

COMPREHENSIVE PLAN UPDATE



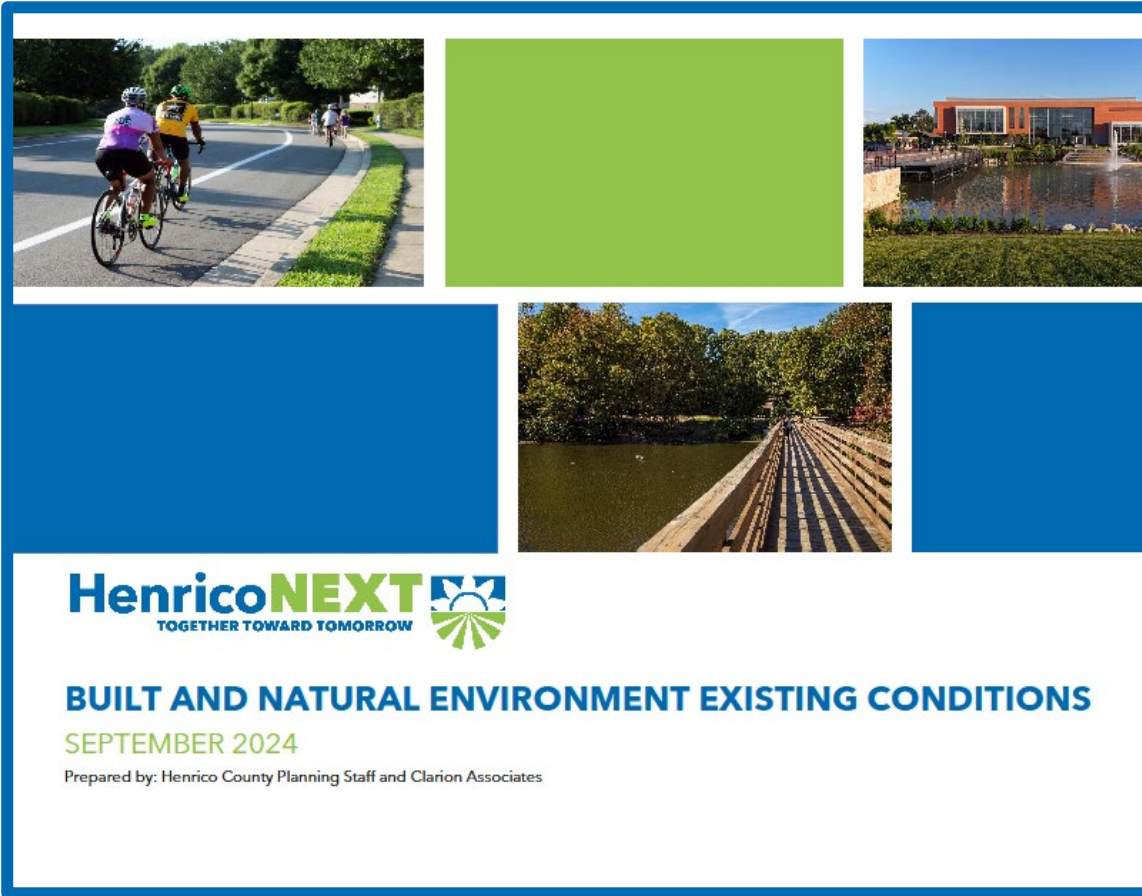
Board of Supervisors' Work Session

October 8, 2024

AGENDA

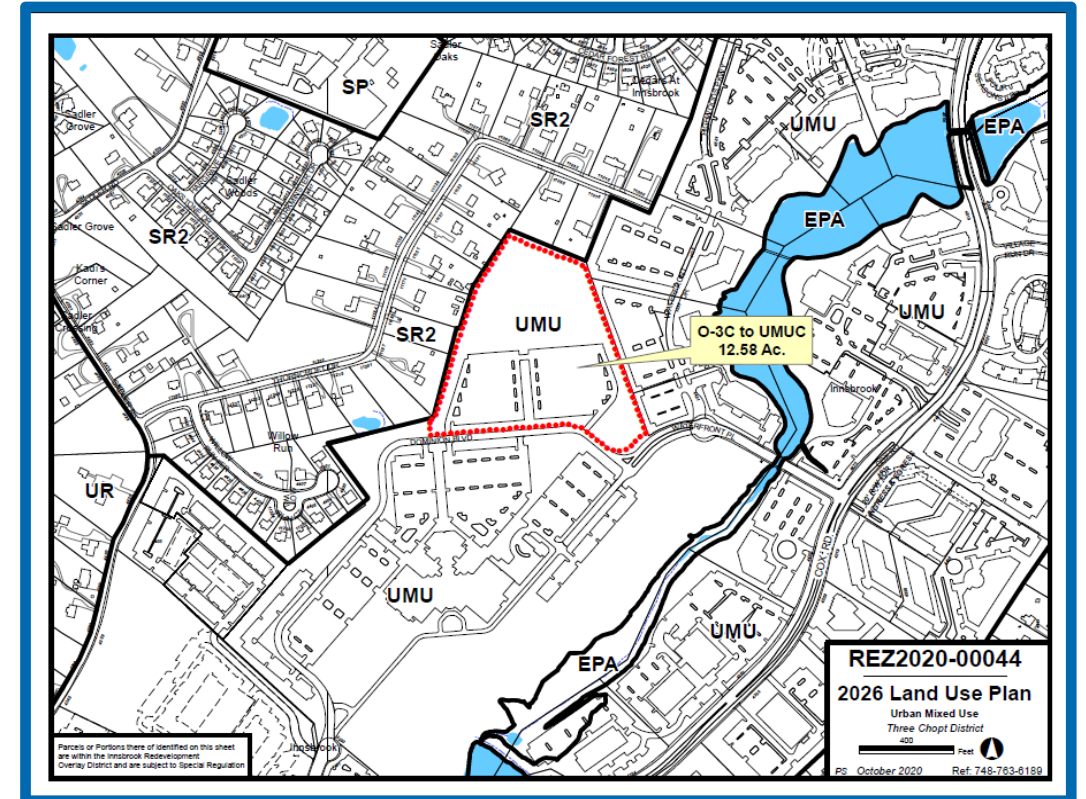
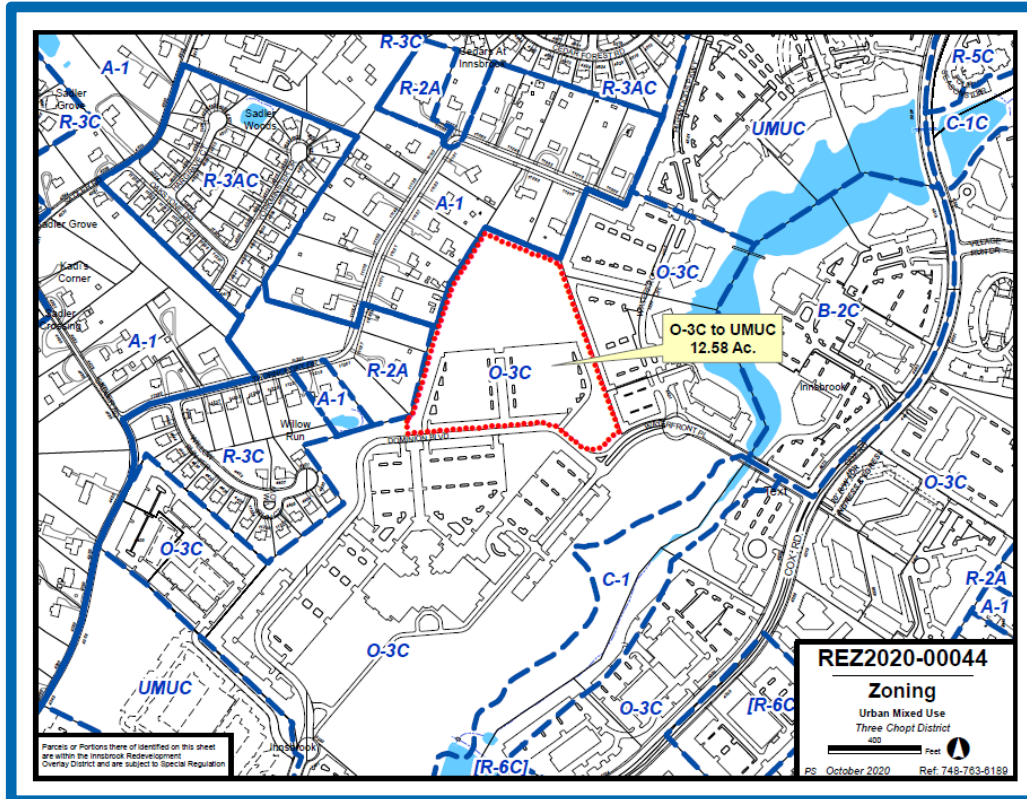
- **Draft Built and Natural Environment Existing Conditions Report**
- **Next Steps**

BUILT & NATURAL ENVIRONMENT



- Zoning & Future Land Use Designations
- Development Trends
- Housing Units
- Major Development Areas
- Environmental Features/Conservation Lands
- Existing Land Use
- Land Status Designations

ZONING & FUTURE LAND USE



DEVELOPMENT TRENDS

	2000- 2004	2005- 2009	2010- 2014	2015- 2019	2020
DEVELOPMENT TYPE					
RESIDENTIAL					
Single-family	79.3%	65.2%	58.8%	52.1%	42.9%
Townhouse	11.8%	20.0%	25.8%	30.2%	26.5%
Condominium	5.1%	8.6%	11.4%	15.3%	28.2%
Apartment	0.2%	0.2%	0.1%	0.1%	0.0%
BUSINESS					
Office	1.6%	2.6%	0.4%	0.4%	0.9%
Retail	1.0%	1.6%	1.2%	0.9%	0.4%
Commercial- General	0.4%	0.5%	0.3%	0.1%	0.4%
Mixed-Use	0.0%	0.1%	0.1%	0.0%	0.0%
Industrial / Flex	0.3%	0.6%	0.2%	0.4%	0.5%
PUBLIC / MISC.					
Public / Semi-Public	0.2%	0.2%	0.7%	0.3%	0.0%
Other	0.2%	0.5%	1.0%	0.2%	0.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%



HOUSING UNITS BY TYPE

HOUSING TYPE

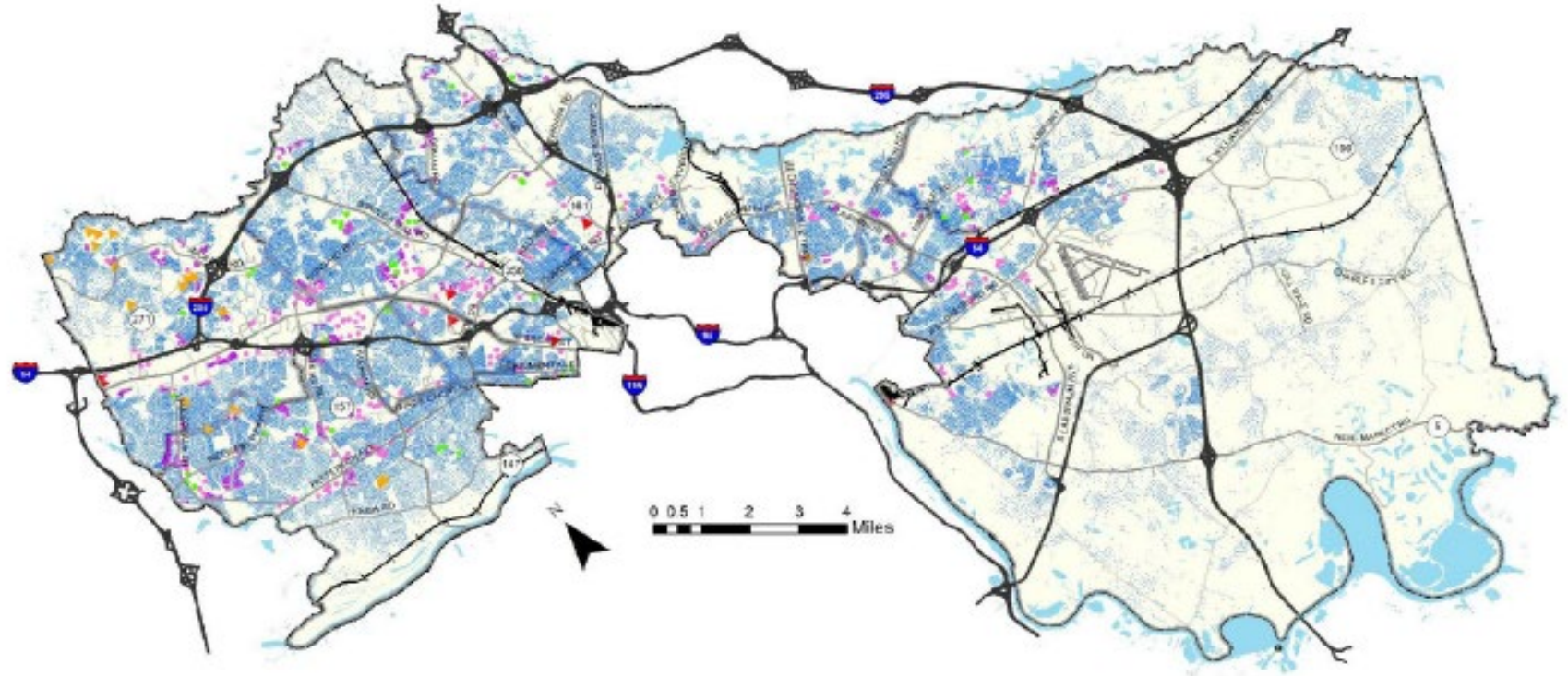
DETACHED

Single-family	88,057
Condominium	996

ATTACHED

Apartment - Units	33,866
Townhome	10,414
Condominium	4,668
2 over 2	545

Total	138,546
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Housing Units by Type

- ▲ Two-Over-Two
- Apartment
- Attached Condominium
- ▲ Detached Condominium
- Townhouse
- Single-Family

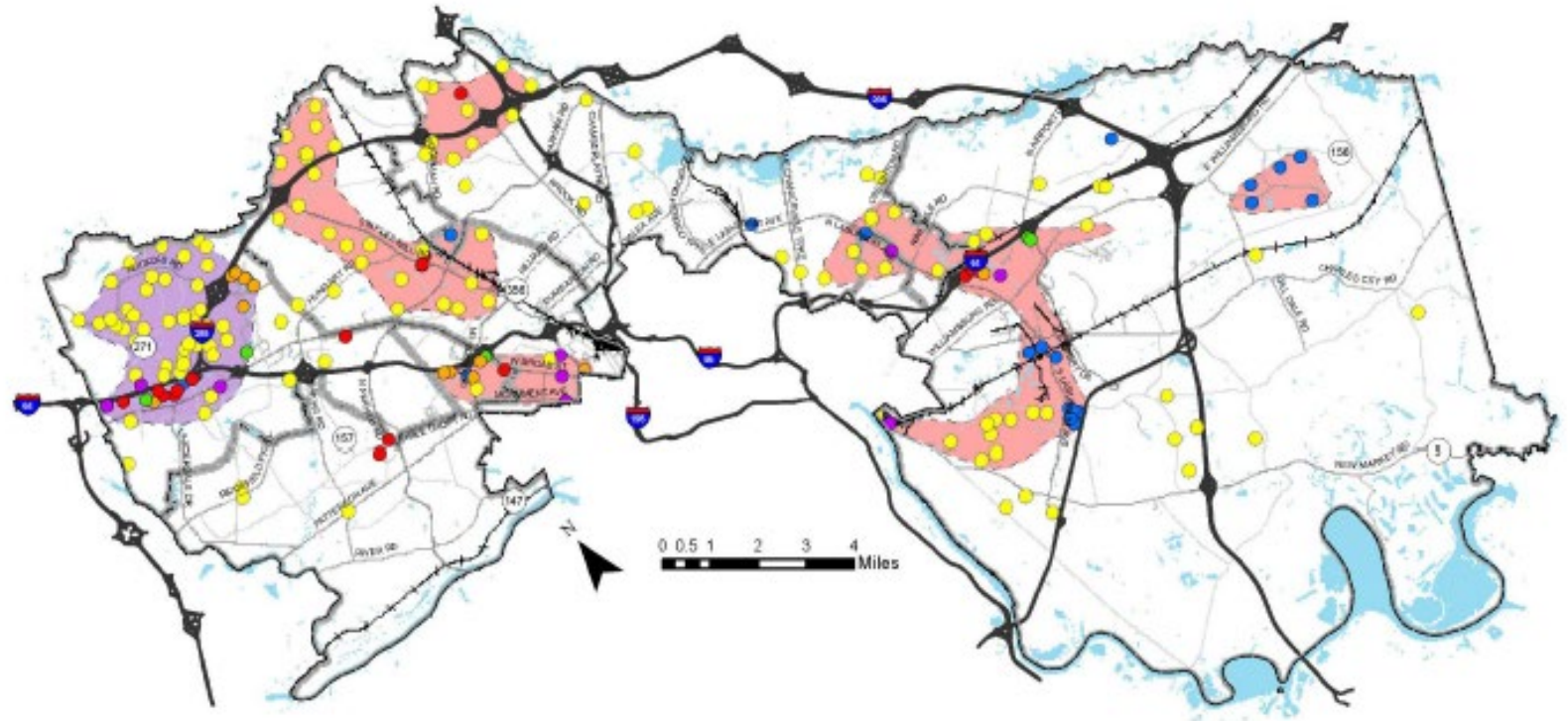
MAJOR DEVELOPMENT AREAS

Primary Development Area

- I-64/I-295 Northwest

Secondary Development Areas

- White Oak
- Laburnum Avenue
- Broad/Monument
- I-295 between I-95 and Woodman Road
- Staples Mill



Major Development Projects

- Single-Family and Townhouse Subdivisions (50 lots or more)
- Apartments and Condominiums (200 Units or more)
- Commercial (100,000 Sq. Ft. or more)
- Hotels (200 Rooms or more)
- Industrial (100,000 Sq. Ft. or more)
- Office (100,000 Sq. Ft. or more)

- Primary Development Area
- Secondary Development Areas
- Magisterial District Boundary

ENVIRONMENTAL FEATURES/CONSERVATION LANDS

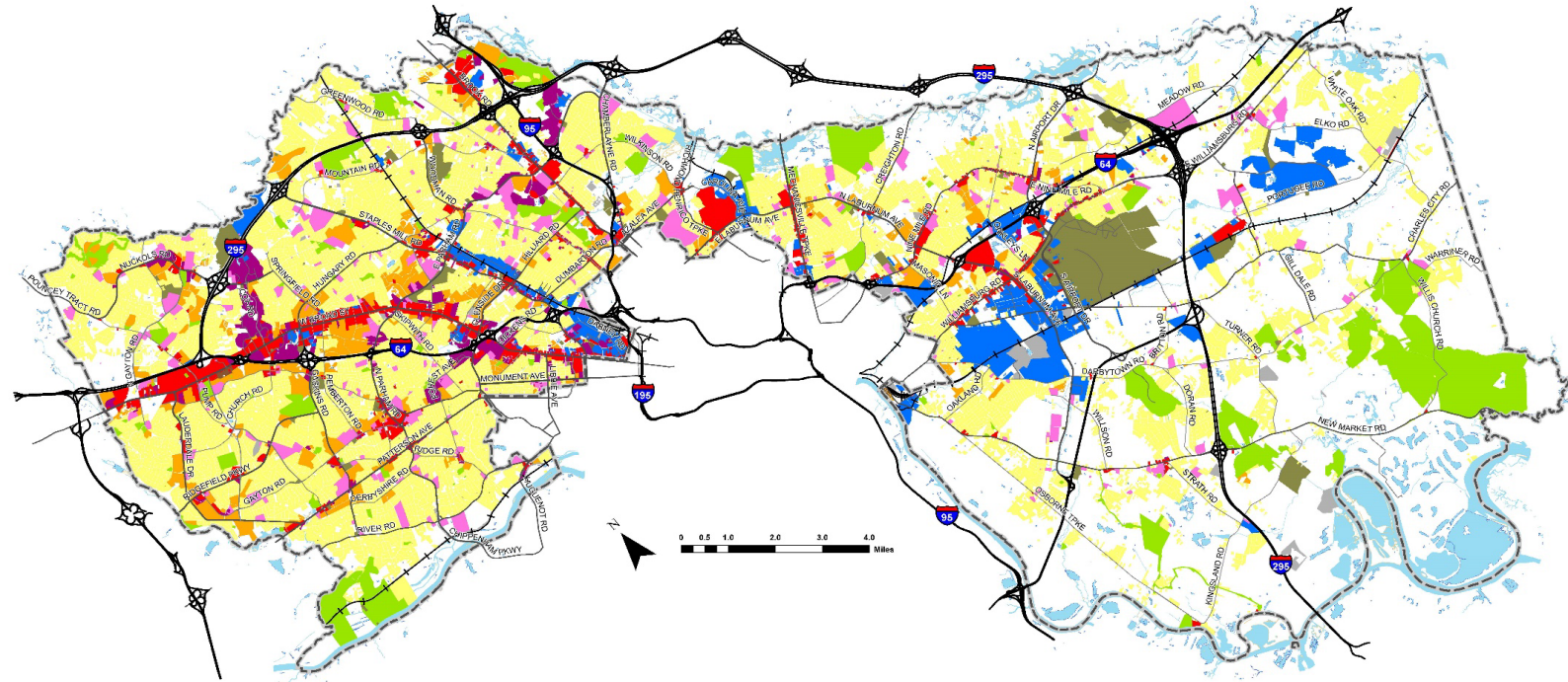


Land Type	Acres	Percent
Floodplains	24,855	16.00%
Wetlands	18,356	11.80%
Rivers and Streams	7,419	4.80%
Ponds, Lakes, and Reservoirs	3,977	2.60%

Land Type	Acres	Percent of Total County (Acres)
Conservation Land	7,128	4.60%
County-owned	1,102	0.70%
State-owned	419	0.30%
Federally owned	1,759	1.10%
Privately-owned	3,848	2.50%
Recreation & Park Facilities and Land Holdings	3,768	2.40%
Vacant Common Area	2,807	1.80%
Total	13,703	8.80%

EXISTING LAND USE

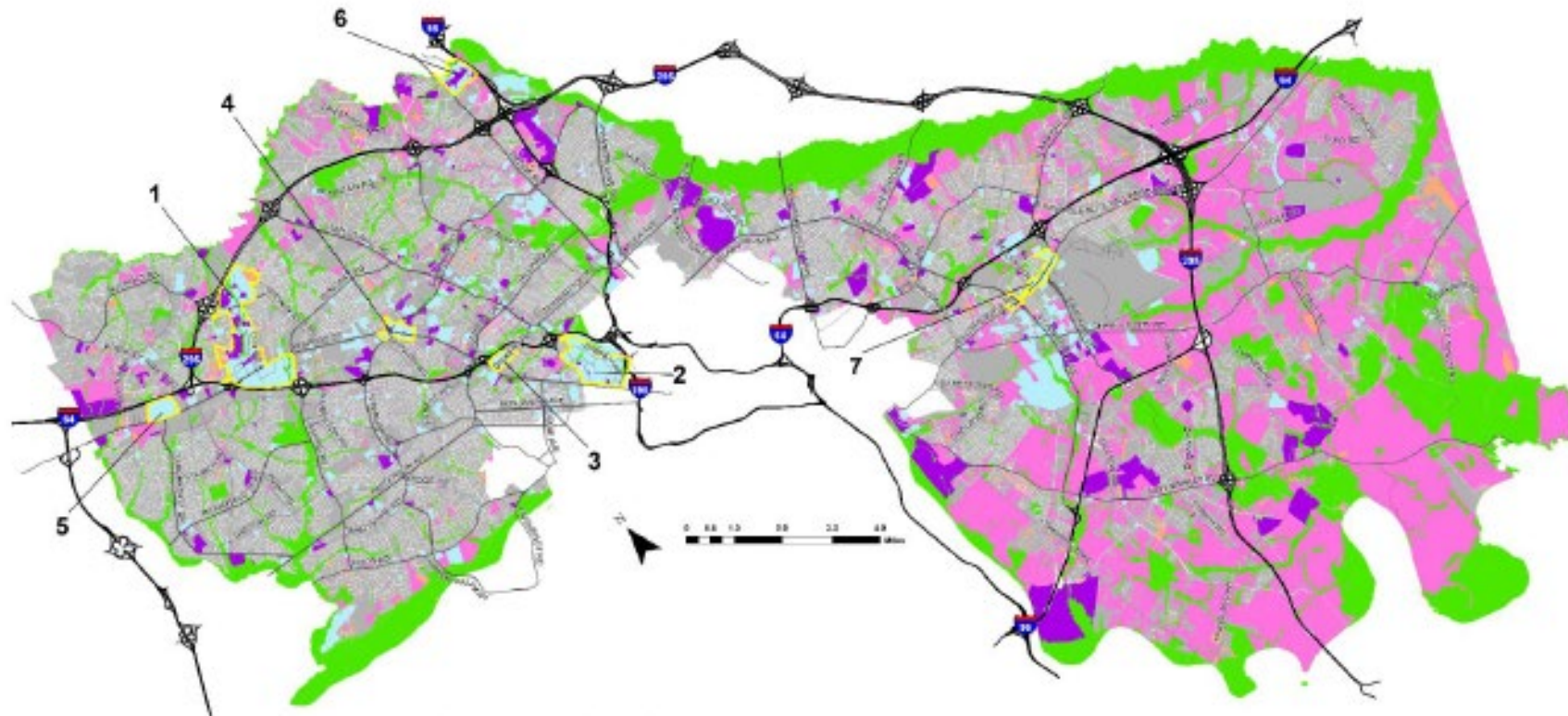
LAND USE	Acres	Square Miles	%
Undeveloped / Agricultural/ Vacant	63,304	98.9	45%
Single-family	38,939	60.8	28%
Recreation / Conserved Open Space	9,215	14.4	7%
Multifamily	5,176	8.1	4%
General Employment	5,050	7.9	4%
Institutional	4,736	7.4	3%
Commercial	4,174	6.5	3%
Public Facility	3,917	6.1	3%
Other	2,698	4.2	2%
Office	2,318	3.6	2%
Mixed-Use	48	0.1	0%
Total	139,575	218.0	



Existing Land Uses



LAND STATUS DESIGNATIONS



Land Status Designations

CONSERVATION	Brimbrook Redevelopment Overlay District (1)
DEVELOPED	Westwood Overlay District (2)
NON-RESIDENTIAL REDEVELOPMENT	Brookfield Forest Overlay District (3)
RESIDENTIAL REDEVELOPMENT	Parham/Broad Overlay District (4)
PIPELINE DEVELOPMENT	Short Pump Overlay District (5)
POTENTIAL DEVELOPMENT AREAS	VA Center Commons Overlay District (6)
	Williamsburg Rd Overlay District (7)

NEXT STEPS

- **Review 2026 Future Land Use designations; identify potential changes**
- **Create outlines for chapters; compile information for inclusion in document**
- **Identify future outreach efforts**

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