

Cobbs Creek Reservoir Area Plan Amendment

Plan Amendment Information

Schedule:

Summary of Existing Conditions and Review of Upcoming Changes: Meet with the Planning Commission and citizens in the area to discuss existing conditions and changes that will be occurring in the area as the reservoir is developed.

Timeframe: July-August

Public Visioning Process: After compilation and review of the existing conditions/upcoming changes report, a series of public meetings will be held in the community to discuss concerns and ideas for the future of the area.

Timeframe: August-September

Formulation of Goals and Objectives: Using the public input received through the visioning process, formulate goals and objectives, along with policies that implement the vision in the study area. Follow-up with participants from the visioning portion of the process will occur with email, invitation to the Planning Commission meeting, and an outreach meeting, if needed.

Timeframe: September-October

Creation of Implementation Strategies: If the proposed plan goals and objectives require, at this time, any proposed ordinance amendments or implementation strategies will be determined and researched. The nature of these strategies will be dependent on the vision and goals agreed upon by the Commission.

Timeframe: October-December

Why a Plan Amendment Now?

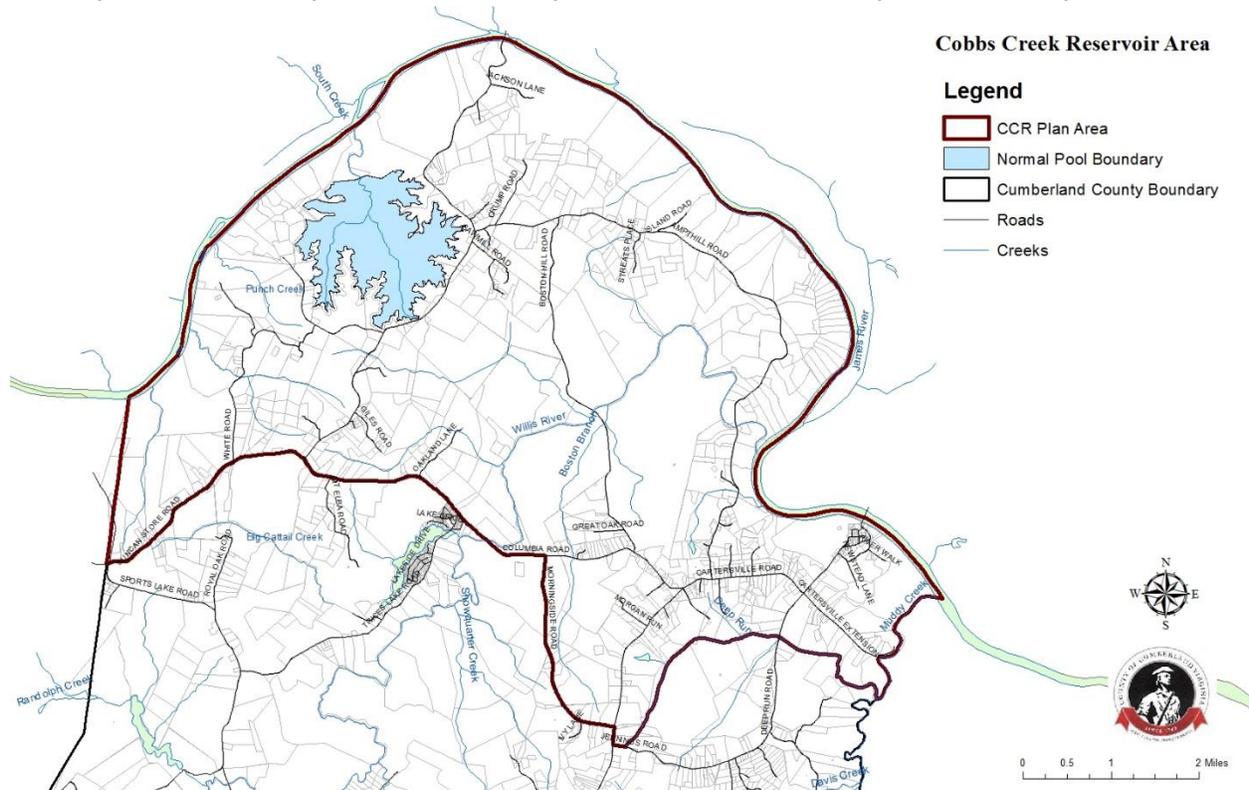
Cobbs Creek Reservoir has been in the works for almost twenty years. Starting with location studies (which considered several different sites in Cumberland County as potential reservoir sites), it has been a tremendous amount of work. In 2015, the final properties for the reservoir were purchased by Henrico County. Two utility corridors were within the proposed reservoir pool area. In 2015-2016, work was completed to clear the utility corridor where the new Dominion transmission line and Colonial gas line would be moved. The two utilities are both anticipated to be moved by the end of 2016. In 2017, dam construction will begin, and the reservoir is anticipated to be full by 2021. While the 2013 Comprehensive Plan shows the location of the reservoir, it does not address future land use around it, nor does it provide any specific recommendations for how that land use will coexist with and complement the reservoir. The Cobbs Creek Reservoir has the potential to be a tremendous asset to Cumberland County. This plan amendment seeks to address land use in the entire northern

end of the county, so that the entire area that will be affected by the reservoir will be addressed. Many questions are anticipated by this planning effort:

- What densities of land use should occur around the reservoir?
- Will there be tourism or economic development opportunities around the reservoir and in the larger study area?
- Is there interest in development that would require water and/or sewer as part of the development process?
- What considerations need to be made for the protection of the reservoir?
- What public facilities needs will be created by the proposed future land use?

Plan Boundary:

The geography for the plan area is bounded by the county boundary to the west, north and east. The southern boundary from west to east runs: Duncan Store Road to Columbia Road; Columbia Road to Morningside Road; Morningside Road to Cartersville Road; Cartersville Road to Deep Run Road; Deep Run Road to Deep Run Creek to the county line at Muddy Creek.



If you have any questions about the process, please contact:

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