Charles City County

2025-2045 Comprehensive Community Plan

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INTRODUCTION: 2025-2045 CHARLES CITY COMPREHENSIVE COMMUNITY PLAN

The Charles City Comprehensive Community Plan (The Plan) serves as the comprehensive plan as specified in the Code of Virginia 15.2-2200, the official policy guide for future development decisions. The Plan is long range in nature and provides a picture of how the community wishes to develop over the next 15 to 20 years. As a policy document, the plan provides a framework for the community's residents, businesses, and decision makers to conceptualize how the community should look and function, currently and in the future.

Legal Basis & Contents of a Comprehensive Plan

The Comprehensive Plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvements and any transportation improvements shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use. The Plan is to be reviewed and updated as necessary. State law requires that this review take place at least every five years. Section 15.2-2223 of the Code of Virginia establishes the requirements for comprehensive plans; including necessary elements to be addressed, process for adoption, public involvement and review cycle.

Every comprehensive plan shall include sections dedicated to transportation, designation of urban development areas (UDA), living shorelines, and manufactured housing as a form of affordable housing. The Citizen Advisory Committee (CAC) and staff have included a provision for Youth and Technology. Unless otherwise required by this chapter, the methods of implementation may include but need not be limited to:

1. An official map;
2. A capital improvements program;
3. A subdivision/zoning ordinance;
4. A mineral resource map
5. A recreation & sports map;
7. Develop small area plans.
8. Master Water & Sewer Plan

The first recommendation is that the Community invests in developing future planning documents and ordinances to address these 8 items.

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Vision Statement

The following Vision Statement (Vision) summarizes the ultimate outcome of the Community Plan.

Our Vision is to preserve and protect our Community's historic, natural and cultural resources while allowing for responsible growth as needed striving to be a model community that preserves and fosters a vibrant, healthy, and inclusive future.

Mission Statement

To further define and expand upon the Vision, the following Mission Statement offers a broader view of the fundamental results desired to be achieved over the next 20 years.

Over the next 15 to 20 years, Charles City Community aims to grow while preserving its rural heritage and offering housing options for all income levels and stages of life. The Community plans to promote its development centers while effectively managing growth to preserve its rural character. Charles City is committed to fostering socially and environmentally responsible economic development. The Community is focused on managed economic growth that enhances quality of life for its residents and maintains its desired rural character.

Organization of the Charles City Community Plan

The Plan is divided into several sections starting; Existing Conditions. This section is designed to be used independently of the other sections to provide a snapshot of the Community's demographics and local economy. This section may be updated more frequently than the remainder of the Plan and may be used for economic development and grant applications for the Community.

The other sections are: County History, Environmental Element, Community Facilities, Future Land Use & Growth Management, Community Design, Transportation, Economic Development, Transportation, and Housing. Each section has a general discussion of these topics with photos, charts and tables to illustrate the narrative as applicable.

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Planning Process

The process began in the Summer of 2024 and involved the selection of a Citizen Advisory Committee (CAC) by the Board of Supervisors. These citizens attended the first annual Charles City Community Citizen's Planning Academy. The Planning Academy was a four-week course facilitated by Ms. Darla Orr of the Berkley Group, Mr. Christopher Mackenze, Esq., of Sands Anderson P.C., and Mr. Adam Moore and Mr. Philip Frazier of the Virginia Department of Transportation (VDOT). The training focused intensely on the history of planning, the role of the plan, transportation elements of the plan, and the legal framework for planning in Virginia. At the conclusion of the academy, the CAC developed a mini-land use map, used as a resource in launching this planning effort in Charles City Community. The mini-land use map was the first attempt to develop a community plan for Charles City Community. The process was organized as a citizen driven process, with an online Community Survey of Citizens and responses tabulated and analyzed by Crater Planning District Commission. The online survey was available from September 2024 through the end of November 2024. The survey and how to access it was posted on the Community webpage as well as in the local print media. The response to the online survey was approximately 20%. The CAC used the results of the survey as well as presentations from the following agencies as a basis to formulate the narrative, goals, objectives, concepts, and strategies for the community.

- Virginia Department of Transportation (VDOT)
- Virginia Department of Health (VDH)
- Charles City Community Department of Social Services (VDSS)
- Charles City Community Information Technology Department
- Charles City Community Fire & Rescue Department
- Charles City Community Commissioner of Revenue
- Charles City Community Sherrif's Office
- Charles City Community Schools
- Richard M. Bowman Center for Local History
- Charles City Community Parks and Recreation Department

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- Charles City Community Economic Development Department
- Charles City Community Economic Development Authority (EDA)
- Charles City Community Department of Public Works
- Charles City Community Transportation Advisory Committee
- Richmond Association of Realtors
- Richmond Association of Home Builders
- Habitat for Humanity
- Virginia Capital Trail Foundation
- Wetlands Watch
- Comcast
- Clerk of Circuit Court
- Technical assistance was provided by PlanRVA and Crater Planning District Commission

Planning Exercises

The citizens engaged in several planning exercises. Each is described below and within the Plan with the results of the exercises. A *Visual Preference SurveyHot Button Issues)*, and *Identification of Community Resources*were the exercises. Each exercise had the CAC ranked their importance of the results by voting using a point system. The results of these exercises and ranking are identified below.

VISUAL PREFERENCE SURVEY

In this exercise citizens viewed a series of slides of various types of non-residential structures/sites. They were to rank the photos as to what was the preferred appearance for non-residential structures/sites. The result of this exercise is further explained in the Community Design chapter of the Community Plan.

HOT BUTTON ISSUES

In this exercise citizens were asked to list things that made them become annoyed or upset in the community or actions of the government (local, state. federal). After generating the list, citizens were asked to rank these issues from the most annoying to the least annoying. The top 7 Hot Button

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issues are listed below in order of importance. These issues are addressed in several different sections of the Community Plan and incorporated into the goals, objectives, and strategies but are provided here for reference.

- ü Preservation of the rural character of the Community, especially along Route 5, John Tyler Memorial Highway.
- ü Emphasis needs to be preserving our rural character.
- ü Eliminate dirt road subdivisions.
- ü Ensure that all members of Community staff and Boards/Commissions have and maintain professional certifications related to their roles.
- ü Stricter code enforcement, too many delict buildings that need to be demolished.
- ü Define density, set density standards, and designate areas of the Community for specific density standards (Rural Density, Low Density, Low-Moderate Density, Moderate Density, and High Density).
- ü When density is above 4 units per acre the developer shall install centralized utilities and dedicate such systems to the County.
- ü Hire more staff and raise the development fees to provide the resources address staff shortages and don't rely on so many outside consultants.

Additional issues of concern identified by the citizens as follows:

- o Conduct studies concerning flooded roads in the Community. From the Glebe Lane to Route 5 the flooding appears to be tidal. Sturgeon Point Road is under water often and telephone lines are sometimes underwater due to the flooding.
- o The Community should always have project(s) on the 6 year Secondary Road Plan.
- o Data centers produce lots of tax revenue and reinvestment cycle is about every 5 years so revenue will fluctuate.
- o Roundabouts are needed in the Community at important intersections.
- o Adopt a Land Use taxation program to assist farmers.
- o Community needs to address via a program to remove such structures. Use tax liens to recover costs.

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- Tall grass is often an issue – not for pastures but around the homes.
- Allow subdivisions of 20+/- lots at moderate density with paved state roads and either centralized water or sewer in the Agricultural District.
- Provide incentives for redevelopment of derelict structures (homes).
- Notifications need to be broader than the legal requirement.

COMMUNITY RESOURCES AND RANKING

The citizens were asked to identify community resources and rank them in terms of importance and perceived needs. This includes services offered by the various local departments of the Charles City County Community. Once identified the citizens once again ranked these resources in relation to importance. The Top 4 Community Resources are;

- ü Many locations in the Community are listed on the National Register of Historic Places, and the Virginia Landmarks Register.
- ü The Virginia Capital Trail and other bike trails.
- ü Route 5, designated as a Virginia Scenic Byway.

The following were all tied as number 4;

- ü Farms, Historic Buildings, and Plantations
- ü Churches
- ü James and Chickahominy Rivers

These resources are addressed in various sections of the Community Plan as it relates to a specific category(s).

Participation & Engagement

All meetings were advertised and open to the public. Overall, the Community had approximately an average of 20 people attending each meeting. Often some of the same people came to each meeting with others came to only a few meetings. When combined with the responses to the online survey, it is estimated that there were approximately 1,500 citizens involved in some form during the plan development. This is approximately 22% of the Community's total population.

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Community Forum (subject to change based upon availability of Facilities)

On _____ 2025 and _____ 2025, the Community held 2 Community Forums where the members of the CAC were present and presented their findings/proposals for the public at large. The Community Forum was advertised and posted to social media. This meeting was held in the Community Administration Building as well as _____ Rice Center & Tribal Center ____. There were _____ citizens that attended these events which increased the Citizen Involvement to over _____ people or _____ % of the Community population.

Online Survey

The online survey results and the comments from the outreach provided further evidence that the conclusions of the Citizen Advisory Committee (CAC) were valid and reflected the needs and desires of the citizens of Charles City Community. The results from this survey are included in the appendix of this plan.

Summary of the Planning Process

In summary, the Community had an extensive outreach effort using traditional and modern methods to foster citizen participation and involvement. The Community had a total of approximately 1500 people (about 22% of the population) involved in the entire planning process. The percentage responding to the online survey and those attending the in person meetings were nearly the same percentages of 20% and 23% respectively. The resulting Plan reflects their desires for the future of Charles City Community.

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CHAPTER 1 - HISTORY OF PLANNING & ZONING IN CHARLES CITY COMMUNITY

Planning History

The first Comprehensive Plan for Charles City Community was adopted in 1979. The plan was primarily a list of objectives for the Planning Commission. It listed a series of Development Areas including Rustic Mount Zion, Wayside Road & Route 106, as well as a listing of future commercial, industrial, and residential development districts. It contained 5 overall Goals for the Community which included developing a capital improvement plan (CIP), and housing development using innovative design with mixed use. Mixed use is when there is a combination of uses: commercial, residential, and industrial are contained within a single development proposal. Finally, the creation of primary and secondary growth areas with water and sewer service were developed in this plan.

The next Comprehensive Plan was adopted in 1991. The plan had 12 chapters including an implementation chapter at the end of the document. This plan identified 5 Development Centers in the Community where residential and commercial development should be promoted.

The 3rd Comprehensive Plan was adopted in 1998. This plan expanded the 5 development centers into 9 Development Centers. These 9 Development Centers included the James River Development Center which was centered on Route 5 and Route 106 intersection. This location was cited as a prime location for industrial and wholesale uses relying on the excellent road network and a nearby deep water port on the James River at Shirley Plantation. Further this Comprehensive Plan identified the Ruthville Development Center as a prime location for multi-family housing. This plan specified these development centers on an overall land use map and identified the Route 106 Corridor approximately 1000 feet deep along both sides of the Route 106 Corridor.

In 2009 the Community adopted its 4th Comprehensive Plan. This Plan created the designation of Neighborhood Service Areas (NSA) and Development Centers (DC). Essentially reducing and separating the number and type of areas identified for potential future development. The recommended land uses remained essentially unchanged from the 1998 Plan. The plan stated that NSAs should have high density residential land

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use and commercial service areas. It further stated that these areas could become additional development centers over time as the Community grows.

In 2014 the current Comprehensive Plan was adopted. This Plan further reduced the number of neighborhood service areas to 5 locations. *The Route 106 Corridor,* was expanded to stretch from the New Kent Countyline to the northern shore of the James River. It was reduced in width from 1000 feet to 500 feet on both sides of Route 106.

The Community adopted the Courthouse Village Plan in 2019, as an amendment to the existing Comprehensive Plan. The Courthouse Plan calls for a mixture of uses to achieve sustainable development. This approach is similar to the use of the *Transect Model*as reflected in this planning effort. The use of mixed use designates a substantial area of the Courthouse Plan. It is intended to promote commercial, light industrial, and residential development in the Courthouse Development Center. The outer edges serve as transitions to the rural nature of much of the Community. The use of *Traditional NeighborhoodDesign* (TND) fosters this transitional area from rural to more town centric development approaches. These lands were not zoned as such and there has been no comprehensive rezoning of these properties and therefore the properties remain within the Agricultural Zoning District. However, although zoned as agricultural the density of development has increased over time leading to small clusters of homes and businesses within the Courthouse Development Center.

Zoning History

The very first Zoning Ordinance for Charles City Community was adopted on September 28, 1953. This ordinance established 2 zoning districts: the Highway District, today referred to as General Business District (B-1), and the Unrestricted District, today referred to as the Agricultural District (A-1). The Highway District is that strip of land, 250 feet wide on both sides of the roadway that is parallel to Routes 155, 5, and 36 (now 106). These districts were repealed with adoption of newer zoning ordinances.

The Zoning Ordinance was updated and readopted on September 27, 1965, and reaffirmed with amendments on May 1, 1972. A mobile home park provision was included in the zoning ordinance which became

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effective October 1, 1973. The mobile home park provision was later removed from subsequent versions of the zoning ordinance. There were several other districts and regulations such as, but not limited to, industrial, commercial and residential districts.

Subsequently the ordinance was rewritten and readopted in 1980 and 2011, with amendments through 2024. Each edition of the ordinance reflects issues that were important at that time. The most recent edition of the zoning ordinance was adopted on March 6, 2006, and it's been updated with new sections through April of 2025. Upon adoption of this Comprehensive Community Plan, the Community will commence a re-write of the entire zoning, subdivision, water protection, site plan, septic pump out, and floodplain ordinances. Currently staff, developers, and citizens have to navigate the following 10 ordinances in order to construct or use their property: Zoning, Subdivision, Wetlands, Chesapeake Bay, Site Plan, Septic Pump Out, Floodplain, Erosion and Sediment Control, Stormwater Management, and Chapter 20 of the Charles City Code, This re-write will combine these ordinances into a single Unified Development Ordinance (UDO) which will use to the maximum extent possible tables and charts to implement these various regulations.

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CHAPTER 2 - GOALS & IMPLEMENTATION SCHEDULE OF THE CHARLES CITY COMMUNITY PLAN

OVERVIEW

This chapter contains all the goals, objectives, and strategies of the chapters of the Community Plan placed in 1 location for reference and review when development proposals are submitted to the Community. Several topics may be combined in the various chapters of the Community Plan. The goals, objectives, and strategies of the plan are grouped here by chapter/topic. An approximate time horizon for each objective and strategy is provided (green print). The demographic and economic analysis section of the Plan is a standalone part of the Community Plan. It is a component of the Community Plan by reference.

CHAPTER 3 – COUNTY HISTORY

GOAL 1: TO PRESERVE AND PROMOTE THE NATURAL, CULTURAL, AND HISTORICAL SIGNIFICANCE OF OUR COMMUNITY BY IDENTIFYING, PROTECTING, AND CELEBRATING ITS HERITAGE AND RESOURCES.

OBJECTIVE A: DEVELOP A BOOK THAT DETAILS CHARLES CITY COMMUNITY HISTORY. MID-TERM 4 TO 7 YEARS.

Strategies:

1. Continue to support the work of the Richard M. Bowman Local History Center and other local historical societies, museums, and organizations that promote historical awareness. Continuous.
2. Conduct a more intensive study of historic resources before the next revision of the Comprehensive Plan. Short to Mid-term 1 to 7 Years.
3. Highlight Historical Significance by including historically significant sites which highlight the community, its landmarks, and its people. Short term 1 to 3 Years.

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4. Require a Phase 1 Archeological Assessment for all rezoning, major subdivisions, and special use permits. Short term 1 to 3 Years.
5. Develop a video program on historic and archaeological sites in the Community to be used in the public school system and to be placed in the Visitor's Center as an interactive presentation. Short to Mid-term 1 to 7 Years.
6. Solicit information from local sources to be used in the development of a history book about Charles City Community (prehistoric to today). Mid-term 4 to 7 Years.
7. Consider the establishment of rural historic districts along John Tyler Memorial Highway (Route 5) and along The Glebe Lane (Route 615) and Willcox Neck Road (Route 623). Long-term 7 to 10 Years.

GOAL 2: PRESERVATION OF HISTORIC RESOURCES BY MAINTAINING AND EXPANDING HISTORICAL MARKERS ALONG ROADSIDES THROUGHOUT THE COMMUNITY.

OBJECTIVE A: IDENTIFY AND INVENTORY THE HISTORIC BUILDINGS, SITES, AND DISTRICTS WITHIN THE COMMUNITY– LONG TERM 7 TO 10 YEARS.

Strategies

1. Maintain and expand historical markers along roadsides throughout the community. Continuous.
2. Policies and ordinance modifications to encourage the adaptive reuse of historic buildings, allowing them to be repurposed while maintaining their historical integrity. Short term 1 to 3 Years.
3. Promote tourism is focused on the community's historical attractions. Short Term 1 to 3 Years.
4. Develop educational and recreational programs that teach and entertain residents about the community's history. Short to Mid-term 1 to 7 Years.
5. Improved ordinance provisions to protect known historic resources – Mid-term 4 to 7 Years.

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6. All and any historical structures or sites shall have the appropriate signage and/or historic marker(s). Mid-term 4 to 7 Years.
7. Conduct a more intensive study of historic resources before the next revision of the Comprehensive Plan. Mid-term 4 to 7 Years.
8. Develop partnerships with the Virginia Department of Transportation (VDOT) and non-profits to expand awareness of the unique history that is foundational to our republic. Long Term 4 to 7 Years.
9. Consider the establishment of rural historic districts along portions of John Tyler Memorial Highway (Route 5), The Glebe Lane (Route 615), and Willcox Neck Road (Route 623). Long Term 7 to 10 Years.

CHAPTER 4 - ENVIRONMENTAL ELEMENT

GOAL 1: THE COMMUNITY SHALL CONSIDER THE FOLLOWING ISSUES WHEN EVALUATING A DEVELOPMENT PROPOSAL; CONSERVING NATURAL RESOURCES, PROMOTING SUSTAINABLE DEVELOPMENT, PRESERVING OPEN SPACE, MITIGATING POLLUTION, MANAGING WATER RESOURCES, PROTECTING SENSITIVE ECOSYSTEMS, AND CREATING A HEALTHY AND RESILIENT COMMUNITY.

NOTE: DEQ HAS APPROVED THESE ACTIONS AND TIMELINE PER THEIR REVIEW OF THE PLAN AS PART OF THE CONSENT DECREE.

OBJECTIVE A: ENHANCE AND PROTECT CHARLES CITY'S NATURAL RESOURCES. CONTINUOUS.

Strategies

1. Public Access to Waterfront Areas: Increase access to the public waters of the Commonwealth. Continuous.
2. Protection of the Potable Water Supply: Develop and implement protection strategies and goals to

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ensure the continued protection of its potable water supply. These goals should encompass the inventorying of major potential sources of contamination, recommended actions to eliminate/ reduce the risk of impacts by potential sources of contamination, and a contingency plan to address contamination events. Continuous.

3. Protection of the Potable Water Supply: Protect the groundwater supply in the various aquifers within the County from pollution generated by above ground activities. Continuous.
4. Physical Constraints to Development: Continue to guide development so that the capacity of the soil to absorb septic tank effluent is not compromised. Continuous.
5. Threats to Water Quality: In 2000, a county-wide program sponsored by Waste Management Incorporated, and Charles City County began that assists the local residents with the proper disposal of hazardous household and agricultural chemicals waste. Prior to 2000, residents would depend on local vendors (i.e., service stations, etc.) to accept their waste. Continuous.
6. Threats to Water Quality: The lack of indoor plumbing and the existence of these large numbers of septic systems failing in the county is an important issue for the County Board of Supervisors. The county is actively seeking resources to provide adequate and safe wastewater disposal for all citizens, regardless of income. Continuous.
7. Shoreline and Streambank Erosion: The County will continue to require preservation of native vegetation and revegetation when changing between uses to reduce the nutrient and sediment

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impacts on our waters and will incorporate consideration of VIMS Comprehensive Coastal Resource Management Guidance into the decision making process for the review of shoreline erosion and waterfront access applications. Continuous.

8. Mitigation of the Impacts of Land Use: Amend the zoning and subdivision ordinances as necessary to protect water quality. Continuous.
9. Mitigation of the Impacts of Land Use: Promote public awareness on the benefits of and necessity for best management practices, Erosion and Sediment Control, watershed management and other land development. Continuous.
10. Mitigation of the Impacts of Land Use: Protect officially designated wetlands, natural habitat, and other environmentally sensitive areas from loss or degradation by development. Continuous.
11. Relationship of Land Use to Aquatic Resources: Protect the natural resources of the Chesapeake Bay and its tributary streams. Continuous.
12. Water Quality Improvement through Redevelopment: As redevelopment occurs, ensure compliance with stormwater, erosion and sediment control, and Chesapeake Bay Preservation Act performance criteria found in the Combined Water Protection Ordinance in order to improve water quality. Continuous.
13. Threats to Water Quality: Publish educational material for constituents via social media and other resources that identify non-point pollution sources, such as land disturbance, removal of RPA buffers, residential and agricultural pesticide application, and stormwater runoff in order to increase awareness of the issue and the behavioral changes necessary to meet water quality standards. Short Tern 1 to 3

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Years.

14. Public Access to Waterfront Areas: Incorporate the VMRC "Siting Criteria Checklist" into the site plan review process when considering permit applications for marinas and boat mooring facilities to ensure that adequate water quality. Short Tern 1 to 3 Years.
15. Protection of Potable Water Supply: To preserve water quality for existing water systems and individual wells, the County will explore several development tools and adopt those deemed best suited for county's staffing and technical capacity. Several of the options identified by staff and in previous water planning documents which can be adopted as land use controls. Short Term 1 to 3 Years.
16. Threats to Water Quality: The Virginia Department of Health (VDH) and Charles City are working closely together to identify open wells. It is the intent of both agencies that once these open wells are located, the owners will be identified, and proper well abandonment procedures followed. The state's Wellhead Protection Plan Development Program is based on community involvement, wherein a local committee works with VDH to create a plan for wellhead protection which can be used by a locality's waterworks for implementation to protect groundwater. Short Term 1 to 3 years.
17. Mitigation of the Impacts of Land Use: Conserve agricultural land, forest land, groundwater, surface water, wetlands and other valuable resources. Short Term 1 to 3 years.
18. Evaluate and consider a locality-wide permitting tool to expedite shoreline applications that request actions consistent with the VIMS

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recommendation. Short Term 1 to 3 Years.

19. Relationship of Land Use to Aquatic Resources: Public Educational Campaign will be published regarding the contamination of the fisheries. Short Term 1 to 3 Years.
20. Encourage and support training of staff and decision makers about the decision making tools developed by the Center for Coastal Resources Management at VIMS. Short to Mid-term 1 to 7 Years.
21. Engage VIMS to assist the Community to develop the process and ordinances to guide regulation and policy decisions regarding shoreline erosion control. Short to Mid-term 1 to 7 Years.
22. Shoreline and Streambank Erosion: Charles City Administration will coordinate efforts with VIMS and VMRC to formally study local streambank erosion patterns and the documentation of observations concerning streambank erosion through the plan review process. Mid-term 4 to 7 Years.
23. Protection of the Potable Water Supply: Encourage best practices for water conservation and soil management. Mid-term 4 to 7 Years.
24. Mitigation of the Impacts of Land Use: Protect agri-tourism and value- added agriculture enterprises from land uses that are incompatible; these forms of enterprises provide valuable resources to the County in the form of tourism and economic development. The County should encourage these to be quality and environmentally sensitive areas developed responsibly and in a manner that protects water. Mid-term 4 to 7 Years.
25. Mitigation of the Impacts of Land Use: Encourage agri-tourism and eco- tourism enterprises in appropriate rural and agricultural areas to provide

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access to the many natural, agricultural, and scenic areas of the County, which cannot be found in "non-rural" areas. Mid-term 4 to 7 Years.

26. Public Access to Waterfront Areas: To provide increased public access to the water, the county has adopted a goal of obtaining public boat access to both the James and Chickahominy Rivers as well as the Chickahominy Lake. Long term 7 to 10 Years.
27. Mitigation of the Impacts of Land Use: Permit appropriate non-residential uses in rural and agricultural areas on a case-by-case basis, which blend well with the rural/agricultural framework. Long Term 7 to 10 Years.

OBJECTIVE B: CONSIDER PRESERVING AVAILABLE OPEN SPACES ADJACENT TO MARSHLANDS TO ALLOW FOR INLAND RETREAT OF THE MARSHES UNDER RISING SEA LEVEL, INCLUDING COMMUNITY OWNERSHIP OF SUCH OPEN SPACES FOR THE PRESERVATION OF THE SENSITIVE FEATURES. LONG TERM 7 TO 10 YEARS.

Strategies

1. Follow the development of the state-wide General Permit being developed by VMRC. Ensure that local policies are consistent with the provisions of the permit. Continuous.
2. Seek public outreach opportunities to educate citizens and stakeholders on new shoreline management strategies including Living Shorelines. Short Term 1 to 3 Years.
3. Encourage and support the use of conservation easements to be placed on such open, sensitive environmental features. Mid-term 4 to 7 Years.
4. Evaluate and consider a locality-wide regulatory structure that encourages a more integrated approach to shoreline management. Mid to Long Term 4 to 10 Years.

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OBJECTIVE C: PROMOTE RESILIENCE AND ENVIRONMENTAL STEWARDSHIP CONTINUOUS.

Strategies

1. Incorporate hazard mitigation plans in the Community Comprehensive Plan by reference. Short Term 1 to 3 Years.
2. Partner with the Department of Forestry in establishing policies for tree protection and sustaining the Community's forest resources to provide aesthetic, social, environmental, and economic sustainable benefits. Short Term 1 to 3 Years.
3. Promote and encourage action(s) towards pollution reduction through exploration of additional protection of riparian buffers. Mid-term 4 to 7 Years.

CHAPTER 5 - COMMUNITY FACILITIES

GOAL 1: ESTABLISH AND PROVIDE EFFECTIVE AND EFFICIENT PUBLIC FACILITIES TO SERVE THE EXISTING AND ANTICIPATED NEEDS OF OUR CITIZENS AND DEVELOPMENT WITHIN THE CHARLES CITY COMMUNITY DURING THE PLANNING HORIZON.

SECTION 5.1 – CHURCHES

GOAL 1 : ENCOURAGE AND SUPPORT THE GROWTH OF THE COMMUNITY'S CHURCHES AND THE VITAL ROLE THEY PLAN IN OUR CITIZEN'S LIVES.

OBJECTIVE A: CONTINUE TO SUPPORT AND ENCOURAGE THE IMPORTANT ROLES THAT OUR CHURCHES PLAY IN THE LIVES OF OUR CITIZENS. CONTINUOUS.

Strategies

1. Request our churches to assist in the dissemination of important community announcements Continuous.
2. Provide a framework where church programs may support County programs such as recreation and educational services to our Community. Short Term 1 to 3 Years.

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3. Support our churches in meeting needs of disadvantaged persons to provide basic human service needs. Mid-term 4 to 7 Years.

SECTION 5.2 - YOUTH

GOAL 1: THE THEME FOR YOUTH FOCUSES ON ENSURING THEIR SAFETY, WELL-BEING, AND SUCCESS THROUGH EDUCATION, CAREER READINESS, AND POSITIVE EXPERIENCES.

OBJECTIVE A: PROVIDE BASIC JOB SKILLS AND SUPPORT EXPANSION OF REAL WORK EXPERIENCES FOR OUR YOUTH. CONTINUOUS.

Strategies

1. Continue to support and expand the workforce program for our youth to gain real world work experience. Continuous.
2. Provide essential life skills by partnering with social, civic, recreational, and faith-based organizations. Short term 1 to 3 years.
3. Teens are to be taught knowledge about job opportunities in their community and know how to develop a resume, job application and proper interview techniques. Short term 1 to 3 years.
4. Youth engagement in civic activities, such as service learning, community service projects, input and consultation, and shared leadership. Short term 1 to 3 years.
5. The Community needs to ensure youth have access to opportunities for internships and other employment that provide training and work-related skills. Short to Mid-term 1 to 7 years.

OBJECTIVE B: PROVIDE SAFE PLACES FOR YOUNG PEOPLE TO MEET, INTERACT, AND RECREATE. Short to Mid Term 1 to 7 years.

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Strategies

1. Identify multiple locations in the Community to provide future recreational facilities. Short term 1 to 3 years.
2. Place these sites in the Virginia Outdoors Plan to be eligible for grants. Short term 1 to 3 years.
3. Foster the creation of neighborhoods and locations which have facilities to permit safe social and recreational activities with age-appropriate activities (educations, recreational, and occupational). Mid-term 4 to 7 years.

SECTION 5.3 - TECHNOLOGY

GOAL 1: TECHNOLOGY GOALS SHOULD AIM FOR OPERATIONAL EFFICIENCY, INNOVATION, AND STRATEGIC ALIGNMENT BY IMPROVING DATA SECURITY, ENHANCING CUSTOMER EXPERIENCE, AND BOOSTING PRODUCTIVITY THROUGH AUTOMATION AND TECHNOLOGY INTEGRATION.

OBJECTIVE A: TO IMPROVE OPERATIONAL EFFICIENCY AND DATA PROTECTION WHILE ENSURING THAT TECHNOLOGICAL UPGRADES SUPPORT THE COMMUNITY'S CORE SERVICES. CONTINUOUS.

Strategies

1. Create a total quality improvement team to examine how to best streamline processes and optimize workflows with improved data management. Short term 1 to 3 years.
2. Foster a collaborative team environment amongst staff where knowledge is shared across departmental and agencies. Short term 1 to 3 years.
3. Implement systems for efficient data collection, storage, retrieval, and analysis. Mid-term 4 to 7 years.
4. Implement mobile access for employees and customers to permit routine tasks to be achieved from anywhere. Mid-term 4 to 7 years.

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5. Develop as an amendment to this plan a Comprehensive Telecommunications Plan. Mid - term 4 to 7 years.
6. To ensure there is sufficient infrastructure for residents, businesses, and non-profits to subscribe to a service provider for internet access from their homes or mobile devices via connection(s) to the optical fiber network or other means to access the world wide web. Mid to Long Term 4 to 10 Years.

OBJECTIVE B: STRIVE TO CONTINUOUSLY IMPROVE CUSTOMER SERVICE (INTERNAL AND EXTERNAL) AND AUTOMATION OF ROUTINE TASKS TO USE RESOURCES MORE EFFICIENTLY WHILE PROTECTING MISSION CRITICAL SYSTEMS. CONTINUOUS.

Strategies

1. Apply and use grants for up-grades to improve efficiency for upgrades. Continuous.
2. Development of an intranet for employees to utilize for routine tasks. Short term 1 to 3 years.
3. Review and update regularly plans for incident response caused by security incidents including compliance with relevant data privacy regulations. Short term 1 to 3 years.
4. Implement a continuous training module for new applications and for new employees. Short term 1 to 3 years.
5. Implement tools that facilitate seamless communication and collaboration among all staff members. Mid-term 4 to 7 years.
6. Implement systems for collecting and summarizing customer feedback for consideration as continuous improvement of service delivery. Mid-term 4 to 7 years.

OBJECTIVE C: EMBRACE EMERGING TECHNOLOGIES AND INDUSTRIES RELATED TO SUCH TECHNOLOGIES. CONTINUOUS.

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Strategies

1. Expand the uses allowed in the industrial/business zoning districts to support the development of such technological industries in the Community. Short term 1 to 3 Years.
2. Develop incentives to attract and retain technological industries. Short to mid-term 1 to 7 Years.
3. Adoption of a technology zone to attract technology orient businesses and offer incentives.
4. Foster the development of new industrial business opportunities to locate in Charles City. Mid-Term 1 to 7 Years.
5. Develop an overlay district where renewable/sustainable energy generation plants should be located. Long Term 7 to 10 years.

SECTION 5.4 – GENERAL GOVERNMENT

GOAL 1: DEVELOP A PLAN FOR RENOVATION, EXPANSION, AND CONSTRUCTION OF NEW OFFICE SPACE AS THE COUNTY GROWS.

OBJECTIVE A: ADOPT A TOTAL QUALITY IMPROVEMENT PROGRAM AND DESIGN COMMUNITY PUBLIC FACILITIES FOR JOINT USE WHENEVER POSSIBLE **CONTINUOUS.**

Strategies

1. All future Charles City Community buildings should obtain a minimum LEED Rating of Gold. Continuous.
2. Identify needs and plan development of new facilities in conjunction with availability of public facilities. Continuous.
3. Maintain existing facilities and update facilities prior to opting to construct new facilities. Continuous.
4. Adopt a Total Quality Improvement (TQI) management philosophy/program in operation of governmental functions. Short Term 1 to 3 Years.
5. Develop a proffer policy to guide future development to provide the sites for, and as appropriate, and/or

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construct required facilities based upon the impact of the development. Short Term 1 to 3 years.

6. Conduct space needs analysis to determine space requirements for community offices with a projection for the next 5 and 10 years respectively. Short Term 1 to 3 Years.
7. Construct a new government administration building in the Courthouse Village. Long Term 7 to 10 years.

SECTION 5.5 PUBLIC SAFETY

GOAL 1: STRIVE FOR CONTINUOUS IMPROVEMENT AND EXPANSION OF EMERGENCY SERVICES AS THE COMMUNITY GROWS.

OBJECTIVE A: PROVIDE ADEQUATE, HIGH QUALITY PUBLIC FACILITIES FOR FIRE/RESCUE AND SHERIFF'S OFFICES. CONTINUOUS.

Strategies

1. Community outreach shall include continued support of school drug prevention programs and criminal/domestic violence prevention seminars. Continuous.
2. Improve compensation of personnel once accredited to retain trained staff. Continuous.
3. Maintain a ratio of 1 law enforcement officer for every 500 people living in the Community. Continuous.
4. Install speed zone and warning lights for approaches to any fire/rescue station. Short Term 1 to 3 years.
5. Provide education and accreditation/certification of sheriff's office personnel and fire/rescue personnel. Short term 1 to 3 Years.
6. Support the acquisition of a hook and ladder truck for the Fire and Rescue Department. Short to Mid-term 1 to 7 Years.
7. Implement a capital improvements plan that sets up a rotation schedule of replacement/upgrades in fire,

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rescue, and police equipment and vehicles. Mid-term 4 to 7 Years.

8. Establish a Sheriff's precinct office in the Roxbury Development Center. Mid to Long Term 4 to 10 Years.
9. Utilize technology to the greatest extent possible to provide excellence in public service. Mid-term 4 to 7 years.
10. Install emergency pre-emption signals on all traffic control devices in Charles City. Mid-term 4 to 7 Years.
11. Investigate the service calls and construct additional fire/rescue station in the Courthouse area. Mid-term 4 to 7 Years.
12. Construct a state-of-the-art public safety building and fire training facility. Long Term 7 to 10 years.

SECTION 5.6 – PARKS & RECREATION

GOAL 1: EXPAND RECREATIONAL RESOURCES AND PROGRAMS AS THE COMMUNITY GROWS

OBJECTIVE A: PROVIDE ADEQUATE, WELL MAINTAINED RECREATIONAL FACILITIES, SERVICES, AND PROGRAMS FOR CHARLES CITY COMMUNITY. CONTINUOUS.

Strategies

1. Maintain and develop more pocket and community parks throughout the Community in conjunction with pockets of residential growth as well as new access point(s) to the rivers. Continuous.
2. Encourage the development of an adult day-care program in conjunction with Community non-profits (churches and others). Short term 1 to 3 years.
3. Develop a master plan for Charles City Parks and Recreation. Short to Mid-term 1 to 7 Years.
4. Include future projects in the *Outdoors Plan* of the Commonwealth of Virginia to be eligible for additional grant opportunities for park and recreation needs. Short to Mid-term 1 to 7 Years.

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5. Seek out grants from Fish and Wildlife to install additional portage facilities along the rivers. Mid-term 4 to 7 Years.
6. Adopt a proffer policy or guidelines to require dedication to and/or construction of recreational facilities that are the result of the development. Mid-term 4 to 7 Years.
7. Expand passive recreational facilities via an open space plan that includes linking different neighborhoods of the Community, such as spurs off the Virginia Capital Trail for walking, cycling and jogging. Mid- to Long Range 4 to 10 Years.
8. Support the accreditation of the Parks and Recreation Department. Long Term 7 to 10 years.

OBJECTIVE B: PUBLIC PARTICIPATION IN THE USE AND MAINTENANCE OF COMMUNITY PARKS. CONTINUOUS.

Strategies

1. Develop a volunteer network to assist with park maintenance and upkeep. Short term 1 to 3 Years.
2. Partner with the schools and Public Works in keeping the County parks clean and safe. Short term 1 to 3 Years.

SECTION 5.7 - PUBLIC WORKS

GOAL 1: PROVIDE THE RESOURCES NEEDED TO MAINTAIN AND EXPAND PUBLIC WORKS PRIMARY FUNCTIONS OF BUILDING AND GROUNDS MANAGEMENT AND PROVISION OF WATER/SEWER SYSTEMS.

OBJECTIVE A: PROVIDE ADEQUATE, WELL MAINTAINED CONVENIENCE SITES AND SERVICES FOR CHARLES CITY COMMUNITY. CONTINUOUS.

Strategies

1. Public Works shall provide efficient and effective maintenance of Community facilities and operation of the Community's Water/Wastewater systems. Continuous.

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2. Maintain the existing collection sites in the Community and examine if additional sites are needed in the Charles City. Continuous.
3. In managing the refuse collection site(s) ensure compliance with all environmental regulations and policies. Continuous.
4. Support and assist in sponsoring roadside cleanup events in the Community. Short Term 1 to 3 Years.
5. Coordinate closely with Waste Management in the management of solid waste throughout the Community. Short Term 1 to 3 Years.
6. Explore holding a Communitywide Cleanup Day once a year and coordinate with Waste Management for pickup. Mid-term 4 to 7 Years.

OBJECTIVE B: AS THE COMMUNITY GROWS, ENCOURAGE THE CREATION OF A DEPARTMENT OF PUBLIC UTILITIES SEPARATE FROM THE DEPARTMENT OF PUBLIC WORKS. MID-TERM 4 TO 7 YEARS.

Strategies

1. Develop a water/sewer master plan for the Charles City Community systems and incorporate into this Plan by reference. Short Range 1 to 3 Years.
2. Adopt a policy to participate in the additional cost of utility extension(s) to install sufficiently sized facilities to accommodate potential growth in areas where development is expected to occur. Short to Mid-term 1 to 7 Years.
3. Hire a professional engineer to manage the utility system and address other engineering issues throughout the Community relying less on consultants. Short to Mid-Term 1 to 7 Years.
4. To the greatest extent possible all future extensions of sanitary sewer shall be a gravity flow system and rely less on pumps. Short to Mid-term 1 to 7 Years.
5. Development of a Community standards manual for water and wastewater equipment (pipes, valves, pumps, etc.). Short to Mid-term 4 to 7 Years.

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SECTION 5.8 - SCHOOLS

GOAL 1: EXPAND AND IMPLEMENT THE BEST AVAILABLE SCHOOL FACILITIES FOR THE COMMUNITY.

OBJECTIVE A - PROVIDE FACILITIES OF THE KIND, SIZE, AND QUALITY THAT WILL BEST SUPPORT AND ACCOMMODATE THE SCHOOL DIVISION'S EDUCATIONAL PROGRAM AND THE NUMBER OF STUDENTS ENROLLED, OFFERING THE BEST POSSIBLE PHYSICAL ENVIRONMENT FOR LEARNING AND TEACHING. CONTINUOUS.

Strategies

1. Accommodate and facilitate new organizational and instructional patterns in renovated school buildings which are well maintained and support the division's educational philosophy and instructional goals. Continuous.
2. Maintain accreditation of all schools via Standards of Learning (SOL) requirements. Continuous.
3. Maintain level funding such that increases in teacher pay as authorized by the General Assembly may be implemented here in the Charles City Community. Continuous.
4. Ensure current service levels are maintained by monitoring population and demographic changes, and when appropriate measures do not achieve adequate service levels, expand or add new courses of study that will meet the changing demands of the educational system and marketplace. Short to Mid-term 1 to 7 Years.
5. Seek out grants and private sector endowments to expand course offerings, equipment, and personnel. Mid-term 4 to 7 Years.
6. Recruit and retain teachers from all disciplines and offer the most cutting edge comprehensive teacher training and retention program. Mid to Long Term 4 to 10 Years.
7. Explore innovative methods to address declining enrollments while infusing the most updated digital

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learning tools such as laptops and promethean boards for each grade level. Long Term 7 to 10 years.

OBJECTIVE B – RENOVATE AND MAINTAIN EXISTING SCHOOL FACILITIES TO ENSURE THE MOST COST EFFECTIVE AND HIGHEST QUALITY PHYSICAL ENVIRONMENT FOR STUDENTS AND STAFF. CONTINUOUS.

Strategies

1. Meet or exceed all safety requirements when remodeling existing educational structures. Continuous.
2. Design, renovate, and when necessary, construct new schools and support buildings to reduce maintenance costs and conserve energy. The reduction of maintenance costs and conservation of energy are two primary factors to be given special consideration in the renovation of buildings. Short Term 1 to 3 Years.
3. Provide building renovations as needed to meet new and emerging requirements regarding the availability of public school facilities to people with disabilities. Short to Mid-term 1 to 7 Years.
4. Decisions pertaining to educational specifications of new public school facilities and those undergoing extensive remodeling will be developed with the benefit of viewpoints of teachers, students, and the community. Short to Mid-term 1 to 7 Years.

SECTION 5.9 - LIBRARY

GOAL 1: EXPAND OFFERINGS AS THE COUNTY GROWS AND MAINTANS COLLECTIONS IN ACCORDANCE WITH STATE LIBRAREY ACCREDATION STANDARDS.

OBJECTIVE A. TO PROVIDE ACCESS TO PUBLIC LIBRARY RESOURCES FOR ALL RESIDENTS AND AREAS OF THE COMMUNITY. CONTINUOUS.

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Strategies

1. Provide up-to-date technological equipment to meet current and future Community residents' needs. Continuous.
2. Develop a rotational plan to replace old equipment. Continuous.
3. Encourage and support shared use of existing facilities in providing expanded services to Community residents. Continuous.
4. Continue to support the Library to meet the state standard regarding the amount of square feet per capita and number of resources (books, publications, etc.) per capita. Continuous.
5. Encourage and support the creation of a "Friends of the Library" organization. Short Term 1 to 3 Years.
6. Based upon forecasted population growth and level of service expectations, a new library or branch facility may be warranted during the planning horizon (2025-2045). Long Term 7 to 10 Years.

SECTION 5.10 – SOCIAL SERVICES

GOAL 1: DECISIONS REGARDING LAND USE, TRANSPORTATION, INFRASTRUCTURE AND PUBLIC SERVICES SHALL BE GUIDED BY THE PLAN TO ENSURE SOCIAL SERVICES ARE EFFECTIVELY INTEGRATED INTO THE COMMUNITY'S DEVELOPMENT.

OBJECTIVE A: ENSURE THE HEALTH AND SAFETY OF ALL INDIVIDUALS WHO REQUIRE MENTAL, PHYSICAL, OR FINANCIAL ASSISTANCE TO HAVE PRODUCTIVE LIFE CHOICES. CONTINUOUS.

Strategies

1. Enhance the health and safety of children and young people through coordinated efforts with the local Health Department and emergency services. Continuous.
2. Expand and encourage prevention programs via home visiting and therapy. Continuous.

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3. Collaborate with the justice system to ensure prompt establishment of paternity and child support orders to secure financial stability for single parent households. Continuous.
4. Regularly assess and reassess service plans to ensure effectiveness and address changing needs. Continuous.

OBJECTIVE B: TO SUPPORT THE PROVISION OF SERVICES TO VULNERABLE INDIVIDUALS AND HOUSEHOLDS TO ASSIST THEM IN SELF-HELP PROGRAMS AND TO ENSURE THEY HAVE ACCESS TO FOOD AND SAFE SHELTER. CONTINUOUS.

Strategies

1. Cooperate and support non-profits who provide many of these types of services to the Community residents. Continuous.
2. Support and provide additional increasing resources to the agency to offer required services to the Community's citizens as the need arises. Short Term 1 to 3 Years.
3. Explore the potential of the ordinance to permit the development of a homeless/batter spouse shelter, operated by a non-profit agency, in the Community to address access to shelters, housing, and support services. Short Term 1 to 3 Years.
4. Explore the creation of a dual or multi-use facility or a replacement facility where multiple services can be obtained. Mid-term 4 to 7 years.
5. Promote workforce development programs like Virginia Initiative for Education and Work (VIEW) and SNAP Employment and (training SNAP E&T). Mid-term 4 to 7 Years.
6. Support access to financial assistance programs like Temporary Assistance for Needy Families (TANF) and Supplemental Nutrition Assistance Program (SNAP). Mid-Term 4 to 7 Years.

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7. Investigate combining the Health Department and the workforce program in the same facility as Social Services. Long Term 7 to 10 years.

SECTION 5.11 – HEALTH DEPARTMENT

GOAL 1: DECISIONS REGARDING LAND USE AND PUBLIC SERVICES SHALL BE GUIDED BY THE PLAN TO ENSURE HEALTH DEPARTMENT'S ROLE EFFECTIVELY INTEGRATED INTO THE COMMUNITY'S DEVELOPMENT.

OBJECTIVE A: ENSURE THE HEALTH AND SAFETY OF ALL INDIVIDUALS IN REGARD TO HEALTH AND SAFETY ARE ADDRESSED. CONTINUOUS.

Strategies

1. Encourage and support the vital role of the Health Department in its key roles in providing effective oversight of environmental and health care responsibilities. Continuous.
2. Actively support the role of the Health Department in advancing new requirements to protect public health and their role in supporting social service and educational programs to the Communities' residents. Continuous.
3. Foster and strengthen the relationship between the Health Department, Community Development, Social Services and Building Departments in addressing citizen's needs. Short Term 1 to 3 Years.
4. Provide an updated health department building/facility within the governmental complex of the Charles City County Community. Mid-term 4 to 7 Years.

SECTION 5.12 – FOOD PANTRY

GOAL 1: PROVIDE NEEDED SUPPLEMENTAL FOOD TO QUALIFYING INDIVIDUALS AND FAMILIES IN THE CHARLES CITY COUINTY COMMUNITY.

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OBJECTIVE A: TO ALLEVIATE HUNGER AND FOOD INSECURITY BY PROVIDING ESSENTIAL FOOD ITEMS TO THOSE WHO MIGHT GO HUNGRY. CONTINUOUS.

Strategies

1. Community Engagement: Develop a branding strategy and conduct outreach to spread awareness and support for the pantry. Continuous.
2. Acquisition of a refrigerated box truck and a CDL licensed operator. Short Term 1 to 3 Years.
3. Personalized Food Access: Utilize digital tools for tailored nutrition alerts and client feedback to enhance service and client engagement. Short Term 1 to 3 years.
4. Data & Technology: Implement smart tools for inventory tracking, community outreach, and operational efficiency. Short to Mid-term 1 to 7 Years.

SECTION 5.13 - CLERK OF THE CIRCUIT COURT

GOAL 1: SUPPORT UPGRADES OF EQUIPMENT AND IMPROVING ACCESS TO JUSTICE SYSTEM AND COURT INFORMATION.

OBJECTIVE A: FOCUS IMPROVING ACCESS TO JUSTICE AND ENHANCING COURT EFFICIENCY AND SERVICE DELIVERY BY STREAMLINING COURT PROCEDURES AND PUBLIC ACCESS TO COURT INFORMATION. CONTINUOUS.

Strategies

1. Increase access to legal aid and similar resources, especially for vulnerable populations. Continuous.
2. Collaborate with local legal aid organizations to provide pro bono services, legal advice, and assistance to self-represented, self-help litigants. Continuous.
3. Create user friendly online resources to reach communities with limited access to traditional court facilities. Continuous.
4. Implement advances in technology and fund acquisition of scanning and other equipment. Continuous.

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5. Foster effective communication between court personnel, judges, attorneys, and the public to improve case management and resolution. Continuous.
6. Ensure that court operations are transparent and accountable to the public, fostering trust and confidence in the judicial system. Continuous.

OBJECTIVE B: TRACK KEY METRICS TO ASSESS COURT EFFICIENCY, IDENTIFY AREAS FOR IMPROVEMENT, AND ENSURE THAT COURT SERVICES ARE MEETING THE NEEDS OF THE PUBLIC. CONTINUOUS.

Strategies

1. Fund and provide continuing and comprehensive training and professional development for staff. Continuous.
2. Improve communication and outreach while gathering feedback from the public to achieve a total quality improvement program. Continuous.
3. Regularly solicit feedback from users of the court system to provide a total quality improvement program and ensure that court services are meeting the needs of the Community. Continuous.

SECTION 5.14 - COMMISSIONER OF REVENUE

GOAL 1: SUPPORT UPGRADES TO THE COMMISSIONER OF REVENUE'S OFFICE VIA UPGRADED EQUIPMENT AND TRAINING OF PERSONNEL.

OBJECTIVE A: SUPPORT ACCURATE PROPERTY ASSESSMENTS AND DATA COLLECTION FOR UPDATING THE GEOGRAPHIC INFORMATION (GIS) SYSTEM AND PROTECTION OF PERSONAL TAXPAYER INFORMATION VIA ENCRYPTION. CONTINUOUS.

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Strategies

1. The Commissioner of Revenue must ensure that all applicable taxes are applied fairly and consistently, adhering to state and local laws. Continuous
2. Providing helpful, courteous, and timely service to taxpayers is a key goal, addressing inquiries, resolving issues, and ensuring compliance with tax laws. Continuous
3. Maintaining the confidentiality and security of sensitive taxpayer information is a priority, ensuring it is protected from unauthorized access or disclosure. Continuous
4. This includes keeping track of property ownership and any changes to property values or improvements. Continuous

OBJECTIVE B: PROVIDE WORLD CLASS CUSTOMER SERVICE FOCUSED ON CUSTOMER AND RESPONSIVE SERVICES. CONTINUOUS

Strategies

1. The Commissioner must be aware of and adhere to all relevant state and local laws, regulations, and policies regarding revenue and taxation. Continuous
2. Administer local taxes such as business licenses, meals tax, and transient occupancy tax with focus on the customer. Continuous.
3. Help taxpayers understand their tax obligations and providing assistance with filing and payment. Continuous.
4. Support the change to prorate tangible and intangible personal property taxes, as well as business assets and vehicles. Short Term 1 to 3 Years.
5. Support the adoption of a Business, Professional and Occupational Tax System. Mid-term 4 to 7 Years.
6. Investigate and assess any instances where individuals or businesses may not be in compliance with tax laws. Continuous.

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7. Keep residents informed of any new legislation that may affect their responsibilities and duties. Continuous.
8. Assist residents with filing their state and federal tax returns and resolving any related issues. Short Term 1 to 3 Years.

SECTION 5.15 – OTHER NON-COUNTY FACILITIES

Landfill

GOAL 1: SUPPORT THE SAFE PROCESSING WASTE FROM COMMERCIAL AND RESIDENTIAL FACILITIES FROM THE REGION AND MAINTAIN THE FREE ACCEPTANCE OF WASTE FROM COUNTY RESIDENTS.

OBJECTIVE A: TO FACILITATE AN ANNUAL CLEAN-UP DAY IN THE COUNTY. CONTINUOUS.

Strategies

1. To collaborate with the citizens, neighbors, and Charles City County to create an annual clean-up day in the County during which hazardous wastes, household wastes, and bulky item pick-ups will be free of charge on a single day of the year. Short to Mid-Term 1 to 7 Years.

Post Office

GOAL 1: TO EFFICIENTLY AND EFFECTIVELY PROCESS MAIL FOR COMMUNITY RESIDENTS AND BUSINESSES.

OBJECTIVE A: TO COLLABORATE WITH THE COMMUNITY REGARDING A NEW POST OFFICE FACILITY AT THE COURTHOUSE AND UPGRADE THE FACILITY IN RUTHVILLE COMMUNITY SERVICE AREA. CONTINUOUS.

Strategies

1. Seeking support from the Community's congressional delegation to upgrade the Post Office Facility in the Courthouse Development Center. Short to Mid-term 1 to 7 Years.

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PRIVATE PHYSICAL HEALTH AND MENTAL HEALTH CARE PROVIDERS

GOAL 1: ENCOURAGE AND ACTIVELY RECRUITE ADDITIONAL PROVIDERS TO ESTABLHISH OFFICES IN THE COMMUNITY.

OBJECTIVE A: SEEK COMMUNITY DEVELOPMENT BLOCK GRANTS TO RECONSTRUCT/REUSE OR CONSTRUCT FACILITIES TO ATTRACT NEW HEALTH CARE PROVIDERS TO OUR COMMUNITY. SHORT TO MID-TERM 1 TO 7 YEARS.

Strategies

1. Expand the base of providers who can provide service to community residents. Short to Mid-term 4 to 7 years.
2. Establish a Community health clinic for employees and families. Mid-to Long Term 4 to 10 Years.

Chapter 6 - Growth Management, Land Use, and Urban Development Areas (UDA)

GOAL 1: PROVIDE AREAS FOR COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL DEVELOPMENT THAT SUPPORT AND ENHANCE EXISTING USES LEADING TO COMPLETE AND HARMONIOUS COMMUNITIES AND MIXED LAND USES WHICH ARE COMPATIBLE WITH APPROPRIATE TRANSITIONS.

OBJECTIVE A: PRESERVATION OF THE COMMUNITY'S RURAL CHARACTER AND AGRICULTURAL TRADITIONS WHILE MANAGING GROWTH AND BUILDING A STRONG TAX AND EMPLOYMENT BASE.

Strategies

1. A planned development approach should be the strategy used for any new development in the community. Continuous.
2. Using the *Transect Model* for future planned developments incorporating traditional neighborhood development (TND) approach is preferred to prevent sprawl and save our rural landscapes. Continuous.
3. There are two (2) development centers in the Community (Roxbury and Courthouse) which shall by adoption of this plan be designated as the Urban

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Development Areas (UDA) of the Community as necessitated by Section 15.2-2223.1, Code of Virginia, 1950 as amended. This is a very strong growth control tool the state has granted localities. Continuous.

4. Collaborate with stakeholders to consolidate all development related ordinances into a Unified Development Ordinance (UDO). Short Term 1 to 3 Years.
5. Use a pyramid approach in the ordinances permitting fewer intensive uses in more intensive districts. Short Term 1 to 3 years.
6. Establish a Community Service Area (CSA) that is slightly larger than a neighborhood service area (NSA). Short Term 1 to 3 Years.
7. All residential subdivisions (excluding family subdivisions) shall be on paved roads constructed to VDOT Secondary Road standards. Short Term 1 to 3 Years.
8. Support the creation of a Rural Business District to address needs in the rural areas of the County. Short Term 1 to 3 years.
9. Explore and update by-right uses in all districts in conjunction with the development of the Unified Development Ordinance (UDO). Short Term 1 to 3 years.
10. Develop and adopt detailed small area plans for the Community Centers, Neighborhood Service Areas, and Tribal Lands, Mid-term 4 to 7 years.
11. Work with the Chickahominy Tribe to establish a land use plan for the reservation land in the northeastern portion of the Community. Mid-term 4 to 7 years.
12. Acquire and use the Capital Improvement Plan (CIP) and seek grants to fund the purchase and development of future sites for Community facilities as identified in this plan. Mid-term 4 to 7 years.

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GOAL 2: CHARLES CITY COMMUNITY SEES THE PRESERVATION OF THE RURAL CHARACTER AND VALUABLE AGRICULTURAL SOILS OF UTMOST IMPORTANCE FOR ITS FUTURE.

OBJECTIVE A: CONSIDER THE VALUE OF OPEN SPACES, TRAILS, MULTI-USE PAVED PATHS, AND GREENWAYS IN LAND USE DECISIONS AS THESE ASSETS PROVIDE OPPORTUNITIES FOR RECREATION, MULTIMODAL TRANSPORTATION, AND ECONOMIC GROWTH AND FOR PRESERVING ECOLOGICAL BENEFITS. SHORT TO MID-TERM 1 TO 7 YEARS.

Strategies

1. Continue to support conservation easements. Continuous.
2. Utilize proffered conditions by developers as well as multiple grant funding sources to create open space, conservation easements, and pocket parks within the development centers and neighborhood service areas and link them to the rural areas of the Community. Continuous.
3. Require all new development(s) from 1 mile north/west of State Route 5 (John Tyler Memorial Highway) to the James River, with valuable agricultural soil as identified by the USDA Soil Survey, and not within a Development or Neighborhood Service Area, any new lot(s) shall be at least 25-acres to preserve rural character and agricultural base of the Community. Short term 1 to 3 years.
    a. Note: Family Divisions are exempt from this requirement
4. Require all new development(s) from 1/2 mile south/east of the Chickahominy River, with valuable agricultural soil as identified by the USDA Soil Survey, and not within a Development or Neighborhood Service Area, any new lot(s) shall be at least 5-acres to preserve rural character and agricultural base of the Community. Short term 1 to 3 years.
    a. Note: Family Divisions are exempt from this requirement
5. The UDO shall incorporate mixed use development to preserve farmland, open space, and agriculture by preventing sprawl in all development centers and

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neighborhood service areas. Short Term 1 to 3 Years.

6. Incentivize and encourage Low Impact Development (LID) stormwater management practices to protect natural areas and improve water quality. Short term 1 to 3 Years.
4. Develop and adopt an Open Space Plan. Mid-term 4 to 7 Years.
8. Explore the use of revocable easements and other innovative land use tools to preserve our rural character. Some of these tools are; Short to Mid-term 1 to 7 Years.

    i. Purchase of Development Rights

    ii. Transfer of Development Rights

    iii. Cluster Zoning

    iv. Sliding Scale Zoning

    v. Designation of Urban Development Area

7. Investigate the adoption of a land use taxation program or Agricultural and Forestal District program to preserve farming and forestry. Long Term 7 to 10 years.

Each of these strategies will help preserve agricultural and forest resources in Charles City Community and deserve an in-depth study, evaluation, and review before adoption.

CHAPTER 7 – COMMUNITY DESIGN

GOAL 1: SUPPORT THE PRESERVATION OF OUR RURAL CHARACTER BY ADOPTING DEVELOPMENT STANDARDS IN THE UDO.

OBJECTIVE A: IN THE DEVELOPMENT CENTER(S) ADOPT TRADITIONAL NEIGHBORHOOD DESIGN (TND) PRINCIPLES TO CREATE A UNIQUE IDENTITY FOR OUR COMMUNITY. SHORT TO MID-TERM 1 TO 7 YEARS.

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Strategies

1. Use traditional neighborhood design principles for all new development and redevelopment projects in the Charles City Community. Short Term 1 to 3 Years.
2. Create traditional neighborhoods that are accessible to open space amenities, replicate historic development patterns, and create a strong sense of community identity. Short to Mid-term 1 to 7 Years.
3. Prevent rural sprawl by requiring paved roads for minor subdivisions with lots on reverse frontage streets. Family subdivisions will still use private ingress/egress easements. Short to Mid Term 1 to 7 Years.
4. New non-residential buildings shall reflect the rural character of the County.
5. Establish a transit stop in each Development Center. Mid-term 4 to 7 Years.
6. Implement a low impact development method(s) to protect our sensitive environmental features. Short to Mid-term 1 to 7 years.
7. Encourage the use of sustainable development techniques and procedures. Short to Mid-term 1 to 7 years.
8. Incorporate conservation subdivision provisions (in Randal Arrents *Conservation Subdivisions*) in the Community's UDO to permanently preserve substantial portions of the rural lands in the community. Short to Mid-term 1 to 7 years.
9. To support agricultural practices, and control growth, adopt a
   Transfer of Development and/or Purchase of Development Rights Program or similar tools. Short to Mid-term 1 to 7 years.
10. Prevent sprawl and uncontrolled growth in areas with valuable agricultural soils and preserve the rural areas outside of designated Development Centers of sufficient size to allow for efficient agricultural operations. Mid-term 4 to 7 Years.
11. Modify policies to require any dedication of land for a public facility to be substantially improved, so that

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such a facility can be implemented in a cost effective manner. Long Term 7 to 10 Years.

GOAL 2. ESTABLISH A STRONG SENSE OF COMMUNITY IDENTIFICATION BY PRESERVATION OF RURAL LANDSCAPES AND PROMOTION OF RURAL CHARACTER.

OBJECTIVE A: PRESERVE THE CULTURAL, HISTORIC, NATURAL, AND RURAL CHARACTER OF THE CHARLES CITY COMMUNITY. CONTINUOUS.

Strategies

1. Encourage the use of perpetual conservation easements by property owners, when not inconsistent with the Comprehensive Plan. Continuous.
2. Preserve areas that contain unique and sensitive natural features associated with the rural landscape of the community. Such features may include wildlife habitats, migration corridors, steep slopes, streams, and wetlands. Continuous.
3. Require open space and landscaping throughout any development, community, and neighborhood service areas or centers with an emphasis on preserving existing vegetation to the greatest extent possible by reducing the amount of land disturbance. Continuous.
4. Provide resources to have an active code compliance program to address derelict structures spread across the Community. Short term 1 to 3 Years.
5. Preserve scenic views, the riverfront, historic and archeological sites and incorporate a park/greenway/multi-use path system to link these resources. Mid-term 4 to 7 years.
6. Develop a network of community volunteers to assist in community beautification and provide assistance to property owners who are physically, mentally and/or economically disadvantaged. Mid-term 4 to 7 Years.

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7. Establish a land use taxation program or agricultural and forestal district program. Long Term 7 to 10 Years.
8. Create a gateway via the use of a marker or monument on the major routes leading into Charles City Community. Long term 7 to 10 years.

Chapter 8 - Transportation

GOAL 1: IMPLEMENT THE FINDINGS FOR THE ROUTE 106 INDUSTRIAL CORRIDOR AND ITS INTERSECTION WITH ROUTE 5 INTERSECTION STUDY.

OBJECTIVE A. ENHANCE THE SAFE MOVEMENT OF INDUSTRIAL TRAFFIC AND PASSENGER CARS ALONG THE ENTIRE 106 CORRIDOR. CONTINUOUS.

Strategies

1. Support any Harrison Bridge Replacement/Studies or other bridge studies by VDOT. Continuous.
2. Continue communications with VDOT on study scope of work for Route 106. Short Term 1-3 Years.
3. Set up a Board presentation of any proposed improvements, Short Term 1-3 Years.
4. Determine possible funding sources. Short Term 1-3 Years.
5. Gain information on Federal, State and Local funding sources. Short Term 1-3 Years.
6. Apply for funding and begin funding application review process. Mid-term 4 to 7 Years.
7. Work with VDOT to establish a scope of work for approved projects. Mid-term 4 to 7 Years.
8. Implement improvements along the corridor. Mid to Long Term 4 to 10 Years.

GOAL 2. SUPPORT RESULTS OF MULTI-MODAL MICRO TRANSIT STUDY.

OBJECTIVE A: INCREASE ON-DEMAND SERVICE FOR MICRO-TRANSIT RIDERSHIP. SHORT TO MID-TERM 1 TO 7 YEARS.

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Strategies

1. Collect and evaluate Bay Transit Study of Proposed Improvements. Short Term 1 to 3 Years.
2. Gather information on funding sources. Short Term 1 to 3 Years.
3. Implement acceptable improvements to the Bay Transit Service. Short Term 1 to 3 Years.
4. Apply for funding and begin the funding application process. Short to Mid-term 1-7 yrs.

GOAL 3: FLOOD STUDY OF ADKINS, STURGEON POINT, CHURCH LANE AND OTHER ROADS.

OBJECTIVE A: ELIMINATE FLOODING ALONG ADKINS ROAD, STURGEON POINT ROAD, CHURCH LANE AND OTHER ROADS IN THE COMMUNITY. MID-TERM 4 TO 7 YEARS.

Strategies

1. Collect and evaluate flood data in the study areas. Short Term 1 to 3 yrs.
2. Generate and collect a survey from effected area residents. Short Term 1 to 3 Years.
3. Collaborate with key agencies including VDOT, Colonial Soil and Water Conservation District, and FEMA. Mid-term 4-7 Years.
4. Seek resiliency grants to implement road improvements. Short to Mid-term 1 to 7 Years.
5. Create maps and charts of locally flooded areas, Mid-term 4-7 Years.

GOAL 4: ESTABLISH A RURAL ROAD ADDITION PROGRAM

OBJECTIVE A: DEVELOP A RURAL ADDITION PROCESS TO PERMIT CITIZENS TO PETITION THE COUNTY AND VDOT TO HAVE THEIR ROAD ENTERED INTO THE VDOT STATE MAINTENANCE SYSTEM. SHORT TO MID-TERM 1 TO 7 YEARS.

Strategies

1. Secure funding for road improvements (Community's share of CVTA funds) to meet VDOT standard. Short Term 1 to 3 Years.

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2. These shall be locally administered projects with VDOT cooperation to establish a scope of work for the approved projects. Short Term 1 to 3 Years.
3. Implement acceptable improvements to for private roads. Short Term 1 to 3 Years.
4. Pass resolution to have road accepted into VDOT State Maintenance. Short Term 1 to 3 Years.

GOAL 5: INSTITUTE AN ANNUAL ROAD PLAN TO BE ADOPTED BY THE BOARD OF SUPERVISORS IN CONJUNCTION WITH THE SECONDARY 6 YEAR PLAN.

OBJECTIVE A: CREATE NEW ROAD CONNECTIONS (ROAD CONNECTION STUDY AND/OR CONSTRAINED ROAD PLAN) IN PRIMARILY AN EAST-WEST DIRECTION TO IMPROVE PUBLIC SAFETY RESPONSE TIME, DISPERSE TRAFFIC, AND SHORTEN COMMUTES. MID TO LONG TERM 4 TO 10 YEARS.

Strategies

1. As development occurs acquire right-of way as part of any plat or plan approval. Continuous.
2. Work with CVTA and Planning District(s) to present the requested connection maps. Short Term 1 to 3 Years.
3. Generate and collect a survey from effected area residents. Short Term, 1 to 3 Years.
4. Collect response times for current and proposed routes and analysis. Short to Mid Term, 4 to 7 Years.
5. Request VDOT study to develop scope of work, analyze routes, environmental impact(s), and cost estimates. Mid to Long Term 4 to 10 Years.
6. Construction to start on road connections. Long Term 10+ Years.

GOAL 6: SHOULDER AND SURFACE REPAIRS ON THE ROADS THROUGHOUT THE COUNTY

OBJECTIVE A: IMPROVE THE SAFETY OF THESE ROADS BY MAKING NEEDED REPAIRS AND SPOT IMPROVEMENTS TO ROAD SURFACES, HIDDEN DRIVEWAYS, DITCHES, AND CULVERTS. MID-TERM 4 TO 7 Years.

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Strategies

1. Work with VDOT to evaluate repair data and future work order schedule. Short Term 1 to 3 Years.
2. Conduct study of culvert, ditch and shoulder repairs/re-surfacing. Short Term 1 to 3 Years.
3. Establish a scope of work for needed improvements along the selected state routes. Mid-term 4 to 7 Years.
4. Implement acceptable improvements along the selected state routes. Mid-term 4 to 7 Years.

GOAL 7: REPAIR AND INSTALL A WAYFINDING AND STREET NAME SIGN REPLACEMENT PROGRAM

OBJECTIVE A: REPAIR/REPLACE/MAINTAIN MISSING STREET NAME SIGNS AND POSTS IN THE COMMUNITY AND WAYFINDING SIGNS IN THE COMMUNITY.

Strategies

1. Collaborate with key agencies including Planning Districts, Building Official, VDOT, Fire/EMS, Public Works, and the Postmaster General to identify and analyze all missing or damaged street name signs within the Community. Short Term 1 to 3 Years.
2. Generate a list of required street name signage. Short Term 1 to 3 Years.
3. Add to Capital Improvement Program (CIP) for acquisition and installation. Short Term 1 to 3 Years.

GOAL 8. CONSTRUCT MULTI-USE PATH CONNECTIONS TO NEW KENT AND COMMUNITY RESORCES USING CVTA, SMART SCALE, AND SAFE ROUTES TO SCHOOL PROGRAMS.

OBJECTIVE A: EXTEND SIDEWALK/CURB AND GUTTER IN THE COURTHOUSE VILLAGE LINKING MARKET 5, SCHOOLS, LIBRARY, COMMUNITY COURTHOUSE, POST OFFICE, AND GOVERNMENT ADMINISTRATION BUILDING, INCLUDING COLONIAL STYLE STREETLIGHTS. SHORT TERM 1 TO 3 YEARS.

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Strategies

1. Begin communications with VDOT on study scope of work. Short Term 1 to 3 Years.
2. Obtain funding as a smart scale project via VDOT. Short Term 1 to 3 Years.
3. Work with VDOT to establish a scope of work for approved projects. Short Term 1 to 3 years.
4. Implement acceptable improvements within Courthouse Village. Short to Mid-term Term 4 to 7 years.

OBJECTIVE B: ESTABLISH A MULTI-USE TRAIL FROM ROUTE 106 AND ROUTE 5 NORTH TO NEW KENT BOUNDARY USING FUNDS FROM CVTA, VDOT SMART SCALE AND SAFE ROUTES TO SCHOOL PROGRAM . MID TO LONG TERM 4 TO 10 YEARS.

Strategies

1. In conjunction with development projects, acquire ROW and seek proffers to construct portions of multi-use paths along Community roads. Continuous.
2. Begin communications with VDOT on study scope of work. Short to Mid-term 1 to 7 Years.
3. Seek funding as a smart scale project via VDOT. Mid-term 4 to 7 years.
4. Work with VDOT to establish a scope of work for approved projects. Mid-term 4 to 7 Years.
5. Implement acceptable improvements along the 106 North corridor. Mid to Long Term 4 to 10 years.

OBJECTIVE C: ESTABLISH A MULTI-USE TRAIL AS A SPUR OFF THE EXISTING SPUR WHICH ENDS AT THE HIGH SCHOOL, TO TYLER RIDGE COURT AS PART OF *SAFE ROUTES TO SCHOOL* PROJECT. MID TO LONG TERM 4 TO 10 YEARS.

Strategies

1. Engage the citizens with public meetings. Short Term 1 to 3 years.
2. Begin communications with VDOT on study scope of work. Short to Mid-term 4 to 7 Years.

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3. Seek funding as a smart scale project via VDOT. Mid-term 4 to 7 years.
4. Work with VDOT to establish a scope of work for approved projects. Mid-term 4 to 7 years.
5. Implement acceptable improvements along the 106 North corridor. Long Term 7 to 10 years.

OBJECTIVE D: DEVELOP A COMMUNITYWIDE TRAIL PLAN AND INCORPORATE INTO THE COMPREHENSIVE COMMUNITY PLAN. SHORT TERM 1 TO 3 YEARS.

Strategies

1. Present updated plan to the Planning Commission. Short Term 1 to 3 Years.

GOAL 9. DEVELOP A PARK-AND-RIDE FACILITY FOR COMMUNITY RESIDENTS.

OBJECTIVE A: ESTABLISH A PARK AND RIDE FACILITY, IN A HIGH TRAFFIC VOLUME AREA, AS A CONVENIENT ALTERNATIVE TO DRIVING LONG RURAL DISTANCES INTO URBAN CENTERS, TO REDUCE THE NUMBER OF VEHICLES ON THE ROAD, TO IMPROVE THE TRAFFIC FLOW, TO REDUCE POLLUTION WITHIN THE COMMUNITY, AND OFFER LINKS TO MASS TRANSIT STOPS. MID TO LONG TERM 4 TO 10 YEARS.

Strategies

1. Work with VDOT and Planning Districts to determine high traffic volume areas in and around Route 106, Roxbury Industrial Park and Route 5 Courthouse Development Center. Short Term 1 to 3 Years.
2. Evaluate future growth potential of commercial workforces. Short Term 1 to 3 Years.
3. Evaluate past and current crash data in the subject areas. Short Term 1 to 3 Years.
4. Determine funding sources (RTPO, CVTA, SMART SCALE) to conduct a formal study. Mid-term 4 to 7 Years.
5. Work with VDOT to establish a scope of work for approved project. Mid-term 4 to 7 Years.
6. Implement acceptable project(s) in designated location(s). Long Term 7 to 10 years.

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GOAL 10. ESTABLISH HIGHWAY CORRIDOR PLAN/DISTRICT(S) TO IMPROVE SAFETY, CONTROL GROWTH, DECREASE SPRAWL, AND IMPROVE CAPACITY OF ROAD NETWORK.

OBJECTIVE A: ESTABLISH A HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD). SHORT TERM 1 TO 3 Years.

Strategies

1. Implement ordinance text amendment(s) to provide for the necessary regulations along Routes 106, 155, and 5 corridors to establish separate Highway Corridor Overlay Districts (HCOD) for each state roadway. Short Term 1 to 3 Years.
2. Work with law enforcement to acquire traffic incident reports to support safety improvement programs. Short Term 1 to 3 Years.
3. Engage VDOT via the Highway Safety Improvement Plan to implement safety improvements at RR crossings and key intersections as identified by HCOD regulations and Route 106 Corridor Study findings. Short to Mid-term 1 to 7 Years.

Chapter 9 - Economic development

GOAL 1: ECONOMIC DEVELOPMENT AIMS TO CREATE A STABLE, DIVERSE, AND COMPETITIVE BUSINESS ENVIRONMENT, OFTEN FOCUSING ON SUPPORTING EXISTING BUSINESSES, ATTRACTING NEW INDUSTRIES, AND FOSTERING ENTREPRENEURSHIP, WHILE ALSO STRENGHTENING CONSIDERING WORKFORCE DEVELOPMENT AND INFRASTRUCTURE.

OBJECTIVE A. SUPPORT AND RETAIN EXISTING BUSINESSES WITH FOCUS ON STRATEGIES TO HELP BUSINESSES THRIVE. CONTINUOUS.

Strategies

1. Continue to support and encourage the use of a strategic economic development plan. Continuous.

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2. Initial a business retention and expansion Program (BRE) and inform Community Administration of the concerns businesses have expressed. Continuous.
3. Facilitate communication between the business community and local decision makers, such as emails, newsletters, website & social media. Continuous.
4. Continue to support and promote local businesses via a variety of ways through initiating a "Shop Local Program", using social media and other media. Continuous.
5. Attract various types of businesses and industries to build a diverse and strong local economy. Continuous.
6. Explore and investigate the need to create a rural business district that would support the growth of rural and agricultural business enterprises throughout the Community. Short Term 1 to 3 Years.
7. Addressing and supporting businesses' need for employees' housing and social needs as well as workforce development, and access to such resources. Mid-term 4 to 7 years.
8. As a result of public involvement, develop a collaborative environment that actively involves all community stakeholders. Mid-term 4 to 7 years.
9. Have a detailed strategy and with specific measures of success. Mid-term 4 to 7 years.
10. Explore the use of Tax Increment Financing (TIF) and Business Improvement District (BID) as mechanisms to help fund the expansion of infrastructure.

GOAL 2: IMPLEMENT A BUSINESS RECRUITMENT CAMPAIGN TO ATTRACT NEW BUSINESSES TO THE COMMUNITY'S DEVELOPMENT CENTERS AND NEIGHBORHOOD SERVICE AREAS.

OBJECTIVE A. IDENTIFY AND TARGET INDUSTRIES THAT ALIGN WITH THE REGION'S STRENGTHS AND OPPORTUNITIES. MID-TERM 4 TO 7 YEARS.

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Strategies

1. Develop a business recruitment package which offers various incentives based upon the number of jobs created and the total investment by the business. Short Term 1 to 3 Years.
2. Expand Roxbury Industrial Park to the east. Mid-term 4 to 7 Years.
3. Ensure and build infrastructure to support economic growth (roads, utilities, etc.) Long term 7 to 10 years.

OBJECTIVE B. TARGET EMERGING BUSINESSES ASSOCIATED WITH THE DIGITAL INDUSTRIAL REVOLUTION. CONTINUOUS.

Strategies

1. Expend resources needed to assist in developing a workforce with skills needed by traditional and emerging businesses. Mid-term 4 to 7 years.
2. Collaborate with educational institutions to align training with industry needs. Mid-term 4 to 7 years.
3. Support the creation of a technology overly district. Mid-term 4 to 7 years.
4. Support the adoption of tools to attract industry such as a Technology Zone, Enterprise Zone, Art & Culture District, and Defense Production Zone in the County Code.

OBJECTIVE C. PROVIDE ASSISTANCE TO STARTUPS AND FUND THE CREATION OF A BUSINESS INCUBATOR BUILDING(S). LONG TERM 7 TO 10 YEARS.

Strategies

1. Continue to support a business growth grant program tied to job creation goals which was initiated in October 2024. Continuous.
2. Foster Entrepreneurship and Innovation. Continuous.

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3. Establish the policy that County projects must be subject to the rules and regulations of private enterprise. Short term 1 to 3 Years.
4. Encourage sustainable businesses and practices with a target that new industrial buildings obtain a minimum LEED Rating of Gold. Long term 7 to 10 years.

Chapter 10 - Housing

GOAL 1 – RAISE AWARENESS OF LOCAL HOUSING CHALLENGES.

OBJECTIVE A. EDUCATE COMMUNITY MEMBERS ABOUT EXISTING COMMUNITY PROGRAMS RELATED TO HOUSING. CONTINUOUSLY.

Strategies

1. Adopt the housing rehabilitation tax exemption program as permitted in section 58.1-3220 of the Code of Virginia, 1950, as amended which incentivizes redevelopment of existing homes. Short Term 1 to 3 Years.
2. Investigate ways the Community could partner with non-profits to support home repair programs to improve the condition of older residential structures with disadvantaged owner occupied dwellings. Short Term 1 to 3 Years.
3. Work with social service agencies and non-profits to evaluate housing needs and homelessness including regional entities and to identify housing needs and tools to address such needs. Mid-term 4 to 7 Years.
4. Adopt affordable housing dwelling unit ordinance as provided by the section 15.2-2305 of Code of Virginia, 1950 as amended. Mid-term 4 to 7 Years.
5. Require that all new residential development achieve GOLD LEED certification through use of high efficiency appliances, lighting and mechanical systems. Such requirements shall be illustrated on the construction plans of all new homes. Building

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inspections shall confirm such upgrades are included in the residential stricture at time of Certificate of Occupancy. Mid-term 4 to 7 Years.

OBJECTIVE B. REVISE ORDINANCES TO ALLOW INCREASES IN DENSITIES TO FACILITATE AND ENCOURAGE HIGH-QUALITY HOUSING OPTIONS FOR AFFORDABLE HOUSING DEVELOPMENT BY PRIVATE SECTOR HOME BUILDERS IN DESIGNATED AREAS IDENTIFIED FOR FUTURE DEVELOPMENT. SHORT TERM 1 TO 3 YEARS.

Strategies

1. Continue to support the use of manufactured housing and "tiny houses', constricted to the requirements of the USBC as a method to provide affordable housing in the Community. Continuous.
2. Continue to support and possibly expand the existing *Charles City Community Housing Task Force* to provide needed housing for vulnerable populations. Continuous.
3. Support development proposals which are primarily directed to or include sustainable senior housing projects. Short Term 1 to 3 Years.
4. Review and revise as needed ordinances applicable to accessory dwelling units (ADUs) to permit such housing to accommodate multi-generational families in a manner are compatible within our Community. Short Term 1 to 3 Years.
5. Explore the use of ordinance incentives to provide workforce housing and universally accessible units to incorporated into any new larger scale residential development. Mid-term 4 to 7 Years.
6. Encourage the development of supportive housing aimed at addressing the housing needs of vulnerable populations such as elderly/seniors, individuals with disabilities, and single parent families with children. Mid-term 4 to 7 Years.

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GOAL 2: SUPPORT CONTINUED INVESTMENT WITHIN ESTABLISHED RESIDENTIAL NEIGHBORHOODS AND DEVELOPMENT OF REGIONAL PARTNERSHIPS.

OBJECTIVE A. SEEK FUNDING FROM FEDERAL, STATE, AND PRIVATE SOURCES TO SUPPORT AFFORDABLE HOUSING INITIATIVES. CONTINUOUS.

Strategies

1. Investigate ways that the Community could partner with non-profits to support the construction of context-sensitive workforce housing at appropriate locations, including the use of surplus Community-owned land. Mid-term 4 to 7 Years.
2. Consider amendments to the development related regulations to accommodate innovative housing types that would provide greater housing choices, including prefabricated and manufactured housing, 3D-printed housing, and tiny houses constricted to the requirements of the USBC. Long Term 7 to 10 years.

Summary

In conclusion, the previous section lists the goals, objectives, and strategies for each of the Chapters of the Community Plan. Additionally, an approximate timetable, shown in Green typeface is provided after each objective and strategy. The timetables are approximate and may need to be adjusted in realization of the limits of budgets and available staff resources. The items listed herein need to be consulted for each new development proposal and how the proposal may support the accomplishment of the related strategy, objective, or goal of the Community Plan.

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CHAPTER 3 HISTORICAL AND ARCHEOLOGICAL RESOURCES

Overview

When the ships of the Jamestown Company entered the James River in 1607 the land that was to become Charles City Community was home to three Indian tribes, the Chickahominy, Paspahegh and Weyanock. The first English settlement patented within the contemporary boundaries of Charles City was West and Shirley Hundred Plantation in 1613.

Early Settlement

Charles City was one of four "boroughs" or "incorporations" created by the Virginia Company in 1618, and was named for the English King's son, Charles, who later became King Charles I. The four "boroughs" evolved into Community governments most likely following the Powhatan uprising in 1622. When first established, Charles City Community comprised a large area on both sides of the James River, but gradually it lost land area to the formation of other counties.

In 2007 the Board of Supervisors decided to adopt 1613 as the date of origin for the Community because the three other "boroughs" (James City Community, Henrico Community and the City of Hampton) all use the date of the first English speaking settlement as their date of origin. Also, the 1645 date earlier used by the Community is historically inaccurate. The transition to 1613 on all Community emblems, flags and seals remains a work in progress. There is no doubt, however, that Charles City Community is one of the oldest local governments in America.

The Community and its residents are a reflection of America's past. Its historic and archaeological resources provide important data concerning the development of early man, settlements of Native Americans, the entry of the Europeans and Africans into the New World, the colonial periods, and the Civil War. Its riverbanks, farm fields and timber lands embrace a wealth of historic resources from its unequaled collection of James River plantations to its unpretentious clapboard churches. Many of the Community's

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residents descend from planters, yeoman farmers, indentured servants, slaves, free Blacks and Native Americans who first fished the rivers, cut the timber, and farmed the lands. This connection with the past helps explain why many Community residents have stayed and wish to see the Community's resources conserved.

The Charles City Community Center for Local History, established by the Community Board of Supervisors in late 1995, serves the Community's residents by coordinating the preservation of the Community's historic resources.

The Community is also known for its annual cultural and historical events including: The Chickahominy Indian Tribe Fall Festival and Pow-Wow, the Virginia Thanksgiving Festival at Berkeley Plantation, the Reenactment of the Civil War Action at Wilson's Wharf at Fort Pocahontas, and the Charles City Community Fair.

Historic Resources as identified by the Virginia Department of Historic Resources

The Community is well-known for an abundance of historic sites and structures. As shown on Map 2, these resources are found throughout the Community. Twenty-eight sites are listed on the National Register of Historic Places. The Virginia Department of Historic Resources has identified another five sites that are eligible or potentially eligible for the Register and one potentially eligible historic district. Some of the information found in the Department's survey is as follows:

AARON HILTON SITE

Virginia Historic Landmark. Includes the archaeological remains of a simple house built between 1870 and 1877 for Aaron Hilton, a formerly enslaved man renowned for his knowledge of sheep.

Photo Credit: Virginia Department of Historic Resources, 1993

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BELLE AIR PLANTATION

National Register of Historic Places, Virginia Historic. Historic home with central five-bay portion whose architectural details illustrate a transition from 17th to 18th century building methods. Likely built from 1724 to 1740, Belle Air is a unique surviving example of a wooden house with post-medieval-type exposed interior framing.

Photo credit: Virginia Department of Historic Resources, 1973

BERKELEY, Herring Creek

National Historic Landmark, National Register of Historic Places, Virginia Historic Landmark. A historic estate, originally settled in 1619 as Berkeley Hundred. The birthplace of Benjamin Harrison V, signer of the Declaration of Independence, and President William Henry Harrison. The present brick house was built in 1726 by Benjamin Harrison IV and is an example of early Georgian colonial architecture.

Photo Credit: Nancy Phaup

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BURLINGTON

The historic home at Burlington is a late Georgian-style dwelling built by the Major family in the early 19th century. It was purchased in 1860 by Judge John Munford Gregory, who served as governor of Virginia from 1842 to 1843.

Photo Credit: Nancy Phaup

BUSH HILL

Bush Hill, a distinguished early-19th-century side-hall- plan frame house, was owned at various points in time by several different doctors: Dr. Cary Wilkinson, Dr. Jones O. Christian, Dr. George W. Semple, Dr. James B. McCaw, Dr. Edmund O. Christian and Dr. Junius Roane.

Photo Credit: Richard M. Bowman Center for Local History

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CARY HILL

Historically significant, Cary Hill traces its history to a late-17th-century 1,360-acre land patent first held by Thomas Bobby. The tract, long under cultivation, was later inherited by his granddaughters and became known as Balfour's Neck. By the end of the 18th century, a portion of the property passed to John Minge of Weyanoke, who married Sarah Harrison, daughter of Benjamin Harrison V and sister of President William Henry Harrison. During Minge's ownership it was called Poplar Ridge. In the 1830s the Harwood family acquired the property, renaming it Holly Hill. In 1938 the current house tract was separated from a larger holding and given the name Cary Hill

Photo Credit: Cary Hill 1741

CHARLES CITY HISTORIC COURTHOUSE

Charles City Courthouse National Register of Historic Places, Virginia Historic Landmark. Built around 1755 to replace an earlier courthouse at Westover, the Historic Charles City County Courthouse is one of only six surviving colonial Virginia court buildings featuring an arcade façade.

Photo Credit: Nancy Phaup

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CHARLES CITY COUNTY RURAL HISTORIC DISTRICT

Potentially Eligible for the National Register of Historic Places, the Charles City County Rural Historic District encompasses a broad landscape of plantations, farms, churches, schools, small commercial buildings, cemeteries, and the historic courthouse complex. Located along Route 5 and the James River, it spans the early 17th century through the mid-20th century and reflects the county's agricultural, political, social, and architectural features. Notable resources include multiple National Historic Landmarks and numerous contributing historic structures. The district retains a high degree of integrity as a cohesive rural environment shaped by centuries of continuous use.

DANCING POINT

National Register of Historic Places, Virginia Historic Landmark.
This estate in Charles City County is distinguished by its layered significance—archaeological, architectural, and landscape. Between 1970 and 1976, California–based landscape architect Thomas D. Church executed a minimal, elegant design that emphasizes the convergence of the James and Chickahominy Rivers, featuring simple plantings and expansive views. Working in tandem, Richmond architect Robert W. Steward designed the Postmodern–classicist residence, refined to complement Church's landscape vision. Beneath this modern overlay, Dancing Point contains archaeological sites spanning from prehistoric Native American occupations to 17th- and 18th-century Euro-American settlement

Photo Credit: Virginia Department of Historic Resources, 2015

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DOGHAM

National Register of Historic Places, Virginia Historic Landmark, Dogham, along the James River, was first patented in 1642. It features a one-and-a-half-story frame dwelling with portions likely dating to the early 18th century and is notable for unusual framing techniques that represent a rare variation in Virginia building practices. Expanded and updated over three centuries, it includes historic outbuildings, a family cemetery, and the remains of a 19th-century brick-making site.

Photo Credit: Virginia Department of Historic Resources, 2024

EAGLES NEST/MARGOTS

Listed on the National Register of Historic Places and the Virginia Landmarks Register, Eagles Nest was built in the first quarter of the 18th century and is a rare surviving example of Virginia's early manor houses, distinguished by its English bond brickwork with glazed headers and finely crafted original woodwork.

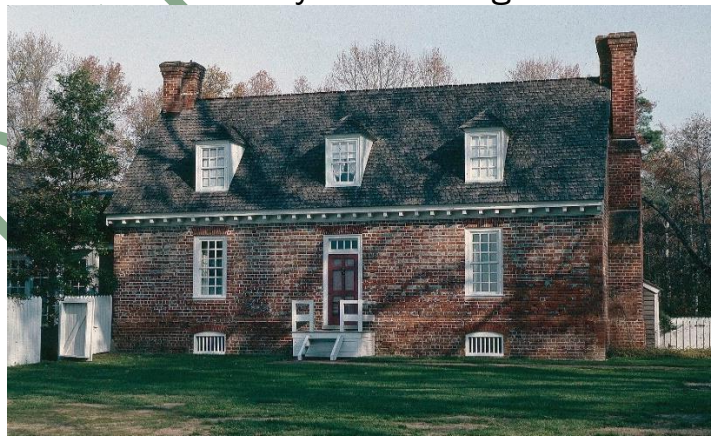

Photo Credit: Virginia Department of Historic Resources, 1996

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EDGEWOOD (HARRISON'S MILL)

Listed on the National Register of Historic Places and the Virginia Landmarks Register, Edgewood is a Gothic Revival–style house built around 1854 for Richard S. Rowland, a New Jersey native who moved to Charles City County. The property also includes an 18th-century mill once owned by Benjamin Harrison V, when the land was part of Berkeley Hundred.

Photo Credit: Virginia Department of Historic Resources, 2022

EDNA'S MILL AND MILLER'S HOUSE

Historically significant, Edna's Mill and Miller's House in the Roxbury area include an unusual surviving 18th-century miller's house, a late 19th-century frame mill, and the adjacent Hughes Store—set within a historic crossroads neighborhood that includes early meetinghouses and commercial activity.

Photo Credit: Richard M. Bowman Center for Local History, 1938

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ELAM BAPTIST CHURCH

Elam Baptist was founded in 1810 within the free Black community of Ruthville. Elam is one of Virginia's earliest African American Baptist congregations, significant for its continuous use and establishment by free Black parishioners. Local tradition credits the current building design to Ethel Bailey Furman, Virginia's first known African American female architect.

Photo Credit: Nancy Phaup

EPPES ISLAND SITES

National Register of Historic Places, Virginia Historic Landmark. Originally settled as part of Shirley Hundred, Eppes Island has remained in the Eppes family since 1624, making it the oldest family farm in Virginia still owned by descendants of the original owners. The island contains five seventeenth-century archaeological sites, two eighteenth-century sites, and a circa 1790 dwelling. (see photo on next page).

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Photo Credit: Adolph Rice/Library of Virginia 1951

EVELYNTON

National Register of Historic Places, Virginia Historic Landmark. Once part of Buckland plantation and later owned by the Ruffin family, Evelynton was purchased at auction in 1847 by Edmund Ruffin, Jr., son of the noted agriculturist Edmund Ruffin, Sr. An earlier house on the property was plundered and destroyed during the Civil War in 1862. New construction began around 1874, followed decades later by the replacement of the postwar farmhouse with the current Georgian Revival–style residence. Designed in the 1930s by famed Colonial Revival architect W. Duncan Lee, the house draws inspiration from James River estates such as Carter's Grove, Shirley, and Westover.

Photo Credit: Virginia Department of Historic Resources, 2024

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FORT POCAHONTAS

Listed on the National Register of Historic Places and the Virginia Landmarks Register, Fort Pocahontas is a rare surviving earthwork built by United States Colored Troops in 1864. Located at Wilson's Landing, the fort withstood a major Confederate assault on May 24, 1864—an important victory for African American soldiers in the Civil War.

Photo Credit: Sherwood Forest Plantation Foundation

GLEBE HOUSE OF WESTOVER PARISH

National Register of Historic Places, Virginia Historic Landmark. Likely built sometime between 1732 and 1757 during the tenure of Rev. Peter Fontaine, the two-and-a-half-story brick Glebe House of Westover Parish is one of a small number of glebe houses still standing in Virginia. It served as the residence of the parish clergymen until 1805. (See photo on next page).

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Photo Credit: Virginia Department of Historic Resources, 2022

GREENWAY

National Register of Historic Places, Virginia Historic Landmark. The frame, one-and-a-half-story, center-hall-plan house was built in the late 18th century for Judge John Tyler, Governor of Virginia (1808–1811), and is the birthplace of President John Tyler.

Photo Credit: Virginia Department of Historic Resources, 2024

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HARDENS

National Register of Historic Places, Virginia Historic Landmark. First patented in 1638, the 750-acre Hardens tract lay between Shirley Hundred Plantation and Turkey Run Creek. By the early 1800s it served as a Carter family farm for corn and grain. Around 1846, Hill Carter of Shirley built the present dwelling for his son, Lewis Warrington Carter, taking advantage of the site's river access as a landing and wharf. Soon after, the farm was sold to David Walker Haxall of Richmond, who added a sawmill in the surrounding woodlands. The 1½-story, single-pile frame house—built in two stages around 1845 to 1849—remains a fine example of mid-19th-century Virginia vernacular architecture.

Photo Credit: Virginia Department of Historic Resources, 1980

JOHN TYLER HOUSE (SHERWOOD FOREST)

National Register of Historic Places, Virginia Historic Landmark. President John Tyler purchased the 1,200-acre estate—then known as Creek Plantation—from Collier Minge in 1842, not far from his birthplace, Greenway. The property included a 2½-story frame dwelling built in 1780 with several outbuildings. Tyler linked the main house to the kitchen and laundry via an east colonnade and added a matching west wing housing a ballroom and his private office. These additions created an unusually long, one-room-deep façade stretching some 300 feet, making Sherwood Forest one of Virginia's most distinctive plantation houses. (See photo on next page).

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Photo Credit: Virginia Department of Historic Resources, 2019

KITTIEWAN

National Register of Historic Places, Virginia Historic Landmark.
Kittewan is a weatherboarded, modified double-pile, central-passage-plan plantation house that has remained largely untouched by modernization. It's plain exterior contrasts with an interior rich in finely detailed paneling and trim—features more typical of much larger homes. The property's history reaches back to a 1618 land grant acquired by Governor George Yeardley. The present house appears to date from the mid-18th century and is historically notable as the residence of Dr. William Rickman, appointed in 1776 by the Continental Congress as Virginia's first director of hospitals. Rickman died at Kittewan in 1783. During the Civil War, General Philip Sheridan's Union troops occupied the estate.

Photo Credit: Virginia Department of Historic Resources, 2022

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LOTT CARY BIRTH SITE

National Register of Historic Places, Virginia Historic Landmark. This late-18th-century vernacular dwelling—likely built in the late 1700s and originally part of planter John Bowry's Charles City County plantation—is recognized in local oral tradition as the birthplace of Lott Cary (1780–1828), an African American Baptist missionary and founding figure of Liberia. Though little of the original structure remains, its modest hall-parlor form and surviving architectural details (such as a corbeled Flemish-bond chimney) serve as the community's tangible link to Cary's legacy in religion, education, and early African American leadership.

Photo Credit: Virginia Department of Historic Resources, 1979

MOSS SIDE

Mosside is a two-story, frame, center-hall plan house built in 1857 for Edmund Archer Saunders. The dwelling reflects vernacular architecture of mid-19th-century Virginia. In addition to the main house, the original pantry wing and smokehouse remain intact. Located in the historic Binns Hall area. (See photo on next page).

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Photo Credit: Richard M. Bowman Center for Local History

MOUNT STIRLING

National Register of Historic Places, Virginia Historic Landmark. Erected in 1851 by William Jerdone—one of Charles City County's wealthiest planters—Mount Stirling stands as an exceptional example of high-style Greek Revival architecture. Featuring a dwarfed Ionic portico, balustraded parapet, and finesse brickwork, the mansion mirrors the grandeur of Richmond's Greek Revival townhouses, while retaining a powerful presence in its rural landscaped setting. A surviving frame kitchen structure from an earlier 18th-century plantation complex remains the only dependency.

Photo Credit: Virginia Department of Historic Resources, 2023

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NANCE-MAJOR HOUSE AND STORE

National Register of Historic Places, Virginia Historic Landmark. Standing on land historically associated with the courthouse tract and directly across from the Historic Charles City Courthouse, this property preserves two mid-19th-century structures: the Greek Revival–style Nance-Major House (c. 1869) and the adjacent Nance-Major Store (c. 1872–1963). The store served as a community hub from the late 19th through the mid-20th century, at various times providing a public phone, post office, and banking services as well.

Photo Credit: Virginia Department of Historic Resources, 2022

NORTH BEND

National Register of Historic Places, Virginia Historic Landmark. The original portion of North Bend was constructed in 1819 for John Minge, a member of one of Charles City County's longstanding families. In 1853–1855, Thomas H. Willcox transformed the house into a double-pile Greek Revival plantation residence, applying decorative elements inspired by Asher Benjamin's pattern books. Noteworthy original painted wood-graining and marbleizing remain inside, and in 1865, the house served as General Philip Sheridan's headquarters before his forces crossed the James River to join the Siege of Petersburg. (See photo on next page).

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Photo Credit: Virginia Department of Historic Resources, 2024

PINEY GROVE

National Register of Historic Places, Virginia Historic Landmark. Piney Grove began circa 1790 as a log corn crib on the plantation of Furneau Southall, deputy sheriff of Charles City County. In 1820, it was converted into a general merchandise store, expanded with a frame wing in 1853, and transformed into a residence around 1905. For some eighty-five years Piney Grove Store served this part of rural Charles City County, and its rare log core with successive additions makes the building an instructive example of layered vernacular architecture reflecting three centuries of change.

Photo Credit: Virginia Department of Historic Resources, 2024

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POPLAR SPRINGS

National Register of Historic Places, Virginia Historic Landmark. Built in 1809 as a side-passage frame dwelling by Jacob Vaiden, Poplar Springs was enlarged between 1840 and 1844 by his son Robert into a symmetrical three-bay house, with the addition of a story-and-a-half wing. Its location at Vaiden's Crossroads along the Old Main Road underscores its role as a focal point of rural community life in Charles City County.

Photo Credit: Virginia Department of Historic Resources, 2024

RIVER EDGE

Originally part of a 10,000-acre land grant on the James River, River's Edge was established in the seventeenth century. The earliest sections of the present house date to the late eighteenth century, with repairs carried out in the 1820s–1840s under Dr. Edward Willcox. The dwelling was further modified in the 1930s with wings added to each end. Today, the 17-room house stands as a long, expanded one-and-a-half-story. See photo on next page).

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Photo Credit: Richard M. Bowman Center for Local History

SHIRLEY

National Historic Landmark, National Register of Historic Places, Virginia Historic Landmark. Shirley traces its origins to a 1613 land grant from the Crown, making it one of Virginia's earliest English settlements. The mansion, forecourt dependencies, barns, and two vanished three-story bedroom wings were built about 1738 following the marriage of heiress Elizabeth Hill to John Carter, son of Robert "King" Carter. In the 1770s, Charles Carter remodeled the house, which today stands as a landmark of Georgian design, celebrated for its brick symmetry, formal forecourt arrangement, and one of the most elaborate 18th-century staircases in America. (See photo on next page).

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Photo Credit: Nancy Phaup

UPPER SHIRLEY

National Register of Historic Places, Virginia Historic Landmark. The 1868–70 house at Upper Shirley was built as a secondary residence on the Carter family's Shirley plantation. Hill Carter commissioned A.H. Marks & Brothers of Petersburg to construct the dwelling for his son William Fitzhugh Carter at a time when few in Virginia could build, given the devastations of the Civil War. Its brick walls were laid with materials salvaged from a large 18th-century dependency at Shirley. In 1890–91, under the ownership of the Edmund Archer Saunders family, the house was nearly doubled in size, creating the expanded form that survives today.

Photo Credit: M. Adkins, Jr.

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UPPER WEYANOKE

National Register of Historic Places, Virginia Historic Landmark. Occupied since the mid-17th century, Upper Weyanoke is one of the James River's oldest estates, with archaeological evidence documenting nearly continuous settlement from the late 1600s through the 1800s. The property includes an early-19th-century brick cottage, probably built by John Minge, and a larger Greek Revival residence completed in 1859 for Robert Douthat. Together with a well-preserved 19th-century garden and extensive archaeological sites, Upper Weyanoke offers important insights into more than three centuries of plantation life.

Photo Credit: Virginia Department of Historic Resources, 2022

WAYSIDE SCHOOL

Potentially Eligible for the National Register of Historic Places. Built in 1921–22, Wayside was one of six Rosenwald schools in Charles City County. The two-teacher building follows the widely used standard school plan developed under the leadership of Samuel L. Smith, a director of the Rosenwald Fund. The school served African American students until the county consolidated its Black schools in Ruthville. Today, Wayside stands as one of only three remaining Rosenwald school buildings in the county, preserving a tangible legacy of local efforts to advance equitable education under segregation. (See photo on next page).

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Photo Credit: Richard M. Bowman Center for Local History

WESTOVER

National Historic Landmark, National Register of Historic Places, Virginia Historic Landmark. Constructed around 1730 by William Byrd II, Westover is widely regarded as one of the premier examples of colonial Georgian architecture in the United States. The estate also includes original forecourt dependencies, outbuildings, and wrought-iron gates.

Photo Credit: Nancy Phaup

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WESTOVER CHURCH

National Historic Landmark, National Register of Historic Places, Virginia Historic Landmark. Established as early as 1625, Westover Parish is one of the oldest Episcopal congregations in the colonies. Its first church stood on Westover Plantation, but the present brick church was built in 1731 at a new site nearby. Beginning in 1867, the church underwent several renovations, when most of the interior and possibly the tile roof was replaced. Westover Church also served generations of local plantation families, with Presidents William Henry Harrison, Benjamin Harrison, and John Tyler among its congregation.

Photo Credit: Nancy Phaup

WEYANOKE PLANTATION

National Register of Historic Places, Virginia Historic Landmark. Located on the James River peninsula, Weyanoke has supported human settlement for approximately 8,000 years, including part of the Powhatan Confederacy when English colonists arrived. Archaeological evidence confirms multiple prehistoric and colonial occupations, though the current house was constructed in 1798 by craftsman John Stubbs for Fielding Lewis. This two-story brick plantation home features elegant Georgian proportions and a refined Chinese-lattice staircase. The building was later enlarged in the 20th century with dormers and wings. In 1864, Union General Philip Sheridan's troops occupied the estate as their forces crossed the river. (See photo on next page).

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Photo Credit: Virginia Department of Historic Resources, 1980

WOODBURN

National Register of Historic Places, Virginia Historic Landmark. Built shortly after 1813 by John Tyler—who later became President—as his home when serving as Congressman and Governor of Virginia, Woodburn is a provincial interpretation of the Palladian tripartite form. The two-story, gable-fronted center section is flanked by one-story wings, creating a balanced facade, and the house contains plain but handsome interior woodwork. Located near the James River, the estate also includes three early outbuildings.

Photo Credit: Virginia Department of Historic Resources, 2022

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WOODPARK

Historically significant, Wood Park, located off Courthouse Road, was tied to Hubbard's Store, a small commercial hub that served the surrounding rural community until its closure in the 1960s. The main dwelling is thought to have been built in the mid-18th century.

Photo Credit: Richard M. Bowman Center for Local History

In addition to these sites and structures, the John Tyler Memorial Highway (Route 5), which links the City of Richmond with the City of Williamsburg, provides access to several historic sites in the Community and is designated as a Scenic Byway by the state. The Scenic Byway designation, specially marked on state highway maps, helps promote the Community's historic/rural tourism industry along Route 5.

Several of the Community's historic structures located along Route 5 are open to the public for tours. This allows visitors to see how life was lived in earlier times. In addition, commercial activities such as bed and breakfast inns have been opened in some of the Community's historic structures. Many of the original plantation houses have been preserved and help us understand the society of that time. The plantation settlements are especially significant because they encompass four centuries of plantation life.

Such notable plantations include Berkeley Plantation, Westover Plantation, Shirley Plantation and Sherwood Forest. The Berkeley Plantation mansion was built in 1726 by Benjamin Harrison, IV. Berkeley

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was the home of Benjamin Harrison, V, a signer of the Declaration of Independence, and Governor of Virginia. Berkeley was also the birthplace of William Henry Harrison, the ninth president of the United States. Westover Plantation was constructed around 1730 by William Byrd, II, a notable Virginia planter, author and colonial official. Shirley Plantation was built around 1738 by Charles Carter and is still owned by the Carter family. Finally, Sherwood Forest is a plantation that was purchased in 1842 by John Tyler, the tenth President of the United States; and still owned by the Tyler family.

The Virginia Department of Historic Resources has conducted an architectural survey of properties and structures in Charles City Community. This survey by reference is included as part of this Community Plan. Presently, the department has inventoried and recorded 271 historically significant properties or structures and maintains detailed records of each. From the information collected by the Virginia Department of Historic Resources in the 1980s, the department prepared a brief report on the historic resources in the Community. The major recommendations to the Community in this report were:

- Conduct a more intensive study of historic resources before the next revision of the Comprehensive Plan.
- Consider the establishment of rural historic districts along John Tyler Memorial Highway (Route 5) and along The Glebe Lane (Route 615) and Willcox Neck Road (Route 623).
- Develop a slide and tape program on historic and archaeological sites in the Community to be used in the public school system.

These recommendations are summarized in the strategies section of this plan.

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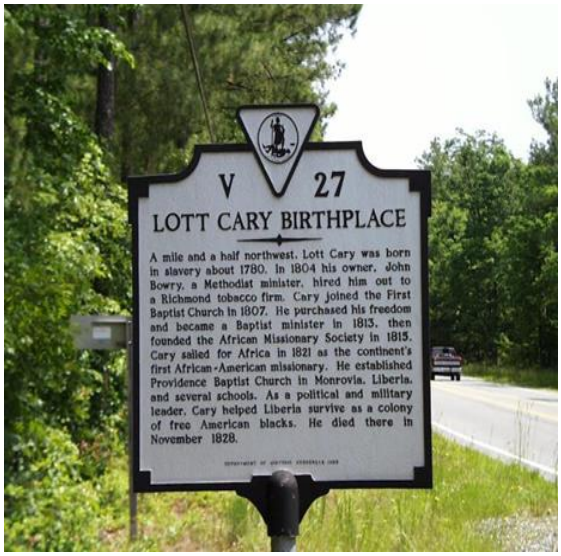

These recommendations are included in the goals, objectives, and strategies section of the Community Plan. A copy of this report can be obtained from the Virginia Department of Historic Resources. In addition to the recommendations found in the report, the Community believes any study of historic resources should include recommendations about sites and structures for commemoration with historic markers or for nomination to the National Register. In particular, the Community believes any study of historic resources should specifically identify and document sites and structures important to the history of Charles City Community's free Black population. Such sites and structures include the Parrish Hill and Mt. Zion school houses; both built with monies from the Rosenwald Fund. The Lott Cary House, already listed on the National Register of Historic Places, is recognized as the birthplace of the first Black missionary to Africa and a founding father of the Country of Liberia. Fort Pocahontas, also on the National Register, was the site of the first major test of U.S. Colored Troops after the Fort Pillow massacre.

ARCHEOLOGICAL RESOURCES

Several hundred archaeological sites have been identified in Charles City. Most of these archaeological sites lie along the James and Chickahominy Rivers and waterways extending into the interior of the Community. Map 2 provides the general locations of the archaeological findings.

The earliest known archaeological sites in Charles City can be found at Weyanoke. The peninsula has been occupied since about 8000 B.C. and contains many sites from the Prehistoric and Middle Archaic periods. Eppes Island also has a significant number of prehistoric sites from the Archaic and Woodland periods. Archaeological findings reveal the presence of Native American communities in Charles City Community in the early 1600s.

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Sites consist mainly of Indian camping grounds along the shoreline areas. Three Indian tribes have been identified. These are the Chickahominy along the Chickahominy River, the Paspahegh in the Sandy Point area and the Weyanoke in the area stretching from Weyanoke to Shirley Plantation.

Colonial era settlements were established in the same areas of Charles City as those of Native Americans. Sites indicate the presence of farming communities and industrial activities along the James River. In fact, Sturgeon Point is considered to be one of the first sites for the brick making industry in the nation.

Many Civil War sites exist in the Community including Fort Pocahontas. At this fort the United States Colored Troops soundly defeated an attack by 2500 Confederate Troops, which were under the command of Major General Fitzhugh Lee, the nephew of General Lee, in 1864. Fort Pocahontas and the Saint Mary's (Samaria) Church battlefield site may be candidates for preservation under the American Battlefields Protection Act. It is expected that many more sites will be discovered in Charles City Community. The time and labor necessary to survey one archaeological site limits the ability to conduct a community-wide survey. Therefore, archaeologists suggest that an archaeological survey be required prior to construction of any major development or permitting any mining in the Community.

SUMMARY

Charles City Community is a reflection of America's past. Its historic and archaeological resources provide important data concerning the development of early man, settlements of Native Americans, the entry of the Europeans and African into the New World, the colonial period, and the plantation period. The Community and its peoples' history, archaeological remnants, and unique culture are a rare treasure and should be valued by both residents and visitors alike. As the Community continues to boldly advance into the 21st century, it should both consider and be mindful of its vivid and vibrant past.

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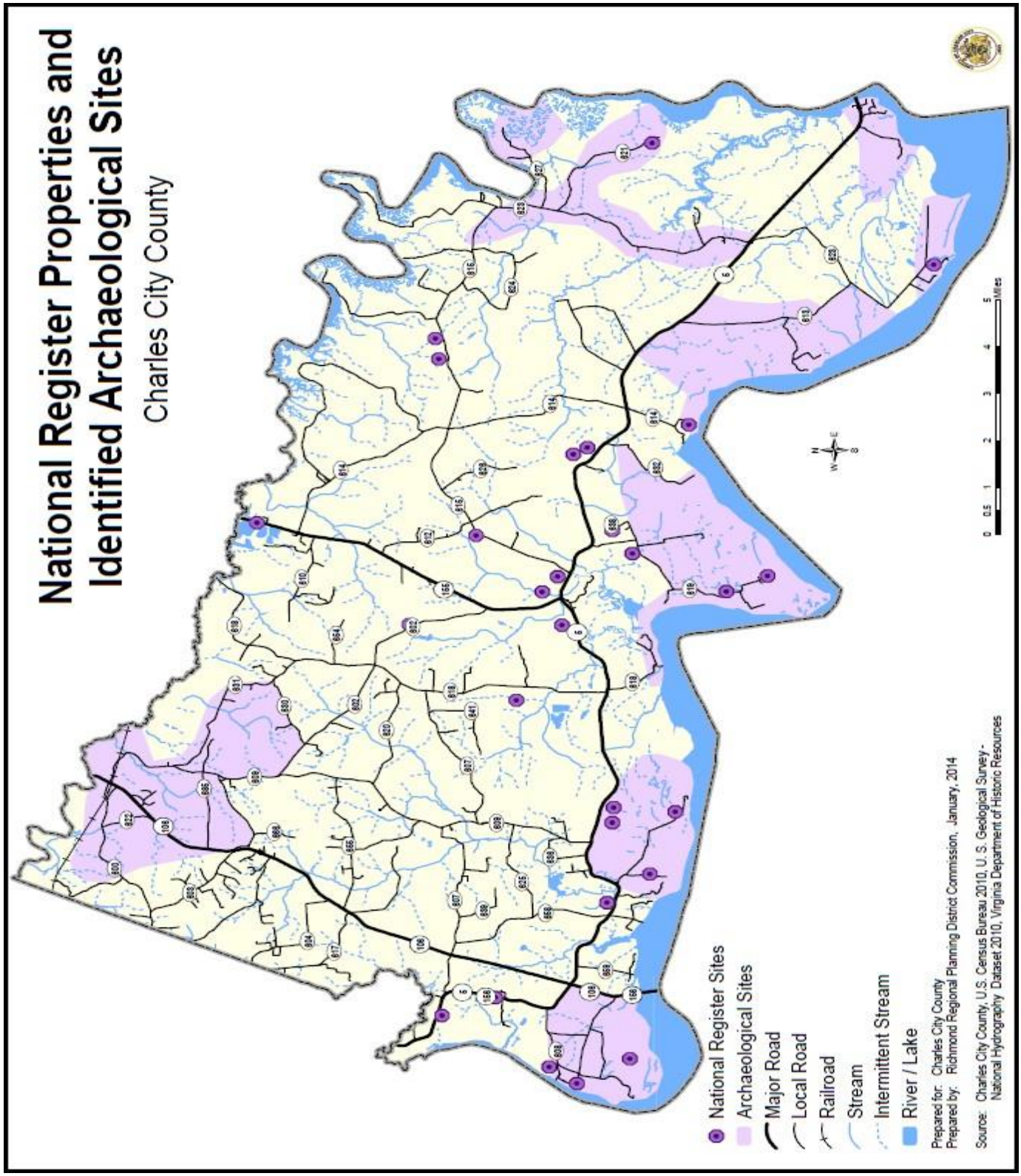

Map 1 – Historic & Archaeological Sites Charles City County

CHAPTER 4 - Part 1: ENVIRONMENTAL ELEMENT

The regulations of the Chesapeake Bay Preservation Act (CBPA) and the Department of Environmental Quality require that local comprehensive plans address existing natural limitations of the land that can act as physical constraints to development. These may include flood prone areas, highly erodible soils, highly permeable soils, wetlands, steep slopes, hydric soils, seasonally high-water table, groundwater recharge areas, significant wildlife habitat areas, prime agricultural lands, and protected lands. An assessment of soils for septic tank suitability is also required.

Soils

Sensitive soils include both highly erodible soils and highly permeable soils. These soils have a high potential to accelerate the transport of nonpoint source pollution. Pollutants adhere to sediment particles and are transported along with the sediment into the water system through runoff and leaching. The proper application of soil information is especially important in planning to ensure that the use or development of land does not add to the pollution of water resources. It is important to understand that other pollutants generated from human-induced activities, such as phosphorous, adsorb or attach themselves to sediment particles and are transported into water resources through overland runoff and subsurface leaching. As rain strikes the surface of the soil, or as snow melts, a certain amount infiltrates or moves down through the soil, a certain amount runs off the land, and the remaining portion is absorbed by vegetation.

Highly erodible soils are soils (excluding vegetation) with an erodibility index (EI, a measure of the soils susceptibility to erosion) from sheet and rill erosion equal to or greater than eight (8) as determined by the equation "RKLS/T", where "R" is equal to rainfall and runoff, "K" is equal to the soil susceptibility to water erosion in the surface layer, "LS" is equal to the combined effects of slope length and steepness, and "T" is the soil loss tolerance. Because of the high potential for erosion these soils also have a high potential to carry nutrients and sediment into water systems. Highly erodible soils are shown on **Map 2.**

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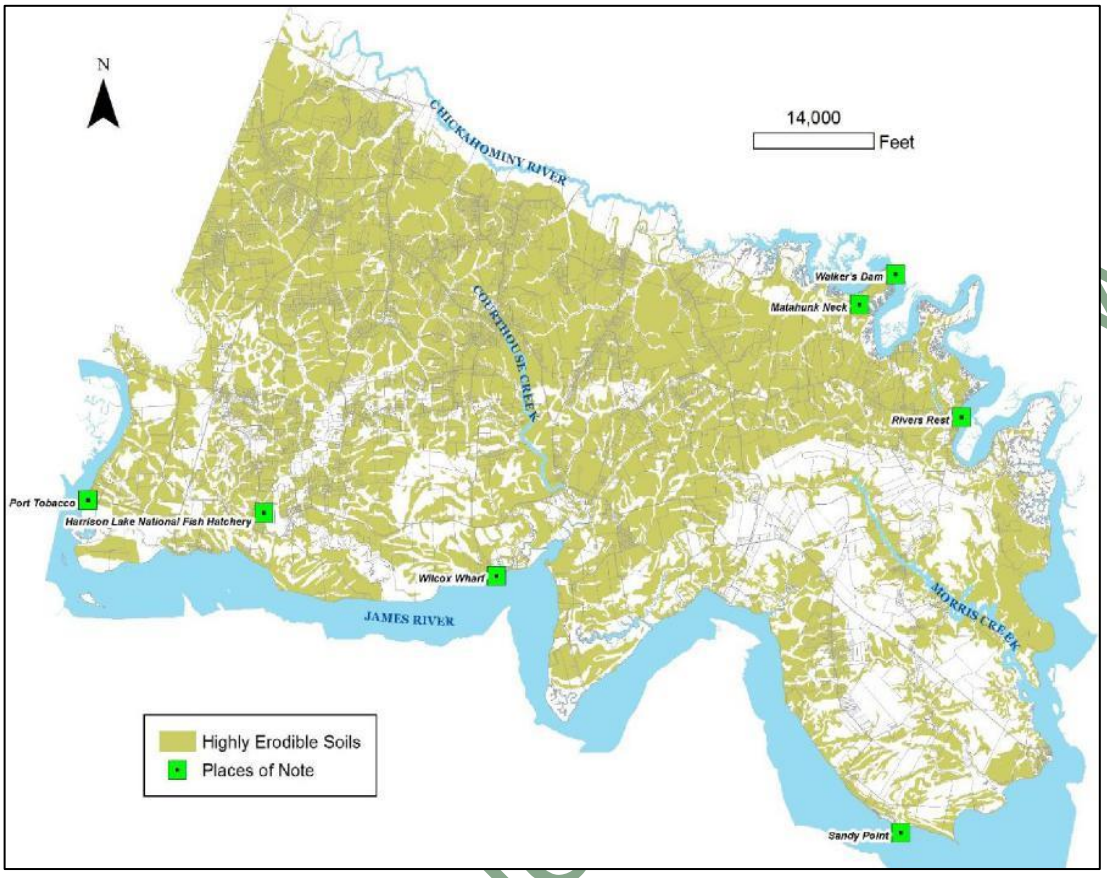

Map 2: Highly Erodible Soils (Source DEQ)

Highly permeable soils are soils with a given potential to transmit water through the soil profile. Highly permeable soils are identified as any soil having a permeability equal to or greater than six (6) inches of water movement per hour in any part of the soil profile to a depth of 72 inches. Water that infiltrates the soil varies depending upon the water holding capacity of the soil type. The water holding capacity is influenced in turn by four (4) factors: soil texture, percentage of organic content, soil structure, and soil permeability. As water percolates or moves downward through the soil horizon, certain soil particles tend to be removed from the soil layer they are currently in and deposited lower in the soil horizon. Leaching eventually transports soil particles lower in the strata until they potentially end up in the groundwater system. Minerals and nutrients important for plant and microorganism growth can be removed from the upper soil horizons where they are needed for plant growth and become deposited in a lower part of the horizon where they are essentially unavailable for root uptake. Additionally, pollutants can adhere to the soil

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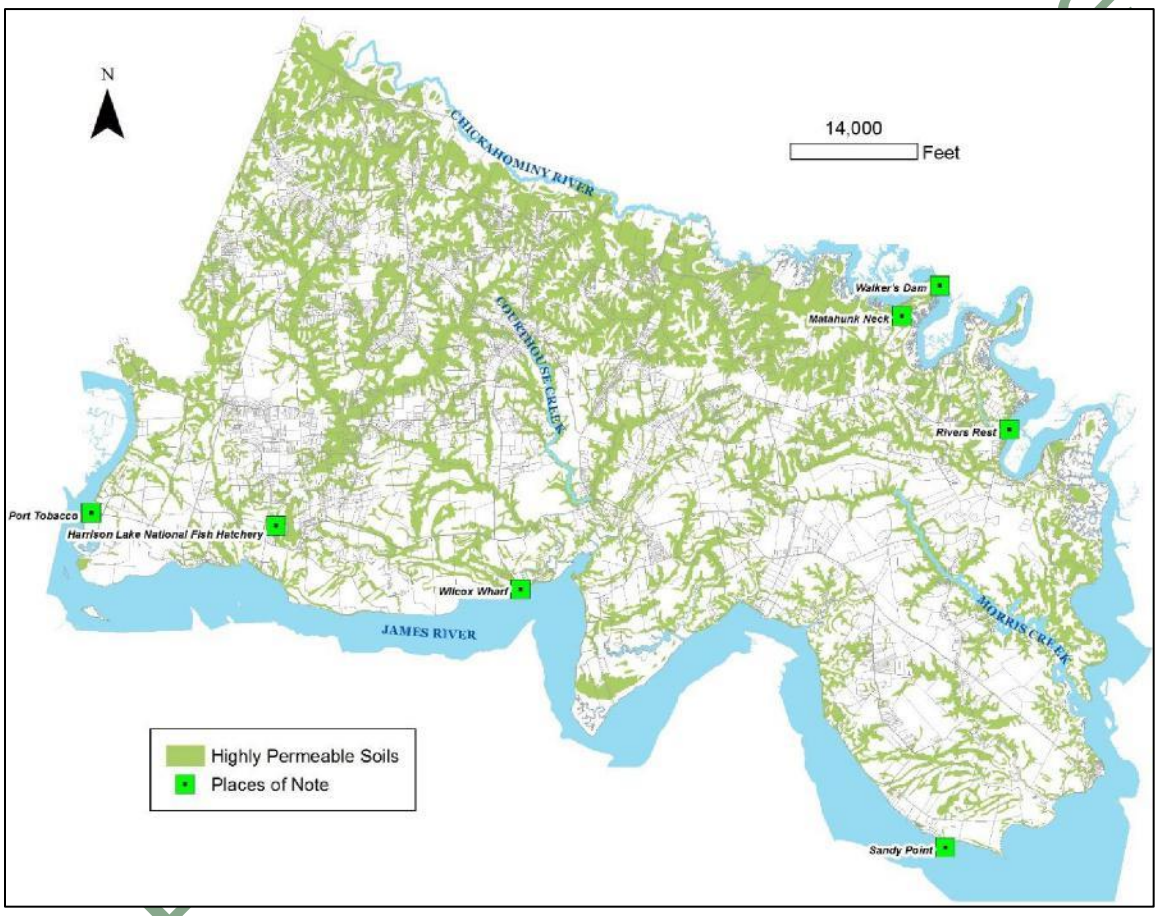
particles and leach lower into the soil horizon until they reach an area of groundwater storage. These pollution-charged particles can then be transported through the groundwater system into other water systems adding further to the problem of water resource pollution. Generally, in areas where percolation and infiltration are high, the potential for leaching is also high. High Permeable Soils are shown on **Map 3.**



Map 3: Highly Permeable Soils (Source DEQ)

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Shoreland

Charles City County is bounded to the north and east by the Chickahominy River. The county is bounded to the south and west by the James River. There are only seven miles along the western boundary of Charles City County where neither the James nor Chickahominy Rivers are its boundary. Within Charles City County, all of the James River and two-thirds of the Chickahominy River are tidal. The county's non-tidal shoreline includes the portion of the Chickahominy River upstream of Walkers' Dam and the shoreline along perennial streams such as Courthouse Creek. The Virginia Institute of Marine Sciences (VIMS) at the College of William and Mary authored a Shoreline Inventory Report (2013) for Charles City County and an accompanying Shoreline Management Plan (2015). The updated inventory report includes the two major rivers as well as several tidal tributaries. This report surveyed a total of 292.1 miles of shoreline in the county using a combination of visual inspections from boats and analysis of aerial imagery. According to the 2013 study, approximately 18.2 miles of shoreline contain beaches and tidal marshes make up over 3,240 acres along the shores of Charles City County, mostly along the Chickahominy and other smaller tributaries. Marshes and beaches serve as natural buffers from wave action and help to prevent erosion along the shore.

The Shoreline Inventory Report also classifies land use along stream corridors in Charles City County. **Table 1** shows the development trends along the shoreline in Charles City County. Absent a formal study of local streambank erosion patterns, anecdotal data of County Administration observations would help identify areas of concern regarding erosion activity. Observations of erosion patterns have historically not been documented and will be going forward as a best practice for the review of applications for proposed development projects.

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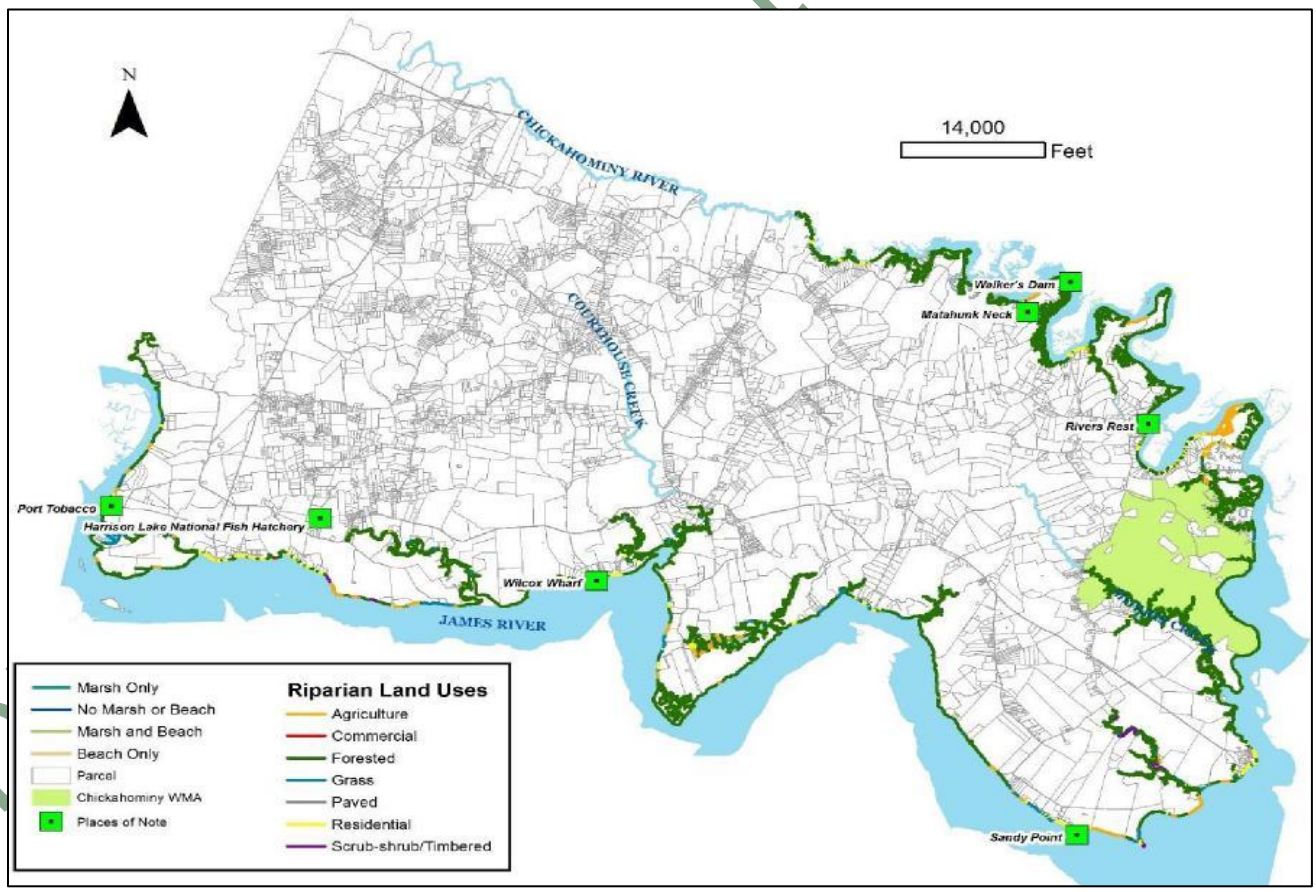
Table 1: Land Use by Waterway

	RIVERS			CREEKS/TRIBUTARIES														
	Chickahominy		James		Herring		Kittewan		**Morris**		Queens		Tomahund		**Turkey** Island			
	Mile	Pct.	Mile	Pct.	Mile	Pct.	Mile	Pct.	Mile	Pct.	Mile	Pct.	Mile	Pct.	Mile	Pct.	Mile	Pct.
Agriculture	11	8.2	3.8	6.3	0.0	0.3	1.4	6.4	0.0	0.0	0.0	0.0	0.2	1.4	0.0	0.0	16.0	5.5
Commerce	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1
Forest	114	88	46	77	13.5	96	19.5	91.	27	97	19	96	14	88	2.3	100	256	88
Grass	1.8	1.4	6.2	10	0.3	1.9	0.2	0.9	0.4	1.3	0.6	3.2	0.6	3.5	0.0	0.0	1.0	3.4
Paved	0.0	0.0	0.2	0.3	0.0	0.3	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.3	0.1
Residential	3.2	2.5	3.5	5.8	0.2	1.1	0.3	1.5	0.6	2.0	0.2	0.8	0.0	0.2	0.0	0.0	7.9	2.7
Scrub-Shrub	0.1	0.1	0.4	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.4	1.3	7.8	0.0	0.0	2	0.6
Timbered	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.4	0.0	0.0	0.1	0.0
TOTAL	130	100	60	100	14.0	100	21.3	100	28	100	19.8	100	16.2	100	2.3	100	292	100

(Source DEQ)

Areas of special interest, labeled “Places of Note”, have been overlaid on the Riparian Land Uses and Natural Shoreline Buffers on the **Map 4.**



Map 4 Riparian Land Uses & Natural Shoreline Buffers (Source DEQ)

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With the exception of the River's Rest area, which includes a marina and RV recreational development on the Chickahominy River, and Port Tobacco at Weanack Land (formerly part of historic Shirley Plantation), a deep-water port on the James River downstream from the Port of Richmond, land uses along the county's shoreline are primarily forested, agricultural and residential.

Weanack is a land-management business consisting of 280 acres on the James River 60 acres of which is dedicated to maritime facilities and a sheltered cove channeled off the James River. The port includes a 400' sheet pile bulkhead, 300' of dolphins in line with the face of the dock, 400' x 400' asphalt behind the dock face and 26 acres of back-land. 20' MLLW of berth and channel depth is permitted and maintained.

Water Quality Improvement through Redevelopment

As redevelopment of land uses along the shoreline that were developed prior to implementation of the County's Combined Water Protection Ordinance (which includes stormwater, erosion and sediment control, and Chesapeake Bay Preservation Area requirements) occurs, water quality will be improved because new and redevelopment must be consistent with the current regulatory environment. These requirements include performance standards with outcomes focused on water quality standards, such as limitation of land uses in areas closest to streams and rivers, minimization of land disturbance and impervious areas, preservation of existing vegetation, revegetation of buffer areas or installation of stormwater best management practices (BMPs), shoreline restoration activities, or in some areas connection to the public sewer system.

Table 2: Average End Point Rate of Change (1937-2009)

Reach Name	Average EPR (ft./year)	Category
James River-Turkey Island to Epps Island	-0.1	Very low erosion
James River Epps Island to Herring Creek	-0.3	Very low erosion
Herring Creek	-0.4	Very low erosion
Queens Creek	-0.3	Very low erosion

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Table 2: Average End Point Rate of Change (1937-2009)

James River Herring Creek to Queens Creek	-0.5	Very low erosion
James River Queens Creek to Kennon Creek	-0.3	Very low erosion
James River Kennon Creek to Tomahund Creek	-0.4	Very low erosion
Chickahominy River	-0.6	Very low erosion

Note: Charles City County's Shoreline Changes. Excludes dredged area. The rates of change are given in feet per years. From Milligan et al., (2014).

Shoreline and Streambank Erosion

Shoreline erosion results from the combined impacts of waves, sea level rise, tidal currents and, in some cases, boat wakes and shoreline hardening. Table 2-3 shows the average historical shoreline rates of change for various areas throughout the County. Overall, the erosion is very low in most sections of Charles City County. Individual areas, particularly headlands or points of land have slightly larger rates of change. Typically, when shorelines exhibit erosion, property owners have hardened the shoreline. Shoreline hardening has been the most common management solution to shoreline erosion to date. This practice usually exacerbates the rate of erosion on adjacent properties, and there is growing concern that the natural character of the shoreline cannot be preserved in perpetuity if shoreline management does not change.

The Shoreline Inventory Report classifies river and stream banks based on erosion status and bank height. Based on this assessment, approximately 2.54 miles are deemed "erosional," indicating that the bank shows signs of slumping, scarps, exposed roots, or undercut. An additional 1.16 miles of shoreline is classified as "transitional," meaning there are mild signs of erosion. Approximately 1.25% of the shore included in the study shows some sign of erosion. Figure 2 below identifies the shorelines showing areas determined to be erosional, as well as existing shoreline access structures and shoreline protection structures.

The 2015 VIMS Shoreline Management Plan reports that shores of Charles

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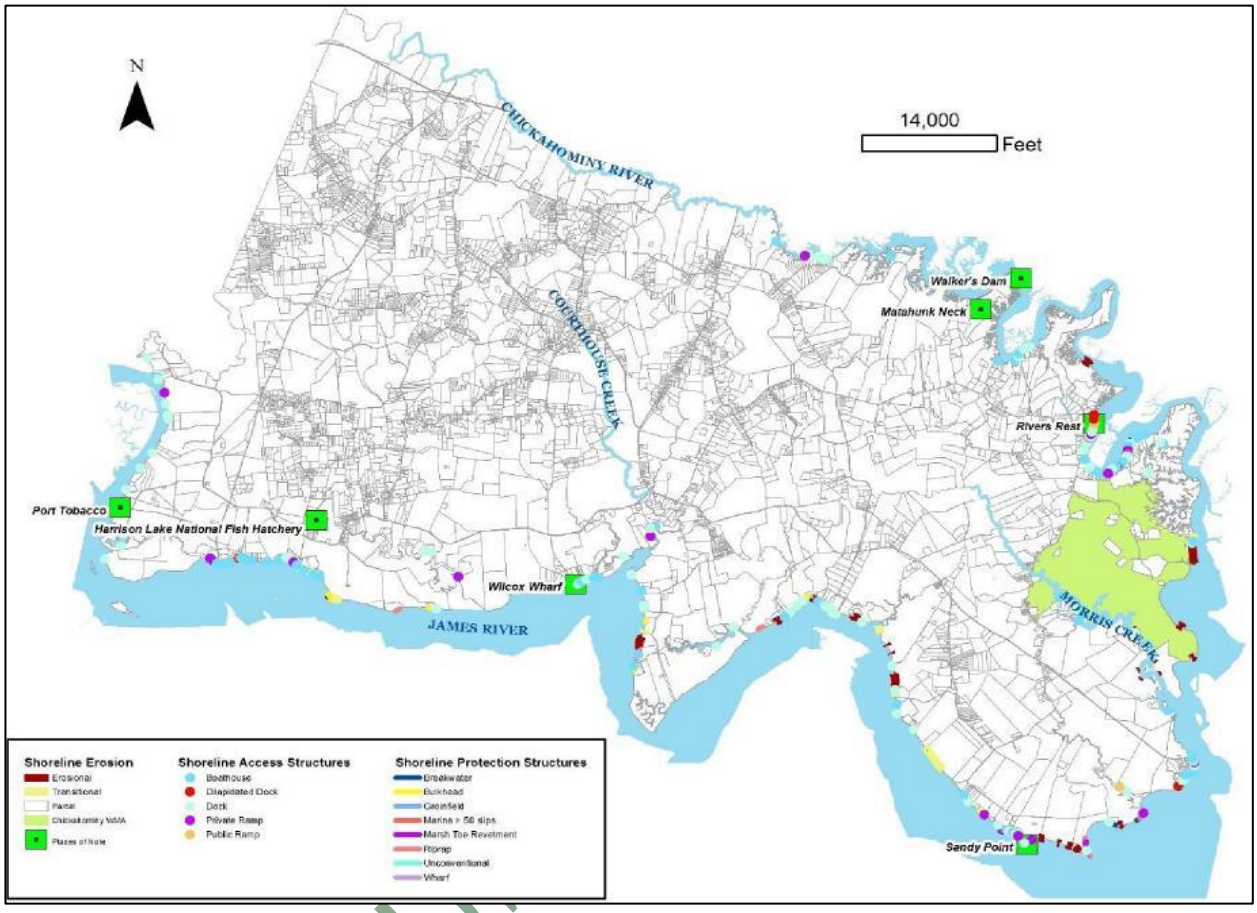
City range from exposed open river to very sheltered creeks, and nature



Map 5: Shoreline Erosion (Source DEQ)

of shoreline change varies accordingly. The study divided the county's tidal shoreline into eight (8) reaches. All segments showed very low overall levels of erosion with Chickahominy showing the highest average rate of erosion at 0.6 feet per year; however, the study concluded that there are no areas of concern within Charles City County. Use of this shoreline management plan for evaluating

and planning shoreline management strategies is recommended for all the creeks and rivers of Charles City. It ties the physical and hydrodynamic elements of tidal shorelines to various shoreline protection strategies.

The VIMS Shoreline Management plan states that a large portion of the Charles City County's shoreline is suitable for a "Living Shoreline" approach to shoreline management. The Commonwealth of Virginia has adopted

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policy stating that Living Shorelines are the preferred alternative for erosion control along tidal waters in Virginia. The policy defines a Living Shoreline as a shoreline management practice that provides erosion control and water quality benefits; protects, restores or enhances natural shoreline habitat; and maintains coastal processes through the strategic placement of plants, stone, sand fill, and other structural and organic materials." The key to effective implementation of this policy at the local level is understanding what constitutes a Living Shoreline practice and where those practices are appropriate. This management plan and its use in zoning, planning, and permitting will provide the guidance necessary for landowners and local planners to understand the alternatives for erosion control and to make informed shoreline management decisions.

Sea-Level Rise

Wave action times scale records over decades evidence that sea level rise is the underlying and persistent force responsible for shoreline change. These trends have not been determined in Charles City County; rather, the recent trend based on wave gauge data at Sewells Point on the James River shows the annual rate to be 1.5 feet/100 years (4.44 mm/yr). The prediction for future sea level rise by 2050 using tide gauge data from the East Coast of the U.S. Sewells Point has a projected sea-level rise of 2.03 feet (0.62 m +/- 0.22m) by 2050. The historic rate at Sewells Point (1.44 feet/100 years) will result in 0.53 feet rise in water level by 2050. This increase in sea-level warrants ongoing monitoring of shoreline condition and attention in shoreline management planning. The Center for Coastal Resources Management's Comprehensive Coastal Resource Management Portal (CCRMP) provides a tool for Charles City County that uses NOAA's National Climate Assessment Sea-level rise predictions:

(http://ccrm.vims.edu/ccrmp/charlescity/sealvlrise.html)

Policy Statement

In 2011, the Virginia Assembly passed legislation to amend §28.2-1100 and §28.2-104.1 of the Code of Virginia and added section §15.2-2223.2, to codify a new directive for shoreline management in Tidewater Virginia. In accordance with section §15.2-2223.2, all local governments shall

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include in the next revision of their comprehensive plan beginning in 2013, guidance prepared by the Virginia Institute of Marine Science (VIMS) regarding coastal resource management and, more specifically, guidance for the appropriate selection of living shoreline management practices. The legislation establishes the policy that living shorelines are the preferred alternative for stabilizing eroding shorelines.

This guidance, known as Comprehensive Coastal Resource Management, was prepared by VIMS for localities within the Tidewater region of Virginia and shared through their Comprehensive Coastal Resources Management Portal (CCRMP). It explicitly outlines where and what new shoreline best management practices should be considered where coastal modifications are necessary to reduce shoreline erosion and protect our fragile coastal ecosystems. This guidance includes a full spectrum of appropriate management options which can be used by local governments for site-specific application and consideration of cumulative shoreline impacts. The guidance applies a decision-tree method using a based resource mapping database that will be updated from time to time, and a digital geographic information system model created by VIMS.

Recommendations

- Refer to the guidance presented in the locality's Comprehensive Coastal Resource Management Portal (CCRMP) prepared by VIMS to guide regulation and policy decisions regarding shoreline erosion control.

Utilize VIMS Decision Trees for onsite review and subsequent selection

- Refer to the guidance presented in the locality's Comprehensive Coastal Resource Management Portal (CCRMP) prepared by VIMS to guide regulation and policy decisions regarding shoreline erosion control.

- Utilize VIMS Decision Trees for onsite review and subsequent selection of appropriate erosion control/shoreline best management practices:

http://ccrm.vims.edu/decisiontree/index.html.

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- Utilize VIMS' CCRMP Shoreline Best Management Practices for management recommendation for all tidal shorelines in the jurisdiction.
- Consider a policy where the above Shoreline Best Management Practices become the recommended adaptation strategy for erosion control, and where a departure from these recommendations by an applicant wishing to alter the shoreline must be justified at a hearing of the board(s).
- Encourage staff training on decision making tools developed by the Center for Coastal Resources Management at VIMS.
- Follow the development of the state-wide General Permit being developed by VMRC. Ensure that local policies are consistent with the provisions of the permit.
- Evaluate and consider a locality-wide permit to expedite shoreline applications that request actions consistent with the VIMS recommendation.
- Seek public outreach opportunities to educate citizens and stakeholders on new shoreline management strategies including Living Shorelines.
- Follow the development of integrated shoreline guidance under development by VMRC.
- Evaluate and consider a locality-wide regulatory structure that encourages a more integrated approach to shoreline management.
- Consider preserving available open spaces adjacent to marsh lands to allow for inland retreat of the marshes under rising sea level.
- Evaluate and consider cost share opportunities for construction of living shorelines. Factors Affecting Shoreline Erosion.

Each segment of shoreline, regardless of its location in the county, is being constantly affected by wave action caused by the wind and boating

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activities, stormwater runoff from rainfall (a detailed discussion of stormwater is found in the section "Threats to Water Quality"), and removal of vegetation. Each segment of shoreline may also react differently to the erosive forces of wind and water. For example, shoreline segments located within the bends of the river are more susceptible to river erosion, because more of a wave's energy is released at the bend.

The physical characteristics of the shoreline, such as slope and soil type, also affect the rate of erosion. The amount of vegetative cover in an area and along the shore helps to reduce the potential for erosion. The amount of marsh vegetation and beach found in an area also helps to buffer wave action and to reduce the impact of the waves on the bank. As shown in the maps above, erosional banks are most common in areas with no natural buffer or only beach buffers.

Another factor which can dynamically affect the shoreline erosion rate is the loss of vegetation that occurs when land is developed. The shoreline areas in Charles City County are largely undeveloped with over 88% forested or natural scrub-shrub. These buffers are most effective at preventing erosion and maintaining stable banks and uplands. Agricultural and residential uses, by contrast, are prone to erosion and sediment loading as banks are generally not maintained adjacent to farm fields and residential users are more likely to clear the vegetated buffers for views or access. The County will continue to require preservation of native vegetation and revegetation when changing between uses to reduce the nutrient and sediment impacts on our waters.

Public and Private Access

Most of the access to the water in Charles City County is privately owned. This includes residential home sites with associated boat ramps, docks, and boating structures. The Shoreline Inventory Report estimated that, as of 2013, there were 119 docks in Charles City County. On the Chickahominy River where pier density is the greatest, nearly every parcel has its own pier. Each parcel of land on the river usually has an average frontage of several hundred feet. The combination of large river frontage on single parcels limits the total numbers of piers. Although direct access

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to the river is relatively small in this scenario, access still impacts the environment. In addition to providing access, piers are often used for long term boat mooring. The cumulative impact of low pier densities with long term boat mooring can result in reduced water quality from added pollution. This is a situation that is expected to intensify as currently undeveloped areas are subdivided and more piers are built.

The only commercial ramp accessing the Chickahominy River in the county, the Rivers Rest Marina (formerly the Hideaway Marina), is in the northeastern part of the county. The marina consists of a boat ramp, 60 floating docks, field boat storage, a convenience store, restaurant, and motel. The Marina formally hosted the Freedom Boat Club, an organization that rents boats to members under contract. Overnight mooring is available, and a free pump-out station is available. The new facility was designed and built to minimize impacts to the Chickahominy River by incorporating an extensive French drain system, floating docks, and maintaining shoreline vegetation whenever possible.

In addition to the commercial facility, a public boat ramp with pier is located within the Chickahominy Wildlife Management Area along Morris Creek. This facility caters to the recreational day fisherman. This facility does not permit overnight mooring. No pump-out facilities are available or required at this location.

Public access to the James River is provided at the county's fishing pier and public boat ramp at the end of Wilcox Wharf Road (Route 618) at Lawrence Lewis, Jr. Park. The Lawrence Lewis, Jr. Park boat ramp was a public-private project that was completed and opened in May 2013.

Two barge ports are also found on the James River. One port is associated with the sand and gravel operation at Sandy Point. The second port, Port Tobacco, is located near Shirley Plantation. The facility handles barges bringing a variety of commodities to the local area. A map of existing docks, ramps, and boathouses can be seen on **Map 6.**

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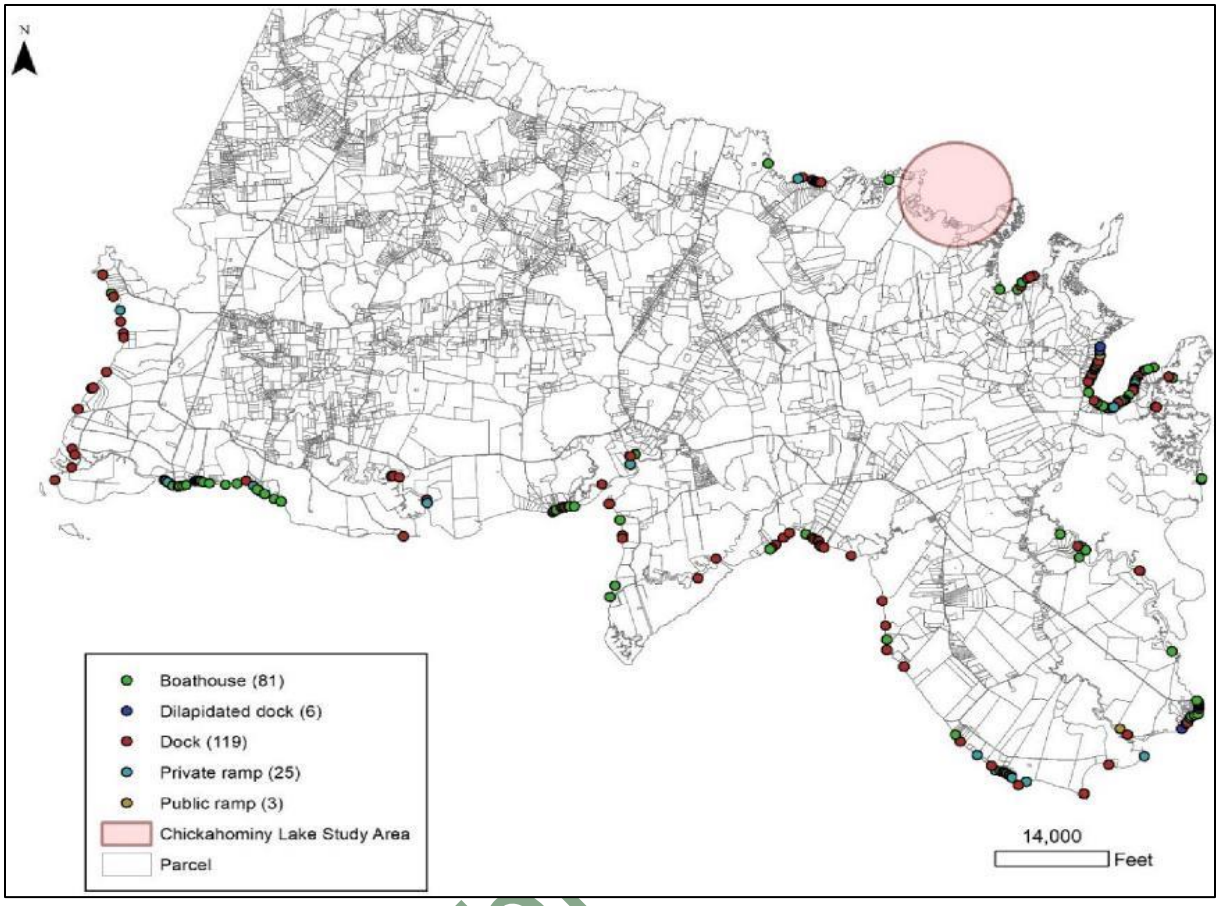

Map 6: Existing Boathouses, Docks, and Ramps (Source DEQ)

County policy has been to support individual private docks for each property owner along the waterfront. Given the county's low rate of growth, this policy is expected to continue into the foreseeable future. The county generally only sees a few dock applications in any given year. This policy would need to be revisited if population growth were to increase significantly. Depending upon certain requirements, the installation of private, noncommercial piers, footbridges, and docks may not require a permit from the County Wetlands Board. These construction activities require both zoning and building permits and if land disturbance within the RPA is proposed, it will require approval by the County's Chesapeake Bay Board.

To provide increased public access to the water, the county has adopted a goal of obtaining public boat access to both the James and Chickahominy Rivers as well as the Chickahominy Lake (See Chapter 9). With the completion of the ramp at Lawrence Lewis Park on the James, at least one

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public boat ramp is available on both the James and Chickahominy Rivers. The Department of Parks and Recreation recommends development of a park at Matahunk Neck, immediately upstream from Walker's Dam, and two study areas for public boat access to the Chickahominy Lake. The general area recommended for these public access points is indicated on the map above. Additional study is required to determine the feasibility of these sites for public access. Impacts associated with private residential piers and docks are minimal when viewed individually; however, the collective impacts associated with entire neighborhoods or developments may adversely impact water quality. The Virginia Institute of Marine Science ("VIMS") prepared the following general criteria for siting marinas and floating moorings as part of the Virginia Wetlands Management Handbook, 2nd Edition as well as the Virginia Clean Marina Program which can help educate private pier and dock owners on structural and material choices to best preserve the waterway.

1. For community piers and marina facilities which are appurtenances to residential developments, the number of slips will not necessarily be predicated by the number of units on the property.
2. The dredging of access channels should be limited to the minimum dimensions necessary for navigation and should avoid sensitive areas such as wetlands, shellfish grounds and seagrass beds.
3. Dredged material disposal areas for initial as well as future disposal needs should be clearly defined and designated.
4. Dredged areas should be no more than one foot deeper than controlling depths in the waterway and should be connected to natural channels of similar depth.
5. Piers and wharves crossing vegetated wetland and seagrass areas should be limited to the minimum necessary for water access.
6. Where vegetated areas are crossed, the height of the pier above the substrate should be equal to one foot less than its width with a three-foot minimum required.
7. Site specific stormwater management BMPs are required (such as

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buffer strips, grassed swales, wet detention ponds and permeable parking surfaces).

8. A solid waste disposal and recovery plan with facilitated marina user access must accompany marina development plans.
9. Sanitary facilities and pump out facilities convenient to marina users should accompany development plans.
10. All fuel facilities must incorporate automatic shutoff valves and must have spill contingency plans.
11. Methods of insuring against the discharge of wastes, gray water, fuels, bilge wastes and the use of TBT paints shall be provided.
12. Facilities incorporating boat maintenance operations shall include plans for the efficient collection and removal of sand blasting material, paint chips and other by-products of maintenance operations.

The Handbook also contains a "Siting Criteria Checklist" that is to be used by the Virginia Marine Resources Commission when considering permit applications for marinas and boat mooring facilities. All of these criteria will be used during the site plan review phase of the development to ensure that adequate water quality protection measures are in place.

Fisheries

Rivers and lakes of Charles City County support recreational fisheries that are nationally known. The tidal Chickahominy along the eastern side of the county has supported a largemouth bass fishery for many decades. Anglers also fish for catfish, especially blue catfish, river herring, striped bass, and Hickory and American shad. In addition to access at the Chickahominy Wildlife Management area on Morris Creek and the Rivers Rest marina in Charles City, there is also public access to the river in James City County and New Kent County.

The Chickahominy Reservoir, a 1,230-acre freshwater lake formed by Walker's Dam, is along the northern side of the county. According to the

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Department of Game and Inland Fisheries, the lake is one of the "best all-around fisheries in Virginia." The habitat created by bald cypress trees, water lilies and underwater vegetation is credited with providing consistently good fishing at this lake. In addition to chain pickerel, bowfin, largemouth bass, bluegill, black crappie, yellow perch, gar and others, there are twin fish ladders next to the dam which allow for the passage of blueback herring and striped bass. There is no public access to the Chickahominy Reservoir in Charles City County. Access is from either private or commercial landings in New Kent County.

The tidal James River also supports a nationally recognized largemouth bass fishery and has been the location of many recreational fishing tournaments including the Bass Master Classics.

The Harrison Lake National Fish Hatchery next to Harrison Lake is owned and managed by the US Fish and Wildlife Service. Since 1994, the hatchery has stocked millions of American shad larvae into rivers in Maryland and Virginia, including the James River. In addition, the Harrison Lake National Fish Hatchery has become a planting area to create donor beds of submerged aquatic vegetation species, such as wild celery. The grasses are raised for restoration programs for planting throughout the Chesapeake Bay.

The 2020 Water Quality Assessment 305(b)/303(d) Integrated Report prepared by the Department of Environmental Quality indicated that both Harrison Lake and Chickahominy Lake have elevated levels of mercury. In addition, fish consumption restrictions have been issued by the Virginia Department of Health for the Chickahominy, Chickahominy Lake, Polythress Run and the James River since 2004. These areas are not recommended for either recreational and commercial fish and shellfish harvests because measured levels of biotoxins, bacteria, chemical compounds or other substances are present in the fish habitat and therefore may constitute a danger to public health.

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Surface Water

The many rivers and streams that flow through Charles City County have

played a significant role in the development and history of the county. The locations and general characteristics of the rivers and streams will greatly impact future development.

The entire county is within the James River watershed. This means that all the streams eventually flow into the James River, which flows into the Chesapeake Bay. The county's two major rivers are described below.

James River

The James River is an estuary in Charles City County and is influenced by the ebb and flow of lunar tidal cycles. Fresh water flowing down from the upper basin to the west mixes with the salty waters moving up from the Chesapeake Bay in the east. The concentration of salt water is greatest at the mouth of the river near Norfolk and gradually decreases upriver towards the City of Richmond. The salinity of the James as it passes through the county varies from season to season.

As of 2020, approximately 15 major municipal and industrial sewage treatment plants are located upstream on the James River. These plants affect the water quality of the river downstream through the discharge of pollutants contained in their effluents. Also, the extensive growth and urbanization of these upstream localities make for conditions that create stormwater runoff which also pollutes the river.

Chickahominy River

The Chickahominy River along the eastern side of Charles City County is estuarine from Walkers Dam to the James River. This tidal portion is saline with concentrations like that of the James River. Above Walkers Dam, located 22 river miles upstream from James River, the Chickahominy is nontidal fresh water.

The City of Newport News utilizes the water impounded by Walker's Dam, Chickahominy Lake, as a raw water supply. This water is used to supply a portion of the water needs of the City of Newport News and other localities served by that city's water works. The State Water Control Board has developed strict standards for water quality and effluent discharges into the Chickahominy River from its headwaters to Walker's dam. There are

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several industrial and municipal sewage treatment plants in the upriver in Hanover, Henrico, and New Kent Counties.

Groundwater

Groundwater begins as surface water such as melting snow, rain, ponds, creeks, lakes, and rivers. Overtime, large amounts of surface water are slowly absorbed in the ground. The specific locations where surface water filters into the ground are referred to as the saturated zone –the point where surface water becomes groundwater. The point where the surface water begins to collect and to pool underground is commonly referred to as the water table. Knowing the location of the water table is important in locating wells for both residential and non-residential purposes, especially in areas where public water and sewer service are not readily available.

Groundwater is found underground between the cracks and spaces in soil, clay, and rocks. These spaces (or collection areas) are referred to as aquifers. Aquifers are made of varying natural materials that allow the water to flow at different rates. For example, aquifers made primarily from large clay deposits will hold water for longer periods of time than aquifers consisting primarily of soil. The actual location of the aquifer may vary considerably. The aquifer may be only a few feet below the ground, or it may be hundreds of feet below the surface.

The speed of the flow of groundwater depends on the size of the spaces in the soil or rock and on how well the spaces are connected. Because ground water moves slowly through the cracks and spaces between rocks and other non-porous materials, it can take long periods of time for it to move; often if a day just to move a couple of inches.

Recharge is the process that allows surface water to replenish an aquifer. This process may occur naturally or artificially. The process occurs naturally when rain falls, springs and streams filter down through the ground into an aquifer. The land area where recharge occurs naturally is called the recharge area or recharge zone. Artificial recharge is achieved by injecting water into a well or by spreading water over the surface where

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it can seep into the ground.

Per the State's 1992 Ground Water Management Act, the county is located within the Eastern Virginia Ground Water Management Area. This legislation aims to restrict the use of ground water and reduce the possible sources of groundwater pollution in the management area. Uses that require large withdrawals of water, exceeding 300,000 gallons per month, are required to obtain a Ground Water Withdrawal Permit from the State. The Act also requires that there be a Ground Water Plan in place for those locales that fall within the management area.

Water that infiltrates through the ground to collect in aquifers and subsurface soil layers becomes groundwater, and the remaining water is transferred back to the environment through evaporation or transpiration by vegetation. This process is called the hydrologic cycle. Opportunities for contamination of this resource exist during all phases of the hydrologic cycle. Point source and non-point source pollution, aboveground and underground storage tanks, waste disposal sites, and various human activities are all potential sources of contamination for the water resources found within the County.

Potential Threats to Groundwater

Potential impacts to groundwater quality include contamination from sources designed to discharge substances; contamination by unplanned discharges from sources designed to store, treat, or dispose of substances; contamination from sources that discharge substances because of another activity; and contamination from leaks or accidental discharges from sources designed to retain substances during transport. These sources can be classified into two categories; "point sources", those sources that come from a confined, discrete conveyance such as a pipe, ditch, or outfall, and "nonpoint sources", including runoff from impervious area, agricultural areas, mining operations, and other land disturbing operations.

Aquifers in Charles City

There are several confined aquifers in Charles City County. These aquifers

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are “confined” because they are separated from each other by thick layers of clay. These clay layers hold the water, only allowing water to be transferred between the aquifers very slowly. The clay layers also add pressure to the water because the water wants to move faster than the clay allows. When the confined aquifers are tapped by a deep well, the pressure can force the water to spring upward as an artesian well.
Throughout Charles City, there is also an unconfined aquifer. This aquifer is found between the ground and the first confined aquifer. Rain, creeks, and rivers supply the water to this shallow aquifer. The unconfined aquifer provides water for shallow wells. Because the aquifer is shallow and receives water directly from the surface, it is very susceptible to contamination. Substances that can filter
through the ground, we can quickly reach the shallow aquifer.

In a study by the United States Geological Survey, *Groundwater Resources of the York James Peninsula of Virginia* in 1989, there were several important issues identified in the executive summary including:

- Groundwater withdrawal has lowered water levels throughout the multi-aquifer system.
- Cones of depression are centered at, and are expanding outward from, areas of concentrated groundwater use.
- Groundwater withdrawal is expected to increase. This will lower water levels and cause the possible movement of salty water into freshwater parts of aquifers.
- The availability of groundwater for meeting future water needs has become a matter of local and regional concern.

Residents and businesses in the county are served entirely by groundwater at this time. The county anticipates that groundwater will continue to be the sole source of drinking water for the foreseeable future. Section 62.1-44.15 of the Code of Virginia requires localities to develop a long-term water supply plan that identifies the quantity and potential of threats to the quality of the county’s water supply system.

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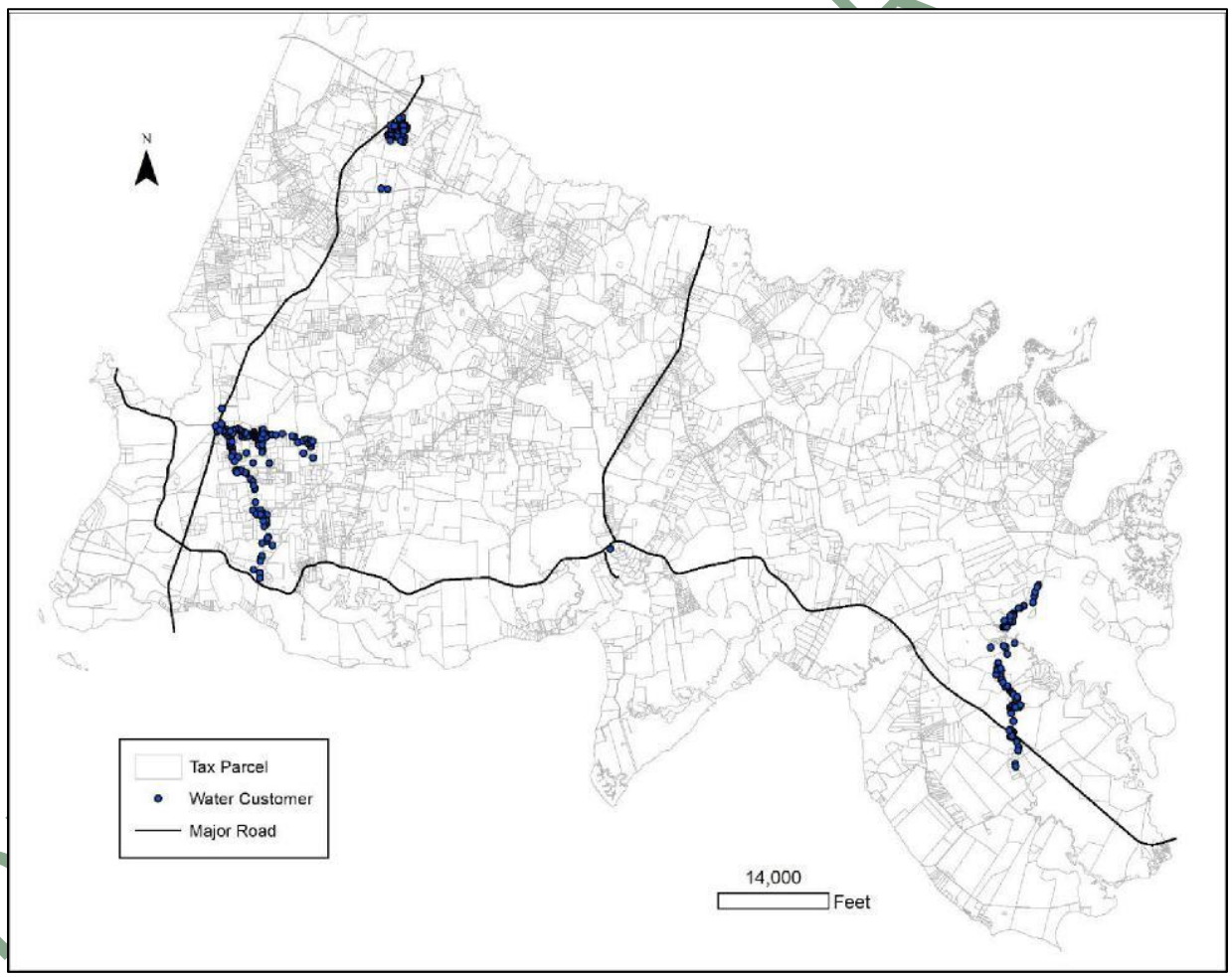
Potable Water Supply

As noted above, groundwater supplies all the drinking water in Charles City County. The county operates three primary water systems serving the Roxbury, Wayside/Kimages, and Rustic/Mt. Zion areas of the county. A smaller system serves the Courthouse area of the county but at present it only has one non-government user. The county systems serve approximately 218 homes and 54 businesses. Less than 10% of the county's population is served by these public systems. These systems withdraw an estimated 44,000 gallons per day from the confined aquifers. A map of the existing water customers can be seen on **Map 7.**



Map 7: Existing Charles City County of Public Works Customers (Source DEQ)

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Most of the population is served by private wells. These include individual, on-site systems and, in a few cases, neighborhood systems serving a single subdivision and operated by the homeowners' association. These systems include both shallow wells (drawing from the unconfined aquifer) and deep wells (drawing from one of the confined aquifers). In total, these systems are estimated to use approximately 740,000 gallons per day.

A 1998 study by Timmons Group commissioned by the County found that the recharge rate for the aquifers beneath the county is between 6 and 10 million gallons per day. In terms of quantity, groundwater supply is sufficient for current and projected future drinking water needs, even when factoring in non-drinking water withdrawals such as industrial and agricultural uses.

Groundwater, particularly in the unconfined aquifer, is susceptible to contamination from a wide range of uses including leaching, leaking storage tanks, failed septic systems, and even open wells. A range of

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potential sources of water quality impairment are discussed in the following section along with mitigation measures the county has implemented to reduce the impacts.

To preserve water quality for existing water systems and individual wells, the County will explore several development tools and adopt those deemed best suited for county's staffing and technical capacity. Several of the options identified by staff and in previous water planning documents which can be adopted as land use controls include:

1. Identify and develop adequate buffering and land use controls for critical aquifer recharge areas using the best available research and technical advice.
2. Improve the buffers and land use controls around wellheads for community water systems.
3. Develop and require standard additional environmental controls as part of the Special Use Permit process for land uses with increased potential for significant water quality impacts such as underground storage tanks, automotive repair businesses, or utility pipelines.

As the county is largely forested and undeveloped, implementing adequate land use controls now will protect the county water supply as it grows in the future.

Protection of the Public Water Supply

Virginia state law requires all counties, cities, and towns to develop a water supply plan or participate in a regional effort to develop a water supply plan. The primary objectives of creating a water supply plan include guaranteeing a potable water supply for the public, preserving water resources for other constructive uses, and promoting alternative processes for obtaining potable water such as desalinization.

Threats to Water Quality and Quantity

Water quality is an important issue for Charles City County. The protection of groundwater and surface water is important in the short and long term

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both as a source of drinking water and for recreation and for fish and wildlife habitat. Pollutants generally affect water quality in two ways: stormwater runoff and leaching. Stormwater runoff refers to water which is not absorbed in the soil but instead flows overland. This excess water eventually collects and flows into either natural channels or manmade drainage courses such as a ditch or swale. As the water flows, part of it is absorbed into the ground, eventually helping to recharge the groundwater supply; the remainder is carried away to help recharge a surface water body.

Managing water quantity is also an important issue. Undeveloped or "pervious" surfaces, such as woodlands and meadows, absorb and filter rainfall and reduce runoff. Conversely, "impervious" surfaces, such as pavement and/or rooftops, increase the amount of runoff that occurs when it rains. This increase in runoff can overwhelm waterways causing erosion, localized flooding, and property damage.

Stormwater

If too much stormwater flows too quickly over the ground, soil erosion may occur. Soil erosion occurs when great volumes of stormwater, sometimes also flowing at great speeds, washes away soil and debris. The soil eroded from the site carries nutrients, such as nitrogen and phosphorus, and the additional nutrients pollute the county's waterways. The debris and litter carried by stormwater runoff is also considered pollution and should also be prevented from entering county waterways.

Also, land that is covered with buildings, parking areas and other built structures does not allow water to be absorbed into the ground and downstream flooding may occur if preventative measures are not taken. Excess runoff from development sites can cause channel erosion, flooding, and have adverse impacts on the hydrology of streams and wetlands. Preventative measures include stormwater detention and retention ponds or basins, also known as BMPs or Best Management Practices, and underground stormwater drainage systems. The preservation of vegetation on development sites increases the opportunity for stormwater to be absorbed into the ground. The maintenance of a vegetative cover

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also reduces stormwater runoff from the site.

Leaching

Leaching refers to the action of water and the particles it carries being absorbed and filtered by soil layers beneath the ground. Soil overlying the water table provides the primary protection against groundwater pollution. Bacteria, sediment, and other insoluble forms of contamination become trapped within the soil. Some chemicals are absorbed or react with various soil constituents, thereby preventing or slowing the migration of pollutants into groundwater. In addition, plants and soil micro-organisms use some potential pollutants, such as nitrogen, as nutrients for growth, thereby depleting the amount (of nutrients) that reaches the groundwater. Eventually the leached materials that are not filtered out in the soil layers enter the groundwater supply.

Highly permeable soils allow water and the particles it carries to move through the soil layers more readily. Because water filters through highly permeable soil at a faster rate than non-highly permeable soils, chances are much greater that pollutants will not be filtered out and will enter the groundwater supply. Unconfined aquifers that do not have a thick cover of soil are more susceptible to contamination. Confined, deep aquifers tend to be better protected with a dense layer of clay material.

Most of the contaminants that are commonly of concern originate above ground, often as the direct result of human activities. Often the primary force involved is gravity, as wastes are washed, poured, spilled, or flushed into pathways that lead into the ground. Opportunities for direct pathways to the aquifers which are used by Charles City County residents and businesses include open and abandoned wells, drain tiles or drainage wells, surface depressions where water ponds, septic tanks and drain fields, cesspools, rudimentary bored wells, pipe trenches, and mining excavations.

Erosion and Sediment Control

The County adopted its erosion and sediment control ordinance in 1980 and later modified it to become consistent with the state requirements.

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The purpose of this ordinance is to ensure that no drainage from a construction site will cause damage to adjacent properties or waters due to sedimentation and stormwater runoff. All land disturbing activities over 2,500 square feet Countywide must comply with erosion and sediment control requirements in Charles City County. In 2014, the Charles City County CBPA Ordinance was combined with the county's erosion and sediment control ordinance and a new stormwater management ordinance to provide for the integration of these programs to better protect water quantity and quality.

Stormwater Management

The state Stormwater Management Act regulates the impacts to water quality and water quantity due to stormwater runoff from disturbance of land under development. In accordance with state law requirements adopted in 2012 by the General Assembly, Charles City County adopted and began administering a Virginia Stormwater Management Program (VSMP) to regulate certain land disturbing activities of greater than an acre County-wide (or less than acre where part of a common plan of development), and greater than 2,500 sq. feet when located in a Chesapeake Bay Preservation Area. The County's Stormwater Management Ordinance was combined with its then existing CBPD Ordinance, and its Erosion and Sediment Ordinance now called the "Combined Water Quality Protection Ordinance of Charles City County" to integrate these programs to the betterment of water quality and quantity, and to provide "one stop-shop" for developers. The “one stop-shop” benefits local developers and citizens by streamlining the permitting process for qualifying land disturbance projects. That is, the county now serves as the contact, instead of the Department of Environmental Quality, for the permitting process.

Floodplains

The county’s floodplain overlay district was designed to protect persons and property from the negative impacts of floods. Citizens cannot build within the 100-year floodplain without providing assurances that damage is unlikely to occur to their property or the property of others due to floods. In addition, adoption and implementation of the county's Combined Water

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Quality Protection Ordinance will minimize stormwater runoff impacts to the county's flood prone areas.

Floodplains are areas which are subject to predictably recurring overflows from nearby bodies of water including streams, rivers, bays, and oceans. A floodplain acts as a natural reservoir for these overflows by storing the excess water as a temporary 'lake', thus reducing the volume and speed of flood effects downstream. Flood activity has a potentially detrimental effect on water quality because the volume and velocity of water associated with floods are of such magnitude that severe soil erosion is caused, creating nonpoint source pollution. The preservation of the stream channel, the edges of the stream channel, the floodplain, the banks above the floodplain and part of the upland above the banks-collectively known as the stream corridor-provide a mechanism for controlling water flows.

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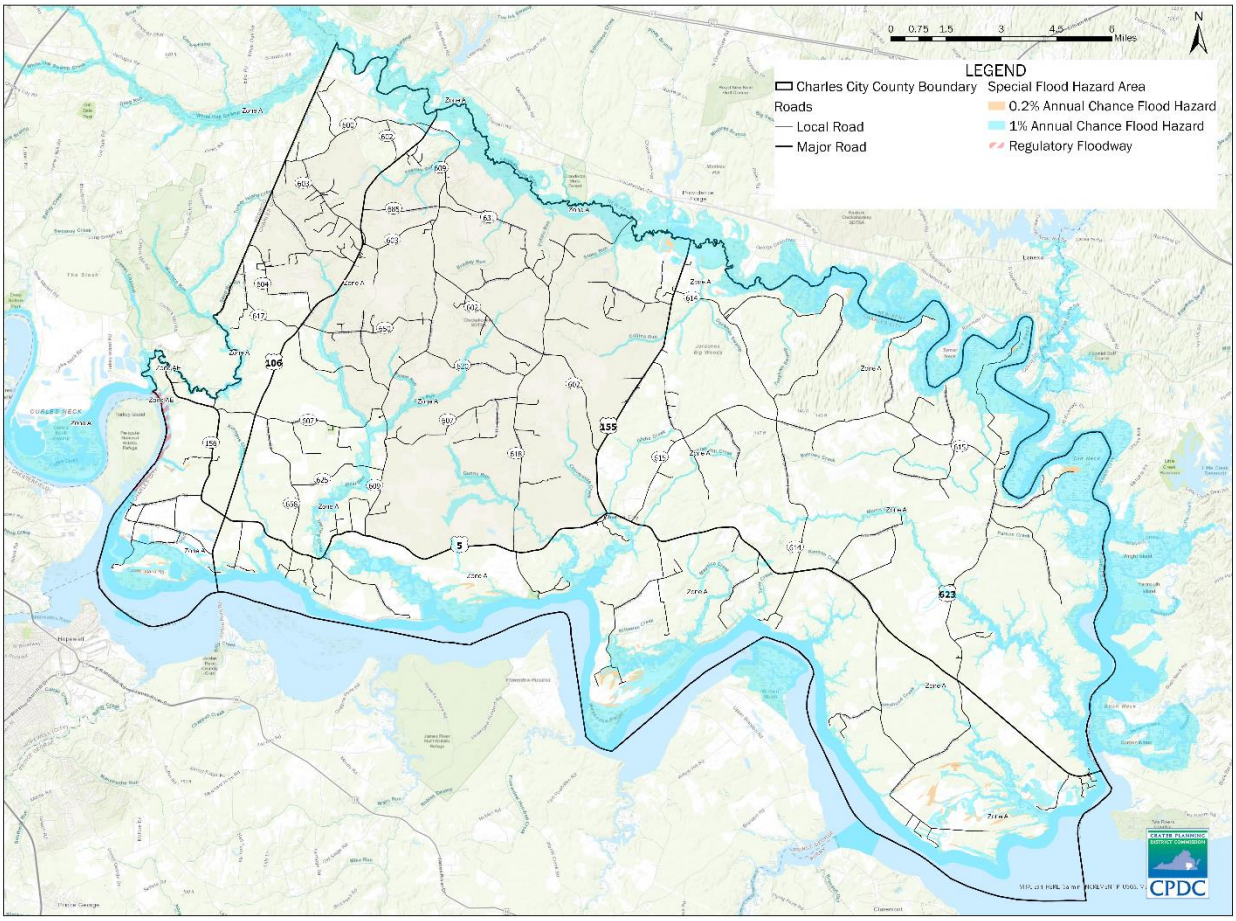

Map 8: Floodplain Map for Charles City (Source CPDC)

Impaired Waters, Total Maximum Daily Loads, and TMDL Implementation Plans

Virginia has established a goal that all streams support beneficial uses, including primary contact/ swimming, fishing, shell fishing, drinking water, and aquatic life. To achieve this goal and fulfill EPA directives, the state identified point and non-point pollution sources, such as residential, municipal, or industrial discharges, and runoff, determined necessary reductions to meet water quality standards, and developed Total Maximum Daily Loads (TMDL's) that specify annual pollutant discharge limits for impaired waterways.

Every two years, the Virginia Department of Environmental Quality (DEQ) publishes the Virginia Water Quality Assessment 305(b)/303(d) Integrated Report, which is a requirement of the Clean Water Act. The report includes the results of water quality monitoring efforts undertaken by DEQ and includes a list of impaired waterbodies based on the presence of certain types of pollutants. A water body is considered impaired if it is determined through the monitoring of pollutants that the water is not suitable for swimming, fishing or drinking. If monitoring results determine that the state's water quality standards are not being met (e.g. if water quality falls below a certain level of cleanliness), DEQ identifies the location, area of concern (such as high bacteria counts) and the likely sources (such as failing septic systems or feedlot runoff). If a lake, river or tidal waterbody is listed as impaired, DEQ develops

TMDLs with public input to restore and maintain the water quality for the impaired waters. TMDL is a term that represents the total pollutant a waterbody can assimilate, or take in, and still meet water quality standards. TMDLs are developed to address impaired waters through watershed-wide pollutant reductions.

To restore water quality, pollutant levels in an impaired waterway need to be reduced to the TMDL amount. Following TMDL development, pollutant reductions from point sources are implemented through water permit programs, such as stormwater (construction), water withdrawal, land application of biosolids, municipal separate storm sewer system (MS4),

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and pollutant discharge from point sources (VPDES). Pollutant reductions from nonpoint sources are achieved through development of TMDL Implementation Plans (IP), a cleanup plan describing the ways to reduce pollution levels in the waterway. This plan is developed by DEQ with input from local governments and other interested stakeholders. The final step in the cleanup process is to implement the best management practices (BMPs) established in the plan.

In 2010, the U.S. Environmental Protection Agency established the Chesapeake Bay TMDL. TMDL is the largest ever developed by EPA, encompassing a 64,000-square-mile watershed. TMDL identifies the necessary pollution reductions from major sources of nitrogen, phosphorus, and sediment across the Bay jurisdictions and sets pollution limits necessary to meet water quality standards. Watershed Implementation Plans (WIPs) are the roadmap for how the Bay jurisdictions, in partnership with federal and local governments, will achieve the Chesapeake Bay TMDL allocations. There are three phases of WIPs developed by the Bay jurisdictions. Phase I and Phase II WIPs were developed and submitted to EPA in 2010 and 2012, respectively. Both Phase I and Phase II WIPs describe actions and controls to be implemented by 2017 and 2025 to achieve applicable water quality standards. Phase III WIPs are based on a midpoint assessment of progress and scientific analyses. Phase III WIPs provide information on actions the Bay jurisdictions intend to implement between 2018 and 2025 to meet the Bay restoration goals.

In Charles City County, the 2020 Water Quality Assessment Integrated Report classified portions of the James River, Chickahominy River, Turkey Island Creek, Harrison Lake, Chickahominy Lake, East Run, West Run, Morris Creek, Courthouse Creek, Barrows Creek, Poythress Run, and Collins Run as being impaired. Depending on the section of the river or creek, water quality at the time of sampling did not meet the water quality standard necessary to support aquatic life, recreation, fish consumption, wildlife, and/or submerged aquatic vegetation.

Again, depending upon the section of river or creek, the causes of the impairment included the presence of E. coli (fecal coliform), mercury, PCBs, pH deficiencies, Chlorophyll A, aquatic plants and microsites, and the open

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water 30-day summer dissolved oxygen criteria. Probable sources for those pollutants include agriculture, failing septic systems, atmospheric deposition of nitrogen and toxics, natural conditions, loss of riparian habitat, municipal and industrial point source discharges, contaminated sediments, combined sewer overflows, and stormwater from urbanized areas. Many of these potential sources are located upstream and outside of Charles City County. A comprehensive listing of impaired waterways within Charles City County identified in the 2020 Water Quality Assessment Integrated Report can be found in the Technical Appendix to this addendum. Impaired waters are mapped on **Map 9**.

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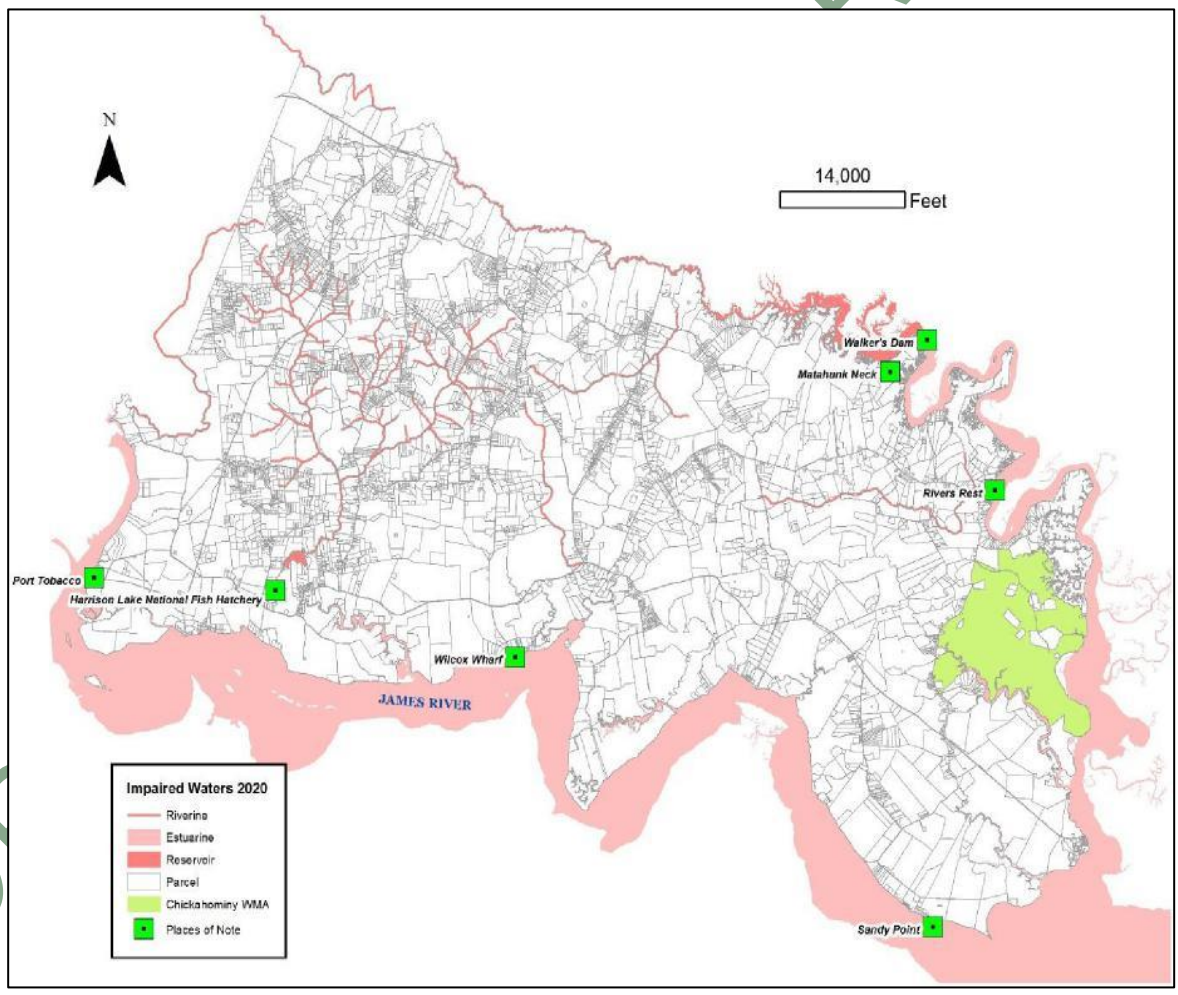

Map 9: Impaired Waters 2020 (Source DEQ)

Policy Considerations

- ¶ Adequate measures appear to be in place to preserve these resources from current pressures and risks. As pressures and risks change, preservation measures should continue to be evaluated.

The table below identifies the watersheds for the waterways for which a TMDL was approved by EPA between 2004 and 2017. The Tidal James River watershed and the Chickahominy River and Tributaries TMDLs also had Implementation Plans developed that identify voluntary actions that can be undertaken by localities, groups, and individuals to assist with meeting TMDL water quality standards.

Table 3: EPA TMDL APPROVALS

Watershed Name	TMDL Project Name	Pollutant	Impairment	EPA Approved Date
Barrow's Creek	Lower Chickahominy River Bacteria TMDL	E. Coli	Escherichia coli	2017
Chickahominy River and Tributaries	Chickahominy River and Tributaries	E. Coli	Escherichia coli	2013
Chickahominy River	Lower Chickahominy River Bacteria TMDL	Enterococci	Enterococcus	2017
Gordon Creek	Lower Chickahominy River Bacteria TMDL	Enterococci	Enterococcus	2017
Watershed Name	TMDL Project Name	Pollutant	Impairment	EPA Approved Date
James River and Tributaries, Westover to Chippokes Point	Turkey Island Creek and James River and Tributaries, Westover to Claremont, VA	E. Coli	Escherichia coli	2015
James River	James River - Hopewell to Westover	E. Coli	Escherichia coli	2009
James River, Tidal	James River and Tributaries, City of Richmond	E. Coli	Escherichia coli	2012
Morris Creek	Morris Creek	Enterococci	Total Fecal Coliform	2010
Turkey Island Creek	Turkey Island Creek and James River and Tributaries, Westover to Claremont, VA	E. Coli	Escherichia coli	2015
White Oak Swamp	White Oak Swamp	E. Coli	Escherichia coli	2004

**** The Chickahominy River and Tributaries and the Tidal James River watersheds have also had IPs developed, (Source DEQ).**

Impacts of Land Use upon Water Quality

All major county land uses (agriculture, residential, and business and industry) have the potential to introduce contaminants to ground or

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surface water through either direct pathway, leaching or stormwater runoff. Below is a summary of the various ways these land use types may contribute to ground or surface water pollution.

Nutrient Management

Agricultural activities can introduce nutrients, toxicants and sediments into streams, waterways and groundwater and can have a negative effect on water quality. According to Colonial Soil and Water Conservation District records, there are about 17,800 acres of farmland in Charles City County under active cultivation, or approximately. (This represents about 16 percent of the county.) These lands are generally used for growing small grains and cotton. The activities for each farm are regulated by a management plan prepared for them by the local soil and water conservation district office. These plans are developed to meet the standard of the United States Department of Agriculture's Food Security Act (FSA), and include standards for tillage practices, application rates for pesticides, fertilizers, herbicides, and other nutrients. These plans are designed in part to prevent surface and groundwater pollution by minimizing erosion and possible excessive chemical application. If the farmers meet standards established in the plan, they are eligible for cash subsidies provided through the USDA program. The cash subsidies provide the incentive for the farmer to follow the plan.

All agricultural operations within the County's Chesapeake Bay Preservation Areas must manage the buffer area to prevent concentrated flows of surface water from breaching the buffer area. Agricultural activities may encroach into the buffer area with the use of agricultural best management practices, which, in the opinion of the Colonial Soil and Water Conservation District, addresses the predominant water quality issues on the adjacent land. Additionally, land upon which agricultural activities are being conducted is required to have a soil and water quality conservation assessment that evaluates the effectiveness of existing practices related to soil erosion and sediment control, and the management of nutrients and pesticides. Where necessary, such a conservation assessment may result in an agricultural conservation plan

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that outlines additional practices needed to ensure the protection of water quality.

Biosolids Application

Biosolids are applied to approximately 10,000 acres of farmland in Charles City County and are regulated by DEQ. Biosolids (or treated sewage sludge) contain organic and inorganic nitrogen and can be applied to non-edible plants as a fertilizer to dramatically accelerate plant growth. Application of biosolids is not suitable for all land types. Land features such as topography, soil characteristics, location of groundwater and surface waters, and proximity to residences, operational accessibility, proximity to a biosolids supply, intended land use, economic viability, and application time need to be evaluated.

Farms that apply biosolids to crops and trees are required to follow strict, approved nutrient management plans that consider plant needs and soil nutrient levels. These plans outline the amount of nitrogen the plants can utilize form the application of the bio-solids. The Virginia Department of Environmental Quality closely restricts sludge application to sites where surface runoff can be minimized, and prohibits biosolids from reaching surface water bodies, drainage ditches, and other impoundments. Application of biosolids within 100 feet of wells is strictly prohibited to reduce the potential waste contaminants to move from soil into groundwater. Regardless of how restrictive local or state regulations are, or how reasonable it is to use biosolids as a soil additive on agricultural lands, it remains the ultimate responsibility of the farmer to properly apply biosolids in strict accordance with the rules that are designed to protect. Safe and effective application of biosolids will fail if the farmer is not knowledgeable of appropriate agronomic practices and soil types.

Use of Lawn, Garden and Household Chemicals by Homeowners and Small-scale Farmers

Small scale farmers, gardeners, and homeowners, however, do not typically have the assistance of the local soil and water conservation district and may not be familiar with USDA requirements. The lawn and garden chemicals may be misapplied potentially contaminating

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groundwater unless application instructions are carefully followed. Groundwater contamination may also occur when these chemicals are stored in uncovered areas, unprotected from wind and rain, or are stored in locations near wells or drains.

Many sources of groundwater contamination can originate from the home. Improperly stored or disposed household chemicals such as paints, synthetic detergents, solvents, oils, medicines, disinfectants, pool chemicals, pesticides, batteries, gasoline, and diesel fuel can lead to groundwater pollution. When chemicals are stored in garages or basements with floor drains, accidental spills or flooding may wash chemicals away to contaminate groundwater. Similarly, wastes dumped or buried in the ground can contaminate the soil and leach into the groundwater. Hazardous products that could not be reused (i.e., agricultural chemicals etc.) were often disposed of in the landfill.

In 2000, a county-wide program sponsored by Waste Management Incorporated, and Charles City County began that assists the local residents with the proper disposal of hazardous household and agricultural chemicals waste. Prior to 2000, residents would depend on local vendors (i.e. service stations, etc.) to accept their waste.

Open Wells

Open wells can easily become contaminated from simple daily operation or by accidental spills near the well opening. The lubricating fluids used to help the pumps operate, such as grease and oil from the pump can contaminate open wells. Open wells can also be contaminated from the surface if the well cap is not tight or if the casing lining the well is cracked or corroded. In addition, many older wells were merely dug as shallow holes in the ground. These wells can easily be contaminated and are also a safety hazard to children and animals.

The Virginia Department of Health (VDH) and Charles City are working closely together to identify open wells. It is the intent of both agencies that once these open wells are located, the owners will be identified, and proper well abandonment procedures followed. The state's Wellhead Protection Plan Development Program is based on community

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involvement, wherein a local committee works with VDH to create a plan for wellhead protection which can be used by a locality's waterworks for implementation to protect groundwater.

On-site Sewage Treatment

The majority of Charles City County is served by individual onsite wastewater systems (septic systems). These systems are designed for safe use by homes, offices or businesses not connected to a community sewer system. These systems work by collecting human waste in underground vats, allowing it to decompose through natural processes, and draining away at a slow, harmless rate. The county's soil's survey indicates that most of the county soils have such severe limitations that they are unsuitable for individual on-site septic systems.

The average lifespan for well-designed and maintained systems is about 30 years. The county estimates that most of the on-site systems built before 1980 may need to be repaired or replaced based on information gathered from Virginia Department of Health records for Charles City County. Generally, systems designed and installed after 1990 should be in good operating order because they were developed with water quality issues and appropriate VDH regulations in place. However, there are questions about the integrity of systems installed before then. Health department records kept on septic system permits issued before 1990 are not complete, and therefore many of the records are not reliable. Review of records issued before 1990 indicates that approximately 1,228 records are reliable, and the remaining 1,800 records are not. Of the reliable records, about 800 were recorded before 1980. Of those 800 records, more than 500 (at least 63 percent) are for systems located on areas of unsuitable soils. Therefore, the assumption is made that for the systems with unreliable records, 63 percent are located on unsuitable soils.

In addition, these systems are at best, over 20 years old and are nearing their life expectancy. In addition to those within the county who have on-site systems, there are many homes within the county that still have no indoor plumbing. The 2010 census identified 38 homes without complete

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indoor plumbing. The lack of indoor plumbing and the existence of these large numbers of septic systems failing in the county is an important issue for the County Board of Supervisors. The county is actively seeking resources to provide adequate and safe wastewater disposal for all citizens, regardless of income.

Disposal of Waste

Some businesses and home occupations, without access to alternative types of disposal technology, treat their wastewater with residential-styled septic systems. Businesses that use harsh chemical or solvents such as automobile repair service, electrical component or machine manufacturers, photo processors, and metal platters or fabricators are of particular concern because the waste they generate is likely to contain toxic chemicals. Septic systems are not designed to treat these types of industrial wastes. Other industrial sources of contamination include cleaning of holding tanks or spraying equipment on the open ground. Some of this material can be lost through spillage, leakage, or improper handling. Even the cleanup of spills may pose a threat to groundwater when the spills are flushed with water rather than cleaned up with absorbent substances.

Although businesses may run a "clean shop", even small amounts of waste fluids can end up on the shop floor and be washed down floor drains that are not designed to handle industrial chemicals. These relatively small amounts of chemicals accumulate over time and may create severe water pollution problems.

Education of these business owners in the identification of their hazardous wastewater management practices and ensuring that there is available a resource in eliminating these hazardous products is the key to reducing the amount of hazardous waste inadequately disposed of in this county.

Leaking Underground Storage Tanks

A major source of petroleum products entering groundwater is leaking underground storage tanks. The Virginia Department of Environmental Quality maintains a program for tracking and assisting owners with the

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clean-up of leaking underground storage tanks. There are seven registered petroleum facilities in the County most of which are private facilities. Of those approximately four were identified as having petroleum releases reported in either 2019 or 2020 and had not yet been closed. Petroleum releases from leaking underground storage tanks (LUSTs) can pollute both ground and surface waters.

Table 4: Charles City County Registered Petroleum Tank Facilities

Operator	Owner	State Route	Address
Waste Management	Charles City County Landfill	631	8000 Chambers Road
Charles City County	Charles City County	660	11850 Munford Road
Green Zone Investments LLC	Green Zone Investments LLC	106	2640 Roxbury Road
Port Weanack – solid waste receiving facility	Port Tobacco at Weanack	608	461 Shirley Plantation Road
Tire Recycler Facility	Green Zone Investments LLC	106	2640 Roxbury Road
Byerly	Charles City County Landfill	660	11850 Munford Road

Source (DEQ)

Map 10 indicates location data for the 28 active above ground and underground storage tanks and the 46 current and historical LUSTs reported since 1991 found in DEQs database.

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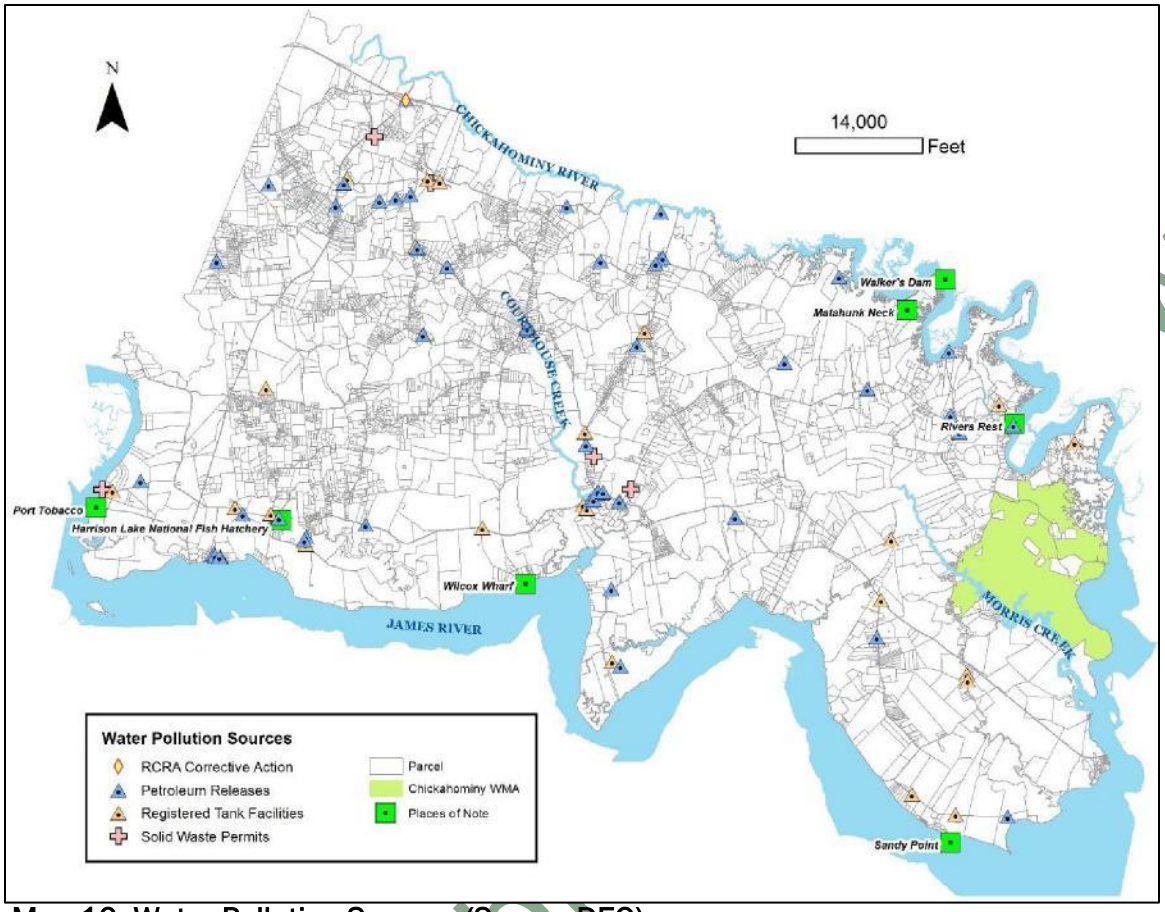

Map 10: Water Pollution Sources (Source DEQ)

Hazardous Waste Handling Facilities and Solid Waste Facilities

Additional potential sources of water pollution include hazardous waste handling facilities and solid waste facilities, both depicted on **Map 10** and listed on the tables below.

The Resource Conservation and Recovery Act Information (RCRAInfo) database identified three hazardous waste handlers in Charles City County. This information is used by the Environmental Protection Agency (EPA) to track entities regulated under RCRAInfo subtitle C (hazardous waste handlers) and includes data on general handler information, permit or closure status, compliance with federal and state regulations, and cleanup activities. The database does not include any adverse information for the four permitted entities.

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Table 5: Charles City County Hazardous Waste Handlers

VAD043453687	Atlantic Bulk Carrier Inc.	1902 Roxbury Road
VAT530010933	Bell Atlantic of VA, Inc.	11200 John Tyler Memorial
VAD988190666	Charles City County VDOT Headquarters	9600 Courthouse Road

(Source DEQ)

Table 6: Charles City Solid Waste Permits

Permit Holder	Location	Address	City/State
Waste Management	Charles City Landfill	8000 Chambers Road (SR 631)	Charles City, VA 23030
Charles City	Munford Road – Road Debris Site	Off Courthouse Road (SR 155)	Charles City, VA 23030
Green Zone Investments LLC	2640 Roxbury Road	2640 Roxbury Road (SR 106)	Charles City, VA 23030
Port Weanack Solid Waste Recycling	Port Tobacco at Weanack	461 Shirley Plantation Road (SR	Charles City, VA 23030
Tire Recyclers Inc.	Tire Recyclers Inc.	2640 Roxbury Road	Charles City, VA 23030

(Source DEQ)

Point Source Pollution

The regulation of point source pollution, because of industrial or municipal wastewater or stormwater, is controlled by the Department of Environmental Quality through a permitting program known as Virginia Pollutant Discharge Elimination System (VPDES). To protect water quality, the discharge from wastewater systems is monitored and regulated through an annual permit specifying the allowed level of nitrogen, phosphorous and other chemicals which are harmful to water quality. There are six-point source discharges in the County regulated under the Virginia Pollution Discharge Elimination System (VPDES) program. Typically, point sources consist of sewage treatment plant and industrial wastewater discharges. The Clean Water Act requires that wastewater dischargers have a permit establishing allowable discharge limits and specifying monitoring and reporting requirements. **Map 11** indicates the location of existing VPDES permitted facilities.

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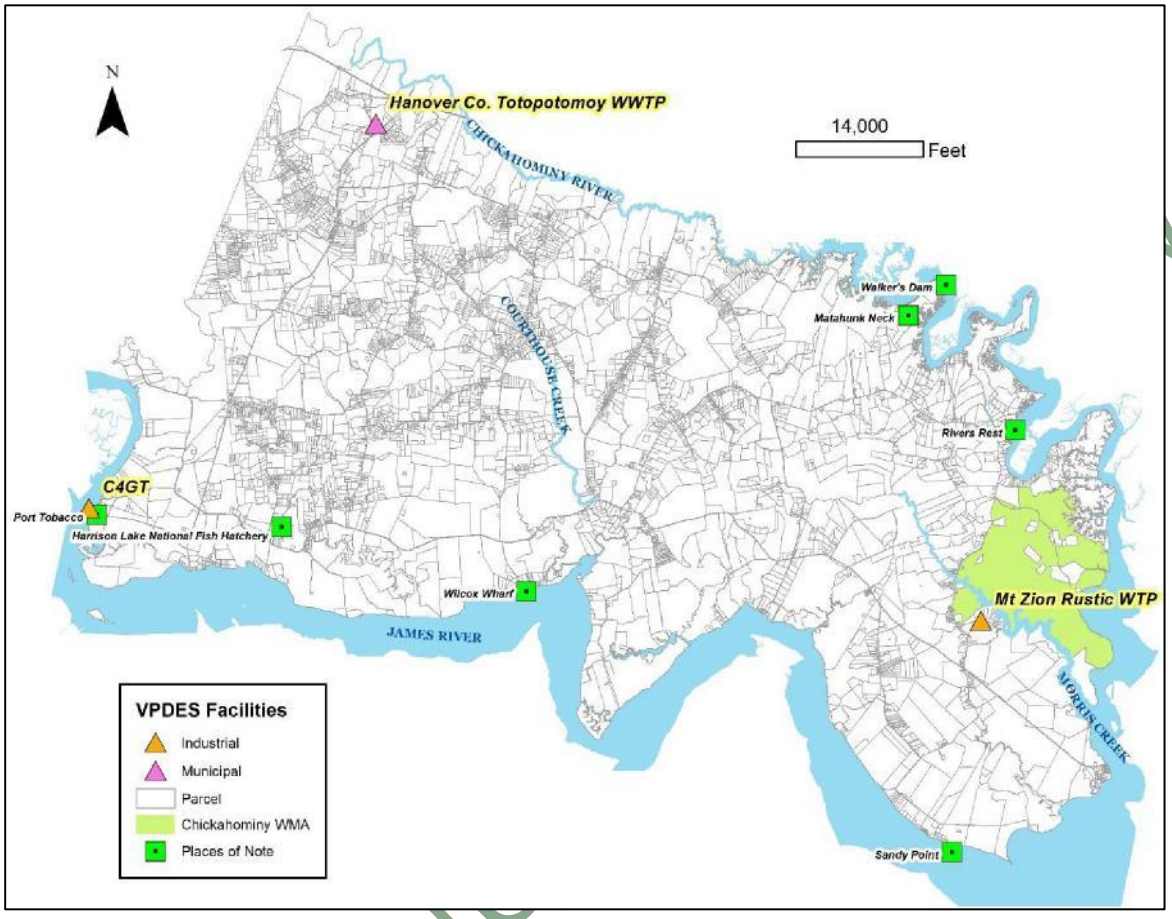

Map 11: Permitted Virginia Pollutant Discharge Elimination System (VPDES) Facilities (Source DEQ)

Nonpoint Source Pollution

Nonpoint source pollution can have a significant impact on water quality. Nonpoint source pollution occurs when rain runs off farmland, city streets, construction sites, suburban lawns, roofs, and driveways and enters waterways. This runoff often contains harmful substances such as toxins, pathogens, excess nutrients, and sediments. It is called nonpoint source pollution because it does not come from a single source, or point, such as a sewage treatment plant or an industrial discharge pipe, but from many diffuse sources. There are four main forms of nonpoint source pollution: sediments, nutrients, toxic substances, and pathogens.

- Sediments are soil particles carried by rainwater into streams, lakes, rivers, and bays. By volume, sediment is the greatest pollutant. It is caused mainly by erosion resulting from bare land,

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some farming practices, and construction and development.

- Nutrients are substances that help plants and animals live and grow. The main concern is excessive amounts of two nutrients: nitrogen and phosphorus.
- Toxic substances are chemicals that may cause human and wildlife health concerns. They include organic and inorganic chemicals, metals, pesticides, household chemicals, gasoline, motor oil, battery acid, roadway salt, and other pollutants.
- Pathogens are disease-causing microorganisms present in human and animal waste. Most pathogens are bacteria.

Virginia DEQ assesses potential pollution sources. Virginia's nonpoint source pollution prevention efforts focus heavily on managing nutrients and sediments because they pose the most significant threat to the health of waterways, especially the Chesapeake Bay and its tributaries. Nutrient (nitrogen) pollution from agriculture and sediment pollution from forestry pose the highest risk to water quality in the County.

CHESAPEAKE BAY PRESERVATION ACT

In 1988, the General Assembly adopted the Chesapeake Bay Preservation Act to protect and improve water quality in the Chesapeake Bay and its tributaries by regulating the use and development of land. Charles City County first adopted the Bay Act Ordinance and map designating Chesapeake Bay Preservation Areas in October of 1993. This ordinance designates two types of Chesapeake Bay Preservation Areas- Resource Protection Areas (RPA) and Resource Management Areas {RMA) as shown on Figure 8 below - and establishes performance criteria applicable to the use and development of land within these areas.

Resource Protection Areas (RPAs) are highly sensitive land types at or near the shoreline, that in their natural condition are essential to the protection of the water quality of state waters. RPAs include tidal wetlands, nontidal wetlands connected by surface flow and contiguous to tidal wetlands and water bodies with perennial flow, tidal shores, and

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a 100-foot-wide vegetated buffer area landward of the first three components and along both sides of any water body with perennial flow. Uses and development permitted within the RPA include water dependent uses, redevelopment, a new principal structure and necessary utilities on a lot or parcel recorded prior to the adoption of the county's Bay Act ordinance, a road or driveway crossing, or a flood control or stormwater management facility. Each permitted use is conditioned, and additional performance standards apply to their development. In addition, within RPAs, a water quality impact assessment and mitigation are required for any land disturbance in the RPA.

Resource Management Areas (RMAs) are land types that if improperly used or developed have the potential for causing significant threats to water quality or diminishing the functional value of the Resource Protection Area. Resource Management Areas include those areas contiguous to any Resource Protection Area where there is an overlap of soils delineated as highly erodible and soils delineated as highly permeable, those areas adjacent to any Resource Protection Area delineated as a 100-yearfloodplain, and an area 25 feet in width landward and contiguous to the entire inland boundary of the Resource Protection Area. Any use or development of land allowed by zoning is permitted within the RMA.

Within both the RPA and the RMA certain general performance criteria apply to development: land disturbance and impervious surfaces must be minimized and indigenous vegetation must be preserved to the maximum extent practicable; land disturbance greater than 2,500 square feet must undergo plan of development review by County staff; projects disturbing equal to or greater than 2,500 square feet must comply with erosion and sediment control and stormwater management requirements; septic systems county-wide must be pumped out or inspected every five years; and land upon which agricultural activities are being conducted must undergo a soil and water quality conservation assessment.

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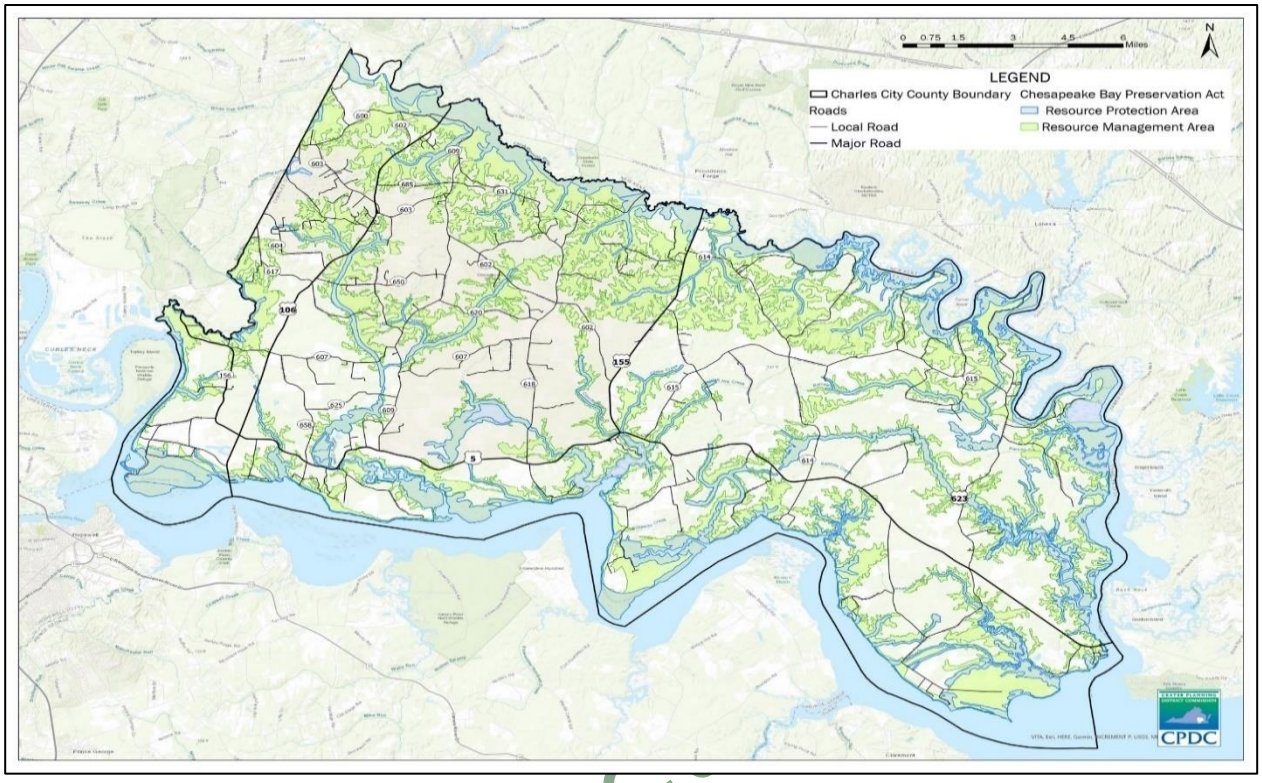
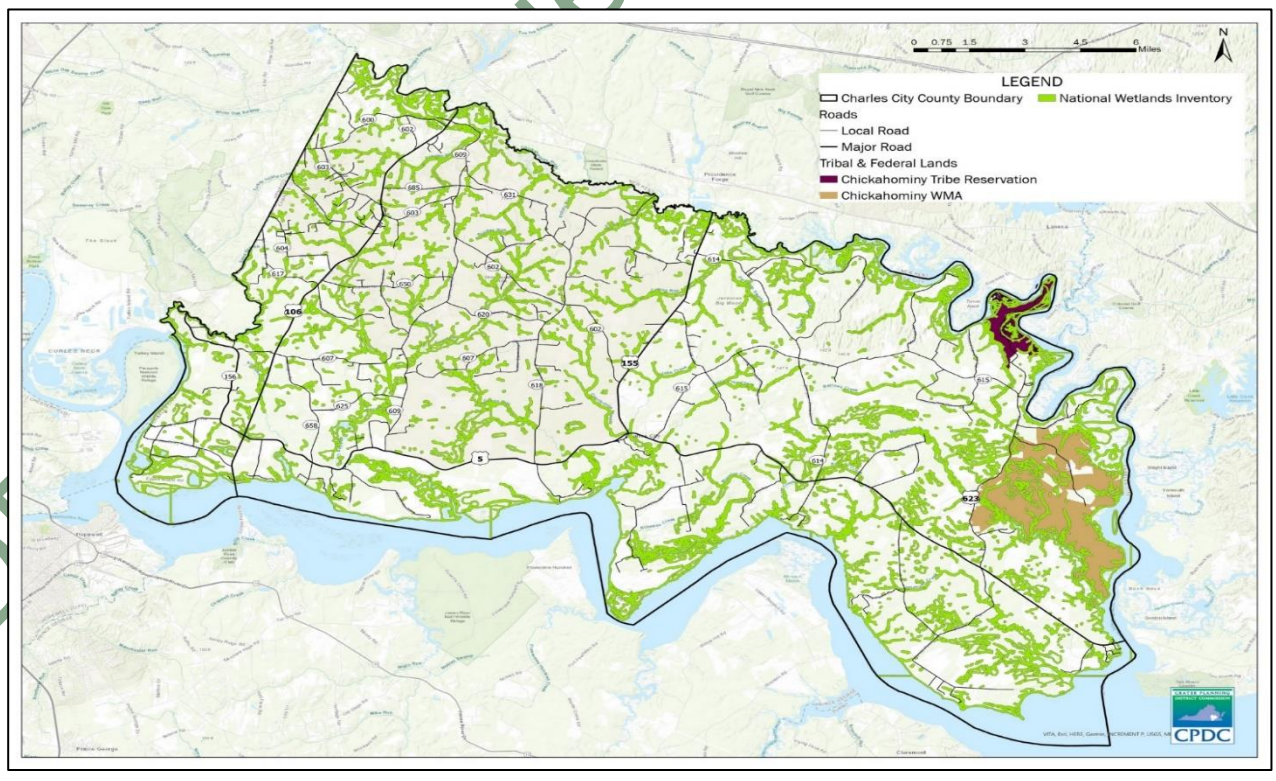


Figure 12 : Charles City County's Designated Chesapeake Bay Preservation Areas (Source CPDC)



MAP 13 – WETLANDS IN CHARLES CITY (SOURCE CPDC - NEPA)

Wetlands

Map 13 illustrates the National Environmental Policy Act wetlands within the community. Wetlands serve to ecosystems and maintain biodiversity and ecological balance. The protection and preservation of wetlands through managed, sustainable growth is the community's intention. These areas are critical habitats for wildlife and natural water filtration systems. As county growth occurs over the next 20 years we need to find ways to offset unavoidable impacts on wetlands through innovative design and planning. The use of buffers and landscaping to reduce encroachment and protect wetland boundaries is very important. The use of conservation easements is a great tool since it is voluntary and compensatory wetland restoration projects to offset unavoidable impacts. The major factor is to ensure that there is no net loss of wetland areas in Charles City. Furthermore, the community needs to develop and enforce mitigation plans that ensure no net loss of wetland area or function.

Finally, the Community needs to encourage partnerships with local organizations to restore degraded wetlands and enhance ecosystem services. by promoting public awareness via educational programs and public outreach. This outreach would include involving stakeholders in wetland conservation, restoration, and management efforts.

CONCLUSION

The Environment Element in combination with the Charles City's guiding documents, to include the Community Plan(this document), Capital Improvement Plan, and Master Water & Sewer Plan all support the protection of the County's water quality and environmental assets and are by reference incorporated into this overall plan for the Charles City Community. The land development ordinances serve as tools to implement the policies of the Plan over the planning horizon (20 years).

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Table 7: Charles City County Impaired Waterways

The 2020 Water Quality Assessment Integrated Report identified the following list of impaired waterways located within Charles City County:

Name of Waterbody	Impairment Category	Cause of Impairment	Probable sources of Impairment	EPA Approved TMDL Date
Barrows Creek	Recreation Aquatic Life	Escherichia coli (E. coli) Dissolved Oxygen	Municipal point source discharges; nonpoint sources Natural Conditions	2017 as part of the Lower Chickahominy River Bacterial TMDL
Chickahominy River - from Walkers Dam to the James River; tidal portion of Morris Creek; tidal portion of Tomahund Creek	Aquatic Life	Dissolved Oxygen	Agriculture; loss of Riparian habitat; atmospheric deposition (nitrogen); municipal Point source discharges; industrial point source discharges; internal Nutrient recycling; stormwater; combined sewer overflows	Chesapeake Bay TMDL 2010
Chickahominy River from the Route 156 bridge downstream to the confluence with Toe Ink Swamp at river mile	Recreation	E. coli	Discharges from Municipal Separate Storm Sewer Systems (MS4)	2016
Chickahominy River	Fish consumption	PCBs in Fish Tissue	Contaminated sediments; unknown sources	Fish consumption Restriction issued by VDH in 2004 for Chickahominy River from the fall line to the Hampton Roads
Chickahominy River – from Rt 156 bridge downstream to Toe Ink Swamp and from Possum Run downstream	Recreation	E. coli	Discharges from MS4 systems; municipal point source discharges; nonpoint sources	2012 as part of the Chickahominy River and Tributaries Bacterial TMDL

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Name of Waterbody	Impairment Category	Cause of Impairment	Probable sources of	EPA Approved TMDL Date
Chickahominy River	Aquatic Life	Estuarine Bioassessment	Contaminated Sediments	N/A
Chickahominy Lake	Fish consumption	Mercury in fish tissue	Atmospheric deposition – toxics	Fish consumption advisory issued by VDH for Chickahominy Lake in 2006. No more than 2 meals per month of Largemouth Bass, Chain Pickerel, and Bowfin are recommended due to mercury in fish tissue.
Collins Run	Recreation Aquatic Life	Fecal Coliform (E. coli) Dissolved Oxygen and pH	Municipal Point Source Discharges; nonpoint sources	2012 N/A
Courthouse Creek	Recreation	E. coli	Municipal point source discharges; nonpoint sources	2015
Harrison Lake	Fish Consumption Aquatic Life	Mercury in fish Tissue Dissolved Oxygen, pH	Atmospheric deposition of toxics, source unknown Source unknown	VDH issued a fish consumption Advisory for Harrison Lake in 2006. No more than 2 meals per month of Redear Sunfish, LargemouthBass, Chain Pickerel, and Bowfin are recommended due to mercury in fish tissue.

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Name of Waterbody	Impairment Category	Cause of Impairment	Probable sources of Impairment	EPA Approved TMDL Date
James River – from the Appomattox River downstream to Powells Creek	Recreation	E. coli	Combined sewer overflows; discharges fromMS4 systems; municipal point source discharges; non-point sources	2008
James River tidal freshwater (lower) estuary	Aquatic Life, shallow-water submerged aquatic vegetation	Aquatic Plants (macrophytes)	Agriculture;atmospheric deposition of nitrogen; clean sediments; industrial point source discharges; loss of riparian habitat; municipal point source discharges; sediment resuspension; wet weather discharges (point source and combination of stormwater SSO or CSO), sourcesoutside of state jurisdiction or borders	Chesapeake Bay TMDL 2010
James River	Aquatic Life Consumption Fish	Chlorophyll-a; estuarine bioassessments and pH PCBs in Fish Tissue	Industrial point source discharge; municipal point source discharge; non-point sources; unknown sources. Contaminated sediments; unknown sources	VDH issued a fish consumption restriction from the I-95 bridge downstream to the Hampton Roads Bridge Tunnel to include the tidal portions of the James River and various tributaries in 2004due to PCBs found in fish tissue.
Morris Creek	Aquatic Life Recreation	pH Enterococcus	Natural Conditions – Municipal point source discharges; nonpoint sources	2009

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Name of Waterbody	Impairment Category	Cause of Impairment	Probable sources of Impairment	EPA Approved TMDL Date
Poythress Run Headwaters to tidal limit	Aquatic life Wildlife Fish consumption	PCBs in fish tissue	Source unknown	The VDH fish consumption restriction for the James River and various tributaries were modified in 2006to add Poythress Run
Turkey Island Creek	Recreation Aquatic life	E. coli pH	Nonpoint sources Natural conditions	2015 N/A
Upper West Run / East Run Watershed	Aquatic life	Dissolved oxygen and pH	Natural conditions	Chesapeake Bay TMDL 2010
West Run – from confluence with East Run downstream to backwater of Harrison Lake	Recreation Aquatic life	E. coli pH; benthic macroin-vertebrates bioassessment	Municipal point source discharges; nonpoint sources. Source Unknown	2015 as part of the Turkey Island Creek Bacterial TMDL N/A
XUD - West Run,	Aquatic Life	Benthic Macroin-vertebrates Bioassessment	Source unknown	N/A

(Source DEQ)

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CHAPTER 5 COMMUNITY FACILITIES

Overview

The following section provides a brief description of the community facilities and utilities found within the Community. The Community categorizes its community facilities into the following categories: churches, fire stations, government, landfill, library, post office, commissioner of revenue, clerk of the circuit court, technology, food pantry, recreation, youth, schools, and public works. Together, these facilities provide necessary services to Community residents. Map 16 and Map 16-A illustrates the major public and privately owned community facilities and utilities in the Community.

Section 5.1 Churches

There are twenty churches in the Charles City Community. A number of these churches are affiliated with the Baptist denomination. Other denominations present within the Community are Presbyterian, Methodist, and Episcopalian. The churches in Charles City Community are as follows:

Bethany Presbyterian Church

Cedar Grove Baptist Church

Charles City Community Church

Elam Baptist Church

Gilfield Baptist Church

Jerusalem Baptist Church

Liberty Baptist Church

Little Elam Baptist Church

Memorial United Methodist Church

Mount Pleasant Baptist Church

Mount Zion Baptist Church

New Vine Baptist Church

Parrish Hill Baptist Church

Peace Hill Christian Fellowship

Samaria Baptist Church

Union Baptist Church

Westover Episcopal Church

First Simple Church

Wings of Love

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Churches play a significant role in the overall well-being and development of communities, and their involvement in comprehensive planning is crucial. Churches in rural communities like Charles City serve as more than just places of worship, they are community anchors providing essential services, facilitating social connections and offering a sense of belonging. Many churches serve as shelters, counseling services, educational initiatives, healthcare support, adult daycare, and offer many other human service needs. Churches can contribute to community development through their social investments and involvement in initiatives such as affordable housing. Effective community engagement is essential for churches to understand local needs and wants, and to foster genuine participation and teamwork with residents. Community plans can help churches to define their vision, mission, and values, and to align their goals and objectives with the needs of the community. Strategic planning involves assessing the church's current situation, identifying desired outcomes, outlining a budget, and defining policies and procedures for leadership, stewardship, and operations. Churches can implement growth strategies such as embracing digital marketing, focusing on community outreach, developing small groups, and investing in leadership development. Importance of communication and transparency.

Summary

By recognizing and incorporating the multifaceted roles of our churches, comprehensive plans can foster more inclusive, equitable, and sustainable communities,

Section 5.2 Youth Workforce Development

The Office of Workforce Development offers training, internships, and on job training to the youth of Charles City County. This office surveys existing businesses for possible part to full time training and internships opportunities for our youth. It plays a vital role in ensuring that our young people develop marketable job skills. The office also provides assistance to the youth who may want to attend college. It arranges college campus visits and assists in the college application process. This office also provides guidance and oversight of various test procedures and programs

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to ensure our youth are ready to enter the workforce. Various career certification tests are administrated by the Youth Workforce Development office. The Office also collaborates with the schools, parks and recreation, and social services in providing various pathways for our youth to be successful.

Section 5.3 Technology

The Charles City Community has a robust Information Technology Department that is ever growing dealing with cyber security, GIS, and software/hardware upgrades. Additionally, the County is along the pathway of the emerging digital economy where an ever increasing need of data processing centers are needed by various businesses.

The mid Atlantic digital cable crossing from Europe and Northern Africa which joins to North America via the digital port in Virginia Beach and travels parallel to Interstate 64 to Richmond and then north to the northeastern region of the united States is a major factor for the need for data processing centers along this corridor. This corridor passes directly through the Charles City Community. Currently there are 3 potential centers with one in the site planning stage.

The County needs to embrace this new digital economy and facilitate its further development within the County. This new industry must be sensitive to existing neighborhoods in the County and confine its operational locations in close connection to the future land use plan of the County. Locations of such facilities need to be limited to the existing development centers of Roxbury and Courthouse areas. The County needs this sector of the economy to assist in balancing its tax base and offering employment opportunities to our current and future residents.

Another part of technology is to recognize other emerging technologies such as Augmented Reality (AR), Virtual Reality (VR), Artificial Intelligence (AI) Building Information Modeling (BIM), Blockchain Technology, and Computer Aided Design (CAD). Each of these sectors fall within the emerging and rapidly expanding technological/digital industrial revolution occurring on a worldwide scale. To be included in each of these as well as others Charles City must be nimble and capitalize on each of these new

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sectors of the economy. There are numerous benefits to the Community as this technology grows and develops such as;

- ü Improved Efficiency and Cost Savings: Automating tasks like data collection and analysis, reducing manual efforts, and streamlining processes.
- ü Enhanced Decision-Making: Providing data-driven insights for more informed and strategic decisions, leading to better outcomes for communities.
- ü Sustainability and Resilience: Supporting sustainable land use practices, optimizing resource utilization, and enhancing the ability to withstand disruptions.
- ü Increased Public Safety: Identifying crime hotspots, improving emergency response times, and enhancing security measures.
- ü Better Quality of Life: Creating more livable, convenient, and equitable urban environments for residents.
- ü To attract these new and innovative businesses our Community needs to consider the adoption of Technology Zones and similar designations to be competitive with our neighbors.

While these innovations offer benefits there are concerns that must be addressed as well. These concerns are as follows;

- ü High Implementation Costs: Significant investments required for infrastructure, technology, and training.
- ü Data Security and Privacy Concerns: Protecting sensitive information collected from various sources.
- ü Data Silos and Integration Challenges: Integrating data from different departments and systems to create cohesive models.
- ü Lack of Technical Expertise: Needing skilled professionals to manage and maintain new technologies.
- ü Resistance to Change: Overcoming bureaucratic inertia and securing public acceptance for new initiatives.
- ü Digital Divide and Equity Issues: Ensuring equitable access to digital services and the benefits of technology for all community members.

These issues face our Community as we migrate to these types of systems as well as potential companies who are moving in this direction. Only by developing collaborative working relationships and compromise can our

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Community truly capitalize on the new technology and protect our rural lifestyle.

Sustainable energy production is highly related to these new technologies. One such example is the growing use of solar generated electrical power. Currently the County has approximately 2.5% of its developable land under solar panels. The solar complexes on approximately 3,000 acres with approximately 2,900 acres under panel. Solar offers numerous environmental advantages such as low to no adverse impacts upon the natural environment, no impacts to the school system, no impacts for police services, and no traffic impacts. However, solar also consumes a vast land area to be economically feasible and it is not visually attractive. Once aspect of solar and other sustainable energy sources is storage of excess energy once produced – batteries. Battery storage and increased use of large batteries is how to safely store such energy. As these issues arise the Charles City Community will be forced to deal with these issues and preserve our natural environment simultaneously.

Technology is reshaping comprehensive planning by offering powerful tools for data collection, analysis, modeling, sustainable energy production and communication. By embracing innovation and strategically addressing the associated challenges, our Community can create a smarter, more efficient, sustainable, and inclusive community that better meet the needs of the residents of our community, both now and in the future.

Section 5.4 General Government

COMMUNITY OFFICES

Most of the Community's Departments are housed in the Charles City Courthouse and Charles City County Community Government Administrative Building (GAB). These buildings are located in the Courthouse Development Center which serves as the focal point of local government activity in Charles City Community. The Courthouse is located at 10800 Courthouse Road (Route 155), south of the intersection of John Tyler Memorial Highway (Route 5) and Courthouse Road (Route 155).

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Charles City County Administrative Offices & Courthouse

In 1995, the Community offices expanded into the renovated former Community Middle School. This school became the much needed new Government Administration Building (GAB), located at 10900 Courthouse Road. The GAB houses Community's offices for Community Administrator; Social Services; Department of Community Development; Fire and Rescue; Finance Department; Building Official; Information Technology; Human Resources; and Treasurer.

The County is considering various options for the reuse and renovation of the former Community's Neighborhood Facilities Building. At one time this building housed social services.

FEDERAL AND STATE GOVERNMENT PROPERTIES

The majority of federal and state land within the Community is devoted to the production, preservation and management of wildlife. The one federally operated facility is the Harrison Lake National Fish Hatchery. The Hatchery covers approximately 420 acres of land in the southwestern portion of the Community.

The Commonwealth of Virginia has the Region One Office for the Department of Wildlife Resources, located at 3801 John Tyler Memorial Highway, next to the Rice Center. This office has 2 primary functions: Law enforcement and biological research. The office has approximately 13 employees and 10 vehicles used for law enforcement. The building is 8,040 square feet and was constructed in 2007.

The Commonwealth of Virginia operates a wildlife management area and a wildlife preserve. The Chickahominy State Wildlife Management Area consists of 5,214 acres of land and is located east of Wilcox Neck Road (Route 623) along the Chickahominy River. Hunting, fishing, and other recreational opportunities are provided within the wildlife management area. The Kittiewan Wildlife Preserve consists of 250 acres and is located south of John Tyler Memorial Highway (Route 5) on Weyanoke Road (Route 619). This management area is operated for the preservation of wildlife, and activities are limited to nature study.

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Region One Office for Fish & Wildlife

The Federal Aviation Administration operates an air traffic control facility in Charles City Community. The facility is located near The Glebe Lane (Route 615).

Summary

The Community Plan provides and recommends that as Charles City grows there will be need for additional government office space. Effective layout planning is essential for enhancing productivity, fostering collaboration, and ensuring employee well-being. For our Community facilities, office space planning should maximize efficiency while creating a welcoming and secure environment

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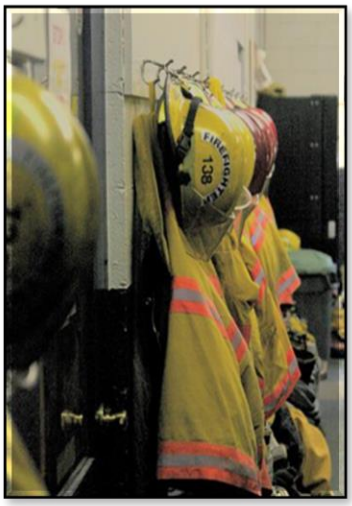
Section 5.5 Emergency Services & Police Protection

Maintaining and improving the Community's emergency services and police protection is essential over the next planning period. To attract visitors, new residents, and business, these services shall be a top priority for the Community. One of the essential aspects over the next 20 years shall be to explore the development of a Public Safety Building providing offices for Police, 911, and Fire/Rescue Administration.

CHARLES CITY COMMUNITY FIRE AND EMERGENCY SERVICES DEPARTMENT



The Charles City Community Fire and Rescue Department and Emergency Medical Service (CCCVFD&EMS) provide fire protection and Emergency Medical Services (EMS) throughout the Community. There are 20 full time professional fire personnel. Fire personnel must also be certified as Emergency Medical Technicians (EMT). The Community has mutual aid agreements with New Kent, James City, Prince George and Henrico Counties for Fire and Emergency Medical Service.

The Department is currently equipped with four ambulances, three engines, two tanker trucks, one utility truck, and five administrative vehicles. The volunteer side of the Department has 2 ambulances, 1 engine, 1 tanker truck, 1 UTV, 1 administrative vehicle and 1 rescue truck.

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The Community's primary station is located at Station 2, off Roxbury Road. It opened in 2022.

There are 2 other stations, one in the far eastern end of the Community off John Tyler Memorial Highway and one centralized station off Adkins Road. The Adkins Road station shown below is the station manned by volunteer staff. Volunteers still participate as part of the fire and rescue service. The Vision 2020 Plan lists 24/7 coverage by paid fire and emergency staff as its top priority. The construction of Station 2 was a major step toward this goal. The Fire and Rescue Department plans to open, equip, and staff another station in the Courthouse Development Center within the next 5 years.

POLICE

Police protection is provided by the Charles City County Community Sheriff's Department. The Sheriff's Office is in the Charles City Community Judicial Complex. The Community's Sheriff's Office consists of 31 staff members and is primarily responsible for law enforcement, civil processes, and court security. The staff positions include the elected Sheriff, 14 deputies, 1 narcotics/general investigators, 2 school resource officers, 3 part time court security, 1 animal control officer, 10 communications operators, and 2 administrative assistants. The Sheriff's Office is trained in the Federal Emergency Services Program to handle such incidents as evacuations and chemical spills. Law Enforcement Officers from nearby jurisdictions and the Virginia State Police are available when additional assistance is required.

All *The Vision 2020 Plan* goals were achieved. The list is below:

- ü Crime Prevention Seminars
- ü Larger sheriff's department
- ü Stronger enforcement of alcohol and drug violations

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- ü Environmental and school prevention programs
- ü Program to prevent domestic violence

The goals of the 2025-2045 Strategic Plan include all the above plus the following:

- ü Becoming an accredited policing agency.
- ü Maintaining a ratio of personnel of 1 officer per 500 population (based on the current population, equates to 16 officers).
- ü Keeping all officers fully certified law enforcement personnel.
- ü Open, equip and man a precinct building in the Roxbury Development Center within the next 5 years. This would be an administrative building with secure communications and evidence room.
- ü Acquire and implement a water rescue team in conjunction with the Fire and Rescue Department.

Summary

In essence, a comprehensive plan for fire and police departments focuses on proactive measures, effective emergency response, community engagement, efficient resource management, and strategic planning to ensure the health, safety, and well-being of the community.

Section 5.6 Parks & Recreation

The Community Department of Parks and Recreation currently maintains four parks and two recreational facilities. The Department offers a wide range of programs including aerobics, belly dancing, adult softball, tee-ball, coach-pitch youth baseball, Tae Kwon Do, swimming lessons, a summer camp, a fitness program, youth basketball, senior programs, and other activities.

The Charles City Community Social Center houses the Parks & Recreation offices and can be rented for family reunions, birthdays, wedding showers, etc. The Social Center is located on a 10-acre tract in Ruthville. It includes two softball fields (one lit), basketball courts, tennis courts, bath house, wading & swimming pools, and a concession stand with restrooms. The playground area includes a picnic shelter, tables, grills and a horseshoe pit.

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- The old Ruthville High School located on *The Glebe Lane* is now the home of the Ruthville Gymnasium Complex. This complex consists of a fitness center and gymnasium. The fitness center includes two physical fitness rooms equipped with treadmills, bikes, weight benches, and an aerobics room. The gym provides a full court for indoor basketball.
- Diagonally across the street from Ruthville High School Complex, along Ruthville Road, is the Recreation Department and Social Center (see picture below). Featuring departmental offices, large multi-purpose room, county pool, baseball and softball fields, playground equipment, and pickle ball/tennis courts.

Charles City Social Center Complex

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ü The Lawrence Lewis, Jr. Park at Willcox Wharf is approximately 26 acres and is the largest of the four Community parks. This park offers picnic shelters, tables, grills, river overlooks, a nature trail, an eagle observatory, a comfort station, a boat ramp with vehicle and trailer parking, and a fishing pier that is handicap accessible.

Lawrence Lewis Jr. Park

ü Harrison Park (see picture on next page), with 19 acres making it the second largest park, provides many outdoor recreational

activities such as softball and baseball fields, a football/soccer field, tennis courts, basketball courts, a playground, and picnic areas.

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ü Hillside Park, approximately 1.5 acres, is located on the edge of Courthouse Creek below the Neighborhood Facility. It includes picnic tables, grills and a foot trail. There are plans to extend this trail as a birding trail/greenway as an elevated walk to the James River.

- Mount Zion Park is a small park located adjacent to Charles City Community Fire Station III. It includes playground equipment, picnic tables, grills and restrooms.
- The Community also owns a 57± acre tract on Willcox Neck Road (Route 623). The Community plans to develop a recreation area on this site with picnic areas, ball fields, and a nature trail. The area would be called the Mt. Zion Recreation Area.
- The Virginia Outdoors Plan (2024) also identifies properties in Charles City Community that have potential for recreational use. These properties include:
- Harrison Lake National Fish Hatchery: Completion of the program contained in the 2000 Conceptual Design Proposal for the Fisheries and Aquatic Resources Center.
- The Rice Center, owned by Virginia Commonwealth University: Once operated as a camp by the YMCA, it is now being developed as a "nationally recognized living laboratory for VCU Life Sciences and the headquarters for the Virginia Rivers Initiative." The VCU Rice Center and Charles City Community Public Schools have a partnership that allows Community students to utilize the Center through certain scheduled classroom activities and lab work.
- Chickahominy Wildlife Management Area: 5214 state-owned acres of expanded recreational opportunities, particularly along the Morris Creek portion of the property, are suggested. In addition, a public shooting facility exists on the property.

Further Proposals for Charles City Community in the Virginia Outdoors Plan (2024) include:

- A Regional Park located across the Chickahominy River from Providence Forge would complement the existing Chickahominy River Wildlife Management Area further downstream.
- Additional boat ramps on the Chickahominy River from the western edge of the New Kent/Charles City Community line to the confluence with the James River along the Charles City/James City Community line.
- Additional Boat Ramps on the James River from the western Community line to the confluence with the Chickahominy River.

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- ü Increased fishing access, including access for people with disabilities, at Harrison Lake National Fish Hatchery.
- ü A Greenway/Trail along the entire length of the James.
- ü Spurs leading off the Virginia Capital Trail, to be constructed to link Community parks, Buildings and places of interest.

Rehabilitation/Fitness

Charles City Community received a United States Center for Disease Control grant to open a community health and fitness facility in the Government Center Expansion building. Additionally, $35,000 in-kind donations helped the center open on July 1, 2003. During its business hours, the center is attended by staff and volunteers of Charles City Department of Parks and Recreation. The facility is comprised of basketball courts, a cardio fitness room, weight training and exercise machine room, and various multi- function rooms and offices.

1989 Recreation Plan

Charles City Community residents enjoy a gamut of recreational activities that are readily available to the general public. New recreation-based projects are being completed by both the Community and State to expand recreational activities for both citizens and visitors alike. To address the future park and recreational needs of the community's residents, the Community Recreation Commission has adopted a plan, the 1996 update to the 1989 *Master Plan for Recreation, Parks and Greenways*. In 1989, the Community contracted with Virginia Commonwealth University to prepare the Plan. This Plan identifies who participates in recreation in the Community and what activities are the most popular. Based on this information, the Plan suggests programs and facilities to meet the recreational needs of the Community residents. The Plan also established four goals to guide future recreation activities planned by the Community. The plan's goals are:

- ü To meet Charles City Community residents' recreation and outdoor needs, current (1989) and 20-year (2009);
- ü To preserve the integrity of the Community's and region's existing natural and historic resources;

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- ü To capitalize on the potential of the Community's and region's natural and historic resources; and
- ü To align, where possible, residents' recreation and outdoor needs with the existing and intermediate-term school system facilities and programs.

Summary

The conclusion of the Parks and Recreation element is a crucial opportunity to advocate for the continued investment in and support of parks and recreation services as essential components of a high quality of life for all residents.

Section 5.7 Public Works

While most residents obtain water from private wells, there are five Community-owned water systems. Two of these systems, Wayside and Mt. Zion-Rustic, serve residential and commercial needs. The Wayside facility currently serves about 120 connections and is well below its production capacity. The other system is located along Kimages Road (Route 658) and Wayside Road (Route 607). The two wells are located at each end of the line, one on Kimages Road and one on Wayside Road. Approximately 80 connections are served by the Mt. Zion-Rustic system located on Willcox Neck Road (Route 623).

The Roxbury Industrial Center has a separate system to serve industrial activity. The water system located within Roxbury Industrial Center has sufficient capacity and fire suppression capability for the industrial center at this time but will need to be expanded in the future (see next page).

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Roxbury Industrial Park Wastewater Treatment Plan

The Courthouse Development Center area has a separate water system which serves the Government Complex. The Community's school complex, located on Courthouse Road (Route 155) just north of the Courthouse area, has its own water and sewage system, which is maintained by the Community Public Works Department.

Three private water systems are installed at Trevor's Bend, Glendale Acres and Charles City Village. These systems only serve the residents of those subdivisions. Trevor's Bend is located near the center of the Community off Lott Cary Road. Glendale Acres is located in the northwestern portion of the Community on Warriner Road (Route 604). Charles City Village is located on Cool Hill Road (Route 631).

A future map of existing water and sewer service areas to be inserted here

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Electricity

Dominion Virginia Power, the electrical service provider for the Community, operates a substation on Chambers Road, just off Roxbury Road (Route 106) near the company's transmission lines. Three phase industrial electric service is available in several areas in the Community. Dominion shall be required by the State Corporation Commission (SCC) to provide adequate electric power is available to meet future development needs.

One of the newest developments is Data Centers. These facilities require enormous amounts of electrical power. This type of economic development does not negatively impact the following Community services: Police, Fire/Rescue, Schools, Social Services, Financial Services, Development Services.

Utility Scale Solar energy is relatively a new and recent industry. It offers sustainable energy sources and it helps with reducing CO2 emissions. Charles City currently has a single utility scale solar facility that is divided into 2 main parts both owned by AES Corporation. These facilities are projected to produce approximately 300 megawatts of electricity which is loaded directly to the grid via the Chickahominy Substation off Chambers Road. It is estimated that approximately 2.5% of the developable land area of Charles City is under solar panels from this solar facility. If additional solar facilities are approved, the Community needs to develop an overlay district where these facilities would be located to prevent its spread across the County and the land area to be rezoned to industrial. Solar panels located on people's homes are treated as accessory uses and are permitted via a building/zoning permit like other accessory uses.

Gas and Oil

A natural gas line has been constructed through the northwest portion of the Community. This could provide natural gas service to the Roxbury Industrial Center and the immediate areas. Columbia Gas Pipeline has a 100-foot wide easement and gas line running west to east in the central part of the Community. Propane gas is currently available to Roxbury Industrial Park. (See **Map 14** in Economic Development Chapter).

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Summary

The Public Works section within the Community Plan acts as a strategic roadmap for ensuring the ongoing provision and improvement of essential infrastructure and services that support a community's growth, development, and well-being.

Section 5.8 Schools

The school facilities for the Charles City Community are divided into three units located at the complex on Courthouse Road (Route 155) just north of the Courthouse area. The school complex is located on approximately 80 acres of land. The Community's school units are subdivided into kindergarten through fifth grades, sixth through eighth grades, and ninth through twelfth grades.

The school complex replaces all the community's previous public schools: Charles City Community Primary School located on Lott Cary Road; Charles City Elementary School located at the intersection of Barnett's Road and Church Lane; Charles City Middle School located on Courthouse Road; and the Charles City High School located in Ruthville. The Community has sold

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the primary school property. The Community's middle school was renovated into the Government Administrative Building. The Community still owns the old high school facility in Ruthville and is considering possible options for renovating the site for other uses.

Capacity and Enrollment

The Elementary School's population is 300. There are 37 Pre-K students. There are 28 teachers at the elementary school. The school's capacity is 600 (K to 6th). There are 32 high school teachers and there are 220 students. The capacity of the high school is 600 (7th to 12th).

Summary

In essence, the Community Plan provides a framework for a school to systematically address its challenges, build on its strengths, and ultimately improve the educational experience for all students.

Section 5.9 Library

The Heritage Regional Public Library serves residents of Charles City Community and New Kent Community. The Providence Forge single location of the Heritage Library closed, due to safety reasons in January of 2008. A decision was made at the time of closure that Charles City Community would establish a temporary facility for library services. The temporary facility was located in an unused courtroom within the Judicial Building. In 2018 the new 8,200 sq ft public library was opened. It is located at 10970 Courthouse Road, immediately south of the Courthouse Complex. Contained within the Library is the *Charles City Community Richard H. Bowman Center for Local History* is a community-owned reference library and archives devoted to history.

It is supported by annual appropriations from the community by

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annual appropriations from the community and costs of utilities, maintenance and insurance. The Center is open to the public and is staffed *entirely* by volunteers. Its collection presently consists of approximately 3,500 books, 700 rare books, 100 feet of manuscripts, 2,000 images, 110 maps, 200 feet of serials and 380 reels of microfilm.

Summary

In conclusion, a community library functions as a multifaceted resource, supporting education, promoting social and economic well-being, fostering cultural enrichment, enhancing civic engagement, and serving as a crucial community hub, especially during times of crisis.

Section 5.10 Social Services

Overview

The Charles City Community has 2 agencies which address these issues. The first is Social Services and the second is the Health Department. Each agency is a state agency and is primarily funded by the Commonwealth of Virginia but also depends upon appropriations from the Community.

One of the primary needs of social services is a separate building to administer and offer vital services to the Community's citizens. Social services administer many programs as identified on the next page.

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- Financial Assistance

Programs like TANF (Temporary Assistance for Needy Families) and SNAP (Supplemental Nutrition Assistance Program, formerly food stamps) providing cash and food assistance to eligible individuals and families.

- Child Protection

Child Protective Services (CPS) work to protect children from abuse and neglect and offer services to families in need.

- Adult Protection

Adult Protective Services (APS) focus on protecting vulnerable adults from abuse, neglect, and exploitation.

- Child Care Assistance

This helps families afford the cost of childcare, enabling parents to work or seek employment.

- Medicaid

Provides low-cost or free healthcare coverage for eligible individuals and families.

- Adoption & Foster Care

These services support families seeking to adopt children and provide temporary care for children in need.

- Services for Children

The Virginia Department of Social Services (VDSS) offers services for children, including foster care, adoption, child protective services, and services for children and youth with disabilities.

- Other services

Social services also provide services like energy assistance, help with prescription drugs, and support for people with disabilities.

One of the main needs of the social service agency is to have a new building as the demand they are experiencing is fast

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outgrowing their current space. This is identified as their priority goal – a mid-range goal 4 to 7 years.

Summary

In essence, the social services component of the plan reflects a community's commitment to the overall well-being of its residents, striving to create a holistic approach that integrates social needs with physical development and resource allocation

Section 11 Health Department

The local Health Department in Charles City provides a wide range of services, including maternal and child health, vaccinations, family planning, food safety inspections, and environmental health services. They also offer programs like WIC (Women, Infants, and Children) and help with disaster preparedness. A list of services is below:

- ü Maternal and Child Health

  This includes services like prenatal care, postpartum care, and support for new mothers.

- ü Immunizations

  Local health departments provide vaccinations for children and adults, including school entry vaccinations and those for influenza and COVID-19.

- ü Family Planning

  Services include reproductive health information, STI screenings, and birth control options.

- ü Food Safety

  They conduct inspections of food establishments and provide guidance on food safety practices.

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- Environmental Health
  Services may include water testing, radon testing, and other environmental health assessments.

- WIC Program
  This program provides nutritional assistance to pregnant women, new mothers, and young children.

- Disaster Preparedness
  They offer information and resources for preparing for and responding to emergencies.

- Health Education
  Local health departments may offer educational programs on various health topics, such as nutrition, smoking cessation, and weight control.

- Vital Records
  They handle the registration of births, deaths, and marriages.

- Emergency Preparedness
  Health departments may offer assistance to healthcare facilities in preparing for emergencies.

Many social service programs and health department programs are closely tied together each provides vital services to our citizens who need help. The Health Department at 7501 Adkins Road manages primarily two health programs: environmental health and physical health. This department directs a public health clinic and is associated with medical and dental services. Environmental health includes restaurant inspections, restaurant certifications, and septic tank permits. Physical health includes programs for physical well-being such as vaccines and immunizations, physical examinations, and basic dental care.

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Summary

By including these details in a comprehensive plan, local governments can effectively demonstrate their commitment to public health and foster collaboration between the health department and other community stakeholders to create healthier and more resilient communities.

Section 5.12 Food Pantry

On August 1, 2023, Charles City Community opened a Food Pantry in the Ruthville Community Center. The food pantry is a separate building of 5,000 square feet. The vision of the *Charles City Community Food Pantry* is to create a hunger free Charles City County where every individual has access to healthy food, community support, and the opportunity to thrive, guided by compassion, unity, and a shared commitment to service.

The mission of the *Charles City Community Food Pantry* is committed to reducing food insecurity by providing nutritious food and essential resources to individuals and families in need. We serve with compassion, dignity, and respect—uplifting our community through consistent support, collaboration, and service. The food pantry provides essential groceries

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and household staples to individuals and families in need, serving an average of 160 or more families each week. Its weekly operations rely on volunteers who pack food items such as deli prepared, dry goods, frozen meats, produce and bakery items every Monday, with distribution taking place on Tuesdays from 10 a.m. to 12 p.m. The greatest need for the food pantry is to obtain a dependable refrigerated box truck and additional volunteers.

Section 5.13 Clerk of the Circuit Court

Overview

In Virginia, Circuit Court Clerks are responsible for a wide range of duties, encompassing judicial, non-judicial, and fiscal aspects. The Circuit Court Clerk's has a Contingency Management Plan (CMP) that identify Disaster Recovery, Continuity of Operations, and a corrective action process. Additionally, the Office addresses ADA issues and general operational practices.

Key Components of the CMP

Disaster Recovery Plan which focuses on maintaining recovering electronic land records. Guidelines to preserve life, minimize damage, and facilitate returning to normal operations after emergencies. Procedures for identifying and prioritizing vital records, including personal identification, financial/asset documents, and legal documents, The need for the scanner and other electronic equipment upgrades plays a vital role in securing this data. This includes methods for organizing and storing physical and digital copies of vital records, including using encrypted USB drives, secure cloud storage, and fireproof safes. Constantly enhancing security measures in the clerk's office, including safety glass, keycard access, and panic buttons. Participation in regular staff training and drills related to various emergencies, such as active shooter situations and natural disasters, is now a routine activity.

Continuity of Operations (COOP) Plan provides guidance for fulfilling essential functions during contingencies and ensuring employee safety. Including specific objectives like ensuring recovery time and point

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objectives (RTO and RPO) are met, protecting critical assets, reducing disruptions, and minimizing damage and loss of life. The COOP provides a framework addressing various scenarios, including loss of facility access, IT system or equipment failure, and workforce reduction. Activation and relocation, continuity operations, and reconstitution are the 3 phases to implement the operations process. In the future there should be an examination to establish providing public access to services through methods such as mobile clerk's offices, online appointments, and e-filing. Americans with Disability Act shall certainly play a part in future service delivery related to court events, including using forms and contacting the clerk's office ADA representative.

Finally General Operating Procedures need to be constantly adhered to and reviewed to provide for improvements and legislative changes. This includes:

- Adherence to Virginia Code and Supreme Court Rules of Virginia.
- Management of court dockets, juries, criminal files, and records.
- Handling of non-judicial matters like land records, wills, and licenses.
- Fiscal responsibilities, including managing court-ordered interest-bearing accounts.
- Specific procedures for requesting continuances and setting court dates.
- Policies regarding acceptable payment methods and fees.
- Policies regarding cell phones, electronics, and prohibited items in courthouses.
- Emphasis on providing efficient, friendly, and impartial service.

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Summary

A Circuit Court Clerk's CMP in Virginia would involve a multifaceted approach, encompassing disaster recovery, business continuity, and ongoing operational plans. It would also need to address legal requirements, security concerns, and public accessibility.

Section 5.14 Commissioner of Revenue

Overview

The Commissioner of the Revenue, a publicly elected constitutional officer in Virginia, plays a role in the implementation of the comprehensive plan through their tax assessment and administrative duties.

Description of Commissioner of Revenue's Office

The Commissioner of the Revenue is responsible for assessing and administering various local taxes, including real estate, personal property, and business taxes. This tax revenue is essential for funding public services and infrastructure projects outlined in the comprehensive plan. By efficiently collecting taxes and managing revenue, the Commissioner contributes to the financial health of the locality, which supports economic development goals within the comprehensive plan. The comprehensive plan may include a section describing financial incentives for development in designated urban development areas, and the Commissioner of the Revenue's office would be involved in administering relevant tax aspects such as Tax Increment Financing (TIF).

Data and Planning:

- The Commissioner's office keeps detailed records of assessed revenue, which provides valuable data for long-term planning and budgeting.
- This data can inform the development of capital improvements programs and other plans outlined in the comprehensive plan.

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Public Service and Implementation:

- The Commissioner's office provides essential services to taxpayers, including assisting with tax filings and administering various tax relief programs.
- Effective administration of these programs can directly contribute to goals within the comprehensive plan, such as providing tax relief for the elderly and disabled.
- The Commissioner's office may also be involved in administering specific tax policies designed to support the comprehensive plan's objectives, such as land-use taxation programs.

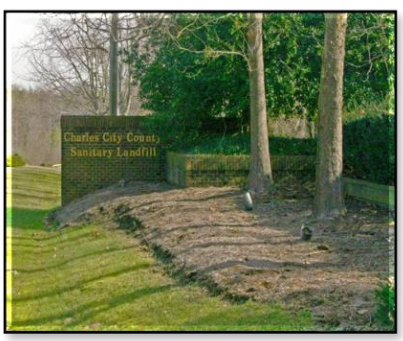
Summary

In summary, the Commissioner of the Revenue generates revenue to support plan objectives: by efficiently assessing and collecting taxes, the Commissioner contributes to the financial resources necessary for implementing projects and initiatives outlined in the Community Plan.

- Providing data for informed planning: The Commissioner's office maintains records that provide crucial data for analyzing economic trends and making informed decisions about future development.
- Implementing relevant tax policies: The Commissioner's office administers specific tax programs and policies that align with the comprehensive plan's goals.

Section 5.15 Other Non-county Facilities

LANDFILL



The Community has a regional landfill which opened in 1990. This regional facility, operated by Waste Management of Virginia, Inc. (WMI), is located on approximately 1,110 acres in the northwestern portion of the Community. According to Community tax records, of the 1,110 acres, USA Waste of Virginia, Inc. owns about 629 acres, and Chambers

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Development of Virginia, Inc. in care of USA Waste owns about 477 acres. The site is bounded by Barnett's Road (Route 609) to the west, Cool Hill (Route 631) to the north, and Bradley Run Creek to the east. The site is traversed by Dominion Virginia Power electrical lines that run east-west. The landfill's permit gives the ability to receive 6,000 tons of trash per day, but a significant portion of the tax base in the Community because of its host fee. These taxes ($3 million of the 1990 Community Budget of $17 million (nearly 18%)) funded the construction of three new schools, remodeled Community offices and court buildings, and enabled a reduction in real estate taxes for residents. It has won numerous environmental awards, including the bronze award for Landfill Management from The Solid Waste Association of America.

It provides a clean, renewable source of energy by way of the landfill gas it emits, which is captured by BP Petroleum. BP also operates an evaporator to manage stormwater runoff from the landfill to prevent any groundwater degradation.

Three collection stations are also operated by Waste Management at no cost to the Community. One of these stations is located at the landfill. Another is located at the old landfill on Munford Road (Route 660). The third site is located on Willcox Neck Road (Route 623).

Summary

The Charles City Community Plan acknowledges the importance of the landfill in managing the county's waste and contributing to its economy. However, it also highlights the need to manage the landfill responsibly, address environmental concerns, and adhere to relevant regulations and policies. The plan emphasizes continued collaboration with the CVWMA and the role of the Landfill Advisory Commission in ensuring proper waste management practices.

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POST OFFICE

There are two post offices in the Community. These are in Ruthville and Charles City Courthouse. A portion of northern Charles City Community is served by the Providence Forge Post Office in New Kent Community. The very western portion of the Community is served by a Richmond Post Office. A small area of the eastern portion of the Community is served by a Williamsburg Post Office.

PRIVATE PHYSICAL HEALTH & MENTAL HEALTH CARE PROVIDERS

- Primary Care Physicians - Central Virginia Regional Health Services, at 9950 Courthouse Road, is currently the only Charles City location where residents can receive treatment from a general practitioner, pediatrician, dentist, and psychologist/mental health specialist.
- Cypress Enterprises provides jobs for handicapped/mentally challenged citizens.
- Quin Rivers Agency for Community Action provides a shelter for abused women and programs for the elderly.
- Additional Mental Health services are provided by Henrico Area Mental Health Services. Charles City residents are offered an array of services that promote healthy behaviors and lifestyles to support healthy development of youth. Programs address community needs identified by stakeholders as risk factors and protective factors.

The number of Charles City youth, families, schools, and communities are growing. The need for more treatment services is constantly growing. These needs are categorized as:

- Parenting Education
- Effective Prevention Strategies
- Healthy Dating Relationships
- Anger/Stress Management
- Peer Mediation

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- ü Child/Adolescent and adult mental health/substance abuse issues
- ü Life skills in substance abuse
- ü Conflict Resolution
- ü Peer Mediation
- ü Socialization skills
- ü After school program- "Families & Schools Together" (FAST) curriculum

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CHAPTER 6 - FUTURE LAND USE & GROWTH MANAGEMENT

OVERVIEW

An important part of the Charles City Community Plan is the current and future Land Use Plan. It is supplemented by and illustrated by the Future Land Use Map (see next page). This map graphically portrays the desired future land use pattern based on the goals, objectives, strategies and policies set forth in the Plan. Together, the map and written text in this document serve as development guidelines for public and private decisions regarding land development. They also serve as informational tools for the public. In reviewing the **Future Land Use Map,** five points must be kept in mind:

- ü The Map is a guide. The purpose of the Map is to assist in making development decisions; it does not dictate what decision will be made. The Map is to assist in making zoning decisions, but it is not a zoning map.
- ü The Map is general in nature. Boundaries between land use categories are approximate locations, not precise property lines.
- ü The land use categories shown on the map and described in this section are very general. They do not list every permitted or excluded use as done in the unified development ordinance.
- ü The Map represents a long term view of the Community. This Map attempts to look 20 years into the future.
- ü Many things will happen before the year 2045. This is why a periodic review of the Map is necessary. State law requires a review of community plans at least once every five years.

Adoption of the Future Land Use Map (**See Map 10**) for the Comprehensive Community Plan does not rezone any property nor does it permit the use of property for uses not allowed by the current zoning classification. The zoning, and currently permitted uses, on any tract remain until the property is rezoned by the Board of Supervisors.

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Rural Character, Agricultural Preservation & Growth Management

Growth Management is a concept which guides land use with an emphasis on preserving rural lands while allowing for growth of a community. Preservation of agriculture and rural character is a major theme of this plan.

Open space and agricultural areas, as well as environmentally sensitive areas requiring protection, need to be identified and appropriate preservation programs initiated by the Community. Open space and agricultural areas, as well as environmentally sensitive areas requiring protection, need to be identified and appropriate preservation programs initiated by the Community.

There is a stewardship responsibility bestowed upon citizens of the Community. This stewardship requires that each property owner, while using their property as desired, such use cannot adversely affect other property owners from the use and enjoyment of their property. In this way the size and regulatory burden upon the citizens is minimized to the greatest extent permissible.

The implementation of such a program will guide growth and help to maintain an important and desired distinction between the village core (development center(s)) and rural areas of the Charles City

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Community. This growth management strategy needs to be developed to identify and guide new growth to locations (development centers, community centers, and neighborhood service areas) where public facilities can be provided. Public facilities include the provision of adequate roads, storm water management, schools, parks, emergency services, and water and sewer.

One method of managing growth is to promote the use of Traditional Neighborhood Designs (TND), which incorporates business and residential uses in a single unified development plan also known as *Planned Development* Such developments promote the linking of residential areas to non-residential areas via roads, sidewalks, trails and bike lanes.

TND's often promote the use of historic and "human-scale" architecture as it relates to site and building designs. Human scale relates to the height and mass of the building. Typically, human scale architecture permits structures to be no more than two to three stories in height. Additionally, this type of development creates unique places for community gatherings while promoting multiple modes of transportation. Another benefit to a TND type of development is that it typically preserves open space by promoting the clustering of homes and businesses into compact areas within the overall development along with common open spaces for passive and active recreational uses. The Citizen Advisory Committee (CAC) and online Citizen Survey Supports this approach as it relates to managing future growth and preservation of rural areas and agriculture in the Charles City Community.

The County used an online Citizen Survey to further engage with the citizens. The survey was anonymous and other than a few demographic questions within the survey there is no way to determine who specifically responded. The County had nearly a 20% response rate. A 20% response rate is generally considered quite reasonable and a good outcome. Over 50% of the survey participants identified the development of restaurants and retail shopping were highly desired. This was closely followed by medical and dental services. While at the same time the participants choose to live in the Charles City Community due to its rural setting. The goal is to meet these ideals.

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Most (65% of the respondents) identified that new development should occur in the Roxbury and Route 106 Corridor. The Courthouse Village Area was identified by 45% of the participants as to where new development should occur. Over 48% of the response revealed the preferred type of residential development were single-family detached homes on 5+/- acre lots. Approximately 37% would prefer a planned development where homes are clustered on small lots surrounded by open space. Additionally, there were a substantial number, 25% of the population, which would like to see more assisted living or senior housing in our Community. The use of planned development is the best method to accomplish these various ideals. The elements of this approach already exist here in our Community. They are called Development Centers and Neighborhood Service Areas. Currently Charles City has 2 distinct areas designated for more intensive growth. The first is called a *Development Center*.

DEVELOPMENT CENTER

Why have Development Centers? Centers are a means to geographically indicate where more development is appropriate. Benefits of Development Centers are as follows:

- Leveraging private infrastructure investments and public tax dollars to provide the biggest bang for the buck by concentrating development;
- Adding certainty to the development process and encouraging investment by clearly delineating where infrastructure is planned and will be provided;
- Concentrating jobs, residential and commercial uses, and community facilities and services to make life more affordable.
- Stimulating community development patterns that support more accessible transportation modes such as public transit.
- Relieving development pressure on rural lands to preserve forest and agricultural;
- Encouraging long-term strategic thinking about a community's future.

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Development Centers are areas of the Community with a geographic delineation, or designated boundary line, within which development of a higher intensity is intentional and planned, and infrastructure (roads, water, and sewer) to serve such development is provided or planned. While not parcel specific, development centers are reflected on the current and future land use maps of the Community. Staff recommended and the Citizen Advisory Committee agrees that the boundary line for a Development Center needs to be based upon natural feature(s) or other permanent features not subject to change over time. Generally, a development center is a regional or county destination where are variety of uses may occur. Overall, a development center shall be at least 1.25 miles in diameter (6,600 feet in diameter.

For example, the Roxbury Development Center boundary could be the Henrico Community boundary to the west, the New Kent Community boundary to the north, Barnetts Road to the east and Union Road to the south. This was the boundary in the 1998 plan. Within this area land use will be most intense in the center and move outward to less and less intensity. The outer area is foreseen to remain agriculturally zoned with low density uses permitted. An example of low density uses are single-family homes on acre plus lots with individual well as well as drain fields. This boundary is now being established in this plan with a transition of intense development along Route 106 and the industrial park. As one moves out from the center it transitions back to a rural landscape. These centers are to be designed on the Transect Model. This development model has the most intense and density located in the center and it gradually transitions back to rural land scape as one moves outward. The illustration below reflects the Transect Model of development.

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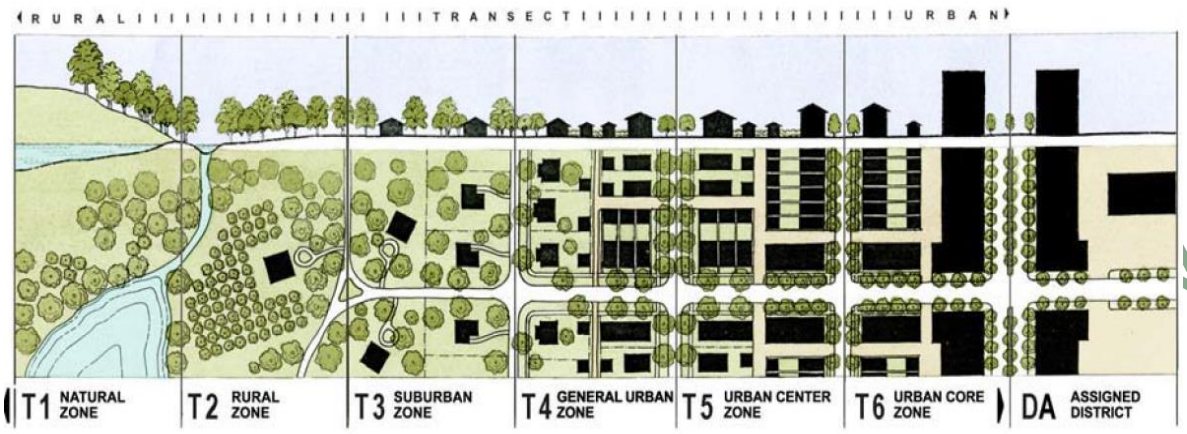

Rural Density - - - Low Density - - - Low-Medium - - - - Medium Density - - - - - High Density & Commercial

These centers provide the primary location for major employers and smaller businesses that serve the daily needs and employment for all Community residents. Each Development Center is further defined by the businesses which provide the primary commercial operations in the Community. These businesses provide goods and services that may be sold to other locations outside our Community, as well as within the Charles City Community. This is where the majority existing businesses are located and most likely will continue to be located in the future.

Additionally in conjunction with these centers there will be a residential component where all types of housing maybe located as part of the transition to the rural countryside. Residential development in these areas shall be designed as planned developments where residential units are on smaller lots with centralized utilities and a mix of housing styles for varying age groups. The development centers are encouraged to be the location of more intense development to serve the County as whole and potentially the surrounding region.

The current Development Centers are Roxbury and Courthouse. A detailed description about the specific types of development the Community encourages within each of the designated Development Centers follows.

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ROXBURY

The Roxbury Development Center, located on both sides of Roxbury Road (Route 106) in the northwest corner of the Community, has traditionally

been the Community's industrial hub and one of the major employment centers. This area was first designated as such in the 1978 Comprehensive Plan. It is the home of the Community's only industrial park as well as several other industrial activities that are in this development center. The industrial park allows a combination of light and heavy industrial uses. Any new industrial development needs to be distinguished between light and heavy industrial uses. Typically, light industrial uses include scientific research, training schools, offices, small scale light production and warehousing, showroom and flex space storage space. Whereas heavy industrial uses would be a wide range of industrial and industrially oriented business activities. Large scale warehouses and freight terminals as well as heavy construction companies shall be located in the heavy industrial area. Such uses must be sensitive to and mitigate the impacts of noise, odors, gas, smoke, glare, within the industrial center within a mile of the center on the surrounding community.

Proximity and easy access to transportation systems such as roadways, railways, and nearby shipping ports, natural gas transmission lines, gas and electrical substations, and possible future expansion of centralized water and sewer service make this an ideal location for business parks, industrial parks, and commercial businesses. Such developments support industrial development, commercial development, and residential development in the Community.

Courthouse

The Charles City Courthouse is located in the south central portion of the Community. This center is now, and will continue to be, the governmental and public educational center of the Community. The John Tyler Memorial Highway (Route 5), a designated Virginia Scenic Highway, and Courthouse Road (Route 155) transit the area. A portion of the Capital Trail bikeway, running from Williamsburg to Richmond, is within the right-of-way of the Scenic Highway.

The newly opened Community Visitors Center, library and schools complex provide educational and recreational opportunities to both residents and non-residents. Moderate to high density single family and multi-family

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housing is anticipated to be the primary type of residential development in this area. Such development would be based upon the *Transect Model* with a mixed use, planned community development approach. Professional and commercial uses providing goods and services for tourists, residents, and Community workers are also located in this area. Offices and other support services, especially those related to governmental activities, education, and tourism are encouraged to locate in this area. It is envisioned that the Courthouse Area will develop into a village setting with offices, retail centers, traditional neighborhoods, civic and recreational uses, and flex space office showroom businesses. No intense industrial use is envisioned.

Potential uses are limited by the design characteristics of the development center. Care must be taken to ensure that proper site planning and that there are transitions to the rural areas outside of the center. This *Transect Model* is a great illustration and should be applied where more intensive uses are located toward the center and gradually become less intense as one move to the rural countryside.

Development within these areas encourages the blending of new with the existing and is planned at densities that support the installation of affordable centralized utilities where they do not currently exist but may be extended.

Density

Recommended densities in development centers are most intense towards the center with lower density as one move to the countryside. The chart above illustrates these potential uses. Residential densities are based on gross density per acre. These density ranges are as follows:

- ü High Density (center of the development center) – 10 units per acre with a minimum lot size of 4,356 square feet with centralized water and sanitary sewer required. Such density is intensive and it should only be permitted in the center of a development center or neighborhood service area in a mixed use development. Maximum residential building height is 3 stories or 45 feet.

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- Medium Density (between the center and approaching the edge of the of the development center) – 3 units per acre with a minimum lot size of 14,500 square feet. Centralized water and sanitary sewer are required. Such density is still deemed to be intensive and it should only be permitted outside of the direct center of a development center or neighborhood service area within a mixed use development serving as a transition to the rural area.
- Low-Medium Density (a transition between moderate and low density) – 2 units per acre with a minimum lot size of 25,000 square feet. Centralized water or sanitary sewer is required. Most often found in Community or Development Centers and Neighborhood Service Areas as part of a mixed use development. Such density is substantially less intensive and it should only be permitted on the edges of a development center or neighborhood service area serving as a transition to the rural area.
- Low Density– 1 unit per acre with a minimum lot size of 1 acre. Such density is not deemed intensive and it should only be the outer edges of a development center or neighborhood service center serving as a transition to the rural area. Low density rural subdivisions may occur outside identified development and neighborhood service areas with internal state maintained roads. No unpaved/non VDOT maintained roads shall be permitted. This density is dedicated to the majority of the county's land area in order to preserve rural character. These low density developments would be permitted as they are now except they could not be road stripped. Individual wells and drainfields would be the source of water and sanity sewer. The land use category for this density is rural preservation.
- Rural Density – is outside the Development Center(s) density is lowered to Rural Density which is 0.04 units per acre with a minimum lot size of 25 acres. This density is dedicated to the agricultural perseveration areas of the land use plan with highly valued agricultural soils. The major goal is to preserve the agricultural traditions and areas of the County.

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FLOOR AREA RATIO (FAR)

Is the ratio of total net floor area of a building to the total lot area. FAR describes the intensity of the use on the site but not the building height or site coverage **FAR shall be used in commercial and industrial developments as density/intensity control.** To determine FAR take the sum of the square footage of all floors in a building and divide that the lot size. Examples:

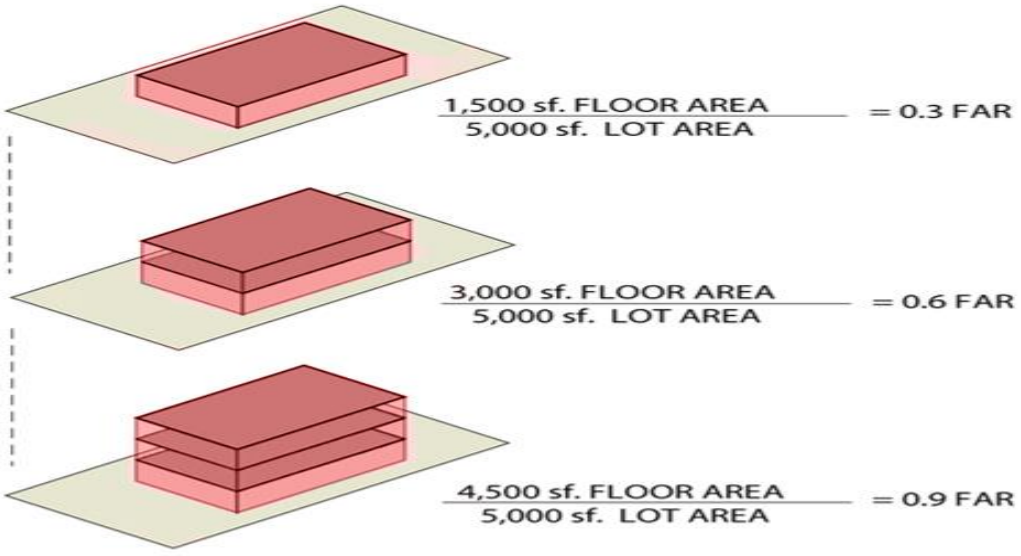
- ü A 1,000 square foot building on a 4,000 square foot lot has a FAR of 0.25 (1000/4000 = 0.25).
- ü A 60,000-square-foot building on a 10,000-square-foot lot has an FAR of 6 (60,000 / 10,000 = 6).

BENEFITS OF FAR

Higher FARs permit larger, denser buildings, while lower FARs restrict building size.

FAR limits are used by local governments to ensure development doesn't place undue stress on the Community's resources, such as traffic, water, and sewers.

The FAR determines the overall buildable floor area for a property and works in conjunction with other zoning regulations like height, setback, and lot coverage restrictions. Graphic example is below:



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Recommended densities in development centers are most intense towards the center with lower density as one move to the countryside. Commercial density in the Roxbury Development center would be a combination of T4 to T5/T6 per the transect model above. This core area is envisioned to be a small "Main Street" with retail stores, offices, and services. The core village area would be 1,000 to 1,500 feet in all directions.

An example would be on a 1 acre parcel, with connection to centralized water/sewer, with a minimum lot width of 175 feet, minimum of 20% of the lot is reserved for landscaping, a 40 foot front setback and 20 foot rear setback, and maximum building height of 30 feet the FAR would be 0.30. This is an example and the specifics would be addressed in the new ordinance. Once this plan has been adopted the revised ordinance will include FAR standards.

Neighborhood Service Area (NSA)

Another type of center (mentioned above) to permit growth is called *Neighborhood Service Area* (NSA). Like Development Centers, an NSA is not tied to specific parcel boundary lines. However, to have a strong growth management approach it is important that an NSA has a definite boundary. The issue with using parcel lines as boundaries is those lines can change over time via subdivisions and boundary line adjustments. Staff recommended, and the Citizen Advisory Committee (CAC) has agreed, that the boundary for an NSA should be a maximum of ¼ of a mile (1,320 feet) in diameter from the center of the intersection that an NSA is located. For example, the Wayside NSA would be a 2,604 feet diameter in all directions from the intersection of Wayside Road and State Route 106 (Roxbury Road).

While more intense and concentrated growth is directed toward Development Centers, there is a recognized need for basic goods and services throughout the Community. This requires greater concentration than is typically found in rural areas. Over the years neighborhoods have grown around the commercial activities designed to meet these needs, many near a transportation intersection. As more people came, more

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residences were built and the commercial goods and services grew to include general stores, garages, professional offices, personal services and other light commercial uses. Future business development should be modest in scale and accommodate development in compact centers. Commercial development shall incorporate safe pedestrian circulation and be architecturally compatible with surrounding neighborhood. As well as light industrial uses like contractor's offices and small indoor storage areas (like a flex space with warehouse and show room/office) shall be permitted. In many cases these communities also include community centers, houses of worship, and public facilities, such as but not limited to schools, parks, emergency services, government offices, and similar uses. The 2025-2045 Community Plan identifies these Neighborhood Service Areas (NSAs) on the Future Land Use Map.

Commercial and higher density residential growth is expected to continue in Neighborhood Service Areas (NSA) as long as it is compatible with and serves surrounding uses without overwhelming the neighborhood or further degrading its rural character. Residential uses may include a mixture of house types and styles suited for all ages and income levels (mixed use). Any development proposal must be geographically connected well enough to reasonably expect it to be incorporated into the existing neighborhood. Developers shall be required to install private, decentralized water and wastewater treatment systems, with a provision that upon request by the Community, such systems must be turned over the Community. The extension of government sponsored public water and wastewater treatment systems into NSAs may occur as development of the NSA increases to protect public health. However, such expansion must occur in conjunction with the Community's water/wastewater plan(s). Any new roadside strip, residential and commercial development is highly discouraged throughout the Community., prevents sprawl. Overall residential density in NSA should not exceed 3 units per acre, with an average lot size of 15,000 square feet with centralized water and sewer. Higher densities such as a townhouse or similar type of development may occur provided there are centralized utilities and a planned development approach is used in a development proposal. The planned development

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will need to include new public streets and be internally focused and NOT be strip development along existing roadways.

Community Service Area (CSA)

A new and third classification of a Development Center is being suggested the Community explore in the 2025-2045 Community Plan. This 3rd classification is called Community Service Area (CSA). Like Development Centers and NSAs, a Community Service Area (CSA) has boundary lines. The CSA in concept is larger than an NSA but much smaller than a Development Center. The boundary should be ½ mile (2,640 feet) in diameter from the intersection center where the CSA is located. Currently there is only 1 such area in Charles City, based upon past and current development patterns that such a center could be located. This location is currently referred to as the Ruthville Neighborhood Service Area. Other than the Courthouse, Ruthville is the only area in the Community with its own Post Office and zip code. Historically, the area has had a doctor's office, a dental office, a pharmacy, an optometrist, a couple of stores, a small country restaurant, a Community school (still used as auxiliary Charles City County offices space, the location of the current Community *Food Pantry* the historic Elam Baptist Church, the Community Parks and Recreation Center and Community Pool as well as a multi-purpose building called the "Social Center", and most recently a Food Truck Court and Community Garden/Greenhouse. While some of these uses no longer exist, the surrounding development pattern fostered this type of development. At the center of the Community Service Area (CSA) it would be conducive to allow continuing care convalescent care center or senior housing at a gross density not to exceed 8 units per acre. To allow such a density would require centralized water and sewer.

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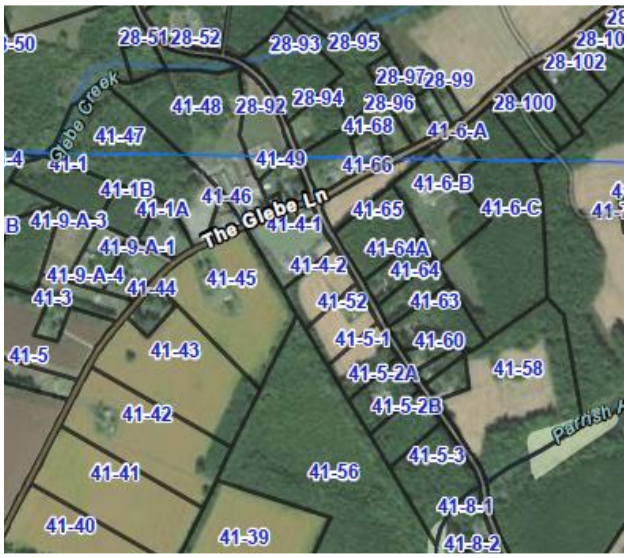

The residential development pattern around Ruthville NSA is single-family homes on ½ to 3 acre lots. See the insert map – left, to visualize this pattern of development. A CSA needs to contain important community resources as described above. As an NSA allows more dense residential development than the rural countryside that should carry over a CSA with appropriate transitions to the rural character of the County.

TABLE 8: DEVELOPMENT, NEIGHBORHOOD & COMMUNITY SERVICE AREA SIZES

TYPE OF CENTER	DIAMETER IN MILES	DIAMETER IN FEET
DEVELOPMENT	1.25	6,600
COMMUNITY*	0.75	3,960
NEIGHBORHOOD	0.25	1,320

*NOTE: COMMUNITY SERVICE CENTER IS PROPOSED.

Urban Development Areas (UDA)

Growth management is a critical tool in preserving the rural character of the Charles City Community while still accommodating appropriate levels of economic and residential growth for the next 20 years. The Development Centers (Roxbury and Courthouse) shall be deemed to be the Community's Urban Development Areas (UDA) as specified by the Code of Virginia, 1950, as amended. This is a very strong growth management tool since the Code of Virginia states; it is where the community plans for the majority of growth to occur over the next 20 years. The UDA(s) is to be sized to accommodate the majority of all future residential, commercial, and industrial development as well as the location of public infrastructure such as but not limited to utilities, roads, and other public facilities.

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FUTURE LAND USE PLAN

Based upon the preceding discussion the future land use plan for the Charles City Community is on the next page. It includes the growth boundaries that we have discussed . The majority of any future growth in Charles City is focused in and around the Roxbury and Courthouse Development Centers. Roxbury is designed based on the transect model where the center of the area is where the most intense development occurs and as one moves out from the center land use will transition to commercial/mixed use to medium density residential to rural residential. Whereas the Courthouse area is focused primarily on mixed use development which includes commercial and residential development.

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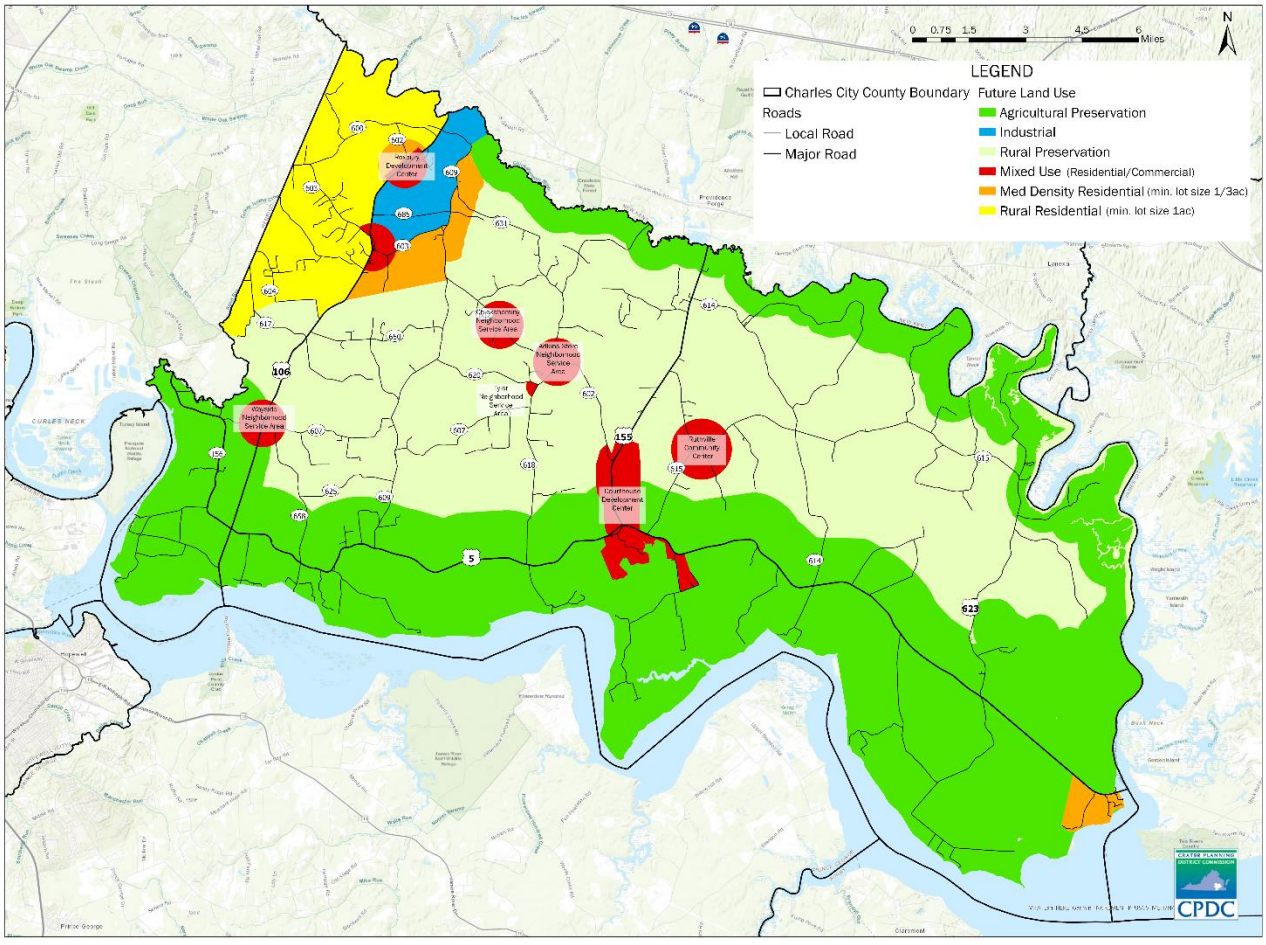
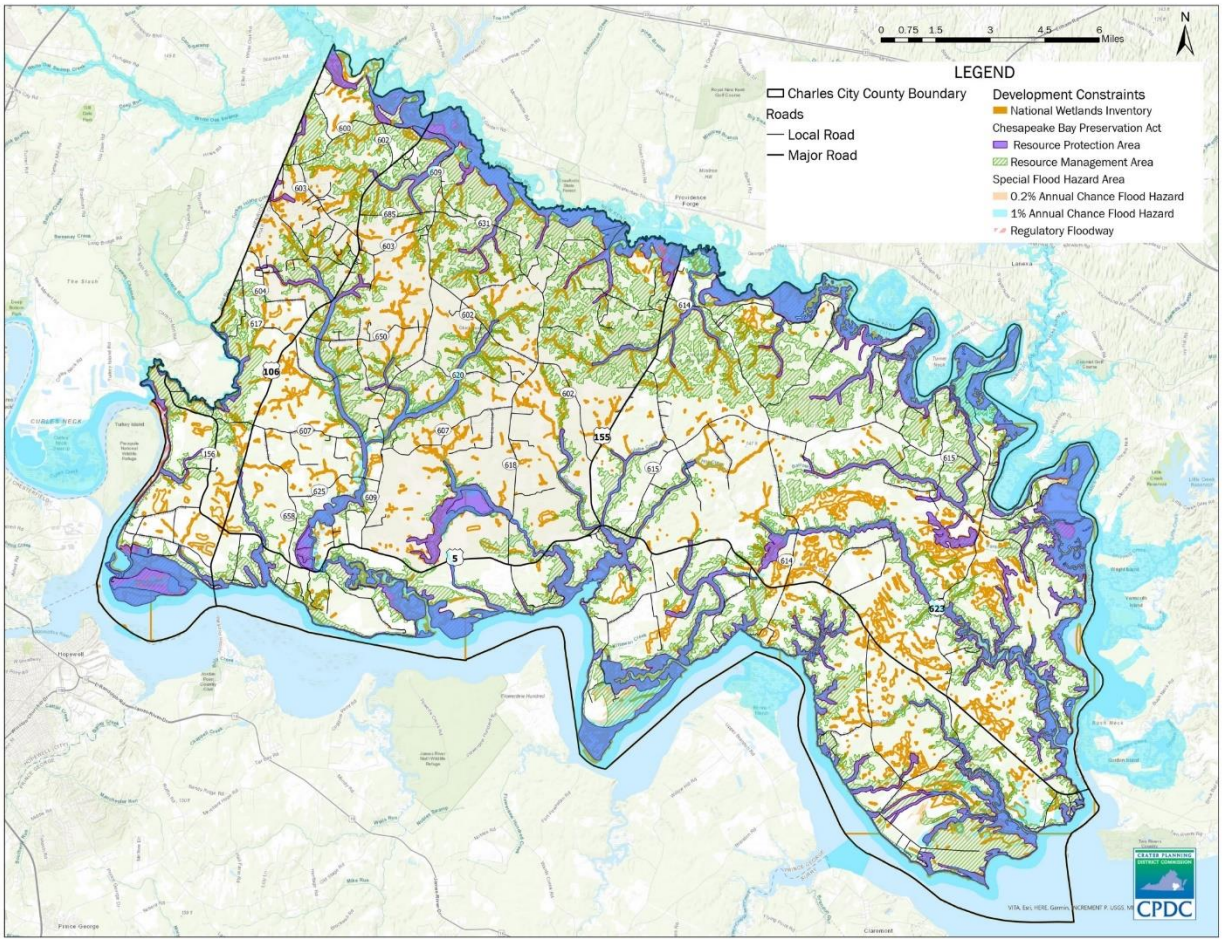


Map 14 Future Land Use (Source CPDC). The map is not parcel specific.

DEVELOPMENT CONSTRAINTS

These factors are displayed on **Map 15**. The map illustrates the approximate location of the following land characteristics: RPA/RMA, Floodplains, and Wetlands. At time of development the extent and impact of these features will be required while at the rezoning process this map serves as a notice that these features may be on the property and that some of these features may impact the proposal and require mitigation. Such features may be mitigated by a variety of methods as proscribed by the Department of Environmental Quality (DEQ).



Map 15 Development Constraints – The map is not parcel specific.

Lastly we have the 2025 Current Zoning Map (**Map 15**). This map reflects the zoning designations of the land in the county as of the date of this plan. These designations show that past zoning actions and current land use differ greatly. This is due to a variety of factors such as availability of

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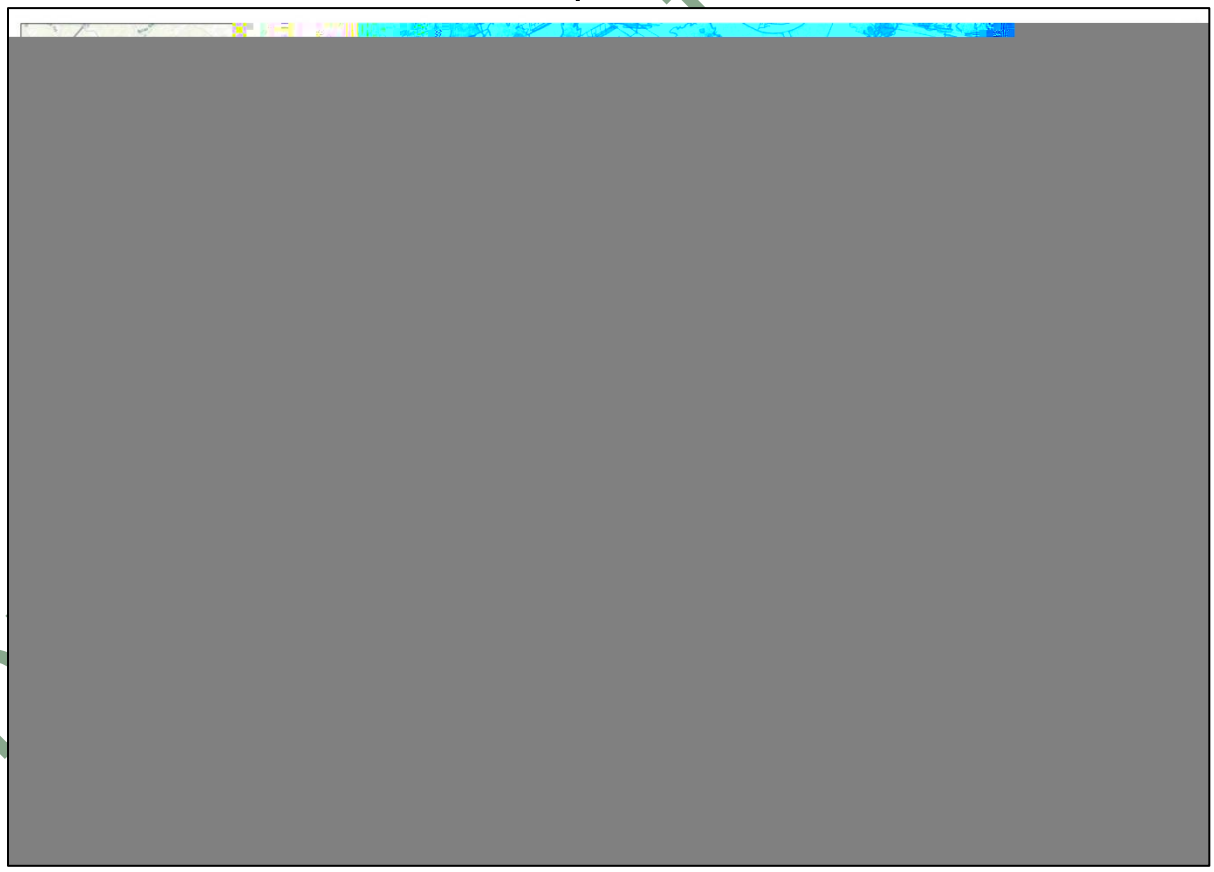
utilities and the transportation network. This map is subject to change as property owners sell their land or decide to develop it. Provided the proposed use is complaint with the zone all that is required is the subdivision/site plan process which is administratively approved.

Conservation Easements

The use of conservation easements by private property owners is another tool to manage growth and preserve rural character. This tool is a contractual agreement that any property owner can use to preserve their property. The easement describes what type of development may occur on the property. Conservation easements are like deed restrictions and covenants and the County cannot approve or enforce the conditions associated with the easement. These easements are in perpetuity unless specifically stipulated in the contract. As stated in Chapter 2 these tools should encouraged to preserve rural areas. Charles City has a number of such easement as shown on the **Map 16.**



Map 16: Existing Conservation Easements in Charles City

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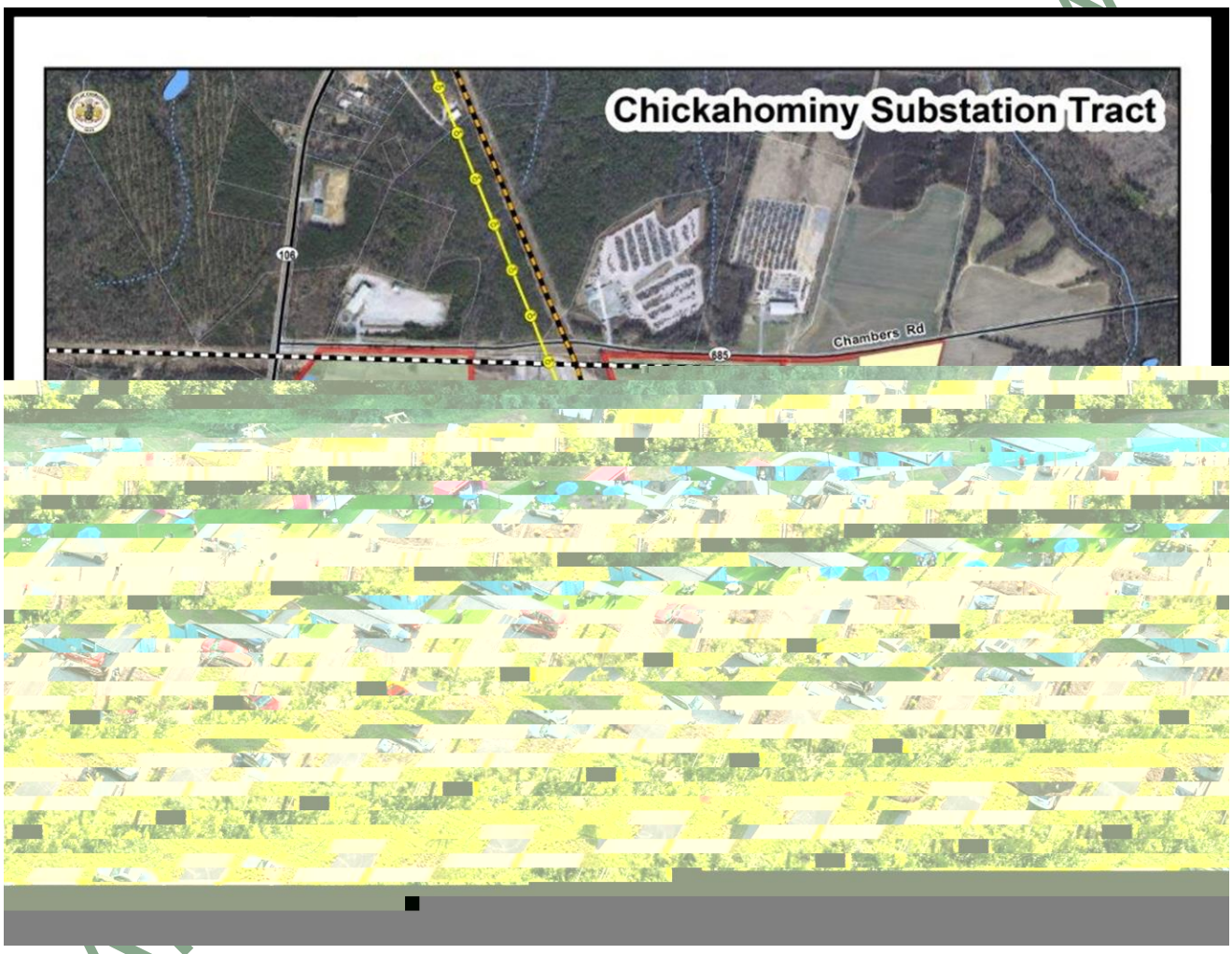
redistributed to the grid when the power demand on the grid is low. The battery is essentially a warehouse to store electrical energy and redistribute it as needed. The fourth industry of which Charles City County Community has a significant share of is utility scale solar power. The County needs to ensure it gets a fair share of these new industries located in areas which protect our rural character.



Map 19: Potential Industrial Properties

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Challenges

- Water & Sewer Capacity – Current infrastructure limits immediate industrial site readiness, though improvements are underway.
- Broadband Access – While business-focused DSL and T-line service exists in growth areas, residential broadband gaps remain.

AERIAL PHOTO OF THE AES UTILITY SCALE SOLAR FARM ALONG ROUTE 106.

These 2 projects have been opened in the County. The 2 are industrial types of businesses located on Route 106. The first is a sales and manufacturing operation called the *Village Shed Store*

The second is a heavy construction company called Webb Boring. Both businesses renovated previously industrial sites that had fallen into disrepair. Pictures of both sites are below.

Another recent development is the Mid-Atlantic Chickahominy Medical Center located on Roxbury Road. It is approximately a 22,000 square feet modern medical center to serve the medical needs of the Tribe. It is pictured on the next page.

Finally, there are several other commercial projects under construction or have recently opened in Charles City County. These are as follows:

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The Community has a single residential neighborhood with traditional suburban homes which have paved streets and centralized water and sewer service. This neighborhood is in its final stage with approximately 19 lots remaining.

Community Development Authority

To further address housing affordability, the creation of a Community Development Authority (CDA) may provide a method to address this need. One tool a CDA can use is Tax Increment Financing (TIF). ATIF operates as follows; when any development project comes into the Charles City Community, the revenue from raw land remains the same and the additional revenue based upon the improvements is then directed to the CDA. For example, a business establishes itself in the Community and the tax on the land before the business was constricted is still directed to the Community's general fund, but the additional revenue for the improvement(s) is directed to a CDA fund. The CDA may use that revenue to fund an affordable housing program. Such a program may have lower interest rates for potential purchasers or other mechanisms to make housing affordable. The exact design of the program needs further study and should be explored by the Community.

Density Bonus for Affordable Housing

Charles City may look to institute a density bonus which allows developers to exceed the recommended density if the increase is allotted for the construction of affordable dwelling units. These units must be spread throughout the development and look similar to other structures in regard to outside appearance.

Manufactured Homes & Tiny Houses

The use of manufactured or modular homes needs to be supported as a form of affordable housing. While this type of housing offers a least costly option, it still must meet the applicable building code requirements. These homes must meet all zoning requirements.

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NON-PROFITS

The Community should assist and encourage non-profit housing organizations in providing affordable housing. Organizations like Habitat for Humanity, Better Housing Alliance and others offer various options and programs to assist people to obtain safe, affordable, and secure housing.

ACCESSORY DWELLING UNITS (ADU)

An Accessory Dwelling Unit (ADU) is a secondary residential unit on the same property as a primary dwelling, offering an independent living space. ADUs can be attached, internal (within the main house), or detached (like a garage apartment). They typically include a kitchen, bathroom, and sleeping area, and are often referred to as "in-law suites," "granny flats," or "secondary suites". ADUs provide separate living, sleeping, cooking, and sanitation facilities. They are located on the same lot as the principal dwelling and are not separately sellable unless subdivided from the principal home. ADUs can be created by converting existing spaces (basement, attic, garage), adding to the principal dwelling, or constructing a new, separate structure. ADUs can help address housing shortages and provide more diverse housing choices. An ADU can offer more affordable living options for individuals or families. Homeowners can generate rental income by renting out the ADU. ADUs can facilitate multi-generational living arrangements, allowing families to stay connected while maintaining independence.

While not specifically identified as an ADU the County already allows an accessory house or 2nd home on a single lot. The ADU must meet certain zoning criteria (see below) and be constructed in accordance with the building code and health department regulations. The zoning requirements are; only 1 ADU per lot, one of the 2 homes cannot exceed 800 square feet, a well may be shared with appropriate deed language. The ADU must have its own drain field and the lot must be 2 acres in size.

ADUs play an important role in providing safe, reliable, and secure housing for some people. The County should support the continued ADU allowances in the ordinance.

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SUMMARY

Providing housing sections in the Comprehensive Community Plan is crucial to allow Charles City to strategize and plan for housing development that is both sufficient to meet current and future needs and accessible and affordable for a diverse population. They aim to foster sustainable and inclusive communities by considering a wide range of factors related to housing and its connection to other essential elements like transportation, community health, and economic development.

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