



Planning Commission

July 21, 2026

PlanMod at CPC

MARCH

- PlanMod project kickoff

APRIL

- Land Use Plan Map

MAY

- Community Engagement strategy
- Affordable housing

JUNE

- Community Facilities

JULY

- Transportation
- Draft 1 Overview

The first half of this year (2026) has been all about building the PlanMod draft 1 that we are reviewing with you today. This update has involved multiple departments here at the County. They have provided content, guidance, and review throughout this process and will continue to be a part of this project as we move through the next phase. Planning would like to thank everyone for their time.

So, looking back to earlier this year, we kicked the discussions off with you all in March at your work session. At that meeting staff presented an overview of the Comprehensive Plan, the strategy for how the update would take place, and the timeline for approval.

At your April work session, we presented the proposed edits to the Land Use Plan Map, which included adjusting (lowering) residential densities south and west of Route 288 to better preserve rural character and reflect updated transportation plans. We would like to note that these recommended changes have ultimately resulted in a 9.6% decrease in residential density county-wide.

During the May work session, we reviewed recommendations for adding affordable housing components to the Plan as well as the community engagement strategy

for the project.

And last month, in June, we reviewed recommended changes to the Community Facilities and Revitalization Chapters.

This brings us to today where we continue our review of the PlanMod Draft 1 components which includes Transportation.



Changes between Current Plan and PlanMod

Over the next few slides, I will share the high-level changes between the current plan as adopted and the proposed changes before you in PlanMod.

Table of Contents - Updated

- Chapter 1 – Plan Overview
- Chapter 2 – Demographics & Trends
- Chapter 3 – Business Development
- Chapter 4 – Neighborhoods & Housing
- Chapter 5 – Revitalization
- Chapter 6 – Historical & Cultural Resources
- Chapter 7 – Environment
- Chapter 8 – The Land Use Plan
- Chapter 9 – Specific Area Plans
- Chapter 10 – Water & Wastewater
- Chapter 11- Transportation
- Chapter 12 – Community Facilities Plan
- Chapter 13 - Implementation

On the screen is the revised table of contents.

The current plan has 16 chapters plus the Chester Plan.

The proposed new table of contents shows 13 chapters. There was a consolidation of Chapters 1, 2, and 3 into Chapter 1. This information seemed best brought together into one chapter as it includes the plan overview, the welcome message, and the goals which are all very similar and go well together.

The other consolidation happened with Chapters 13 and 14 in the current plan. These were Transportation and Bikeways & Trails respectively. In PlanMod the two topics will be in Chapter 11 (Transportation). This will now cover both the Thoroughfare Plan and the Active Transportation Plan.

The Chester Plan was never officially a part of the current plan and lived on its own. As part of this effort the Chester Plan was folded into PlanMod through an alignment exercise which replaced land use designations that only existed in the Chester Plan with its closest matching land use designation in Chapter 8.

Chapter Edits

- **Plan Overview (Ch. 1)**

- Consolidation of current Ch. 2 (Welcome to Chesterfield County) and Ch. 3 (Plan Goals) into Ch. 1

- **Demographics (Ch. 2)**

- Aligned with 2024 Census revised demographic definitions and data
- Aligned with Chesterfield's StratIS data

- **Business Development (Ch. 3)**

- Updated economic data, economic development programs and opportunity sites

Now we will move into more specific chapter by chapter edits.

Chapters 1, 2 and 3 were consolidated into the Plan Overview which is Chapter 1.

In Chapter 2 – Demographics – data was updated and aligned with more recent Census information as well as the county's StratIS data.

In Chapter 3 – Business Development – economic data, available programs, and the county's opportunity sites were updated.

Chapter Edits

- **Neighborhoods & Housing (Ch. 4)**

- Updated housing statistics and data on housing stock & market trends
- Added affordable housing strategies per VA state code

- **Revitalization (Ch. 5)**

- Remove outdated information, programs, and strategies
- Improve alignment with Community Enhancement priorities, strategies and the adopted Consolidated Plan

- **Historical and Cultural Resources (Ch. 6)**

- Updated number of landmarks and types of incentives; minor grammatical changes

- **Environment (Ch. 7)**

- Amended in May 2025 to update data and add background on County environmental stewardship; some data updates in PlanMod on grants and county-specific data points
- DEQ Chesapeake Bay Act Program required elements
- Updates to align with Chesapeake Bay TMDL Action Plan progress

We spent time updating housing data and market trends while also developing affordable housing strategies for Chapter 4 (Neighborhoods & Housing). Part of the project scope for PlanMod includes updating the comprehensive plan to be consistent with the Code of Virginia. Per the Code, we are required to include measures for meeting the current and future housing needs of county residents across all income levels. The need for affordable housing is also one of the many items the Code of Virginia requires localities to study as part of the Comprehensive Plan.

Chapter 5, Revitalization, had not been updated since before the Community Enhancement Department was created. Much of the content in the current plan referenced programs or strategies that either no longer exist or have changed over time. Staff worked with the Community Enhancement Department to rework this entire chapter to reflect the County's approach to revitalization. This cleanup also helps reduce confusion for those who may look to this chapter for guidance on what the County is actually doing today and plans to do in the future along with tying work to the County's adopted Consolidated Plan.

In the Historical and Cultural Resources Chapter 6, landmarks and incentive types

were updated.

Chapter 7, Environment, was recently updated in May of 2025 to reflect updated data and County stewardship efforts, so updates in PlanMod are only as a result of the recent Virginia Department of Environmental Quality (DEQ) Chesapeake Bay Act Program required elements and Chesapeake Bay TMDL Action Plan progress.

Chapter Edits

- **The Land Use Plan (Ch. 8)**

- Vision Map updated
- Land Use Guidelines updated
- Land Use Categories updated
- Area and Site Specific Notes updated
- Land Use Map updated

- **Specific Area Plans (Ch. 9)**

- Deletion of Northern Jefferson Davis Special Area Plan (adopted 2018)

- **Water & Wastewater (Ch. 10)**

- Updated data regarding miles of water and wastewater lines; water usage; graphs and charts; photos; and added language regarding the future 4th water supply
- Deletion of mandatory connection language referencing requirements in County Code 19.2 (ZOMod)

A major component of this Plan and the update is the Land Use Plan, Chapter 8. As mentioned earlier you heard from our team back in April on the proposed changes to the future land use plan map.

There are multiple updates proposed throughout the chapter including the Vision Map, General Land Use Guidelines, Area and Site Specific Notes and the Land Use Plan map.

In Chapter 9, Specific Area Plans, the only change is the proposed deletion of the Northern Jefferson Davis Special Area Plan which was adopted in 2018.

Working with our friends in the Utilities Department we have made several data updates to the Water & Wastewater Chapter of the Plan. These updates include miles of water and wastewater lines, water usage, graphs and charts, and photos. Language regarding the future 4th water supply was added to the Plan. And, as a result of the new zoning ordinance (ZOMod/Ch. 19.2 of the county code), there is a proposed deletion of the mandatory connection language since that requirement now lives in the ordinance.

Chapter Edits

- **Transportation (Ch. 11)**

- Combined Transportation and Bikeways & Trails (now Active Transportation Plan)
- Updated Thoroughfare Plan Map & Active Transportation Plan Map

- **Community Facilities Plan (Ch. 12)**

- Updated existing facilities list (multiple constructed since 2022 update)
- Alignment with current (CIP) needs and identifying future facilities needs
- Renaming/consolidation of multiple parks
- New Courts section

- **Implementation (Ch. 13)**

- Added and consolidated items
- Deleted items which have been implemented or no longer relevant

- **The Chester Plan**

- Deletion of plan contents; alignment with land use designations in PlanMod Chapter 8

The proposed updates to Chapter 11, Transportation, will be reviewed next with you all by our friends in CDOT.

The Community Facilities Plan, Chapter 12, experienced several updates. The list of County existing facilities was updated to reflect those that have been constructed since the last Chapter update in 2022. The Chapter also aligns with the current Capital Improvement Plan (CIP) needs so that list was updated in text and on the maps. Future facilities needs (those not in the CIP) will also be included in list format in the Chapter but not on the maps since most do not have a site identified or evaluated yet. Also included in this update was the renaming and consolidation of multiple parks and a new section for Courts.

The last chapter of the Plan is Implementation, Chapter 13. Implementation identifies general steps necessary to carry out the goals and guidelines of the Plan. During PlanMod items in the implementation table have been added or consolidated to reflect proposed changes in the various Chapters. You will also see some deleted items in this chapter because those items have either been implemented or no longer are relevant.

The Chester Plan has lived on its own since 2005 and was never a part of the County-wide Comprehensive Plan. During PlanMod staff worked to align various items in the Chester Plan, particularly the land use designations, with those found in Chapter 8. Many other plan elements have been reviewed and were incorporated into PlanMod where appropriate.



Chapter 11: Transportation and Active Transportation

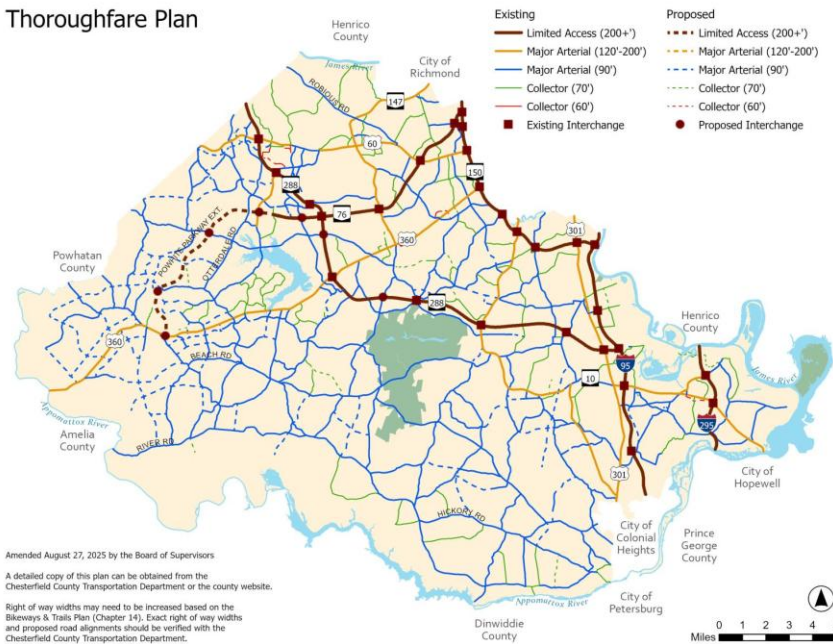
Comprehensive Plan Update – Transportation

CPC Work Session

July 21, 2026



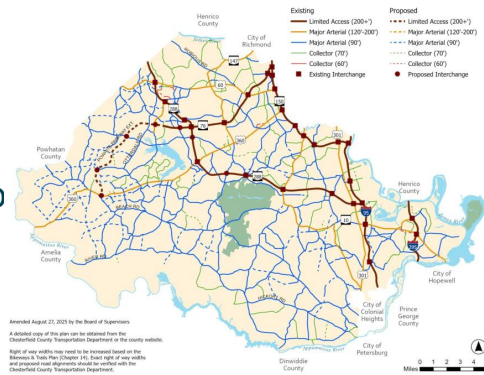
Thoroughfare Plan



Existing Thoroughfare Plan

Thoroughfare Plan [TFP]

- Long-range planning document
- What a Thoroughfare Plan Does:
 - Identifies future roadway needs
 - Improves connectivity
 - Supports multiple transportation options
- What a Thoroughfare Plan Does Not Do
 - Does not fund road projects
 - Does not require immediate construction
 - Does not acquire Right-of-Way
 - Does not approve development
 - Does not guarantee a road will be built



Classification and Right-of-Way Widths



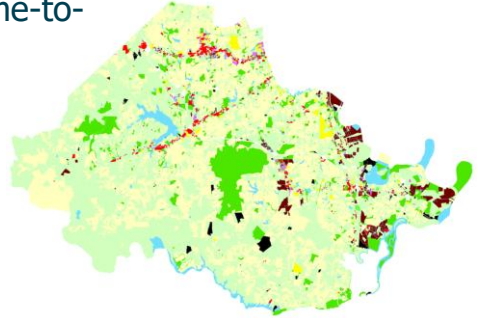
Amended August 27, 2025 by the Board of Supervisors

A detailed copy of this plan can be obtained from the Chesterfield County Transportation Department or the county website.

Right of way widths may need to be increased based on the Bikeways & Trails Plan (Chapter 14). Exact right of way widths and proposed road alignments should be verified with the Chesterfield County Transportation Department.

Travel Demand Model

- BOS recommended land use changes
- Updated parcel data [145,000+ total parcels]
- Model components
 - Trip Generation, Trip Distribution, Trip Assignment
- Estimates daily traffic volumes and volume-to-capacity ratio
 - Existing [2025]
 - Projected Buildout - existing land use plan
 - Projected Buildout - proposed land use plan
- Final model run and review

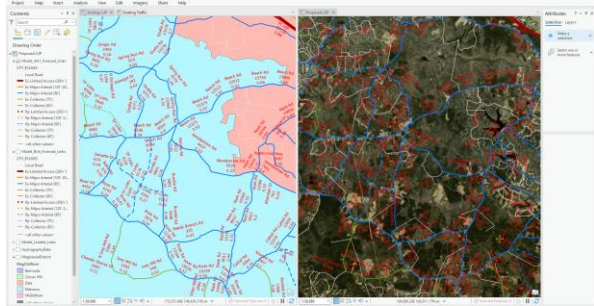


Density Comparison

- Proposed land use changes reduces residential densities
 - Particularly south and west of Route 288

Countywide Change in Density	
Residential (units)	-9.6%
Commercial (sq. ft.)	-7.5%
Retail (sq. ft.)	-4.3%
Office (sq. ft.)	-14.4%
Industrial (sq. ft.)	-7.4%

- Results in changes to TFP
 - Eliminated need for new roads
 - Downgraded arterials to collectors
- Update to TFP map underway



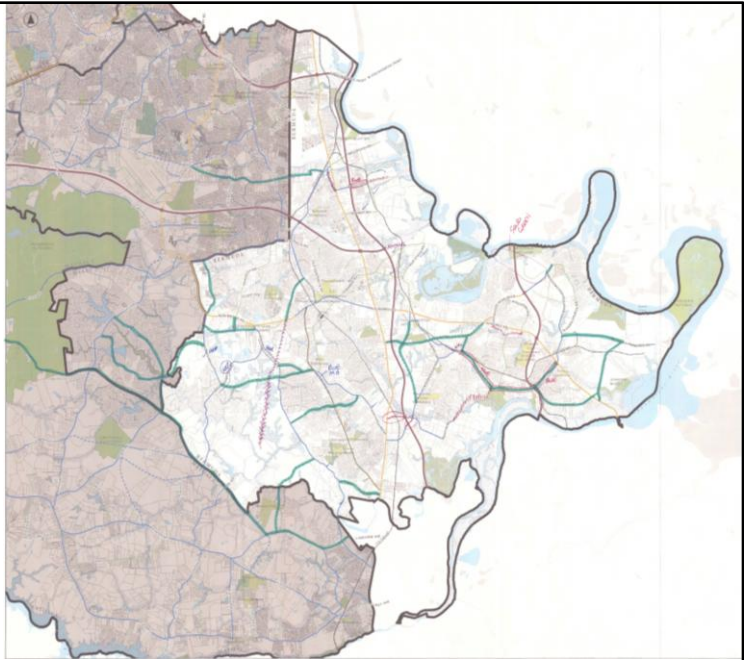
Density Comparison

Primary Road	Location	Build-Out Average Daily Traffic Volume		
		Current Plan	Draft Plan	Increase / Decrease
Chippenham Parkway	Hull Street Road to Midlothian Turnpike	105,475 - 106,644	103,408 - 105,139	2,067 - 1,505
Midlothian Turnpike	Robious Road to Powwhite Parkway	54,583 - 68,148	55,092 - 69,333	509 - 1,185
Midlothian Turnpike	Coalfield to Woolridge/Old Buckingham	51,960 - 52,818	51,386 - 52,248	574 - 570
Huguenot Road	Robious Road to Forest Hill Avenue	39,270 - 41,870	39,149 - 41,335	121 - 535
Powwhite Parkway	Jahnke Road to Midlothian Turnpike	78,539 - 89,384	78,501 - 90,487	38 - 1,103
Hull Street Road	Chippenham Parkway to Turner Road	45,741 - 47,103	46,199 - 47,467	458 - 364
Hull Street Road	Courthouse Road to Genito Road	46,012 - 50,970	47,753 - 52,027	1,741 - 1,057
Hull Street Road	Winterpock Road to Woodlake	68,309 - 71,333	68,668 - 71,685	359 - 352
Hull Street Road	Fox Club/Hampton Park to Otterdale Road	62,072 - 62,072	61,890 - 61,890	182 - 182
Route 10	Chippenham Parkway to Cogbill Road	46,622 - 48,477	44,091 - 45,361	2,531 - 3,116
Route 10	Beach Road to Centralia Road	42,532 - 42,555	39,881 - 39,931	2,651 - 2,624
Route 10	Harrowgate Road to Chester Road	51,973 - 57,995	45,633 - 50,653	6,340 - 7,342
Route 10	Old Stage to Old Bermuda/Meadowville	85,274 - 88,102	84,098 - 86,800	1,176 - 1,302
Route 1	Route 288 to Willis Road	28,151 - 37,552	27,857 - 36,207	294 - 1,345

Secondary Road	Location	Build-Out Average Daily Traffic Volume		
		Current Plan	Draft Plan	Increase / Decrease
Buford Road	Rockaway Road to Jahnke Road	12,648 - 13,781	13,300 - 14,212	652 - 431
Jahnke Road	Buford Road to Powhite Parkway	11,042 - 14,930	11,362 - 15,307	320 - 377
Providence Road	Midlothian Turnpike to Elkhardt Road	8,520 - 8,828	8,910 - 9,174	390 - 346
Turner Road	Hull Street Road to Elkhardt Road	11,562 - 13,316	11,330 - 12,807	232 - 509
Robious Road	Huguenot Road to Salisbury Road	33,364 - 34,623	33,771 - 34,956	407 - 333
Old Buckingham Road	Midlothian Turnpike to Alverser Drive	9,045 - 11,281	9,183 - 11,539	138 - 258
North Woolridge Road	Midlothian Turnpike to Coatfield Road	29,305 - 32,616	29,159 - 32,162	146 - 454
Charter Colony Parkway	North Woolridge Road to Lucks Lane	14,719 - 21,270	14,731 - 21,506	12 - 236
Lucks Lane	Courthouse Road to Route 288	12,222 - 16,037	12,427 - 16,077	205 - 40
Genito Road	Hull Street Road to Charter Colony Pkwy	21,585 - 24,628	20,778 - 23,635	807 - 993
Woolridge Road	South of Genito Road	15,069 - 17,048	17,108 - 19,879	2,039 - 2,831
Bailey Bridge Road	Manchester High School to Claypoint Rd	14,288 - 22,849	13,311 - 21,862	977 - 987
Kingsland Road	Route 10 to Salem Church Road	6,685 - 16,868	6,715 - 16,431	30 - 437
Winterpock Road	Just North of Beach Road	17,215 - 20,388	16,005 - 18,979	1,210 - 1,409
Beach Road	Just East of Winterpock Road	8,226 - 8,799	7,851 - 8,932	375 - 133
Beach Road	Route 10 to Nash Road	25,268 - 27,816	23,050 - 23,556	2,218 - 4,260
Nash Road	Woodpecker Road to Beach Road	16,846 - 22,970	12,632 - 20,911	4,214 - 2,059
Hopkins Road	Chippenham Parkway to Beulah Road	25,949 - 38,670	23,464 - 36,774	2,485 - 1,896
Woodpecker Road	Just North of Matoaca Road	9,558 - 13,334	5,078 - 8,253	4,480 - 5,081
Matoaca Road	River Road to Hickory Road	3,927 - 9,029	3,211 - 6,902	716 - 2,127
Old Bermuda Hundred	Jeff Davis Highway to Route 10	6,293 - 11,346	5,803 - 10,942	490 - 404
Enon Church Road	Route 10 to Ramblewood Road	8,105 - 16,512	7,911 - 14,502	194 - 2,010
River Road	Hickory Road to Reedy Branch Road	13,184 - 20,500	9,167 - 13,417	4,017 - 7,083
Harrowgrate Road	Wellspring Road to Route 1	8,812 - 18,498	11,138 - 14,934	2,326 - 3,564
Branders Bridge Road	Happy Hill Road to Whitehouse Road	9,753 - 21,397	10,189 - 14,186	436 - 7,211
Woodpecker	Matoaca Road to Cattail Road/Eastfair Drive	9,558 - 15,680	5,078 - 8,396	4,480 - 7,284

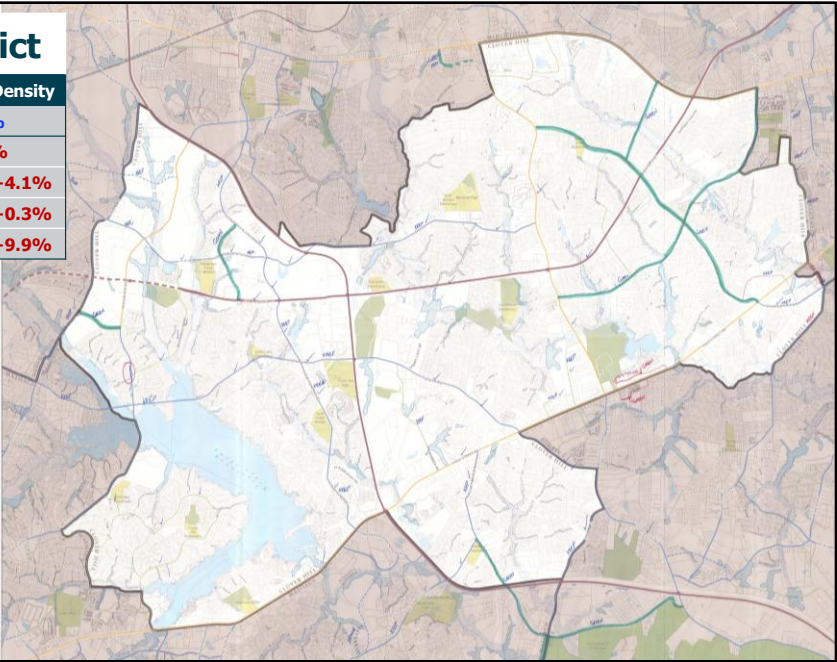
Bermuda District

Change in Density	
Residential (units)	-9.4%
Commercial (sq. ft.)	-15.7%
Retail (sq. ft.)	-7.6%
Office (sq. ft.)	-41.4%
Industrial (sq. ft.)	-14.1%



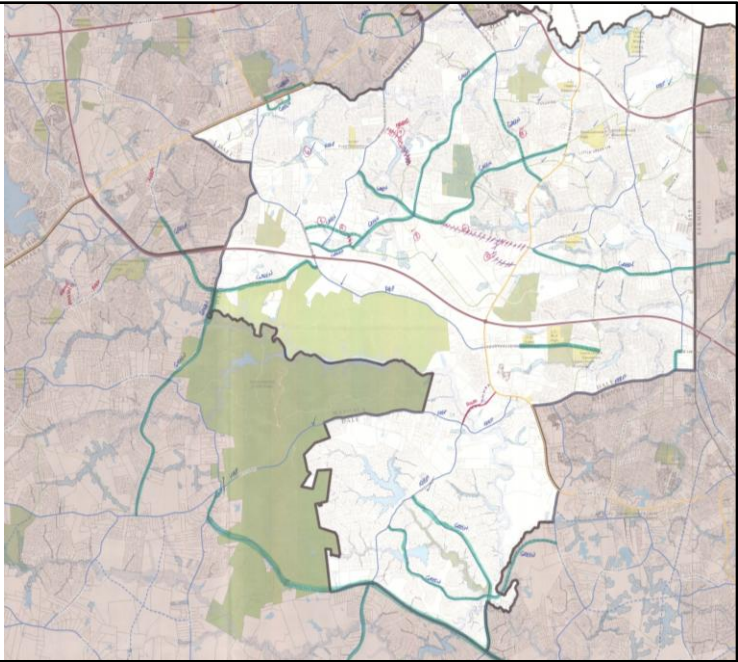
Clover Hill District

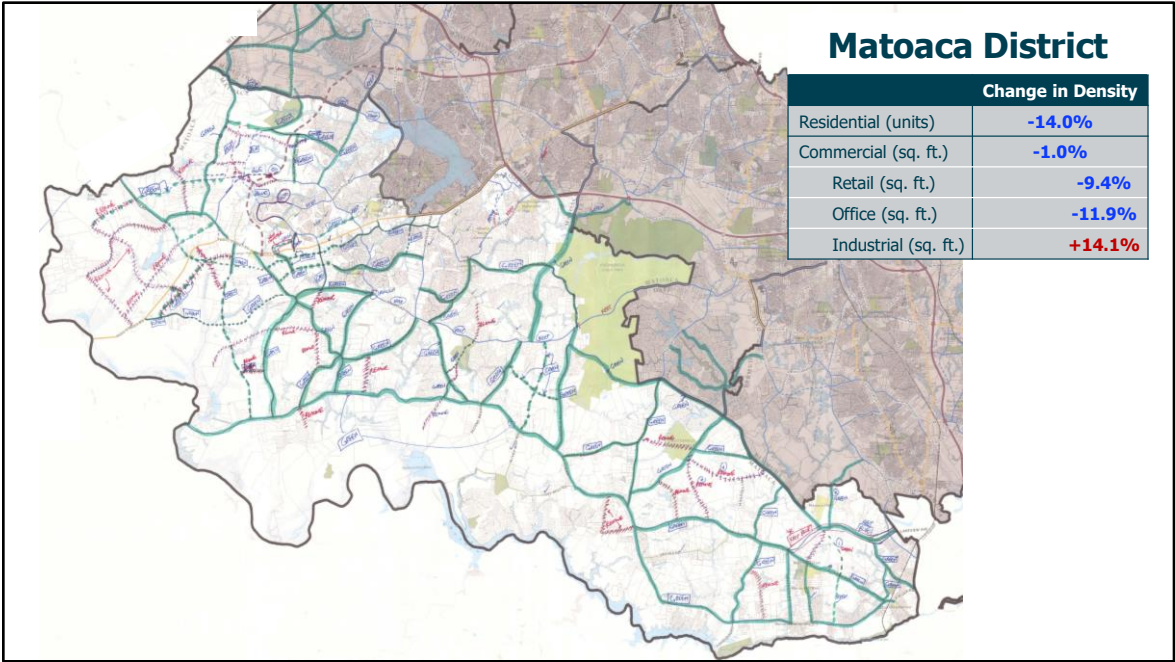
Change in Density	
Residential (units)	-3.3%
Commercial (sq. ft.)	+5.2%
Retail (sq. ft.)	+4.1%
Office (sq. ft.)	+0.3%
Industrial (sq. ft.)	+9.9%



Dale District

Change in Density	
Residential (units)	-3.6%
Commercial (sq. ft.)	-5.6%
Retail (sq. ft.)	-14.7%
Office (sq. ft.)	-1.0%
Industrial (sq. ft.)	-0.4%



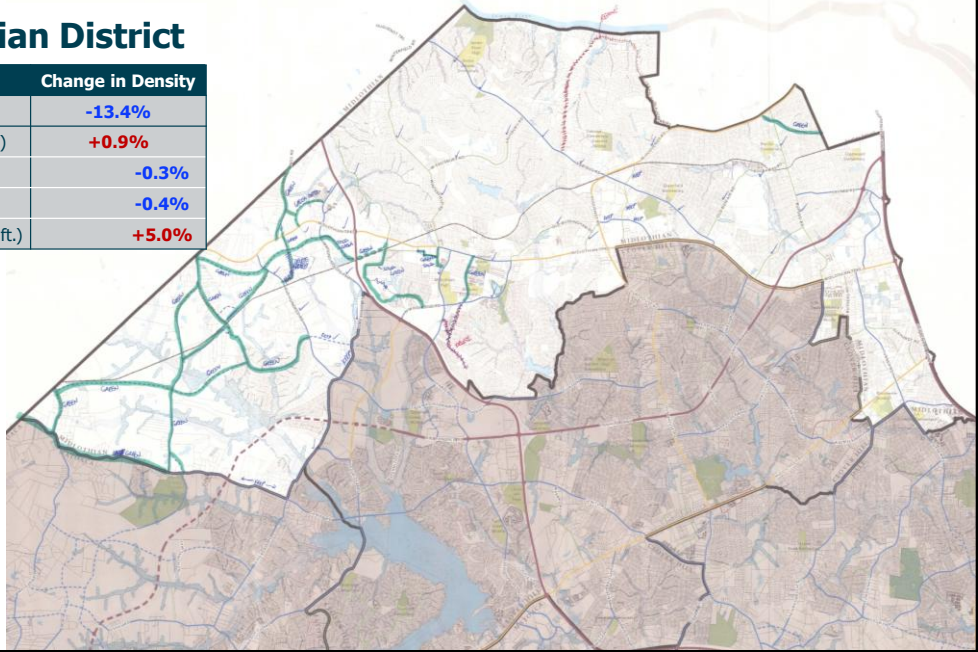


Matoaca District

Change in Density	
Residential (units)	-14.0%
Commercial (sq. ft.)	-1.0%
Retail (sq. ft.)	-9.4%
Office (sq. ft.)	-11.9%
Industrial (sq. ft.)	+14.1%

Midlothian District

Change in Density	
Residential (units)	-13.4%
Commercial (sq. ft.)	+0.9%
Retail (sq. ft.)	-0.3%
Office (sq. ft.)	-0.4%
Industrial (sq. ft.)	+5.0%



THE ROUTES SHOWN ON THIS MAP ARE CONCEPTUAL. ACTUAL ALIGNMENTS WILL BE DETERMINED BASED ON SITE CONDITIONS AND OTHER FACTORS SUMMARIZED IN THE BIKEWAYS AND TRAILS CHAPTER.

EXACT ROAD ALIGNMENTS SHOULD BE VERIFIED WITH THE CHESTERFIELD COUNTY TRANSPORTATION DEPARTMENT.

ADJUSTMENTS TO THIS MAP WILL BE MADE BASED ON ANY APPLICABLE CHANGES TO THE THOROUGHFARE PLAN.

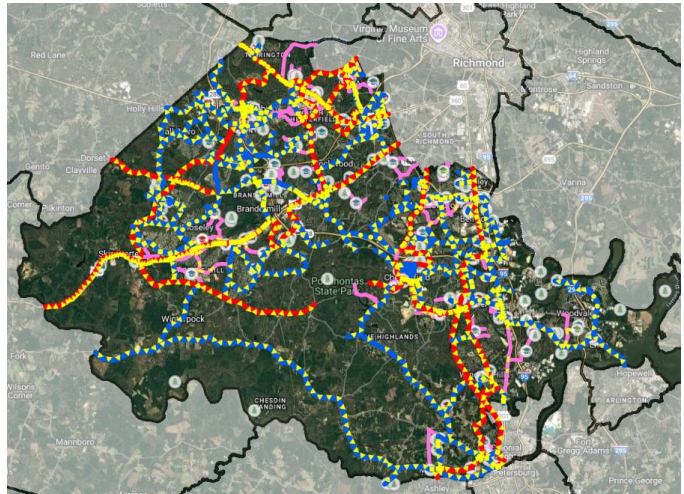
A DETAILED COPY OF THIS PLAN CAN BE OBTAINED FROM THE CHESTERFIELD COUNTY PLANNING DEPARTMENT OR THE COUNTY WEBSITE.

NOT TO SCALE 



Vision Plan Development

- Data Driven Process
 - Existing Conditions Review and Data Validation
 - Needs Assessment



CHESTERFIELD ACTIVE TRANSPORTATION PLAN

- Community Input

- Safety is the top priority for people walking and bicycling
- Preference for separated facilities along higher-speed and higher-volume roads
- Better connections to parks, schools, neighborhoods, jobs, and shopping areas
- Close network gaps to create more continuous and connected routes
- Improve comfort and accessibility for users of all ages and abilities



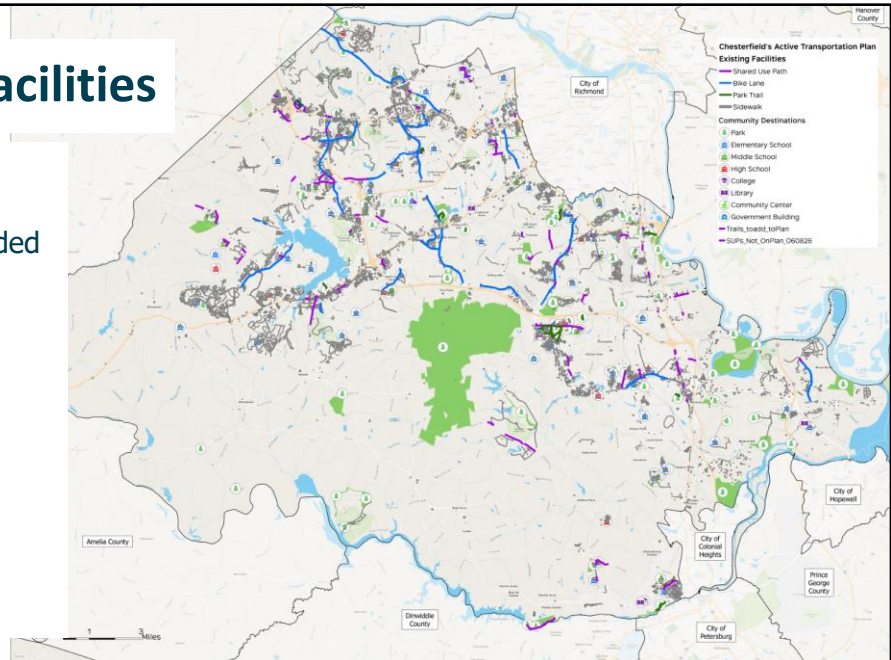
Vision Plan Development

- Spines, Spurs, Connectors
 - Establish key corridors countywide, identify possible connections to hubs - where local trips are likely (parks, libraries, schools)
- Update plan to reflect state and regional facilities
 - Fall Line Trail and Spurs, US Bike Route 1, East Coast Greenway
- Cleaned up alignments based on facilities built since adoption
- Remove/revise alignments shown in Resource Protection Areas
- Remove/revise alignments shown on private property, requiring large acquisitions

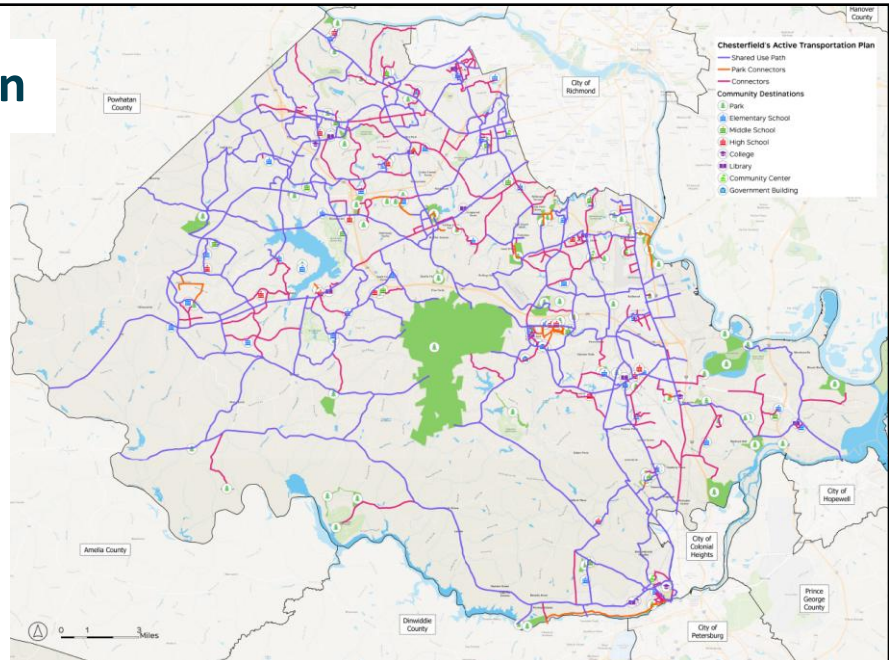


Existing Facilities

- Progress
 - 136 miles
 - 34 miles funded



Vision Plan



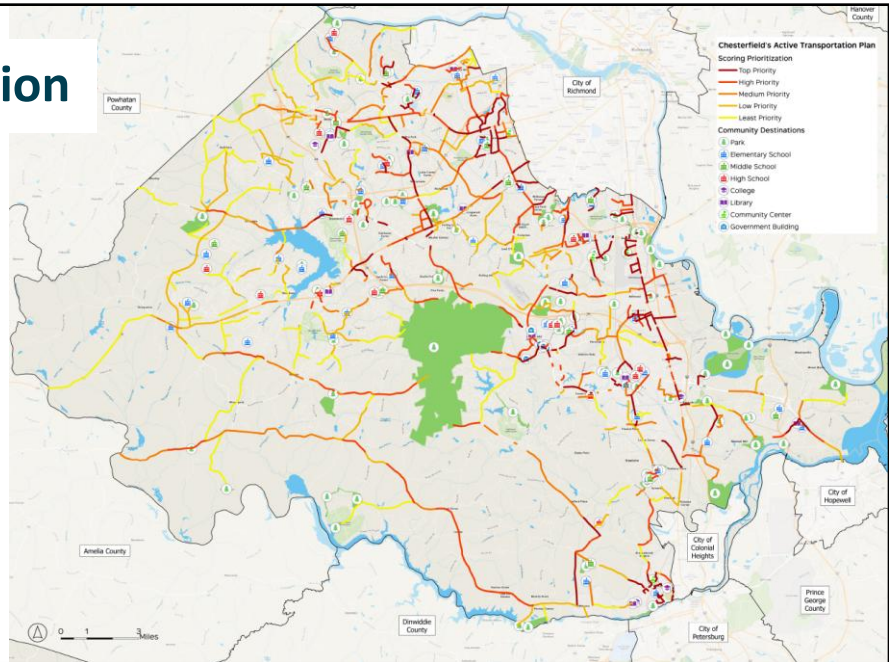
Fiscally-Constrained

- Expectation for public delivery = 1.25 miles annually
 - Historical construction rates (2019 – 2025) show ~2.5 miles of shared-use paths built per year
 - Public projects deliver roughly half of those miles (~ 1.25 miles annually)
 - At estimated \$7.5M per mile, public construction would cost ~ \$9.4M per year
- Prioritization – implement top priority projects using revenues sources that are reasonably expected to be available

Project Type	Secondary Road CN	Smart Scale	RSTP	CMAQ	TAP	Revenue Sharing	VDOT Access Funds	Transit Funds	Local Funds (VRF, Bonds, CDA, TSD, Cash Proffers, CCF)	CVTA
Bike & Ped Improvements	X	X	X	X	X	X			X	X

Prioritization

- Established priorities based on weighted factors:
 - Equity
 - Crash history
 - Anticipated demand
 - Proximity to community destinations
- Use to inform phasing of plan



Implementation

- Network built gradually through public projects and private development
- Segments may start short or disconnected, but link together over time
- Full countywide network requires long-term, sustained investment
- Implementation pace depends on funding, project readiness, and



Questions



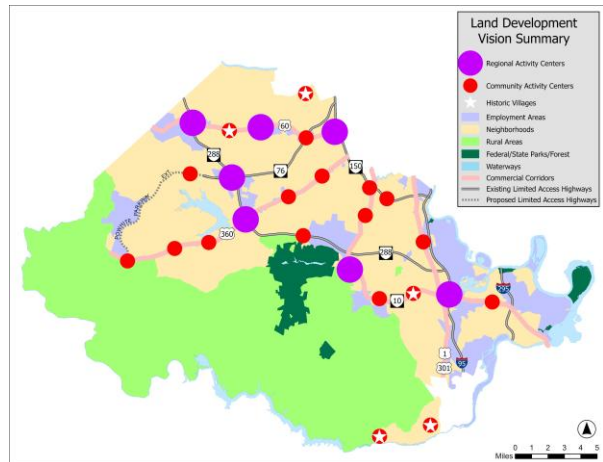


Chapter 8: Land Use Plan Summary

Now we'll update you on the Land Use Plan, which is currently Chapter 10, but will be renumbered as Chapter 8

Vision Map Edits

- New descriptions of Plan areas
- Regional Activity Centers
 - Downgrades & deletions
- Community Activity Centers
 - Added Villages
- Employment Areas
- Rural Areas expanded



We'll begin with the Vision Map, which provides a development vision as to how the county will utilize its land resources. The map reflects a community of lifestyle choices, from desirable, well-designed neighborhoods to high-density and intensity mixed-use centers at strategic locations and major intersections, to quiet rural communities.

We've revised a few items on the Vision Map,

- The first major change is that we included general descriptions of the areas shown on the map, something we haven't provided in past Plan iterations
- We've also updated many of the activity centers and shaded areas, which depict neighborhoods, rural areas and employment areas

Many Regional Activity Centers would be reduced to Community Activity Centers

- For example – Courthouse Road at 288 and Route 1 at Willis Road
- Others have been deleted, such as the Branders Bridge area and Ruffin Mill/Route 1 – these nodes are being deleted due to removal of the East West Freeway from the Thoroughfare Plan last year

A few Community Activity Centers were changed:

- Nodes at Meadowville Landing and Route 10 in Enon were removed due to proximity to other nearby centers
- We've also added designations for our historic villages of Bon Air, Chester, Ettrick, Midlothian and Matoaca

As for the shaded geographies:

- The Employment Areas are being expanded in some areas such as Upper Magnolia Green, but there are reductions in the Branders Bridge Area where the Chester Solar project is underway
- Finally, the Rural Area is being expanded in the south and west in alignment with proposed changes to the Land Use Plan, which you'll hear about shortly

Land Use Guidelines

- Development Connectivity and Integration
- Solar Facilities
- Timing of Development
- Placemaking
- Amenity Space
- Data Centers
- Auto Uses in Proximity to Residential Areas

General Land Use Guidelines

The following General Land Use Guidelines should be used when addressing specific development and land use issues:

- **Public Infrastructure.** Coordinate development proposals with the orderly extension and provision of adequate public facilities and infrastructure. Encourage public/private partnerships for provision of needed public infrastructure.
- **Economic Development Areas.** Protect areas designated for employment-generating uses and commercial services from encroachment of residential uses, except in mixed-use developments. Encourage development phasing of sites concurrent with the development of adequate roads and other infrastructure necessary to support the recommended intensity and density of development.
- **Land Use Regulation Streamlining.** Promote land use regulations that are easy to understand and implement by incorporating illustrations, charts and graphics. Align the Zoning Ordinance with the spirit and intent of the Comprehensive Plan.
- **Innovative Development.** Give consideration to unique and innovative development proposals that may not conform to a literal interpretation of the Plan, if the benefits and merits are consistent with the intent of the Plan to achieve a well-designed, integrated and high-quality community served by adequate public facilities and infrastructure.
- **Compatibility and Transition.** Include land use transitions, site design and buffering in development proposals to reduce the impacts between incompatible land uses.
- **Development Integration.** Encourage new development designs to accommodate pedestrian and vehicular interconnectivity with similar existing and future developments, provided that existing developments are not adversely impacted.
- **Quality Design Standards.** Encourage new development to incorporate quality design standards for architecture, landscaping and pedestrian ways that create unique and viable places and enhance the community.
- **Existing Zoning Not in Conformance with the Plan.** Provide flexibility in consideration of zoning amendments when such amendments would bring the zoning and development closer into alignment with the Plan.
- **Land Aggregation/Master Planning.** Encourage land aggregation and/or master planning in instances where development of an individual parcel is constrained due to its size or shape. This should be considered where necessary to conform to land use regulations, achieve land use compatibility or transition or provide adequate transportation improvements.
- **Historic Preservation.** Encourage the preservation of historic sites and structures, including through their adaptive reuse. Support uses other than those identified on the Land Use Plan Map, provided the uses can be designed and operated to minimize the impact on existing and anticipated area development, and the site or structure is designated as a county historic landmark.

We've also made some updates to our General Land Use Guidelines. The majority are simple textual changes or consolidations. Here are a few highlights.

- Development connectivity and integration – we consolidated two separate guidelines into one
- In our more rural Plan designations, we've added additional guidance for solar facilities regarding preservation of forest and prime farmland
- Timing of development – added stronger language regarding phasing, in particular, for mixed-use developments where we want to see some commercial built before all of the residential in a project is developed
- Placemaking – we mention wayfinding and branding to help create a common theme throughout developments
- Amenity Space – strengthened location and orientation of amenity spaces, connectivity between amenity spaces within a development, as well as greater protections for units which are closer to active recreational uses (for example sports courts or dog parks which may produce more noise than passive rec uses)
- Strengthened data center guidelines – added that such uses should not degrade local infrastructure or resources (that includes public or private utilities like water and power), and that mitigation measures should go above and beyond

Ordinance requirements if there are any impacts related to noise, vibration, emissions and the like.

- Finally, we added a new guideline for auto-oriented uses like gas stations or drive-throughs when developed close to residential, to more adequately minimize impacts.

Land Use Plan Map Categories

- Removed Phased Residential
 - Downgrades
 - Upper Magnolia Green
 - Areas converted to Residential Neighborhood 2
- Institutional
 - Added county uses
 - Added federal uses

Land Use Plan Map Categories

The Land Use Plan does not rezone property. Rather, the Plan provides guidance for future land use decisions. The Land Use Plan does not impact continuation of existing legal land uses or other uses permitted by existing zoning of individual properties.

Rural Residential/Agricultural

Rural Residential/Agricultural
Density: 0.2 units per acre or less
Appropriate Zoning Districts:
A - Agricultural
RC - Rural Community
NB - Neighborhood Business (Option 1)

Uses

The following uses are appropriate:

- Single-family dwellings on a minimum of 5 acres fronting public roads.
- Single-family dwellings on a minimum of 1 acre created through family divisions.
- Single-family dwellings on less than 5 acres in instances where the parcel was created prior to the adoption of the 5-acre requirement.
- Farming, agritourism, forestry, open space and conservation easements.
- Religious institutions and government buildings.
- Small-scale, low-intensity commercial uses serving rural community needs.

Design Considerations

Generally, new developments should preserve rural character through deep setbacks, preservation of existing vegetation as transition areas, residentially-scaled buildings and other site design considerations that foster new development fitting into the existing rural fabric of the community. NB commercial uses should be located as individual uses (not shopping centers) near rural intersections to serve the greatest number of customers.

Land Use categories provide detailed descriptions for the various painted geographies found on the Land Use Plan map.

- We are proposing two major changes.
 - The Phased Residential designation has been deleted- this category allowed up to 2 units per acre where infrastructure is available, but defaults to Rural Residential/Agricultural uses, which calls for 5 acre lots if infrastructure is not yet available. This category is being deleted for a few reasons:
 - Much of the area currently shown as Phased Residential is proposed to be downgraded to Rural Residential/Agricultural in the western portion of the county.
 - The Upper Magnolia Green project is proposed to convert to Office, Light Production & Assembly, better reflecting the approved zoning in that area
 - Areas south of Genito Road are currently under development or have been zoned – these areas are being converted to Residential Neighborhood 2 to match nearby development

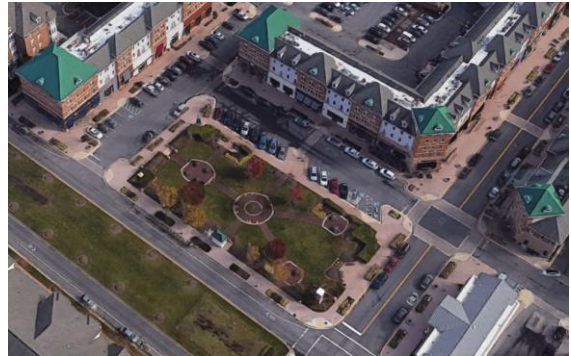
Institutional designation currently includes only state facilities for higher education or incarceration. We have expanded this to apply to county and

federal facilities, and includes all public service uses such as schools, fire stations, water treatment plants etc.

Our other categories were updated last year so we only have some simple textual changes on those remaining designations.

Area Notes

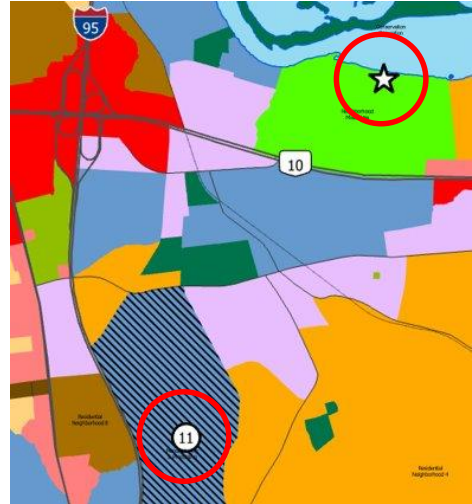
- Existing notes to remain
- New Roseland note
 - Mixed-use nodes in accordance with Roseland Zoning Overlay



- For Area Notes, the Airport Operational Area and Runway Approach Areas, Land Aggregations Areas, Ettrick Business Gateway Areas, Bon Air and Midlothian Village Core areas all remain the same.
- We are proposing to add one new Area Note related to the Roseland Zoning Overlay District.
 - The Overlay permits multiple mixed-use nodes at critical intersections or locations
 - While this is not expressly required by the Overlay, we want to encourage these mixed-use centers throughout this large planned development

Site Specific Notes

- 35 notes reduced to 26
- Notes renumbered due to additions/deletions
- Note 24 – Neighborhood Mixed Use at Hopkins and Kingsland Roads
- Note 25 – Towne Center as a regional tourism destination
- Note 26 – Discourages rezoning in northwestern area
- New Waterfront Opportunity Site at Rivers Bend/Dutch Gap



Site Specific Notes indicate special land-use recommendations for particular sites. These show up as circles with numbers for special notes, or stars indicating Waterfront Opportunity Sites on the Land Use Plan.

- I'll outline a few of the major changes in the proposed Plan
 - We are reducing the number of notes from 35 down to 26, and renumbering some existing notes
 - Some of the deletions were due to development that's taken place, implementing the recommendations of that note, thus certain notes no longer apply
 - The Northern Jefferson Davis Special Area Plan is proposed to be removed, so any notes associated with that Plan would be deleted
 - Other notes have been deleted because we've changed the underlying Land Use Plan categories

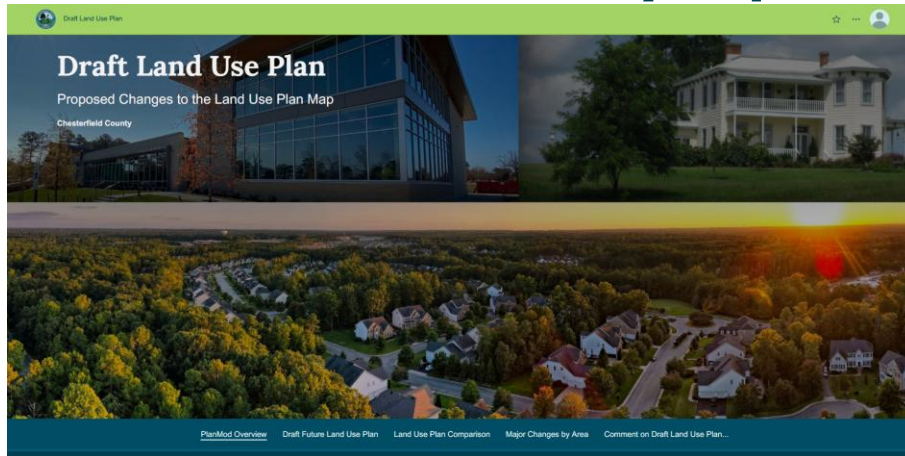
To summarize some of the more specific note changes:

- **Note 24 is a new addition, recommending Neighborhood Mixed Use on a large underdeveloped parcel at Hopkins and Kingsland Roads**

- **Note 25 suggests Chesterfield Towne Center as a regional tourism destination, should redevelopment of the mall take place**
- **Note 26 Calls for no residential rezonings in the northwestern area of the county, north of Genito Road and along Mt. Hermon Road**
- **A new Waterfront Opportunity Site has been added to the Rivers Bend/Dutch Gap area where a marina, a new bridge to Henricus, and other amenities are proposed.**

I will now turn the show over to Joanne to talk about the Land Use Plan Map

Draft Land Use Plan StoryMap



Open StoryMap

One of the new tools we're excited to introduce is the StoryMap, which allows residents to explore the draft Land Use Plan in a much more interactive way. Starting at the top you have links to each of the sections of the storymap, so you can either scroll through the entire thing or you can go right to your area of interest. We also provide links back to the PlanMod webpage and directly to the draft plan once it is published in encode!

First, the storymap walks you through the Draft Future Land Use Plan map and covers the general changes being proposed with this draft.

We then have the draft Land Use Plan Map that the community can explore using the interactive map viewer.

You can search for a location by entering an address, or navigate using the zoom controls in the bottomright corner.

Click on any area of the map to see its Land Use Plan Category and any related site-specific or area notes. A popup will appear with details and links that take you directly to the corresponding sections of the draft plan (once published)

Next we have the Land Use Plan Comparison

This map lets you compare the current (adopted) Land Use Plan on the left hand side of the swiper with the proposed draft plan on the right hand side of the swiper. Slide the bar left or right to see how the map changes between the two versions. Again you can search for a location by entering an address or use the zoom tools to navigate the map once here you can Swipey Swipe to see before and after. And click on an area to get the LUP designation.

This brings us to the Major Land Use Plan Changes by Area

Overview

This overview map highlights the 10 major focus areas where we're proposing notable changes. These recommendations are based on factors such as existing development patterns, infrastructure capacity, community feedback, environmental considerations, and changes in long-term planning priorities.

As we move through each location, you'll see a side-by-side comparison of the current plan and the draft recommendations, along with a description of each change.



Chesterfield Towne Center / Robious / Huguenot

This area includes a number of targeted refinements to better reflect what's already developed and where future growth is expected.

Around Chesterfield Towne Center, we're reducing the Regional Mixed-Use boundary to align with Koger Center Boulevard and converting several surrounding properties to Arterial Business or Residential Neighborhood 8 based on existing development. We're also adding a new plan note recognizing the potential role for the area as a tourism destination.

Along Route 60, portions of Office, Light Production & Assembly would become Arterial Business.

In the Bellgrade area, the Community Mixed-Use designation north of Polo Parkway shifts to Light Business, while areas south of Polo Parkway transition to Residential Neighborhood 8. Commercial centers east of Promenade Parkway are proposed as Arterial Business.



Westchester

The recommendations around Westchester focus primarily on reducing the Regional Mixed-Use designation to better match development that has already occurred.

Residential communities like The Aire and Bella would become Residential Neighborhood 8, commercial frontage along Route 60 would transition to Arterial Business, and areas near Huguenot Springs are proposed for Office, Light Production & Assembly. Overall, these changes recognize the area's evolution into a mix of residential, medical office, and commercial uses.



Western Midlothian

This represents one of the draft plan's more significant policy shifts.

Between Genito Road, Old Hundred Road, and the proposed Powhite Extension corridor, the recommendation lowers planned density from Phased Residential (which has a recommended density of 2 units and acre when utilities and other infrastructure are available) to Rural Residential/Agricultural, which recommends five-acre lots rather than conventional suburban subdivisions.

A new policy note also recommends that additional residential rezonings not occur until transportation and other infrastructure improvements are in place to adequately support any future growth.



Roseland

In the Roseland area, the draft recommends reducing residential density north of Old Hundred Road from Residential Neighborhood 12 to Residential Neighborhood 8.

The existing Regional Mixed-Use designation is also reconfigured into a combination of Neighborhood Mixed-Use and Residential Neighborhood 8, creating

a more focused mixed-use pattern.

And a new plan note identifies key intersections, such as Old Hundred Road and CenterPointe Parkway, as appropriate locations for neighborhood-serving mixed-use development.



Centerpointe East

At CenterPointe, we're reducing the Regional Mixed-Use node to better reflect existing development.

The mixed-use core remains centered between Lucks Lane, Route 288, and Powhite Parkway, while surrounding areas transition to Residential Neighborhood 8, Office, Light Production & Assembly, or Arterial Business depending on existing uses.

South of Powhite, the recommendations recognize approved development at Watermark and the future Lake development site while updating land use along Genito Road to better match existing development patterns.



Western Hull Street

Along the western Hull Street corridor, several commercial designations are being updated to reflect both current development and future opportunities.

East of the Powhite Extension, Regional Mixed-Use transitions to Residential Neighborhood 8 and Arterial Business. Between Magnolia Market Avenue and Magnolia Green Parkway, portions of Arterial Business become Residential Neighborhood 8 and Light Business.

To the east, Office, Light Production & Assembly transitions to a mix of Light Business, Community Mixed-Use, and Residential Neighborhood 8, creating more appropriate transitions between commercial activity and surrounding neighborhoods.



Eastern Matoaca

Eastern Matoaca continues the theme of preserving rural character.

Areas near Ettrick and Matoaca are reduced from Residential Neighborhood 4 to Residential Neighborhood 2 along River Road, while larger areas south of Woodpecker Road transition to Residential Agricultural (2 acre lots) and Rural Residential/Agricultural (5 acre lots), further reducing recommended future densities in his area.

These recommendations better align the plan with existing development patterns and community character.



Branders Bridge

The Branders Bridge area includes some of the most significant changes in the draft plan.

With the prior removal of the proposed East-West Freeway from the Thoroughfare Plan, we're also removing several Regional Mixed-Use designations that were originally planned to support that corridor.

The Torch Solar property, and the Residential Neighborhood 1 to the west, and additional portions of the corridor transition to Rural Residential/Agricultural. We're also recommending lower residential densities in several locations to the east and adding a plan note encouraging subdivision roads instead of multiple individual driveways along Branders Bridge Road to improve safety and traffic operations.



Chester

The Chester update is primarily a modernization effort.

The previous 2005 land use categories are being converted into the countywide land use designations while preserving the intent of the original village plan.

Most changes simply recognize existing neighborhoods and commercial areas, but there are also targeted reductions in residential density to preserve rural character, along with refinements that reduce Community Mixed-Use, expand Neighborhood

Mixed-Use through the village center, and better reflect existing development around Chester Station and Chester Linear Park.



Eastern Hull Street

In the eastern Hull Street corridor, recommendations focus on aligning land use with existing development. Reducing the areas recommended for Community Mixed-Use and OLPA.

Commercial frontage from Chippenham Parkway along Route 360 and the areas near Turner Road are consolidated into Arterial Business, a small office area near Walmsley becomes Light Business, and properties along Goodes Bridge Road become Office, Light Production & Assembly to encourage lower-impact employment uses that are compatible with nearby neighborhoods.



Closing

These examples highlight the most significant proposed changes across the county. While we've focused on the major land use plan changes today, the other maps within the StoryMap allow residents to explore the entire county in as much detail as they would like down to the parcel level and compare the current and proposed land use plans.

Lastly, we have the Comment Map Feature

In addition to exploring the draft plan, we wanted to make it as easy as possible for the community to provide location-specific feedback.

The StoryMap includes an interactive comment map where anyone can share comments directly on the areas they're interested in. Rather than sending a general email or filling out a survey without context, residents can place their feedback exactly where it applies.

Users can search for an address or zoom into a neighborhood, and when they're ready to leave a comment, they'll click **'New Feature'** in the **Create Features** panel in the lower left corner of the map.

They'll simply drop a point on the location they're commenting about, enter their

comment, and then submit it. We ask for a name, email address, and ZIP code, but none of that information is required. It's only used by staff if we need to follow up with a question, and that personal information is never displayed publicly.

Residents are welcome to submit as many comments as they'd like on different locations throughout the county.

All submitted comments appear as red pins on the map, allowing everyone to see the feedback that's been received and helping create a transparent public engagement process.

For anyone using a phone or tablet, we've also included a separate mobile-friendly link that makes submitting comments even easier.

We hope this tool encourages more meaningful public participation by allowing residents to connect their feedback directly to places that matter to them. That location-specific input will help us refine the final Land Use Plan before it's brought forward for a public hearing and adoption.

We wrap up the storymap by providing contact information as well as how the community can stay informed regarding the PlanMod project. We hope the combination of interactive maps, which display the proposed changes in a variety of manners will help better inform the community about the draft land use plan, the proposed changes and provide an opportunity for meaningful feedback. With that I am going to turn it over to Summer Hobson who will provide more information on how the community can learn more about the entire draft plan and the upcoming community engagement opportunities.

The logo for PlanMod, featuring the word "Plan" in dark blue and "Mod" in a lighter blue. The "Mod" part has three horizontal bars (green, blue, and dark blue) underneath the letters.

PlanMod

Community Engagement Plan

Engagement Events

Library Office Hours

Thursday, July 30 th , 11:30 a.m. – 1:30 p.m.	Ettrick-Matoaca Library (Matoaca)
Friday, August 7 th , 11:30 a.m. – 1:30 p.m.	Central Library - Performance Space (Dale)
Tuesday, August 11 th , 4:30 p.m. - 6:30 p.m.	Midlothian Library - Media Lab (Midlothian)
Wednesday, August 12 th , 11:30 a.m. – 1:30 p.m.	Perkinson Center for the Arts (Bermuda)
Wednesday, August 19 th , 4:30 p.m. - 6:30 p.m.	Clover Hill Library - Community Room (Matoaca)
Monday, August 24 th , 9:00 a.m. - 11:00 a.m.	Enon Library (Bermuda)
Tuesday, September 1 st , 4:30 p.m. - 6:30 p.m.	LaPrade Library (Clover Hill)

Community Meetings

Thursday, August 6 th , 6:00 p.m. – 7:30 p.m.	Virtual – Microsoft Teams
Thursday, August 27 th , 12:00 p.m. – 1:00 p.m.	Virtual – Microsoft Teams
Wednesday, September 9 th , 6:00 p.m. – 7:30 p.m.	Matoaca Middle School, 6001 Hickory Road

Tabling Events

Saturday, August 29 th , 11:00 a.m. – 2:00 p.m.	County Fair, 10300 Courthouse Rd
Wednesday, September 2 nd , 10:00 a.m. – 2:00 p.m.	County Farmer's Market, 6701 Mimms Loop

All dates will also be on [Chesterfield.gov/PlanMod](https://chesterfield.gov/PlanMod). Changes to this schedule will be shared on the website.

We will be out in the community at several different events and meetings every week.

We will be hosting office hours at libraries throughout the county between July 30th and September 1st. These are informal opportunities for residents to chat with staff about PlanMod and are great for one-on-one conversations or smaller group discussions.

We will also have three community meetings. Two will be virtual and we will have an open house style meeting at Matoaca Middle School. For the virtual meetings, people can RSVP on our website to get the link to be able to join the meeting.

You can also find us out at the county fair and the county's farmer's market this summer.

We are also available to meet with community groups to talk more about the plan.

Other Engagement Opportunities

- Billboard
- Website
- Survey map
- Draft open for commenting through September 11th
- Display at all county libraries with opportunities to comment



Our billboard will start running on August 3rd for three weeks.

Other Engagement Opportunities

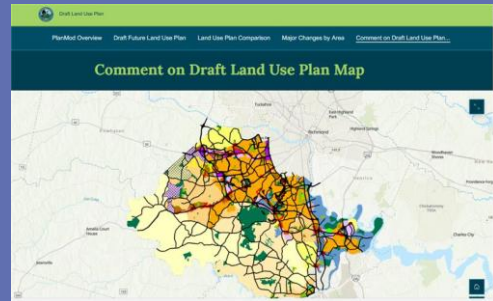
- Billboard
- Website
- Survey map
- Draft open for commenting through September 11th
- Display at all county libraries with opportunities to comment



Our website serves as our main hub for information and where people can find all different ways to give public information.

Other Engagement Opportunities

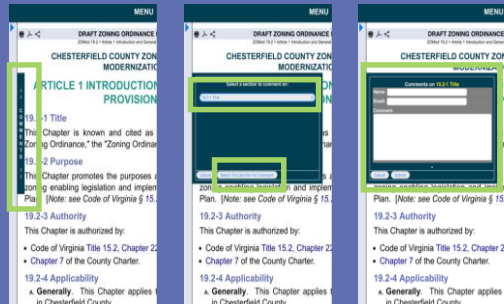
- Billboard
- Website
- Survey map
- Draft open for commenting through September 11th
- Display at all county libraries with opportunities to comment



A map will be available on the Storymap for people to leave comments on specific locations.

Other Engagement Opportunities

- Billboard
- Website
- Survey map
- Draft open for commenting through September 11th
- Display at all county libraries with opportunities to comment



Our draft will be available starting July 30th for commenting for feedback on specific changes or general feedback on the plan.

Other Engagement Opportunities

- Billboard
- Website
- Survey map
- Draft open for commenting through September 11th
- Display at all county libraries with opportunities to comment



We will also have displays at all county libraries and comments can be provided at those displays.

PlanMod Timeline

