



New Kent County Zoning and Subdivision Ordinance Update

Public Workshop Presentation

Welcome to the Public Workshop!

Tonight's Agenda

- *Overview of Zoning and Subdivision*
- *Q&A and Breakout Rooms*
- *Reconvene & Group Share*
- *Next Steps*



What is a Zoning Ordinance?

- Regulates how land is used and developed
- Protects community health, safety, and well-being
- Establishes development and design standards
- Defines review and approval processes for development



Understanding Zoning

Zoning CAN...

- ✓ Designate land into districts for different uses
- ✓ Regulate building size & placement.
- ✓ Require standards to minimize impact on others.
- ✓ Protect sensitive resources from incompatible development.
- ✓ Enhance community character.
- ✓ Support agricultural, housing, & economic goals.

Zoning CANNOT...

- ✗ Change or correct land use/buildings already in existence
- ✗ Guarantee development will occur
- ✗ Ensure land uses will be permanent
- ✗ Apply rules inconsistently within the same zoning district.
- ✗ Ensure property is maintained.

What is a Subdivision Ordinance?

- Regulates how land can be divided or combined
- Intended to protect community health, safety, and well-being
- Establishes standards for utilities, vehicle & pedestrian access, and streets



Understanding Subdivision

Subdivision CAN...

- ✓ Regulate how land is divided.
- ✓ Require streets, utilities, drainage, and access.
- ✓ Set standards for lots, blocks, and rights-of-way.
- ✓ Ensure new development is coordinated and safe.
- ✓ Protect infrastructure and community character.

Subdivision CANNOT...

- ✗ Decide what land uses are allowed.
- ✗ Regulate building design or occupancy.
- ✗ Fix existing property line or access issues *automatically*.
- ✗ Guarantee that lots will be developed.
- ✗ Replace zoning, building codes, or private covenants.

Why is New Kent Updating the Ordinances?



USABILITY



**LEGAL
COMPLIANCE**



**CLARITY &
TRANSPARENCY**



**COMPATIBLE
DEVELOPMENT**

Project Schedule



Project Schedule

- ☒ Focus Groups
- ☒ Farmers' Market Pop-Ups: May 16th and May 30th
- ☒ In-Person Public Workshop
- ☒ Virtual Public Workshop
- ☐ Public Survey
- ☐ Diagnostic Report
- ☐ Joint Kick-Off Meeting
- ☐ Drafting Work Sessions: Fall 2026 – Spring 2027
- ☐ Public Review: Summer 2027
- ☐ Pre-Adoption Worksession: Fall 2027
- ☐ Final Revisions
- ☐ Public Hearings & Adoption: Fall 2027

What Can the Community Expect From this Process?

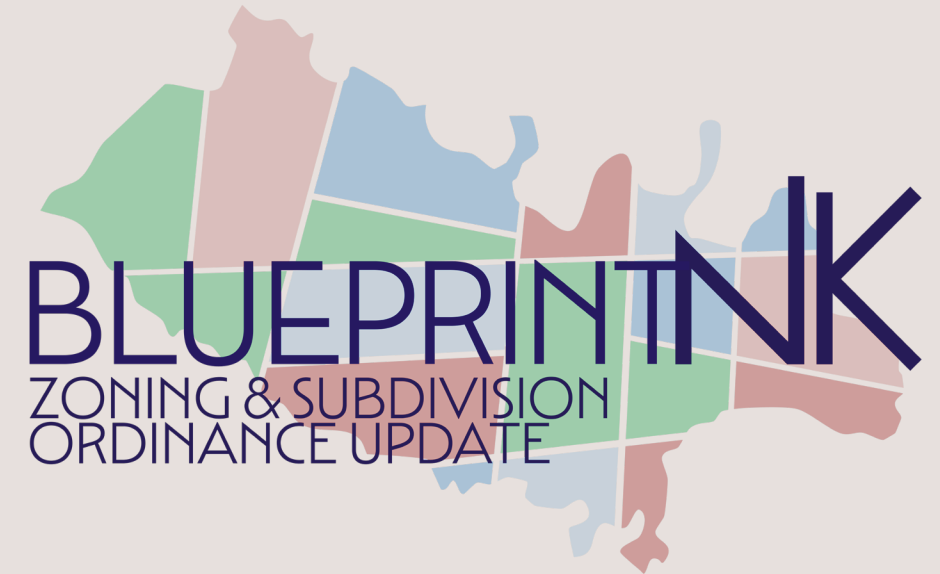
- ✓ Increased transparency
- ✓ Compliance with Code of Virginia requirements
- ✓ A clear and user-friendly Ordinance
- ✓ Development regulations that match current priorities
- ✓ **Plenty of opportunities for you to continue sharing your voice!**



How Can the Community Stay Involved?

BlueprintNK Project Website

- Frequently Asked Questions
- Project Progress Tracker
- Draft Ordinance Language
- Planning Commission and Board memos, presentations, and meeting materials
- Open comment survey





Q&A

Thank You!



**Community
Survey**

www.surveymonkey.com/r/BlueprintNK



Project Website

www.tinyurl.com/BlueprintNK