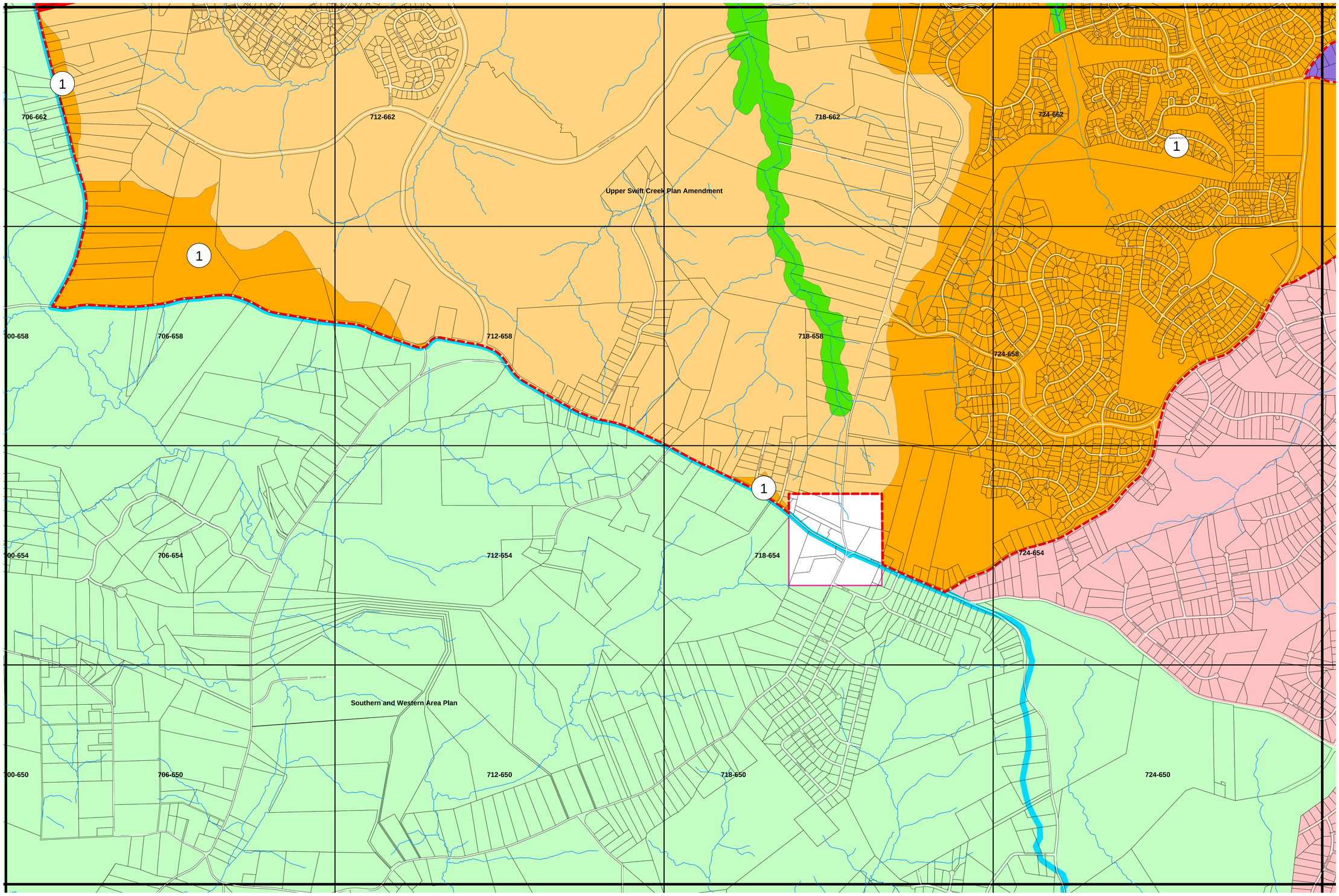
CHESTERFIELD COUNTY, VIRGINIA
LAND USE PLAN MAP 23

KEY
Refer to Plan text for full definition

(#) **See Notes Below**



Upper Swift Creek Plan Amendment

(Adopted Date: October 10, 2007)

- Residential 2.0 u/ac. or less
- Residential 2.2 u/ac. or less
- Office/Residential Mixed Use
- Community Mixed Use
- General Business Mixed Use
- Regional Mixed Use
- Employment Center
- Public
- conservation/recreation
- Lake Chesdin Watershed

Southern & Western Area Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots; suited to R-88 zoning
- 1.01-2.5 units/acre
- 2.51-4.0 units/acre
- Neighborhood Mixed Use Center
- Community Mixed Use Center
- Regional Mixed Use
- Refer to Intersection Map Details
- Recreation/Linear Trails
- Rural Conservation Area
- Pocahantas State Park

NOTES

The Southern and Western Area Plan

Note 1:

Lake Chesdin Watershed

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

Note 2:

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.

Winterpock/Beach Road Intersection:

Detailed land use recommendations for this area are illustrated on Map6. Future development of this historic rural crossroads must take into account long rang 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.

Note 3:

Rural Conservation

Activities are limited primarily to agricultural and forestall 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.

General Note

With in 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.

Upper Swift Creek Plan Amendment

Single Family Residential 2.0 Units/Acre or less

Note 1:

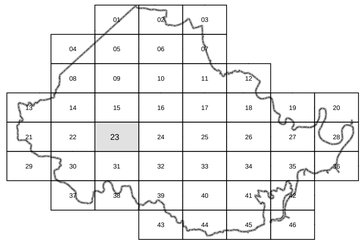
Projects that drain away from Swift Creek Reservoir may be appropriate for densities of up to 2.2 dwellings per acre.

The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: October 2007

- County Boundary
- Index
- Plan Boundary
- Parcels

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