



LAND USE ISSUES

2008 COUNTY SUPERVISORS FORUM

Virginia Association of Counties

Presented by

Phyllis C. Katz

Sands Anderson Marks & Miller



Every Locality Must Have a Comprehensive Plan

- Comprehensive Plan addresses the physical development of the land within the jurisdiction
- Does not have the force of law, but is a very persuasive guidance
- Land development must be consistent with the Comprehensive Plan
- Goal is to accomplish a coordinated, adjusted and harmonious development of the land
- Must be reviewed at least every five years



Components of the Comprehensive Plan

- Surveys and studies of
 - existing conditions
 - trends of growth
 - future requirements
- Designate
 - location, character, and extent of each feature
 - road and transportation improvements
- Show existing lands or facilities and anticipated changes (where located, extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use)
- Plan for future transportation
- Mineral resources



Components of the Comprehensive Plan

- Public and private development and use
- Community service facilities (e.g. parks, sports playing fields, forests, schools)
- Historical areas
- Urban renewal areas
- Ground water protection measures
- Recycling centers, military bases and installations
- Electric transmission lines (150 kilovolts or more)
- Affordable housing



Conservation and Open Space Designations

- Agricultural and forestal lands
- Conservation lands
- Chesapeake Bay areas
- Wetlands



Economic Development

- Economic development is a major component of the Comprehensive Plan and the CIP
- Transportation and utility planning closely intertwined in the plans for economic development



Questions about Land Use?

Phyllis C. Katz

Sands Anderson Marks & Miller

(804) 783-7287

PKatz@SandsAnderson.com