, what are things that aren't going to disappear online?	Districts	Uses-Commercial
8/7/2020	Atty	What hasn't happened here with auto sales esp used, in Dallas 85% of all legit used car sales going indoors, buying old warehouses, line cars up, hard to walk down aisles to look at them, pics on internet, tilt wall. Indistinguishable from warehouse. When it want to that, we made it easy to get approval. If outdoor, with tinsel and balloons, older parking, that became conditional. Surprised we have so much outdoor auto sales in Richmond. Carvana, CarMax. Larry Page – cannot buy a used car, CarMax buying everything up. Incorporate in I1 by right v. 1960s shopping centers.	Districts	Uses-Auto
8/7/2020	Atty	Former gas stations becoming used car sales, cheap to start up.	Districts	Uses-Auto
8/7/2020	Atty	Possible through zoning language to build a sense of quality but high degree of flexibility, tear down walls between industrial uses? Eg old shopping cetner with Kmart, if torn down and nice architecture do we care if they are selling Harleys or boats, no outside storage, even with small maintenance facility? Eg old Breckenridge, Commonwealth Motor Sports. Through Zoning Ordinance incentivize flex space that can be transformative as move into future. Old Kmarts could have aquatic center, car dealers, etc if constraint on certain uses. Have Zoning Ordinance that integrates these uses at higher density.	Districts	Uses

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Date	Session Name	Comment	Category 1	Category 2
8/7/2020	Atty	Office conversions – another aspect of MU is we’re always asked to put in office. Sitting here today wondering what commercial will be like in 3-5 years, other aspect is the other commercial / employment base cant be for a job done online. What other types of jobs, and what types of buildings do that they need? Flex that enters in front and loads in back is what they need.	Districts	Uses-Flex Space
8/7/2020	Atty	Office park outside Durham like Arboretum, 5 stories, converted top 3 floors of office building to apartments, rentable office space, tech center, experimenting with Aldi on first floor.	Districts	Adaptive Reuse
8/14/2020	HBAR	More mixed use districts + districts in general, cluster housing. Their clients use CUPD to get smaller lot sizes.	Districts	Districts
8/14/2020	HBAR	Display lighting v security, for auto lots or other commercial areas.	Districts	Development Standards-Lighting
8/14/2020H BAR		Better to add more residential categories to pick from. Would be general direction. Eg traditional development with flexibility to vary that can rezone by right would be predictable and easier to enforce, great to have that option.	Districts	Districts
8/14/2020H BAR		Hanover – SF, prefer their RS, can do variety (eg townhouse) and variety of lot sizes. Would rather have multiple residential options, control OS, amenities, etc. small infill – what can I do there.	Districts	Housing
8/14/2020H BAR		Henrico – suburban mixed residential planned development allows multiple housing products.	Districts	Housing
8/14/2020H BAR		RTH in county needs amenity center, doesn’t work, communities don’t want clubhouse, prefers parks, trails, etc. So not just a clubhouse but a variety of things.	Districts	Amenities
8/14/2020H BAR		RS in Hanover provides good flex, small infill allowed condos, duplexes, detached if you want, additional OS and can adapt to market.	Districts	Housing
8/14/2020H BAR		Overlay – eg AH with increase density, lessen lot size restriction, deviate from off the rack MF. Could replace some CUPD applications. Started that in Jeff Davis Corridor, can help to fine tune it to expand in other parts of county. Step away from traditional RMF.	Districts	Housing
9/11/2020	Developers	Our MF and Th options today are very suburban, need options to match the new market. Incentives in Jeff Davis, start putting MF in mixed use. Setback relief needed.	Districts	Housing
9/18/2020	Chamber	Do we need the number of design districts we have, replace with a broad, across the board standard?	Districts	Design
9/18/2020	Chamber	MF important but careful so we don’t get MF everywhere.	Districts	Housing
9/18/2020	Chamber	If we have more categories will we have more flexibility from a secondary standpoint? Eg if go from commercial you may just cross boundary.	Districts	Districts
10/2/2020	Citizen	MF zoning based on 1970s model/garden apartments. No one builds that any more. 2020 MF is different.	Districts	Housing
10/23/2020	RAR	People drawn here by school system. Hull St corridor – mix of housing but no shopping, etc so we see lots of traffic headed to services. Need restaurants, mom and pop stores, etc. Need to see more opportunities for neighborhood retail, retail services closer geographic location to residential communities. Minimize traffic. Magnolia Green model.	Districts	Uses-Retail

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Date	Session Name	Comment	Category 1	Category 2
10/23/2020 RAR	RAR	<p>Most townhomes here are front loaded with driveway in front, 26' frontage and 18' is driveway, builders say this is the product people want. Builders say this is what people want, but is it just the only thing available?</p> <p>-AR has a lot of data, can dive into that and send things our way</p> <p>-We want the 30 year olds living near 50 year olds, they want the same product, 1st floor living,</p> <p>-Example: Main Street at Winterfield Station, rear load/alley, very appealing to younger people. Great example of having the retail – Starbucks, bike shop, walkable to apartments / ZLL, etc. Win-win where builders can create more units.</p> <p>-Can't build the 1st floor living fast enough in the County.</p> <p>-By putting too many rules in place where developers have less are to build on, prices go through roof.</p> <p>-They love the walkability. Slam dunk and obvious because they sold out quickly, but no more land there. -Did some SF cottage style for empty nesters who wanted to stay in area. Would love to see more of those.</p> <p>-Needs to be more affordable for SF, maintenance free 1st floor living.</p> <p>-What lot size works best? – builders. ¼ acre does well, just want space for outside patio, smaller the lot the better.</p> <p>-Ex: The Point in The Grove, not ¼ acre, 1800 – 3000 sf. Clustered</p>	Districts	Housing
10/23/2020 RAR	RAR	<p>Zoning map has medium-high density, then blocks, then residential. Have that with 1/3 acre, good density mix. Flexibility is important, so if someone has land they can add properties due to location. Mix products in a bigger area.</p>	Districts	Housing
10/23/2020 RAR	RAR	<p>Typical 100 unit subdivision, ability to have mix of housing types in same zoning district. Henrico urban mixed-use gets at this.</p>	Districts	Housing
12/9/2020 JDA	JDA	<p>Do we need to allow more mixes of uses within districts? Create a mechanism to allow a mixed residential community?</p>	Districts	Mixed Use
12/10/2020 Shopping Ctr	Shopping Ctr	<p>Mixed-use/individual parcels, parking, access, can I have a commercial parcel where someone parks next door in an agricultural zone (important with mixed-use). Ordinance doesn't have a mixed-use component and needs that.</p>	Districts	Mixed Use
12/10/2020 Shopping Ctr	Shopping Ctr	<p>Working on a mixed-use project here and one in Henrico (they have UMU Mixed Use zoning), will occur a lot here in retail development land, may morph over time, need a process for that.</p>	Districts	Mixed Use
8/14/2020 HBAR	HBAR	<p>Common area definition with reduced lot sizes, open space, trails.</p>	Dimensional Standards	Amenities
8/14/2020 HBAR	HBAR	<p>ZLL option – city has that now.</p>	Dimensional Standards	Housing
9/18/2020 Chamber	Chamber	<p>When look at parcels there are many setbacks, those cause issues, they are important when talk about commercial to residential, can reduce to get what they want.</p>	Dimensional Standards	Dimensional Standards
10/2/2020 Citizen	Citizen	<p>Getting setbacks right, etc. cleaning up zoning classifications will significantly reduce need for exceptions.</p>	Dimensional Standards	Dimensional Standards

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Date	Session Name	Comment	Category 1	Category 2
12/9/2020	JDA	Parcels are pretty small, zoned C-5 – for setbacks on plantings and spacing etc. Do we adjust setbacks based on parcel size? Offer reduced setbacks. Make it a percentage of the site/scalable; if bordered with other similar uses maybe require less. If you want to accomplish a certain character or streetscape there are alternatives that can be built in that would help create that character with less space. Could you by-right offer those things if you reduce? – yes, in lieu of a 15 ft buffer if the developer provides a wall could allow it by-right; beginning to incentivize the use of the land to get folks to go to lesser uses	Dimensional Standards	Dimensional Standards
12/10/2020	Shopping Ctr	Signs, setbacks, shared parking, outdoor uses, and dining, not clear in ChesCo.	Dimensional Standards	Dimensional Standards
7/24/2020	ROCC	Home-based business, some licensed and some unlicensed. They check and find a business there and find out what’s really going on. When licensed, planning doesn’t know there are already 4 other businesses. Note: Planning Commission doesn’t issue the licenses. Our zoning is single-family, and when businesses come in the neighborhood gets up in arms. Many people will work from home so need a structure to say yay or nay. Examples: barber, Note: we define home businesses, defining for 2020.	Uses	Uses-Home Occupations
7/24/2020	ROCC	Federally mandated group homes. It’s a business – multiple people and they are paid to manage them. we talk to county and they say its federal and we can’t talk about it – there are things that can’t be done but county needs to tell us who to contact. VA has a plethora because of failure of the state. We talked to Rep. Allen, he said its federal and nothing we can do but called him one day. Turned out that VA had nothing on the books so people flocked to VA, he passed several sets of regulations and group homes have to comply. Can be told to people who have a complaint. Have to get license renewed, if too many complaints they wont renew. So number is half of what it was 10 years ago because citizens figured out what can be done. Are all the group homes licensed? - depends on category, < 8 persons, etc. Can we require neighborhood notification when they renew? – can’t treat different than a SF home. Different levels of licensing: Social Services, etc. Concern if one comes to neighborhood. It may be a matter of reaching out to neighborhood, some may be receptive to helping the facility. The ones with med problems are seldom a problem, others have juvenile offenders who arrive in chains	Uses	Uses-Group Homes
7/24/2020	ROCC	SF Occupancy – equivalent of boarding houses, there are houses where rent rooms. Currently can do up to 2. Code officials say nothing they can do, they go to house and follow protocol and everyone says its one big happy family and can’t DNA test. So neighborhood can be business, group homes, boarding houses.	Uses	Family definition
7/24/2020	ROCC	Make sure code compliance officers can do something with zoning code. There are VA counties who have _____. ChesCo tried it a few years ago and they came for planning director. Maybe tie to rentals instead of homes.	Uses	Enforcement
7/24/2020	ROCC	Problem is that property owner doesn’t live in house they rent.	Uses	Housing
7/24/2020	ROCC	STR is conditional use / special exception – on Planning Commission list for review. Some older areas where they have gone to rental or absentee. Mostly found that people running a B&B didn’t have a license. – planning says they are not permitted, tourist home which isn’t permitted. Some around the state have reasonable ordinances. Size of home, multiple entrances, etc. renting 2 rooms is a lot.	Uses	Uses-Short Term Rental

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Date	Session Name	Comment	Category 1	Category 2
7/24/2020	ROCC	RV, Watercraft, Storage Pods – moveable things.	Uses	Uses-Temporary Structures & Vehicles
7/24/2020	ROCC	Tiny home communities v. trailer parks – have seen some that look like a small community, look nice, make sure we distinguish those.	Uses	Uses-Tiny Homes
7/24/2020	ROCC	Outbuildings and rentals. How do outbuildings relate to tiny houses? – accessory apartments, if looking at this, can look at restrictions on size, location, etc. will look at impacts holistically. ADUs is a big topic to address. We now get requests every month. Smaller lots, ability for neighborhood with smaller homes is another avenue. Could work well for affordability, owner occupied.	Uses	Uses-ADU
8/7/2020	Atty	Where are some different products we need to think about with residential rework? -Traditions of America case to keep everything outside of home, condominiumize everything, see that more and more with not individual lots. Land condo. Stuck in RNF model. State code doesn't give us power, could have design concepts. Secondary mortgage market holds back condos here – have to have 50% presold to package loans through Freddie.	Uses	Housing
8/7/2020	Atty	Friends pushing agriculture in residential areas, client that's a dentist and grows food, hired by ag. Agriburbia in Colorado. Urban scales – can produce 4-10 times / acre than a farmer. Does not do proteins, can't get effective numbers. Combo of agricultural uses.	Uses	Uses-Agriculture
8/14/2020	HBAR	AH – ADU is a big thing, if have 2k sf home can do 1k sf, 50% of du by right.	Uses	Uses-ADU
8/14/2020	HBAR	With people working from home, any allowance for home offices or conditional use permit?	Uses	Uses-Home Occupations
8/14/2020	HBAR	Home office – future of residential and commercial, working on lots of mixed up so MUPD, huge existing parking lots on office and commercial that might not be there any more.	Uses	Adaptive Reuse
8/14/2020	HBAR	ADU – earlier communities, address AH.	Uses	Uses-ADU
10/23/2020	RAR	Multigeneration homes gaining in popularity – see	Uses	Housing
10/23/2020	RAR	ADU becoming popular. Homes with ADU are very popular. Would like to see by right esp on larger lots. Hanover allows by right. How handle STR v. ADU? If allow that unit to become rental the mood changes. We don't have a STR ordinance yet. Richmond allowing ADUs. County been doing background research. AR putting data together. Would like to see ability to plan for that with development.	Uses	Uses-ADU

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Date	Session Name	Comment	Category 1	Category 2
12/9/2020	JDA	C-5 users – concern – future of the corridor with that zoning classification – thoughts to additional requirements for landscaping – presents challenges – problem overall especially with older corridors – put in place new landscaping requirements and parking requirements. Like to see C-5 off of the corridors – work to improve the development standards within the districts; renaming the districts is part of the plan – meeting standards	Uses	Development Standards-Landscaping
12/9/2020	JDA	Parking of motorhomes and when can they live in them? Should we consider allowing people to live in them now that we have COVID? Tiny houses/ADUs – are we looking at them? Standards for modular homes and where they can go? R-12 is lowest now, but what about rowhouses?	Uses	Housing
12/9/2020	JDA	Home based business should be reconsidered especially with everyone working from home today.	Uses	Uses-Home Occupations
12/9/2020	JDA	Link new business licenses to where being conducted. Improve communication/approval to those business licenses through the process.	Uses	Process
12/10/2020	Shopping Ctr	Ability for outside dining, parking requirements for that.	Uses	Uses-Outdoor dining
12/10/2020	Shopping Ctr	Signs, setbacks, shared parking, outdoor uses, and dining, not clear in ChesCo.	Uses	Uses-Outdoor dining
12/10/2020	Shopping Ctr	For shopping, need new ways – Mazda retail (?) is an opportunity. New environment in pandemic, need to incorporate grab and go. At end of the day we need retailers to be successful.	Uses	Uses-Retail
12/10/2020	Shopping Ctr	As recognize changing retail market, familiar with long spreadsheet of enumerated uses, how can we be flexible know that what is inside the space is not as intrusive as outside the space.	Uses	Uses-Retail
7/24/2020	ROCC	Corner lots – they don't have a backyard, so what we say about backyards don't apply to them. outbuildings are a bigger problem with them. Screening, etc.	Development Standards Generally	Corner lots
8/14/2020	HBAR	Bike / trails – need predictability (?). Can be difficult when based on frontage. The earlier we can tell applicants the better. Find alternatives – eg bonding, dedication, or other tradeoff so we don't have a disconnected trail. Pointless to have a disconnected trail sitting there to maintain.	Development Standards Generally	Amenities
9/18/2020	Chamber	Shared use path is big issue with a lot of people – some know about it and some don't, its an issue for people developing property.	Development Standards Generally	Amenities
10/23/2020	RAR	Infrastructure costs are expensive, gets passed to consumer, higher density could soften that. County working on a project like that, RPA impacts, can't get density under ordinance.	Development Standards Generally	Infrastructure
12/9/2020	JDA	Burden of governmental creep – 10 ft multi-use trail dedication, etc.	Development Standards Generally	Amenities

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12/9/2020 JDA		1993 land use plan – gave a lot away at that time – some development took place that wasn’t as desirable. Later on more restrictions applied. Development standards were lax. Today will help.	Development Standards Generally	Development Standards
12/10/2020 Shopping Ctr		1988 ordinance has issues with setback over ultimate ROW, now its 60’ but lots of wasted land.	Development Standards Generally	Dimensional Standards
7/24/2020 ROCC		Parking on front lawns – happens when you get one of the first three issues, serious safety issue especially with children playing in yards.	Parking	Parking
8/14/2020 HBAR		Parking – with way cars going, standards proposed next week moving in right direction. Are drive up lanes, pick-up parking included in the standard (eg credit for a curbside project)? Needed post-COVID. Looking at that with Midlothian special design district.	Parking	Parking
8/14/2020 HBAR		Parking – allow adaptive reuse of shopping centers.	Parking	Parking
9/11/2020 Developers		Parking ratios have had a big impact – drive of whether lots and sites are available, if can’t surface park the structure becomes expensive and voids the deal. Successful ratio is 1/bedroom (from urban to suburban). October amendment addresses MF parking ratios. Will go a long way to allow successful development on smaller lots. With adaptive reuse of shopping center, infill, shared parking, retail during day with night time residential to reduce ratio further, onstreet parking with new designs; within a project doing tuck under parking with 1 car + tandem to get another 1-2 spaces. Anything to help that is great – doing a tuck under and was not allowed to count both spaces.	Parking	Parking
9/18/2020 Chamber		Parking – would love to reduce minimums, especially to accommodate ridesharing, etc.	Parking	Parking
12/9/2020 JDA		County’s higher density perspective such as parking ratio reduction lends itself to new development. Better architecture. When one project happens it will spur new commercial uses.	Parking	Parking
12/10/2020 Shopping Ctr		Ability for outside dining, parking requirements for that.	Parking	Parking
12/10/2020 Shopping Ctr		Signs, setbacks, shared parking, outdoor uses, and dining, not clear in ChesCo.	Parking	Parking
12/10/2020 Shopping Ctr		From macro sense, parking – days of calculating based on sf needs to be looked at wrt to ridesharing, drop-offs, etc affect the need for large parking fields, autonomous vehicles, make clear that parking requirements need to be reduced. The one we are working on now has traffic generation, work against mixed-use – stated desire is mixed-use but the ordinance doesn’t allow that to happen, need a special condition and that’s a fight. Will make life easier and more interested in these types of projects. Midlothian Special Design District underway, looking at rideshare credits. Concern that we not put a cap or parking maximum on either, will take tenants out of the mix.	Parking	Parking

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Date	Session Name	Comment	Category 1	Category 2
8/7/2020	Atty	From customer perspective, navigating standards, how interplay with landscaping requirements? Staff does good job of telling that what they missed. If 20 landscaping standards, nuance between 12 of them we don't understand. enCode will allow you to click and show landscaping, parking, etc. Get out of having to check in 16 places to see what you can do, ok to lose a few issues to simplify. Nuances, what gaining, match modern development, have value now?	Landscaping & Buffers	Development Standards-Landscaping
8/14/2020	HBAR	Street trees – contra new 54' ROW policy with street trees on other side of sidewalk, not in ordinance.	Landscaping & Buffers	Development Standards-Landscaping
8/14/2020	HBAR	Buffers – language is antiquated. Want to connect commercial.	Landscaping & Buffers	Development Standards-Landscaping
8/7/2020	Atty	Will the rewrite get rid of the architectural language – very broad, subjective language so when clients come in they get nitpicked on pilasters, gables, etc. would like to get away from those nuances, good sustainable exterior materials. How we pull it off with incentives, bump in density, etc. box is more important than style. Sometimes it's a political issue in a case. My clients would say if I proffer it I know what I'm getting into, but if I'm negotiating the look of my building that's not zoning – 139 is very broad language.	Building Design	Building Design
8/7/2020	Atty	Idea of town architect being judge rather than staff. As soon as we establish the style that may not work for phase 2. Just make sure materials are high quality.	Building Design	Building Design
8/7/2020	Atty	If there is a path forward where a developer submits elevations and brings forth a product they are desirous of building, need to bring a path forward where someone not micro-architecting and saying we need windows of x size on wall. Reality in ChesCo is that the 5 B/S members if don't know what looks like, or is something they don't want, they will deny it. In every case, what's it going to look like.	Building Design	Building Design
8/7/2020	Atty	My clients know it's a reality and have to proffer, so after that why fighting it again? We don't need that minutia of review, but we also get bait and switch with grand designs shown and then engineered down. Keep it reasonable and where submitted as a proffered elevation, it's a sticky wicket. We do need to avoid becoming architectural police. Integrity with zoning case.	Building Design	Building Design
8/7/2020	Atty	Combine more form-based code with architecture – fenestration in MU districts in targeted corridors.	Building Design	Building Design
8/7/2020	Atty	Building materials standards	Building Design	Building Design
8/14/2020	HBAR	Arch compatibility – define better, do elevations, standards, etc.	Building Design	Building Design
8/14/2020	HBAR	What things drive up costs and create unpredictability? - Proffers	Building Design	Infrastructure

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Date	Session Name	Comment	Category 1	Category 2
8/14/2020	HBAR	What things drive up costs and create unpredictability? -Arch – maintenance costs. A lot of times it comes from neighbors, then politicians say you need hardie plank when neighbors live in vinyl house. Garages, things they proffer.	Building Design	Building Design
8/14/2020	HBAR	What things drive up costs and create unpredictability? -Site planning process – eg environmental engineering, hard to deal with on recent projects. Driven a lot by state, some are local. Eg case on body of water, asking for detention exceeding state min bec other cases they perceive a political issue on runoff.	Building Design	Process
8/14/2020	HBAR	What things drive up costs and create unpredictability? - Utilities – you know what getting into with W&S.	Building Design	Infrastructure
8/14/2020	HBAR	What things drive up costs and create unpredictability? -Disconnect between community perception of quality and a zoning case – eg arch materials, if require a big enough lot I’ll get rich people, AH implications.	Building Design	Building Design
8/14/2020	HBAR	What things drive up costs and create unpredictability? -House size – min 1500-2k sf house. Not as common as a proffer now, but used to be standard. Eg Patio homes.	Building Design	Housing
8/14/2020	HBAR	Effective ways to get county government out of policing architectural controls? Will never get completely out of that, but don’t like spending staff time on style (eg Colonial), roof pitch, etc. examples to help us out of that role? Interested in building materials that are sustainable and lasting. Compromise to get quality without having to hire a town architect. Takes leadership, other ways to ensure the quality, looking to candid conversation, worst case scenario if those things weren’t there, promote good behavior instead of punishing everyone, clearer standards. Starts with what board really worried about. Way to put those standards (what is usually proffered) in the ordinance. Have the conversations instead of nitpicking the elevations. Min standards. County gets elevation in the zoning case, get into arguments that are different from what was proffered, put ourselves in box where can’t get flex we want. Standards that what have to do. But hesitate to put that in ordinance – allow B/S to make discretionary standards. County increasingly embracing affordability – having to figure out how building materials, arch styles work isn’t the same for every project. If show elevation, 2 years from now it might not work. Have seen some builders do ugly stuff but can’t sell and becomes rental property. We have arch on board that works with builders. Chimneys – requiring new gas-fired, in 2020 is that an element of quality, statement of arch value? We work through it on day 1, but next team applies a different interpretation. In old days plans review didn’t pay attention until project on their desk.	Building Design	Building Design
9/11/2020	Developers	One issue, county attempt to deal with proffered architectural conditions, need sustainability, but if you’re the average landowner, 75 years old and owned it forever and just want to rezone to leave value to kids, they aren’t in this and don’t know how that works, they way proffer process works you have to have styles designed for rezoning but should deal with that in land use. Not sure how we achieve that through ordinance. Hurts the little guy. County looks at it from preventing worst case scenario v. opportunity, need help from consultants to look at it differently.	Building Design	Building Design
9/18/2020	Chamber	Subjective nature of some reviews is a problem – architecture for example. At first, everything had to be Colonial. Everyone has their hands out when there is entitlement case – need objective standards and remove subjectivity of opposition. If we just do that we’ll be way ahead.	Building Design	Building Design
9/18/2020	Chamber	We used to equate land size with quality and value, set us back in setting products to match the market. Capital investment and time – people wanting to invest in innovative products don’t want the delay. Put in design guidelines so that people have predictability. Excited to find ways to build in good standards.	Building Design	Building Design

Listening Session Comments

Date	Session Name	Comment	Category 1	Category 2
8/14/2020	HBAR	50' buffer antiquated, need alternatives – eg BMP amenity	Site Design	Development Standards-Landscaping
8/14/2020	HBAR	BMPs not allowed in buffers – need consistency re items they address later and after zoning but that are discussed during zoning case.	Site Design	Development Standards-Landscaping
8/14/2020	HBAR	What things drive up costs and create unpredictability? Fire Department – at plan review you have nice layout, if >100' trucks don't go in reverse so need bubble on cul-de-sac. Lots of requirements with no additional safety. Eg road width, they ask what if a car is there? Drives up cost.	Site Design	Infrastructure
8/14/2020	HBAR	What things drive up costs and create unpredictability? -Additional requirements with costs, but don't always get additional density. Lots of times the land is environmentally challenged with RPA etc, way to adjust lot size with loss of land.	Site Design	Environment
12/9/2020	JDA	Too many requirements (i.e. setbacks, buffers, and dedications) on these smaller properties. Properties may be only 300 ft deep on Jeff Davis, but by time we do setbacks, dedications, and buffers then down to 180 ft	Site Design	Infill
7/24/2020	ROCC	Improved Communication to Public – they know it's an issue. In some areas, they approve every single variance, so why have codes? Staff rejects a lot, 20% of what comes to office comes to Planning Commission. They only approve 86%. Irritates when staff says no and Planning Commission says yes. Eg U-Haul (?) project that went through, can't find anyone who wants it but it went through, put storage pods in in middle of night. Didn't have a community meeting, didn't bother to tell anyone. Businesses doing what they want and then asking for forgiveness. Note: 90% of time staff and Planning Commission agrees, staff works with Planning Commission so that what is adopted is better than what comes in. Comment: but that's the problem, just better than what they submit, if go by the comprehensive plan it would be great.	Processes	Process
7/24/2020	ROCC	Can park an RV behind house, I go to Planning Commission and complain about backyard flooding and Planning Commission lets me park it outside. Or people just get a variance.	Processes	Process-Flexibility
7/24/2020	ROCC	Would like to for conditional use or zoning variances if there is a way for the organized neighborhood, could we notify and create a list of who wants notice. They are often missed. Even one variance, I went to house and asked how often they use the boat and told not over a year, so just using it for storage. Understand that we need conditional use permit, but be careful.	Processes	Process-Citizen Participation
8/7/2020	Atty	CUPD – Richmond has special use permit – phenomenal tool but frustrated with limitations.	Processes	Process-CUPD

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8/7/2020	Atty	CUPD - With CUPD you're limited to 30% (19.1-12.B.1.b), agrees that ultimately you have to rely on it too much. County hopes to have a lot more products we can pull off the shelf, getting right amount of districts that cover 95% of what we want will cut the umbilical cord. Too loose a tool to do the work, eg if want to put a C-Store on corner of X and Y, you have to read the whole CUPD to see if it's allowed. Need a better box to work with. From a staff standpoint, some say only CUPD conditions are textual and others are proffers.	Processes	Process-CUPD
8/7/2020	Atty	CUPD - Who does this better? - not Arlington or Fairfax. Henrico provisional use permit (PUP) – use permit to get more density. Big thing for Rockett's Landing, no conditional use permit at all. Specifically defines, staff can impose conditions. PUP exceptions used a lot for MU. Henrico interpreted PUP at first to allow MU. With PUP can't control conditions, can suggest a condition but have to look in staff report to see what condition can be. Would like the option to suggest a condition, what is our experience? Allows for consistency, if approving a condition, so better for enforcement officers. We tried PUP but pushback was that we already have CUPD.	Processes	Process-CUPD
8/7/2020	Atty	County legal staff asked not to eliminate CUPD. Just don't make everything do CUPD.	Processes	Process-CUPD
8/14/2020	HBAR	More mixed use districts + districts in general, cluster housing. Their clients use CUPD to get smaller lot sizes.	Processes	Process-CUPD
8/14/2020	HBAR	County does good job on flexibility with CUPD, better than Henrico, modern developers need flex for housing diversity. But 30% on use exceptions is a big limit. Way to create predictability to create building blocks with CUPD, eg can do MF up to threshold. Flexible and malleable.	Processes	Process-CUPD
8/14/2020	HBAR	Concern is understand flexibility of CUPD but it's a clerical nightmare for staff to track every exception in CUPD. Better to add more residential categories to pick from. Would be general direction. Eg traditional development with flexibility to vary that can rezone by right would be predictable and easier to enforce, great to have that option. Balance in rewrite is figuring a way to wean off of CUPD.	Processes	Process-CUPD
8/14/2020	HBAR	We get issues with one residential community, proposed community with smaller lots, neighbors demanding buffers, wanting to know to nth degree what is going on next door. That is the expectation sometimes. Hanover has more open space and greenfield, ChesCo is more infill. Maybe remove B/S from consideration, comprehensive plan is way to get predictability consistent with plan. By-right situation.	Processes	Process-By Right
8/14/2020	HBAR	Shorten timeline for approval	Processes	Process
8/14/2020	HBAR	Always pressure in any jurisdiction where board wants detail up front, but doesn't work with development process. So need to create different decision points, move pieces around, how fit, how ensure compatibility. Eg cost+ expense upfront = shorter timelines, v. longer process with fewer requirements upfront.	Processes	Process
9/11/2020	Developers	Simplicity in process, but encourages spec zoning too which isn't always the best. Too many examples where feel bad for the property owner and can't close, the property owners don't understand what is going on.	Processes	Process
9/11/2020	Developers	Process issues? - always like getting approved as quick as possible to get projects on tax rolls.	Processes	Process
9/18/2020	Chamber	Eliminate the special meetings we have to go through with zoning.	Processes	Process

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9/18/2020	Chamber	Balance, consistency, predictability.	Processes	Process
9/18/2020	Chamber	Conversations with 3-4 entrepreneurs who had to back out of contracts because didn't know what was allowed, didn't end up with zoning nightmares. Any way to keep it simpler. How can we easily get people into business they want. Planning Department working ED Department.	Processes	Process
10/2/2020	Citizen	We have exceptions, antiquated ordinance. What guidelines are we using to allow exceptions? Eg if 15' setback what do we use now as acceptable even without a change in the ordinance? We look at application justification, benchmark with market regionally, APA guides, comprehensive plan. Want fewer exceptions with the new ordinance.	Processes	Process-Flexibility
10/2/2020	Citizen	Most comments concern process more than the ordinance itself – the process is broken, we don't get info before planning cases, B/S doesn't have to review it. At least 2 weeks before community meeting, 1 month before B/S meeting. Citizens need time to respond, many Departments don't respond, or say can't meet their goals - what does that tell citizen? Mandatory for all depts to respond. Without that info we're not making educated, informed. New tool to give status of cases, case no., etc. but says nothing other than other info is available. Would help to let citizens know in advance what is coming. Now we find it at the last minute.	Processes	Process
10/23/2020	RAR	Builders respond to market and respond to constraints of what they can build. How streamline and synthesize zoning barriers so that its profitable for them but not just meeting bottom line.	Processes	Process
12/9/2020	JDA	Is there a path that we can offer to fix it when something isn't quite right? Ability to amend or work within	Processes	Process
12/9/2020	JDA	Advertising – County to set up a means of communication between the community and the county. Can we set up a dedicated place for this information? Particularly in Facebook feed?	Processes	Process-Notice
12/10/2020	Shopping Ctr	Non-residential development is an income generator, pays a lot in taxes. Zoning fees are exorbitant and keep people from moving forward. Is government function to allow ED to take place?	Processes	Process-Fees
12/10/2020	Shopping Ctr	Recent zoning / site plan projects – biggest challenges?	Processes	Process
12/10/2020	Shopping Ctr	Timeliness of site plan – eg took a long time for an existing pad in shopping center	Processes	Process
12/9/2020	JDA	Non-conforming properties – If they try to improve what they have then it negates what they are trying to do.	Nonconformities	Nonconformities
8/14/2020	HBAR	Sign needs update – new signs that are better than trad brick monument.	Signs	Signs
9/11/2020	Developers	if you want successful tenants that contribute to tax base that's important. New Urbanism or things internal to project, signs are important to them, pushback on garish signs but tenants need signs.	Signs	Signs