The Southern and Western Area Plan

Prepared By The
Chesterfield County Planning Department
Chesterfield, Virginia
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www.co.chesterfield.va.us/plan

Adopted By The Chesterfield County Board of Supervisors
June 23, 1993

Amended December 14, 1994

Note: This 1994 amendment changed recommended land use in part of the planning area adjacent to Lake Chesdin from Rural Conservation to 1-5 acre lots.

Amended January 10, 2001

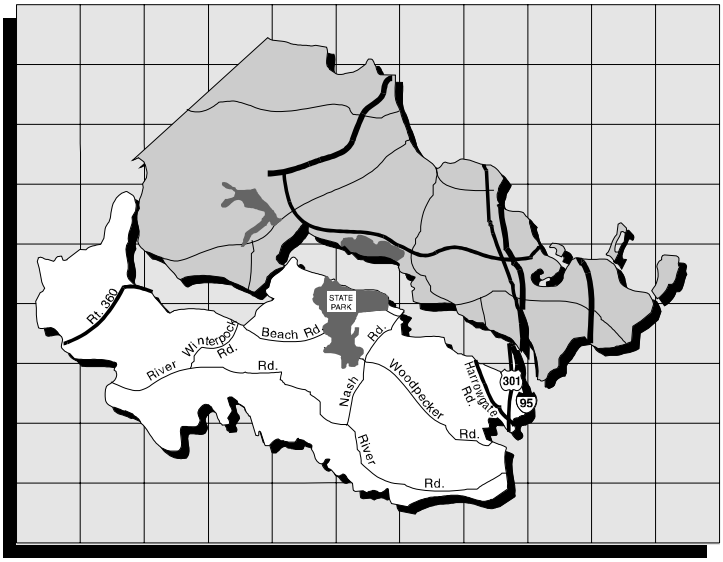
Note: This 2001 amendment moved the Jefferson Davis Highway corridor area to the newly adopted Southern Jefferson Davis Corridor Plan

Amended November 12, 2003

Note: This 2003 amendment moved the Matoaca Village area to the newly adopted Matoaca Village Plan

INTRODUCTION AND SUMMARY

Map 1
General Location



As the Southern and Western Area of Chesterfield County grows and changes over the next twenty years, this comprehensive plan will guide the public officials, land owners, developers and citizens who will shape the area (see Map 1) through future decisions. Dynamic in its approach, the plan is intended to be reviewed and amended as necessary to adapt to new situations and opportunities as growth occurs.

Throughout the plan preparation process, the Southern and Western Citizen Advisory Committee met to exchange ideas and provide input to County staff. Other community-based workshops resulted in the adoption of a separate Ettrick Village Plan (May 1991) addressing revitalization issues.

The various elements of the plan present a unified vision for the Southern and Western Area.

Together the various elements of the comprehensive plan present a unified vision for the Southern and Western Area and identify the specific planning tools needed to preserve and enhance the special amenities so appealing to those who will live and work there.

Guiding Principles

Widespread community values are reflected in the plan's guiding principles. These ideals shaped the plan's basic approach and content, and stimulated a series of recommendations designed to achieve specific results.

In short, the following premises form the basis for the plan details presented in subsequent chapters:

- Maintain **significant aesthetic features** unique to the Southern and Western Area.
- Establish an **orderly, efficient development pattern** instead of allowing scattered growth to happen in a leapfrog manner.
- Promote **balanced development** so that necessary jobs and services are provided nearby the expanding population.
- Ensure a **choice of residential environments** and housing types to meet the changing needs of current and future residents.

Plan Contents

The Southern and Western Area Plan is organized into two (2) basic sections. The **Existing Conditions** section summarizes background studies of environmental factors, growth trends and other planning factors presented in the Technical Report for the Southern and Western Area. This companion document to the plan also includes an analysis of land use alternatives and a description of the extensive citizen participation process.

Chapters contained in the second section of the plan, titled **A Framework for Action**, illustrate important plan elements as follows:

- The **Goals** for the plan focus on key development issues and provide a more complete description of the long range community vision.
- The **Land Use Plan** describes how, where and what types of development should occur during the next 20 to 30 years.
- The chapter called **Development Approach** looks at the question of timing and suggests a cost-effective, growth sequencing strategy.
- The **Public Facilities Plan** presents recommendations for the type, number and general location of additional public facilities and services required to support forecasted growth.
- The **Recommendations** chapter suggests new development standards and other planning tools that will help to implement the plan.

1994 Amendment

On December 14, 1994 the Board of Supervisors amended The Southern and Western Area Plan. This amendment changed the land use plan and supporting maps for approximately 2400 acres along Lake Chesdin to a recommended residential classification for 1 - 5 acre lots.

EXISTING CONDITIONS

An analysis of existing conditions in the Southern and Western Area was the foundation for identifying key planning issues and factors. An understanding of the characteristics that influence development opportunities in the area provides a sound basis for planning and policy decisions that will shape the area's future. The companion document to this plan, Technical Report for the Southern and Western Area, provides detailed background information relating to existing conditions in the Southern and Western Area. The following key factors are highlighted from this report.

Forestal areas are the primary land use in the Southern and Western Area.

Land Use

As illustrated on the existing land use map (Map 2), the predominant land use in the Southern and Western Area is represented by forestal areas. Forest land is significant both environmentally and aesthetically. Forested land contributes to the rural "feel" of the area. An interesting feature of the area is the concentration of development from Matoaca Village, east to Ettrick and Colonial Heights, and north toward Chester. This area contrasts with the strip development of low-density single family detached residences located along the roads in the more rural sections of the area. Road front residential development occupies lengthy portions of the frontage along major thoroughfares. Subdivisions, more suburban in character, represent relatively new construction in the area as opposed to the older, more established neighborhoods in the Ettrick and Matoaca village centers. Commercial and industrial uses are concentrated in the Route 1-301 corridor and adjacent to I-95. In the more rural portions of the area, business uses are typically located at major intersections and include establishments such as convenience stores and service stations.

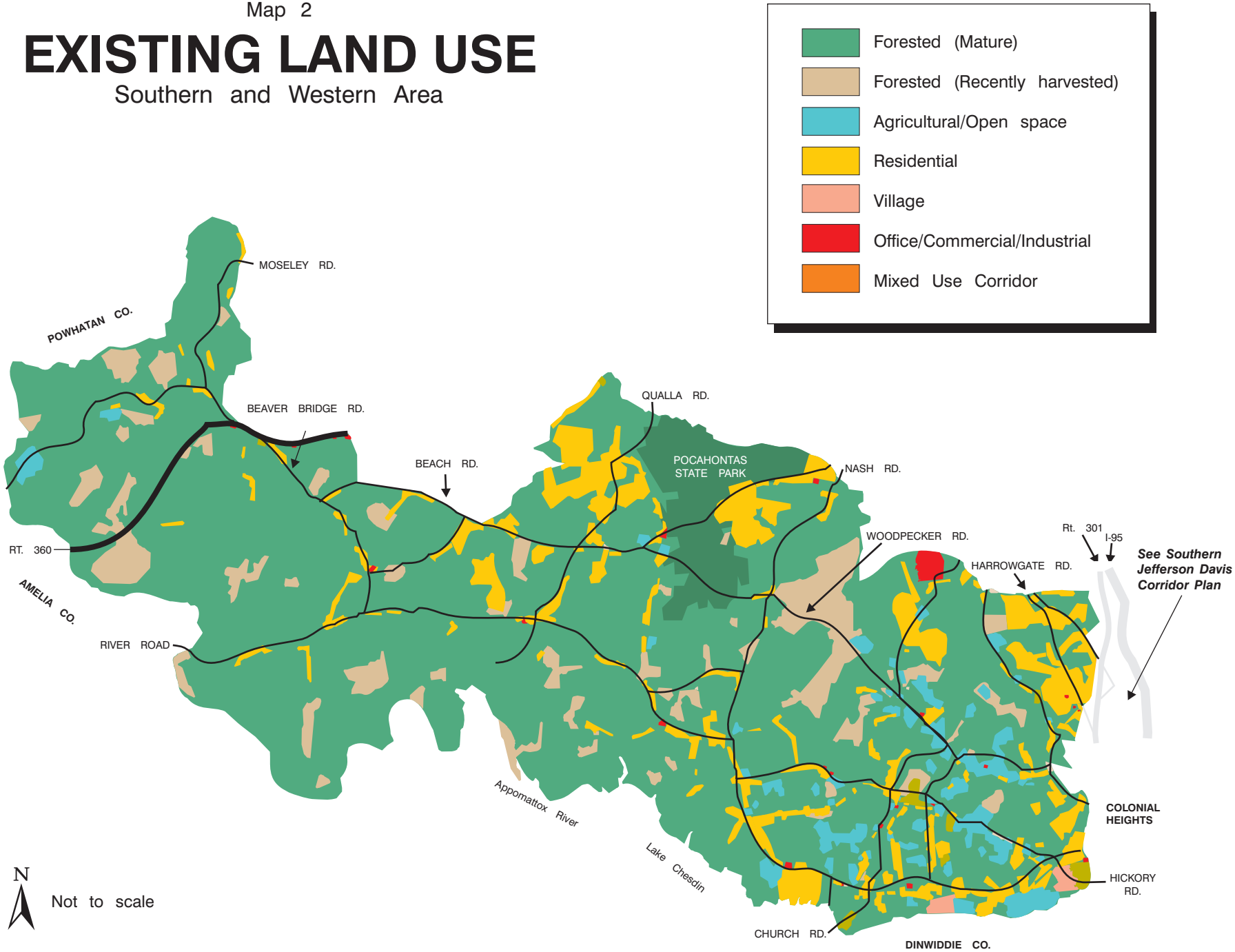
Environment

The sensitivity of natural features must play a role in guiding future land use decisions. Map 3 highlights important environmental factors that are present in the Southern and Western Area. Outside of developed suburban areas are extensive forests of mature trees which offer unspoiled wildlife habitats, act to protect water resources, and maintain the area's distinctive scenic character. Significant water courses in the area include Swift Creek and the Appomattox River, a portion of which has been designated as a State Scenic River. Lake Chesdin, constructed on the Appomattox River in 1968 to provide a water supply for Chesterfield and other neighboring jurisdictions, is exhibiting the initial stages of eutrophication, a natural aging process. Nontidal wetlands, found throughout the area, are becoming increasingly recognized for a variety of contributions to environmental quality. The Triassic soil area found to the west is characterized by low rolling relief, and clay subsoils having

Map 2

EXISTING LAND USE

Southern and Western Area



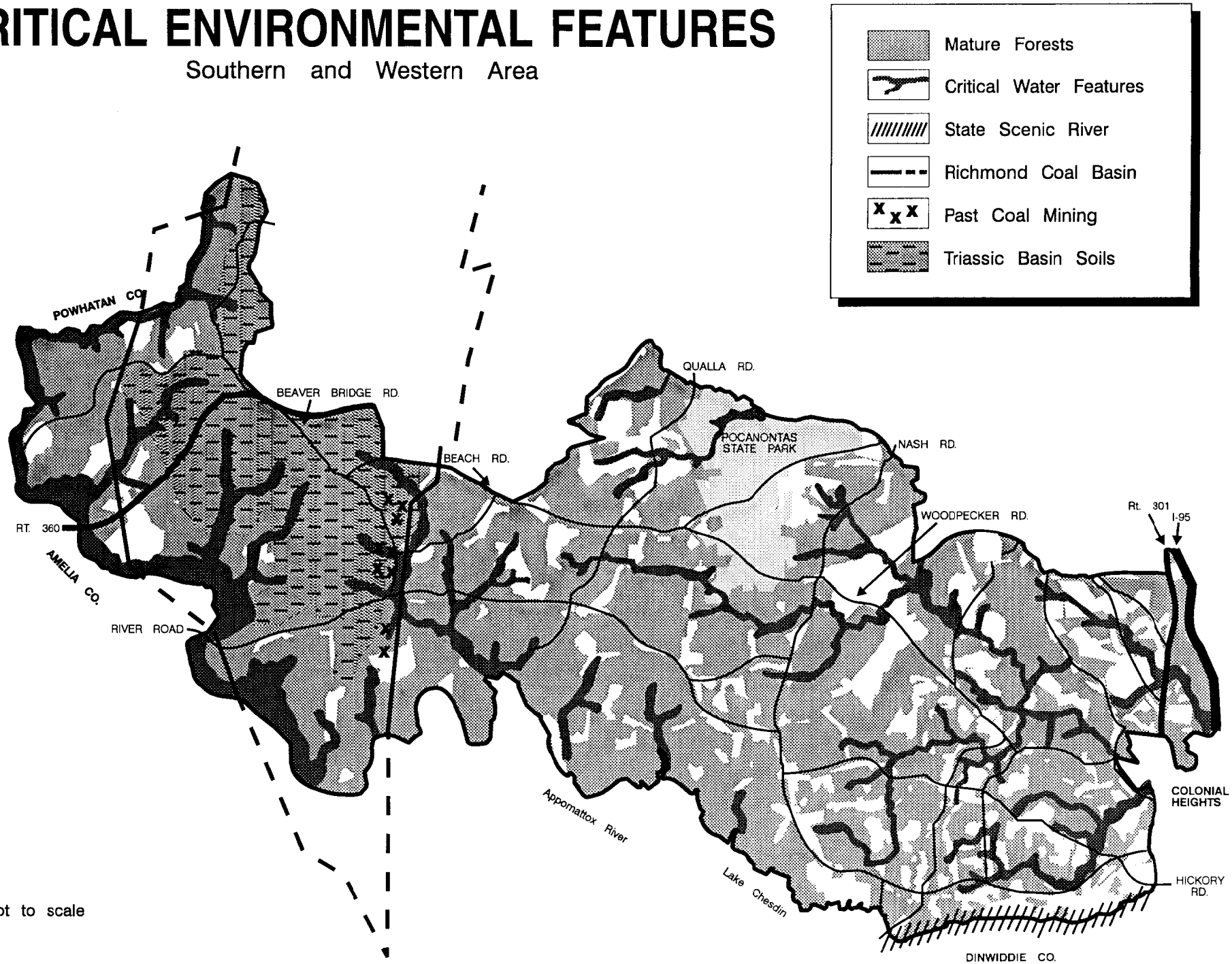
Prepared by the Chesterfield County Planning Department
Adopted by the Chesterfield County Board of Supervisors June 1993

Updated 1/01

Map 3

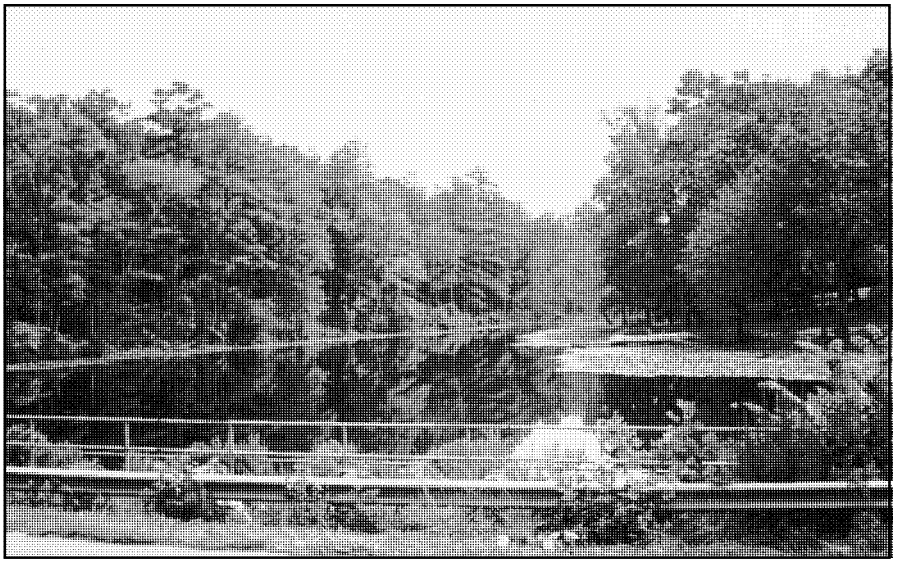
CRITICAL ENVIRONMENTAL FEATURES

Southern and Western Area



Adopted by the Chesterfield County Board of Supervisors June 1993

shrink-swell properties. The boundary of the Richmond Coal Basin is shown to indicate the general location and extent of early coal mining activity in the County's historic Winterpock area. Detailed engineering surveys may be required to determine if land previously subjected to coal mining may present a hazard if developed for residential or other suburban uses.



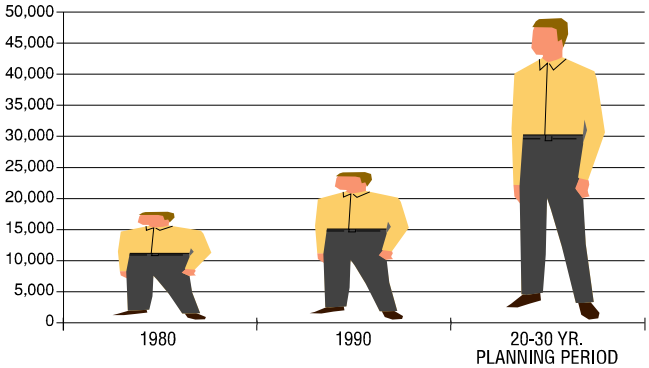
Ponds and wetlands contribute to the area's environmental quality and distinctive scenic

Population and Housing Trends

As shown in Chart 1, the population of the Southern and Western Area grew by 25 percent between 1980 and 1990, compared to a 48 percent increase in total County population during that same period. Chart 2 shows that in 1990 there were 8,645 housing units in the planning area which represented roughly 11 percent of the County's 77,329 total units. The 1990 Census identified 7,123 home owners and 1,122 renters in the Southern and Western area. The number of new housing units added during the planning period is projected to increase at a rate slightly higher than population growth.

CHART 1

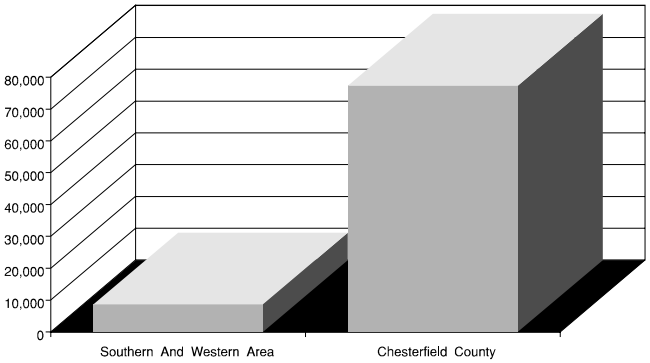
Population Growth In The Southern and Western Area



Source: U.S. Census & Planning Dept. Projections

CHART 2

Housing Units In Chesterfield, 1990



Source: U.S. Census

Visual Resources

The Southern and Western Area is richly endowed with abundant and diverse visual and scenic resources which entice visitors and have a lasting appeal for residents. Traditionally, the focus of land use planning has been on the technical aspects of our natural environment, however, visual quality is a significant factor to the human psyche, to the quality of life and to the integrity of the environment. Therefore, it is appropriate to establish the visual landscape as a basic resource.

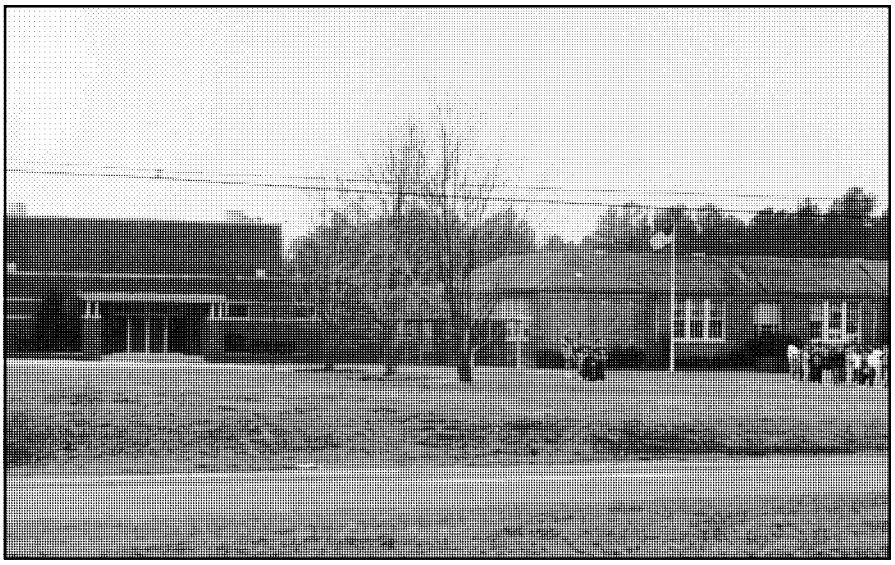
Eppington Plantation, overlooking the Appomattox River, was built (1765-1775) by John Epps and became the home of Thomas Jefferson's daughter, Maria. Perhaps the best known of the area's plantation houses, Eppington was designated as a County Historic Landmark in 1987 and was later donated to the County for use as a special purpose park.

A visual analysis was undertaken in the Southern and Western Area to identify areas of importance and develop recommendations for the protection and enhancement of these vital resources. With technical assistance provided by the Virginia Department of Conservation and Recreation, a field inventory was conducted of visually significant points, view areas and corridors as a means of classifying important and unique visually distinctive land areas worth preserving. Visual resources identified through the inventory are depicted on Map 4. Sites of historic significance are also identified on Map 4.

Public Facilities

In planning for future growth and development of the Southern and Western Area, adequate provision for community facilities and public services is an important issue. Existing public facilities include schools, roads, fire stations, parks, a library, recycling centers and public utilities including water supply and sewerage systems.

Capacity at existing facilities is limited and therefore assumed to be a negligible factor in addressing future demand for public services and facilities. Facilities located within the area, originally designed to serve a relatively stable rural population, can only be considered to meet today's needs adequately.

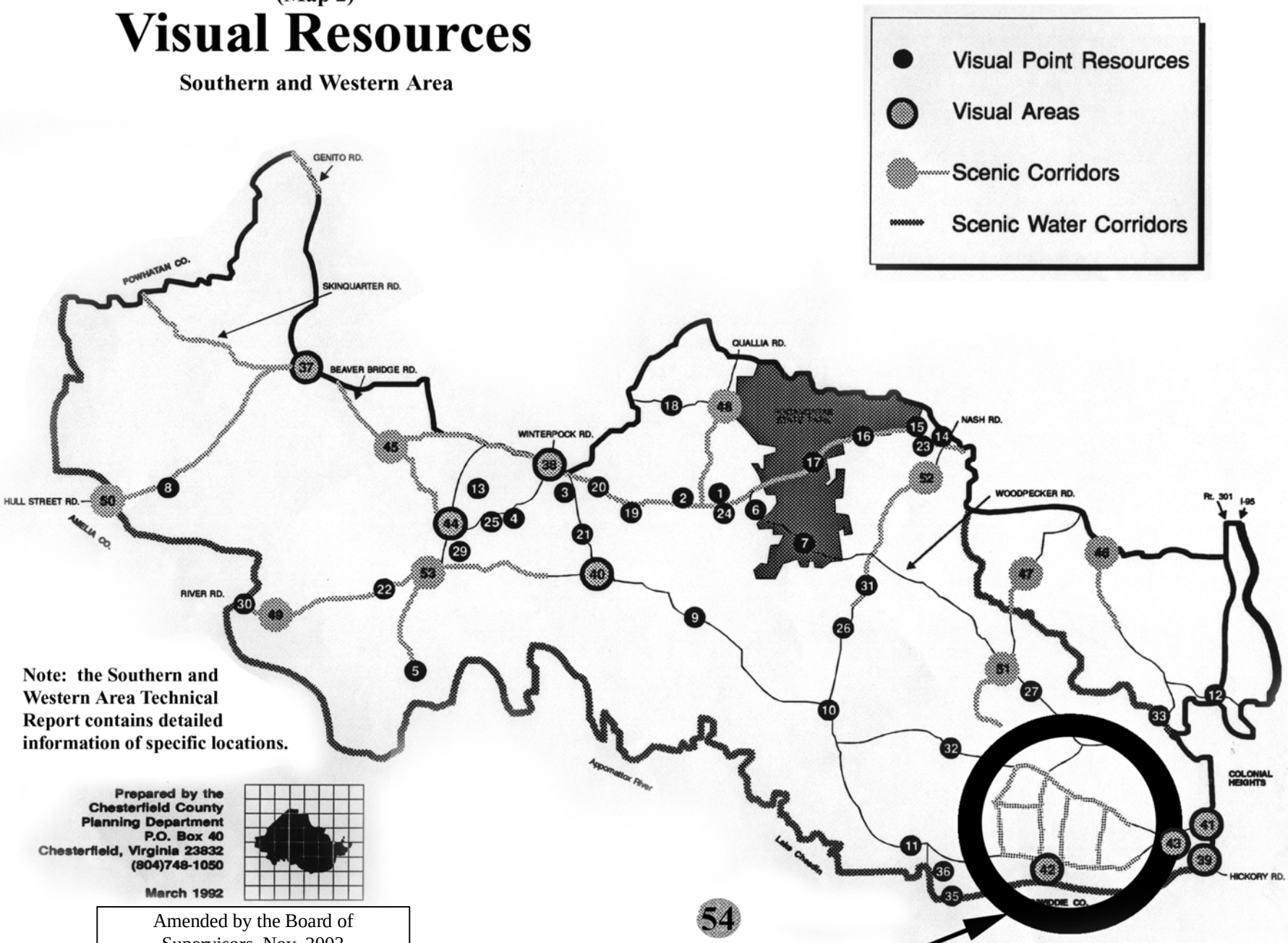


Public facilities located within the planning area include Grange Hall Elementary School.

(Map 2)

Visual Resources

Southern and Western Area



Note: the Southern and Western Area Technical Report contains detailed information of specific locations.

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March 1992

Amended by the Board of Supervisors, Nov. 2003

Arterial & Collector roads identified in the Matoaca Village Plan

Increasing demand generated from surrounding higher growth sections of the County will continue to pose a particular burden on those facilities whose service areas currently extend into the study area. Policies have been adopted (see Chesterfield Plan for Public Facilities, 1983) to plan for the provision of facilities and services in relation to expected development patterns and demand, maximizing the use of existing facilities and matching capital expenditure levels with citizen priorities and willingness to fund them.

A FRAMEWORK FOR ACTION

Listed below are the key action components of the Southern and Western Area Plan. Overall goals are followed by general recommendations, a detailed land use plan and a plan for public facilities.

I. GOALS

The goals listed below have been established to help form a foundation for the future of the Southern and Western Area. Through these goals, a general framework is established for the plan's more specific recommendations. These goals, like the recommendations that follow, are not in order of rank or priority.

A. Maintain a High Quality of Life in the Southern and Western Area

1. Maintain the existing forested character and unique views of critical importance.

2. Provide for a range of densities in residential development to promote a variety of living environments.

B. Provide Adequate Public Services and Facilities Concurrent with Development

1. Minimize the cost of public facilities by promoting an orderly and efficient land use pattern.

2. Promote infill development as a means of establishing an efficient and desirable growth pattern.

3. Provide an efficient, cost effective and safe transportation system.

C. Promote Compatible Economic Development

1. Promote the availability of workplaces offering job opportunities for residents through industrial, office and commercial development.

2. Provide for commercial uses compatible with the scale and character of the area.

3. Ensure that the level and type of industrial development be compatible with other established land uses in the area.

4. Protect economic development sites from residential encroachment.

D. Preserve Unique Features

1. Encourage the preservation of vegetation, roadside forest canopies, important historic sites, and other natural features as integral characteristics of future development.

2. Maintain continued productive use of non-urban land areas for agricultural and timbering operations.

3. Provide public access to high amenity areas such as Lake Chesdin, the Appomattox River, Swift Creek and Old Town Creek.

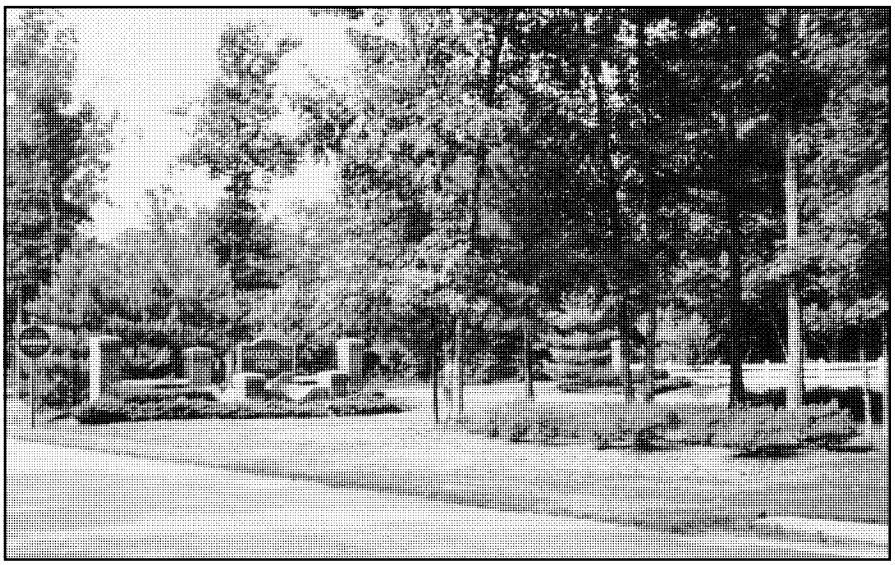
E. Protect the Environment

1. Assure the environmental quality of water, air and land to protect public health, conserve resources and enhance natural beauty.

2. Protect the Appomattox River/Lake Chesdin Watershed in order to maintain a high standard of water quality.

II. LAND USE PLAN

This plan seeks to maintain important visual amenities and natural features unique to the Southern and Western Area, and at the same time acknowledge and help guide the changes that will take place. By encouraging a balance of residential development and employment opportunities, the plan strives to promote an orderly, cost effective development pattern that will not overburden community facilities, but rather maintain the quality of services desired by all County residents. Additionally, these goals can work cooperatively to ensure sound environmental practices in the development of land resources.

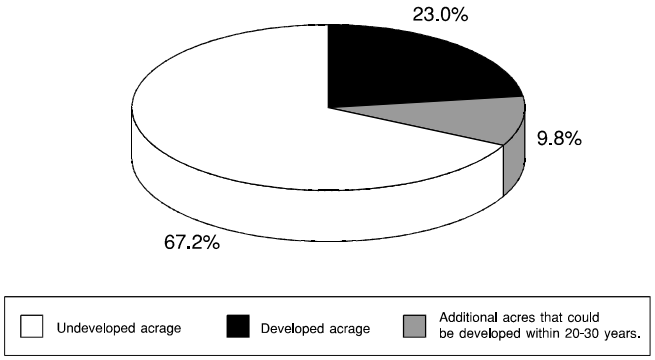


Many residential developments enhance the scenic qualities of the Southern and Western Area.

As indicated in Chart 3 it is estimated that an additional 9.8 percent (approximately 12,600 acres) of the total land area in the Southern and Western Area could be developed within the 20 to 30 year planning period based on population growth trends. Planning for such changes, rather than reacting to them, involves translating community goals into recommendations that address anticipated conversion to specific land uses and related public service needs.

CHART 3

Projected Land Development Southern And Western Area



Source: Chesterfield County Planning Dept.

The Land Use Plan shown on Map 5 illustrates the recommended future development pattern for the Southern and Western Area. Key features of the plan are discussed below. In addition, more detailed descriptions of recommended uses are presented in Chart 4. Land use assumptions can be referenced in the Appendix.

CHART 4

Land Use Categories

The plan recommends the following land use categories as illustrated on Map 5.

Residential: Housing on 1 to 5 acre parcels (R-88 District) incorporating techniques to maintain visual character; other residential uses (R, R-TH, R-MF Districts) as represented by the following designated densities: 1.01-2.5 units/acre; and 2.51-4.0 units/acre.

Regional Mixed Use Center: Regional-scale uses (C-4 District) such as office parks, regional shopping malls, light industrial employment centers and higher density residential uses.

Community Mixed Use Center: Community-scale uses (C-3 District) such as larger shopping centers, other commercial uses, offices or higher density residential uses.

Neighborhood Mixed Use Center: Neighborhood-oriented uses (C-2 District) such as small shopping centers, other commercial uses and offices.

Neighborhood Convenience Center (not depicted): Small scale uses (C-1 and O-1 Districts) such as limited retail, personal services and offices.

Recreation/Linear Trails: Active and passive park sites; resource conservation areas; scenic open space for hiking/biking.

NOTE: Within all land use categories, zoning requests should be analyzed to determine the impacts of individual uses on existing and anticipated area development. If compatibility problems are anticipated, they should be addressed during the zoning process or by requesting a less intense classification.

Areas of Special Concern:

Lake Chesdin Watershed: This area warrants special protections and careful development to maintain the quality of this major source of drinking water.

Rural Conservation Area: Activities are limited primarily to agricultural and forestal uses with isolated single family residences permitted on parcels larger than 5 acres. Planned development is to be deferred for 20 years unless adequate provision is made earlier for public sewer, road improvements and other public facilities. Growth here will be encouraged after the Southern and Western Area population reaches 50,000 persons.

Detailed Service Center Plans: Intersection areas for which detailed land uses plans were prepared (see Maps 6 and 7).

Note: Commercial/Industrial Corridor, Light Industrial, Moderate Industrial and higher density land use recommendations shown in earlier versions of this plan were eliminated by the adoption of the Southern Jefferson Davis Corridor Plan in January, 2001.

Southern And Western Area Plan

Map 5

Land Use Plan

Southern and Western Area
20 to 30 year hroizon: Approx. Population 50,000
Aodpted by the Chesterfield County
Board of Supervisors, June, 1993
Amended December, 1994, January, 2001,
and November 12, 2003

Note 1
This area warrents special protections and careful development to maintain the quality of this major source of drinking water.

Note 2
Refer to intersection map details

Note 3 - Rural conservation
Activities are limited primarily to agricultural and forestal uses with isolated single family residences permitted on lots larger than 5 acres. Planned development is to be deferred for 20 years unless adequate provision is made earlier for public water and sewer, road improvements and other public facilities. Growth here will be encouraged after the population reaches 50,000 persons.

Limited access interchange
Thoroughfare Plan Roads
200' major arterial
200' major art. proposed
120-200' major arterial
90' major arterial
90' major art. proposed
70' collector
70' collector proposed
Planned Sewer Service Area Boundary
Lake Chesdin Watershed Note 1
Railroads
Streets
Appoxattox River
Lakes & ponds
Streams
Southernnew.shp
1-5 acre lots; suited to R-88 zoning
1.01-2.5 units/acre
2.51-4.0 units/acre
Community Mixed Use Center
Neighborhood Mixed Use Center
Pocahantas State Park
Recreation/Linear Trails
Detailed Service Center Note 2
Regional Mixed Use
Rural Conservation Area Note 3

Powhatan Co.

Amelia Co.

Mosley Rd.
Hull Street Rd.
Beaver Bridge Rd.
Beach Rd.
Bailey Bridge Rd.
Swift Creek
Quaila Rd.
Nash Rd.
Taylor Rd.
Riverway Rd.
Woodpecker Rd.
Brenders Bridge Rd.
Harrowgate Rd.
Bundle Rd.
Reedy Branch Rd.
River Rd.
River Rd.
Hickory Rd.
Appomattox River
Lake Chesdin

N
W
E
S

Note: Land use category boundaries are generalized and should be confirmed with the Chesterfield County Planning Department.

Note: The exact right of way widths and proposed road alignments should be verified with the County Transportation Department.

This is an ArcView GIS application of Chesterfield County GIS data prepared by the Advance Planning and Research Section of the Chesterfield County Planning Department

1 0 1 2 3 4 5 6 7 8 9 10 11 12 Miles

Key Features of the Land Use Plan

Residential Development - the predominance of residential development recognizes the lasting appeal of unique amenities found in the Southern and Western Area. Residential growth is located primarily in the eastern portion of the planning area where it can be most cost effectively served by public water and sewer extensions and by other County facilities. A range of densities provides a diversity of living environments that will be responsive to the changing needs and choices of existing and new residents.

Residential growth in the eastern portion of the planning area is most cost effectively served by public facilities and services.

Planned sewer service areas (generally following boundaries of the Old Town Creek, Ashton Creek and Timsbury Creek drainage basins) are designated to accommodate suburban residential densities. Land in the Appomattox River basin from Colonial Heights west to the Lee Street area has sewer service using pump stations. However, in an area primarily east of Pocahontas State Park, soil conditions tend to be more favorable than elsewhere for continued septic tank use with public water. Although this area will continue to experience scattered, residential development on large lots, careful attention to sensitive development standards will be necessary to maintain the integrity of water resources and other important environmental and visual amenities of the area. Creative design techniques, such as clustering of housing units, should be encouraged to preserve visually significant features.

Rural Conservation Area - Planned development should be discouraged west of the areas designated for residential development (described above) until adequate provision can be made for extension of public water and sewer systems, road improvements and other public facilities. Within the 20 to 30 year planning period, activities here should be limited primarily to agricultural and forestal uses with isolated, single family residences permitted on large parcels. Residential development should be discouraged particularly in locations where extensive uses may present future conflicts (see below, Other Uses). Deferring planned development in this area will strengthen opportunities to prevent scattered, leapfrog development patterns that can make growth unpredictable and later preclude the cost benefits achieved by a contiguous growth pattern.

Other Uses - Within the Rural Conservation Area, it is important to recognize a shorter term need may exist to accommodate extensive uses that are particularly suited to large, isolated sites. In locations where large tracts are identified as having significant potential for mineral extraction or landfill activities, new development incompatible with such uses should be especially discouraged.

Recreation/Linear Trails - Land along important river and stream corridors, should be reserved for expanded public access compatible with natural resource protection goals. These designated

Within the 20 to 30 year planning period, activities in the Rural Conservation Area should be limited primarily to agricultural and forestal uses with isolated, single family residences permitted on large parcels.

greenways should be improved as development occurs and conveyed to the County to link existing and proposed special purpose park sites with other activity centers as part of a future countywide trail system.

Mixed Use Centers - A range of mixed use centers are identified at key intersections within the growth area. These locations promote efficient access to the goods, services and jobs needed by an expanding population. Such centers act to concentrate compatible non-residential uses, and with appropriate transition features, reduce potential conflicts with surrounding single family neighborhoods.

Mixed use centers promote efficient access to the goods, services and jobs needed to support an expanding population.

a. Regional: A regional center, incorporating major office, shopping center and multi-family residential development with a 300 acre industrial park site, is planned at a future interchange of two limited access highways to intersect north of Matoaca in the vicinity of Brander's Bridge Road. Public facilities to be located in this area include a district park adjacent to Swift Creek, two schools, a library and fire station.

Area roads, including Branders Bridge Road, must be improved to facilitate traffic generated by regional scale development. Prior to or in conjunction with zoning for regional uses these mitigating road improvements should be committed. Smaller scale offices, higher density residential projects, churches and other similar uses should be located between more intense commercial or industrial park sites and single-family homes to insure effective land use transitions.

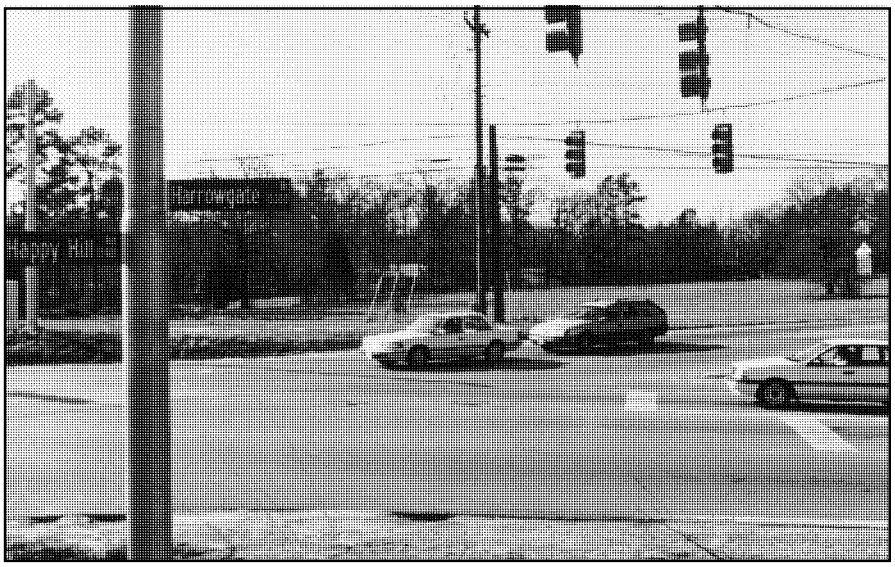
b. Community: Two community-level centers are proposed for other interchanges along the future limited access highways (at I-95 and at Hickory Road). These mixed use centers will contain larger retail businesses that generally serve neighborhoods within a driving distance of 5 miles. Office buildings or multi-family residential projects should surround commercial uses to provide effective transitions to single-family neighborhoods. *(**Note:** The I-95 community center geography was moved in 2001 to the Southern Jefferson Davis Corridor Plan.)*

c. Neighborhood: Locations are proposed throughout the growth area for centers that will provide surrounding neighborhoods with convenient access to groceries and other frequently needed retail goods and services. Recommended locations are at intersections of two arterial roads or where an arterial intersects with a collector road. Small scale offices, day care facilities or other similar uses should be incorporated into the overall design to provide an effective transition to adjacent neighborhoods. In situations where a particular portion of an intersection demonstrates clear advantages (through detailed analysis of land assembly, access, impact on established residences or other significant features) then such uses should be located only on the superior site.

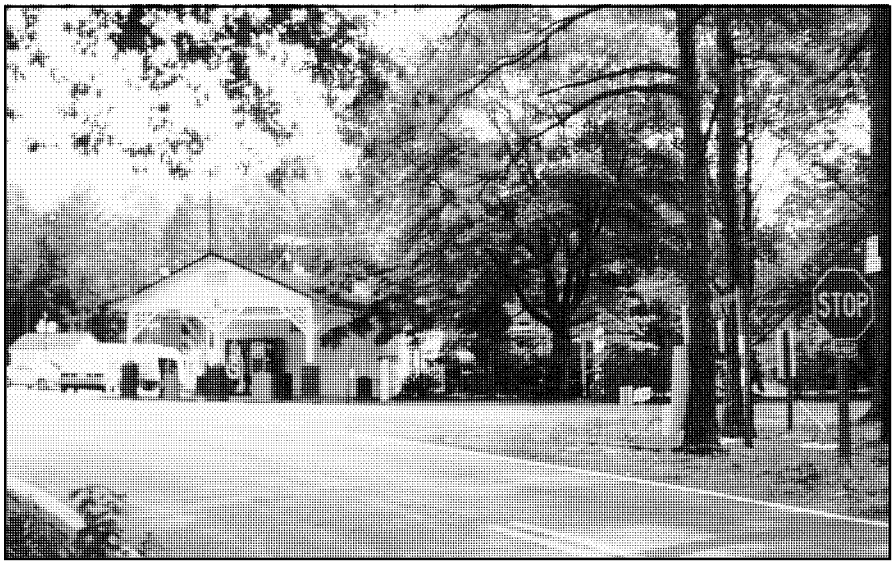
d. Neighborhood Convenience: Limited retail and personal service centers should be provided within planned residential areas to attract customers from immediate neighborhoods only. Preferably they should be planned in conjunction with residential projects in order to insure future compatibility. These centers should be sited on one corner of an intersection of two collector streets, or where a collector intersects with an arterial road. Transition issues including appropriate uses, building scale, architecture and site design are critical compatibility features for neighborhoods that typically require detailed analysis. Therefore, individual locations are not depicted on Map 5.

Detailed Service Center Plans - Detailed land use plans were undertaken in conjunction with interested citizens for two intersection locations that offer varying potential for providing neighborhood services.

a. Winterpock/Beach Road intersection: Detailed land use recommendations for this area are illustrated on Map 6. Future development of this historic rural crossroads must take into account long range plans to widen these roadways to accommodate increased through traffic. To meet the level of area needs anticipated in 15 to 20 years, the plan suggests that a neighborhood scale shopping center be accommodated along with small offices and sites for an elementary school and library. However, until such services are needed, development should be limited to expanded convenience retail and perhaps small offices uses. It is critical that the design of any new construction incorporate the significant architectural features of nearby historic buildings in order to insure visual compatibility and appropriately reflect the community history and culture.



Harrowgate/Happy Hill Road intersection: complex site design issues will require careful development emphasizing effective transition features to protect surrounding neighborhoods.



Winterpock/Beach Road intersection: future development of this rural crossroads must take into account future road widening needs and significant architectural features of historic buildings.

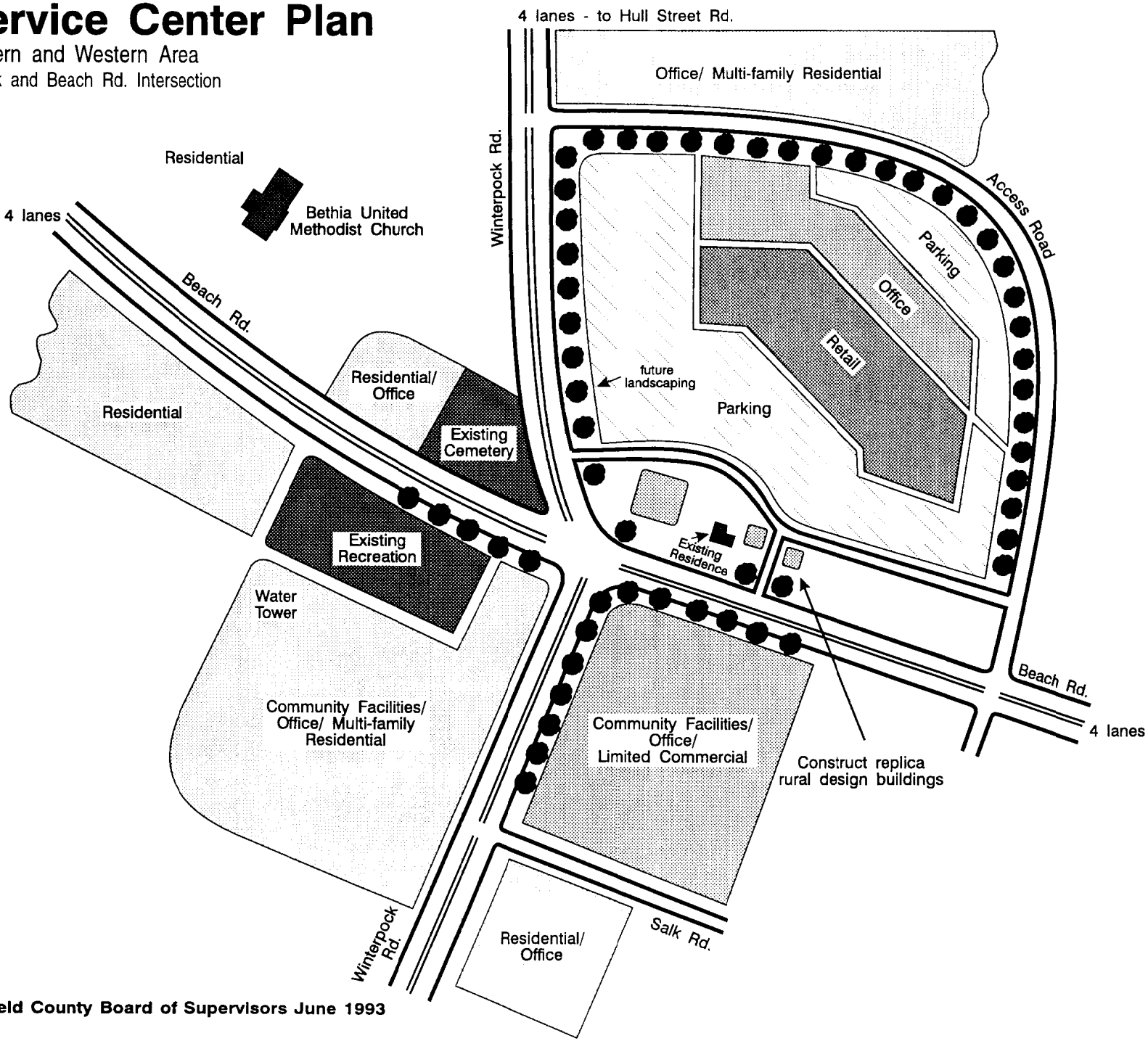
b. Harrowgate/Happy Hill Road intersection: Map 7 shows detailed land use recommendations developed for this area. The complexity of site design issues (relatively small parcel sizes, access limitations, close proximity of existing residences) indicates that careful development will be required when an appropriate mix of neighborhood transition uses, such as small offices, is accommodated.

Map 6

Detailed Service Center Plan

Southern and Western Area

Winterpock and Beach Rd. Intersection



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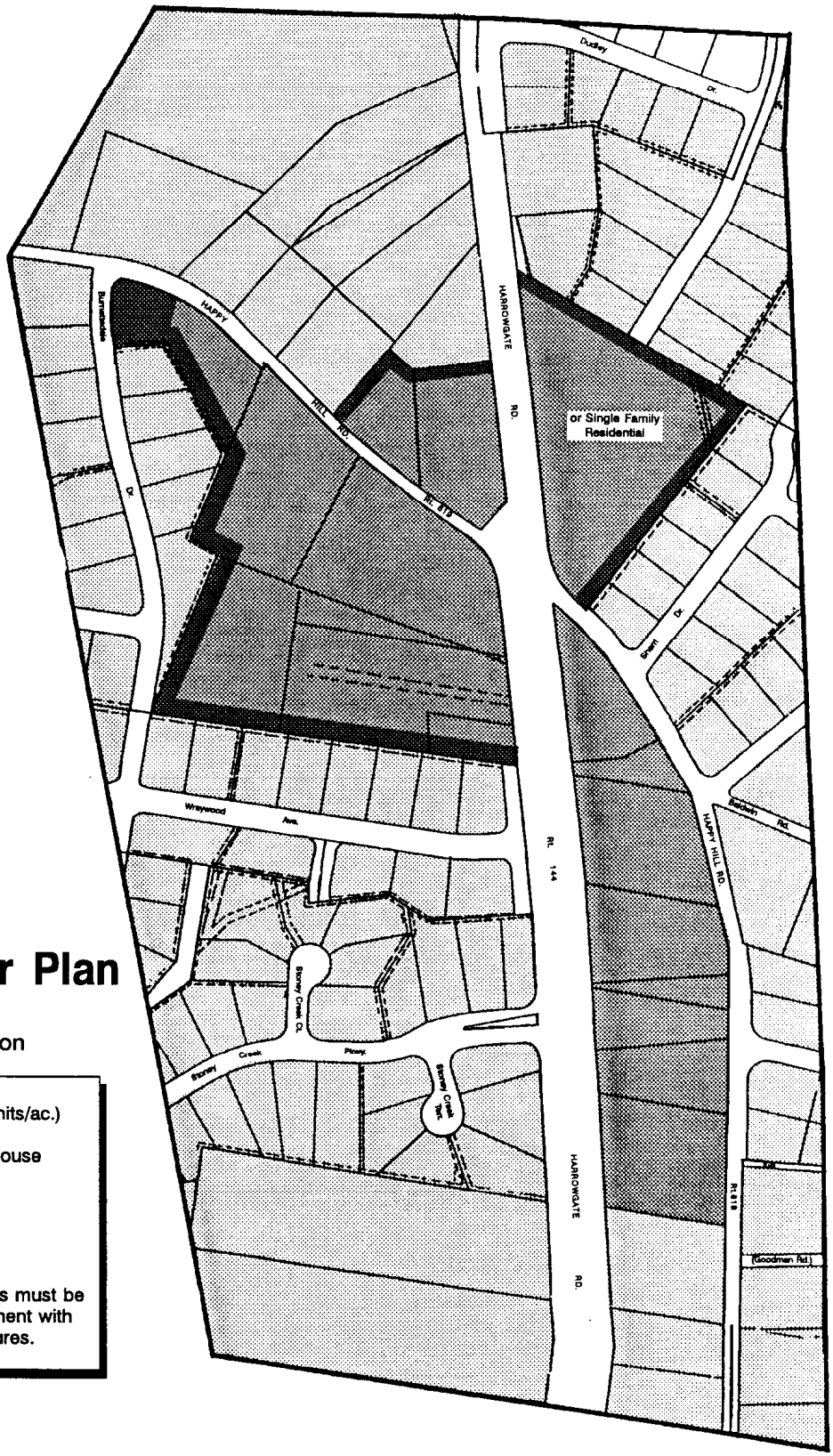
Adopted by the Chesterfield County Board of Supervisors June 1993



Map 7

Detailed Service Center Plan

Southern and Western Area

Harrowgate/Happy Hill Rd. Intersection

- Single Family Residential (1.51 - 4.0 units/ac.)
- Neighborhood Transition (office, townhouse residential, public/semi-public uses)
- Buffer

Note: Within the separate land areas, all uses must be part of a coordinated plan of development with appropriate access and transition features.

N

Not to scale

Adopted by the Chesterfield County Board of Supervisors June 1993

III. DEVELOPMENT APPROACH

The plan recommends that development in the Southern and Western Area occur as shown on Map 8.

A development approach provides guidance in logically sequencing expenditures for public facilities and services.

Growth during the next 20 to 30 years should be encouraged in the areas designated for infill and planned new development.

Infill Development should continue in established communities and business corridors where public facilities and services are generally available at present.

Planned New Development should also be encouraged adjacent to infill areas. As growth during the next 20 years progresses, the County should include new public facilities to maintain adequate service levels for residents and businesses.

As growth within the **Deferred Development** area is not anticipated within the twenty year planning period, uses here should be comprised of activities that are limited primarily to agriculture and forestry with isolated single family residences permitted on large parcels. Other uses requiring large isolated sites (such as mineral extraction or landfill activities) may also be allowed here on a limited basis (see Land Use Plan). Within this Deferred Development Area, extension of public water and sewer systems and adequate provision of road improvements and other public facilities to support planned development in the Rural Conservation Area will be deferred for twenty years until after the Southern and Western Area population reaches 50,000. The plan recommends development be deferred in this area unless adequate provision is made earlier for extension of public water and sewer systems and other public facilities by private developers. If this is the case, future land use recommendations for build-out of this area are detailed on Map 10 (see Appendix).

IV. PUBLIC FACILITIES PLAN

Additional development in the Southern and Western Area will result in a growing population, creating new demand for County services and facilities. Additional capital investment in schools, fire stations, parks, libraries, recycling centers, roads and utilities will be required to adequately serve long-term and new residents and businesses as growth occurs.

A development approach is useful in determining when and where facilities will be needed to serve anticipated population growth.

The numbers of new public facilities needed to serve projected 2O year population growth are presented in Chart 5. During this period the population is expected to increase from 25,000 to approximately 5O,000 persons. These facility recommendations are based on the results of a needs analysis using adopted County standards for facility planning.

As discussed above, a development approach is useful in determining when and where facilities will be needed to serve anticipated population growth. Development recommendations, summarized earlier on Map 8, provide guidance in logically sequencing capital expenditures. Suggested locations for public facilities to support growth in the plan area during the next 20 years are shown on Map 9.

Map 8

DEVELOPMENT RECOMMENDATIONS

Southern and Western Area

Infill Development

Public water and sewer systems and other public facilities are generally available to support infill development.

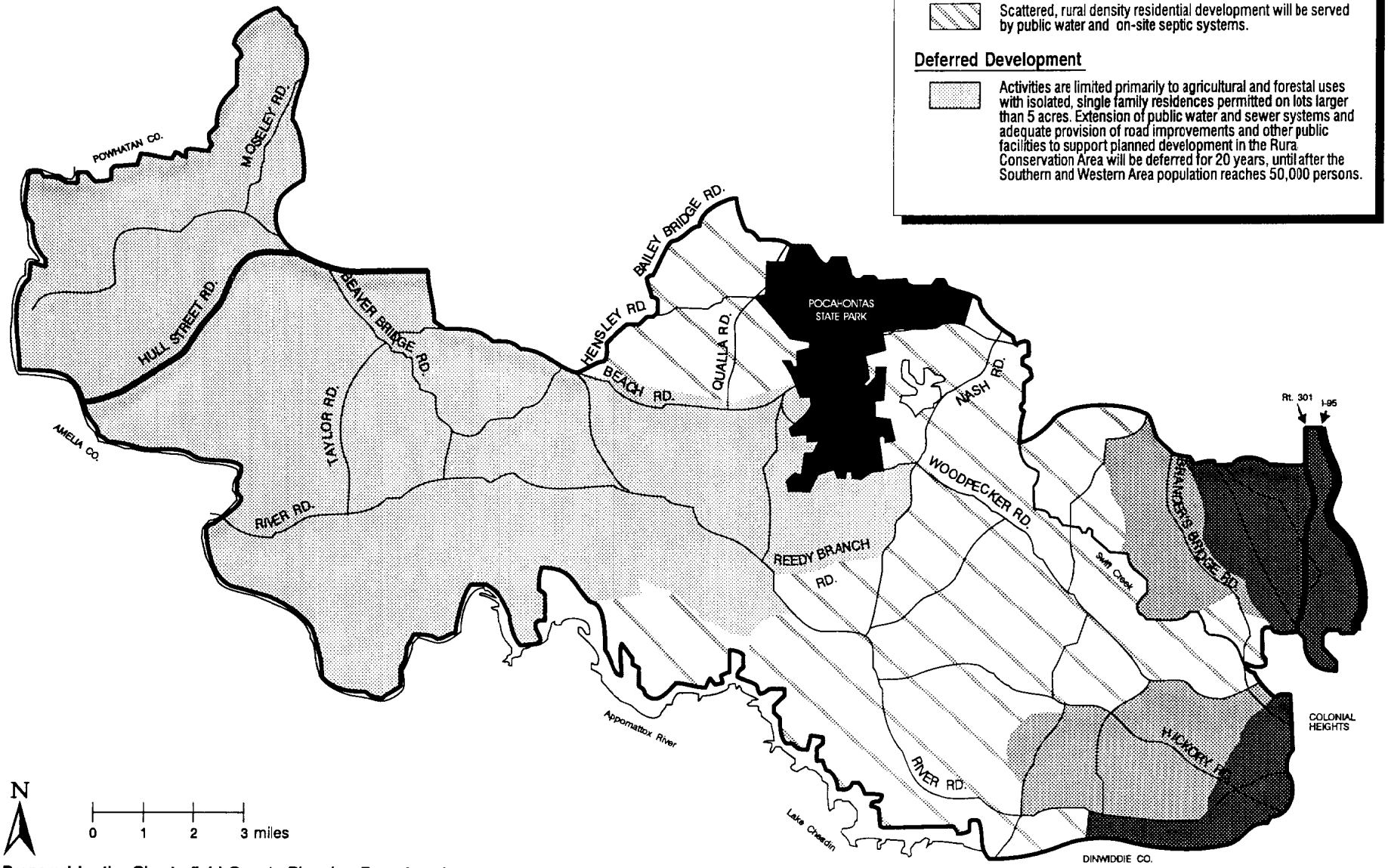
Planned New Development

Extension of public water and sewer systems and adequate provision of road improvements and new public facilities will be encouraged during the next 20 years.

Scattered, rural density residential development will be served by public water and on-site septic systems.

Deferred Development

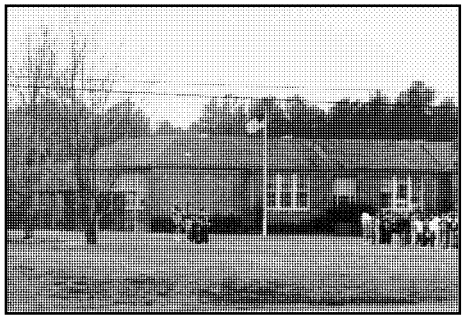
Activities are limited primarily to agricultural and forestal uses with isolated, single family residences permitted on lots larger than 5 acres. Extension of public water and sewer systems and adequate provision of road improvements and other public facilities to support planned development in the Rura Conservation Area will be deferred for 20 years, until after the Southern and Western Area population reaches 50,000 persons.



Prepared by the Chesterfield County Planning Department
Adopted by the Chesterfield County Board of Supervisors June, 1993
and amended December, 1994

CHART 5

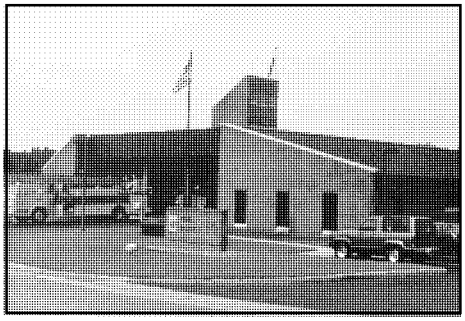
ADDITIONAL PUBLIC FACILITIES REQUIRED TO SUPPORT RECOMMENDED LAND USE PLAN:



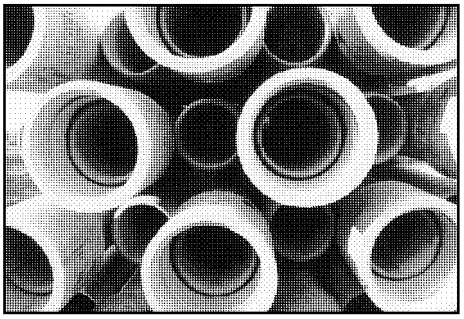
Nearly 4 elementary schools, 1 middle school and 1 high school

165 acres of regional park land

3 library sites

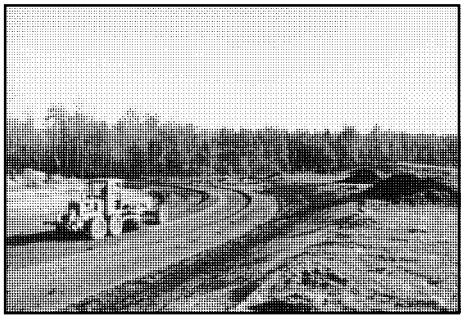


4 fire stations



227,800 feet of additional water transmission lines
1 additional water pumping station
2 additional water storage tanks

56,000 feet of additional sewer trunk lines
1 additional wastewater pumping station
2 upgraded wastewater pumping stations



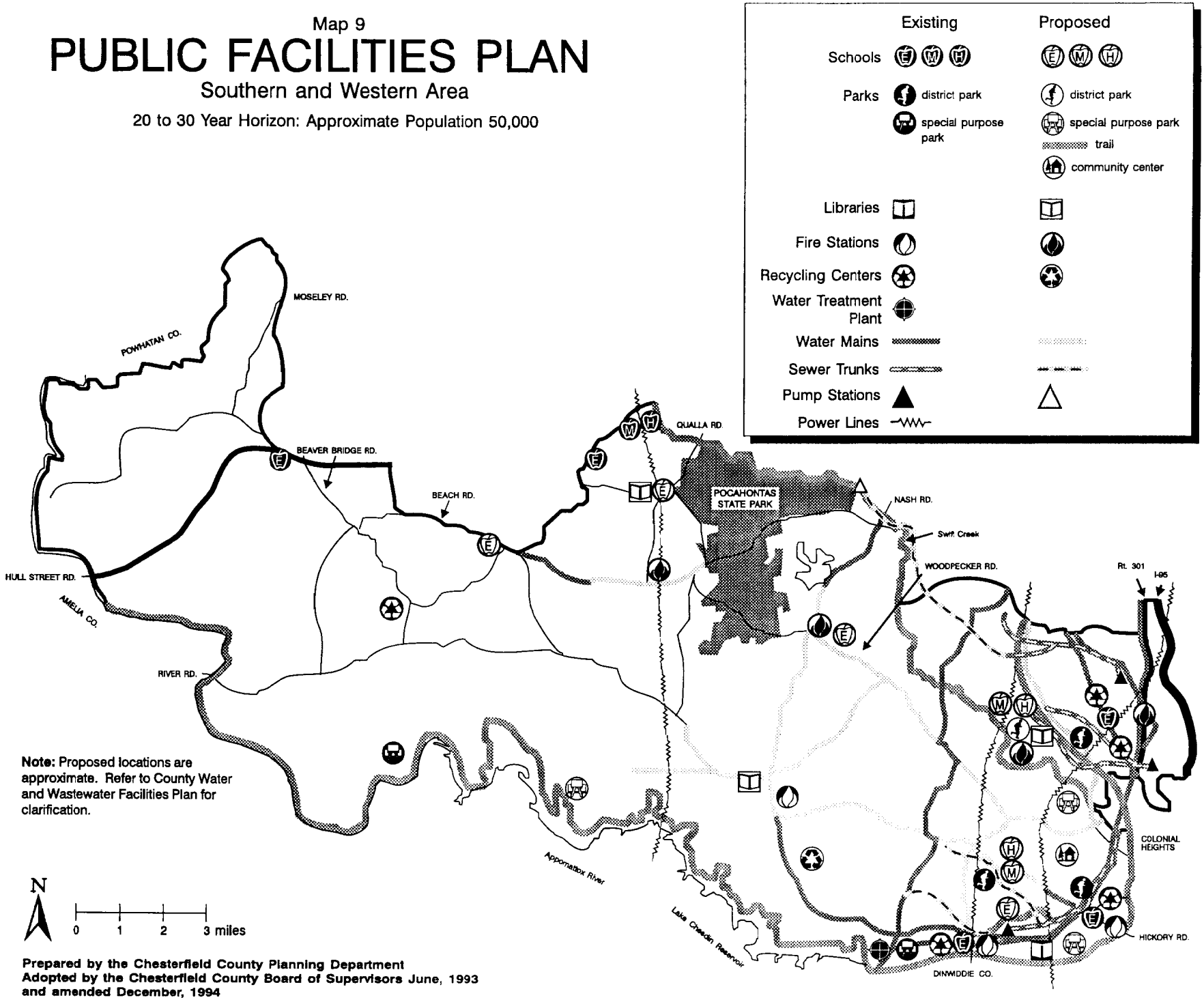
Significant road improvements

Map 9

PUBLIC FACILITIES PLAN

Southern and Western Area

20 to 30 Year Horizon: Approximate Population 50,000



Note: Proposed locations are approximate. Refer to County Water and Wastewater Facilities Plan for clarification.

Prepared by the Chesterfield County Planning Department
Adopted by the Chesterfield County Board of Supervisors June, 1993 and amended December, 1994

Recommendations for Utilities and Road Systems

Utilities - Recommendations regarding the future utilities network summarize key elements of the countywide Water and Wastewater Facilities Plan update which was undertaken recently in coordination with the development of the Southern and Western Area land use recommendations.

Transportation - Many roads in the Southern and Western Area will need to be improved to accommodate future traffic. The plan, consistent with the County's adopted Thoroughfare Plan, makes the following recommendations relating specifically to transportation issues:

a. **Mixed Use Corridors:** Internal road networks including public streets and private driveways should be provided as new development occurs along Route 301 and Route 360 in order to minimize direct corridor access from individual parcels.

b. **Commercial Development:** Prior to zoning approval for a project, a coordinated transportation plan for the entire commercial area with supporting traffic analysis should be prepared to identify mitigating road improvements for requested densities to achieve an acceptable level of service. Direct access from each individual tract should not be permitted. Signalized access from commercial areas should be located 1,000 to 1,200 feet away from major intersections.

c. **Regional Center:** The transportation requirements for a regional center will necessitate direct access to a limited access roadway and/or adequate major arterials. Such access should be committed prior to, or in conjunction with, zoning for the project.

d. **Existing Roads:** Existing roads must be improved to accommodate new residential and/or commercial development. These roadway improvements will generally include right-of-way dedication, pavement widening, horizontal/vertical alignment improvements, ditch re-location to provide adequate shoulders and utilities adjustment/re-location.

e. **River Crossing:** An analysis should be prepared regarding the need for an additional Appomattox River crossing into Dinwiddie and Amelia Counties.

V. Recommendations

Planning is a continuous process. The effectiveness of the Southern and Western Area Plan will be measured by the extent to which its recommendations are translated into reality. A carefully coordinated set of actions is needed to insure successful plan implementation. The recommendations presented below reflect two basic planning approaches - shaping development and protecting environmental resources.

Shaping Development

Public Utilities - A policy for extending public utilities should be established consistent with development phasing recommendations in order to discourage inefficient and premature development patterns.

Actions:

- **Require mandatory connection to public sewer for residential subdivisions in certain portions of the Southern and Western Area.**

  This requirement would not apply to the residential areas with the lowest densities that are colored tan on Map 5 (1 to 5 acre lots) where soil conditions tend to be more favorable for septic tank use, or for construction or expansion of non-residential services on existing lots. Also, the Planning Commission should have the option to grant relief from mandatory connection requirements if use of a septic system will not cause certain adverse impacts. Current County regulations provide necessary environmental and operational standards for septic tank use.

- **Require mandatory connection to the public water system for most new subdivision development throughout the Southern and Western Area.**

  Exceptions should be allowed for construction or expansion of homes or non-residential services on existing lots. Also, relief from mandatory connection requirements should be available if the Planning Commission concludes use of a well will not cause certain adverse impacts.

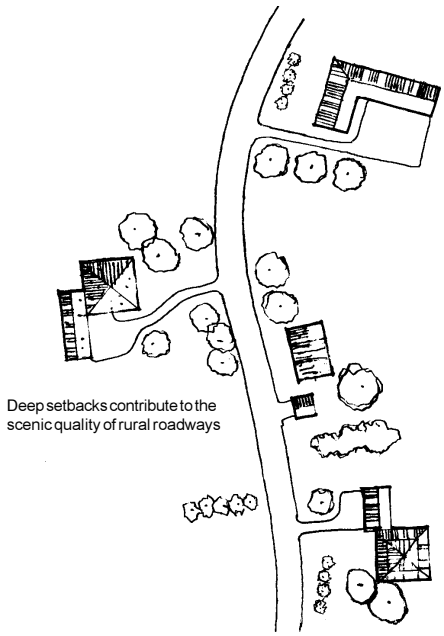
Agricultural District Development Standards - The County's development standards should be changed to discourage residential development fronting major public roads and to retain the rural character of the area as viewed along public roads.

Actions:

- **Revise the County's definition of subdivision by increasing the minimum road frontage requirements for parcels exempt from subdivision approval.**

  Currently, subdivision ordinance requirements apply to any division of land in the County into residential lots having less than 5 acres or 200 feet of road frontage.

- **Increase the minimum front yard setback for all structures in the Agricultural Zoning District.**



Source: Adapted from Massachusetts Department of Environmental Management, Center for Rural Massachusetts, *Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development,* 1990

Rural Residential Zoning District - The current R-88 zoning district (2 acre lot average density) should be strengthened to enhance its effectiveness in maintaining valued landscape qualities.

Action:

- **Incorporate a density bonus provision to achieve permanent preservation of significant visual resources or critical environmental features (as identified in the Comprehensive Plan).**

  If such features are not otherwise restricted from development and if specific performance standards are met, clustering of home sites could allow reduced lot sizes if overall project densities remain close to current requirements.

Development Compatibility - Currently zoned land should be considered for compatibility with planned land uses to maintain an orderly, aesthetic mix of activities without compromising existing or future development.

Matoaca Village - A separate planning effort for Matoaca Village is warranted as citizen interest grows to refine future land use and transportation options.

Actions:

- **Undertake a more detailed study with interested citizens to consider specific, appropriate locations for additional commercial services in conjunction with future transportation studies.**

- **Allow limited expansion of existing businesses prior to such a study if the result will be improved overall site design that minimizes impacts on existing and anticipated area development.**

Protecting Environmental Resources

Water Quality - Efforts to improve the existing water quality of Lake Chesdin should be undertaken in conjunction with the Appomattox River Water Authority to reduce non-point source pollution.

Protection of Lake Chesdin is critical to improving the quality of the public water supply.

Actions:

- **Adopt effective nutrient runoff control standards to reduce the contribution of pollution from future development in the County.**

- **Continue support and funding for installation of agricultural and forestry best management practices.**

- **Continue the technically sound water quality monitoring program currently in place.**

- **Provide continued support for active inspection and enforcement of the County soil erosion/sediment control ordinance.**

- **Consider establishment of additional conservation areas surrounding tributaries flowing into Lake Chesdin.**

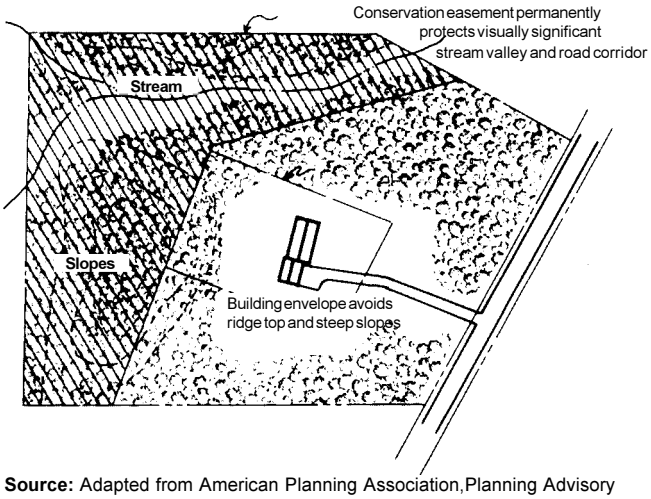
Visual Resources - Visually significant sites and corridors that contribute to the scenic quality of the landscape should be protected from the impacts of new development or public facilities, and should be permanently preserved.

Actions:

- **Add requirements to guide new development from degrading scenic resources designated on the Visual Resources Inventory.** [See Map 4].

- **Adopt the proposed revision to the R-88 District to provide incentives to maximize use of the clustering technique to maintain critical views and structures as integral features of overall subdivision design.** [See Rural Residential Zoning District and p.19].

Conservation Easements



Source: Adapted from American Planning Association, Planning Advisory Service, *Preserving Rural Character (PAS Report 429)*, 1990.

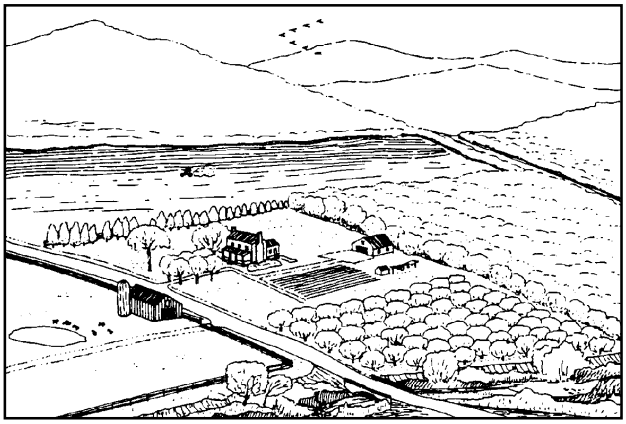
Vegetated setbacks should be preserved to protect important public views.

- **Encourage expanded use of conservation easements in cooperation with interested citizen groups and landowners.**

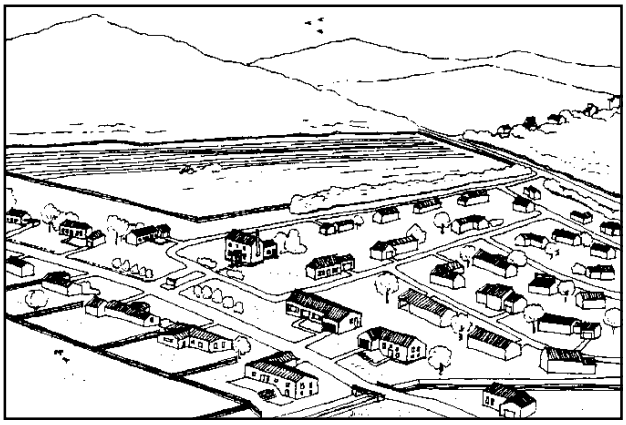
- **Encourage forestry management plans that will include mitigating techniques for visual as well as environmental impacts.**

  The County needs a role in influencing silvaculture activities. A timbering permit system may provide an appropriate mechanism, if authorized by the State.

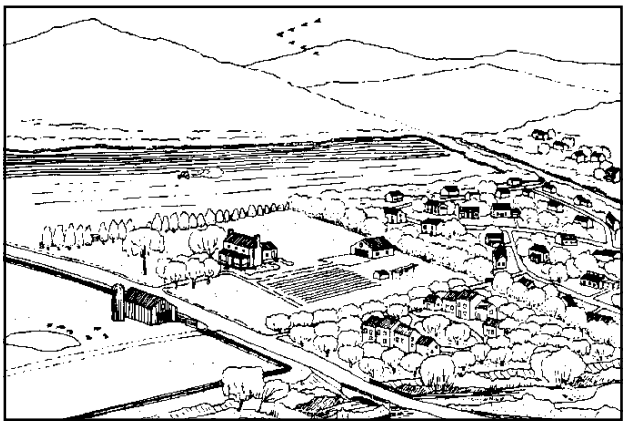
Cluster Subdivision Development



Present day: Located on a country road, this farm contributes to the distinct visual character of the area. It retains its farmhouse, outbuildings, farm pond, orchard, and woodlot.



Future option 1: Inappropriate subdivision of the farm, has resulted in environmental damage and destruction of much of its historic character. The original architecture of the farmhouse has been modified, and landscape elements have been removed. Development has impacted environmental and visual quality.



Future option 2: This development has the same number of units as in option 1, but the design is more sensitive to the environment. Ten of the units have been clustered in the former orchard. More trees have been retained. Although there is development on the hillside, the houses are not on as steep a slope, fewer trees have been cut, and the buildings are less obvious.

Source: Adapted from National Trust for Historic Preservation, *Saving America's Countryside: A Guide to Rural Conservation*, 1989

Appendix

SUMMARY OF PROJECTED GROWTH TRENDS

Southern and Western Area

	1990	Plan Horizon Year
Population	24,287	50,000 [1]
Housing	8,645	19,231
Workforce	8,645	19,231
Jobs	2,200 [2]	19,207
Acreage Developed	31,870	44,482
Acreage Zoned but Undeveloped	6,271	N/A

Notes:
1 Assumes 2.6% average annual population growth rate
2 Estimate

LAND USE COMPARISON

(Demand v. Supply)

	Additional Acres Needed to Support 50,000 Persons	Additional Acres Recommended by Plan
Residential	10,531	38,990
Convenience Center	11	See Note [3]
Neighborhood Center	66	288
Community Center	43	352
Regional Center	803	1,200
Industrial	412	1,220
Public Facilities	499	See Note [4]
Other	250	See Note [5]
TOTAL ACRES:	**12,612**	**42,050**
Percent of Available Acres:	13.1%	43.7%

Notes:
3 Neighborhood-oriented convenience retail reflected in assigned residential acreage. Precise locations of these centers are not identified on the plan given the map scale.

4 Reported in the following categories: residential and neighborhood, community and regional center.

5 These uses (i.e., quarries, landfills, etc.) should be accommodated within the Rural Conservation Area, outside of planned growth areas.

Source: Chesterfield County Planning Department; April 1992.

Map 10

LAND USE AT BUILD-OUT

Southern and Western Area

Adopted by the Chesterfield County
Board of Supervisors, June, 1993
Amended December, 1994 and January, 2001

Residential

- 1 - 5 acre lots: suited to R-88 zoning
- 1.01 - 2.5 units/acre
- 2.51 - 4.0 units/acre
- 4.01 - 7.0 units/acre
- 7.01 - units/acre or more

Other uses

- Mixed Use Corridor
- Commercial/Industrial Corridor
- Regional Mixed Use Center
- Community Mixed Use Center
- Neighborhood Mixed Use Center
- Light Industrial
- Moderate Industrial
- Recreation/Linear Trails

AREAS OF SPECIAL CONSIDERATION

Lake Chesdin Watershed

This area warrants special protections and careful development to maintain the quality of this major source of drinking water.

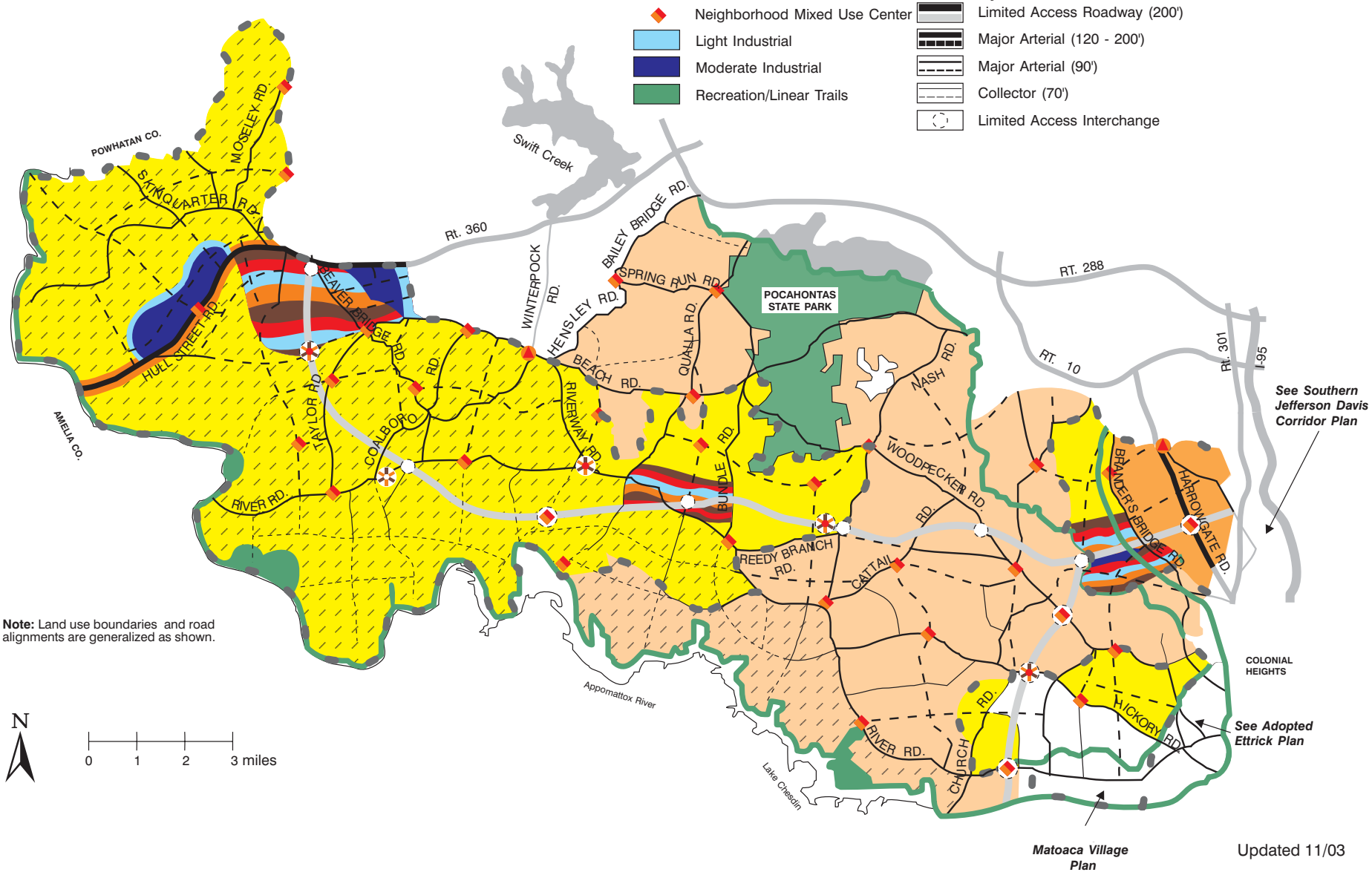
Detailed Service Center Plan

Refer to intersection map details

Planned Sewer Service Area Boundary

Roadways (Refer to County's adopted Thoroughfare Plan)

- Limited Access Roadway (200')
- Major Arterial (120 - 200')
- Major Arterial (90')
- Collector (70')
- Limited Access Interchange



Note: Land use boundaries and road alignments are generalized as shown.

Updated 11/03

LAND USE ASSUMPTIONS

Southern and Western Area Land Use Plan

DEMAND ALLOCATIONS FOR NON-RESIDENTIAL LAND USES

Local Retail: The standard used for local retail demand is 49.8 square feet per dwelling unit.

Distribution of this local retail space by specific land use category is as follows:

10% to be located in convenience centers
36% to be located in community centers
54% to be located in neighborhood centers

Local Office: The standard used for local office space is 17.4 square feet per dwelling unit.

Distribution of this local office space by specific land use category is as follows:

40% to be located in community centers
60% to be located in neighborhood centers

Employment: The number of workers per dwelling unit is assumed to be approximately 1.00 for planning purposes.

The number of employees per acre by land use is allocated as follows:

Land Use	Employees per Acre
Office-Regional Center	32
Office-Other	20
Public-Facilities	32
Retail	8
Industrial	7

CHARACTERISTICS OF PLANNED NON-RESIDENTIAL LAND USES

Convenience Center: Typically, uses include limited retail, personal service establishments and offices in centers of approximately three (3) acres.

Building floor area for these uses is assumed to be 5,000 sq. ft. per acre.

Neighborhood Center: Uses may include small shopping centers and professional offices. In areas to be served by public sewer these neighborhood-scale centers are assumed to be approximately twenty (20) acres. Elsewhere, sites of approximately fourteen (14) acres are assumed to be more appropriate.

Building floor area for neighborhood center retail uses is assumed to be 8,000 sq. ft. per acre. Office uses in neighborhood centers are assumed to be 5,000 sq. ft. per acre.

Community Center: Typical community-scale uses include larger shopping centers, other commercial uses, offices, public facilities and higher density housing on approximately fifty-two (52) acres.

Building floor area for community center retail uses is assumed to be 8,000 sq. ft. per acre. Building floor area for office uses is assumed to be 5,000 sq. ft. per acre.

Higher density housing located in community centers is assumed to be at a density of eight (8) dwelling units per acre.

Regional Center: Regional-scale uses may include office parks, regional shopping malls, light industrial employment centers and higher density residential uses. Total acreage will vary.

The allocation of land area within a regional center is as follows:

20% is designated for office uses
20% is designated for retail uses
20% is designated for light industrial uses
20% is designated for multi-family residential uses at ten (10) units per acre
20% is designated for public facilities, including hospitals, community colleges, and secondary schools

Building floor area for uses within a regional center is assumed to be 8,000 square feet per acre.

Public Facilities:

Schools: The number of public school students generated per residence is as follows: Elementary School: 0.29; Middle School: 0.13; High School: 0.17. These are consistent with ratios currently used by the County School Board.

School size and acreage requirements shown below reflect adopted County standards:

	Acres	Design Capacity per School
Elementary School	30	775 students
Middle School	50	1,200
High School	100	1,750

Parks: Approximately .008 acres of park land will be required per person based on Department of Parks and Recreation standards. There are 2.6 persons per dwelling unit based on 1990 Census data.

Other Land Uses: 5% of all developable acreage may be needed for future development of extensive uses, such as landfills, quarries, etc.

Source: Chesterfield County Planning Department, August 1991.