

CHAPTER 1: PLAN OVERVIEW

The Comprehensive Plan

The *Code of Virginia* ([Section 15.2-2223](#)) requires localities to adopt a comprehensive plan for the physical development of jurisdictions. The *Code* requires that consideration be given to existing conditions and growth trends. The purpose of a plan is to guide and accomplish a coordinated development of the jurisdiction to promote the health, safety, prosperity and general welfare of the community. The plan should be used to protect and enhance the high quality of life our citizens enjoy today, and the probable needs of future county citizens, in order to maintain that quality of life in the foreseeable future. A comprehensive plan provides a blueprint for the future by establishing a framework for growth and development as well as revitalization decisions. The plan coordinates transportation, utilities, schools and other public infrastructure needs with anticipated growth and development. Implementation occurs through the adoption and application of ordinances, guidelines, policies and development decisions. As required by the *Code*, the plan must be reviewed at least every five years and may be amended as necessary.

Moving Forward...The Comprehensive Plan For Chesterfield County recognizes the desires of the community to have the highest quality of life through attractive, orderly, fiscally-responsible, well-planned and well-designed development. The Plan will be used to protect and enhance the high quality of life our citizens enjoy today. It is important to note that the Plan does not change existing legal land rights, nor does it provide funding and/or staffing for implementation of its recommendations. Successful implementation of the Plan's goals and guidelines will depend on close coordination and cooperation among governmental officials, citizens, business leaders, property owners and other stakeholders.

Moving Forward...The Comprehensive Plan For Chesterfield County provides guidance for the formation and implementation of various tools that guide growth and development decisions. These tools include the Zoning and Subdivision Ordinances, and other regulations and policies.

