

CHAPTER 6 IMPLEMENTATION AND WORK PLAN¹

Approved by
Planning
Commission
November 17, 2005
Modified Dec 15

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. This Chapter does not include a work plan for all the possible action items from the preceding chapters but focuses on the most critical. In many aspects, the County is proceeding in the directions established in the 1996 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 Preface.

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, providing authorization or direction to the staff to perform work or expend resources, 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.

Except where otherwise identified, the County Planning Staff has the initial responsibility for performing the work identified in each task in the Work Plan presented in this Chapter.

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.

¹ FILENAME = Chapter_6 PC Final Draft

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 describe the overall background for the Comprehensive Plan.

This Chapter 6 provides the specific plans to implement the highest priority strategies outlined in Chapter 2 *Issues Goals and Strategies*. The highest priority items are also discussed in succeeding chapters. Specific paragraphs of Chapters 3, 4 or 5 are 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. 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 – Implementation and Work Plan

CHAPTER 3 LAND USE PLANNING – IMPLEMENTATION AND WORK PLAN				
No.	ITEM RANK	CHAP 3 REF		WORK DESCRIPTION
3-1	1.			Perform a “Build-out” analysis of the County waterfront property to determine the availability for and impact of development.
3-2	1			Perform a “Build-out” analysis for the major villages
3-3	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.
3-4	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.
3-5	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.
3-6	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 selected and relevant Open Space and Conservation Site Design principles and requirements to provide open space. (See also Chapter 5.B.1.(c) &(d))
3-7	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 selected and relevant Open Space Site Design principles and requirements to provide open space.
3-8	1	B.4.a		Update the Zoning and Subdivision Ordinances to define acceptable and expected

CHAPTER 3 LAND USE PLANNING – IMPLEMENTATION AND WORK PLAN				
No.	ITEM RANK	CHAP 3 REF		WORK DESCRIPTION
		B.4.h C.2		features of planned communities considering a mix of homes including condominiums and other types of multiple-family dwellings.
3-9	1	B.3.		Modify the Zoning and Subdivision Ordinances to establish a “Shoreline Development and Conservation Overlay” to assure development of the many miles of waterfront is accomplished consistent with the County vision.
3-10	1	B.1.b(7) B.3.(b) Chapter 5: B.8(c)		Modify the Zoning and Subdivision Ordinances to work toward application of selected and relevant Low Impact Development principles in villages and in subdivisions where run-off may contaminate streams.
3-11	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))
3-12	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 selected and relevant concepts of Traditional Neighborhood Development.
3-13	2	B.5.(B)(3)(b)		The County should update standards for signs and lighting throughout the County
3-14	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).
3-15	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).
3-16	5	B.4.a.(4)		The Economic Development Commission should take the lead to 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 County Planning Staff, the NNPDC and State as required to implement the recommended changes once approved by the Planning Commission and Board of Supervisors.
3-17	6	B.4.a Last Paragraph		The Planning Commission and citizens should prepare a set of “Village Plans” as described in the last paragraph of B.4.a and include the features of Section B.4.a.(8)

CHAPTER 3 LAND USE PLANNING – IMPLEMENTATION AND WORK PLAN				
No.	ITEM RANK	CHAP 3 REF		WORK DESCRIPTION
3-18	7	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.

2. Chapter 4 Public Facilities and Services– Implementation and Work Plan

CHAPTER 4 PUBLIC FACILITIES AND SERVICES – IMPLEMENTATION AND WORK PLAN				
No.	ITEM RANK	CHAP 4 REF		WORK DESCRIPTION
4-1	1	E.1, also Chapter 5: B.7.B.2(a)		The Board of Supervisors should assign a lead and supporting persons for a County Water Supply Working Group to respond to the State requirements for water supply plan; and to work with the NNPDC and other organizations to establish a long-range strategy for assuring adequate quantities of water for Northern Neck residents and businesses.
4-2	2	G.5		The Board of Supervisors should assign a lead and supporting person to develop the Comprehensive Community Health, Housing and Social Services Plan and Implementation Strategy.
4-3	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 Rowes Landing, Hampton Hall Creek, Coopers Landing and the Great Wicomico River.
4-4	3	D.3 Last Paragraph. C.2. a,b,c		The County Planning Staff, in cooperation with the School Board or the Superintendent should 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.
4-5	4	F.5		The Economic Development Commission should identify and define feasible regional marine research and educational sites and facilities to be located in Northumberland County and coordinate and cooperate with the County Planning Staff, VIMS, NNPDC and others as required to implement the concept.

3. Chapter 5 Water Quality and Shoreline Protection Plan– Implementation and Work Plan

CHAPTER 5 WATER QUALITY AND SHORELINE PROTECTION PLAN – IMPLEMENTATION AND WORK PLAN				
No.	ITEM RANK	CHAP 5 REF		WORK DESCRIPTION
5-1	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.
5-2	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.
5-3	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
5-4	2	B.7.B.2(c)		The Water Supply Working Group supported by SAIF should work with DEQ and the Northern Neck Soil and Water District to establish the specifications and procedures for a water monitoring station in the County. The monitoring system should 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.
5-5	3	B.7.B.3		The Planning Commission, supported by the Water Supply Working Group 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.
5-6	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

CHAPTER 5 WATER QUALITY AND SHORELINE PROTECTION PLAN – IMPLEMENTATION AND WORK PLAN				
No.	ITEM RANK	CHAP 5 REF	WORK DESCRIPTION	
5-7	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.	
5-8	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	

VISION

Taking advantage of its distinctive history, location, and natural environment, Northumberland County will preserve its rural character and its maritime heritage while fostering economic growth and the well-being of its citizens. Economic growth will occur that provides jobs, supports agricultural and water-based activities and provides services to the retired community. Residential, commercial, and industrial development will be supported that enhances the social and economic life of the County and conserves its natural resources. It will become a model of planned waterfront residential and village business development that ensures the quality of life of its residents while attracting desirable new growth.

The education system will continue to improve so as to play a key role in helping children succeed and to become this County’s future leaders. The government will continually strive to be fiscally sound and firmly responsive to meet the social needs of all members of the community.