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VIRGINIA ACTS OF ASSEMBLY — CHAPTER

*An Act to amend and reenact §§ 15.2-2223 and 15.2-2224 of the Code of Virginia, relating to comprehensive plans; groundwater and surface water.*

[S 211]

Approved

**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.**

A. 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.

B. 1. As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities. The plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. In developing the plan, the locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and persons with disabilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

2. The transportation plan shall include a map that shall show road and transportation improvements, including the cost estimates of such road and transportation improvements 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.

3. The transportation plan, and any amendment thereto pursuant to § 15.2-2229, shall be consistent with the Commonwealth Transportation Board's Statewide Transportation Plan developed pursuant to § 33.2-353, the Six-Year Improvement Program adopted pursuant to subsection B of § 33.2-214, and the location of routes to be followed by roads comprising systems of state highways pursuant to subsection A of § 33.2-208. The locality shall consult with the Virginia Department of Transportation to assure such consistency is achieved. The transportation plan need reflect only those changes in the annual update of the Six-Year Improvement Program that are deemed to be significant new, expanded, or relocated roadways.

4. Prior to the adoption of the transportation plan or any amendment to the transportation plan, the locality shall submit such plan or amendment to the Department for review and comment. The Department shall conduct its review and provide written comments to the locality on the consistency of the transportation plan or any amendment to the provisions of subdivision 1. The Department shall provide such written comments to the locality within 90 days of receipt of the plan or amendment, or such other shorter period of time as may be otherwise agreed upon by the Department and the locality.

5. The locality shall submit a copy of the adopted transportation plan or any amendment to the transportation plan to the Department for informational purposes. If the Department determines that the transportation plan or amendment is not consistent with the provisions of subdivision 1, the Department shall notify the Commonwealth Transportation Board so that the Board may take appropriate action in

57 accordance with subsection E of § 33.2-214.

58 6. Each locality's amendments or updates to its transportation plan as required by subdivisions 2  
59 through 5 shall be made on or before its ongoing scheduled date for updating its transportation plan.

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

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

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

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

71 4. The designation of areas for the implementation of reasonable ~~ground water protection~~ measures to  
72 provide for the continued availability, quality, and sustainability of groundwater and surface water;

73 5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district  
74 maps, mineral resource district maps and agricultural and forestal district maps, where applicable;

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

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

78 8. The designation of corridors or routes for electric transmission lines of 150 kilovolts or more.

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

83 **§ 15.2-2224. Surveys and studies to be made in preparation of plan; implementation of plan.**

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

86 1. Use of land, preservation of agricultural and forestal land, production of food and fiber,  
87 characteristics and conditions of existing development, trends of growth or changes, natural resources,  
88 historic areas, ~~ground water~~, *groundwater and surface water availability, quality, and sustainability*,  
89 geologic factors, population factors, employment, environmental and economic factors, existing public  
90 facilities, drainage, flood control and flood damage prevention measures, dam break inundation zones  
91 and potential impacts to downstream properties to the extent that information concerning such  
92 information exists and is available to the local planning authority, the transmission of electricity, road  
93 improvements, and any estimated cost thereof, transportation facilities, transportation improvements, and  
94 any cost thereof, the need for affordable housing in both the locality and planning district within which  
95 it is situated, and any other matters relating to the subject matter and general purposes of the  
96 comprehensive plan.

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

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

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

107 1. An official map;

108 2. A capital improvements program;

109 3. A subdivision ordinance;

110 4. A zoning ordinance and zoning district maps;

111 5. A mineral resource map;

112 6. A recreation and sports resource map; and

113 7. A map of dam break inundation zones.