U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

COMPREHENSIVE PLAN

FOR

KING WILLIAM COUNTY

VIRGINIA

1990

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FOREWORD

The purpose of any Comprehensive Plan is to give a summary and analysis of a locality's trends, current situation, and to recommend any policy changes or new directions necessary to deal with the present and future needs of the locality. Once accepted by the locality, the document should be the guide for making many of the decisions that the locality must make. Land-use decisions on zoning and subdivisions are only part of the spectrum of decisions that should be addressed in and decided by factors in the Plan. Policies on recreation, transportation, housing and public safety, to name just a few other areas, should be formulated based on the information and recommendations found in this document.

Even the best Plan is not perfect. The future never can be seen completely. A Comprehensive Plan is only a brief compilation of the planning process and must be viewed as evolving at all times. This is the reason that the Plan is reviewed, updated and sometimes rewritten in its entirety every five years. King William County's last complete Comprehensive Plan was written in 1974 and duly updated every five years thereafter. The County has changed greatly since the 1970's. Population growth, changes in the economy and the types of problems and responsibilities facing local government and its citizens have changed and are changing the County. It is now in the path of the suburban development that is engulfing most of eastern Virginia.

The County, State and nation are becoming more aware of our America's natural heritage. The Chesapeake Bay legislation that was enacted last year and soon to be implemented does indeed legally compel the County to protect its rivers, wildlife and natural environment. There is a growing awareness among King William's citizens that its greatest assets; its land, water and wildlife resources must be conserved. Due to these concerns, new techniques of planning unheard of at the time of the 1974 Plan are being recommended in this Plan to face the problems of the 1990's.

A strategy to protect and promote both environmental needs and human needs is an integral part of this Plan. We feel that the Plan, if adopted and implemented, will conserve and improve the County's environment while making the County a better place to live.

The format of the Plan consists of four sections. In Section I Natural Environment, a description of King William's natural resources is given. Section II Human Considerations, a review and analysis of the various effects of King William's growth pains on its institutions and its citizens is made. In Section III Strategy For Balanced Growth, various policy recommendations are given which are proposed to balance the human and environmental needs of the County and lead to solutions to its many vexing problems. Finally, Section IV Future Land Use Map Description gives a written and visual picture of what the County would like to be in the near future. This should be the Section used in making the majority of the County's land use decisions.

For purposes of this report, information from the Town of West Point, the only incorporated area within the County, is being used for statistical purposes. Because of differences in laws and regulations, the Town is being and will continue to be consulted on recommendations made in the Plan and future policy changes for the County. However, the purpose of the Plan is to recommend policies that effect County-wide problems and not to intrude upon the Town's land-use and other regulations.

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SECTION I NATURAL ENVIRONMENT

A. SOIL AND WATER FACTORS

Topography and Geography - King William County is part of the middle peninsula of eastern Virginia. This peninsula is formed by the Mattaponi River to the east and the Pamunkey River to the west which converge at West Point at the County's southern edge to form the York River which flows into the Chesapeake Bay. The County is long, approximately 40 miles from north to south, and much more narrow, ranging from under 6 to approximately 8 miles in width. It covers an area of approximately 286 square miles and consists of 178,560 acres. The topography varies from a gently rolling level terrain to the steep hills and valleys bordering on the many creeks, streams and marshes, and the Mattaponi and the Pamunkey Rivers. There are some areas of the County that have slopes that exceed 30 percent. The topography varies from 250 feet in the upland sections to almost sea level in the area near West Point.

Much of the upper and middle portions of the rivers are bordered by bluffs and high ground, with the lower portion having the more characteristic marshlands that are so prevalent in eastern Virginia. In the lower part of the streams, marshlands and floodplain prevail.

This topography, is highly sought after by most types of human land uses. Because of lower construction costs, such as minimal grading and filling, this topography has made King William a choice target for development. This trend will accelerate as the urbanizing counties near Richmond become saturated with development.

Climate and Rainfall - The County is blessed with the characteristically mild climate of eastern Virginia. Temperatures average 57 degrees fahrenheit with January averaging 38 degrees and July averaging 77 degrees. Total precipitation averages 44 inches of which 14 inches are of snow. These indicators shows a climate that has the advantages of a changing of the seasons without the overly harsh winters or summers that other regions sometimes face.

Soils - The County does not have a completed soils survey. The information has been compiled for most of the County, but is not available to County staff in a form appropriate for this report. Until the County can make full use of this important resource, the potential for making major errors in land-use decisions, such as allowing prime agricultural land to be converted into residential uses, is quite probable.

Tidal and Non-tidal Wetlands - The County is laced and interspersed with a wide variety of wetlands. Creeks, streams, ponds and marshes abound within the County. Tidal wetlands are found on the Mattaponi River from the West Point tip of the County to as far north as just below Aylett. On the Pamunkey River, they extend for approximately two to three miles from West Point to just below Pampatike Landing. Exhibit I-1 gives an indication of the location of both tidal and non-tidal wetlands within the County.

There are several significant non-tidal wetlands in the County. Many swamps such as Gouvernor's Swamp are formed at the convergence of creeks and streams. Other ponds, whether man-made

impoundment or natural topographic or animal dams exist throughout the County. Low lying areas or areas with poor soil permeability, also create short-lived to virtually permanent wetlands.

A new attitude concerning the value of wetlands is occurring. In previous decades, man has filled these marshes and swamps not realizing their value. In general, the wetlands are extremely beneficial. They tend to slow the natural and human-caused erosionary process. In flood situations, the peak level of flooding is lowered by their storage of the added water. They also tend to decrease the velocity of flood waters by being "holding" areas.1 Therefore, they can decrease flood damage by releasing flood-water both over a longer period and at a slower rate.

According to the U.S. Fish and Wildlife Service, wetlands are particularly good water filters. A cleansing of nutrients and pollutants that would otherwise despoil our groundwater, Rivers, the Bay and the overall environment occurs within these areas. Not only is the surface water that is discharged from wetlands into larger bodies of water cleansed by wetlands, but many scientists believe that wetlands have a purifying or recharge effect on water that eventually becomes part of the groundwater supply. [1] Although this effect is debatable and varies according to the situation, in a County such as King William, which relies on ground-water for its water supplies, the potential benefits from wetlands are an important consideration.

A most important part of the value of wetlands is the integral part they play in the food chain. Great volumes of decaying plant material are stored and nourish the many small aquatic

invertebrates and small fish found in most wetlands. These in turn, serve as food for larger fish, and the cycle continues, eventually supplying fish and food for both animals and man. [2] The high degree of the hunting and fishing that supplies both food and recreation to the County's citizens, occurs partly because of the importance of wetlands in the food-chain.

Even with their great resiliency, these wetlands must be protected from conversion to residential and agricultural uses, erosion from nearby developments and contaminants that even these "natural cleansing" areas cannot endure. The chief source of problems for the wetlands has been misuse of lands near the swamps, ponds, and marshes, both inland and along the Rivers. Agricultural tillage of land without adequate erosion and nutrient run-off controls, forestry practices and residential development that remove all ground-cover near wetlands, all have contributed to their shrinkage.

Rivers - The Pamunkey and Mattaponi Rivers are two of the most unspoiled rivers in the State. The virtual absence of industry, and the low density of residential and commercial development along their winding routes have tended to protect these "virgin" rivers from the pollution that has despoiled many of Virginia's other Rivers.

The human growth in population that is expected to occur and is explained in more depth in Section II, could have the effect of substantially harming these great natural waterways unless it is properly managed. Erosion, pesticides, chemicals and garden/farm

nutrients for agricultural, commercial and residential uses can greatly harm the Rivers. The unfortunate problem of litter and improper dumping near streams and wetlands is already an unsightly concern and is rapidly becoming a grave problem that will only increase as the population increases. It is essential to educate the public on the importance of our rivers and wetlands, while guiding more harmful land-uses away from our waterways and even prohibiting some uses altogether.

Creeks, Streams and Marshes - King William County is blessed with a network of streams and creeks that form the capillaries leading to the Rivers. The rivers of course are the arteries that ultimately flow to and affect the Chesapeake Bay. All too often, Virginia's land use decisions have been made, ignoring this basic analogy of the water network to a circulatory system. Each stream must be viewed as a subsystem onto itself and also as a part of the larger River/Bay system. Exhibit I-2 gives the location of these major stream systems that crisscross the County flowing to either the Pamunkey or the Mattaponi Rivers. Some of these stream systems should be used for very low intensity uses or left as natural preserves due to their stream flows and location near environmentally sensitive areas. Most of them should be protected by buffers where no permanent structures can be built. At this point, sediment and erosion problems have caused some damage, but developmental pressures have not been exerted to any great degree. The streams relatively unspoiled nature remains intact. How long this condition will last without appropriate protection is a grave

and serious question. Agricultural pollution from nutrients and chemicals, in addition to pollution from residential septic systems, commercial and industrial sources will continue to be constant threats to the streams, Rivers, Bay and ultimately the overall environment.

Ground-water - All of the County's water needs are served by ground-water taken from wells either within the shallow soils or reaching 200 to 300 or more feet into the ground. Generally, the water is of a high quality, although it tends to be "soft" in some portions of the County. Because of the lack of large fresh-water impoundments for human consumption, ground-water protection is of extreme importance for the County's residents. Protection of its ground-water in both quality and quantity from all forms of pollution is vital for the County's future.

During the recent years of drought, several portions of the County have experienced their more a dormancy in their shallow, 30-100 foot in depth wells. New artesian wells reaching into the permanent water table have had to be drilled. In the more highly populated and growing Aylett and Central Garage area, this has been more prevalent. But even in the more rural areas with moderate growth rates, such as Mangohick, there have been examples of wells becoming dry. In the southern end of the County, near West Point, water has been more abundant and is generally in close proximity to the surface. The growing impermanence of water supplies from shallow wells, and the great potential for contamination has made the shallow well a source of major concern for the County's

residents and is leading to a new awareness of the need for ground-water protection. The importance of the wetlands to groundwater purification has already been discussed. The preservation of these areas is one of the steps necessary for protection of ground-water that is often overlooked, because the beneficial elements of wetlands are not generally known to the public.

B. Wildlife, Forests, Flora and Fauna

Wildlife - The forests of the County overflow with an abundance of wildlife ranging from field-mice and squirrels to deer. All of the species in the County are characteristic of the animals that had at one time been so plentiful in all of Virginia. The onrush of human development that has occurred in much of Northern and Tidewater Virginia has pushed their wildlife into isolated pockets or removed them entirely to the point of extermination from whole areas. The danger of this being repeated in King William County is very real.

Of major significance is the presence of several endangered species in the County. For example, there are nesting sites for our national symbol, the bald eagle. Because of the tenuous nature of their existence, the Virginia Fish and Wildlife Service will not release their exact nesting locations. There is a fear that sightseers and hunters would either disturb or physically harm the birds. There is also evidence, that the County may have areas where the elusive but fragile eastern tiger salamander, still survives. Ironically, due to the secrecy necessary to protect these endangered species from intruders, it becomes difficult to

protect them from the dangers that residential and industrial development may bring.

Forests - King William County is a part of the great forest that once covered most of the east coast of the North American continent. Pine, cedar and other coniferous species combine with the abundant oak, hickory, and numerous other deciduous species to form a beautiful habitat for both wildlife and man. The U.S. Census of Agriculture shows that between 1978 and 1982, there has been an actual increase in the number of acres of farmed woodland (from 19,621 to 19,734), despite a marginal decrease in the farms involved (by one). These statistics do not reflect the many acres of land still heavily wooded that are located in inactive farms, on public property, on the Indian reservations or on large-lot residential properties.

The preservation and protection of the County's forests are of prime concern for many reasons. They are the major source of cleansing the air by "recycling" oxygen from carbon dioxide. They serve as the mainstay for the prevention of erosion. Financially, they are a major asset to the County's economy with its timber and wood-products industries, which have been promoting sound conservation practices for many years. The aesthetic and climatic factor of shade from winter cold and summer heat cannot be overlooked. Finally, the forests provide a habitat to the abundant wildlife and flora of the County.

The primal serenity and peace, that the forests have always given man, is of growing importance in the stress-filled day-to-

day modern world. This desire for a rural lifestyle close to nature is a major reason why new residents are choosing King William County for their home. Ironically, their immigration, with the construction of new homes, creating new businesses and the building and widening of roads are the greatest threat to the forests' well-being and the shrinkage of the rural amenities which were the primary reasons the new residents came to the County.

Flora and Fauna - The County has a diversity of flowers, plants and ground cover ranging from the river flowers and marshgrasses along the rivers to the upland forest flowers. There are twelve reported species of rare plants found in the County. There are American Snowbell, Hard-stemmed Bullrushes, Dwarf Sundews just to give examples. Most of these flourish in tidal and non-tidal wetlands. The protection of these fragile plants gives another concern for the preservation of wetlands and the activities that affect its environment.

C. Chesapeake Bay Preservation Act

Chesapeake Bay Preservation Act Regulations - The 1988 Virginia General Assembly passed the Chesapeake Bay Preservation Act to help preserve and restore the Bay and its environment to its former clean natural state. The localities bordering rivers and tributaries that flow into the Bay that are within the Tidewater region, are the major entities mandated to implement the guidelines

that are being prepared to protect the streams, marshes and Rivers from the various sources of pollution from human hands.

Footnotes for Part I.

[1] "Mid-Atlantic Wetlands, A Disappearing Natural Treasure", Ralph W. Tiner, Jr., U.S. Fish and Wildlife Service, June 1987.

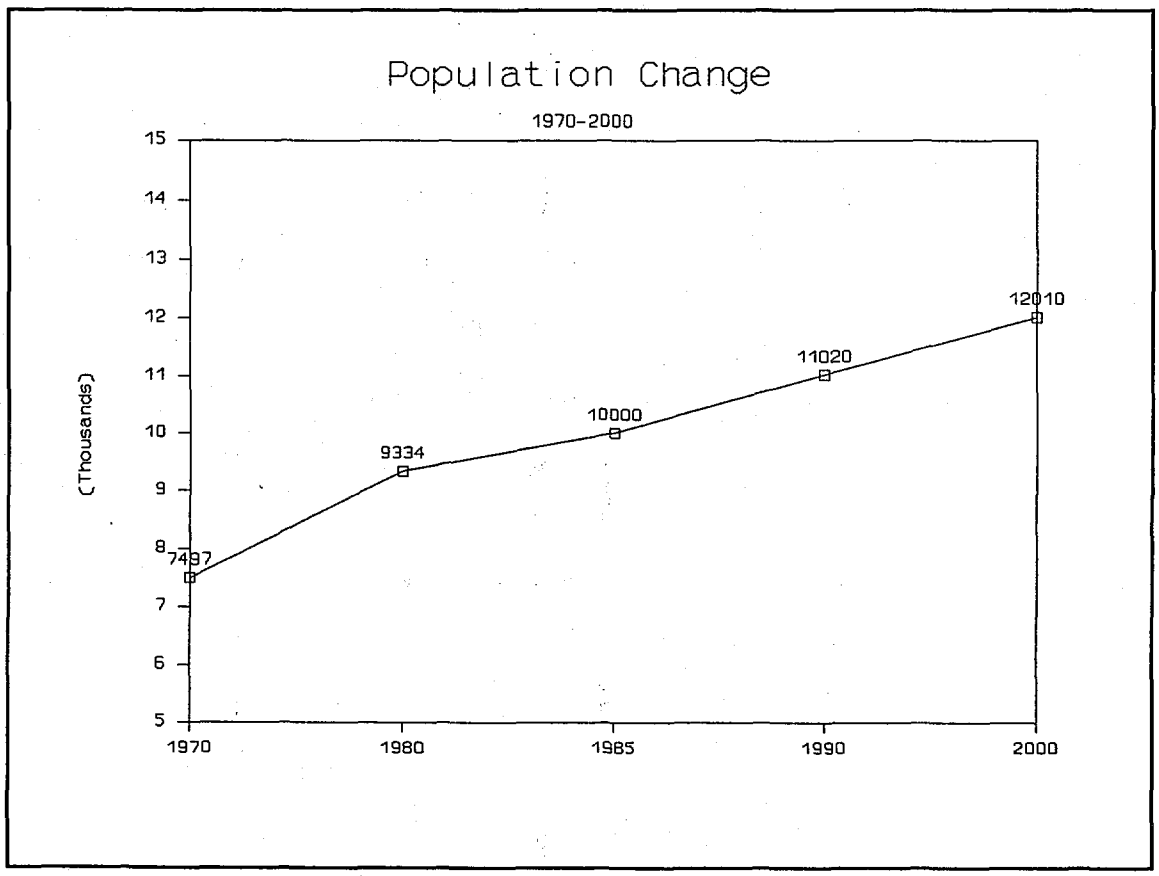
[2] "Conserving Our Wetland Resources: Avenues for Citizen Participation", Barbara M. Rice, editor, Chesapeake Bay Foundation, 1987.

SECTION II HUMAN CONSIDERATIONS

PART A. DEMOGRAPHICS

Population Growth - The one single factor affecting King William County is an accelerating population growth-rate. Between 1980 and 1990, the population is estimated to grow by approximately 18.0 percent. In the final decade of this century, population growth is projected for an additional increase of almost 9.0 percent (See Exhibit II - 1 below). In any event, a rapidly growing population having different needs for goods and services is expected to continue well into the future.

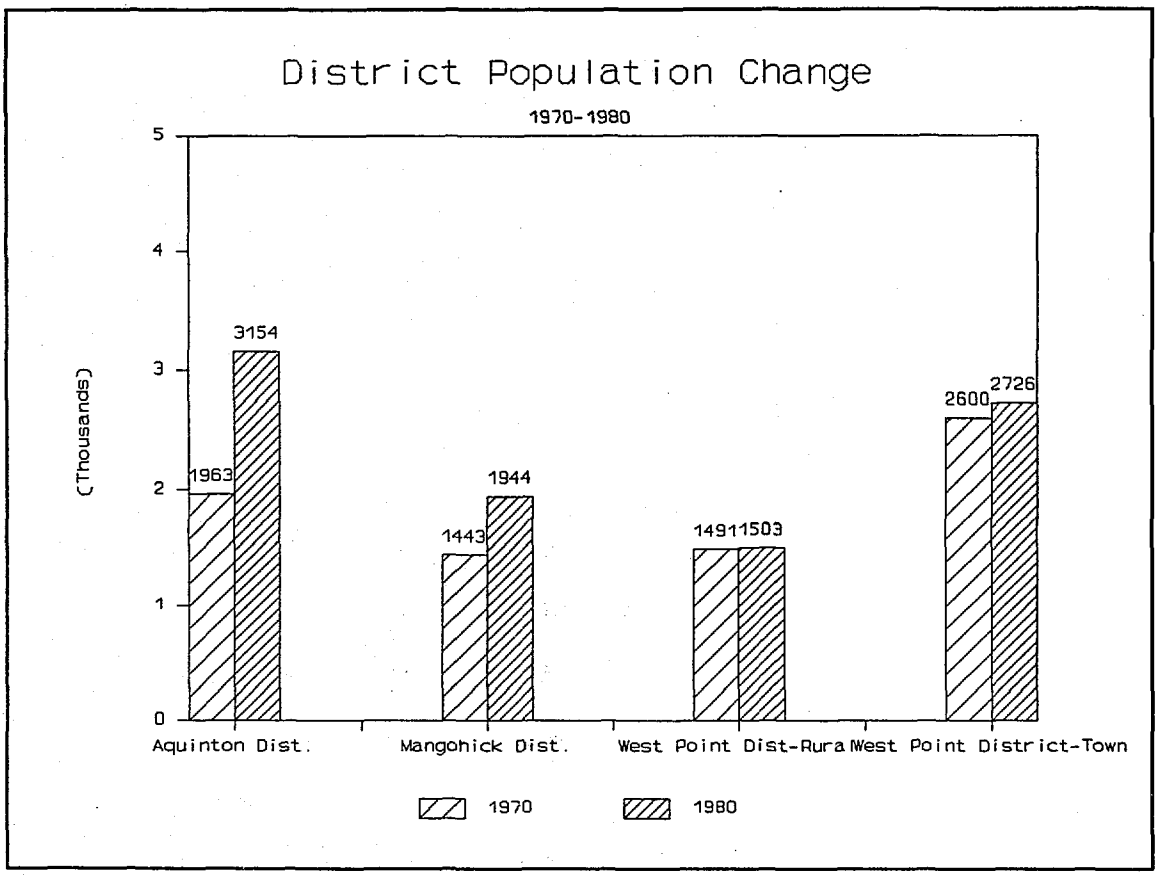
EXHIBIT II - 1



Sources: U.S. Census Bureau 1970-1980
Center for Public Service 1990 - 2000

Population Change by District - Most of King William's population growth has been due to an influx of new residents. The predominant growth in the County's population between 1970 and 1980 occurred in the Acquinton and Mangohick Districts. This is primarily due to their proximity to the Richmond industrial, professional and commercial job centers. The Acquinton District had by far the greatest increase in this period, rising by approximately 61 percent. The Mangohick District also grew by a sizable amount during this period. Those farthest from the Richmond commuter growth pattern had only marginal increases. The Town of West Point and West point rural had increases of only five (5) percent and one (1) percent, respectively. It is apparent that population growth is affecting and will continue to affect the entire County. However, it is also apparent that the growth is coming to the area nearest the Richmond-Henrico-Hanover corridors along U.S. Route 360 and to a lesser degree via Route 30 to the nearby connectors to the Richmond area; U.S. Route 301, U.S. Route 1 and Interstate 95. Immigration from the Williamsburg-Hampton Roads area, which would be nearest to the West Point magisterial districts is occurring on a much lesser scale.

EXHIBIT II-2



Source: U.S. Census Bureau 1970 - 1980

Households and Household Size- There were 910 more households in King William County in 1980 than in 1970. At the same time the number of persons per household dropped from 3.48 down to 3.04 persons. Even if population size remained stable, more housing would be necessary. When viewed in terms of the population growth discussed earlier, this increase in the total number of households, the decrease in household size (which is a nationwide phenomena) and the immigration of new residents has created great pressures on the quantity, location and quality of housing within the County. Housing and the related land use issues involved will be discussed in depth in later parts of this Plan.

EXHIBIT II-3

Number of Households and Household Size

	1970	1980	Tot. Change	% Change
Number of Households	2157	3067	910	42.2
Household Size	3.48	3.04	.44	-12.6

Source: U.S. Census Bureau 1970 and 1980.

Building Permits - Another important indicator of King William's population growth, which also illuminates the increase in the number of households is the amount of building permits for new single family housing. In 1983, the County had a total of 53 building permits for new single-family housing. By 1988, the number of permits had leaped by 164 percent to 140 new homes. This increase was consistently rising nature throughout the 1984-1987 period. The bulk of these new homes are being built in the Acquinton District (from 25 permits in 1983 to 100 in 1988, an increase of 300 percent). The other districts had increases but due to the low number of permits involved, the percentage increase figures are misleading.

EXHIBIT II-4

NUMBER OF BUILDING PERMITS

NEW SINGLE FAMILY HOMES

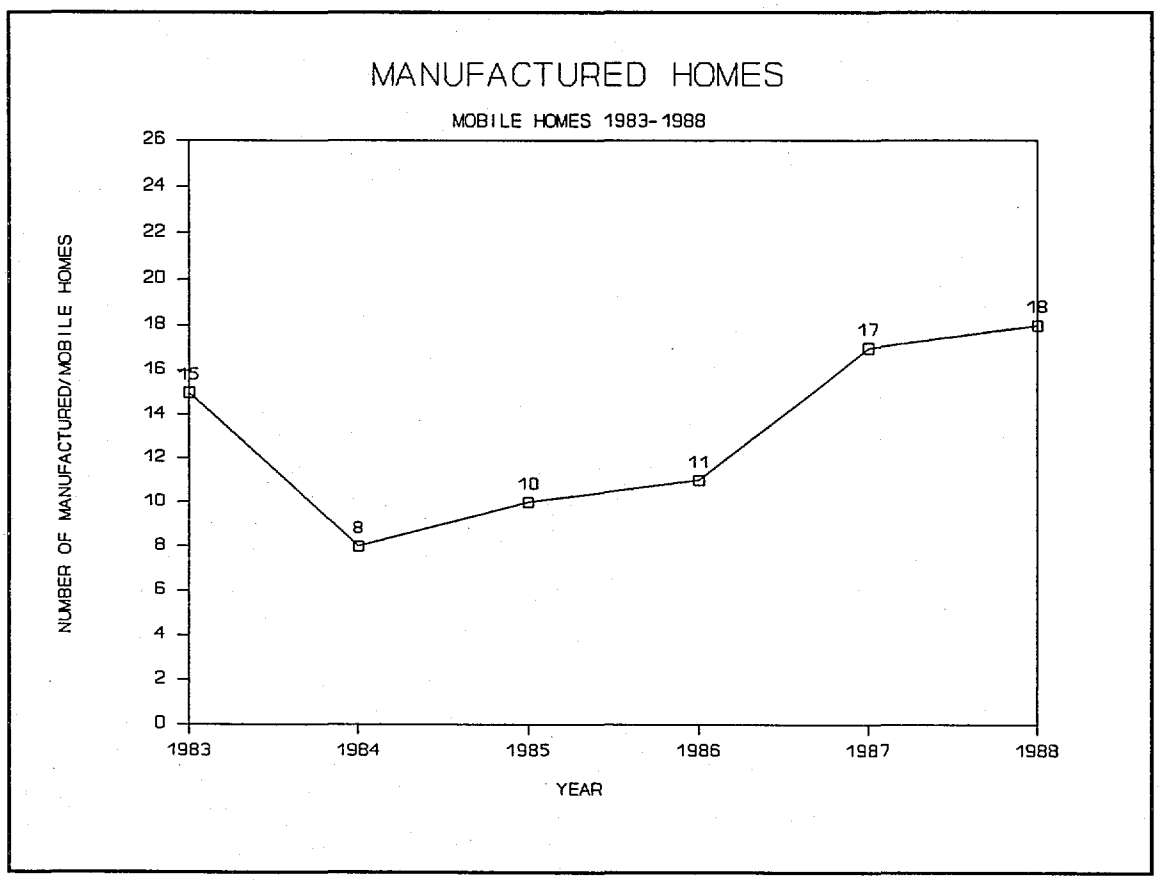
DISTRICT	1983	1988	PERCENT INCREASE
ACQUINTON	25	100	300.0
MANGOHICK	14	18	28.6
TOWN OF WEST POINT	12	9	-25.0
WEST POINT, RURAL	5	13	160.0
COUNTY	56	140	150.0

SOURCE: KING WILLIAM COUNTY BUILDING OFFICIAL'S OFFICE

Mobile/Manufactured Homes - Mobile/manufactured homes have become an increasingly popular yet controversial form of housing. It is an affordable form of housing which provides the young, poor and elderly a safe place to live. On the other hand, due to its unconventional appearance, it does not conform or "blend" well in conventional single-family neighborhoods and subdivisions. So far, although the Zoning Ordinances allows them, there have not been any mobile/manufactured home parks or mobile/manufactured home

subdivisions. With the recent change in definition by Virginia from "mobile home" to "manufactured home", and potential restrictions on local authority to regulate this form of housing differently from other forms of housing, makes this an issue which the County must address.

EXHIBIT II-5

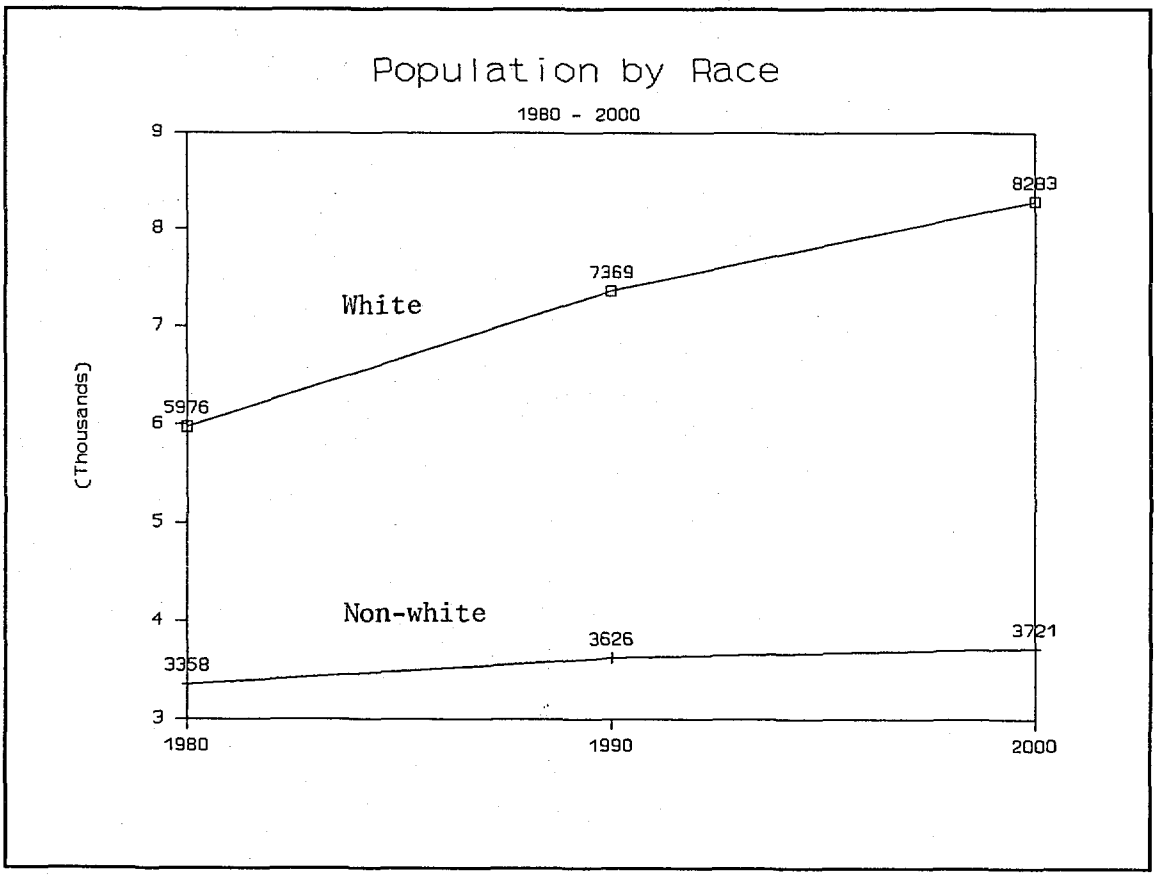


Source: King William County Building Official's Office

Racial Composition - The influx of new residents is changing the racial composition of the population of King William County. This is despite a non-white population growth of almost 6.0 percent, (primarily black and native American) between 1980 and 2000. In 1980, the nonwhite population comprised 35.0 percent of

the population. By 1990, it is projected that it will have decreased to 32.9 percent and by the year 2000, will decline further to 31 percent of the population. The primary cause for the change in the demographic make-up of the County is the influx of new white residents into the County. The white population is expected to grow by 42.3 percent by the year 2000 from its level in 1980.

EXHIBIT II-6



Source: U.S. Census Bureau 1980
Center for Public Service 1990 and 2000

Age - The population of King William is composed predominately of age-groups that indicate a healthy, abundant labor-force. There is an increasing elderly population. This is in agreement with trends occurring nationwide. The figures between 1980 and the projected figure for the year 2000 would indicate a stable or slightly enlarging amount of school-age population. However, the influx of new residents since 1980 and the overall population growth expected, makes this projection somewhat questionable. The 1990 Census figures will determine the validity of the size of the increase in school-age population.

EXHIBIT II-7

AGE DISTRIBUTION

1980-2000

Age	1980	% of 1980	1990	% of 1990	2000	% of 2000	%Change 1980-2000
0-5	650	7.0	770	7.0	830	6.9	-0.1
6-19	2451	26.2	2350	21.3	2450	20.4	-5.8
20-55	4205	45.1	5630	51.1	6050	50.4	5.3
55+	2028	21.7	2270	20.6	2680	22.3	6.0

Sources: Census of Population, U.S. Census Bureau (1980)
Center For Public Service, Univ. of Va. (1990- 2000

Sex - The County's population is almost equally divided between males and females. Males represent 48.4 percent of the population in the 1980 U.S. Census figures. In 1990, the projected percentage is expected to decline to 47.8 percent. By 2000, it is projected to have declined further to 47.4 percent. It is apparent that females represent a slight majority and will continue to do so particularly in the older age-groups.

B. ECONOMY

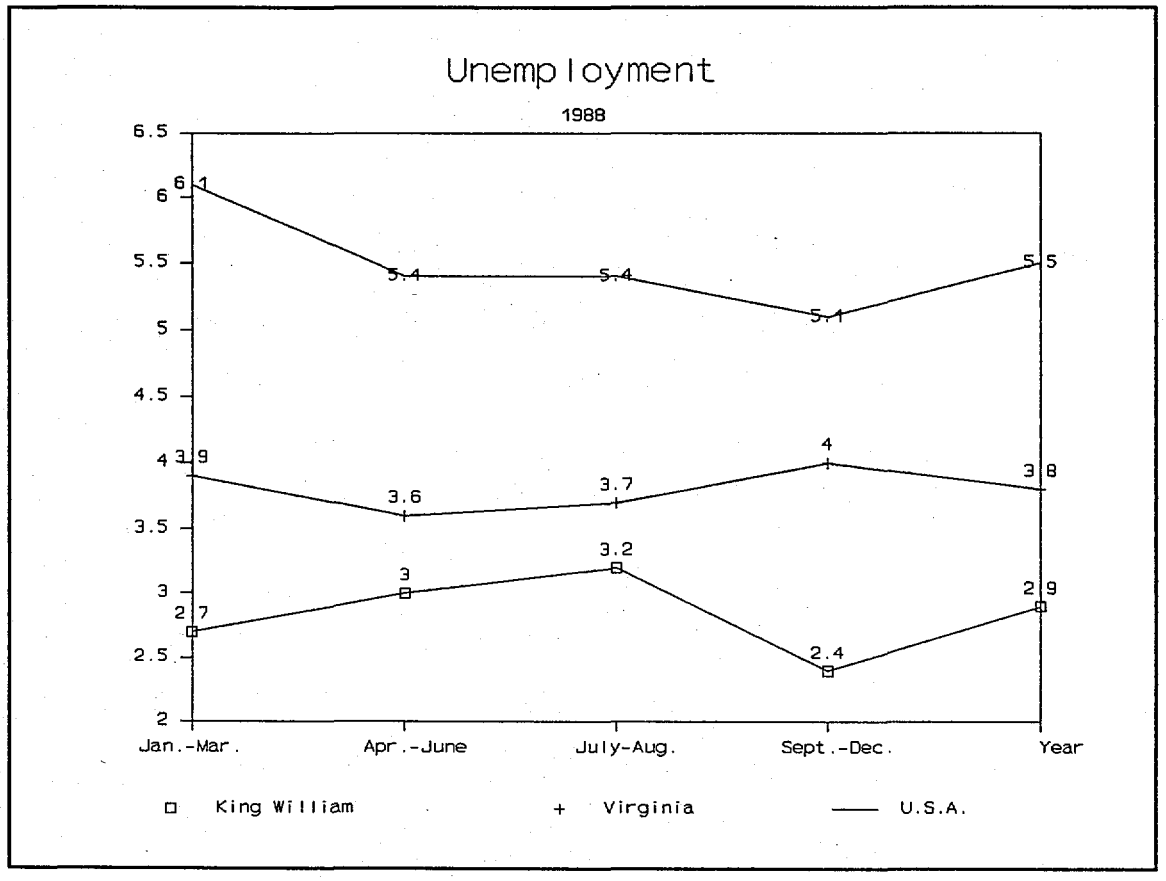
General - Agricultural and forest-related industrial production dominate King William County's economy. Corn, various truck crops such as tomatoes and fruits, soy beans and dairy and beef products are the major agricultural components. The forests that still are prevalent in the County, provide the resource for the wood and paper products industry. Chesapeake Corporation, a paper and wood products manufacturer, is the County's largest single employer. The Town of West Point in the southern end of the County is the retail and services center for much of New Kent, King and Queen, and Middlesex Counties in addition to King William County. There are no large shopping or commercial centers outside of the West Point area. However, there is a strong indication that a major community-serving shopping node may develop in the Central Garage-Aylett area in the near future. This will occur because of the this area's high growth-rate and its favorable location on U.S. Route 360 and State Route 30.

Labor-force - In the 1980 Census of Population, 49.9 percent of the labor-force worked outside of the County. In 1970, only 36.3 percent of the labor-force worked outside of the County. Therefore, not only is the population growing but the growth is due to the willingness of residents to commute to the urban and suburban industrial and professional centers nearby. This trend will probably continue until the County's industrial and commercial sectors grow to a point where the County's citizens can find employment within their skills and wage expectations in the County.

The statistics indicate a marked increase in the size of the labor-force. In 1970, the Census listed 2,744 workers. By 1980, this figure had risen to 3,942 workers. This is an increase of 43.7 percent. It is of great importance because a growing labor-force is a prerequisite to draw new business and industry into the County.

Employment and Unemployment- King William County "suffers" from an ordinarily satisfactory condition; a low unemployment rate. It has consistently remained in the 2.0 to 3.0 percent range in 1988. This figure is well below the Virginia average and extremely low compared to the national average. Although this is a positive factor for our citizen's well-being, it does have a negative side-effect. Much of the County's labor-force works outside of the County. The County has a pressing need for more industry, in order for our labor-force to work at home and build a desirable tax-base. Formation of the infrastructure for industry, such as water, sewer, and other utilities is a very costly matter. Because of the County's good fortune in not having the extreme unemployment problems that have plagued other parts of the state and nation, there are very few or virtually no funds available from the various Federal and State agencies to assist the County's economic development efforts. The County must be very creative and prudent in the economic development strategies it implements.

EXHIBIT II-8



Source: Virginia Employment Commission

Agriculture - In the 1987 U.S. Census of Agriculture, the number of farms in the County decreased to 121 active farms, having 42,305 acres in harvested cropland (which is an increase over the 1982 figures). Although there is a slight increase in the amount of total land in agricultural use over the earlier 1978 figures, the trend is beginning again to decrease from the gains made in 1982.

There was a slight decrease in total farmland. Furthermore, crop-land actually increased apparently taking heretofore unused

woodland, pasture and other rural land and placing them into production. Ironically, harvested acreage fell.

A trend towards large farms continued with a dramatic increase in larger farms with over 1,000 acres and a lesser increase in the 500-1000 acre farm. An economy of scale may be at work here. The total number of farms continued their downward spiral; now down to 121 recognized farms. There was an decided decreased in the under 500 acre farms, as they were merged with larger acreages.

EXHIBIT II-9

AGRICULTURAL LAND 1978-1987

	1978	1982	1987	1982-1987 Change
Land in Farms	59,578	65,119	63,576	-2.4
Cropland	36,026	40,641	42,305	4.1
Harvested	31,335	38,246	33,991	-11.1
Woodland	19,621	19,734	16,234	-17.7
Pasture and Other	3,931	3,659	1,494	-59.2
Number of Farms	151	149	121	-18.8
Average Size	395	437	525	20.1
Percent by Acreage:				
Farms:				
Under 500	127	116	76	-34.4
500-999	15	18	27	50.0
1000 and over	4	6	18	200.0

Source: U.S Census of Agriculture 1978, 1982, 1987

Travel and Tourism - According to the Virginia Division of Tourism, King William derived over 1.6 million dollars from tourism and travel generated dollars in 1987. This is a slight increase over the 1.47 million dollars in 1986. The County's proximity to the historic and recreational sites of Williamsburg, Richmond, and on the Chesapeake Bay leads thousands of visitors through the

County each year. The Museums at the Mattaponi and Pamunkey Indian Reservations attract many tourists to the County each year. With these attractions and the many colonial plantation homes in the County and the boating and natural recreational amenities, there is a strong possibility that these relatively low figures are signs of untapped income resources. The limited automotive/gas, restaurant and almost non-existent hotel/motel facilities will undoubtably expand with the County's population growth provided sound planning steps are taken to ensure appropriate locations.

Income - Financially, the people of King William County have prospered in the 1980's. Current figures project that per capita income has increased by approximately 31.0 percent in the period 1981 to 1986. Due to the relatively low inflation that the area and the nation experienced during this period, an increase of this type and magnitude can be explained by the new "immigrants" that have entered the County in addition to the prosperity that the County's long-time residents have enjoyed.

Median family income is another very important indicator of how the "average" or middle income family has fared. In 1979, the U.S Bureau of the Census showed a median family income of $19,446. By 1986, the Center for Public Service estimates that it rose to $30,681. They further estimate that by 1990, median family income will have risen to $38,539. This is an increase of 98.2 percent over the 1979 figure. Furthermore, this indicates an increase of 8.92 percent a year, well above the relatively low inflation rate of that period. One possible factor responsible for the increase

is the growing prevalence of the two wage-earner family. Although it is impossible to verify, based on data at hand, it is probable that the two wage earner family, the immigration of more affluent residents into the County and the general prosperity of the 1980's seem to be the answers for this dramatic increase.

EXHIBIT II-10

MEDIAN FAMILY INCOME 1979-1990

YEAR	FAMILY INCOME	% INCREASE FROM 1979
1979	19,446	--
1986	30,681	57.8*
1990	38,539	98.2*

SOURCE: 1979 U.S. BUREAU OF THE CENSUS
***1986,1990 PROJECTIONS- CENTER FOR PUBLIC SERVICE**

Poverty - Approximately 8.3 percent of King William's population (783 people) resided in families that had incomes below the Federal government's poverty threshold in the 1980 U.S. Census. This is a noticeable improvement over the 1970 figure of 21.6 percent. Moreover, even when the increase in population is factored in, the County experienced a decrease from the 1,619 people under poverty level counted in 1970. This amounts to an absolute decrease of over 50 percent. The low rate of inflation, high level of job creation and the overall prosperity of the 1980's may account for this positive trend.

C. INFRASTRUCTURE

General - The infrastructure of King William County is in a period of great pressure. The population growth that is changing the character of the County is causing the construction of new schools, improved roads, increased utilities and the formation of new administrative methods. This pressure will probably not relent for many years to come. Until the infrastructure reaches and exceeds future demand, the County will be faced with financial hardship, potential future overcrowding of schools and a level of increased traffic congestion that the County heretofore has never had to face.

Public Safety - The Office of the Sheriff is charged with the protection of the citizens of this very long (forty (40) miles from north to south), rural but growing County. Current staff for this demanding task consists of the Sheriff, six (6) full-time deputies, a part-time Civil Process Server, five (5) dispatchers, and a full-time and a part-time secretary. Thier vehicles consists of nine (9) patrol cars and a four wheel drive vehicle. These are of various ages, styles and are used for different law enforcement purposes. They are constantly in use and therefore have short automotive lifespans. With the rising population, the rise of vandalism and crime, particularly drug related crimes, the County must face the continued need to upgrade equipment,staff and training to meet the transition from rural to suburban law enforcement.

Fire Protection and Emergency Services - The County is served by 3 volunteer fire department and rescue squads. The King William County Volunteer Fire Department and Rescue Squad serves the northern to north-central area of the County. The Walkerton Volunteer Fire Company from the nearby Town of Walkerton in King and Queen County serves a portion of the center of the County. In the southern end of the County, the West Point Volunteer Fire Department and Rescue Squad is the organization assisting the County's citizens when fire and accidents occur. The King William Fire Dept. has approximately 28 volunteers. Its equipment consists of an engine, two tankers and a jeep. For its Rescue Squad it has two advanced life support ambulances. The West Point Volunteer Fire Department has 52 volunteers, 4 pumper trucks, a reserve pumper, a crash truck, a ladder truck, and a tanker. Its Rescue Squad has three advanced life support ambulances. Two boats are also used by the Squad.

Although adequate for current conditions, the fire and emergency services will also face the difficult growth pains that will affect the other areas of the infrastructure. A major influx of uncontrolled accelerated growth with its corresponding traffic congestion, in addition to the great distances and country roads that the fire and rescue squads already have to cover, will make it more and more difficult for these volunteers to save the lives and protect the homes and property of the County's citizens. Either new volunteer fire and rescue squads or branches of current ones will be necessary, dispersed throughout the County to deal with the aforementioned problems.

Education - The public education system of King William County consists of two schools, a primary and a high school. A third school, to accomodate the children in the younger grades has just been completed. To administer and educate the 1,522 students in the system, a workforce of 109 teachers, 9 administrative staff persons, 16 cafeteria workers, 4 full-time and 7 part-time custodians and 26 bus drivers, is necessary.

As the population of the County rises, infrastructure costs will rise. Because of the relatively small school system that the County has now, any increase construction-wise is a major expense. For example, increasing the number of schools from two to three as was done recently is an increase of 50 percent of an educational infrastructure. This is absorbed at great cost by a rural tax base. However, an increase from a ten school to a eleven school system by one of the County's more urban neighbors is an increase of 10 percent and is more easily financed and disbursed over the larger population base. A Capital Improvements Plan will be discussed in the strategy section and is a good source of planning for and providing a financially manageable system.

All of the schools are centrally located. Although this serves the present needs of the County, it means that virtually all of the County's students must be bussed long distances at least at some point in their educational career. The sometimes narrow country roads, all of which are two lane with the exception of U.S. Route 360, already create traffic safety problems for the young students that must traverse them, to and from school. A growing

population, particularly one that commutes heavily to other areas to work, will accentuate and aggravate this problem.

Social Services - The Department of Social Services consists of 9 staff members and the Director. There are three eligibility workers, a supervisor, two social workers, and a seasonal employee to care for the fuel assistance program. This department administers and assists in the administration of a large array of programs for the poor and disadvantaged citizens of the County. Among these are the Aid to Dependent Children (ADC), Food Stamps, Medicaid and foster care for children. In their March 1989 report, the Department administered; the Food Stamp program to 424 persons in 168 households, the ADC program to 78 households and assisted 250 persons in the Medicaid program and several other smaller activities. Recent changes in federal assistance policy and more documentation for eligibility have reduced and stabilized most of the Department's workload in recent years with the one area of continued growth being the Medicaid program.

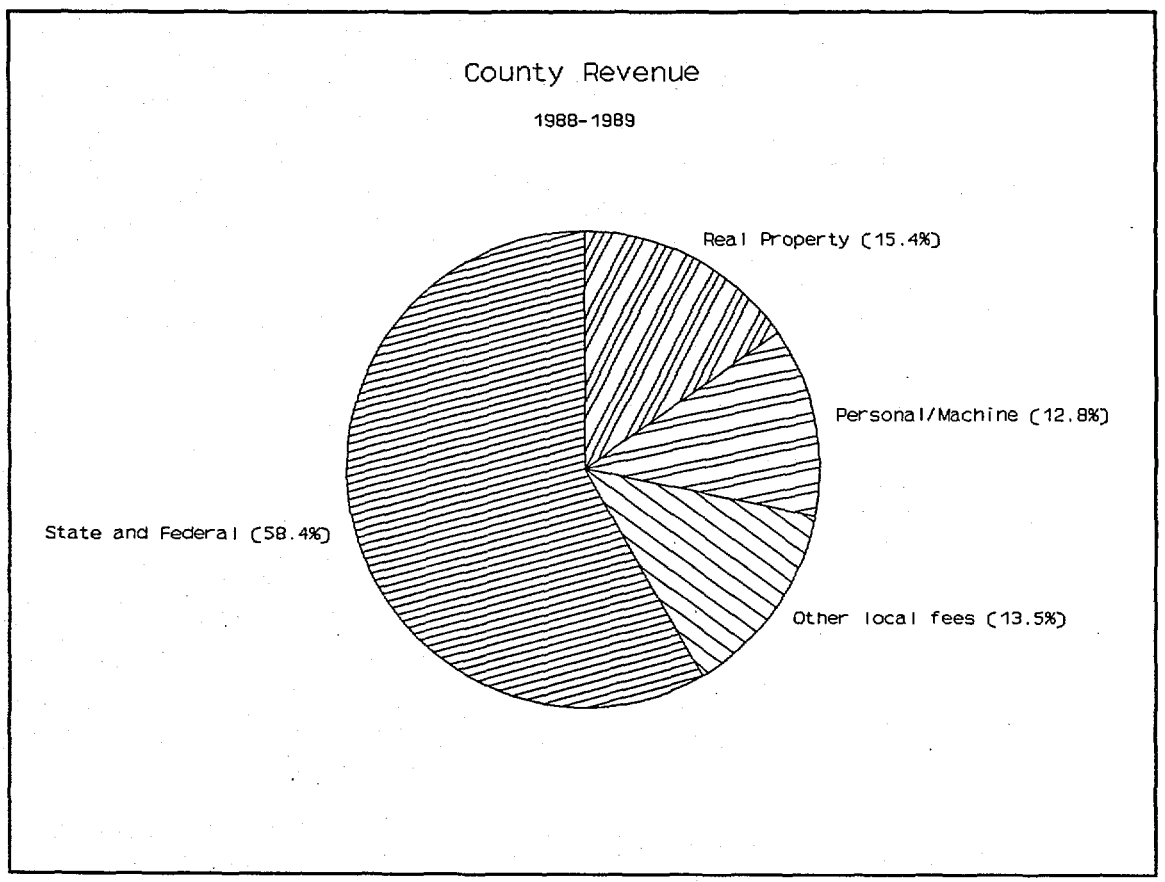
Housing - There is a need for housing, particularly affordable housing in King William County. The 1980 U.S. Census of Housing indicated that over one third (33.4 percent) of all homes were built between 1970 and 1980. However, 27.5 percent of all housing was built prior to 1939. With the greater repair costs, general lack of insulation and proper heating and electrical devices, these older homes cause a great burden on the owners, particularly, the low and moderate income, and elderly home-owner.

Because these homes are generally larger; designed for the larger family that is not currently in vogue, these homes tend to be difficult and too expensive for the low-moderate income person to repair. The Middle Peninsula Planning District Commission is currently preparing a Community Development Block Grant application for the County for housing rehabilitation. The Office of Aging would implement the grant if the County is fortunate enough to receive funding. This step is very important in developing a program to maintain a diverse and affordable housing for the citizens of the County.

Fiscal Condition - King William County is faced with rising costs of enlarging, and creation of much of the infrastructure discussed earlier. This has led to large tax increases in recent years. These problems have been exacerbated by the disturbing tendency of the State and Federal governments to mandate given standards, programs or salary increases without the provision of commensurate funding for the mandate's costs.

Most of the County's overall funding is from State and Federal sources (58.9). This funding is earmarked for various grant and entitlement programs. There is very little local discretion with these types of funds. They must be used for the purposes directed. The large majority of the problems that King William must face in the 1990's must be funded from local funds.

EXHIBIT II-11 REVENUE



Source: King William County Finance Department

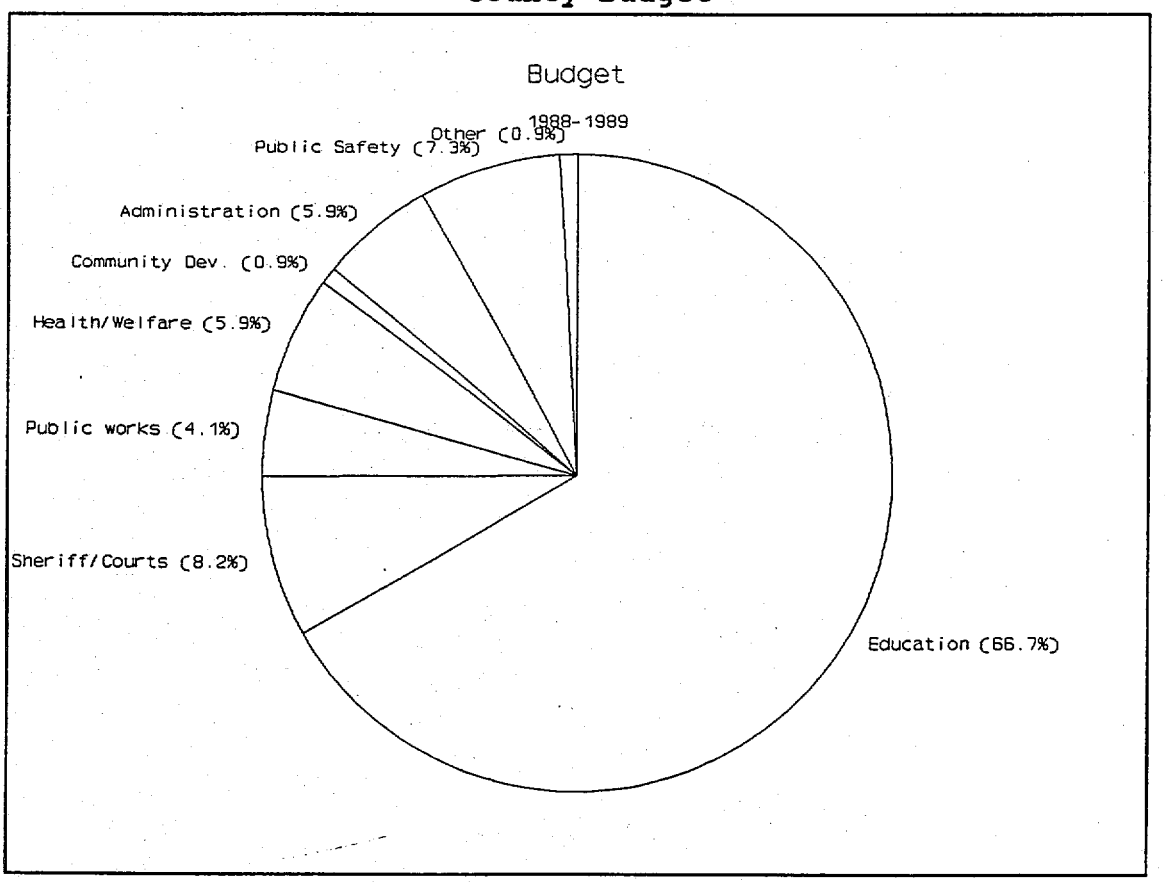
Local funding comes primarily from real estate, personal property, machine taxes and several minor types of inelastic taxes such as motor vehicles and animal licenses, etc., which are inelastic. Due to the absence of a substantial commercial and industrial base, and the decline of agriculture, the chief strain of taxation is borne by property-owners, particularly home-owners. The chief form of growth in the County in the last decade has been from residential subdivisions. Because of the burdens they place on the infrastructure, (i.e. schools, police, etc.), the result is

always more costly to the County then the revenue that residential developments will produce (at least under current taxation policies).

The overwhelming bulk of the County's budget (See Exhibit II-12 below) concerns education. The other areas of the budget have been modestly expanding to deal with their areas of the County's infrastructure and human concerns. The increases in the other segments of the budget have not been as great as the increase in education costs.

Exhibit II-12

County Budget



Source: King William County Finance Department

III. STRATEGY FOR BALANCED GROWTH

A. General- The purpose of a Comprehensive Plan is to provide guidance for a County's long-range development. The major areas of concern for the County's future such as housing, economic development, etc. were discussed in a series of open work sessions between the public and the Planning Commission and are derived from these meetings. This section deals with the hopes, dreams and plans to fulfill those hopes and dreams for the County's future that were espoused at these meetings. Goals, objectives and strategies of the major subject areas affecting the County will be discussed in this Section. The topics of Economic Development, Education, Housing, Land-Use Policy, Public Safety, Recreation and Transportation will be given long-term goals and objectives. At the end of each section, a grouping of short and long-term specific policy recommendations will be made regarding the County's future. A summary of the reasons for the goal, objectives and the policy recommendations will be made for each topic.

B. ECONOMIC DEVELOPMENT

King William County has a small commercial and industrial base. Commercial and Industrial development is necessary to offset the rising costs of County services that lead to higher taxes. The increasing influx of residential development has led to increased education, solid waste disposal, transportation (roads) and public safety costs. The purpose of this section is to clarify the County's goals and objectives and to begin the implementation of policies that will further those goals and objectives.

GOAL: TO MAINTAIN, EXPAND AND CREATE A VIABLE, GROWING ECONOMIC BASE, BOTH COMMERCIAL AND INDUSTRIAL, IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES FOR THE COUNTY'S PRESENT AND FUTURE CITIZENS AND ENSURE A STABLE, PROSPEROUS FISCAL ENVIRONMENT FOR THE COUNTY.

OBJECTIVES

OBJECTIVE: ATTRACT NEW INDUSTRIAL FIRMS, PARTICULARLY "HIGH-TECH", ENVIRONMENTALLY SOUND, LOW-WATER USING INDUSTRIES.

OBJECTIVE: EXPAND EXISTING INDUSTRIAL ENTERPRISES AND EMPLOYMENT OPPORTUNITIES.

OBJECTIVE: ATTRACT NEW COMMERCIAL ENTERPRISES AND EXPAND EXISTING ONES, BOTH IN THE RETAIL AND SERVICE SECTOR, TO SERVE THE COUNTY'S NEEDS AND CREATE NEW EMPLOYMENT OPPORTUNITIES IN THESE FIELDS.

OBJECTIVE: EXPAND EMPLOYMENT OPPORTUNITIES AND PROTECT THE FUTURE OF AGRICULTURAL, FISHING AND FORESTRY ENTERPRISES BY ENCOURAGING THE LOCATION OF AGRI-BUSINESS, FOOD PROCESSING AND WOOD-RELATED INDUSTRIES.

OBJECTIVE: PROTECT VALUABLE AGRICULTURAL, FISHING AND FORESTRY ENTERPRISES AND RESOURCES FROM RESIDENTIAL ENCROACHMENT AND PERMANENT DISPLACEMENT.

OBJECTIVE: EMPHASIZE AND ENHANCE THE COUNTY'S MANY RECREATIONAL, TOURIST AND HISTORIC ATTRACTIONS AND INCORPORATE THEM INTO THE ECONOMIC PLANS OF THE COUNTY, REGION AND STATE.

OBJECTIVE: ENCOURAGE IMPROVED EDUCATION AT ALL LEVELS, TO PROVIDE SKILLED, LITERATE WORKERS TO PROSPECTIVE EMPLOYERS.

STRATEGIES

STRATEGY: CONTINUE TO WORK WITH STATE AND FEDERAL PROGRAMS THAT PROMOTE JOB TRAINING FOR YOUNG AND UNSKILLED WORKERS (PIC, ETC.).

STRATEGY: CONTINUE TO STRIVE FOR THE HIGHEST LEVEL OF EDUCATIONAL TRAINING POSSIBLE. VOCATIONAL AND HIGHER EDUCATION SHOULD BE CONTINUOUSLY EXAMINED AND IMPROVED TO PROVIDE THE BEST JOB OPPORTUNITIES FOR OUR YOUNG PEOPLE. CONTINUING EDUCATION PROGRAMS SHOULD BE PROMOTED TO IMPROVE JOB OPPORTUNITIES OF OLDER WORKERS.

STRATEGY: BEGIN STUDIES TO IDENTIFY SOURCES OF WATER FOR A COUNTY-WIDE WATER AND SEWER SYSTEM. BOTH GROUNDWATER AND IMPOUNDMENTS SHOULD BE STUDIED. RECREATIONAL AND COMMERCIAL BENEFITS AND COSTS OF IMPOUNDMENT SHOULD BE IDENTIFIED IN ORDER THAT APPROPRIATE PLANNING OPTIONS SHOULD OCCUR. ECONOMIC GAINS SHOULD BE BALANCED AGAINST ANY PROJECT'S ENVIRONMENTAL IMPACT.

STRATEGY: THE COUNTY SHOULD BEGIN THE PROCESS TO CREATE THE ORGANIZATION AND INFRASTRUCTURE NECESSARY FOR CERTIFICATION UNDER THE STATE'S ECONOMIC DEVELOPMENT PROGRAM. THIS WOULD INCLUDE A MORE ACTIVE ROLE FOR THE COUNTY'S INDUSTRIAL DEVELOPMENT AUTHORITY.

STRATEGY: BI-COUNTY OR REGIONAL APPROACHES FOR PROMOTION OF INDUSTRIAL, HISTORIC AND RECREATIONAL SITES SHOULD BE FOSTERED. THIS SHOULD INCLUDE AN ECONOMIC DEVELOPMENT PROFESSIONAL THAT WOULD ACTIVELY PROMOTE A TWO OR MORE COUNTY-AREA. THE OTHER COUNTIES OF THE MIDDLE PENINSULA SHOULD BE SOLICITED INTO FORMING AND ASSIST IN FUNDING OF A MUTUAL AUTHORITY THAT WOULD BENEFIT THE REGION.

STRATEGY: LAND FOR FUTURE INDUSTRIAL USE SHOULD BE DESIGNATED AS INDUSTRIAL ON THE FUTURE LAND-USE MAP AS PART OF THIS PLAN. APPROPRIATE INFRASTRUCTURE SUCH AS WATER AND SEWAGE DISPOSAL AMENITIES SHOULD BE ENCOURAGED FOR THESE LOCATIONS. CONSIDERATION SHOULD BE GIVEN TO REZONING OF THE LAND TO EITHER M-1 OR M-2 INDUSTRIAL. THE COUNTY SHOULD ALSO EXPLORE THE POSSIBILITY OF GAINING CONTROL OVER A SITE AND PROVIDING THE NECESSARY IMPROVEMENTS THAT COULD MAKE THE SITE MARKETABLE.

STRATEGY: UTILIZE FEDERAL AND STATE FUNDS FROM THE VARIOUS ECONOMIC DEVELOPMENT GRANT AND LOAN PROGRAMS WHEREVER FEASIBLE. THESE WOULD INCLUDE COMMUNITY DEVELOPMENT BLOCK GRANTS FOR ECONOMIC DEVELOPMENT, SMALL BUSINESS ADMINISTRATION LOANS (TO NEW AND EXPANDING BUSINESSES), AND FARMER'S HOME ADMINISTRATION. THE COUNTY SHOULD BE EVER VIGILANT FOR PROGRAMS THAT WOULD ASSIST IN THE DEVELOPMENT OF ITS INFRASTRUCTURE AND IMPROVE ITS ECONOMY.

STRATEGY: REVISE THE CURRENT SIGN ORDINANCE PORTIONS OF THE ZONING ORDINANCE TO CREATE ATTRACTIVE COMMERCIAL AND INDUSTRIAL DISTRICTS THAT WILL PROMOTE FUTURE ECONOMIC INVESTMENT.

STRATEGY: REVIEW METHODS OF TRAFFIC AND LAND-USE CONTROL ALONG ROUTE 30 AND THE ROUTE 360 CORRIDOR, SUCH AS PLANNED UNIT DEVELOPMENTS (PUD'S) TO BRING ABOUT ACCESS ROADS OR COMBINATION OF ENTRANCES, TO MINIMIZE TRAFFIC CONGESTION AND PROMOTE SAFETY.

STRATEGY: CONTINUE TO WORK CLOSELY WITH THE MATTAPONI AND PAMUNKEY INDIAN TRIBES, HISTORIC PRESERVATION GROUPS, ENVIRONMENTAL GROUPS AND THE VIRGINIA DEPARTMENT OF TOURISM TO PRESERVE, PROMOTE AND UTILIZE THE COUNTY'S UNIQUE HISTORY AND ENVIRONMENT TO CREATE EMPLOYMENT AND INCREASE INCOME.

C. EDUCATION

King William County is very concerned with the quality and costs of its educational system. With the great majority of the County's budget being spent in this area, a concern for both cost-effective and innovative objectives and strategies were stressed at the work sessions and at later sessions. This section outlines the results of these discussions.

GOAL: TO PROVIDE AN EDUCATIONAL SYSTEM THAT WILL PROVIDE HIGH QUALITY EMPLOYMENT OPPORTUNITIES, TRAINING FOR ADVANCED EDUCATION, AND CONTINUING INTELLECTUAL GROWTH AND DEVELOPMENT FOR ALL SEGMENTS AND AGE-GROUPS OF THE POPULATION.

OBJECTIVES

OBJECTIVE: ADAPT CURRICULUM, EDUCATIONAL TECHNOLOGY AND EXPERTISE OF EDUCATORS TO THE TECHNOLOGICAL AND EMPLOYMENT NEEDS OF BUSINESS AND INDUSTRY.

OBJECTIVE: SECURE, UPGRADE AND CONTINUALLY MONITOR BASIC LEVELS OF READING, WRITING AND MATHEMATICS, THAT MUST BE MET BEFORE MOVING FROM ONE GRADE TO THE NEXT TO ENSURE PROFICIENCY FOR PUBLIC SCHOOL STUDENTS.

OBJECTIVE: IMPROVE PRESENT AND EXPLORE NEW VOCATIONAL AND CONTINUING EDUCATION PROGRAMS THAT WILL REACH ILLITERATE AND UNDER-TRAINED CITIZENS WHO EITHER WISH TO LEARN AND/OR WISH TO IMPROVE THEIR EMPLOYMENT OPPORTUNITIES.

OBJECTIVE: PROMOTE EDUCATIONAL PROGRAMS THAT STRESS THE HISTORICAL, ENVIRONMENTAL AND CULTURAL ASPECTS AND VALUES OF THE COUNTY, REGION, STATE, NATION AND THE WORLD.

OBJECTIVE: PROMOTE COOPERATIVE EDUCATIONAL PROGRAMS BETWEEN THE COUNTY AND THE TOWN OF WEST POINT.

OBJECTIVE: EXPLORE REGIONAL PLACEMENT OF SCHOOLS IN THE GROWTH AREAS OF THE COUNTY TO MINIMIZE TRAVEL TIME AND TRAFFIC CONGESTION.

OBJECTIVE: INCREASE PARENT AND COMMUNITY INVOLVEMENT AND COOPERATION IN THE EDUCATIONAL PROCESS.

STRATEGIES

STRATEGY: HIRE, RETAIN AND PROMOTE WELL-TRAINED TEACHERS WITH APPROPRIATE SALARY LEVELS AND OTHER INCENTIVES THROUGH A COST-EFFECTIVE ACCOUNTABLE MERIT SYSTEM. THIS WILL PREVENT THE RAPID TEACHER TURN-OVER RATE THE COUNTY HAS EXPERIENCED, AND PROVIDE AN OBJECTIVE MEANS OF HIRING AND PROMOTION. STATE GUIDELINES WILL HAVE TO BE COMPLIED WITH ON THIS MATTER.

STRATEGY: VIGILANTLY SEARCH FOR VOCATIONAL, HIGHER EDUCATIONAL AND CONTINUING EDUCATIONAL OPPORTUNITIES OF A REGIONAL NATURE TO UNITE THE COMMON INTERESTS OF THE COUNTY'S AND THE TOWN OF WEST POINT'S SCHOOL SYSTEM INTO CONSORTED PROGRAMS. THESE WOULD INCLUDE EXTRA-CURRICULAR ACTIVITY TRIPS, TEACHER TRAINING PROGRAMS, COMBINED SPECIAL CURRICULA PROGRAMS AND PURCHASING OPPORTUNITIES.

STRATEGY: MEDIA SHOULD BE INFORMED AND ENCOURAGE TO THE UTMOST TO PUBLICIZE STUDENT ACHIEVEMENT AND CONTINUING EDUCATION PROGRAMS.

STRATEGY: ENCOURAGE WITHIN THE ZONING ORDINANCES THE PLACEMENT OF PRIVATE AND PUBLIC DAY-CARE PROGRAMS THAT PROVIDE EDUCATIONAL DEVELOPMENT IN SAFE, CONVENIENT LOCATIONS.

D. HOUSING

Much of the County's housing stock is of poor and substandard quality. Population growth from immigration has improved the overall quality. However, the many older substandard rural houses combined with smaller family size but with more overall family units, has accentuated this problem. It was recognized at the work sessions that the quality of housing is interrelated with health, family unity, unemployment and underemployment, and community and aesthetic values.

Another problem relating to housing is the need for safe water supplies and proper sanitary facilities. Whether in rural settings or suburban subdivisions, this need will become more critical as population increases.

This section presents possible goals, objectives and a strategy to be utilized on these problems.

GOAL: PROMOTE DECENT, SANITARY AFFORDABLE HOUSING FOR ALL SEGMENTS OF THE PRESENT AND FUTURE POPULATION IN SAFE, PLEASANT COMMUNITIES WITH INFRASTRUCTURE AND AESTHETIC AMENITIES.

OBJECTIVES

OBJECTIVE: ELIMINATE SUBSTANDARD HOUSING BY EITHER PROMOTING THE REDEVELOPMENT OF OLDER HOUSING OR THE CONSTRUCTION OF OTHER FORMS OF AFFORDABLE HOUSING.

OBJECTIVE: PROMOTE AND/OR PROVIDE SAFE WATER SUPPLIES, SANITARY WASTE FACILITIES, ACCESS TO ELECTRICITY AND SOLID WASTE DISPOSAL IN ALL AREAS OF THE COUNTY.

STRATEGIES

STRATEGY: REVIEW CURRENT POLICY ON MOBILE HOMES AND DESIGNATE A DISTRICT OR DISTRICTS WHERE THIS FORM OF HOUSING IS PERMITTED BY RIGHT. PROMOTE THE USE OF THE MOBILE HOME PARK PROVISIONS OF THE ZONING ORDINANCE TO CLUSTER MOBILE HOMES INTO APPROPRIATE AREAS.

STRATEGY: PROMOTE MULTI-FAMILY HOUSING IN PARTICULAR HIGH DENSITY GROWTH AREAS THROUGH THE USE OF PLANNED UNIT DEVELOPMENTS (PUD'S) AND CONDITIONAL USE PERMITS.

STRATEGY: REVIEW A DECREASE IN RESIDENTIAL LOT SIZE REQUIREMENTS WITHIN THE ROUTE 360 CORRIDOR IN ORDER TO ENCOURAGE THE CLUSTERING OF POPULATION IN THOSE AREAS BEST SUITED FOR GROWTH. ENCOURAGE IMPLEMENTATION OF WATER AND SEWER FACILITIES INTO THOSE AREAS IN THE FUTURE.

STRATEGY: DETERMINE SOURCES OF FUNDING TO REHABILITATE OLDER HOUSING AND PROVIDE WATER AND SANITARY FACILITIES TO SUBSTANDARD HOUSING. DETERMINE THE FEASIBILITY OF COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG'S), FARMER'S HOME ADMINISTRATION, VIRGINIA HOUSING DEVELOPMENT AUTHORITY AND OTHER PUBLIC AND PRIVATE FORMS OF FUNDING. SUPPORT SHOULD BE GIVEN TO PROGRAMS THAT PROMOTE LOW INTEREST LOANS FOR HOME OWNERSHIP.

STRATEGY: CREATE THROUGH DESIGNATION ON THE LAND-USE PLAN AND CONTROLS ON LOT SIZE, A BALANCED MIXTURE OF UPPER, MIDDLE, AND LOWER INCOME HOUSING TO FIT THE NEEDS OF THE COMMUNITY. PROPER ATTENTION SHOULD BE GIVEN TO THE NEEDS FOR STARTER OR SMALLER HOMES AND MULTI-FAMILY HOUSING FOR YOUNG PEOPLE AND THE ELDERLY, MIDDLE TO UPPER CLASS HOUSING FOR THE MORE AFFLUENT AND RESORT/ RECREATIONAL HOUSING FOR THOSE WISHING TO ENJOY THE RIVERS.

E. RECREATION

The change from a rural community to a more suburban one has brought with it a demand for an array of recreational facilities that were unnecessary for earlier generations of the County. The new resident that has immigrated from the Richmond area and the changing needs of the growing number of young people are reshaping existing recreational programs and requesting new programs and facilities. An increased awareness of physical fitness and the County's natural beauty are also contributing to this trend.

GOAL: UTILIZE RECREATIONAL FACILITIES, BOTH NATURAL AND MAN-MADE, FOR CIVIC, CULTURAL, HEALTH, RELAXATION AND EDUCATIONAL PURPOSES.

OBJECTIVES

OBJECTIVE: UTILIZE AND PROTECT THE COUNTY'S EXISTING NATURAL AND MAN-MADE RESOURCES OF THE RIVERS, FORESTS, PARKS, SCHOOL FACILITIES AND ATHLETIC FIELDS TO THE BENEFIT OF ALL AGE AND INTEREST GROUPS IN A COST-EFFECTIVE MANNER.

OBJECTIVE: REVIEW THE NEED FOR PROGRAMS AND FACILITIES IN A COUNTY-WIDE APPROACH THAT ALLOWS INDIVIDUAL COMMUNITIES OR AREAS OF THE COUNTY TO MOLD THE PROGRAMS TO THEIR NEEDS.

OBJECTIVE: RECOGNIZE THE EDUCATIONAL AND CULTURAL ASPECTS OF RECREATION AND PROMOTE THE ENJOYMENT AND APPRECIATION OF THE COUNTY'S HISTORIC AND NATURAL RESOURCES.

STRATEGIES

STRATEGY: CONDUCT A STUDY AND SURVEY OF THE COUNTY'S RECREATIONAL NEEDS, STRENGTHS AND DEFICIENCIES WITH RECOMMENDATIONS AS TO TYPES OF SERVICES TO BE PROVIDED, THE COST OF SERVICES, SOURCES OF FUNDING AND MOST EFFICIENT AND EFFECTIVE PLACEMENT OF PROGRAMS AND FACILITIES.

STRATEGY: INVESTIGATE AND REVIEW REGIONAL APPROACHES TO THE PROVISION OF LIBRARY, ATHLETIC, AND OTHER RECREATIONAL SERVICES.

STRATEGY: COORDINATE WHERE FEASIBLE THE COUNTY'S PROGRAMS AND ACTIVITIES WITH THE TOWN OF WEST POINT AND THE PAMUNKEY AND MATTAPONI TRIBES.

STRATEGY: COORDINATE PUBLIC PROGRAMS WITH PRIVATE SOURCES UTILIZING CIVIC AND CHURCH ATHLETIC AND OTHER FACILITIES WHENEVER IT IS MUTUALLY ADVANTAGEOUS AND FEASIBLE.

F. PUBLIC SAFETY

The law enforcement, fire and rescue emergency units in the County are expected to face major problems in the coming years. As more people enter the County, more crime, fires and traffic accidents will occur. Added to this, is the great length of the County, approximately 40 miles long, and the expected increase in traffic congestion which will follow a larger population. All of these factors will cause increases in expense; both in personnel and equipment, and/or potential loss in efficiency and response time. This section is primarily to point out the potential problems in this area and begin a strategy to minimize the coming adversity. It is noted that the fire and rescue segments are private/nonprofit in nature and there is no intention of changing to something other than these dedicated community volunteer organizations. They are included with the law enforcement services because of their interrelated nature and the public role they perform for the County's well-being.

GOAL: PROVIDE LAW ENFORCEMENT AND PROMOTE FIRE AND EMERGENCY SERVICES TO PROTECT THE HEALTH, SAFETY, AND PROPERTY OF THE CITIZENS OF KING WILLIAM COUNTY.

OBJECTIVES

OBJECTIVE: PROVIDE A TRANSPORTATION NETWORK THAT MINIMIZES CONGESTION AND FACILITATES EFFECTIVE RESPONSE TO EMERGENCY SITUATIONS.

OBJECTIVE: CONTINUE TO PROVIDE EFFICIENT, PROFESSIONAL LAW ENFORCEMENT AND CONTINUE TO PROMOTE EFFECTIVE EMERGENCY SERVICES WITHIN ALL AREAS OF THE COUNTY.

STRATEGIES

STRATEGY: CONTINUE TO EMPHASIZE AND PROMOTE HIGH LEVELS OF EMERGENCY AND LAW ENFORCEMENT TRAINING, PARTICULARLY THOSE HAVING GREATEST IMPACT UPON RURAL/SUBURBAN LAW ENFORCEMENT AND SAFETY.

STRATEGY: CONTINUE TO PROVIDE THE MOST MODERN, COST-EFFECTIVE EQUIPMENT POSSIBLE FOR THE SHERIFF'S DEPARTMENT AND PROMOTE AND ASSIST THE EMERGENCY SERVICES WITH THE ACQUISITION OF THE HIGHEST QUALITY, MODERN EQUIPMENT.

STRATEGY: IMPLEMENT A ROAD/STREET-NAMING AND NUMBERING POLICY FOR THE ENTIRE COUNTY TO FACILITATE THE 911 EMERGENCY SERVICE CONCEPT AND LESSEN EMERGENCY RESPONSE TIMES.

STRATEGY: COORDINATE THE POLICIES IN THIS SECTION, THE TRANSPORTATION SECTION AND THE LAND USE SECTION THAT PERTAIN TO ROADS AND TRAFFIC CONGESTION TO ASSIST PUBLIC SAFETY.

STRATEGY: CONTINUE TO REVIEW AND PURSUE REGIONAL, STATE AND FEDERAL PROGRAMS THAT ENHANCE EXPERTISE, PROVIDE NEEDED EQUIPMENT, MINIMIZE COST AND MAXIMIZE SERVICES.

G. TRANSPORTATION

The County's transportation network is predominately rural. Although there is rail service serving the County, automotive traffic carries most if not all of the goods, supplies and passengers from and into the County. The roads by in large are paved, have inadequate right-of-ways, and will be in much need of upgrading with the population growth that is expected in the next decade. Much has been done in recent years, but the changes that are occurring and that will occur in the County will demand even greater efforts.

GOAL: TO PROVIDE A SAFE, ORDERLY TRANSPORTATION NETWORK WITH ADEQUATE ROADS AND BRIDGES APPROPRIATE FOR PRESENT AND FUTURE NEEDS.

OBJECTIVES

OBJECTIVE: REVIEW THE COUNTY'S MAJOR ARTERIES, SUCH AS ROUTE 30 AND U.S. ROUTE 360 FOR IMPROVEMENT OF SAFE TRAFFIC FLOW.

OBJECTIVE: PAVE THE REMAINING UNPAVED COUNTY ROADS AND WIDEN AND STRAIGHTEN OTHER MAJOR ARTERIES PARTICULARLY IN THE DESIGNATED GROWTH AREA.

OBJECTIVE: STUDY ALTERNATIVE ROUTES TO DIVERT "NON-LOCAL" TRAFFIC AWAY FROM THE GROWTH AREA.

OBJECTIVE: REVIEW ALTERNATIVE METHODS OF TRANSPORTATION TO THE AUTOMOBILE, SUCH AS RAIL, AND AIR SERVICES TO ASSIST IN ECONOMIC DEVELOPMENT.

STRATEGIES

STRATEGY: WIDEN AND FOUR-LANE ROUTE 30 FOR ITS ENTIRE LENGTH THROUGHOUT THE COUNTY.

STRATEGY: STUDY TRAFFIC USE OF ROUTES 600, 618, 605 AND 604 FOR WIDENING AND STRAIGHTENING PURPOSES IN ORDER TO DEAL WITH THEIR INCREASED FUTURE LOCAL USE.

STRATEGY: REALIGN INTERSECTIONS, WHEREVER POSSIBLE.

STRATEGY: NAME ALL PUBLIC ROADS AND NUMBER ALL ADDRESSES WITHIN THE COUNTY TO ASSIST SAFETY AND COMMERCE.

STRATEGY: EXAMINE LOCATIONS FOR PUBLIC PARKING FOR "RIDE-SHARE" PROGRAMS.

STRATEGY: FOR SUBDIVISIONS ON PUBLIC ROADS, AMEND THE SUBDIVISION ORDINANCE TO COMPEL THOSE WISHING TO SUBDIVIDE LAND TO DONATE THEIR SHARE OF THE REQUIRED RIGHT OF WAY, TO BRING THE PUBLIC ROAD TO STATE RIGHT OF WAY STANDARDS.

STRATEGY: UTILIZE PLANNED UNIT DEVELOPMENT SITE PLAN REVIEW TECHNIQUES TO MINIMIZE TRAFFIC IMPACTS ALONG ROUTE 360 AND OTHER ROADS.

STRATEGY: PROMOTE THE EFFECTIVE USE OF RAIL FACILITIES TO FURTHER THE COUNTY'S ECONOMIC DEVELOPMENT AND PROVIDE AN ALTERNATIVE FORM OF TRANSPORTATION TO TRUCK AND AUTOMOTIVE TRAFFIC.

STRATEGY: CONTINUE TO PROVIDE SUPPORT TO THE WEST POINT REGIONAL AIRPORT.

H. Land-Use

The most important and far-reaching area for a locality is land-use policy. Ill-advised or short-sighted policies can do more damage than outright mismanagement.

Due to the factors discussed in Chapter II concerning the substantial growth in residential growth projected for this decade and well into the 21st century, growth management policies should be undertaken and implemented. Land would be earmarked and in Section IV, a suggested designation is given to protect and preserve potential prime industrial and commercial properties, as well as current farms and sensitive natural areas such as wetlands, from over-development of residential land uses.

Many of the goals and objectives of the earlier chapters on Economic Development, Housing and Transportation and others are echoed in this Chapter. The most important finding discovered in the Comprehensive Plan process has been the inadequacy of the current land-use ordinances. They were very adequate for a more static rural locality, but for better or for worse, more strict regulations become necessary for a more suburban, growing County. In the remainder of this chapter, a set of goals, objectives and strategies are given to assist the formulation of future land use policy.

GOAL - GUIDE AND MANAGE PLANNED AND PURPOSEFUL GROWTH THAT STIMULATES HUMAN SOCIAL AND ECONOMIC DEVELOPMENT, WHILE BALANCING AND PROTECTING ENVIRONMENTAL CONSIDERATIONS FROM OVER-DEVELOPMENT AND POOR LAND MANAGEMENT PRACTICES.

OBJECTIVES

OBJECTIVE: CREATE A BALANCED PATTERN OF LAND-USES THAT PRESERVES AGRICULTURAL AND FOREST RESOURCES WHILE FOSTERING NEW INDUSTRY AND COMMERCE IN THE APPROPRIATE LOCATIONS.

OBJECTIVE: CREATE A SAFE, HARMONIOUS, RESIDENTIAL ENVIRONMENT FOR ALL OF THE COUNTY'S CITIZENS, INSURING THAT THE CHARACTER OF THE COUNTY'S HISTORICAL AND NATURAL TREASURES BE PRESERVED.

STRATEGIES

STRATEGY: FOLLOW AND UTILIZE THE PROPOSED LAND-USE PLAN MAP WITH ITS PROPOSED DENSITIES AND USES IN MAKING REZONING AND SUBDIVISION DECISIONS.

STRATEGY: DIVIDE THE A-R AGRICULTURAL-RESIDENTIAL DISTRICT INTO TWO TO THREE DISTINCT DISTRICTS HAVING THE FOLLOWING GENERAL CONFIGURATION:

A. AN AGRICULTURAL-FORESTAL DISTRICT WITH A MINIMUM LOT SIZE OF TWENTY (20) OR TEN (10) ACRES IN AREA. ITS PURPOSE WOULD BE TO PRESERVE THE FARMING, TIMBER AND NATURAL RESOURCES OF THE COUNTY. EXTREMELY LOW DENSITY RESIDENTIAL USES IN CONJUNCTION WITH FARMING/LUMBER USES SHOULD BE THE ONLY USES APPROPRIATE IN SUCH DISTRICTS. SUCH DISTRICTS SHOULD BE PLACED IN THE MOST RURAL AREAS OF THE COUNTY WHERE HIGH GROWTH IS NOT ENVISIONED IN THE NEAR FUTURE. SOIL CHARACTERISTICS AND ROAD QUALITY AND CAPACITY SHOULD BE TAKEN INTO ACCOUNT IN DETERMINING WHERE THE DISTRICTS SHOULD BE PLACED. MOST, IF NOT ALL OF THE CHESAPEAKE BAY PRESERVATION AREAS SHOULD BE PLACED IN THIS DISTRICT.

B. A RURAL-RESIDENTIAL (R-R) DISTRICT WITH MINIMUM LOT SIZE OF FIVE (5) ACRES IN AREA. ITS PURPOSE IS TO PROVIDE RURAL, LOW DENSITY LAND-USES, PRIMARILY RESIDENTIAL, TO AREAS OF THE COUNTY IN THE MEDIUM TO LOW GROWTH AREAS WHERE FARMING HAS LARGELY BEEN DISPLACED. IT IS MEANT AS A BUFFER DISTRICT BETWEEN THE PROPOSED A-R AGRICULTURAL-FORESTAL DISTRICT AND THE EXISTING HIGH DENSITY R-1 SUBURBAN RESIDENTIAL DISTRICT. CRITERIA FOR INCLUSION IN THIS DISTRICT SHOULD BE THE CONDITION OF CURRENT ROADWAYS AND THE POSSIBILITY OF URBAN TYPE SERVICES TO THESE AREAS.

C. A RESIDENTIAL-MEDIUM DENSITY SUBURBAN (R-2) DISTRICT WITH MINIMUM LOT SIZE OF TWO (2) ACRES IN AREA. ITS PURPOSE IS TO PROVIDE A DISTRICT FOR NEW AND EXISTING SUBDIVISIONS IN MODERATE TO HIGH DENSITY RESIDENTIAL GROWTH AREAS. SEVERAL EXISTING SUBDIVISIONS ARE CANDIDATES FOR INCLUSION IN THIS DISTRICT, WHICH BECAUSE OF THEIR LOT SIZE WERE NOT ZONED R-1 SUBURBAN RESIDENTIAL. AGRICULTURAL USES, SPECIFICALLY SOME

LIVESTOCK USES, SHOULD BE RESTRICTED TO A DEGREE IN THIS DISTRICT.

ALL EXISTING A-R AGRICULTURAL-RESIDENTIAL LAND WOULD BE DISTRIBUTED AMONG THE ABOVE DISTRICTS AND THE R-1 SUBURBAN RESIDENTIAL DISTRICT.

STRATEGY: UTILIZE PLANNED UNIT DEVELOPMENT CONCEPTS FOR ALL PROPERTY ADJOINING ROUTE 360 AND WITHIN 1/2 MILE OF THE INTERSECTION OF ROUTE 30 AND ROUTE 360, FOR ANY MIXED-USE DEVELOPMENT AND ANY OTHER DEVELOPMENT WHICH VOLUNTARILY WISHES TO COMPLY. THIS CONCEPT WOULD ALLOW STAFF TO REVIEW AND THE PLANNING COMMISSION OR BOARD OF SUPERVISORS TO REQUIRE TRAFFIC CONTROLS; SUCH AS MAINTENANCE OF SITE DISTANCES, COORDINATION OF COMMON DRIVEWAYS, AS WELL AS A MINIMIZATION OF OTHER ADVERSE IMPACTS OF GROWTH, SUCH AS SIGN CONTROL, ETC. IT WILL ALSO ALLOW "MIXED-USE" DEVELOPMENT, SUCH AS RESIDENTIAL DEVELOPMENTS WITH COMMERCIAL NODES WITHOUT "SPOT-ZONING".

STRATEGY: PERMIT BY RIGHT, MANUFACTURED HOMES IN THE PROPOSED A-F AGRICULTURAL-FORESTAL AND R-R RURAL RESIDENTIAL DISTRICT. THIS WOULD FORMALIZE THE POLICY OF THE BOARD OF ZONING APPEALS WHICH GRANTS SPECIAL EXCEPTIONS ON LARGE LOTS IN RURAL AREAS. MOBILE HOMES (WHICH WERE BUILT BEFORE 1974) WOULD STILL REQUIRE SPECIAL EXCEPTIONS IN THESE DISTRICTS. THE CHANGE TO A LIMITED PERMITTED SYSTEM WOULD TEND TO MINIMIZE ANY ADVERSE EFFECTS OF MANUFACTURED HOMES BY LIMITING THEM FROM EXISTING SUBDIVISIONS AND ONTO LARGER LOTS WHILE PROVIDING OUR YOUNG, POOR AND ELDERLY A DISTRICT WHERE THEY CAN HAVE AN AFFORDABLE HOME WITHOUT A LONG ADMINISTRATIVE PROCEDURE.

STRATEGY: REQUIRE SETBACKS FROM LOT-LINES FOR SIGNS. THIS WILL MINIMIZE THE CLUTTER AND UNATTRACTIVENESS OF NUMEROUS SIGNS, PARTICULARLY ALONG A COMMERCIAL AREA, AS WELL AS LEAD TO GREATER SAFETY AND CONVENIENCE FOR MOTORISTS.

STRATEGY: MINIMIZE INDIVIDUAL DRIVEWAY ENTRANCES ONTO PRIMARY AND SECONDARY ROADS AND THEREBY LESSEN TRAFFIC CONGESTION. THIS APPROACH IS A CONTINUATION AND EXTENSION OF A RECOMMENDATION MADE IN THE ORIGINAL 1974 COMPREHENSIVE PLAN. THE PROPOSAL HAD GREAT MERIT AND WAS IMPLEMENTED INTO THE SUBDIVISION ORDINANCE. HOWEVER, IT LACKED THE LEGAL INCENTIVES AND DISINCENTIVES TO ACHIEVE ITS GOAL. IN ORDER TO IMPLEMENT THIS APPROACH, THE COUNTY SHOULD AMEND THE SUBDIVISION ORDINANCE TO:

A. PROHIBIT FLAG LOTS IN ALL MAJOR SUBDIVISIONS.

B. AS AN ALTERNATIVE TO LARGE LOT (6 ACRE LOTS) SUBDIVISIONS IN RURAL AREAS, PERMIT SMALLER LOTS IN A CLUSTER WITH A BUFFER AREA SURROUNDING THE SUBDIVISION. THIS CAN BE DONE AS A CONDITIONAL ZONING SITUATION WITHOUT ANY ORDINANCE CHANGES.

STRATEGY: PROHIBIT PRIVATE ROADS IN MINOR SUBDIVISIONS. SUBDIVISIONS OF UNDER SEVEN (7) LOTS CAN HAVE A GREAT IMPACT UPON THE COUNTY. THESE SMALL SUBDIVISIONS "GROW" INTO LARGER SUBDIVISIONS THAT EVENTUALLY MUST BE CORRECTED, MOST LIKELY BY THE HOME OWNERS AFTER THE PROBLEMS HAVE BECOME SEVERE. ON PRIVATE ROADS, MAIL IS DELIVERED AT THE ENTRANCE, CHILDREN MUST WAIT FOR THE SCHOOL BUS AT THE ENTRANCE, SNOW REMOVAL AND DRAINAGE ARE A PRIVATE HAPHAZARD OR NON-EXISTENT AFFAIR. POTENTIAL STATE DEPARTMENT OF TRANSPORTATION BENEFITS MAY BE LOST BECAUSE OF THIS TYPE OF POLICY THAT MOST OTHER COUNTIES ARE ABANDONING.

STRATEGY: ALLOW MAJOR SUBDIVISIONS OF UP TO TEN LOTS IN THE AGRICULTURAL-FORESTAL DISTRICT PROVIDED THAT ALL OF THE LOTS ARE OVER TEN (10) ACRES IN AREA.

STRATEGY: ALL SUBDIVISIONS IN WHICH NEW PARCELS OR LOTS ARE CREATED SHOULD BE APPROVED BY THE ZONING ADMINISTRATOR'S OFFICE PRIOR TO RECORDATION. THIS WILL ALLOW THE COUNTY TO HAVE KNOWLEDGE OF THE VARIOUS TRANSACTIONS TAKING PLACE AND SCHEDULE CAPITAL IMPROVEMENTS.

STRATEGY: STEPS SHOULD BE TAKEN TO IMPLEMENT THE "OLD STYLE" CONDITIONAL ZONING. THIS WOULD ALLOW THE COUNTY TO ACCEPT CASH OR OFF-SITE PROFFERS TO DEFRAY THE CAPITAL COSTS THAT A DEVELOPMENT CAUSES. UNDER THE 1989 STATE LEGISLATION, THE COUNTY QUALIFIES AND SHOULD BEGIN TO IMPLEMENT THIS VALUABLE TOOL. TO PROPERLY IMPLEMENT IT, THE COUNTY SHOULD:

A. BEGIN A CAPITAL IMPROVEMENT PLAN AND CONTINUE A PROCESS TO UPDATE THE COUNTY'S CHANGING NEEDS.

B. CREATE A SOUND METHODOLOGY OF THE COSTS AND BENEFITS TO THE COUNTY OF A DEVELOPMENT'S IMPACT AND DERIVE AN OBJECTIVE MEASURE FOR APPROPRIATE PROFFERS.

C. UTILIZE AND MAKE ZONING DECISIONS, PARTICULARLY IN THE AREAS OUTSIDE OF THE GROWTH AREA WITH THE INFRASTRUCTURE CONDITIONAL ZONING PROFFERS IN MIND.

STRATEGY: EXAMINE THE COUNTY'S FEE SCHEDULES FOR ALL ZONING AND SUBDIVISION ACTIVITIES AND CALCULATE THEM TO REFLECT THE ADMINISTRATIVE COST OF THE VARIOUS ACTIVITIES.

IV. FUTURE LAND USE MAP DESCRIPTION

The attached Future Land Use Map (Exhibit IV-1) is the general guide for the location of present and future land-uses for the County. It should be utilized to locate and control growth over the next five years. Although the map has attempted to balance the needs for growth, concerns of rural residents and environmental issues, it is recognized that some concerns may arise that the Map and this Plan did not foresee.

The Map is also a visualization of what the County would like to be. For this reason, the balances of man and the natural environment, suburban and rural, and the agricultural/forest, residential, commercial and industrial mix in the County are portrayed on the Map.

The area in green on the Map is an approximation of the Resource Protection Area that will be necessary under the Chesapeake Bay Preservation Act. This area removes a sizable portion of the County's usuable land, particularly along the Rivers.

The areas of the Mattaponi and Pamunkey Reservations and the Town of West Point are designated separately on the Map (in a shaded pattern). However, they are not subject to the land use regulations of King William County.

A. RESIDENTIAL LAND USES

GENERAL- In the 1973 Comprehensive Plan, a residential/commercial growth area was proposed in a concentrated area surrounding the intersection of U.S. Route 360 and State Route 30. With the development that has occurred and is occurring, this proposal has been well implemented. Exhibit IV-2 The Current Land Use Map shows how accurately it was followed. This map was used as a guide for determining growth areas for the Future Land Use Map. However, many of the older residential subdivisions within this area have been filled to their capacity. This has led in part to some of the recent controversial cases concerning the expansion of existing residential subdivisions and the question of where to place new ones (particularly those in areas designated as rural residential in the 1973 Plan).

The market for real estate in the County is effected by three chief factors; 1) the immigration of workers from the Richmond area that continue to work in that area, 2) the relatively inexpensive land in the County in comparison to and in easy commuting distance to the Richmond area and, 3) the decrease and division of farm land for residential purposes caused by a decline in the number of farms and a decrease in the amount of acreage in agricultural use. These factors were taken into account in determining the various areas of concentration.

HIGH DENSITY-RESIDENTIAL- The demand for residential growth has followed the routes traveled by workers to the Richmond area. Following mainly U.S. Route 360, which is a direct route to the metropolitan area and to a less degree, Route 30, which links the

County through Hanover and Caroline counties to the major roads of U.S. Route 1 and 301 and Interstate 95, the commuter real estate market force pressures have emerged in the northern and north central areas of the County. For this reason the highest density residential growth was enlarged from its present Route 30/360 axis flowing westward to Route 605 and Route 618, keeping Routes 611 and the southern portion of Route 600 as its northern and southern borders respectively. This area is shown as yellow on the future land use map. This will also tend to concentrate a residential market for the commercial growth that is so needed to serve the County along U.S. Route 360.

Smaller growth area nodes at the northern border of the County at the intersection of Route 30 and Route 601, and the Mangohick Post Office area along Route 30 are also proposed to alleviate some of the need for development in the northern end of the County. In the West Point area, another small growth area near the Town limits along Route 30 is continued from the 1973 Plan. This area is not growing as quickly as the northern end of the County, and expansion of this growth area on the Map has been small.

High density is defined as one (1) unit or less per acre for residential use. It was felt that the future need for water and sewer for development in these locations could economically be provided either by private or public sources. The roads in these locations are appropriate in size and and can be upgraded to provide the appropriate carrying capacity for the proposed densities. High density residential land-uses are prevented as much as possible from adversely affecting the potential Resource

Protection Areas, particularly the Rivers, major marshes, swamps and stream systems.

MEDIUM DENSITY RESIDENTIAL- The County also recognized the need for a type of housing situation that is not high density suburban nor low density rural/agricultural. The location along rural roads with large lots (five or more acres), had been beneficially used in several subdivisions in recent years. These existing subdivisions form the nucleus for the medium density residential areas. This density of residential use is proposed for portions of the County in which public/private utilities are not feasible at this time and/or; are served by rural roads and/or; are already of this approximate lot size and a change in their character is not foreseen in the near future.

These land uses are in various locations throughout the County. These are shown in an orange hue on the Map. The larger acreage areas for this designation are in the northern and central areas of the County. The existing subdivisions and the increasing growth pressures in those areas are the chief factors in their designation in this category. Smaller areas are shown in the south, but give adequate room for expansion.

AGRICULTURAL/FOREST/RURAL- The remaining "residential" land use is agricultural, forestal or rural in character and remains the most prevalent land-use within the County. All areas not specifically designated on the Map are in this category. This reflects the importance that agriculture and forestry plays in the

County's economy and the strongly asserted view that the County should remain primarily rural, at least in appropriate areas.

This agricultural/forestal land designation is defined as parcels over ten (10) acres in size and containing the major farms, forests, natural habitats and rural residential areas of the County. They are particularly prevalent in the southern, central-western and northwestern areas. This also surround (and protect from over-usage of nearby lands) the major potential Chesapeake Bay Preservation areas. The ten acre plus definition gives adequate property size for housing citizens that wish a rural/agricultural life-style. This size protects the agricultural base from intrusions that lead to further loss of farm and forestal land to residential and other land-uses. Below this size, a viable farming or forestry operation is clearly out of the question.

B. COMMERCIAL AND INDUSTRIAL LAND-USES

LOCAL BUSINESS, INDUSTRY- Established and probable commercial enterprises are shown in red at several rural intersections along Route 30 and Route 600. These are generally small businesses, such as convenience stores, auto parts or local restaurants. Often overlooked, they perform an invaluable service to their areas of the County. The designated areas have been widened from those shown in the 1973 Comprehensive Plan, to allow for their expansion, rejuvenation and to protect these often overlooked assets from inimical land-uses.

There are several thriving timber-related industries adjacent or in close proximity to Route 30. Existing and proposed sand and gravel quarries on Routes 600 and 628 are also shown in this category. These serve as the major industrial base for the County outside of the Town of West Point. These also have been given adequate space to expand and to attract other industries nearby.

Active public sanitary land fills and private industrial landfills have been shown as industrial land uses on the Map because of the "industrial-type" impacts upon other non-industrial uses.

C. PLANNED UNIT DEVELOPMENT

U.S. Route 360 is sprinkled with a combination of small businesses (convenience stores, offices and shops), small light industries and the entrance properties to several major subdivisions, as well as several individual homes. There is a large amount of vacant land - some usable, some not economically feasible to develop at this time due to terrain. Due to their proximity to wetlands, some of them probably should not be developed. Recent years have seen the emergence of two very good commercial shopping center sites and construction of several banks, offices and convenience stores. With the residential growth that is occurring, commerical and industrial growth will be forthcoming.

The major concern with U.S. Route 360 is the effect of potential strip development on traffic flow. Entrances should be controlled by their combination wherever possible and the use of access roads. Therefore on the Map, these areas are shown in blue as Planned Unit Developments (PUD's).

The area surrounding the proposed Cohoke Reservoir is also shown as a Planned Unit Development area. The primary concern is the protection of this potential water supply from development adjacent to it. Protections against pollution are expected if this project is approved, to be more stringent and have intensive site-plan review for this PUD designation.

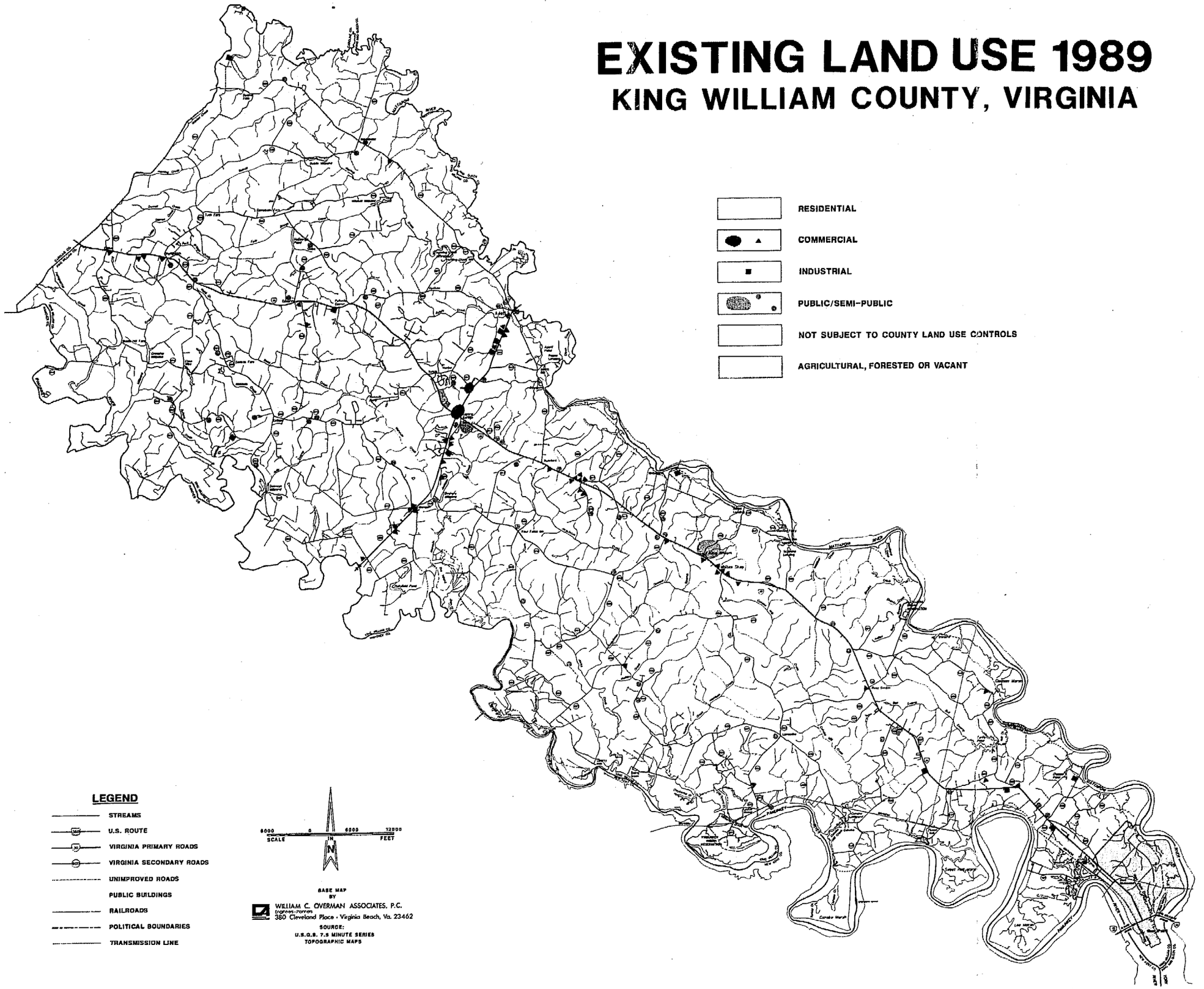
Planned Unit Developments would serve as overlay districts, which would require site-plan review by the Planning Commission or staff of new businesses, industries or residential developments. The review standards would have to be enunciated in the Zoning Ordinances and address highway safety, transportation, or water resource protection needs. These have been used in other localities with success. If begun in the early stage of the County's growth period, these areas can be made as safe and as properous as possible.

No attempt was made to differentiate between the potential industrial, commercial and residential Planned Unit Developments. Many of the vacant sites are clearly commerical PUD candidates. Most of the vacant sites, particularly those in the west near Hanover County, could be viable commercial, industrial or mixed use residential/commerical sites. A more detailed study should be made, and appropriate labeling given when the concept is reviewed for implementation into the Ordinance. However, even at that point, some flexibility is necessary for some of the sites because of their unknown potential.

D. PUBLIC, SEMI-PUBLIC LAND USES

PUBLIC, SEMI-PUBLIC DESIGNATION- Public and semi-public properties are shown on the Map. These include the array of administrative offices, historic sites, recreational facilities, schools, and churches that are essential for the continued services of the public sector, religious denominations and private clubs and organizations. Wherever possible, these areas have been widened to provide areas for future growth and protection from other more intrusive land uses.

EXISTING LAND USE 1989
KING WILLIAM COUNTY, VIRGINIA



RESIDENTIAL

COMMERCIAL

INDUSTRIAL

PUBLIC/SEMI-PUBLIC

NOT SUBJECT TO COUNTY LAND USE CONTROLS

AGRICULTURAL, FORESTED OR VACANT

LEGEND

- STREAMS
- U.S. ROUTE
- VIRGINIA PRIMARY ROADS
- VIRGINIA SECONDARY ROADS
- UNIMPROVED ROADS
- PUBLIC BUILDINGS
- RAILROADS
- POLITICAL BOUNDARIES
- TRANSMISSION LINE

6000 0 6000 12000
SCALE IN FEET

N

BASE MAP
BY
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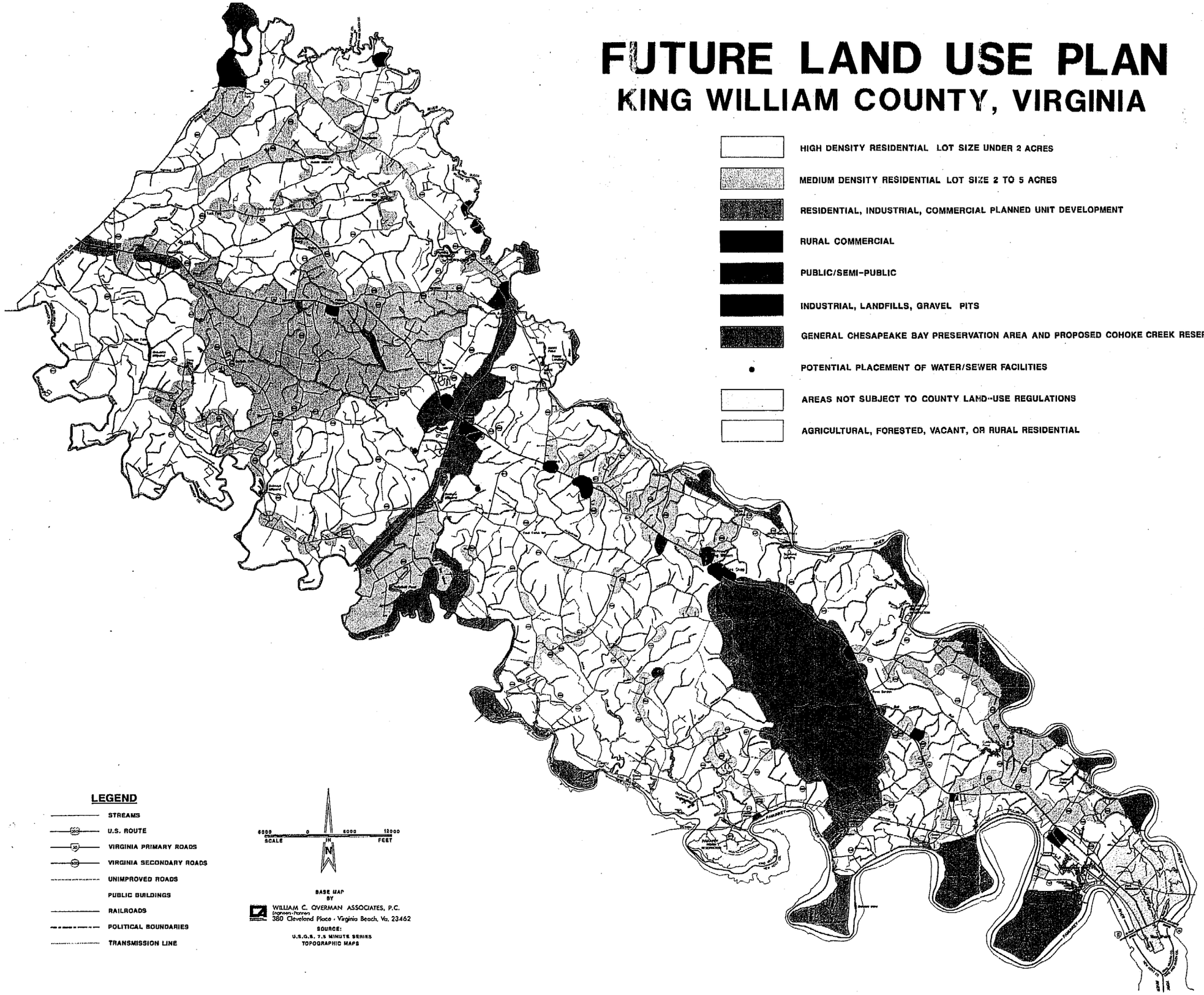
SOURCE:
U.S.G.S. 7.5 MINUTE SERIES
TOPOGRAPHIC MAPS

FUTURE LAND USE PLAN
KING WILLIAM COUNTY, VIRGINIA



- HIGH DENSITY RESIDENTIAL LOT SIZE UNDER 2 ACRES
- MEDIUM DENSITY RESIDENTIAL LOT SIZE 2 TO 5 ACRES
- RESIDENTIAL, INDUSTRIAL, COMMERCIAL PLANNED UNIT DEVELOPMENT
- RURAL COMMERCIAL
- PUBLIC/SEMI-PUBLIC
- INDUSTRIAL, LANDFILLS, GRAVEL PITS
- GENERAL CHESAPEAKE BAY PRESERVATION AREA AND PROPOSED COHOKE CREEK RESERVOIR
- POTENTIAL PLACEMENT OF WATER/SEWER FACILITIES
- AREAS NOT SUBJECT TO COUNTY LAND-USE REGULATIONS
- AGRICULTURAL, FORESTED, VACANT, OR RURAL RESIDENTIAL

LEGEND

- STREAMS
- U.S. ROUTE
- VIRGINIA PRIMARY ROADS
- VIRGINIA SECONDARY ROADS
- UNIMPROVED ROADS
- PUBLIC BUILDINGS
- RAILROADS
- POLITICAL BOUNDARIES
- TRANSMISSION LINE

6000 0 6000 12000
SCALE IN FEET

N

BASE MAP
BY
WILLIAM C. OVERMAN ASSOCIATES, P.C.
(Formerly Parmer)
380 Cleveland Place · Virginia Beach, Va. 23462
SOURCE:
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TOPOGRAPHIC MAPS