

CHAPTER 11: SPECIFIC AREA PLANS

Overview

Chesterfield County has a strong and historic commitment to community and area planning. Planning efforts driven by a great deal of community stakeholder input and support have resulted in the adoption of various specific area plans. These plans address the unique characteristics, opportunities and history of various communities. New specific area planning efforts should continue to emphasize, be based upon, and incorporate extensive community stakeholder input from as many perspectives as possible.

SPECIFIC AREA PLANS TO REMAIN IN EFFECT

The following Specific Area Plans are incorporated by reference into this plan and remain in effect until such time as they may be amended by the Board of Supervisors.

These areas are shown on the Land Use Plan Map and further identified in the adopted plans.

- [The Jahnke/Chippenham Development Area Plan \(adopted 1983\)](#)
- [\(Eastern\) Route 360 Corridor Plan \(adopted 1995\)](#)
- [The Eastern Midlothian Plan \(adopted 1998\)](#)
- [The Chester Plan \(adopted 2005\)](#)
- [Northern Courthouse Road Community Plan \(adopted 2008\)](#)

SPECIFIC AREA PLANS (NEW)

The following Specific Area Plans were adopted after the adoption of the 2012 countywide plan, and build upon its framework by providing additional detailed guidance.

- 11.1 [Ettrick Virginia State University Special Area Plan \(adopted 2015\)](#)
- 11.2 [Bon Air Special Area Plan \(adopted 2015\)](#)
- 11.3 [Northern Jefferson Davis Special Area Plan \(adopted 2018\)](#)
- 11.4 [Midlothian Community Special Area Plan \(adopted 2019\)](#)

POTENTIAL FUTURE SPECIFIC AREA PLANS

In addition to the plans identified above, new Specific Area Plans may be identified by staff, the Planning Commission and/or the Board of Supervisors. The order of completion for these and other specific area plans is determined by the Board. The following are potential new Specific Area Plans, in alphabetical order, identified by the unique features, communities or opportunities they each contain. Until these SAPs are completed, extra consideration should be given to development and infrastructure proposals in these areas.

- Matoaca Village
- Meadowdale/Meadowbrook Rockwood
- Route 10/Chippenham
- Route 288/Powwhite
- Western 360
- Southern Jefferson Davis
- Towne Center
- Western Midlothian

Recommended Priority of Specific Area Plans

Below is the recommended priority for completion of identified Specific Area Plans based upon factors such as age of area, development pressure and revitalization potential. Actual work timing for each plan will be determined by the Planning Commission and Board of Supervisors as resources are available, and thus, this list is subject to change over the life of this plan.

- **Route 10/Chippenham**
- **Eastern Midlothian**
- **Eastern 360**
- **Towne Center**
- **Route 288/Powhite**
- **Rockwood Area**
- **Meadowbrook/Meadowdale**
- **Matoaca Village**
- **Western 360**
- **Northern Courthouse**
- **Western Midlothian**
- **Southern Jefferson Davis**
- **Chester**

SPECIFIC AREA PLAN PROCESS (GENERAL)

The process for developing Specific Area Plans (SAPs) is complex and requires time from the community, internal departments and decision-makers. Each SAP is unique and may require more or less time than the general process outlined below depending on the complexity and number of issues identified. For example, SAPs in revitalization areas will generally have a wider range of issues and community concerns and take more time than SAPs in relatively undeveloped 'green' areas.



SPECIFIC AREA PLANS AND THE COMPREHENSIVE PLAN

Specific Area Plans (SAPs) are not meant to stand apart from the overall Comprehensive Plan. Rather, they apply the goals and guidelines of the Plan in a more focused and specific manner. Some elements of these SAPs are found in Chapter 10 The Land Use Plan and Chapter 16 Implementation. When considering development proposals or projects with Specific Area Plan geographies, recommendations of the SAPs should be considered first, followed by the spirit and intent of the overall Comprehensive Plan.

Specific Area Plans offer area stakeholders an opportunity to guide changes to their community. They also identify infrastructure improvements such as roads, bicycle/pedestrian facilities, water and wastewater extensions, and park improvements specific to that area. They also typically provide detailed design guidance for new development and redevelopment. Emphasis should be given to implementation of Specific Area Plan recommendations.

In addition to specific area plans that require extensive resources to accomplish, other types of efforts may accomplish the same goals in a much faster timeframe. Such tools include redevelopment plans, intersection/placemaking strategies, corridor strategies and others that focus on a very small geography and where change is imminent or expected soon.

