

CHAPTER 6 IMPLEMENTATION AND WORK PLAN¹

For Planning
Commission Review
October 27, 2005

A. INTRODUCTION

The Implementation and Work plan provides a description of the major work items that need to be performed to implement the recommendations and guidance of this Comprehensive Plan. In many aspects, the County is proceeding in the directions established in the previous version of the Plan and the County is doing very well. Many of the differences between this plan and the previous version are a result of current and projected demographic and economic changes in Northumberland County and the desire to provide direction to future growth to retain the current character of the County and work toward the vision stated in the Frontispiece.

B. PROCESS

The implementation of nearly all aspects of this plan requires actions of the Board of Supervisors. This involves updating County ordinances in accordance with the policies of this Plan or providing authorization or direction to the staff to perform work or expend resources or authorizing coordination with other governmental entities or establishing special boards, commissions or study groups. The Board of Supervisors is also involved in all authorizations for expenditure of County funds. In most cases the Comprehensive Plan recommends policy and the specific details of the policy implementation are left up to the Board and possibly further public hearings.

Many Board actions are based on recommendations or staff work performed by or overseen by the County Administrator and his staff.

C. IMPLEMENTATION AND WORK PLAN

The Table that follows is organized by the three primary Chapters of this Plan: Chapter 3 Land Use Planning; Chapter 4 Public Facilities and Services and Chapter 5 Water Quality and Shoreline Protection Plan.

Chapter 1 *Analysis of Physical and Environmental Conditions* and Appendix A *The Economy and Demographics of Northumberland County* do not include items that require implementation or action since they set the overall background for the Comprehensive Plan.

This Chapter 6 provides the specific plans to implement the strategies outlined in Chapter 2 *Issues Goals and Strategies* and these are cross-referenced. Specific paragraphs of Chapters 3, 4 or 5 are also referenced.

The items in the Implementation and Work Plan below are ranked by priority within each Chapter to reflect the urgency as well as logical sequencing and simple work load planning.

¹ FILENAME = Chapter_6 RevC

There is no attempt to set priorities across the major chapters, i.e. a land use action item vs. a water quality action item.

It is expected that each of the work items in this Chapter will be completed prior to the next major update of the Comprehensive Plan, scheduled for 2010.

1. CHAPTER 3 LAND USE PLANNING

CHAPTER 3 LAND USE PLANNING – IMPLEMENTATION AND WORK PLAN			
ITEM RANK	CHAP 3 REF	CHAP 2 REF ²	WORK DESCRIPTION
1.			Perform a “Build-out” analysis of the County waterfront property to determine the availability for development.
1			Update the digital version of the Zoning Map and add the overlays for the villages including Commercial Hubs and Support Areas; add the Reservoir overlay and the Highway Corridor Overlay.
1	B.2.(f) B.4.a (2) B.4.a.(3) B.4.a.(9) B.4.g.(1) B.4.g.(2) B.4.g.(3) C.2		Update the Zoning Ordinance to define “Support Areas” including Waterfront Support Areas. Concurrently, review all permitted and conditional uses and their definitions.
1	B.4.a (7) C.2		Relate zoning areas to the Commercial Hubs and Support Areas in the Village Maps in the Comprehensive Plan via a revision to the Plan.
1	B.1.b(3); B.3.(a) & B.3.(d)		Modify the Zoning Ordinance and Subdivision Ordinance to control large residential subdivisions to protect agricultural and forested lands using Open Space and Conservation Site Design principles and requirements to provide open space. (See also Chapter 5.B.1.(c) &(d)) See Note 3-1
1	B.1.b(4); B.3.(e)		Modify the Zoning Ordinance and Subdivision Ordinance to control smaller residential subdivisions to provide green space using Open Space Site Design principles and requirements to provide open space. See Note 3-1

² This Column to be completed when Draft of the full Comprehensive Plan is prepared.

CHAPTER 3 LAND USE PLANNING – IMPLEMENTATION AND WORK PLAN			
ITEM RANK	CHAP 3 REF	CHAP 2 REF ²	WORK DESCRIPTION
1	B.4.a B.4.h C.2		Update the Zoning and Subdivision Ordinances to define acceptable and expected features of planned communities considering a mix of homes including condominiums and other types of multiple-family dwellings.
1	B.1.b(7) B.3.(b) Chapter 5: B.8(c)		Modify the Zoning and Subdivision Ordinances to work toward application of Low Impact Development principles in villages and in subdivisions where run-off may contaminate streams. See Note 3-2
1	B.2.(g) B.3.(h)		Modify the Subdivision Ordinance to work toward large subdivisions to be served by public water systems and community sewage systems. (See also Chapter 5.B.1.(a))
1	B.4.a.(8) B 4.h (4) Chap 4: B.5		Modify the Subdivision Ordinance to require the design of new subdivisions located within villages to follow concepts of Traditional Neighborhood Development. See Note 3-3
2	B.5.(B)(3)(b)		The County should update standards for signs and lighting throughout the County
3	B.5.(B)(4) B.4.g (1) B.5.(B) (3)		Modify the Zoning Ordinance to add a Highway Corridor Overlay District in accordance with the guidelines in section B.5.(B).
4	B.5.(C) Chap 3: B.7.B.3		Modify the Zoning Ordinance to add a Reservoir Overlay District in accordance with the guidelines in section B.5. (C).
5	B.4.a.(4)		Redefine the 2002 Enterprise Zones to bring them into and make them consistent with the Comprehensive Plan as a revision to the Comprehensive Plan. Work with the NNPDC and State as required to implement the recommended changes.
6	B.5.(A)(b)		Promulgate a resolution requesting that the County Historical Society (or other willing organization such as the Tourism Council) develop a complete inventory and database of historic and archeological sites to be used for tourism promotion and/or zoning decisions. Based on the findings, prepare a Historic Resources Management Plan as a component of the Comprehensive Plan.

Note 3-1 – See paragraphs referenced for further explanation and also the attached overview paper on Open Space – Conservation Design principles.

Note 3-2 – See paragraphs referenced for further explanation and also the attached overview paper on Low Impact Development principles.

Note 3-3 – See paragraphs referenced for further explanation and also the attached overview paper on Traditional Neighborhood Development principles.

Footnote 2: This column to be completed when draft of the entire Comprehensive Plan is prepared.

2. CHAPTER 4 PUBLIC FACILITIES AND SERVICES

CHAPTER 4 PUBLIC FACILITIES AND SERVICES – IMPLEMENTATION AND WORK PLAN				
ITEM RANK	CHAP 4 REF	CHAP 2 REF ³	WORK DESCRIPTION	
N/A	B.5 STRATEGIES Bikeways		<p>Modify the Subdivision Ordinance to include bikeways and/or pedestrian facilities within major developments and elsewhere in the County especially connection of residential and nonresidential areas with adjoining residential neighborhoods.</p> <p>Amend the Subdivision Ordinance to require the interconnection of internal subdivision roads with roads in adjacent developments</p> <p>Encourage or require the construction of sidewalks and/or bike lanes as part of new subdivisions or commercial developments. <i>Note: this item is here for reference only. The Traditional Neighborhood Development principles and Open Space-Conservation design principles include these concepts and the Action Items of Chapter 3 include this item..</i></p>	
1	E.1 Chapter 5: B.7.B.2(a)		The Board of Supervisors should assign persons to work with the NNPDC to establish a long-range strategy for assuring adequate quantities of water for Northern Neck residents and businesses.	
2	C.1.c.		The Planning Commission should identify available resources and recommend to the Board of Supervisors a plan to implement the recommendations of the Northumberland County Public Water Access Improvement Project at Rows Landing, Hampton Hall Creek, and include recommended improvements at Coopers Landing and the Great Wicomico River.	
3	D.3 Last Paragraph. C.2. a,b,c,c		Explore options for the usable space at the current Middle School- Elementary School complex to determine the ability to accommodate the recreation and campus concepts and accommodate future growth.	

³ See Footnote 2 above

CHAPTER 4 PUBLIC FACILITIES AND SERVICES – IMPLEMENTATION AND WORK PLAN				
ITEM RANK	CHAP 4 REF	CHAP 2 REF ³	WORK DESCRIPTION	
4	F.5		The Board of Supervisors shall identify and define feasible regional marine research and educational facilities to be located in Northumberland County and coordinate and cooperate with the NNPDC to implement the concept.	

3. CHAPTER 5 WATER QUALITY AND SHORELINE PROTECTION PLAN

CHAPTER 5 WATER QUALITY AND SHORELINE PROTECTION PLAN – IMPLEMENTATION AND WORK PLAN			
ITEM RANK	CHAP 5 REF	CHAP 2 REF ⁴	WORK DESCRIPTION
1	B.4(b) and B.4(c)		The Zoning and Subdivision Ordinances should be reviewed and modified to include requirements that the shrink-swell, soil permeability, water table and other factors be evaluated as part of the plat review process and approvals withheld or conditioned where soils are unsuitable for development.
1	B.5		The Zoning and Subdivision Ordinances should be reviewed and modified as necessary to be compatible with the policies for flood prone areas, wetlands, and natural habitat areas outlined in Chap 5 Section B.5.
1	B.7.A.1 B.7.A.2 B.7.B.1		The Subdivision Ordinance should be reviewed and modified as necessary to be compatible with the policies for protection of potable water and providing and adequate supply of potable water as presented in Chapter 5 Sections B.7.A.1.; B.7.A.2 and B.7.B.1
2	B.7.B.2(c)		The Northern Neck Soil and Water District should define the requirements for a monitoring system to be set up on the artesian aquifer to monitor well water depth, the level sodium/saltwater intrusion and other parameters as is being measured in Montross and Kilmarnock..
3	B.7.B.3		The Planning Commission should encourage NNPDC (with support from the County) to update the existing engineering study and develop a preliminary economic and financial plan and schedule for the proposed reservoirs.
4	B.3.		The Health Department regulations should be modified to require enforcement of engineered systems inspections and reporting in order to implement the policies outlined in Chapter 5 Section B.3

⁴ This column to be completed when draft of the entire Comprehensive Plan is prepared

CHAPTER 5 WATER QUALITY AND SHORELINE PROTECTION PLAN – IMPLEMENTATION AND WORK PLAN				
ITEM RANK	CHAP 5 REF	CHAP 2 REF ⁴	WORK DESCRIPTION	
5	B.7.A.1.(j)(5)		The County should encourage the Health Department to proactively work to increase the knowledge of citizens concerning the advisability of testing individual wells on a regular basis.	
6	B.7.A.3.(b)		The County should coordinate an on-going program wherein residents should be asked to notify the County if they know the location of abandoned wells such as those used by former sawmills, former owners or land users	