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HOUSE BILL NO. 1521

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the House Committee on Counties, Cities and Towns
on February 10, 2006)

(Patrons Prior to Substitute—Delegates Marshall, R.G. and Hamilton [HB 1529])

A BILL to amend and reenact §§ 15.2-2223 and 15.2-2224 of the Code of Virginia, relating to comprehensive plans.

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2223 and 15.2-2224 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, *including any road improvement and any transportation improvement*, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

The comprehensive plan shall include a transportation element that designates a system of transportation infrastructure needs and recommendations that shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation element.

The plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, including age-restricted, housing; business; industrial; agricultural; mineral resources; conservation; recreation; public service; flood plain and drainage; and other areas;

2. The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;

3. The designation of historical areas and areas for urban renewal or other treatment;

4. The designation of areas for the implementation of reasonable ground water protection measures;

5. ~~An official map,~~ a A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;

6. The location of existing or proposed recycling centers; and

7. The location of military bases, military installations, and military airports and their adjacent safety areas.

The plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

The plan shall include: a map that shall show road improvements and transportation improvements, including the cost estimates of such road and transportation improvements as available from the Virginia Department of Transportation, taking into account the current and future needs of residents in the locality while considering the current and future needs of the planning district within which the locality is situated.

§ 15.2-2224. Surveys and studies to be made in preparation of plan; implementation of plan.

A. In the preparation of a comprehensive plan, the local planning commission shall survey and study such matters as the following:

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60 1. Use of land, preservation of agricultural and forestal land, production of food and fiber,
61 characteristics and conditions of existing development, trends of growth or changes, natural resources,
62 historic areas, ground water, surface water, geologic factors, population factors, employment,
63 environmental and economic factors, existing public facilities, drainage, flood control and flood damage
64 prevention measures, *road improvements, and any estimated cost thereof*, transportation facilities,
65 *transportation improvements, and any cost thereof*, the need for affordable housing in both the locality
66 and planning district within which it is situated, and any other matters relating to the subject matter and
67 general purposes of the comprehensive plan.

68 However, if a locality chooses not to survey and study historic areas, then the locality shall include
69 historic areas in the comprehensive plan, if such areas are identified and surveyed by the Department of
70 Historic Resources. Furthermore, if a locality chooses not to survey and study mineral resources, then
71 the locality shall include mineral resources in the comprehensive plan, if such areas are identified and
72 surveyed by the Department of Mines, Minerals and Energy. The requirement to study the production of
73 food and fiber shall apply only to those plans adopted on or after January 1, 1981.

74 2. Probable future economic and population growth of the territory and requirements therefor.

75 B. The comprehensive plan shall recommend methods of implementation and shall include a current
76 map of the area covered by the comprehensive plan. Unless otherwise required by this chapter, the
77 methods of implementation may include but need not be limited to:

- 78 1. An official map;
- 79 2. A capital improvements program;
- 80 3. A subdivision ordinance;
- 81 4. A zoning ordinance and zoning district maps; and
- 82 5. A mineral resource map.