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Implementation Strategy Matrix





The Implementation Strategy Matrix is provided as a summary of the development policies and action strategies identified in the Comprehensive Plan. The matrix may be used by County officials and citizens to establish priorities for implementing various recommended action strategies. It may also serve as a report card to assess progress toward implementing the plan's recommendations.

At the time of adoption of the Comprehensive Plan, no priorities were established by the Board of Supervisors, nor was a timetable for implementation established. Periodically, the matrix may be reviewed by County officials to determine if the strategies should be addressed and to assign an order in which these strategies should be considered for action.

The recommended action strategies are ranked in order of priority from high to low. The priorities are identified as follows:

H---High Priority

M---Medium Priority

L---Low Priority



Development Policies and Action Strategies		Priority			Potential Partners
		H	M	L	
People and Housing					
PH 1	<p>The neighborhoods of Mathews County are essential building blocks for the health and prosperity of the entire community. They should be carefully planned, designed, and maintained to complement the rural character of the County, protect sensitive environmental features, promote public safety, and provide quality living for all residents.</p>				
	1. Site new housing and subdivisions in areas suitable for residential development. In considering and reviewing new sites for development, housing proposals shall consider constraints such as the potential for flooding, poor soils, proximity to wetlands, utility service capacities, and other development constraints that may apply.				Planning Department, Planning Commission, County Board of Supervisors (BOS), Developers
	2. Encourage grouped development for new housing subdivisions to preserve open space and the environment. Revise the Zoning Ordinance to allow flexibility in setbacks and site design for subdivisions to promote grouping of development. Key emphasis should be on environmental protection and common open space.				Planning Department, Planning Commission, County BOS, Developers
	3. Investigate the use of increased density, transfer of development rights, or other enabled development tools that can encourage grouped development or help achieve specific housing targets. Revise zoning ordinance, as appropriate.				Planning Commission, County BOS, VA Assoc. of Counties
	4. Identify "priority neighborhoods" that are experiencing decline, repeated flooding, or other threats to their stability. Seek out grant funding to survey housing conditions and undertake rehabilitation activities.				Planning Department, Planning Commission, Planning Advisory Group
	5. Review and update zoning and subdivision regulations to reflect the goals of the Comprehensive Plan.				Planning Department, Planning Commission, County BOS, Comp Plan Advisory Group, Citizens



Development Policies and Action Strategies		Priority			Potential Partners
	6. Increase community awareness and education of the environmental issues associated with coastal living. Consider a variety of media communications, public announcements, series of speakers, school curricula, realtor packages, etc.				Emergency Services Department, Planning Department, VIMS, Middle Peninsula Planning District Commission (MPPDC)
PH 2	Mathews' residents have long recognized the need for age-restricted independent and assisted living housing. Workforce housing is also needed.				
	1. Assemble more definitive information on housing in the County (types, value, condition, etc.). Include a housing survey of residents to identify specific needs. Consider applying for a housing rehabilitation planning grant from the Virginia Department of Housing and Community Development.				Planning Department, Commissioner Revenue, Social Services Department, VA Dept. Housing & Community Development (DHCD), non-profit housing organizations,
	2. Promote a diversity of housing types and price ranges within new residential developments in order to provide greater housing opportunities to all residents. Ensure quality building designs and site development through careful review of proposals.				Planning Department, Developers, Planning Commission, Citizens
	3. Identify infrastructure requirements that would encourage for-profit and non-profit housing groups to develop independent living, assisted living and workforce housing in the County. Promote well-designed low-to medium-density housing options in the Mathews Court House area.				Planning Department, Social Services Department, non-profit housing organizations
	4. Work with qualified private and public housing providers to address the County's housing needs.				Planning Department, Planning Commission, BOS, Developers, DHCD
	5. Encourage mixed-use housing and business development in the small commercial centers of the County by revising the zoning code to provide for upper-story housing above ground-floor commercial uses, live-work spaces, and other residential/commercial mixed uses.				Planning Department, Planning Commission, BOS, Community Leaders



Development Policies and Action Strategies	Priority	Potential Partners
PH 3	Maintenance of the aging housing stock of the County is fundamental to the continued viability of its communities and neighborhoods. There must be careful monitoring of the housing stock through enforcement of the Uniform Statewide Building Code and assessment of environmental conditions to ensure public health, safety, and welfare.	
	1. Improve code compliance by conducting a field survey of properties in the county to identify structures that are subject to “spot blight” abatement measures. Work cooperatively with the Building Official and various County staff (planning, police, etc.) to collaboratively develop a strategy to enhance building maintenance and achieve compliance.	Planning Department, Building Department, County Administrator, Community Leaders, Health Department
PH 4	Young persons and families are important to the future of Mathews County, particularly in helping to achieve a healthy balance in County population, continuing the community’s heritage, and enriching the overall quality of life.	
	1. Work with the high school, area colleges, and other youth organizations to identify opportunities to enhance the quality of life for young persons in Mathews County. Consider implementing special programs, initiatives, businesses, or events that may boost involvement of youth in the community.	County Schools, 4H, Boys & Girls Club, YMCA
	2. Work with area businesses to identify employment and training opportunities for youth with various levels of education and skills. Promote mentoring programs, on-the-job training, specialized programs in the schools, or other means of encouraging young people to continue to live and work in the County. Create focused marketing plan to target employers and potential employees.	Mathews Village Businesses, County Schools, VA Employment Commission
	3. Encourage youth involvement in decision-making, particularly with respect to planning for the County and governmental activities. Consider adopting a youth government day that provides hands-on experience for high school seniors regarding local government operations and activities of public bodies.	Planning Department, BOS, County Schools



Development Policies and Action Strategies		Priority			Potential Partners
	4. Increase workforce housing options for young adults and families. Encourage programs that assist in acquiring and improving existing residential structures. Encourage live-work space and second-story rental units above commercial spaces in the Mathews Court House area.				Planning Department, Planning Commission, Building Official, Mathews Village Merchants & Property Owners, Chamber of Commerce, Developers
PH 5	The seasonal population is important to the overall economy, health, and welfare of the County. Improved public facilities and services should serve permanent residents and seasonal visitors; such improvements should be financially structured to balance costs and benefits to taxpayers.				
	1. Develop a more accurate accounting of the number of seasonal residents and tourists visiting Mathews County. Use updated figures when considering public facility and service needs, especially as it may relate to responding to public health and safety.				Visitor & Information Center, Chamber of Commerce, County Administrator, VA Tourism Corporation, other similar tourist communities
	2. Consider funding options for addressing any increased public facility or service needs arising from seasonal residents. Ensure equitable treatment for seasonal residents regarding benefits and costs as County taxpayers.				County Administrator, Planning Department, Health Department, Emergency Services Department, Commissioner of Revenue, Finance Department
Economy					
E 1	The economy of Mathews County is linked to and dependent on the quality of the environment. Public decisions on land development and economic investment should be based on careful study of environmental impact, both short and long-term.				
	1. Develop an environmental information package and assessment check-list for developers that can be used by applicants and by County representatives when considering development and rezoning applications. Include agency resources and contact information. Update regularly.				Planning Department, Wetlands Board, VA Department Conservation & Recreation (DCR), VIMS



Development Policies and Action Strategies		Priority			Potential Partners
	2. Continue to monitor and report environmental quality on at least an annual basis. Work with the Middle Peninsula Planning District Commission and other environmental organizations to actively address environmental challenges that may affect the economy and quality of life.				Planning Department, Wetlands Board, MPPDC, VA Department of Health (VDH), VIMS, DCR
	3. Identify and evaluate sensitive environmental areas and specific waterfront and inland land uses that may adversely affect water quality, environmental assets and long-term water-based economy. Use best management practices to resolve land use conflicts.				Planning Department, MPPDC, VIMS, DCR, VDH
	4. Revise land development regulations to better manage land uses in waterfront areas and protect environmental quality. Provide public education and opportunities for public comment and input to ensure workable solutions.				Planning Department, Planning commission, County BOS, Citizens
E 2	Mathews County has a proud, traditional heritage in water-based businesses. Increased efforts should be undertaken to enhance this sector of the local and regional economy.				
	1. Clarify, define and pursue County authority to regulate and manage land uses beyond the physical land area and shorelines, extending to include territorial boundaries over the water.				Planning Department, County Administrator, MPPDC, County BOS, Applicable State & Federal Agencies
	2. Identify new or preserve existing sites for aquaculture and working waterfront businesses. Establish an Economic Development Team to ensure communication among interests, target compatible land/water uses, and adopt minimum development standards (e.g., Aquaculture Best Management Practices). Develop an economic development strategy that can be updated on an annual basis. Work with the Middle Peninsula Planning District Commission, the Virginia Economic Development Partnership, Chamber of Commerce, Virginia Marine Resources Commission, and other environmental agencies.				Planning Department, County Administrator, MPPDC, Virginia Economic Development Partnership (VEDP), Chamber of Commerce, Virginia Marine Resources Commission, other environmental agencies.



Development Policies and Action Strategies		Priority			Potential Partners
	3. Pursue the development of a land and/or in-water Aquaculture Business Park, Aquaculture Research Center or similar economic model that can enhance the economy of the County and the coastal environment. Consider financial incentives that could assist business development (e.g. special loans, incubator spaces, etc.).				Planning Department, County Administrator, MPPDC, VEDP, Chamber, Businesses
	4. Revise the County zoning ordinance to better define “aquaculture” as a use and review regulations to ensure appropriate land use management. Strengthen regulations to encourage and protect aquaculture in appropriate areas.				Planning Department, Planning Commission, County BOS, MPPDC
	5. Develop and pursue designation of aquaculture opportunity zone(s) as a financial incentive to promote aquaculture and encourage investment. Adopt applicable local incentives and taxation options to promote aquaculture.				Planning Department, County Administrator, Commissioner of Revenue, Finance Director, County BOS, MPPDC, State Representatives, DHCD
	6. Lobby general assembly for special aquaculture land use taxation category specific to aquaculture and water-based businesses, similar to agriculture land use taxation, to encourage continued use and production of important properties and operations.				County Administrator, County BOS, MPPDC, State Representatives
	7. Educate the public regarding the importance of aquaculture and working waterfronts to the community, region and the state. Develop a brochure, webpage article, or other form of communication to promote increased understanding of water-based business operations and requirements, as well as the need for excellent water quality. Work with businesses and governmental agencies to coordinate efforts and improve communication of important coastal living issues and future goals and outcomes.				Planning Department, MPPDC, Chamber of Commerce, Businesses, Community Leaders



Development Policies and Action Strategies		Priority			Potential Partners
	8. Affirm the commitment of the County to protect the working waterfront as a priority for economic development and preserving coastal character. Improve communication regarding pending development matters, water quality monitoring/reporting, water access, etc. Consider appropriate “good neighbor practices” that enable shared information and communication regarding development activities.				County Administrator, County BOS, Planning Commission, MPPDC, Businesses, Citizens
	9. Consider adopting a formal resolution/policy that promotes and protects working waterfronts in Mathews County.				County Administrator, Planning Department, Planning Commission, County BOS
E 3	Tourism is an important economic sector for Mathews County that should be encouraged and supported as an economic development strategy.				
	1. Develop a tourism strategy, updated annually, in cooperation with the Mathews Visitor and Information Center (MCVIC), and supporting businesses and organizations. Collaborate with MCVIC to develop educational materials that promote environmental stewardship. Support marketing and other outreach efforts by MCVIC and others to attract tourists to the County.				Planning Department, Property Owners, Developers
	2. Encourage development of conference/lodging facilities in selected locations with water access. Ensure environmental compatibility with the area.				Mathews Visitor & Information Center, Virginia Tourism Corporation, Chamber of Commerce, Businesses
	3. Encourage further development of bed and breakfast establishments in the County. Revise zoning code to include appropriate standards for site development, parking, and accessory uses.				Visitor & Information Center, Chamber of Commerce, Planning Department, Planning Commission
	4. Encourage the development of additional outdoor recreation businesses such as canoe/kayak rental and guided tour services that utilize the Blueways Trail.				Chamber of Commerce, VEDP, Planning Department, MPPDC



Development Policies and Action Strategies	Priority	Potential Partners
E 4	<p>Many of the Mathews County Planning Areas have small business centers that are valued by residents of the County for support services. These “community commerce centers” should complement the economy of the larger County and be carefully managed to ensure convenient, essential services, while enhancing community character and the environment.</p>	
	<p>1. Encourage carefully designed business and mixed-use development in existing community commerce centers (village, hamlet and crossroad areas) where public utilities are available.</p>	<p>Planning Department, Planning Commission, Chamber of Commerce, Business Leaders, Property Owners</p>
	<p>2. Promote the use of local businesses for goods and services. Maintain a business guide of local merchants and products and distribute it to residents on a regular basis (e.g., County bulletins, utility notices, etc.).</p>	<p>Chamber of Commerce, Mathews Village Merchants, VEDP</p>
	<p>3. Promote and encourage specialty arts and crafts businesses in commercial centers. Support a Mathews for the Arts Committee to coordinate and market artisan efforts and events. Work with Bay School Cultural Arts Center, Mathews Art Group, area schools, and other educational institutions to promote the arts and nurture artisan skills.</p>	<p>Chamber of Commerce, Bay School, Artisans, Businesses, Planning Department</p>
	<p>4. Encourage home-based business development that enriches the overall economy of the County while protecting the residential integrity of surrounding properties. Update the zoning ordinance to meet requirements for enabling modern day small business, while ensuring protection of residential character.</p>	<p>Planning Department, Planning Commission, Community Leaders, County BOS</p>
	<p>5. Encourage and pursue expansion of high-speed internet service throughout the County. Ensure careful design and placement of facilities to protect visual quality and the environment. Focus initial efforts in governmental and community commerce centers.</p>	<p>County Administrator, County BOS, Chamber of Commerce</p>



Development Policies and Action Strategies		Priority			Potential Partners
	6. Involve young adults in working with local businesses (internships, on-the-job training, after-school work, etc.) to encourage retention after graduation. Partner with area schools and colleges for special training programs to enhance local business services. Host special events in the community commerce centers oriented toward youth.				Local Businesses, Junior Achievement, County Schools, 4H, VEC
E 5	Many existing commercial buildings in Mathews County have historic significance or architectural features that are in scale with or complement the built environment. Adaptive reuse of existing commercial buildings should be considered prior to considering demolition and redevelopment.				
	1. Encourage adaptive reuse of vacant/underutilized commercial structures throughout the County. Consider use of historic tax credits, Community Development Block Grant (CDBG) funds, or other financial incentives to eliminate blighting conditions and improve commercial properties.				Planning Department, VA Dept. of Historic Resources (DHR), Mathews County Historic Society
E 6	The economy of Mathews County should be diversified to the extent possible to provide quality job opportunities for residents, while also providing sufficient goods and services.				
	1. Encourage and cultivate diverse forms of small business or clean industry. Target sectors suitable for the area such as arts & crafts, organic produce, flex office/business, plant nurseries and seafood.				Chamber of Commerce, County Administration, VEDP
	2. Establish a permanent venue for music performances and festivals by local artists as a means of stimulating the local economy.				County Administration, Artisans, Chamber, Mathews Village Merchants, Community Leaders



Development Policies and Action Strategies		Priority		Potential Partners
History and Culture				
HC 1	History and culture are fundamental to the quality of life in Mathews County. Significant historic, architectural and archeological sites should be identified, preserved, and protected.			
	1. Promote and support a county-wide historic survey for Mathews to identify potential resources that should be documented and preserved. Work with the Virginia Department of Historic Resources to develop and fund the county-wide survey.			Mathews County Historical Society, VA Dept. Historic Resources, County Planning
	2. Encourage and assist in the development of a long-range Preservation Plan for managing and protecting important County historic and cultural resources.			Mathews County Historical Society, VA Dept. Historic Resources, County Planning
	3. Develop and adopt historic preservation overlay districts for the County zoning ordinance; identify potential properties or areas that should be included in the districts. In establishing a district, consider including a “buffer” area around the district or important sites to assist in preservation efforts.			County Planning, Planning Commission, Mathews County Historical Society, VA Dept. Historic Resources, Property Owners
	4. Identify or develop incentives that can assist property owners in managing and preserving their properties. Develop and maintain a list of potential resources and funding opportunities that may be available for preserving, rehabilitating, or restoring historic and cultural properties.			County Planning, County Administrator, Mathews County Historical Society
	5. Maintain and preserve important County-owned buildings and semi-public properties including the Courthouse Green, Fort Nonsense, New Point Comfort Lighthouse, and the Tompkins Cottage.			County Administration, Board of Supervisors, Mathews County Historical Society
HC 2	History and Culture are potential economic tools for the future of Mathews County. The history and culture of the County represent an opportunity for tourism which is an important economic strategy for sustaining the economy and quality of life for the long-term.			



Development Policies and Action Strategies		Priority			Potential Partners
	1. Promote the visitor’s guide to the historic, natural and cultural resources of Mathews County. Promote driving, bicycling, canoeing/kayaking and walking tour maps.				Mathews County Historical Society, Mathews County Visitors & Information Center
	2. Work with the Mathews County Visitor and Information Center (MCVIC), the Mathews Historical Society and other local historical organizations to publicize materials and coordinate tourism efforts.				County Administration, Chamber of Commerce, Visitor & Information Center, Historical Society
	3. Continue to promote cultural and performing arts as a magnet for drawing tourists to Mathews.				Downtown Mathews Merchants Association, Visitor & Information Center, Chamber of Commerce, County Administration
	4. Celebrate the heritage of Mathews County by developing a special heritage festival that can be hosted annually. Establish a Heritage Festival Committee to plan the event and coordinate activities throughout the County.				Mathews County Historical Society, Mathews County Maritime Foundation, Gwynn's Island Museum, Visitor & Information Center, Downtown Mathews Merchants Association
	5. Work with VIMS Center for Coastal Resources Management, Mathews Maritime Foundation, and other partner agencies to develop user-friendly guides, maps, etc. that promote the Mathews Maritime Heritage Trail.				Mathews County Historical Society, Mathews Maritime Foundation, VIMS, Visitor & Information Center



Development Policies and Action Strategies		Priority			Potential Partners
Public Facilities & Services					
PFS 1	A safe water supply for Mathews County is critical for public safety and community well-being. Existing and new development in the County should protect water quality and quantity.				
	1. In considering expansion of existing development or new development, there should be an assessment of water demand for the proposed use and potential effects on water quality and quantity. Suitable provisions should be employed for water conservation and for adequate treatment of sewage, including regular monitoring and maintenance of systems.				County Planning, Planning Commission
	2. Consider adopting groundwater protection measures such as a wellhead protection program to better protect water supplies.				County Planning, Planning Commission, Board of Supervisors, Middle Peninsula PDC
	3. When the Regional Water Supply Plan is completed and approved, the County should adopt it as an amendment to this Comprehensive Plan. Important recommendations should be incorporated into this plan's strategies for Public Facilities and Services. Consider developing a Master Utility Plan for the County.				County Planning, Planning Commission, Board of Supervisors, Middle Peninsula PDC
	4. Recognize that development of a public water system for the Mathews Court House area is inevitable in the long-term to satisfy public health, fire suppression and economic development needs.				County Administration, Planning Commission, Board of Supervisors, Mathews Merchants Association, HRSD, citizens



Development Policies and Action Strategies		Priority			Potential Partners
	5. Amend the subdivision regulations to require approved community water systems for residential subdivisions of fifteen lots or more. Work with Virginia Department of Health and include appropriate design requirements for water systems and provisions for maintenance.				County Planning, Planning Commission, Land Developers, Engineers/Surveyors
PFS 2	Land development along County entrance corridors and adjacent to the Mathews Sanitary Sewer Transmission Force Main line must be carefully planned. New development should be well-designed to enhance the corridor and to minimize effects on public services along the corridor.				
	1. Adopt a Corridor Overlay District along John Clayton Memorial Highway and Buckley Hall Road from the County border to historic Mathews Court House. Establish design standards for setbacks, landscaping, signage, access, and general building and site design.				County Planning, Planning Commission, Board of Supervisors, Property Owners
	2. Encourage business development in designated commercial centers along the Sanitary Sewer Transmission Force Main. Include provisions for evaluating service requirements along the line to ensure available capacities and appropriate land uses.				County Planning, Planning Commission, Board of Supervisors
PFS 3	The availability of a state-of-the-art telecommunications network in Mathews County is important to economic development, education and the overall quality of life. Broadband services must be expanded in the County in order to bridge the digital divide. The County should seek funding and lobby for inclusion in initiatives to expand the network.				
	1. Work with relevant local and state agencies to expand broadband opportunities within the County. Consider grant and funding opportunities that can assist in implementing and expanding the network. Utilize planned improvements to existing utility systems (private and public) to co-locate and incorporate the most current broadband technology.				County Administration, Board of Supervisors, Chamber of Commerce
	2. Establish a working telecommunications committee to advise County officials on important advances in telecommunication methodologies.				County Administrator, Board of Supervisors



Development Policies and Action Strategies	Priority	Potential Partners
PFS 4	<p>The Transportation Systems of Mathews County should reflect the rural character of the County while providing safe facilities for residents and businesses. New facilities and planned improvements should include sensitive environmental designs, effective traffic management measures, stormwater management measures, and alternative transportation features.</p>	
	1. Work with the regional agencies to develop an updated transportation plan that accurately reflects the desired transportation systems for Mathews County.	County Planning, Planning Commission, Middle Peninsula PDC
	2. In developing new roads within the County, pursue alternative methods and best management practices for managing the velocity and quality of stormwater runoff. Consider sustainable stormwater practices such as low-impact design (LID) alternatives, stream buffers, reduced pavement and porous materials, trees and landscaping, etc. Consider adopting a Stormwater Management Ordinance. Work with Chesapeake Stormwater Network to identify appropriate methods and alternatives.	County Planning, Planning Commission, Middle Peninsula PDC, Chesapeake Bay Local Assistance Board
	3. Consider establishing a stormwater management fund to pay for routine maintenance of existing outfall drainage ditches.	County Administrator, County Planning, Board of Supervisors, VDOT, DEQ
	4. Work with VDOT to determine the feasibility of constructing an alternative north/south route east of Route 14 (Main Street) connecting Buckley Hall Road with Tabernacle Road.	County Emergency Services, Planning Commission, Board of Supervisors, Middle Peninsula PDC, VDOT
	5. When the 2035 Regional Transportation Plan is complete and approved, adopt it as a component of this Comprehensive Plan. Incorporate relevant recommendations in the strategies for public facilities and services.	County Planning, Planning Commission, Board of Supervisors, Middle Peninsula PDC
PFS 5	<p>Alternative modes of transportation, such as bicycle routes, sidewalks, and bus services, are important County facilities that benefit both residents and visitors. The County should pursue pedestrian and bicycle improvements in community commercial centers, near schools, and central public facilities.</p>	



Development Policies and Action Strategies		Priority			Potential Partners
	1. Apply for Transportation Enhancement Funds and other alternative transportation funding sources to assist in making improvements. Establish a priority list for bicycle routes to target funding for design, engineering and construction.				County Planning, Middle Peninsula Planning District Commission, VDOT, Visitor & Information Center, Bicycle Interests
	2. Revise zoning and subdivision regulations to require pedestrian provisions and improvements for business development in community commercial centers.				County Planning, Planning Commission
	3. Designate and sign bicycle routes; develop a bicycle route guide.				County Administration, Middle Peninsula PDC, VDOT, Bicycle Interests, Visitor & Information Center
PFS 6	Parks and public recreation areas are important community amenities that directly influence the community's quality of life and economic well-being. A well-thought out master plan is an effective tool for meeting community recreation needs and phasing capital improvements.				
	1. Develop a Parks Master Plan that provides an inventory of public recreational facilities and programs and identifies needed improvements for the short and long-term.				County Planning, Planning Commission, Board of Supervisors, Schools, YMCA, Youth and Senior Centers, citizens
	2. Improve directional signage for existing public beaches and water access points.				County Administration, Visitor & Information Center, Chamber of Commerce, VDOT, Nature Conservancy, CBLAB
PFS 7	Mathews County is recognized for its natural environment and inherent recreational amenities. Public access to the water and shores enhances residents' quality of life and is fundamental to the eco-tourism segment of the County economy. The County should continue to promote public access and appropriate facilities along its waterways and shorelines.				



Development Policies and Action Strategies		Priority			Potential Partners
	1. Update the adopted 2003 Mathews County Statewaters Access Plan to assess public needs, priorities, and recommended improvements for water access. Work with the Middle Peninsula Chesapeake Bay Public Access Authority to develop a survey to assess County residents' needs for new and/or expanded public water access sites and facilities.				County Planning, Middle Peninsula PDC, Middle Peninsula Ches Bay Public Access Authority, CBLAB
	2. Pursue site planning and recommended improvements to the East River Boatyard property for public recreation and access. Consider grant funding for planning and construction (e.g., Virginia Department of Conservation & Recreation, Virginia Game & Inland Fisheries, U.S. Fish & Wildlife, and EPA Brownfields).				County Administration, West Mathews Citizens, Maritime Foundation, Potential Funding Agencies
	3. Continue to work with VIMS and other partners to plan, map, and promote the Mathews County Maritime Heritage Trail.				Mathews County Historical Society, Mathews Maritime Foundation, Visitor & Information Center, Chamber of Commerce, VIMS, VA Tourism Corp.
PFS 8	Effective public safety and emergency services are essential to the health and welfare of residents and visitors. Volunteer services are highly valued in Mathews County. Collaboration and regular communication with County officials and residents are essential to ensuring adequate emergency response and services.				
	1. Continue to monitor annually emergency facility and response information and to identify community needs and challenges.				County Emergency Services, County Administrator, Area Neighborhood Leaders, Middle Peninsula PDC
	2. Support public-outreach efforts to recruit volunteers and raise revenue for the purchase and maintenance of emergency equipment.				Mathews County Volunteer Fire/Rescue, County Administration
	3. Consider implementing an emergency response fee for non-emergency or false alarms to occupied residential/business structures or to vacant structures.				County Administration, Mathews County Fire/Rescue Dept, Board of Supervisors



Development Policies and Action Strategies	Priority	Potential Partners
PFS 9	Hazard Mitigation and Response Planning is important to community safety. Mathews County has special challenges with respect to coastal storms and flooding. Both public and private interests should be diligent in providing advance information and appropriate procedures for dealing with potential hazards.	
	1. Reach out to seasonal non-residents and new residents regarding potential hazards and emergency preparedness and procedures; make information readily available at rental properties, local businesses, and civic areas.	Mathews County Emergency Services, VA Dept Emergency Management, Fire/Rescue Dept., Visitor & Information Center, Mathews Downtown Merchants Association, Neighborhood Leaders
	2. Develop a hazard mitigation strategy for addressing drought conditions and protecting water supplies. Identify specific strategies for addressing drought under “watch” conditions, “warning” conditions, and “emergency” conditions. Specify conservation procedures and adopt corresponding ordinances to manage water use.	County Administration, Middle Peninsula PDC, County Emergency Services, Neighborhood Leaders
	3. Adopt the goals, objectives and strategies for Mathews County from the updated Regional Natural Hazards Mitigation Plan, when completed and approved by FEMA.	County Emergency Services, County Planning, MPPDC, Community Leaders
PFS 10	Continuing education and life-long learning are important to community well-being and prosperity. There should be a variety of educational opportunities available for all ages.	
	1. Partner with area educational facilities to host special events, courses and training during evening hours or weekends to meet the needs of the community.	Mathews County Schools, Bay School Cultural Arts Center, Rappahannock Community College
	2. Encourage collaboration among County civic organizations and educational facilities; share adopted work plans and programs; consider a community calendar, joint newsletter, web links, etc.	Mathews County Schools, Bay School, Mathews Library, Visitor & Information Center, County Administration



Development Policies and Action Strategies		Priority			Potential Partners
	3. Provide continuing support for educational programs and facilities that promote quality education for County schools. Encourage youth involvement in public decision-making and encourage excellence in communication among youth, school and governmental officials.				County Administration, Board of Supervisors, County Schools
PFS 11	The senior citizens of Mathews County are important to community well-being and the local economy. Senior housing alternatives and support facilities are important in maintaining this population segment's continued vitality and contributions to the community.				
	1. Update the County zoning ordinance to include provisions for alternative housing options for seniors. This could include such things as: age-restricted and assisted-living communities, and accessory apartments for family members.				County Planning, Planning Commission, Board of Supervisors, Bay Aging
	2. Encourage additional senior living and support facilities in the County in appropriate locations to meet the human service needs of the community.				County Administration, Planning Commission, Board of Supervisors, Senior Organizations & Facilities, Citizens
PFS 12	County facilities must be maintained and accessible to the public. Some County buildings require substantial renovation. It is important to retain these historic buildings and rehabilitate them in a sensitive manner, while also meeting the public's needs for services and accessibility.				
	1. Renovate the County Administration Building and other buildings located on the Historic Courthouse Green.				County Administration, Board of Supervisors, Citizens
	2. Consider an energy audit for county-owned buildings to identify potential cost savings.				County Administration



Development Policies and Action Strategies		Priority		Potential Partners
Environment				
EN1	Environmental resources are the natural and the economic foundation of the quality of life in Mathews County. Protection of natural resources and maintenance of excellent water quality and clean air are essential to the safety and prosperity of businesses and residents. For new development and redevelopment, there should be no net increase in environmental loss or pollution.			
	1. When considering new development or redevelopment, evaluate potential impacts on environmental features and water quality, particularly with respect to runoff, pollutants and waste management. Require mapping of environmental features for reference and applicant study/response to potential impact. Require use of low-impact development techniques (or “light imprint” alternatives in conjunction with site development or redevelopment. These are in addition to use of best management practices.			County Planning, Planning Commission, CBLAB, Developers, Engineers/Surveyors
	2. Develop and publish a quick reference guide for citizens, contractors, and developers that illustrate use of low-impact or light-impact development techniques for several development scenarios – single-family home, small business, waterfront development, etc. Focus on good site design that minimizes disturbance of land, preserves indigenous vegetation, and minimizes impervious cover.			County Planning, CBLAB, DEQ, Middle Peninsula PDC
	3. Amend the Zoning and Subdivision Ordinances to incorporate the most up to date performance criteria for improving water quality in order to comply with Chesapeake Bay Act Phase III Regulations.			County Planning, CBLAB, Planning Commission, DEQ
	4. Amend the County zoning ordinance to include a Floodplain Overlay District to expand the available tools for reducing flood insurance rates and protecting public and private investments. Strengthen development standards and types of land uses permitted in the flood hazard and storm-induced wave zones (e.g., A/AE and V/VE zones). Seek grant funding from the Hazard Mitigation Grant Program through FEMA to reduce hazards and losses.			County Planning, Planning Commission, County Emergency Services, County Building Official, FEMA, VA Dept Emergency Management



Development Policies and Action Strategies		Priority		Potential Partners
	5. Encourage new development or redevelopment that is designed to meet “green building” standards such as LEED. (This can reduce impervious surfaces, reduce water and energy consumption, minimize site disturbance, and reduce pollutants.) Accept the state-wide challenge and participate as a County partner in the Go Green Virginia Campaign managed by the Virginia Municipal League, www.gogreenva.org .			County Administrator, County Planning, VA Assoc. of Counties
	6. Promote water conservation for public health, safety and welfare by encouraging (and requiring where possible) the use of low-flow water fixtures, showerheads and toilets in all new residential and business development. Encourage appropriate residential and business development that will not have large demands on the potable water supply. Promote water conservation and wise water consumption through public education.			County Building Official, County Planning, Middle Peninsula PDC, Mathews County Library/Schools
	7. Develop a wellhead protection program that establishes minimum requirements for locations of wells and adjacent development. Amend County regulations to implement development standards and well protection measures for potable water supplies.			County Planning, Middle Peninsula PDC, Planning Commission, Board of Supervisors
	8. Sponsor, coordinate and promote regular septic tank pump-out programs throughout the County. Designate priority “pump out zones” and adopt regulations to ensure compliance. Identify existing pit privies and seek better alternative solutions for managing waste. Seek grants and financial programs that can assist the County in these priority efforts.			County Administration, County Planning, Middle Peninsula PDC, CBLAB, VA DCR, VA Dept. Health
	9. Promote increased public education regarding water quality impacts of non-point source pollutants. In particular, encourage proper disposal by boaters of bilge water (contains contaminants) and improved management of farm animals near surface waters.			County Planning, CBLAB, VA DCR, Marina Operators, Farm Landowners



Development Policies and Action Strategies		Priority			Potential Partners
	10. Amend the County subdivision ordinance to establish better standards and requirements for development of community water and wastewater systems in order to improve and protect water quality and provide a safe water supply for users. Requirements should exceed the minimum standards required by the health department.				County Planning, Planning Commission, Board of Supervisors
	11. Consider expanding the Chesapeake Bay Resource Management Area in Mathews County to better manage development impacts on the environment.				County Planning, Planning Commission, CBLAB, VA DCR, Citizens
	12. Develop and adopt a “dark skies” ordinance that will require shielded lighting for new building development and establish appropriate lighting standards for inland and waterfront properties.				County Planning, Planning Commission, Citizens
EN2	Mathews County has a strong community heritage in agriculture, aquaculture and forestry. These natural resource trades remain important economic sectors and should be encouraged and supported in order to maintain community character and prosperity.				
	1. Protect the environment by continuing to promote and encourage the use of best management practices and riparian buffers prescribed by the Tidewater Soil and Water Conservation District and the Virginia Department of Forestry for agricultural and forestal activities. Promote environmental stewardship among landowners and operators by actively working with them in educational efforts and incentive or recognition programs. Encourage landowners to consider conservation easements for their properties.				County Planning, CBLAB, VA DCR, VA DEQ, EPA, Middle Peninsula PDC, Farm Bureau, Ches Bay Program Partners, Citizens, Environmental Groups
EN3	The wetlands of Mathews County are critical environmental features that are of substantial benefit to the health of natural systems and to coastal living. Protection and preservation of County wetlands should be a priority in order to sustain environmental quality, public health and safety, and the valued character of the community.				
	1. Encourage vegetative approaches and “living shoreline” techniques where appropriate for stabilizing coastal property edges. Develop public education materials and programs that will promote use of these techniques.				County Planning, Wetlands Board, CBLAB, Middle Peninsula PDC, VIMS, Ches Bay Program Partners



Development Policies and Action Strategies		Priority			Potential Partners
	2. Require “living shoreline” training for wetland board members, contractors and others who are involved in coastal property management. Provide continued leadership in this effort by helping to establish a “certification” program for wetland board members and contractors that can be a model for other communities.				County Planning, Wetlands Board, CBLAB, VIMS, Ches Bay Program Partners
	3. Support annual inventories of County wetlands and other natural resources. Encourage regular reporting and sharing of information among agencies, governmental officials, and citizens.				VA DCR, CBLAB, VIMS, Ches Bay Program Partners
	4. Utilize the Shoreline Inventory and Management Plan prepared by VIMS in evaluating existing conditions and proposed plans for development. Promote and encourage citizen access to the plan. Integrate into governmental permitting, board decisions, and planning recommendations.				County Planning, Wetlands Board, CBLAB
EN4	The waterfront of Mathews County is a valuable ecological, recreational and scenic asset that should be available to all citizens. Use of waterfront lands should be balanced to provide reasonable access points for the public and protection of the environment, while recognizing the rights of private residential and business property owners.				
	1. Review and update the County Statewaters Access Plan at least every five years to ensure that public access and recreational needs are met. Update the 2003 Plan with the Parks and Recreation Master Plan.				County Administration, County Planning, Recreation Interests, Middle Peninsula Chesapeake Bay Public Access Authority
	2. Site any new waterfront community facilities or marinas in accordance with the checklist and criteria established by the Virginia Marine Resources Commission for Marinas and Community Facilities for Boat Mooring (1988, www.mrc.state.va.us). Coordinate locations with aquaculture and blue infrastructure resources to minimize land use conflicts and ensure protection of water quality.				County Planning, VIMS, VMRC, CBLAB



Development Policies and Action Strategies		Priority			Potential Partners
	3. Identify desirable waterfront and off-shore locations for pursuing aquaculture. Develop a strategy for improving water quality, managing land use, and reducing development and pollution conflicts.				County Planning, Middle Peninsula PDC, Aquaculture & Fisheries Businesses, VA DCR, VA DEQ
	4. Consider amending the zoning ordinance to define “floating home/structure” as a use and identify zoning districts in which this use may be permitted or is specifically prohibited.				County Administration, County Planning
EN5	Sea level rise, shoreline erosion and coastal subsidence over the next several decades are projected to have effects on coastal areas and natural communities. To adequately prepare for possible changes in rising sea levels and weather patterns, development should be carefully reviewed and managed to take into account the potential impacts. Where possible, conservation measures should be employed to protect natural communities and prevent investment losses in the future.				
	1. Promote conservation in the eastern and southern coastal areas of Mathews County that may be most affected by possible rising sea levels and flooding. Amend the County zoning ordinance to address possible sea level changes and develop appropriate use regulations and development standards. Consider amending the zoning ordinance to increase shoreline setback requirements.				County Administration, County Planning, Planning Commission, Middle Peninsula PDC, Ches Bay Partners, FEMA, Citizens
	2. Plan, site and develop new public buildings and facilities so that they take into account possible rising sea levels. Require evaluation of impact as part of the governmental contract for services. Locate facilities in the most appropriate areas.				County Administration, County Planning, Planning Commission, VDOT
	3. Protect existing facilities from possible sea level rise through advanced planning and implementation of environmentally acceptable protection methods.				County Emergency Services, County Planning, Planning Commission, Middle Peninsula PDC



Development Policies and Action Strategies		Priority			Potential Partners
Land Use					
LU1	The desired future land use for Mathews County should represent a sustainable land use pattern that enhances environmental quality while promoting high quality development. Improvements or changes in land development patterns and uses should incorporate sensitive environmental design and best management practices.				
	1. Amend the County zoning ordinance to integrate the land use categories and development standards recommended by this Comprehensive Plan.				County Planning, Planning Commission, Board of Supervisors, Citizens & Developers
	2. Amend the County Chesapeake Bay Preservation Area Overlay ordinance to expand the limits of the Resource Management Area. Consider additional amendments to improve overall water quality, protect sensitive environmental areas, and promote better management of land and natural resources.				County Planning, Planning Commission, Board of Supervisors, CBLAB, VA DCR
	3. Revise the County zoning map to reflect revised ordinance amendments.				County Planning, Planning Commission, Board of Supervisors
LU2	The future sustainability of Mathews County requires planning and management of not only land uses, but also the use and treatment of the surface waters surrounding the County. The land and waters are linked; one affects the other. Future land use decisions should consider effects on both the land and the water.				
	1. Pursue planning and management of uses beyond the shorelines of Mathews County. Coordinate approaches and methods with state agencies and other regional governments. Develop agreed upon procedures for reviewing development and use requests that affect land and water. Adopt applicable regulations to effectively manage uses within County territorial boundaries.				County Planning, Middle Peninsula PDC, Planning Commission, Board of Supervisors, State Agencies & Representatives
	2. Amend the Zoning Ordinance to adequately address aquaculture as a land use and amend other relevant regulations in order to protect water quality and appropriately manage aquaculture businesses/operations and surrounding land uses.				County Planning, Planning Commission, Middle Peninsula PDC, CBLAB, VA DCR, VIMS, Ches Bay Partners,



Development Policies and Action Strategies		Priority		Potential Partners
Piankatank Development Policies and Strategies				
PIANK 1	The Piankatank Planning Area exhibits the highest elevations in Mathews County and some of the best opportunities for suitable housing and business development given the sanitary sewer infrastructure improvements. New development should complement the gateway entrance corridors and maintain the environmental resources of the County.			
	1. Encourage new business development in the designated hamlet areas. Develop and adopt corridor design standards that will provide guidance for new development and redevelopment.			County Planning, Planning Commission, Corridor Property Owners
	2. Encourage new residential development that is designed to maintain the natural and environmental qualities of the area. In designated hamlets, promote housing above commercial uses and in compact groups.			County Planning, Planning Commission, Developers, Property Owners
	3. Develop a corridor overlay district to include Routes 198, 14 and 3 and work with private and public partners to adopt design guidelines and implement them. Install County gateway entrance signs at these routes.			County Administration, HRSD, Chamber of Commerce
	4. Encourage the rehabilitation of existing buildings, particularly where they contribute to the architectural character of the community or have historic value. Promote the use of historic tax credits where applicable. Develop incentive programs to encourage appropriate rehabilitation in the corridor overlay district that is consistent with adopted design standards.			County Planning, Planning Commission, Board of Supervisors, County Historical Society,
	5. Amend the Zoning Ordinance to limit business uses in residential zones. (This is particularly important along the corridor in order to orient business to the hamlets rather than sprawled along the corridor.)			County Planning, Planning Commission, Citizens
PIANK 2	The Piankatank District includes some of the largest tracts of agricultural lands and forests in the County. These are important natural assets that should be managed carefully and protected.			
	1. Identify major land ownership patterns and work with the owners to conserve lands and manage using best management practices.			County Planning, VA Dept. Forestry, Tidewater SWCD, Property Owners



Development Policies and Action Strategies		Priority		Potential Partners
	2. Amend the County zoning ordinance to increase lot sizes for rural agriculture and forested lands.			County Planning, Planning Commission, Citizens
Gwynn's Island Development Policies and Strategies				
GWYNN 1	Gwynn's Island is an important heritage resource for Mathews County because of its early settlement and its waterfront business history. New or expanded development on the Island should complement existing land uses, minimize use conflicts, and respect environmental features.			
	1. Ensure that new or expanded development appropriately addresses environmental constraints and protects water quality. Encourage design solutions that will enhance the environment and protect resources and physical investment for the long-term.			County Planning, Planning Commission,
	2. Protect working waterfront operations that are important to the economy of Mathews County. Work with multiple partners to enhance water quality of the Bay and its tributaries. Work with and educate residents and businesses on aquaculture needs and waterfront operations.			County Planning, Middle Peninsula PDC, VA DEQ, VA DCR, VMRS, VIMS, Ches Bay Program Partners
GWYNN 2	Gwynn's Island is important to County tourism and economic development efforts. Underutilized properties within the "hamlet" should be carefully considered for rehabilitation or redevelopment. Commercial waterfront development outside of the hamlet should be limited to appropriate sites for aquaculture.			
	1. Consider redevelopment of the former motel site on Gwynn's Island as a small resort facility. Ensure that development is low-impact, environmentally-friendly and a good neighbor.			Property Owner, Gwynn's Island Civic League, County Administration
	2. Pursue the redevelopment of underutilized waterfront sites as recommended for aquaculture development.			County Planning, Planning Commission, Middle Peninsula PDC, VIMS, VA Game & Inland Fisheries, VMRC, Ches Bay Program Partners
GWYNN 3	Gwynn's Island is susceptible to storm surges and potential rising sea levels. Public education of risks and mitigation solutions is essential in order to raise awareness, reduce adverse effects and limit property damages. Expanded or new development on Gwynn's Island should carefully consider these factors. Conservation and appropriate environmental solutions are preferred.			



Development Policies and Action Strategies		Priority			Potential Partners
	1. Increase public awareness regarding the risks to property and life during storm surges and long-term risks related to possible sea level rise. When possible, discourage development in high-risk areas or encourage appropriate environmental solutions to reduce impacts. Develop and publish appropriate materials for public distribution.				County Emergency Services, FEMA, Middle Peninsula PDC
	2. Expand the Chesapeake Bay Resource Management Area.				County Planning, Planning Commission, Middle Peninsula PDC, VA DCR, CBLAB, Citizens
	3. Identify alternative means for evacuating residents from Gwynn’s Island in the event of a hurricane. Work with the U. S. Coast Guard and other agencies to provide boat and air rescue. Encourage residents to register with the County’s Code Red Emergency Alert service.				County Administration, County Emergency Services, FEMA, VDOT, Middle Peninsula PDC
GWYNN 4	Gwynn’s Island has a low elevation and near-surface water table that poses risks for proper functioning of septic systems. These systems should be monitored frequently to reduce impacts on water quality.				
	1. Pursue regular pump-out programs for septic systems in the County.				County Planning, Middle Peninsula PDC, VA DEQ, CBLAB, VA DCR
	2. Amend the County zoning ordinance to address development lot coverage.				County Planning, Planning Commission, Board of Supervisors



Development Policies and Action Strategies		Priority		Potential Partners
Central Mathews Development Policies and Strategies				
CENTRAL 1	Historic Mathews Court House is the official County seat and the economic and governmental center of the County. Development within the village and along the corridors leading into the historic center should be carefully planned and managed to enhance business development and the visual qualities of the County.			
	1. Develop and adopt a Corridor Overlay District for application to entrance corridors leading to the historic Mathews Court House. Develop design guidelines for the corridor to assist property owners in understanding standards and addressing development requirements.			County Planning, Planning Commission, Board of Supervisors, Property Owners, Citizens
	2. Develop and adopt a Historic Overlay District for downtown Mathews. Develop design guidelines to assist property owners in understanding standards and addressing rehabilitation and new development requirements.			Mathews County Historical Society, Mathews Village Downtown Merchants Association, County Planning, Planning Commission, VA Dept Historic Resources
	3. Work with VDOT to ensure that future transportation planning for the entrance corridors includes landscaping and medians consistent with adopted design standards. Include pedestrian and bicycle accommodations where appropriate.			County Planning, Middle Peninsula PDC, VDOT
CENTRAL 2	The Village of Mathews is the business center of the county and is the most densely developed area of the County. Continued development of the village should be consistent with the vision for Mathews and maintain the special building context and qualities of the community.			
	1. Update cost estimates for constructing the improvements identified in the water supply study for Mathews Court House. Coordinate with the regional water supply study. Implement recommended water improvements to the extent feasible. Solicit multiple partners and funding sources.			County Administrator, Board of Supervisors, Residents & Businesses of Mathews, Middle Peninsula PDC



Development Policies and Action Strategies		Priority			Potential Partners
	2. Manage future increased traffic movements on entry corridors various traffic calming measures in lieu of a traffic signal. Ensure that designs retain the pedestrian scale of the community.				County Administration, VDOT, Citizens
	3. Ensure that public facilities and new or expanded development in low-lying areas are protected from flooding.				County Planning, Planning Commission, County Administration
	4. Encourage developers to develop age-restricted housing in Mathews. Identify key properties that may work, pursue available funding sources, and partner with private for profit or non-profit developers for implementation. Ensure that the size and design of the facility complements Mathews Village and is consistent with adopted design guidelines for new development.				County Administration, County Planning, Developers, Bay Aging or other Senior Housing Agencies, VHDA
	5. Implement expanded broadband services in Mathews Village and along entrance corridors. Pursue funding sources to assist in implementation.				County Administration, VA DHCD, Board of Supervisors
CENTRAL 3	Mathews Village is a tourist destination. Special efforts should be undertaken to ensure that there are a variety of supporting businesses, services, facilities and events available to foster tourism.				
	1. Pursue the development of recreational and event facilities at Put-In Creek.				County Administration, Chamber of Commerce, Downtown Mathews Merchants Association, Art & Cultural Organizations
	2. Market the artisan and cultural opportunities in Mathews, as well as the environmental activities and resources. Host regular artisan events in Mathews Village.				Chamber of Commerce, Downtown Mathews Merchants Association, Visitor & Information Center, Art & Cultural Organizations
	3. Designate and sign bicycle routes in the County and link to downtown Mathews.				Middle Peninsula PDC, VDOT, County Administration, Bicycle Interests



Development Policies and Action Strategies		Priority			Potential Partners
	4. Work with various organizations to promote a variety of walking, biking and driving tours of the County. Start with Mathews Village and expand.				Visitor & Information Center, Chamber of Commerce, Mathews County Historical Society, Interest Groups, VA Tourism Corp.
West Mathews Development Policies and Strategies					
WEST 1	The forests and open agricultural lands of West Mathews are unique natural assets to the County. The agrarian vistas and dense forests contribute greatly to the character of the County. It is important that these assets be actively managed and protected.				
	1. Identify major land ownership patterns and work actively with the owners to conserve lands and manage using best management practices.				County Planning, VA Dept. Forestry, Farm Bureau, Tidewater SWCD, Property Owners
	2. Amend the County Zoning Ordinance to increase lot sizes for rural agriculture and forested lands. Consider using agricultural and forestal districts to preserve the lands for production.				County Planning, Planning Commission, VA Dept. Forestry, Farm Bureau, Property Owners
	3. Develop a corridor overlay district to include Route 14 from the Gloucester				County Planning, Planning Commission, Property Owners
WEST 2	West Mathews is susceptible to storm surges and rising sea levels. Public education of risks and mitigation solutions is essential in order to raise awareness, reduce adverse effects and limit property damages. Expanded or new development should carefully consider these factors. Conservation and appropriate environmental solutions are preferred.				
	1. Increase public awareness regarding the risks to property and life during storm surges and long-term risks related to possible sea level rise. When possible, discourage development in high-risk areas or encourage appropriate environmental solutions to reduce impacts. Develop and publish appropriate materials for public distribution.				County Emergency Services, FEMA, Middle Peninsula PDC



Development Policies and Action Strategies	Priority	Potential Partners
WEST 3	West Mathews has multiple environmental constraints for development. New or expanded development in the district should respect environmental factors, integrate low-impact development alternatives, and actively plan for any adverse effects. Existing development should be monitored regularly for faulty septic discharges or non-point sources of pollution.	
	1. Ensure that new or expanded development appropriately addresses environmental constraints and protects water quality. Encourage design solutions that will enhance the environment and protect resources and physical investment for the long-term.	County Planning, Wetlands Board, CBLAB, VA DCR
	2. Pursue regular pump-out programs for septic systems in the County.	County Administration, County Planning, Middle Peninsula PDC, CBLAB, VA DCR, VA Dept. Health
	3. Expand the Chesapeake Bay Management Area.	County Planning, Planning Commission, Middle Peninsula PDC, VA DCR, CBLAB, Citizens
WEST 4	Public access to the waterfront is a priority for the County. Increased public access to the waterfront should be provided in West Mathews.	
	1. Pursue development of the East River Boat Yard property as a public access point in West Mathews. Develop a concept plan for the property and coordinate it with district residents. Solicit partners and applicable grant funds for implementation. Encourage small business, as well as recreational concepts.	County Administration, Mathews Maritime Foundation, Aquaculture Interests, Adjacent Property Owners, Citizens



Development Policies and Action Strategies		Priority			Potential Partners
Bayside Development Policies and Strategies					
BAY 1	<p>Bayside hosts some of the most significant environmental resources and natural vistas in Mathews County. Preservation and protection of this portion of the County is especially important to maintain the cherished character of Mathews County and to sustain its environmental quality. Conservation of important assets should be encouraged. Future development in Bayside should be carefully evaluated with respect to environmental impact.</p>				
	1. Actively pursue public education and outreach to waterfront property owners regarding environmental sensitivities and alternative practices (e.g., living shorelines, low-impact development, etc.) in order to promote protection and enhancement of valuable environmental resources.				County Planning, Middle Peninsula PDC, VIMS, Ches Bay Program Partners, Environmental Interests
	2. Expand the Chesapeake Bay Resource Management Area.				County Planning, Planning Commission, Middle Peninsula PDC, VA DCR, CBLAB, Citizens
	3. Amend the Zoning Ordinance to reflect the community vision and future land use recommendations of this plan.				County Planning, Planning Commission, BOS

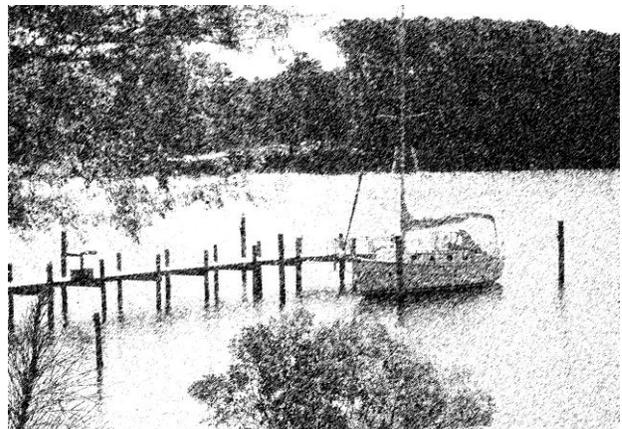


Development Policies and Action Strategies	Priority			Potential Partners
BAY 2	Bayside is susceptible to storm surges. Public education of risks and mitigation solutions is essential in order to raise awareness, reduce adverse effects and limit property damages. Expanded or new development should carefully consider these factors. Conservation and appropriate environmental solutions are preferred.			
	1. Increase public awareness regarding the risks to property and life during storm surges and long-term risks related to possible sea level rise. When possible, discourage development in high-risk areas or encourage appropriate environmental solutions to reduce impacts. Develop and publish appropriate materials for public distribution.			County Emergency Services, FEMA, Middle Peninsula PDC
	2. Work with residents of Bayside to improve community response to storm hazards. Ensure that the County hazard mitigation plan is updated on a regular basis.			County Emergency Services, FEMA, Middle Peninsula PDC
BAY 3	The waterfronts of Bayside host a diversity of economic businesses that serve the regional economy. Working waterfront businesses that enhance the environment are especially important to County economy and should be preserved and promoted.			
	1. Work with the Mathews Aquaculture/Working Waterfront Committee to identify specific opportunities and properties for enhancing aquaculture. Collaborate with multiple agencies and coordinate with property owners and businesses to build understanding and consensus.			County Planning, Middle Peninsula PDC, Ches Bay Program Partners, VIMS, Property Owners, Citizens, Businesses
	2. Promote understanding among property owners of the multiple uses of waters and the waterfront, particularly with respect to the economic and environmental importance of sharing these important resources. Consider a regular newsletter or written publication to provide important information. Establish a business-citizens forum that can provide regular opportunities for discussion of conflicts or issues.			County Planning, Middle Peninsula PDC, Ches Bay Program Partners, Fisheries/Aquaculture Business Association





Tuesdays in Mathews Summaries







Preparing for Comprehensive Planning Mathews County Virginia



Helping Your
Community Link Land,
Water & Growth



Mathews County, located on Virginia's Middle Peninsula, is surrounded by water. The county's rural, scenic beauty and special quality of life have led long-time residents to stay and a number of newer citizens to settle in. All share a concern for maintaining what's unique about Mathews – a perfect topic for the County's comprehensive plan.

Goals

Mathews officials contacted NEMO for assistance in preparing for revising the County's comprehensive plan. Specifically, the county wanted to:

- Stimulate interest and engagement in the forthcoming planning process
- Introduce community stakeholders to broad topics expected to influence Mathews County in the next 5 to 20 years
- Prepare community stakeholders and county officials with a solid understanding of the value and function of planning

Process

Working with County officials, NEMO partners helped design, develop and deliver a five part civic education series and plan a citizens planning academy workshop. The series, called "Talking About the Future – Second Tuesdays in Mathews" explored a specific topic each month from October 2007 to February 2008 in an evening workshop:

- Linking Land, Water and Growth
 - Growth In & Around Mathews
 - Mathews Economy: Fostering Sustainable Economic Development
 - Mathews Valuable Resources (Shorelines; Forests; Agriculture; Natural Heritage; History)
 - Planning the Direction of Your Community
- Each evening began with an introduction by the County Administrator, followed by a presentation, then about an hour of facilitated discussion.

Outcome

All five "Second Tuesdays" sessions were well attended – sixty to eighty participants each evening, including citizens, planning commission members and members of the County Board of Supervisors. Discussions were lively with participants voicing their concerns and desires for the future of the county.

Here's an example: During the final Tuesday session, participants saw a NEMO presentation on steps and tools communities can use to plan for the future and incorporate key resources into decision-making. Then, the NEMO team facilitated an interactive workshop to help participants describe elements of their vision for Mathews' future. On a long wall the team had pre-posted elements participants had already identified in the



prior four forums. Using large sticky cards and markers, participants added dozens of elements they want to see in Mathews – in categories ranging from "landscape & environment" to "economy" to "governance." The active evening ended with the group noting ways for continuing their involvement in the next stages of the county's comprehensive planning process.

Local Project Sponsors: Mathews County, Mathews County Sustainable Environment & Economic Development, Mathews Memorial Library.

Participating NEMO Partners: VA Department of Conservation & Recreation, VA Cooperative Extension, National Park Service, Middle Peninsula Planning District Commission, VA Department of Forestry, Mathews Historical Society, and Maritime Heritage Foundation.

For more information: www.chesapeakekenemo.net



Second Tuesdays in Mathews – Planning the Direction of Your Community – February 12, 2008

What are the elements you want to see in the Mathews County of the future?

More than sixty Mathews County Virginia citizens and county officials turned out on a rainy night for the fifth in a series of monthly forums. The February forum focused on “Planning the Direction of Your Community.” Following a presentation on steps communities can use to plan for the future, participants explored the question: “What are the elements you want to see in the Mathews County of the future?” Organized in six categories on a long wall were elements participants had identified in the prior four forums. Using large sticky cards and markers, participants then posted dozens of additional elements they wanted to see in Mathews. Participants noted that these elements are just starting points for articulating a vision of the future. Some may not be possible; some may conflict; some may pose unacceptable trade-offs. During the upcoming revision of the County’s comprehensive plan, the ideas can be evaluated and a full vision of the county’s future can be crystallized.

Landscape/Environment	Heritage/Culture/Recreation	Economy
<ul style="list-style-type: none"> • Managed growth and development • Nature, wildlife • Clean and abundant drinking water • Healthy forests • Proper forest management • Low pollution • Farms and agriculture • Stable and protected coastline • Planning for open space • Clean ditches • Working ditches • Access to water • Junk car removal • Public beach • Clean, smoke-free air • Buffers between commercial and residential • Bike paths • Clean waterways • Clean out dead cut trees • Acceptance by landowners • Dark nights • Consider deed restrictions when issuing permits • Control where ecofloos are placed (above ground septic) • Local conservation incentives • Shore line protection 	<ul style="list-style-type: none"> • Tourism – Mathews as a destination • Peaceful quality of life • Small town character • Preserved historic resources • Bike baths / roads with bike lanes • Keep Bethel Beach, New Point Comfort • Keep East River boat traffic • Water / beach access • Community owned visitors center • Public swimming pool • Put in creek boat basin • Museum • Turning basin put in creek • Local crafts people • Community arts center • YMCA • Captain John Smith Water Trail • Golf course • No golf course • Pubic parks and reaction opportunities • Race car track • Small diverse population 	<ul style="list-style-type: none"> • Affordable housing • Local jobs with benefits, high pay • Balanced economy that attracts local jobs • Viable seafood industry • Tourism • Find a way to expand tax base (light industry?) • Central water in courthouse district/Main St. • More marinas • Downtown seafood buffets and restaurants • More friendly business environment • Training institution • Retirement housing options • Support for water industry (aquaculture, recreation, fishing, etc.) • Clean industry • Expanded farmers market • Truck farms serving local restaurants • Support for existing business • Small business incentives • Broad band • Increase business tax base • Conference convention center • Retirement cluster housing • Open oyster grounds



Second Tuesdays in Mathews – Planning the Direction of Your Community – February 12, 2008

People/Community

- Engaged youth and young families
- Opportunities for youth (jobs, etc.)
- Diverse community
- A place to raise children
- Diverse population - culturally, educationally, intellectually
- Engaged and active citizenry
- Small town quality of life
- Ability to age in Mathews
- Encourage newcomers, keep locals
- Assisted living facilities for seniors
- Diverse housing opportunities to suit all economic needs
- Festive holiday celebrations (July 4th Fireworks)
- Mentor opportunities for youth
- Expanded Boys and Girls clubs (hours and activities)
- Retirement community center
- Citizens helping neighbors

Services/Public Facilities

- Emergency services
- Housing and service opportunities for aging
- Funding for government services
- Infrastructure improvements (water, sewer)
- High tech services – Internet
- Quality education
- Library
- Properly maintained and inspected septic systems
- Innovative energy sources (wind?)
- 4 way stop sign at Food Lion
- Safe sidewalks
- Full time, paid rescue squad
- Assisted living residential
- Trash pick up duty for traffic offenders
- Car wash
- Clean roadways
- Workforce housing policy
- Retirement population impact assessment
- Increased funding for sheriff's office
- Roundabout at Wards corner / No roundabout
- Traffic lights
- No traffic lights
- Mandatory recycling
- Signage regulations
- Improve water drainage in courthouse
- Downtown parking regulations
- Better teacher salaries
- Public transportation by low pollution vehicles
- New sidewalks by courthouse

Governance

- Enforcement of rules and regulations
- Intergovernmental coordination between agencies that affect local communities
- Comp plan, codes and ordinances that reflect vision
- Effective political leadership
- Tolls at entrances to county
- No parking on sidewalks
- Control of animals in work place
- Ditch cleaning help
- Complaints vs. non-compliance comes from county staff and BOS, not citizens
- No 'good old boys'
- More 'good old gals'
- Make parking outside Christies public
- Leash laws for pets
- More specificity when variances granted
- Common sense variances (i.e., Mobjack waterfront)
- No favoritism
- Enforce littering laws
- Rules and regs to support small town, not city
- Junk cars removed



Second Tuesdays in Mathews – Planning the Direction of Your Community – February 12, 2008

How would you like to participate in carrying this forward?

After identifying the elements above, participants were asked: how would you like to participate in further shaping a vision, weighing elements and carrying it forward in the coming months of planning? How would you like to contribute? What roles do you want to play?

Participants offered the following initial thoughts:

- We need a team that looks at various rural communities (not just on the middle peninsula, but in the larger region too) and assesses their successes and failures and the plans that led to them. The team should include citizens and staff and be diverse. It should make meaningful input to the comprehensive plan. (Consider also prior work done along these lines by MCSEED several years ago).
- How can monthly information be provided on all that's going on in the county relative to planning and other issues? A newsletter perhaps? It was noted that the Gazette is a key source the county uses for providing information.
- Provide something on the county website that is specific to the comprehensive planning process – status, meetings, upcoming events, etc.
- Meetings similar to this where activities are presented to citizens.
- Go back and do a case study on why a number of the elements described above have been talked of for some time, but have not been able to move forward. Why did they fail? How could they proceed?
- Go back and take a look at the downtown vision and Mathews Action Plan – both are in the library.
- What about the financial side? None of these ideas are free. We need to be sure to pay attention to this.
- We need a long-range financial plan for the county – for financing budgets, improvements, etc. It was noted that unfortunately mandates and budget cuts from Richmond are often unexpected and hard to plan for.
- Citizens are encouraged to come to planning commission meetings on the comprehensive plan – first Tuesdays of each month.



Second Tuesdays in Mathews – Planning the Direction of Your Community – February 12, 2008

Additional Community Interests:

Listed below are a series of other issues or interests that have been expressed in prior forums and that did not fit neatly in the categories used during the February 12 session. This list was provided to participants in a handout and is repeated here simply to keep track of these concerns.

- Need to better understand where and how counties can exceed or vary from state norms
- Want to know more about regulations governing tree cutting/forestry/buffers
- Land ownership – understand current patterns
- Calculate build out of existing ordinances
- Determine traffic capacity of existing roads
- Federal flood rules – are they reliable?
- Population growth / housing growth – need to know more about what’s happening and if information is accurate
- Flood zone – concerns about growth in zone
- Water quality TMDLs – what effect will they have
- Need an appeal process affecting growth
- What are the issues surrounding water use increases
- Global warming – sea level rise – what effect will it have?
- Given warming, should we be doing real long range planning (100 year)
- Seek new sources of revenue
- Concern about the ability to provide additional services
- B2B to add value
- Look for alternative uses of wetlands
- School system is an employer and a tax revenue drain
- Water, sewer, zoning are challenges to developing ideas
- Comp. plan process should be neighborhood based. People in this county have remarkably similar values, but there are unique differences in issues in different neighborhoods.
- Education of the construction industry on pervious paving systems
- Low-impact development techniques should be in our subdivision ordinances





Community Survey Results







Mathews County Comprehensive Plan Citizen Survey

1. In general what are the three things you like most about living in Mathews County?			
		Response Percent	Response Count
small community atmosphere		73.2%	368
proximity to water		53.5%	269
close to family		18.7%	94
housing options		2.6%	13
walkable downtown		14.7%	74
reasonable taxes		31.2%	157
lack of heavy traffic		52.1%	262
weather		8.9%	45
recreational opportunities		9.5%	48
low crime rate		43.7%	220
<i>answered question</i>			503
<i>skipped question</i>			6

2. Mathews County has approximately 9,200 residents. Over the next ten years, how would you like to see Mathews County's population grow? (Please check one)			
		Response Percent	Response Count
Not at all		26.2%	131
Slow growth (less than 1% a year or fewer than 92 people)		43.6%	218
Medium growth (1-3% a year or 92 - 276 people)		22.8%	114
Steady, increased growth (more than 3% a year or more than 276 people)		7.4%	37
<i>answered question</i>			500
<i>skipped question</i>			9



3. In terms of growth, what types of developments would you prefer? (Please check all that apply)			
		Response Percent	Response Count
Single-family homes on smaller lots with open space requirements (areas left undisturbed)		31.1%	152
New single-family dwellings permitted on lots of 1 through 2.5 acres		37.2%	182
New single-family dwellings permitted in certain areas of the County only if the lot size is 5 or more acres		27.2%	133
Multi-family dwellings		5.7%	28
Townhouses and condominiums		15.5%	76
Developments with a combination of housing and businesses		17.6%	86
Affordable housing options for all income levels		38.7%	189
Age restricted active adult communities and assisted living facilities		31.3%	153
Additional Comments			76
answered question			489
skipped question			20

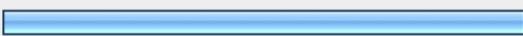
4. Please rate the availability of rental housing in Mathews County:			
		Response Percent	Response Count
Good		14.8%	64
Fair		52.9%	229
Poor		32.3%	140
answered question			433
skipped question			76

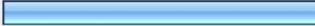


5. Additional commercial establishments are Needed in Mathews County			
		Response Percent	Response Count
Agree		64.3%	303
Disagree		27.8%	131
No Opinion		7.9%	37
<i>answered question</i>			471
<i>skipped question</i>			38

6. If you answered "Agree" to the previous questions, what type of commercial services/opportunities would you like to see expanded? (Please check all that apply) If you answered "Disagree" or "No Opinion" please proceed to the next question.			
		Response Percent	Response Count
Retail establishments		62.3%	197
Restaurants		60.8%	192
Industrial Establishments (Manufacturing, Processing, Distribution)		32.6%	103
Hotels, motels, bed and breakfast establishments		48.7%	154
Offices (accountants, banks, attorney)		18.4%	58
Personal Service (barber shop, beauty salon, fitness centers)		34.8%	110
Daycare Centers for adults and children		29.7%	94
Commercial areas are established in Downtown Mathews, Cobbs Creek, Dixie, Wards Corner, North, Port Haywood and Hudgins. Please list any areas of the County where you believe additional commerical districts should be established:			78
<i>answered question</i>			316
<i>skipped question</i>			193



7. Do you own or operate a business in Mathews County?			Response Percent	Response Count
Yes, I own/lease commercial space			3.5%	17
Yes, I operate a business from my home			11.7%	56
No, I do not have a business in Mathews County			84.8%	407
			<i>answered question</i>	480
			<i>skipped question</i>	29

8. The majority of my goods and services are purchased in Mathews County.			Response Percent	Response Count
Yes			49.0%	232
No			51.0%	241
What goods and services, if any, do you purchase outside of the County and why?				282
			<i>answered question</i>	473
			<i>skipped question</i>	36



9. Using the scale below, please rank the issues that are most important to you as a Mathews County Resident: (Please check only one answer per line)

	3 (Extremely Important)	2 (Important)	1 (Unimportant)	0 (No Opinion)	Response Count
Ability to pay my local taxes	46.3% (215)	38.8% (180)	6.9% (32)	8.0% (37)	464
Availability of decent job opportunities within a reasonable drive	36.2% (167)	33.8% (156)	24.1% (111)	6.1% (28)	461
A diverse population	13.9% (64)	37.9% (175)	39.4% (182)	9.3% (43)	462
Availability of nursing homes and assisted living facilities	22.4% (103)	41.8% (192)	26.8% (123)	9.6% (44)	459
Access to the water	48.3% (224)	32.5% (151)	14.7% (68)	4.7% (22)	464
Broadening the County's tax base	20.4% (93)	38.0% (173)	27.0% (123)	14.7% (67)	455
Availability of affordable housing and rental options	26.6% (122)	39.3% (180)	28.8% (132)	5.9% (27)	458
Preserving agriculture	42.5% (197)	44.3% (205)	8.9% (41)	4.5% (21)	463
Preserving forest land	53.0% (245)	38.3% (177)	5.4% (25)	3.5% (16)	462
Availability of wireless/broadband service	59.7% (279)	29.8% (139)	7.1% (33)	3.4% (16)	467
Protecting water quality and water resources	73.3% (340)	21.8% (101)	2.6% (12)	2.4% (11)	464
Preserving the County's rural character	63.1% (294)	27.3% (127)	7.1% (33)	2.8% (13)	466
Supporting recreational programs for youth	37.9% (176)	46.8% (217)	9.9% (46)	5.4% (25)	464
Improving roads and highways	24.8% (114)	59.7% (274)	12.2% (56)	3.7% (17)	459
Availability of overnight lodging	12.8% (59)	33.5% (155)	44.8% (207)	9.3% (43)	462
A walkable downtown community	29.8% (138)	47.5% (220)	17.9% (83)	5.0% (23)	463
Availability of parking downtown	25.1% (115)	52.9% (243)	16.8% (77)	5.7% (26)	459
Land use management around the sewer line	38.0% (175)	41.0% (189)	10.0% (46)	11.7% (54)	461
A central water system for the County	28.8% (132)	30.1% (138)	32.0% (147)	9.8% (45)	459



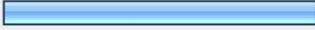
	Additional Comments	101
	answered question	474
	skipped question	35

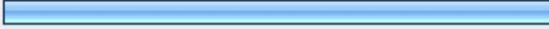
10. Please tell us if you had the opportunity to use/access/visit any of the following services: Was it satisfactory?					
	Yes, I have used this service	No, I have not used this service	I was satisfied with service	I was not satisfied with service	Response Count
Law Enforcement	44.2% (200)	46.5% (210)	34.1% (154)	10.0% (45)	452
Fire Protection	21.5% (96)	71.5% (319)	20.9% (93)	1.6% (7)	446
Rescue Squad	41.3% (184)	50.9% (227)	37.7% (168)	2.0% (9)	446
Health resources	42.2% (188)	47.9% (213)	36.4% (162)	4.7% (21)	445
Recreational Opportunities	60.0% (267)	31.0% (138)	47.0% (209)	6.1% (27)	445
Schools	54.0% (237)	37.8% (166)	39.2% (172)	8.9% (39)	439
General Government	64.6% (288)	24.7% (110)	48.9% (218)	13.5% (60)	446
Waste Transfer Station	66.2% (300)	24.5% (111)	57.8% (262)	4.0% (18)	453
Library	75.2% (342)	17.1% (78)	58.7% (267)	5.7% (26)	455
Senior Services	14.1% (62)	80.7% (355)	12.3% (54)	3.6% (16)	440
Please provide any additional comments related to how these services could be improved.					78
	answered question				462
	skipped question				47

11. How familiar are you with the Mathews County Comprehensive Plan?			
		Response Percent	Response Count
Very familiar		7.3%	34
Somewhat familiar		46.7%	218
Not familiar at all		46.3%	216
	answered question		467
	skipped question		42



12. In what year were you born?		
		Response Count
		449
<i>answered question</i>		449
<i>skipped question</i>		60

13. Are you:			
		Response Percent	Response Count
Male		51.2%	238
Female		49.0%	228
<i>answered question</i>			465
<i>skipped question</i>			44

14. What is your racial/ethnic background? (Please check all that apply.)			
		Response Percent	Response Count
White		89.7%	416
Black/African American		4.1%	19
Asian/Pacific Islander		1.1%	5
American Indian/Native American or Alaska Native		1.5%	7
Hispanic or Spanish Origin		0.9%	4
Some Other Race/Ethnicity		1.1%	5
Prefer not to answer		5.4%	25
<i>answered question</i>			464
<i>skipped question</i>			45



15. In what type of housing do you currently reside?				
			Response Percent	Response Count
Single-Family Dwelling		93.2%	436	
Mobile or Manufactured Home		4.7%	22	
Apartment		1.1%	5	
Townhouse		1.1%	5	
Condominium		0.2%	1	
Nursing Home		0.0%	0	
			<i>answered question</i>	468
			<i>skipped question</i>	41

16. Do you own or rent your current residence?				
			Response Percent	Response Count
Own		80.9%	372	
Rent		6.7%	31	
Staying with friends/family		11.5%	53	
other		0.9%	4	
			<i>answered question</i>	460
			<i>skipped question</i>	49

17. How long have you lived in Mathews?			Response Count
			437
			<i>answered question</i>
			437
			<i>skipped question</i>
			72



18. Do you live in Mathews year round?			Response Percent	Response Count
Live here year-round			89.1%	402
Live here part-time			10.9%	49
<i>answered question</i>				451
<i>skipped question</i>				58

19. Which of the following best describes your household status?			Response Percent	Response Count
Single, no children			16.7%	76
Single, with children at home			7.9%	36
Single, children no longer at home			4.6%	21
Couple, no children			14.9%	68
Couple, with children at home			27.5%	125
Couple, with children no longer at home			28.4%	129
<i>answered question</i>				455
<i>skipped question</i>				54

20. Including yourself, how many people live in your household?		Response Count
		450
<i>answered question</i>		450
<i>skipped question</i>		59



21. How many members of your household are under the age of 18?		
		Response Count
		449
		answered question
		449
		skipped question
		60

22. My average household income per year is:			
		Response Percent	Response Count
\$0 - \$24,999		8.5%	39
\$25,000 - \$39,999		10.7%	49
\$40,000 - \$65,000		20.6%	94
\$65,000 +		35.4%	162
Prefer not to answer		24.7%	113
		answered question	457
		skipped question	52

23. Please use the following space to provide any additional comments.		
		Response Count
		151
		answered question
		151
		skipped question
		358



Please use the following space to provide any additional comments.

Overall I am very pleased with living in Mathews County. There is 1 subject that has truly got me upset. The lock at DMV due to not paying ALL personal property taxes. I can understand the need to pay for individual vehicles to have it released from the DMV to register. but withholding the ability to register a vehicle because everything has not been paid is outrageous. Due to circumstances beyond our control, (temporary unemployment and work related injury/surgery) my fiance and I have been unable to pay our personal property tax from last year. Now we are unable to register our vehicles. We have offered to pay for the vehicles so we might be able to drive to work and earn money to pay the remaining taxes, but were told that everything must be paid in order to release the lock at DMV. I find this extremely self defeating for the County of Mathews and its residents. I feel that this issue truly needs to be revisited and action taken to remedy this atrocity.

I retired to Mathews based on the nature of the community, the cost of living, the availability of a top-notch library and art resources, the Y, shops and water access, and being able to buy my house with 3 acres of land. I based my final choice of location on the previous Mathews Comprehensive Plan. It was indeed comprehensive and covered future development, resources, and traffic routes. I don't understand what good this new Plan is, unless it's to permit less controlled development, expansion of roads and to force use of outside water sources. For what it's worth, I don't want the community and the county to change from the rural character it has now.

We moved our family to Mathews County looking for a safe and healthy environment. After 8 years, our children and other members of the community's children, have on and off been involved in the use of several types of illegal drugs. Arrests have been made, always resulting in "dropping charges and suspended sentences. It seems like the arrests were made solely for the purpose of garnering headlines. I strongly urge the governing bodies to enforce the RPA and RMA setbacks; and all other laws and regs that help prevent the degradation of the Bay and rivers.

Yes, there are many needs and wants, but finances are only going to get tighter. When will we learn that schools must come first! Instead, I am afraid that they will suffer the worst cuts. I am willing to fore go all other great plans and improvements in order to have better schools. No, they are not terrible here, but they are far from excellent. I am concerned about rising water levels in parts of the county and if it will be addressed in the comprehensive plan.

Keep the plan simple so citizens can understand it and use some good old "common sense".

I hope they are read by you and not chosen for you to read.

Mathews County is a special place primarily due to the combination of it's proximity to the Bay and its rural, limited development character. If we allow aggressive development to occur just once, we will lose this treasure and it will become another suburb of Newport News with all the horrors that entails. I would like to see a dog leash law. We have a problem with dogs on our property weekly. I would like to see the County do something about the abandoned properties that are falling down. I would like to see zoning laws and what may be stored on personal properties. Just get rid of junk in yards.

Keep things simple and as Rural as you possibly can. Keep taxes low and affordable for Retirees and Senior Citizens in general. Need more and better Medical, Dental and Speciality Health Care Service(s) Providers in the county. More and better Senior Services provided by the County Agencies. Need for both Water and Sewage Services (lines) through out the entire county, both with very limited future development in or by doing such! Finally we need more and better (upgraded) public beach access through out the whole county.



My main concern is the appearance of our County. Property owners are not required to maintain their yards or to respect the adjacent property owners. We need an ordinance that requires any property owner to keep yards or fields cut in a respectable manner and not to allow their uncut weeds to encroach upon their neighbors yards- a required distance of at least 4 ft should be maintained between the two properties. An out building that has collapsed must be destroyed. Abandoned houses need to be destroyed- these are eyesores and invite crime. Example the house on 613- where the body of Taylor Beale was dumped- Houses such as that need to be burned. Junk cars as well as junk equipment must be removed. The property next to ours was purchased by people in Williamsburg. They do not live here and never have- they use this to deposit junk. They have not cut grass for over 2 years. Should a fire break out there, it would destroy my property as there is nothing between their overgrown weeds and my yard. The property across from the county offices is a disgrace. We need new language in our new plan. Where is our pride? I am truly ashamed of my County. Go take a look at 1389 Circle Drive in Bavon. Please wake up and do something to protect the appearance of Mathews and to protect property owners like myself from being ashamed to have anyone see our surroundings. Junk and overgrown yards need to go!

They are ok in my book

you guys should really get like a nightclub going on here...its so boring!!!!!!

Thank you for seeking my input. Communities are generally more responsive when they ask for and implement constituent input.

Someday I plan to move into my father's home, which was my grandparents'. Please do not change this beautiful place full of memories.....GROWTH IS NOT ALWAYS POSITIVE.

If there is one things that saddens me beyond all things, it is the total destruction by clear cutting that seems to be practiced here. I know trees can be considered a crop, just like corn, but what farmer would leave his field in the condition a clear cut forest is left in? It is just left, in devastated condition, to regrow whatever tree, usually maples will grow. I would like to see some sort of requirement placed to level and either replant trees or turn it into a field for some other crop. Greed and irresponsibility are at work here. It is also very irresponsible to allow a field to grow into weeds, very tall, very flammable weeds. I have a neighbor who has done just that, and I hold my breath in fear of fire everytime it gets really dry, knowing his field, if afire, will burn my forest and perhaps my house. If you are going to let a field go, I think it not unreasonable to plow a strip at least 10 ft wide around that field, and if you dont do it, a fine should be levied to pay for having it done. As the price of fuel goes up, agriculture will come back to Mathews County, as the soil here is perfect for truck farming- growing vegetables- and this should be encouraged; much more than endless building of houses that will turn us into a suburb- something I never want to live in.

I feel it is necessary to preserve the seafood industry in Mathews and the boat building-Mathews is well suited to endeavors such as these Internet businesses should also be encouraged (which depends,of course, on high speed internet encouraged by government sources.

please protect the watermen

very interested in getting Gwynn's Island speed limit reduced to 35 mph on main Old Ferry Rd and 25 mph on residential side streets. Need internet for all at a reasonable cost.



Some growth is needed for the County - if we can bring in people that still have spendable income it will not only help with our tax base but would give us more support for the businesses that open in the County - since I have moved here 4 years ago, I have seen many businesses open and then close after a short time because of lack of support. Also we need to have a community that offers to more to the young people of the county both while attending high school and upon graduation so that may make the decision to stay and live in the County instead of leaving for other areas, which includes Gloucester and areas only a short distance away from Mathews, but has more to offer in the way of commercial, relaxation and restaurant choices

I believe that the charm of the county lies in its rural-ness and lack of major development. That doesn't mean that we don't need some basic changes in the infrastructure and community progression. Some basic services at the corner of 198 and 14 are needed. Zone for some nice shops and restaurants. If you do it right it will not intrude on the charm. I think too many decisions are made by too few people. Have a referendum...get the people involved...solicit ideas. I don't live here full time because there are no jobs or opportunities to make a decent living. I'd open up a business in Mathews in a heartbeat if I knew that there is a support structure in place to help sustain measured progress. Progression includes WATER AND SEWER...Deal with these now before it's mandated and more expensive.

hope you will read this and really look at some of my suggestions sine we are a waterfront community and we do not have any decent beaches or fishing places. i do know that all places need some sort of medical places and we do not have also it would be nice to have a place to buy all of our general needs with out going to gloucester or newport news or richmond what a shame also we could use a restaurant food tax of 2 to 4 cent since all countys around us have one. help the home owner please

New home lots should not be less than 3 acres. It is very important to preserve the forest land in Mathews County, especially near the Chesapeake Bay. We must preserve our natural beauty and the Chesapeake Bay or the county will be destroyed.

A lot of the questions i did not answer because i am a property owner who now uses the property as a rental unit

Quit overdeveloping and ruining our environment and flooding downtown!

I'd like to see improvement for vehicle traffic at Church Street and Main (next to Richardson's)

It is a pain to be forced to drive an hour to be able to shop in a decent store!

Thank you for taking the time to survey residents. We just love Mathews and come here for its beauty and unique charm. Please preserve this lost part of rural America.

Since I am the third generation on the Island, it is important to keep the rural setting without the sprawl of tourism and townhouses and condos. Please keep the county and especially Gwynn's Island protected from this mess by enforcing the laws and regulations already on the books and maintaining the setting here. This is God's Country

protecting our waters and keeping agricultural and forest land need to be priorities.

Concern that the sewer will lead to over commercial "hotels". Realize the need for sewer to protect and improve water quality but county must not get tax greedy.

Thanks for asking!



It isn't easy to meld a thoughtful, systematic plan for growth with personal desires. I do hope the county officials will have the backbone to enforce the decisions that are made. I think variances have been given so easily as to say there are no building codes in Mathews. There should be a mathematical percentage formula for granting variances. Acquaintances of ours declined purchasing a lot in Mathews County because they assumed the building codes would be applied and the lot could not be used for a structure. The lot was priced cheaply because it was sub-standard. Another person bought the lot and got a variance to build a home on it!!! No dwelling permit should have ever been given for the property! There is no way it could conform to health standards! If the land transfers after the codes are in place, they should not be granted extreme variances! Many people seem to believe that the process has been capricious at best.

Please ensure that our environmental resources and privacy are protected. More technology such as the drive-by photos on Google are not something I regard as desirable.

Mathews County is a unique blend of old-fashioned values and modern life. It is a rich tapestry of arts and crafts, natural areas and wildlife, agricultural production and the ongoing heritage of the watermen. I fell in love with Mathews the first day I turned onto Main Street and saw two art galleries, a library, and all the shops needed on a day-to-day basis in the middle of woodlands and fields, rivers and Bay, and homes. The air quality is so much better than the urban areas I've lived in before, and it's a delight to see the stars at night. With a little help to lighten the soil, my garden is supplying more of my food each year. My woods suffered from damages from Isabel, and winter storms since then, but the flowering shrubs and trees planted 50 years ago by the original owners of my home have survived, and are flourishing. I would love to see a local arboretum someday showcasing the beauty of the plants that grow so readily here, perhaps built around one of the old buildings still standing from years past. Mathews is a gem of a community. Some change is inevitable, but please, don't change it for the sake of change, political expediency or someone's profit.

STOP BUILDING IN MATHEWS!!!!

We love the small town atmosphere of Mathews. We are planning to move here in 2008. However, lose the small town atmosphere with overpopulation and fast growth, we lose what we are moving toward. Let's not grow into another Gloucester, or worse, Hanover.

i want chick-fil-a

i would really like a chic-fil-a in mathews. and add a little bit of commercial standings, but nothing too overwhelming.

Cheaper Water Front Property

Mathews County Public Schools are awesome and have plenty to offer.

i love it here

We need a stop light at the intersection of Zooms. I have had two close calls at that intersection and have known three people that have gotten in accidents. People fail to acknowledge the stop signs. We also need more activities for the younger generations. The most exciting place right now is Foodlion. We could add a movie theater, a cafe aimed at teens, a skate rink, a dirt bike park, etc. There are several opportunities. With more activities, teens would be less likely to drink and do drugs. As of right now, there isn't much else to do in Mathews, which is why I go to Gloucester.

need a mall, a DQ, a Target, and need high-speed internet within the entire county.

new sheif

no comments thank you for your time!!

No Wards Corner Development!!!!!!

NO WARD'S CORNER DEVELOPMENT!!!

Mathews High School needs some better teachers. Mathews County needs more commercial centers.



I feel that Mathews needs to stay just the way it is.

We need a little bowling alley and putt-putt course and skate park.

Us kids have nothing to do here in our free time.

Mathews County Is Awesome!!!! But The Drug Problem In The Youth Is A Big Issue

I feel that the parking situation in the courthouse needs to be improved, especially in front of the Hudgins Pharmacy building. Backing out of a space is difficult, as most times you can't see if anything is coming. Also, when cars are parked there, they often block the view if you are trying to enter Main Street from Church Street. I also think the Food Lion parking lot should have 2 entrances. That was poor planning!

Leave Mathews the way it is, no developments, no water, no sewage. The less people you have means low crime and low traffic. People would rather pay higher taxes than change the county to look like Gloucester.

Mathews is a special place- Please do not make it Williamsburg. If I wanted Williamsburg I would have moved there. When Mathews looks like every other place it is just another place. Main Street in Gloucester County is just another tackey, cookie cutter, over done nothing. Also: Williams Wharf Marina- Custom House Port- Put out of business. You ask about access to water.

I have enjoyed my retirement living in Mathews County.

Two problems I can see looming: water conservation (because nearby urban entities want to tap into our aquifer and will compromise our own sources of water; and because increased home building will draw down water supplies more quickly as well, possibly necessitating desalination) and emergency evacuation. I am located where (after 2/09) it may be difficult to continue to receive emergency broadcasts. I don't spend enough leisure time in home to make subscription to cable or satellite practical or desirable. My old car radio is not digital and I understand digital radio will be next. But more than that, I'm concerned about notification of the many hard of hearing and late deafened people in the county. No locality in the Middle Peninsula has yet convinced me they have a workable plan to notify their communication challenged and/or home-bound residents in emergency evacuation events in a matter timely to their safe retreat to higher or safer areas.

I wish that the county rural environment could stay as it is today, but I know that there has to be development, albeit I hope controlled, within the county; otherwise residents who are on fixed incomes and other residents who are not financially well off, will not be able to continue to live here. Please don't run the middle-class citizens and our cherished senior citizens out of Mathews County. Give them the opportunity to continue to live where there is peace and quiet. After all, it won't be too many more years before I will be "senior."

Please look into the ditches along the roads closer to the water. Our property that we just bought floods without hardly any rainfall. Marsh Hawk road is underwater if it rains because the ditches do no flow. The mosquitoes are horrible. If we had known that it was this bad we probably would have bought elsewhere.

We must set strict rules that everyone MUST follow if we are to protect this magical community we already possess. Please do not allow Mathews to be overrun by the same uncontrolled development like so many other bay communities.

thanks for your efforts!

this survey is a good thing. i lived previously for 30+ years in a county north of fredericksburg, VA and don't recall the county even doing this. keep it up!

Would you provide an update mailing on the status of the sewer system.



The main reason we moved here 5 years ago was for the small town community and the schools. I feel the school system is one of the best in the state and your main emphasis should be on continued support for the school system. Along with programs for the youth of the county; some day the youth will be running the county and the way we as parents and community leaders raise/support the youth will have a strong influence on our future leaders.

more time by the local tv stations to forecast the weather for Mathews County, as well as other counties. If given at all, the forecast is brief and not given daily as others. We do not need to raise real estate taxes as we're paying the same as other counties that provide or have the following services: Lights in areas needed, ditches not being cleared and dug out, poor drainage, grass seldom cut and trees hanging over our roadways. Very dangerous during wind storms.

we need better weather forecasting- Mathews is rarely mentioned- and the weather is always wrong! We need a water and sewage plant for all of Mathews. This would help preserve the Bay.

I see Mathews as having 3 distinct population groups. 1- well to do, mostly retired and mostly white living along the water. 2-working people, both/all colors who mostly must drive across the York River to work. 3- blacks who are mostly not active in the community or in politics. These are all different but we have one thing in common: We all love Mathews as it is. So: be careful in making ANY changes.

Consider building a telecommute center in one of the Mathews rental offices with high-speed internet. It might be a way to attract more young professional families.

Get rich people to retire here- how about a 9 hole golf course near downtown or a driving range- look at the nice areas such as Irvington, Urbanna, Gloucester- you don't need to do much more than copy what they have. Address: Cute downtown good quality drinking water sewer system farmers market (bigger and better) shops that make the town a destination interesting and good quality diners or bistros or specialty food restaurants at least 1 modern motel put those junk cars behind a fence get some control over signs pick out the best 2 or 3 things that the county could do and get started on the easy one first (Gwynns Island waterfront, Put in Creek, Downtown, Sidewalks) What is a signature home? What is an active adult community? Answer is: They are the same thing. How could that be? They are both bull terms used by developers. You need to make it a felony for outsiders to use someone else's dumpster. On the other hand, why not put a few dumpsters where they would be useful. How about a dumpster at "park and ride". Can any one use the dumpster at Mathews P.O.? The longer a dumpster stays in one place, the more loyal customers it will have. Also make it a felony to litter the roads. Carrot and Stick- corporal punishment or water boarding for the miscreants- convenient dumpsters for you and me.

We moved to Mathews for its small-town atmosphere and strong community value system. We also wanted to be close to water; but that was secondary. As Mathews looks toward the future, we hope that the value systems and high regard for community history and pride will stay in tack while we progress into the 21st century.

The board of supervisors MUST stop building the county; serving while selling real estate and being a developer is a conflict of interest.

I am impressed that the county is open to citizens opinions.

Mathews County is a unique place, and people should take pride in that. I feel that people must understand that living on the water (close to the water) is not a RIGHT, but rather a PRIVILEGE, and with privileges comes responsibility. I've also noticed that people want to have pristine water and natural environment, but yet they do not want to give away some of their property rights to attain this desire. In sum, people need to realize that their past actions contradict their underlying ideologies.

Actions speak louder than words. Just some thoughts and observations from a younger individual. I hope you get a good response to this questionnaire. I feel it is very complete. Thanks for asking.



Great place to live.....

Please do a better job of announcing planning-related meetings. It seems the Gloucester-Mathews Gazette publishes meetings only for the next week. How about publishing at least 1-month schedule every week in the news paper? My wife and I really want to get involved in the planning process. Thanks!

We need improved broadband access. I understand there is an initiative being developed for a plan with Verizon. I encourage the Board of Supervisors to support this effort. Also I would encourage them to have the back-bone to enforce codes and regulations in place to keep development within limits. I love this area because it's a great area to raise a family. The only thing i have noticed it needs is more family services like childcare. I've noticed they local social services has no information in connections with local childcare or where to find it.

We have a wonderful community here. If it's not broke...don't fix it.

1- Overall, the county should not keep raising property taxes as its main way to increase revenue. 2- County is missing many opportunities re: "selling" its major asset of over 250+ miles of waterfront & 3- Mathews is great place to have/ moor/ store a boat--except, Mathews taxes are big disincentive. Study how Middlesex & other coastal areas have reaped large "spin-offs" & sales taxes/ etc. by attracting/keeping boaters with reasonable boat taxes & a few services & some security, etc.

Again, High Speed Internet access should be a high priority for the County because of the opportunities that it will provide for the County Residents without straining any of the local resources. It might also cut down on the exodus of the local youth who keep moving away to find job opportunities in other jurisdictions.

While a tax base allows more flexibility to the local government, it comes at a cost borne not by the government but by the people.

Please keep in mind your senior citizens that are on a fixed income when preparing your annual budgets and not just those that are making the most noise. Well thought out survey.

Thank you for an opportunity to be included and to respond.

I am very afraid that the HRSD sewer line is going to open areas of the county to rampant development. We don't need the sewer; we should upgrade the existing system and put in a new discharge line with diffuser.

The county should be able to provide a safe place for its residents. should there be a disaster (hurricane, tornado) with tv changing to digital 2009 will our radios work for emergency news?

I think that the most important thing for the comprehensive plan to do is to attempt to preserve the rural or small town status of Mathews. I know change is inevitable but we must provide for the direction of that change.

We are the "pearl" premiere rural, small waterfront county-loving community. Let's not forget all that blesses each citizen here. Work together to preserve all that we hold dear.

Progress would be to discourage hunting with hounds! Encourage recycling and supporting market days. Crack down on littering. Growth doesn't mean building. More isn't always better!

It is essential that we have an urgent care facility available, with X-Ray capability so that our residents can get services in-county that they now must go to Gloucester ER for. Mathews could increase income if we had computer/internet based industries and could develop our recreational (bicycling, kayaking, and sailing) friendliness to draw visitors from other areas here. These endeavors would not change the essential character of the County. Unplanned, unregulated new housing must not destroy the essential character we all enjoy.

I see no viable return on investment in pursuing the turn basin at the headwaters of Put-In Creek. The money could be used more wisely in other areas of Mathews Court House.



I believe that there should be housing available to older residents that wish to downsize or sell their home and remain in the county. This could be accomplished with affordable planned community or developments focused toward older residents. Perhaps condo type or owner association maintained properties.

No one in real estate should be in county government.

I would like to see the County do a better job of enforcement and use of our zoning ordinance. In the past the Board has too often shown favoritism toward family and the good old boys when considering zoning issues. This is not a fair practice and needs to be corrected.

All Members Of Any Board Or Commission Should Stand Tall And Be In Compliance With Any And All Regulations. No Member Should Have A Blind Eye When Standing As An Officer Of The County, Ignorance Is Not An Excuse Of Violations. Represent All Citizens Equally And Fairly. The County Will Ultimately Be Developed, The Question Is How And At What Pace. It Is All Controlled By The Boards And Commissions. Keep Our Land Safe And Protect The Bay.

Thank you for the survey. Excellent idea and well presented. I will pass it along. In Question #1, I would include the especially friendly people but I don't know how that might be useful in your survey. Thanks

Although the preservation of the rural character of the county should be a significant objective it is of equal import to encourage light industrial, commercial and recreational development. The benefits to our tax base and employment opportunities for our citizens and particularly our young people should be self evident.

Mathews county has been a great place to grow up in, but if the trend continues, I a life long resident will be moving away to avoid the urbanization of the county. Please keep Mathews what it is, a small town community.

Put teeth into zoning: proximity to the water in houses built since Isabel is disgraceful! Do not put in sewer lines to promote growth. Stop building in places like Gwynn's Island, where houses are so close together. Do not allow people to build enormous homes inches from the water where cabins once were. All citizens will pay the price in insurance. Home owners insurance is now being denied to new owners within 500 feet to 2500 feet from tidal waters.(AllState, State Farm, Nationwide). Do not talk about global warming and Mathews sinking and then talk about development.

We recently moved here to escape city atmosphere and love it. It is too bad we have to leave for shopping. The area needs more affordable shopping and dining. Also more for children, Stick to the Comprehensive Plan. Stop giving variances. Enforce Chesapeake Bay protection buffers and laws. Enforce septic pumpouts. Create a law banning chemical fertilizers on any lawn anywhere in Mathews County.

Traffic safety on Main Street is not up to snuff - drivers will not respect the crosswalks as I observe in other towns

This county is on the right direction of taking care of the kids, friends and families first, but as technology, recreational resources change and the needs of the youth change, we are way behind. Baseball, crew and football are not the only sports/recreation out there, more kids and families are doing other sports and recreations that all can enjoy without the politics, strict schedules and poor sportsmanship, just ask the coaches.

Please try to plan for the future, developing guidelines which will prepare the County for onslaught on development / people which is sure to come. Plan to avoid willy-nilly, unsightly, and environmentally unfriendly development. Main open land. Maintain economic mix so there are local jobs and services provided by people who live locally.



Group homes should have a maximum number of homes to be built in one area as not to create a compound. Deeds that state maintain a 100ft buffer should be enforced.

Improvement in the accuracy of the tax maps and prompt recording of property transfers in the Commissioner of Revenue's office would greatly increase revenue in Mathews County and improve the public's perception of that office.

Make Route 14 four lanes Pay teachers not so they are equal or on par with other counties. Pay more so that will be a better leader and hopefully get better teachers. The future of our kids are at stake.

We really need to diligently seek out clean businesses to relocate here, thus we must have water, sewer, and high speed internet. We desperately need senior housing like condos and town houses and assisted living. We need to get strong regulations in place for signage, lighting, traffic (curb cuts), neglected properties, cluster development, etc. rather than spot or conditional use permitting.

Need water and sewer system, Mathews is changing the way Hatteras Nc has. Upgrade courthouse area - look a Kilmarnock.....Boards need to visit other localities and get out from under the rock

Would like to see the county stay the way it is now. I would rather pay more taxes than see development. This includes Cobbs Creek to New Point.

Leave Mathews like it is - no to development

The County Needs To Attract More Business. To Do That It Needs Water And Sewage-----Those Items Should Be First Priority

That last section of this survey was worse than the other sheets. That is just simply none of your business. It is an obvious intention to slant the importance of this survey by the type of person and their social status. That is discrimination, and is actually quite offensive. I am displeased with this survey. It is not very well thought out and the questions are too vague.

thanks

Excellent survey. I hope it can be used to advantage. P.S. The County will go absolutely nowhere unless there is a public water system.

I LOVE the character of Mathews County. It seems so protected from the outside world. I like living in the country, but still having access to great schools, restaurants and shops. Wal-Mart is close enough to get for things I can't find here.

I am extremely concerned about the impact the sewer line will have on the development of this county. As I mentioned before, I believe that an increase in housing developments (and therefore an increase in residents) bring in more tax revenues, but history shows that those revenues are never offset by the increased demand for services by the county. I would like to see a facility for the elderly such as a continuing care facility (independent living, assisted living, and convalescent care) built, if a company deems Mathews County as an economically feasible area to build one.

Thanks for a user friendly survey that is short and to the point. By the way, I did not feel that it intruded on my privacy at all!

Thank you for doing this, and doing it the democratic way.

Need decent sidewalks at the Village and commercial driveway entrances that don't cause you to bottom out. Badly need central water supply at the Village.



I believe that this county is in peril with the school system being supported by taxpayer primarily real estate payers with no visible challenge or effort by county to add business the one business that I am familiar with is _____ who has been recognized nationally for their hiring programs seems to be unfit by your measurement. People say they are not abiding by county law. If this is the case, make it public or do something. I went through a year in getting cooperation in adding over 200,000 to the value and lost a contract because of it. I finally came here and in 1 hr thanks to your planning secretary was able to get the permits done, yet this is where you and all in county admin and supervision get almost all of the money. I do not know of any business development effort in the county; maybe my fault, but maybe you are not bringing a credible solution to the issues.

My wife & I came here from Deltaville where I was a "summer" resident from 1934 and retired resident for the last 10 years. We love this area and are very supportive of and engaged in many of the activities. Change is inevitable but at a slow pace. Keep up the good work it is appreciated.

The Comprehensive Plan is useless if the Board of Supervisors and the Board of Zoning Appeals ignore it as they have time after time for years. If this were Colonial times, I'd tar and feather them and run them out of town on a rail. What are zoning laws and ordinances for if they are not enforced, and someone please tell me what PASSIVE ENFORCEMENT IS if not a LICENSE to do whatever you please!?

Keep up the good work - we love Mathews County

I think we should all be grateful that we ARE asked our opinions!! One of the many joys of small town living!! We who ARE here don't seem to want change, but since that is inevitable, and that growth WILL occur, we have to try to safeguard the things we care about the most while permitting/encouraging the "rest of the world" to influence Mathews as lightly as possible!! Though I don't know what to suggest, one thought I've had when sending, for instance, subscription checks off to places that appear to be not LARGE cities and THINK this would be "low impact". What about printing books? Dunno-just thinking out loud!! I also am seeing more people (the lucky born here) realizing that their way of life-fishing, large boat building in small yards, etc. are in need of being preserved, as this way of life is fast going, and as younger family members move away to earn livings, they/their kids will lose their history--the Historical Soc., Gwynn's Island Museum, and Maritime Fdn, are assets to the community-for now and in the future. Thanks for asking, and GOOD LUCK!

I would like to take this time to say that I was born & raised in Mathews & I call myself a native son. I am sorry to say that Mathews is going away & fast people have moved in from other localities & are trying to change Mathews to something that isn't or something it shouldn't be. Developers & real estate is ruining it. There are conflicts of interests. Everyone wants more & more out of the county. More means more money. And the only place the money comes from is the tax payers. As far as the schools a quality education is very important. I know because I went to Mathews schools & graduated from Mathews High & I think I got just as good an education as anyone could get. The solution that I have is that if you don't like the pots & pans in the cafeteria or the computer monitors that we the taxpayers are providing then you can either go back where you come from or make a list of what you all want not need, divide it among the students enrolled & there you have your luxuries. So to end my comments as a lifelong taxpayer & citizen if you don't like what we have provided don't try to change our wonderful county & community, our home & our history into the miserable place that you formed & had to leave behind through development & real estate. I would hope that our board of supervisors that I helped to elect can see what is happening & can help get Mathews back. Thank you!!

We need another boat ramp parking area, the SeaBreeze is just too overcrowded during prime season. Build a Good Boat Ramp with plenty of parking charge a \$5 fee per day, or \$30.00 a year. Need to allow Golf carts on public roads on Gwynn's island. This could create another business in town.



Great survey!! I would like to add that the average Mathews County resident does NOT want development. This increases traffic, higher crime rate, etc. The average resident would rather pay higher taxes to keep the county as it is, than having development. (business and residential development)

The County Planning Commission is doing an excellent job of collecting data, publicizing its intentions, and, I anticipate, implementing the results. Mathews County, as we all know, is a very special place, and folks will come from D.C. and Richmond more and more as time goes on; beyond implementing a smart water and sewer system, I don't think the County needs to do much else to maintain its rural, waterside character, keep its citizens happy, and enjoy the quiet of the Bay for years to come. Thanks for the opportunity to provide input.

Ingress and egress into Post Office is very difficult. This was poor planning by VDOT and the county. Thank You For Your Effort Lets Get It Right The First Time

Even though my family entered Abingdon Parish in 1699, I am considered a come-here in Mathews. My wife and I have enjoyed living here. I am concerned however, that other come-heres want to change the very rural atmosphere that drew us here. We do not need all the conveniences and headaches of the city. My philosophy...If I can't buy what I need in Mathews or on the internet, then I don't need it!!! please do NOT let development ruin this county!!!

I would rather pay higher taxes than have new business or development!!
great survey!!

No subdivisions/no sewer lines/no development. You can not put a price tag on what we have. When the countryside is gone, you can't bring it back. Excellent survey!!

We need a build-out study to determine what zoning changes need to be made in order to preserve the County's rural character. I suspect people would be shocked to see the potential population of the County if fully developed under the current zoning. We need public officials with backbones to deliver on the wishes of the public.

People say that they don't want Mathews to change. I'm a lifer who does. I think it's wonderful that we have people coming here from other places (diversity). I think it's wonderful that we have new restaurants, including a chain such as Subway and a strip mall stable Chinese Restaurant, Shun Xing, like every other small town in the world. I'm tired of having to keep a cooler in my car so I can avail myself of products when I travel at places like Ukrops and the Fresh Market, food I can't purchase locally. To the best of my knowledge, you can't purchase a CD in Mathews, so Amazon.com or Plan 9 in Richmond get all that business. A man can't buy a decent suit or pair of dress shoes, much less sneakers, so Land's End and Dick's Sporting Goods get all that business. Okay, getting off my soapbox now...

I would recycle if the containers were more senior friendly. I am strong, but do not have range of motion sufficient to lift bags of newspaper over my shoulder level. The high, small openings in the containers are not easy to use.

It is very important to keep Mathews County small and rural. With population increases there is more crime, crowded roads and less of the small town feeling. We Do Not Need Another Gloucester County. No Development In Mathews County

I do not believe that race and income should be included in this survey.

I think having real estate developers in the county government is just wrong and bad practice for the county.

no traffic wanted, no real growth wanted

survey is good idea

Leave Mathews the way it is, no more traffic!



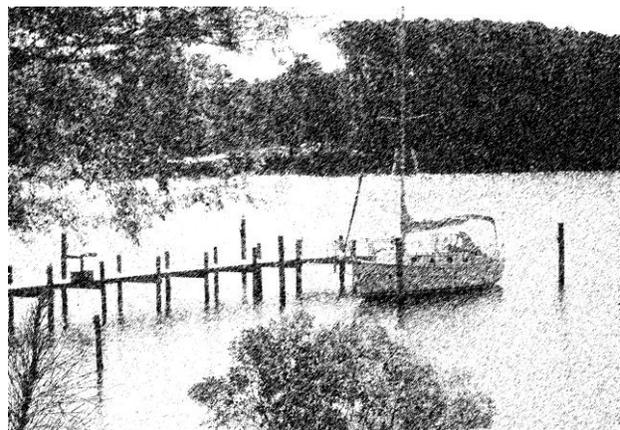
Mathews is a wonderful place, if the board of supervisors don't get rid of members that are real estate developers off of the board, we will be in trouble. That is a conflict of interest.

I disagree with the policy of complaints. If one is willing to complain then one should be willing to identify them self.

With the prices of gas going out of the roof, we need to find a way to provide more service to our citizens of Mathews. In the day when the Courthouse was a buzz with business, you could get what you needed right here, in Mathews. We need to concentrate our ideas on how some of these services can be returned. Not just concentrate on a "walking downtown area, we've always had that, don't need a dock for boats behind firehouse, that would only be for tourists. With gas prices the way they are, boats are not coming like before. Let's try to help our citizens, young and old get the necessary items needed for daily life. Without having to spend a fortune in gas to get where the items are.



Community Planning Area Meeting Summaries







Summary: Important Issues & Concerns	Gwynn's Island	West Mathews	Bayside	Piankatank	Central	Students HS	Seniors
Water							
Keep Working Wharfs/Commercial - Ex: Islander	X						
Does Co. have authority to mandate owners of Island to fix it up	X						
Callis Wharf - revitalization of current commercial waterfront property	X						
Catch and release	X						
Public access to beach/water, need more (GI - a timeline to purchase)	X	X	X	X			X
Sunken boats at public docks/law to enforce	X						
Cruising Ches Bay - quite, barrier islands - establish anchorage	X						
Living on Water (Water Quality) liaison with various agencies	X	X		X	X		
Balance property rights w/regard to public access		X		X			
East River Boat Yard - parking issue with trailers/fishing pier?		X		X			
Find areas to have landings for boats with trailers		X					
Bethel Beach (more public beaches)		X	X				X
Identify strategic land for possible landings		X					
Sea Level Rise - climate issues - shoreline erosion				X			
Private property rights issues				X			
Control coastal growth - enforce codes in flood zone				X			
Enforcement of CBPA ordinance				X			
Conserving marshes/wetlands (enforcement)				X			X
Support water-related industry				X	X		
Bethel Beach Preserve must be treated as preserve - littering issue				X			
Wetland delineation issues				X			
Land Conservation easements				X			
Living Shoreline				X			
No Wake Zone				X			
Dredging of Creeks				X			
History					X		
Recreation					X		X



Summary: Important Issues & Concerns	Gwynn's Island	West Mathews	Bayside	Piankatank	Central	Students HS	Seniors
Transportation							
Transportation needs are unique	X						
Golf carts on VDOT road	X						
Reduce Speed on Gwynn's Island	X						
Improved Main Street Access		X			X		
Safety concerns at Rt 660 & Rt 14		X					
VDOT markers, reflectors in road		X					
Walkability /Bike Paths along By-ways, Blueways		X	X	X	X	X	
Round-About (Transportation intersections)		X					
clearing ditches/drainage	X		X				X
driver courtesy				X			
Keep quaint scenic country roads				X			X
Sidewalks hazardous, not wheelchair accessible					X		
Downtown parking issues					X		
Stop light at Hudgins							X
Wider roads							X
Broadband							
High speed internet	X	X	X	X	X		X
Updated cable TV	X						
Cell towers - need more coverage	X			X			X
Home Occupations		X	X	X	X		X
Zoning							
Spot zoning	X	X					
Control over abandoned houses in County		X	X		X		
Aesthetics Issue should be in plan							
Concern over manufactured homes		X					
Strategic zoning for specific use (neighborhood/ community development)		X					
Enforcement		X		X	X		
Parking Ordinance		X					
Dumping ground on Cricket Hill Road				X			
Dusk to dawn lights				X			
Junk Issues				X	X		
Amount of zoning variances					X		
Retire non-conforming uses					X		
Family Subd. Allowing parents to give land to children							X



Summary: Important Issues & Concerns	Gwynn's Island	West Mathews	Bayside	Piankatank	Central	Students HS	Seniors
Sewer/Sanitary District							
Failing septics/sewer/new tech for alternative septics	X		X		X	X	
Pollution/Creeks - failing septics/DEQ	X	X	X	X			
Pump outs - need more	X						
Timeline of sewer/how do we plan long range if we don't know if or when it is coming	X	X	X		X		
Water system for county		X	X		X		
Discharge from boats				X			
private well issues (sink holes, salt intrusion)				X			
Running water in homes - substandard housing					X		
Economic							
Young adults who grow up & move away for better jobs - create jobs	X		X		X	X	
Tax base issues - tax revenue to keep county going		X	X	X	X	X	
Demographic Issues - No age restrictions		X		X			
Baby boomer issue - influx/desire of people to move here		X					
Small business recognition/support small business		X	X		X	X	
Create jobs for teens		X			X	X	
Continue to support schools/education		X				X	
Poverty wealth/disparity issues			X				
Fall-out from housing crisis				X	X		
Upgrade restrooms in courthouse green							
specialty stores - clothing, fast food							X
Affordable eating							X
Need for service jobs							X
Development							
Limit development of Gwynn's Island	X						
Pool for children to learn to swim	X			X		X	
Include plans for low impact development guidelines		X					
Need for retirement development (Senior Hsg)		X	X	X	X		
Architecture plan/strategies/controls for aesthetics		X					
Historical development model - small stores, more neighborhood feel		X					
Legalities for age restrictive housing		X			X		
Rental options - increase		X			X	X	



Summary: Important Issues & Concerns	Gwynn's Island	West Mathews	Bayside	Piankatank	Central	Students HS	Seniors
Development							
Affordable housing		X	X	X	X	X	
Controlled development			X				
Rural character/small town atmosphere		X		X		X	
Utilize school auditorium				X			
Supporting Reforestation projects				X		X	
Health Care services-need for specialty services					X	X	
How to pay for services/resources/facilities						X	
Possibility for clean high tech industry					X	X	
Keep business without losing quality of life - revitalize					X	X	
Tourism					X		
Lodging options - hotels					X		
Implement village plan - density, direct infrastructure houses, businesses to key areas					X	X	
Entertainment & recreational needs (movies, skating rink, bowling alley, drive-in)						X	
Golf course						X	
No big box stores						X	
Increase and utilize waterfront eateries						X	
Wellness center						X	
Vocational school						X	
Historical							
Historical landmark designation for areas		X	X				
Cultural resources		X		X		X	
Brief history of area		X					
Recycle historical buildings			X			X	
Civil Ware & history/heritage celebration				X			
Historic water trail					X		
Home for Maritime Museum (embrace Maritime History & culture)					X	X	



Summary: Important Issues & Concerns	Gwynn's Island	West Mathews	Bayside	Piankatank	Central	Students HS	Seniors
Other							
Solve flooding problems/drainage	X						
Emergency Services (Response Time)		X		X			
Questions about population (week-enders vs. full-time)		X					
Better training of Emergency personnel			X				
Greater law presence			X				
Littering issues			X				
Extend Infrastructure			X				
Land value - assessment issue			X				
Emergency Services (Evacuation & Special Needs)				X			
More opportunities for Recreation (Senior interacting with youth)					X		
Support youth							X
Senior citizens should support education							X
Comprehensive Plan							
Vision Statement				X			
Comp Plan Preamble				X			
Policy Statement				X			
Need for citizen input					X		
Prioritizing					X		
Include VIMS shoreline study/impacts & results from study in CP		X					
How to residents follow progress of Comp Plan (Gazette Journal, Website (County))	X						
Tactics & tools available to actually implement the plan		X					
Include youth in vision							X



Gwynn's Island Planning Area Meeting - July 2008

- Keeping working wharfs/commercial Example: Islander
- Does County have authority to mandate owners of Islander to fix it up
- How do residents follow progress of Com Plan (Gazette-Journal, County web site)
- Failing septic/sewer/new tech for alternative septic systems
- High speed internet – at library – broadband survey (Mrs. Burns and Steve Whiteway met with Congressional rep last week)
- Updated cable TV
- Cell towers – need more coverage
- Callis Wharf – revitalization of current commercial water property
- Encourage catch and release fishing
- Find a way to limit development on Gwynn's Island
- Pollution/creeks – failing septic/?DEQ
- Solve flooding problems/drainage
- Timeline of sewer/how do we plan long range, if we don't know if or when it's coming to Gwynn Island (completing engineering now)
- Spot zoning
- Public access to beach for Gwynn's Island – a timeline to purchase
- Young adults who grow up & move away for better jobs
- Pool for children to learn to swim
- Golf carts on VDOT road/reduce speed on Gwynn's Island; which requires a traffic safety survey by VDOT Engineering (a state law)
- Sunken boats at public docks – law to enforce
- Cruising Chesapeake Bay – quite, barrier islands - ?establish anchorage
- Pump outs - ? need more
- Transportation needs are unique!



West Mathews District Planning Area Meeting - October 23, 2008

- Like living on the water (water quality); address water quality; work with and identify various associated agencies.
- Emergency services (response time)- need for a heliport in West Mathews
- Public Access to water in West Mathews (need more) in county as a whole.
- Balance property rights with regard to public access (parking, etc.)
- VIMS Shoreline study- impacts/results from study. (include in plan)
- East River Boat Yard- parking issue with trailers; constructing a fishing pier at the location
- Issue of finding areas to have landings for boats with trailers.
- Bethel Beach (more public beaches)
- Identify strategic land for possible landings
- Questions about population (weekenders versus full-time)
- Include plans for low impact development guidelines
- Control over abandoned houses in County
- Put aesthetics issues in plan
- Need for retirement development/communities (senior housing)
- Architecture plans/strategies (for aesthetics) controls
- Transportation issues- improved Main Street Access (Rt. 660 @ Rt. 14- safety concerns) VDOT Markers? Reflectors in road
- History of County- walkability/bikes; commerce
- Historical development model- small stores, more of a neighborhood aspect
- More citizen oriented, business oriented
- Historical landmark designation for areas
- Round-About at Ward's Corner (other transportation intersections)
- Concern over manufactured homes
- Bike paths (along by-ways)- Money issues currently
- Tax base issues- tax revenue to keep county going
- Sewer system needed/septic issues- pollution into creeks
- Senior living in selected areas (Pros/Cons)



- Demographic issues- no age restrictions (open to all)
- Broadband/wireless service issues
- Legalities of age restrictive housing
- Tactics and tools available to actually implement the plan
- Strategic zoning for specific uses (neighborhood/community development)(Zoning districts created for this)
- “Baby Boomer” Issue- influx/desire of people to move here- relates to sewer issue
- Water system for county- start with West Mathews (water is vital issue)
- Small business recognition (support small businesses) (create jobs for teens as well)
- Home occupations with broadband- need to connect together
- Rental options (need to increase)/ affordable housing
- Encourage home occupations (to a point)
- Continue to support schools and education
- Tools to use and implement plan- staff enforcing county ordinance changes; roles of county citizens; need for Board of Supervisors and Planning Commission to work together.

Bayside Planning Area Meeting - October 27, 2008

- Historical *Cultural Buildings – loss of buildings *Recycle Buildings and small businesses
- Better training of emergency personnel
- Greater law presence
- Identify and utilize abandoned buildings control of these buildings
- Sea level rise – climate issues – the use of these properties – infrastructure
- Private property rights issues
- Control coastal growth – enforce codes in flood area/zone, all ordinances
- *Enforcement of CBPA Ordinance
- Littering issues – legal issues of enforcement, education
- Condemned water issues – resulting from septic tanks and outflows. Changing priorities to emphasize the environment. Enforcement of State Ordinances



- Demographic Issues – Senior housing issues
- Allow possible controlled development – must be careful. Direct possible growth
- Extending infrastructure issues in “Bayside”
- Issue of development with regards to tax base. Growing businesses/residential growth in a controlled manner
- Public water issues – sewer/water line
- Conserving marshes/wetlands (Enforcement Issues)
- Support water-related industry
- Bethel Beach Preserve – must be treated as a preserve. Littering issue.
- Land subsidence issues in the County
- Clearing ditches – drainage issues. Polices to improve ditches (deeper ditches and retention pond use)
- Get grants and government resources
- Conventional septic systems – failing and leaking
- Wetland delineation issues
- Economic issues – revitalization issues/job opportunities. Need for service sector?
- Broadband services – need for them, how do we get them?
- Poverty/wealth disparity issues
- Land value issues – affordable housing, workforce housing , lot size development issues
- Land Conservation (Easement) – possible incentives to conserve land?
- Land value assessment Issue
- Beach erosion – methods to prevent/slow? Living shorelines?
- Public Access to water and beaches
- Designate scenic by-ways – bikes, hikers, horses, recreational use (a possible corridor)
- Preserve/maintain Antioch Church



Piankatank Planning Area Meeting - November 3, 2008

- The need to discuss why people love Mathews
- Need for a visionary statement
- Need for a Comp. Plan Preamble
- Dumping ground on Cricket Hill Rd (Look at Landfills)
- Enforce Zoning Ordinance
- Bike Routes within County (Rt 198 Cobbs Creek to Mathews Rt 14)- Walk and Run Routes- Safety Issues
- Possible Bike Economy
- Rural Character/small town atmosphere (keep)
- Dusk to dawn lighting
- Water quality (no discharge from boats; septic leaking)
- Erosion (No-wake zones)
- Ground water and private well issues (sink holes, etc)- salt water intrusion
- Driver courtesy
- School auditorium (utilize)
- Broadband/wireless- small business use- progress and status- the need for towers; how do we get this? Means to an end?
- Local library is great! Good services- Bay School- need to protect and grow culture
- Need for a county swimming pool
- Identify county demographics (age issues)
- Enforcement regulations (policy statement)
- Retirement community implications
- Keep quaint/scenic country roads
- Civil war and history/heritage (celebration) in a positive light
- Junk issues
- Cost issues of services (increased taxes)
- Need to stagger services- set priorities
- Fallout from housing crisis- effects and aftermath?
- Dredging of creeks- where's the money going to come from?



- Forest land- preservation through conservation easements supporting forestry projects (possible laws and regulations)
- Private versus public property rights
- Monitoring of climate change (sea level rise)
- The need for emergency services- evacuation issues, special needs database
- Affordable housing issues
- East River boat yard- status/possible future development
- Access to water

Central Planning Area Meeting - November 13, 2008

- Important- waters of the County/ Quality/Recreation/History- Cooperation of Park Service to create "Historic Water Trail"
- Bike Trails- where and how to place them
- More opportunities for recreation- "Mathews Challenge" – Full service YMCA need partnership with the community- involvement of the senior center with the YMCA
- Senior housing needs/services- prices? Are we opening Pandora's Box?
- Small business needs
- Junk yards- enforcement issues
- Home for maritime museum
- Assisted living- low maintenance housing
- Price range of housing- need all price levels
- Health care services- need for specialty services
- Neglected and abandoned houses- need to address- guidelines? Can the county acquire the property? Junk issues within the county. Overgrown properties. Grass cutting ordinances? Need for junkyards to be reported.
- Amount of zoning variances- need to decrease
- Issue of the bad economy- paying for houses, daily life- fiscal restraint
- Affordable housing issues- pros and cons (lobbying to gain grants/finances)
- Senior housing- planning for the future
- High-speed internet- issues- speed of internet in County.
- Upgrade restrooms in courthouse green



- Walking trail between old and new courthouse- and “Put-In Creek”- Recreation- how to get funding for it?
- Need for citizen input into the local government
- How to pay for services/resources/facilities?
- Need for prioritizing- what do we want first?
- Financial support for the County- issues- how to pay for services
- Business and bill paying issues- economic development and water capacity issues
- Water based industry- how do we support this industry (zoning ordinances)
- Possibility for clean high-tech industry-based upon broadband
- Creating jobs in the County- keep youth and get youth back into County (from college)
- How to have business without losing quality of life? Need business growth.
- Using history as a possible business opportunity. Tourism development. Ecotourism- utilize “Blueways”.
- Need for lodging options- hotel use
- Retiring non-conforming uses
- Running water in homes- substandard housing
- Septic system issues in County- how to get funding to address issues?
- Sidewalks in town of Mathews- uneven, physical hazard- not wheel chair accessible
- Entrances/access on streets in town
- Lack of rental housing in county
- Parking issues downtown- safety and sight issues- need for parking ordinance changes
- Implementing a village plan - density issues, identify direct infrastructure, homes, businesses to key areas. Identify issues with implementation.
- Health Dept. Issues- Septic system issues.

Community Meetings January 2010

Community Meetings were held on the draft Plan in each of the five Planning Areas in January 2010. The following citizen comments were noted.

Gwynn’s Island 1-12-2010

- Blight abatement – code enforcement – proactive vs. reactive
- Rehabilitation and redevelopment of the Islander Motel



- Maintaining commercial property on the waterfront as it is currently used (right-to-working waterfront policy)
- Use of golf carts on roads
- Plan for the sanitary sewer system extension to Gwynn's Island
- Septic Pump-Out requirements – identifying failing systems – requiring inspector to notify P&Z of failing systems
- High speed internet on Gwynn's Island
- Educating the public regarding the water/flooding issues in Mathews County
- Evacuation from the island during an emergency
- Storm water management
- Delicate infrastructure in the whole county regarding sea level rise

West Mathews 1-14-2010

- Failing septic systems/pasture run-off – indentifying and enforcement
- Consideration of higher density areas
- Force main for sewer
- East River Boatyard – road flooding issue
- Plans for North
- Identification of Industrial Area
- Bike Trails/ Horse Trails
- More public water access
- Dredging Put-In Creek

Bayside 1-20-2010

- Expansion of Chesapeake Bay Management Area (RMA)
- Septic Pump-Out
- Development
- Road Flooding
- Widening Roads (to meet VDOT standards-Rt. 14 in particular at its southern end)
- Adequacy of Septic Systems in Bayside
- Failing/Repairing
- "Development" in tidal wetlands



- Tree Removal/Harvesting – impact on storm water run-off
- Telecommunications – high speed internet
- Effectiveness of plan – policies, strategies, timeline
- Basis for Zoning /Subdivision Ordinance
- Senior Housing
- Transmission Force Main
- Sea Level Rise
- Dredging Put-In- Creek

Piankatank 1-26-2010

- Ditches – two views/water velocity issues –
- Settling ponds
- Storm Water Management
- Water Access to County for boats/where – water gateway signs
- Crisis Management Plan/Evacuation Route
- Identify Scenic By-Ways and Wildlife/Birding Trails located in County on Plan
- Public Transportation? Bus, carpool – possible studies
- “Not many more changes” – tweak plan
- Width of four-lane highway – VDOT criteria (concept shown in pan)
- HRSD communicate with VDOT regarding widening roads while laying pipe
- along Rt. 14 and Rt. 198.
- New evacuation shelter on higher ground – reverse 911 is working great
- Waterfront Residential lot size/density
- Identification of Bike Routes

Central Mathews 1-27-2010

- Walking, Driving and Biking tour brochures are already available – need to identify partners, improve signage,
- Public Water Feasibility Study – direction/funding (address downtown water issue)
- Fire Department role in Put-In-Creek Plan – previous study shows a possible marina
- Historical survey has been done by Historical Society
- Possibility of an architectural review board for the historic overlay district

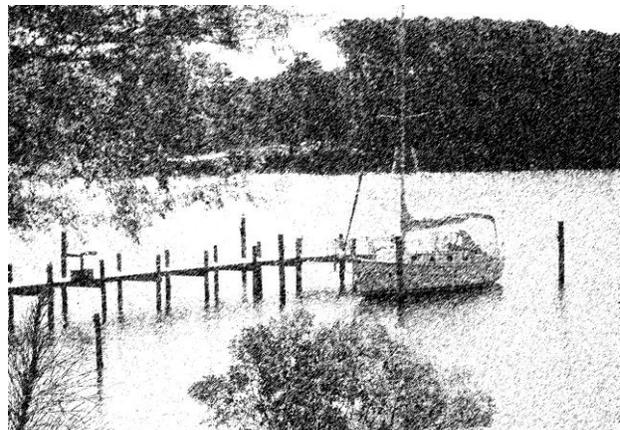


- Round-about references should be deleted from plan
- Development/expansion not realistic in view of sea level rise
- Place more emphasis on water system downtown – critical for Mathews Courthouse
- YMCA proposed at Hudgins – possible location for Senior Housing and inter-modal transportation
- Need for development of Senior Housing and zero lot line (patio homes)
- How good is Comp Plan – Only as good as the people who want to implement it
- Water Access to downtown Mathews – dredging Put-In-Creek, transportation from water access sites (Town Point Landing) to town, water gateway signage
- Archeological surveys before construction in historical areas
- Rising Sea Level – not valid and should be taken with a grain of salt





Mathews County Soils Map Unit Descriptions







The following information is from the *Soil Resource Report for Mathews County, Virginia* (Version 7, December 22, 2008) prepared by the U.S.D.A. Natural Resources Conservation Service.

Map Unit Description (Brief)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Description (Brief)" report gives a brief, general description of the major soils that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Map Unit: Be—Bertie very fine sandy loam

Bertie is a nearly level to gently sloping, very deep, somewhat poorly drained soil. Typically the surface layer is very fine sandy loam about 10 inches thick. The surface layer has a moderate content of organic matter. The slowest permeability is moderate. It has a moderate available water capacity and a moderate shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 15 inches. The land capability classification is 2w. The Virginia soil management group is J. This soil is not hydric.

Map Unit: Cb—Coastal beach

Coastal Beach consists of long, narrow strips of beach sand at the edge of tidal water. Many parts are flooded daily by saline tides and all of it is inundated during storms.



Map Unit: Dr—Dragston fine sandy loam, shallow

Dragston is a nearly level to gently sloping, very deep, somewhat poorly drained soil. Typically the surface layer is fine sandy loam about 8 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderately rapid. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 15 inches. The land capability classification is 2w. The Virginia soil management group is E. This soil is not hydric.

Map Unit: Ek—Elkton silt loam

Elkton is a nearly level to gently sloping, very deep, poorly drained soil. Typically the surface layer is silt loam about 8 inches thick. The surface layer has a moderate content of organic matter. The slowest permeability is slow. It has a high available water capacity and a high shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 6 inches. The land capability classification is 3w. The Virginia soil management group is OO. This soil is hydric.

Map Unit: Fa—Fallsington fine sandy loam

Fallsington is a nearly level to gently sloping, very deep, poorly drained soil. Typically the surface layer is fine sandy loam about 8 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderately slow. It has a high available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 6 inches. The land capability classification is 3w. The Virginia soil management group is E. This soil is hydric.

Map Unit: GP—Gravel Pit

Gravel pits consist of areas where sand and gravel has been mined.

Map Unit: KeA—Kempsville fine sandy loam, 0 to 2 percent slopes

Kempsville is a nearly level to gently sloping, very deep, well drained soil. Typically the surface layer is fine sandy loam about 11 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderate. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. The land capability classification is 1. The Virginia soil management group is S. This soil is not hydric.

Map Unit: KeB—Kempsville fine sandy loam, 2 to 5 percent slopes

Kempsville is a gently sloping to moderately sloping, very deep, well drained soil. Typically the surface layer is fine sandy loam about 11 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderate. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The



seasonal high water table is at a depth of more than 6 feet. The land capability classification is 2e. The Virginia soil management group is S. This soil is not hydric.

Map Unit: KtA—Kempsville loamy fine sand, thick surface, 0 to 2 percent slopes

Kempsville is a nearly level to gently sloping, very deep, well drained soil. Typically the surface layer is loamy fine sand about 11 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderate. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. The land capability classification is 2s. The Virginia soil management group is S. This soil is not hydric.

Map Unit: KyA—Keyport silt loam, 0 to 2 percent slopes

Keyport is a nearly level to gently sloping, very deep, moderately well drained soil. Typically the surface layer is silt loam about 8 inches thick. The surface layer has a moderate content of organic matter. The slowest permeability is very slow. It has a high available water capacity and a high shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 24 inches. The land capability classification is 2w. The Virginia soil management group is K. This soil is not hydric.

Map Unit: KyD2—Keyport silt loam, 8 to 12 percent slopes, eroded

Keyport is a strongly sloping, very deep, moderately well drained soil. Typically the surface layer is silt loam about 8 inches thick. The surface layer has a moderate content of organic matter. The slowest permeability is very slow. It has a high available water capacity and a moderate shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 24 inches. The land capability classification is 6e. The Virginia soil management group is K. This soil is not hydric.

Map Unit: Ma—Mixed alluvial land

Mixed Alluvial Lands are nearly level, very deep, poorly drained soils. Typically the surface layer is silt loam about 8 inches thick. The surface layer has a moderate content of organic matter. The slowest permeability is slow. It has a moderate available water capacity and a moderate shrink swell potential. This soil is frequently flooded and is not ponded. The top of the seasonal high water table is at 3 inches. The land capability classification is 6w. The Virginia soil management group is not assigned. This soil is hydric.

Map Unit: SaA—Sassafras fine sandy loam, 0 to 2 percent slopes

Sassafras is a nearly level to gently sloping, very deep, well drained soil. Typically the surface layer is fine sandy loam about 8 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderately slow. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The top of



the seasonal high water table is at 60 inches. The land capability classification is 1. The Virginia soil management group is T. This soil is not hydric.

Map Unit: SaB2—Sassafras fine sandy loam, 2 to 5 percent slopes, eroded

Sassafras is a gently sloping to moderately sloping, very deep, well drained soil. Typically the surface layer is fine sandy loam about 8 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderately slow. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 60 inches. The land capability classification is 2e. The Virginia soil management group is T. This soil is not hydric.

Map Unit: SdA—Sassafras loamy fine sand, 0 to 2 percent slopes

Sassafras is a nearly level to gently sloping, very deep, well drained soil. Typically the surface layer is loamy fine sand about 8 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderately slow. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 60 inches. The land capability classification is 2s. The Virginia soil management group is T. This soil is not hydric.

Map Unit: SsD—Sloping sandy land

Sloping sandy lands are moderately sloping to strongly sloping, very deep, excessively drained soils. Typically the surface layer is fine sand about 6 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is rapid. It has a low available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. The land capability classification is 4e. The Virginia soil management group is not assigned. This soil is not hydric.

Map Unit: StE—Steep sandy land

Steep sandy lands are moderately steep to steep, very deep, excessively drained soils. Typically the surface layer is fine sand about 6 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is rapid. It has a low available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. The land capability classification is 6e. The Virginia soil management group is not assigned. This soil is not hydric.

Map Unit: Th—Tidal marsh, high

Tidal Marshes are nearly level, very deep, very poorly drained soils. Typically the surface layer is mucky sandy loam about 13 inches thick. The surface layer has a very high content of organic matter. The slowest permeability is moderate. It has a high available water capacity and a low shrink swell potential. This soil is frequently flooded and is frequently ponded. The top of the



seasonal high water table is at 0 inches. The land capability classification is 8w. The Virginia soil management group is not assigned. This soil is hydric.

Map Unit: To—Tidal marsh, low

Tidal Marshes are nearly level, very deep, very poorly drained soils. Typically the surface layer is mucky silty clay loam about 20 inches thick. The surface layer has a very high content of organic matter. The slowest permeability is very slow. It has a high available water capacity and a high shrink swell potential. This soil is frequently flooded and is frequently ponded. The top of the seasonal high water table is at 0 inches. The land capability classification is 8w. The Virginia soil management group is not assigned. This soil is hydric.

Map Unit: W—Water

No description available for Inland Water.

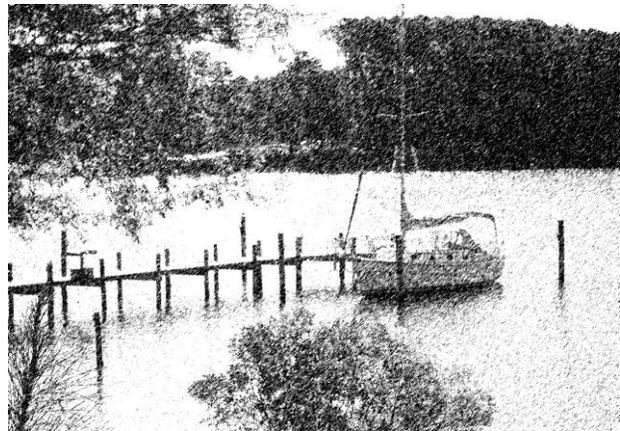
Map Unit: Wo—Woodstown fine sandy loam

Woodstown is a nearly level to gently sloping, very deep, moderately well drained soil. Typically the surface layer is fine sandy loam about 9 inches thick. The surface layer has a moderately low content of organic matter. The slowest permeability is moderately slow. It has a moderate available water capacity and a low shrink swell potential. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 24 inches. The land capability classification is 2w. The Virginia soil management group is J. This soil is not hydric.





Water Quality Improvement Plan: 2001 Comprehensive Plan







The following is the unedited Chapter 6 from the Adopted 2001 Comprehensive Plan for Mathews County, as prepared by PMA, Planners, Architects, and Community Planning Consultants.

CHAPTER 6

Water Quality Protection Plan

The purpose of this chapter is to define a broad set of policies for Mathews County which promote the objectives of the County and the Commonwealth of Virginia to preserve the quality of waters of the Chesapeake Bay and related State waters within the County. Referred to here as the **Water Quality Protection Plan**, this chapter has been prepared to comply with Section 10.1-2109 of the Virginia Code which in part states:

Counties, cities, and towns in Tidewater Virginia shall incorporate protection of the quality of State waters into each locality's comprehensive plan consistent with the provisions of this chapter.

Under the powers of that code section, the Chesapeake Bay Local Assistance Board was authorized to prepare regulations which provided guidelines to localities for preparing plans for the protection of the quality of State waters. Among the provisions of those guidelines, which are published in the Local Assistance Manual, are five objectives of such plans. They state that *"in conjunction with other State water quality programs, local programs shall encourage and promote:*

- *Protection of existing high quality state waters and restoration of all other State waters to a condition or quality that will permit all reasonable public uses and will support the propagation and growth of all aquatic life, including game fish, that might reasonably be expected to inhabit them*
- *Safeguarding the clean waters of the Commonwealth from pollution*
- *Prevention of any increase in pollution*
- *Reduction of existing pollution, and*
- *Promotion of water resource conservation in order to provide for the health, safety, and welfare of the present and future citizens of the Commonwealth."*

This chapter is designed to further these objectives within the framework of the physical conditions identified in Chapter 2. It extends and supplements the Comprehensive Plan beyond its conventional physical development focus to include provisions designed to preserve the qualities of State waters. The Board of Supervisors recognizes that there may be situations



where the requirement of one element of the Comprehensive Plan appears to duplicate, overlap, or even supersede another plan element. When addressing a specific planning issue, the Board of Supervisors and the Planning Commission will give appropriate consideration to all applicable elements of the Comprehensive Plan as if it were a single volume.

Policies are organized below around the following topics:

- A. Physical Factors that Influence or Constrain Development
- B. Protection of the County's Potable Water Supply
- C. Shoreline Preservation
- D. Access to State Waters
- E. Potential Conflict Between the Land Use Plan and the Water Quality Protection Plan

Through the following policies, the Board of Supervisors of Mathews County will promote those laws, policies, and regulations promulgated by the State and Federal governments, which are designed to enhance the quality of water entering the Chesapeake Bay through tributaries located within the County.

A. Physical Factors that Influence or Constrain Development

1. Topographic Restraints

Topographic restraints result from land that has a slope greater than 15%. Most of Mathews County has a slope less than 2%. The few lands that approach or exceed that degree of slope have other constraints upon them so it is unlikely that any of these lands will be under development pressure.

2. Existing Development Constraints

Existing development presents both constraints and opportunities for development. Constraints come from the fact that once a major use is established for a property it is likely that that use predetermines future uses for that property. It is unlikely that the facilities erected will be removed and replaced by other uses. The opportunity for development comes from the fact that when an area begins to develop it sets community characteristics which in turn often attracts similar development. Consequently, new growth is likely to occur as an extension of existing development.

Policies for development in areas within or near existing development are as follows:



- (a) Commercial, institutional, and other high intensity uses are encouraged to be located within or near Mathews Village Center or one of the designated Crossroads Communities.
 - (b) Mathews Village Center is the only area in the County that will have a public sewerage system. Other areas in the County should only be considered for such a system as the service can be made financially feasible.
 - (c) New residential development is to be directed to areas where soils and topography are acceptable for development.
 - (d) Development will be done in such a way as to preserve farmlands, forests, natural resources, historic features, and other environmentally-sensitive areas.
3. Soil Constraints for the Use of Septic Tanks

Of two major patterns of development within Mathews County, the dominant part is located along existing roads which tend to follow topographic ridges. Many sites along these ridges have been found to be acceptable for septic tank fields. The other dominant development pattern is located along the long shoreline of the County. The waterfront sites appear to be among the best drained property in the County. Were it not for poor drainage, most of the County's land would be suitable for septic tanks, since most of the County has a permeability within a range acceptable for septic tanks (see map 2.4). The Health Department report some randomly located septic tank failures among older development.

Future development can be guided to avoid some of the problems of the past by directing development into areas where the soils are better suited or where public sewers can be made available. The very low areas (below the 10-foot contour) is particularly classified as a low-intensity development area in which subdivisions are limited to those set out by law for members of the same family or single lots sold from a larger parcel to an individual. Most of this area by definition is in the Resource Management Area and thereby subject to the regulations of the Chesapeake Bay Overlay Zoning District.

Chapter Two includes maps showing the soil types that are unfavorable for septic systems. There are two critical factors for this determination: the percolation rate of the soil and the depth of the seasonal water table. A percolation rate that is too slow will cause the septic system to back up and fail, while a percolation rate that is too fast will allow untreated waste to enter the surrounding soil. If the seasonal water table is too high, it could cause the septic system to flood and pollute the surrounding soil.

General policies for these areas are:



- (a) Septic tank drain fields are limited to those areas with a soil permeability of between 0.6 inches per hour and 6.0 inches per hour¹. In all cases a drain field must be located at least 100 feet from any conventional well or at least 50 feet from a “drilled” well.
- (b) Septic tanks are not permitted in areas within 100 feet of any stream that flows into State waters.
- (c) Individual residential uses may be allowed onto sites where the soils are not generally suited for septic systems only after Health Department certification that the soils will accommodate a primary drain field and a backup drain field.
- (d) In cases where septic systems are installed in these areas after approval, the installation will include a water conservation plan that includes water-saving devices such as low-flow showerheads and low-flow toilets.

4. Poor Structural Soil Qualities

The biggest determination of the structural quality of the soil is the amount of shrink-swell that occurs in the soil. There is not a lot of soil in Mathews County that has either a high or moderate amount of shrink-swell but it tends to occur in the highlands of the County where there are few other physical factors limiting development. General policies for these areas include:

- (a) Each development site in areas known to include high or moderate shrink-swell soils must be carefully examined and may require engineering reports to demonstrate that soils under the building site can support the intended structure.
- (b) Special engineering may be required if the building sites show a large amount of high shrink-swell soil.

5. Constraints Caused by Historically Significant Sites

There are seven sites in Mathews County that are on the National Register of Historic Places and the Virginia Landmarks Register. Additional sites throughout the County may be identified through a VDHR historical survey. General County policies for these areas are:

- (a) No development shall be permitted that modifies or disturbs, or intends to modify or disturb, a known historic landmark.

¹ On July 1, 2000 these permeability rates were made less restrictive by the Virginia Department of Health. The current rates are between five minutes per inch and 120 minutes per inch. That relates to between .5 and 12 inches per hour.



- (b) No development shall be permitted that modifies or disturbs, or intends to modify or disturb, a suspected historic landmark without a VDHR survey first being completed on the affected property.

6. Environmentally-sensitive Sites Constraints

These designations are all interconnected due to the definitions of the Resource Protection Areas and Resource Management Areas by the Chesapeake Bay Program. RPA's and RMA's combine to cover all wetlands and floodplains. RPA's are defined as "all tidal wetlands, tidal shores, and non-tidal wetlands hydrologically connected by surface flow and bordering on tidal wetlands or tributary streams, as well as a 100-foot buffer area landward of wetlands, shores, or tributary streams." RMA's include "isolated non-tidal wetlands, floodplains, highly erodible soils, and highly permeable soils." The restrictions for developing in the RPA are much stricter than developing in the RMA. General policies for these areas are as follows:

- (a) The 100-year floodplain, Resource Protection Areas (RPA), and Resource Management Areas (RMA), shall be identified on proposed plats or development plans.
- (b) Buildings designed for human occupation shall not be constructed where any occupied floor area is below the 100-year floodplain.
- (c) Point sources of pollution are not to be established in or designed so that they may increase the incidence of pollution in floodprone areas.
- (d) Public access areas developed to increase the recreational use of State waters are to be planned within the framework of the performance standards of the RPA and/or the RMA.
- (e) The boundaries of the RPA will continue to be refined as further engineering studies are done.
- (f) The performance standards of the Chesapeake Bay Ordinance will continue to be administered.

A. Protection of the County's Potable Water Supply

Mathews County gets most of its water from the Yorktown aquifer which is the aquifer nearest the surface. While there are deeper aquifers which have the capability of providing water for large users, individual wells most commonly reach only the upper aquifer. This aquifer is also the one most vulnerable to pollution from failed septic systems, leaky fuel tanks, and a variety of other point and non-point sources of pollution.

The primary water quality protection strategy for Mathews County is to prevent as much



pollution as possible from entering the watershed and the Chesapeake Bay. The watersheds are the vital recharge areas for the Yorktown aquifer in Mathews County, and preventing pollution will ensure safe drinking water for residents of the County. Mathews County's watersheds are identified and discussed in Chapter 2 (Figure 2.10).

1. Protection of Watershed Areas.

- (a) Any development or use of the land shall be done in such a way as to preserve the integrity of the existing watershed. Drainage facilities may not be designed to change the course of water from one watershed to another.
- (b) Sites intended for new development shall be designed in such a way that their post-development performance meets the criteria set forth by CBLAB and other State agencies in the following areas:
 - Soil erosion and sedimentation
 - Rainwater infiltration
 - Nutrients used
 - Indigenous vegetation
- (c) Enforcement of RPA and RMA regulations designed to filter runoff through buffers and to manage development so as to minimize stormwater runoff is to be continued.
- (d) New development will be constructed in such a way as to minimize non-point sources of pollution.

2. Groundwater Protection

- (a) The County recognizes that the Virginia Department of Environmental Quality and the Virginia Department of Health monitors the installation of withdrawals of groundwater. The County intends to maintain liaison with, and cooperate with, these agencies to identify potential groundwater pollution problems.
- (b) For large users a groundwater withdrawal plan will be submitted, and such plan will have the approval of the appropriate State agencies. Major water withdrawals shall be made from the lower aquifers.
- (c) The County will work with the proper State and Federal authorities to monitor Nutrient Managements Plans and Best Management Practices relative to the operation of agricultural activities as a means of reducing the flow of agricultural chemicals and sediment into State waters.



- (d) Any remaining pit privies in the County will be discontinued and the property will be converted to septic systems in the quickest means possible.
- (e) Non-point pollution sources will be reduced through monitoring of sites that produce such pollution.
- (f) Point sources of pollution will be managed by upgrading of facilities and strict controls on the establishment of new point sources. Specific policies for point sources are:
 - Existing underground storage tanks will be replaced immediately upon finding any sign of leakage. New and replacement tanks shall be constructed of materials sufficient to protect against leakage. The County will cooperate with the DEQ in locating and instigating the replacement of defective underground storage tanks.
 - When major facilities are constructed, they shall be designed and constructed with appropriate devices to assure they will not create a hazard to the underground water supply, watersheds, or environmentally-sensitive areas.
 - Known sources of pollution with emissions in excess of permissible levels are to be upgraded or replaced to bring any point source pollution deficiencies into compliance.
 - New commercial/industrial development will be constructed to produce no net increase in pollutants to air or water; storm water discharge; chemical contaminants of any type; or any other conditions that will be detrimental to State waters.

3. Wellhead Protection

- (a) No septic system will be constructed within 100 feet of an existing or planned well.
- (b) The County will advise the Health Officer of any known septic system failure so that appropriate action may be taken.
- (c) Every new residential development will have an adequate septic drain field, plus space for a back-up drain field.
- (d) Areas around wellheads used for public water supply will be protected from land uses that could contribute to the pollution of the wellhead.



4. Water Conservation

The County supports the Chesapeake Bay Local Assistance Board's objectives for water conservation as expressed in the Local Assistance Manual, with the intent of "*promoting water resource conservation in order to provide for the health, safety and welfare of the present and future citizens of the County.*" To further this objective, the County establishes the following policies.

- (a) New buildings including additions to existing buildings that involve new plumbing fixtures are to use water conservation measures that includes such devices as low-flow showerheads and low-flow toilets.
- (b) New industrial uses that require large amounts of water withdrawals such as to create cones of depression or otherwise diminish the quality of the water supply available to the County shall be discouraged, if not excluded, from locating within the County.
- (c) Within the limitations of other legislation, new farms that require large quantities of groundwater for irrigation are discouraged from being established.
- (d) The County will provide resources through flyers, news releases, and other means of publicity information to homeowners, builders and developers

B. Shoreline Preservation

There is significant shoreline erosion in Mathews County. Though a large part of the shoreline is protected by tidal marshes, there is still a significant amount of shoreline that is subject to erosion. While most of the erosion is due to natural causes such as wind and tide, some may be due to human activity such as boating and improper land use. There are actions that can be taken by both the County and individuals that can mitigate or delay the adverse effects of shoreline erosion. Some general County policies include:

- (a) Tidal marsh areas are to be protected and expanded through enforcement of wetlands regulations and through the addition of wetlands to the inventory as they are delineated in detail as part of the review process.
- (b) Vegetation as an alternative to man-made structures should be supported as erosion prevention mechanisms. (A list of plants suitable for brackish or estuarine systems is given in Chapter IV of CBLAD's Local Assistance Manual—p.VI-65.)
- (c) All new shoreline development must have a Shoreline Protective Plan detailing the steps being taken to control erosion. Wherever possible, vegetative approaches are to be preferred over man-made structures.



C. Access to State Waters

Improved recreational access to State waters, especially the Chesapeake Bay, is a favored policy of the State of Virginia and a part of the guidelines of CBLAD. A study of shoreline access is presented in the Chesapeake Bay Area Public Access Plan which covers all of the states that border on the Chesapeake Bay and its major tributaries. While it is one State policy to improve public access to State waters, it is another policy to ensure that those access areas do not become non-point sources of pollution. General policies concerning public access to State waters include:

- (a) Mathews County will cooperate with the State in the use of boat landings to ensure the sites are well maintained and properly used in ways that will not increase pollutants entering State waters.
- (b) The County will prepare a plan to increase the number of public boat ramps in the County. The emphasis will be on providing adequate docking space and trailer parking along with other such amenities as the County deems appropriate. When the plan is completed, the County may ask the State to install ramps at the designated areas
- (c) It is the policy of the County that the siting criteria for Marinas and Community Facilities for Boat Mooring set out by the Virginia Marine Resources Commission in 1988 applies within the County (Reference: Chapter VI, Table 6-7, Local Assistance Manual).

D. Potential Conflict between the Land Use Plan and the Water Quality Protection Plan

1. Conflict Issues

The major focus of potential conflicts between land use and water quality lies in those areas where population is concentrated, most likely to get concentrated, or where land is used for intensive purposes. While care has been taken in the Land Use Plan to protect sensitive environmental areas, conflicts may arise between designated land use policies and the protection of water quality. Among specific areas more subject to potential conflicts, and the possible causes of such conflicts, are the following:

- (a) Chemicals and other nutrients used on agricultural lands can percolate into the water table and be carried into creeks and rivers by storm water runoff. Future uses will be minimized through the use of an erosion plan, a nutrient management plan, and an integrated pest plan. All these programs are designed to reduce the adverse impact on water quality as a result of agricultural operations.



- (b) Septic systems for residential and limited commercial use, if not properly installed and maintained, can result in both contamination of ground water and via runoff to creeks and rivers which flow into the Chesapeake Bay. The back-up septic tank provision required by the Chesapeake Bay Act addresses this issue for future development. For existing development, the requirement to pump tanks every five years also helps. The Health Department issues and monitors all septic tank permits and installations. This, in general, is focused on new development which is the best time for imposing new requirements. Also, it would be good practice to regularly inspect all septic systems and require pumping or repairs whenever necessary to correct any deficiencies in their operations.

This and the preceding item, chemicals on agricultural lands, combine to deposit harmful particles into the inlets thereby contributing to the degradation of the water for shellfish harvesting. Since most of the area surrounding these inlets has an elevation below the floodplain, frequent flooding will intensify the runoff effect and contribute immensely to the loss of shellfish waters.

- (c) Development of land that abuts tidal waters increases the probability of shoreline erosion as well as diminishing the amount of protective marshlands and wetlands. This potential conflict is addressed by a strategy that discourages the use of property in a way that is detrimental to water quality both in open creeks and rivers and in the aquifers. This strategy includes: greater setbacks from shorelines which have experienced serious erosion; installation of erosion control structures or plantings that have a demonstrated ability to decrease shoreline erosion; and septic tank and underground storage tank monitoring and/or replacement as necessary to prevent pollution of State waters and related actions.
- (d) Use of modern land planning techniques as a means of preserving open space, including agricultural lands and forests, will minimize the impact of residential development on the environment and on State waters. Such techniques may include: planned unit development, cluster subdivisions with open space preservation, historic landmarks preservation, density zoning, and the like. The objective in using these techniques is to permit a similar level of development as would normally be permitted but to improve the efficiency of land utilization.
- (e) As land is developed to more intensive uses, particularly those uses that increase the quantity of impervious surfaces, disturbs existing protective vegetation, or increases the amount of storm water run-off, measures need to be established that work to improve the quality of water that reaches state waters. Such measures would be implemented at the time building permits or other required permits are issued.



2. Policies Designed to Resolve Conflict

- (a). **Agricultural practices** - In the development and use of lands in the RMA for agriculture, owners and developers will be required to utilize Best Management Practices to minimize potential contamination of the water supply. In addition the pesticides and agricultural chemicals used in farming shall be monitored through Nutrient Management Plans. The County will cooperate with the DEQ in these matters. Since farming is not the most significant use of rural land within the community (the area is dominated by forested areas) these uses do not present a serious threat to the water quality. Fortunately, intensive uses such as commercial animal farms, feedlots, and the like do not exist in the County.

- (b) **Septic tanks** – New construction within the RPA shall provide a back-up site for septic tanks. Within the “Low Intensity Development Area (below the 10-foot contour)” new development is limited to “family subdivisions as described by state law and “single-lot subdivisions”. Within the “Rural Development Area” and “Limited Rural Development Area” (see land use plan map, figure 4.1) only minor subdivisions (10 lots or less) may be developed on septic tanks; larger subdivisions require community sewerage and may require submission of a Water Quality Protection Plan. The Health Department should address the issue of faulty septic tanks immediately, paying particular attention to the drainage areas that feed shellfish grounds

- (c) **Shoreline management** – A “Shoreline Management Area” is to be established that includes the RPA and in waterfront land suitable for development and within this area. A Shoreline Management Plan is to be prepared as an extension of the Land Use Plan. Modifications to zoning, and subdivision, regulations may also emerge from this plan. Shoreline management policies include the following:
 - (1) Waterfront development shall be monitored according to a plan for the area.
 - (2) Commercial uses will be limited water-dependent activities or redevelopment or upgrading of existing uses and
 - (3) The County will establish guidelines for the construction of piers, bulkheads, boathouses and other man-made structures permitted within the RPA and
 - (4) Within areas subject to potentially serious shoreline erosion, the County establish and/or encourage one or more of the following: additional setbacks, replenishing beach grasses on public lands, and encourage property owners to do the same.



- (d) **Land Use Planning Innovations** – The County promotes and encourages the use of land use planning innovations and advances in technology to achieve the objectives of the comprehensive plan and relieve the potential conflict between development and need to protect the water quality. Among the policies designed to achieve this purpose are the following:
- (1) Encourage developers to create mixed-use developments including both single-family and multi-family dwellings
 - (2) Explore alternate sewage disposal systems such as may be approved by the Health Department as options to septic tanks
 - (3) Develop flexibility in land use regulations that promote the preservation of forested and agricultural lands using techniques such as cluster development, preservation easements and the like.
 - (4) For larger residential projects, encourage the use of planned unit development, cluster zoning, and other open-space preservation concepts to promote the efficient use of land and preservation of natural resources.
- (f) **Redevelopment of Existing Properties**— Where a change of use of a property involves redevelopment, replace or enlargement of an existing building or land use, it is the policy of the County to encourage that such redevelopment take place in a way so as to produce a net gain in the quality of the area in which the use is located. Typical measures may include but not be limited to:
- (1). Reduction of impervious surfaces such as parking lots or other traffic access ways by the use of porous paving materials
 - (2). Protection of existing vegetation that is protecting or stabilizing stream banks or shorelines; or preventing erosion.
 - (3). Reestablishment of buffers where they do not exist or have been disturbed by natural or other forces.
 - (4). Emphasize good stormwater practices that reduce pollutants which otherwise could reach the Chesapeake Bay or its tributaries