



2016 COMPREHENSIVE PLAN

NORTHUMBERLAND COUNTY, VIRGINIA

Adopted November 10, 2016

2016 Comprehensive Plan

Northumberland County, Virginia

Adopted November 10, 2016

Board of Supervisors:

Ronald L. Jett, Chairman	District V
Richard F. Haynie, Vice Chairman, Planning Commission Liaison	District II
A. Joseph Self, Sr.	District I
James M. Long	District III
Thomas Tomlin	District IV

Planning Commission:

William Kling, Chairman	District II
Alfred Fisher, Jr., Vice Chairman	District IV
Chris Cralle	District I
Edwin King	District I
Wellington Shirley	District II
Vivian Diggs	District III
Garfield Parker	District III
Albert J. Penley, Jr.	District IV
Heidi Wilkins	District V
Charles Williams	District V

Technical Assistance:

The Northern Neck Planning District Commission

County Staff:

County Staff responsible for aiding in the updating of the Comprehensive Plan:

E. Luttrell Tadlock, County Administrator
Stuart McKenzie, County Planner
Philip Marston, Zoning/Subdivision Administrator

Maps:

Maps were prepared by:

Stuart McKenzie, Environmental Planner
Northern Neck Planning District Commission

TABLE OF CONTENTS

CHAPTER 1 ANALYSIS OF PHYSICAL AND ENVIRONMENTAL CONDITIONS

A. INTRODUCTION	1
B. PHYSICAL FACTORS THAT INFLUENCE OR CONSTRAIN DEVELOPMENT ..	3
1. Existing Development.....	4
a. Land Use	4
b. Subdivisions.....	7
2. Topography, Physiography and Hydrography	9
a. Topography and Physiography	9
b. Hydrography	11
3. Prime Agricultural Soils	13
4. Soil Suitability for On-Site Sewage Treatment	16
5. Shrink-Swell Factors.....	20
6. Flood Prone Areas.....	21
7. Wetlands and Natural Habitat Areas.....	25
a. Wetlands.....	25
b. Natural Habitat Areas	28
8. Historic Resources	29
9. Chesapeake Bay Protected Areas.....	31
C. ANALYSIS OF CONDITIONS RELATED TO POTABLE WATER SUPPLY	35
1. Groundwater	35
a. The Hydrological Cycle	35
b. Groundwater Aquifers	35
c. Potable Water Supply (Wells).....	36
d. Potential Contamination Sources.....	38
e. Programs Addressing Point and Non-Point Pollution Sources	43
f. Major Planning Issue Concerning Water Supply	46
2. Principal Watersheds	48
3. Soil Conditions.....	51
a. Water Table.....	51
b. Highly Erodible Soils.....	54
c. Steep Slopes	54
d. Soil Permeability.....	57
D. ANALYSIS OF SHORELINE CONDITIONS	59
1. General Shoreline Conditions	59
2. Shoreline Erosion.....	63
3. Marshlands.....	66
E. ACCESS TO STATE WATERS.....	67
1. The Chesapeake Bay Area Public Access Plan	67
2. Shoreline Land Use.....	71
3. Effects of Underwater Grasses.....	71

TABLE OF CONTENTS

CHAPTER 1 ANALYSIS OF PHYSICAL AND ENVIRONMENTAL CONDITIONS (CONTINUED)

4. Factors Influencing the Establishment of New Access Points.....	71
F. Characterization of Commercial and Recreational Fisheries	73

CHAPTER 2 ISSUES, GOALS AND STRATEGIES

PHYSICAL AND ENVIRONMENTAL ISSUES	2
1. Use and Development of Land	2
2. Topographic Conditions that Limit Development	3
3. Soil Suitability for Septic Tanks	4
4. Structural Quality of Soils	5
5. Flood Prone Areas.....	6
6. Wetlands and Natural Habitat Areas.....	7
7. Historic and Archeological Resources.....	8
8. Chesapeake Bay Protected Areas.....	9
9. Groundwater Supply	10
10. Water Pollution Sources	12
11. Watersheds	13
12. Soil Conditions.....	14
13. Shoreline Conditions.....	15
14. Access to Public Waters.....	16
COMMUNITY DEVELOPMENT ISSUES	17
1. Demographics, Economics and Housing	17
2. Transportation and Recreation.....	19
3. Public Facilities.....	21

CHAPTER 3 LAND USE PLAN

A. PURPOSE OF THE LAND USE PLAN	1
B. HOW TO USE THE LAND USE PLAN.....	1
C. PLANNING AREAS	2
1. Policies for the Rural Uplands	5
a. Agricultural and Forested Areas	5
b. Residential.....	6
c. Commercial/Industrial.....	8
2. Policies for the Rural Low Shelf.....	8

TABLE OF CONTENTS
CHAPTER 3
LAND USE PLAN
(CONTINUED)

3. Policies for the Shoreline Conservation Area	9
4. Policies for Villages	12
a. Framework for Village Policies	12
b. Callao	15
c. Lottsburg	18
d. Heathsville	20
e. Burgess	23
f. Wicomico Church	26
g. Reedville	28
h. North Kilmarnock	31
i. Lilian	33
j. Village	35
5. Policies for Special Areas	37
a. Historic and Archeological Resources	37
b. Highway Corridor Overlay District	37
c. Reservoir Areas	40
d. Patuxent Naval Air Station Joint Land Use Study	42

CHAPTER 4
PUBLIC FACILITIES AND SERVICES

A. INTRODUCTION	1
B. HIGHWAYS	1
1. Major Roads Identified	2
2. General Road Plan	5
a. Four-Lane Primary	5
b. Two-Lane Primaries	10
c. Feeder Secondary Roads	10
3. Planned Highway Improvements by VDOT	10
4. Public Transportation	10
5. Northumberland County Bicycle Facilities Plan	11
C. RECREATIONAL AREAS AND FACILITIES	14
1. Existing Recreational Sites and Opportunities	14
a. Athletic Fields	14
b. State Facilities	14
c. Chesapeake Bay Access	13
d. The Northumberland Family YMCA	19
e. Golf Courses	19
2. Conclusions Regarding Recreational Facilities	19
D. PUBLIC BUILDINGS AND SCHOOL FACILITIES	22
1. Administrative Offices	23

TABLE OF CONTENTS
CHAPTER 4
PUBLIC FACILITIES AND SERVICES
(CONTINUED)

2. Other Public and Quasi-Public Facilities	23
3. School Facilities.....	24
E. WATER SUPPLY AND SEWAGE DISPOSAL.....	27
1. Water Supply	27
2. Sewage Disposal	31
F. OTHER PUBLIC AND QUASI-PUBLIC SERVICES	33
1. Emergency Services.....	33
2. Solid Waste Services.....	36
3. Animal Shelter	37
4. Emergency Preparedness	37
5. Educational Facilities.....	38
G. HEALTH, HOUSING AND HUMAN SERVICES	38
1. Health Services	38
2. Provision for the Elderly and Persons with Disabilities	39
a. Auxiliary Grant Program.....	39
b. Adult Services of the Northumberland Department of Social Services	39
c. Bay Aging	40
d. Northern Neck Disabilities Services Board	41
e. Emergency Services	42
3. Other Social Services Programs.....	42
4. Housing	45
H. STRATEGY FOR DEVELOPING PUBLIC SERVICES.....	46
1. Public Services Reference.....	46

CHAPTER 5
WATER QUALITY AND SHORELINE PROTECTION PLAN

A. INTRODUCTION	1
B. POLICIES RELATIVE TO DEVELOPING AND USING LAND WITHIN PHYSICAL CONSTRAINTS	3
1. Development within or Near Existing Development.....	3
2. Development within Areas with Topographic Constraints.....	4
3. Development within Areas Where Soils Will Not Support Conventional On-Site Sewage Disposal	4
4. Development within Areas Where Soils Have Poor Structural Qualities.....	6
5. Flood Prone Areas, Wetlands and Natural Habitat Areas.....	6
6. Chesapeake Bay Protected Areas.....	7
7. Protection of the County's Groundwater Supply.....	7
a. Protection of Water Quality	9

TABLE OF CONTENTS
CHAPTER 5
WATER QUALITY AND SHORELINE PROTECTION PLAN
(CONTINUED)

b. Water Quantity: Protection of Supply Availability	12
8. Watershed Protection for the Bay	14
9. Tidal Shoreline Preservation	15
10. Policies Concerning the Use of Tidal Waterfront Areas while Preserving Sensitive Environmental Areas	16
11. Intensively-Developed Shoreline Areas	17
12. Managing Potential Conflicts between Land Use and Water Quality Protection.....	17
13. Soil and Tidal Water Conservation Policies	19
C. MAJOR REGULATORY ELEMENTS OF THE WATER QUALITY PROTECTION PLAN	19

APPENDIX A
THE ECONOMY AND DEMOGRAPHICS OF NORTHUMBERLAND COUNTY