

# Virginia Association of Counties

2010 Achievement Awards  
New Kent County Department of Community Development

May 21, 2010

# Application Form

## Program Information

Locality New Kent County, Virginia

Program Title Courthouse Development District Zoning Classification

Program Category Community/Economic Development

Population Category Category 2 (15,001 to 30,000)

Criteria for Selection Offers an innovative solution to a problem, situation, or delivery of services; Provides a model that other local governments may learn from or implement in their own localities

## Contact Information

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## Signature of County Administrator

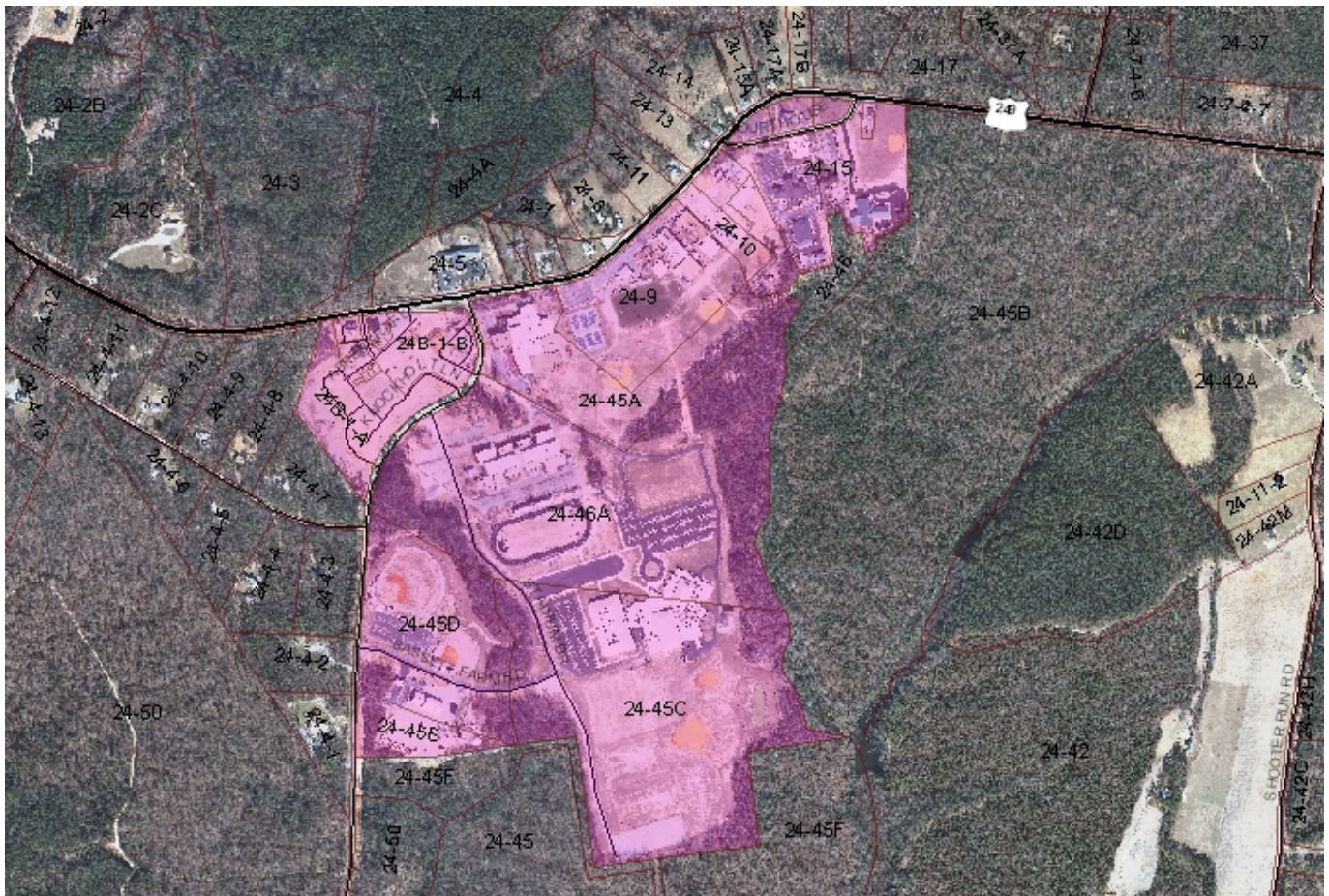
Name G. Cabell Lawton, IV

Title County Administrator

Signature \* see mailed copies for signature \*

The New Kent County Comprehensive Plan, Vision 2020, established the concept of village development; however, until October of 2009, there was not a traditional zoning classification in the Zoning Ordinance to allow village-style development to occur. The Courthouse Development District was a first step in that direction and was needed at the time, at least in part, to allow the current successful development in the Courthouse area to continue.

### NEW KENT COUNTY COURTHOUSE DEVELOPMENT DISTRICT



The Courthouse Development District is intended to create within the Village designation around New Kent Courthouse in the adopted New Kent County Comprehensive Plan, a mixed-use, mixed-income community where people can live, work, play, and worship within a compact area developed on a pedestrian scale. Development within the district must offer a safe and effective transportation system accommodating all modes of travel, attractive and safe

streetscapes, expansive opportunities for market-directed commerce, and multiple residential types. The Courthouse Development District is intended to provide flexibility in uses and spatial arrangements, accommodate various income levels, and offer the ability to adapt to unanticipated change over time. The Courthouse Development District is intended to comply with the requirements of §15.2-2223.1 of the Code of Virginia.

The Courthouse Development District is a mixed use zoning district that provides exceptional flexibility as a matter of right to effect compact development and meet the intent defined above. The New Kent County Planning Commission received the draft ordinance in August of 2009 and then conducted a duly advertised public hearing on September 21 and carefully considered the public input that was offered. Once the public hearing was held, the Planning Commission recommended approval to the Board of Supervisors. The ordinance was then approved by a unanimous vote of the New Kent County Board of Supervisors on October 13, 2009.

## Courthouse Development District Overview

There are six Villages designated in the New Kent County Comprehensive Plan. The Courthouse Development District was adopted as the County's first village zoning classification and its flexibility is intended to give a broad grant to the New Kent County planning staff and Planning Commission to consider and approve developments that comport with the overall spirit and intent of the district and the underlying Comprehensive Plan. Any action taken shall be based on the following guidelines:

1. The Courthouse Development District is intended to involve a mixture of land uses on a smaller, pedestrian scale.
2. The scale, design and attention to detail of structures within the Courthouse Development District are critical to carrying out the vision of the Comprehensive Plan.
3. Structures are intended to be located close to the street with all parking located either on-street or behind structures.
4. Sidewalks and sitting areas are intended to be located between streets and buildings.
5. The Courthouse Development District is intended to have provisions for public plazas, parks, and other gathering places.
6. The Courthouse Development District provisions are not intended to create or cause development to have adverse impacts on the health, safety, or general welfare of the general public.