



# SUSSEX COUNTY, VIRGINIA

## 2004-2005 Comprehensive Plan Update

Adopted: October 20, 2005



**Sussex County Planning Commission  
Sussex County Board of Supervisors**



COMMUNITY PLANNING COLLABORATIVE, INC.

# SUSSEX COUNTY, VIRGINIA

## ~2004-2005 COMPREHENSIVE PLAN UPDATE ~

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## EXECUTIVE SUMMARY

Sussex County embarked on a County-wide land use planning process to update the County's 1997 Comprehensive Plan in the summer of 2004. Adopted by the Board of Supervisors on October 20, 2005, the 2004-2005 Sussex County Comprehensive Plan Update (Plan Update) will serve as a guide for public officials and citizens who will lead the County for next several years. If needed, the Plan Update can, and should be amended if circumstances dictate changes.

Virginia's localities are required by State law to have comprehensive plans and to review and if need be, update them (at least) every five years. Comprehensive plans are not a set of laws, ordinances, or regulations, but rather serve as general guides for the physical development of the County. The Plan Update provides a general framework for decision making. As such, the document will help the County to plan for and balance the many needs and desires of the various communities within the County, while protecting the resources that make Sussex County a desirable place in which to live, work, or visit.

The Sussex County Planning Commission served as the lead agency in preparing the Plan Update, with assistance from County staff, and Community Planning Collaborative. During the process, three public input sessions were held, as well as presentations of draft Plan Update chapters at regular Planning Commission meetings. A presentation and input session was also conducted with the Waverly Ruritan Club. The Planning Commission held a work session before voting to hold a public hearing on the Plan Update. The Planning Commission held a Public Hearing on September 12, 2005 and voted unanimously to recommend the Plan Update to the Board for Supervisors for adoption. Including public input sessions, the public hearing, regular Planning Commission meetings and work sessions, and staff/consultant work sessions, twenty-two (22) meetings and/or input opportunities were held to develop the Plan Update.

The Plan Update contains eleven (11) chapters and fifty-two (52) exhibits. The Plan Update also features this Executive Summary, a listing of Sources Consulted, a listing of Workshops and Meetings conducted, and an Index.

During development of the Plan Update, the 1997 Sussex County Comprehensive was reviewed, considered, and portions of it used. The 1997 Plan has served the County well, so the emphasis was to produce a Plan Update that improved on the 1997 Plan, and went further with respect to the analysis of the various needs of developing areas of the County and the inclusion of specific work elements to help implement the Plan Update.

As such, the Plan Update features:

- identification and analysis of issues and trends in six Planning Areas
- quality mapping exhibits, particularly existing and future lands use maps for the Planning Areas where development is occurring or is likely to occur;
- a comprehensive list of goals and objectives for the County as a whole (Rural Areas) and for the Planning Areas where development is occurring or is likely to occur; and,
- a project specific work plan for implementing the Plan Update.

## **Chapter I: Introduction**

A comprehensive plan is a statement of long-range policies made by the governing body of a community concerning its future physical development. Comprehensive planning is one process available to local government for addressing current issues, anticipating needs, and scheduling public improvements. Community values should be preserved and public funds be spent prudently if growth and development are occurring and if public funds must be spent to provide facilities. It is the purpose of the Sussex County 2004 – 2005 Comprehensive Plan Update (comprehensive plan update or plan update) to provide a sound basis for the preparation of detailed functional plans which will serve as a general guide in the day-to-day decisions of County government. It establishes goals, objectives (implementation strategies), and policies for managing the future growth and development of the County. It contains an inventory and analysis of existing land use and growth trends. The plan update also examines factors including natural systems and environmental conditions, transportation, population, economy, housing, and community facilities. It contains recommendations for the general development of the County.

As prescribed by State law, the comprehensive plan update shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature 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 as the case may be. The plan update, with accompanying maps, exhibits, charts, and descriptive matter, shall show the long-range recommendations for the general development of the territory covered by the document.

The comprehensive plan update may also be considered a guide to managing resources wherever a balance is sought between competing needs – for example, protecting the environment's aesthetic or cultural qualities versus providing the population and its interests with needs such as shopping areas, housing, and industrial employment.

### **A. This is Sussex County, Virginia**

Sussex County was formed in 1754 from Surry County and named for Sussex County, England. Settlement of the area started prior to 1700 when people began to move from Surry County settlements north of the Blackwater River.

Sussex is one of 95 counties in Virginia. Sussex is part of the Richmond Statistical Metropolitan Area. The County ranked 77<sup>th</sup> in the State based on a 2000 population of 12,504 persons.

According to the U.S. Census Bureau, Sussex County's population grew from 10,248 in 1990 to 12,504 in 2000, an increase of 22%. This may be misleading in that the increase resulted from the opening of Sussex I and Sussex II correctional facilities and the counting of the inmate population housed therein.

Sussex County encompasses 496 square miles. The County is a member of the Crater Planning District Commission along with the counties of Chesterfield, Dinwiddie, Greensville, Prince George, and Surry and the cities of Colonial Heights, Emporia, Hopewell, and Petersburg. The County is bordered on the northwest and north by Dinwiddie and Prince George counties, on the northeast by Surry County and the Blackwater River, on the southeast by Southampton County, and on the southwest by Greensville County and the Nottoway River. The County lies 50 miles southeast of Richmond and about 70 miles northwest of Hampton Roads. EXHIBIT I-A, at the end of this chapter, shows the region including Sussex County.

The Sussex County government is centered in the traditional Board of Supervisors, augmented by the Board's appointed administrative officer, the County Administrator. The Board is composed of six members with one from each of the County's six election districts, elected by citizens for a term of four years. Other County elected officials include a Clerk of the Circuit Court, Commissioner of the Revenue, Commonwealth's Attorney, Sheriff, and Treasurer. The seat of government is located at Sussex Courthouse. There are four incorporated towns in the County: Jarratt, Stony Creek, Wakefield, and Waverly.

Sussex County is in 75<sup>th</sup> Virginia House of Delegates Districts and the 18<sup>th</sup> Virginia Senate District. The County is in the 4<sup>th</sup> United States Congressional District.

The County is experiencing some residential growth, becoming somewhat of a bedroom community for the Petersburg and metro-Richmond areas.

The County's economy is also greatly influenced by the commercial development along the I-95/U.S. 301 corridor and the U.S. 460 corridor. The County has geared its growth plans to these corridors by investing in and supporting utilities construction and upgrades and encouraging industrial and commercial development. But the land and the water are still vital to life in Sussex County. Farming and logging continue as mainstays of the local economy.

## **B. Legal Status of the Comprehensive Plan**

Comprehensive planning is the process by which a locality participates in and prepares for the future uses of its land. Generally, the comprehensive planning process examines existing conditions and needs, formulates goal and policy guidelines, considers opportunities and alternatives, and makes recommendations for the future physical development of the County. It is a general working document intended for use by the Board of Supervisors, Planning Commission, County officials, local public agencies, community developers, and the general citizenry. When the comprehensive plan is adopted and followed, it facilitates more rational and responsive decision-making. Although it has no direct regulatory effect, it provides the public decision maker a rationale for the resolution of zoning and subdivision cases and other land-use issues.

A comprehensive plan is defined as an official public document adopted by the Board of Supervisors as a policy guide to decisions about the physical development of the County. Title 15.2, Chapter 22 of the Code of Virginia, establishes the basic planning responsibilities for Virginia counties. The Code provides that a local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction. Every governing body in Virginia shall have adopted such a plan for the territory under its jurisdiction by July 1, 1980. In the preparation of a comprehensive plan, the Planning Commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, and prosperity and general welfare of the inhabitants. The comprehensive plan update may include, but need not be limited to:

1. designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;
2. designation of a system of transportation facilities such as streets, roads, highways, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;
3. designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
4. designation of historical areas and areas for urban renewal or other treatment;
5. designation of areas for the implementation of reasonable groundwater protection measures;
6. an official map, a capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps and agricultural and forestal district maps, where applicable; and,
7. designation of areas for the implementation of measures to promote the construction and maintenance of affordable housing, sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

In the preparation of a comprehensive plan, the Planning Commission shall survey and study such matters as: (1) the use of land, preservation of agricultural and forested land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, historic areas, ground water, surface

water, geologic factors, population factors, employment, environmental and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, transportation facilities, the need for affordable housing in both the locality and planning district within which it is situated, and any other matters relating to the subject matter and general purpose of the comprehensive plan; and, (2) probable future economic and population growth of the territory and requirements therefore.

Upon completion, plan updates must undergo the same adoption procedure as prescribed for original plans in Section 15.2-2204 of the Code of Virginia (the Code). This legislation requires that the citizens of the County be afforded the opportunity to review and comment on the plan update. The Code specifies that at least one public hearing be held before the Planning Commission recommends the plan to the Board of Supervisors. Prior to holding a public hearing, the Planning Commission must publish a notice specifying the time and place of the hearing. This notice must be published once a week for two (2) successive weeks, and not more than twenty-one (21) days or less than six (6) weeks prior to the public hearing, in a newspaper having general circulation in the County. The Planning Commission and the Board of Supervisors may hold a joint public hearing on the plan. If a joint hearing is held, only the Board of Supervisors need publish a notice of the joint hearing.

### **C. Planning Methodology**

This comprehensive plan update was prepared by the Planning Commission with the assistance of the County planning staff and consultants. As an official statement of public policy, it will also be of value to other governmental agencies, the business community, and private citizens. The goal of this plan update is not to chart a rigid course for the future. A rigid course is neither possible nor desirable. The conditions upon which this plan is based will change, making even the most careful forecasts somewhat inaccurate. Policies and attitudes also change; consequently, so should the plans and programs upon which they are based.

This plan update is based upon the target date of 2020. However, the Planning Commission and the Board of Supervisors must not lose sight of the fact that the achievement of the goals identified herein will require a continuous effort during the next five year period. Such a continuous effort will be required to obtain governmental savings in the provision of services during the planning period. All groups concerned with comprehensive planning can greatly increase the efficiency, adequacy, and quality of the governmental services if reliable information is available upon which to base decisions. This planning document contains much of the information essential to making decisions intelligently and should thereby reduce or prevent duplication of effort and investment.

Although this plan focuses on the future, it is based upon present conditions within the County. As time passes, new data, unforeseen development in the County, and the development of innovative planning techniques may necessitate updates of this document. Therefore, the planning process should be considered a continuous task,

demanding periodic re-evaluation and an update of economic, demographic, and land use projections. This plan should be considered as a flexible guide that may be revised at any time that changing conditions warrant a revision. However, as prescribed by Virginia law, at least once every five years the plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

A significant requirement in the development of the comprehensive plan was the collection and evaluation of adequate information relative to the geographic, demographic, and economic conditions of the County. Geographic data reveals the various physiographic advantages and limitations characteristic of the County, including water, mineral, timber, agricultural resources, slopes, and soil types. Equally important is the evaluation for the growth potential of the area in terms of population that it can be expected to sustain. The factors of probable future size, composition, basic characteristics, and spatial distribution of the population are significant in the effects of the extent and types of possible future land development. Proper land use planning also requires an economic analysis of the area as a basis of its potential for continued economic growth.

The data sources used in the preparation of this plan include State, Federal, regional and local statistical reports, studies, and plans such as United State Census publications, Virginia Employment Commission (VEC) publications, Virginia Department of Transportation publications, locally generated plans dealing with specific work elements and functional plans for utilities and facilities, interviews with elected and appointed officials and citizens, and the 1987 and 1997 Sussex County comprehensive plans.

Since the drafting and adoption of the existing (1997) comprehensive plan, land speculation and development have brought to light the need for better land use and development controls. It is recognized that development is occurring and will continue to occur, indeed, a healthy prospect for the County. However, the impact of its density, intensity, and location must be effectively guided to minimize any adverse affects, assuring that growth is a benefit instead of a liability to Sussex County and its citizens.

#### **D. Planning Areas**

Realizing that Sussex County has diverse development patterns and natural and man-made developmental constraints, the comprehensive planning effort required the establishment of planning areas. In this way, a more localized or specific analysis of existing conditions and needs could be undertaken. Described in detail in Chapter IX, Land Use and Development, the Sussex County Planning Areas are:

1. Jarratt/I-95/U.S. 301 Planning Area
2. Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area
3. Sussex Courthouse/VA Route 40 Planning Area
4. Homeville/Wakefield/U.S. 460 Planning Area
5. Blackwater/Newville/Waverly/U.S. 460 Planning Area
6. Rural Areas

## **E. Citizen Participation and Intergovernmental Coordination**

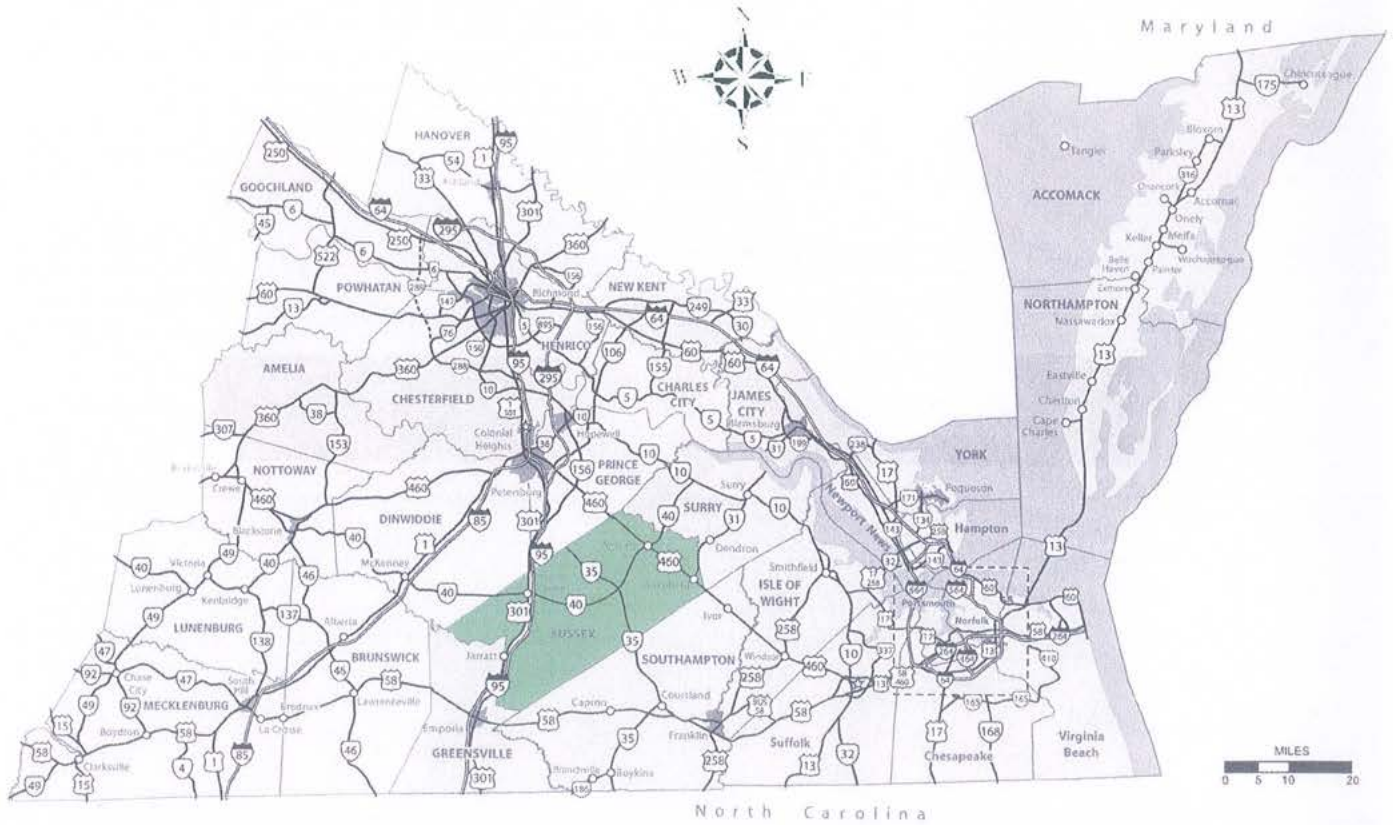
Prior to adoption of this update or future amendments thereto by the Board of Supervisors, public hearings must be conducted. Although public hearings are required prior to adopting this plan update, this planning effort went beyond this requirement and began to solicit citizen participation at the beginning of the process. The County conducted public meetings. A scoping workshop was conducted which included the Board of Supervisors, Planning Commission, County staff, and consultants. In addition, the Planning Commission discussed the comprehensive plan update at its regular monthly meetings and workshops throughout the process.

During the development of this update, the comprehensive plans of the towns in Sussex County were evaluated and considered. In addition, each town (and neighboring Greensville County) was contacted, advised of the update process, and asked for input.

Citizen participation (and intergovernmental coordination) was (and continues to be) solicited through the current, on-going planning processes in place in Sussex County. The County has a Planning Director who oversees all County planning, zoning, and land development activities. The Planning Department works closely with the Sussex County Planning Commission. There are nine voting members, eight of them are appointed citizen commissioners, and the ninth is a member of the County Board of Supervisors. The Commission has regularly scheduled monthly meetings, with occasional workshops. The County has adopted a zoning ordinance for the protection of public health, safety, and general welfare. The ordinance is amended as necessary and has been brought up to date to conform with the comprehensive plan. The County also administers a subdivision ordinance to maintain suitable residential land development. In addition to zoning and subdivision ordinances, the County has enacted a soil erosion and sediment control ordinance and a building code to guide land use and development in the County. The County Board of Zoning Appeals meets to review hardship cases in zoning matters, as well as to grant variances and special exceptions to the strict application of the terms of the zoning ordinance.



### EXHIBIT I- A SUSSEX COUNTY, VIRGINIA REGIONAL SETTING



## **Chapter II: Concerns and Aspirations**

### **A. Introduction**

This chapter provides general guidance and direction for the development of the 2004-2005 Sussex County Comprehensive Plan Update (comprehensive plan update or plan update). Determining concerns and aspirations is one of the points where the Board of Supervisors, Planning Commission, citizens, and professional staff are directly linked to the planning process. To be effective, the planning process must provide opportunities for stakeholders to express their concerns and aspirations. Assessing the County's concerns and aspirations includes the identification of existing and emerging conditions and key issues important to Sussex County.

The vision statement is also a major component of the planning process. The vision depicts in words what Sussex County is striving to maintain and/or become and serves as the starting point for the development of goals, objectives, and policies which guide the implementation of the comprehensive plan update. It must recognize trends and driving forces that will affect the County during the planning period and acknowledge the concerns and aspirations identified by stakeholders. Vision statements blend priority issues, driving forces, citizen values, and the preferences of the County. The vision helps to guide the development of the planning information base, short-term and long-term policies, the future land use map, and the plan's implementation action plan and schedule. The vision also helps to describe the desired general appearance and form Sussex County will take and forms the basis of the County's goals, objectives, and policies.

### **B. Issues and Existing and Emerging Conditions**

Descriptions of issues and existing and emerging condition follow. These are intended to express broad themes and trends, providing background and context for the identification of goals, objectives, and policies discussed later in this update. As such, the following provide a snapshot of current and projected future conditions with respect to a wide variety of issues facing Sussex County.

#### **1. Commercial and Industrial Development**

Sussex County has a relatively small economic base consisting primarily of service type businesses geared to the needs of the County's permanent population and travelers using U.S. 460 and I-95/U.S. 301. Businesses in the County appear to be diverse, successful, and generally well maintained. The County's limited industrial development is found in and around towns and at sites along secondary roads, most notably State Route 602 (St. John Church Road). The County is pursuing Enterprise Zone status for an area along U.S. 460, northwest of Waverly to construct a regional industrial park at the former site of the Waverly Airport. Sussex County is also one of the counties identified by the State as a locality wherein a "mega" industrial site (1,000 acres or more) can still be assembled and marketed to prospective developers.

Industrial development and recruitment assistance is provided to Sussex County (and other member localities) by Virginia's Gateway Region (a.k.a. ABIDCO), a private, non-profit corporation, serving eight jurisdictions on the southern half of the Richmond-Petersburg Metropolitan area.

Sussex County continues its efforts to support the placement of commercial and industrial development in areas where such activities already exist (primarily along U.S. 460 and the I-95/U.S. 301 corridor) or can be reasonably accommodated by public facilities and the County's natural systems. The County continues to encourage local support and patronage of County businesses.

#### **a.) Workforce Training and Development**

The presence of an available, well trained workforce is an important factor to industries (and commercial establishments) who are considering starting or expanding facilities in a locality. Skilled workers contribute to the community as a whole. The Sussex County school system and the higher education institutions in the region are the main assets available to Sussex County to better position itself in this regard. Located in Carson (Dinwiddie County), Virginia, Rowanty Technical Center, a component of the Sussex, Dinwiddie, and Prince George school divisions, provides a large segment of the technical education programs that are available to high school students of the three counties. There is no tuition charge for secondary students who are enrolled in Sussex, Dinwiddie, or Prince George public schools. State sponsored training programs and State and regional agencies also assist in workforce training and development.

Sussex County remains aware of the importance of a skilled workforce (both to attract industries and thus jobs and for the contributions skilled workers make to the community) and should continue to support efforts to develop workers' skills and train people to meet the needs of job-creating businesses. In the future, the County may pursue Community Development Block Grant (CDBG) funding from the State to develop its own work force development center, like neighboring Greensville County has done. Sussex County joined Greensville County, Brunswick County, and Emporia to fund the Southside Education Center.

#### **b.) Tourism**

Given the relatively unspoiled nature of Sussex County, and nationally known assets such as the scenic Nottoway River, there remain vast natural areas which can and do attract tourists to Sussex County for passive, eco-tourism type activities. Remarkably, the abundant natural resources found in the County have not seemed to create any businesses or industries related to products and opportunities to provide and promote the enjoyment of nature's bounties. The County boasts a number of historic sites (National Register sites and others) and attractions as diverse as the Carpenter Museum and peanut processing facilities that offer tours.

Sussex County's main transportation routes carry a huge volume of people to and through the County. In recent years, the development of lodging facilities along the along I-95/U.S. 301 corridor near Stony Creek has accelerated, providing travelers the option to stop and stay in Sussex County, rather than just passing through.

The County is becoming more aware of the benefits of tourism and should position itself to support efforts and programs which encourage tourists to come to and experience Sussex County. The County may ultimately choose to develop and implement specific plans to encourage and coordinate tourist attraction. In the near term, the County should support efforts and programs (such as brochures listing and locating attractions) by public (State) agencies and private groups engaged in promoting Sussex County.

## **2. Community Appearance**

Sussex County, like its neighbors, must deal with roadside litter and illegal dumps. The County must also contend with dilapidated and/or abandoned buildings and properties. While on balance, the County remains aesthetically pleasing and possesses a rural atmosphere and vast areas of open spaces and natural areas, there is a need for (more) coordinated efforts to address community appearance type problems. Litter and debris removal ordinances and/or programs to encourage private land owners to "spruce-up" properties should be considered, developed, and implemented.

## **3. Development Design Standards**

Like most localities, Sussex County primarily utilizes its zoning and subdivision ordinances to manage development. However, like many other localities, the County may consider development and implementation of an additional tool, development design standards. Development design standards generally go beyond traditional zoning and subdivision requirements in that design standards may be crafted so as to encourage and/or require development to include: buffering, landscaping, common area(s) designation, open space preservation, public space set-asides, and internal street development. Development design standards may be created as overlays to existing zones and/or implemented along certain highway corridors. Development design standards may be developed and used as guidance for developers to help express what the County considers good or acceptable development. Development design standards may also be codified.

## **4. Erosion and Sedimentation Control**

The development occurring in Sussex County, coupled with extensive wetlands, numerous creeks, and a generally flat topography, make erosion and sedimentation control essential, but problematic. Enforcement of the County's ordinance is helped greatly by understanding, acceptance, and utilization of basic concepts by developers, farmers, and others who may disturb land.

The County, and a variety of State and Federal agencies that support land management and stewardship, and protection of the natural environment, should redouble efforts to educate and work with individuals engaged in land disturbing activities.

### **5. Federal and State Properties and Programs**

As with its own properties and programs, Sussex County seeks to ensure that Federal and State properties and programs are used in ways that are consistent with the County's image and preferred development patterns. Maintenance of, and improvements to properties will help maintain the desired image of the County. The maintenance of facilities such as equipment storage lots, commuter parking lots, parks, and natural areas is essential. Most of these type facilities serving Sussex County are not owned, controlled, or maintained by the County and thus the County relies on facilities' owners for site maintenance. For its part, Sussex County should make owners' aware of concerns relative to site use, maintenance, and improvement and keep lines of communication open with owners.

### **6. Growth Management**

Historically, Sussex County has promoted the concept of managed residential growth and the development of environmentally friendly commercial and industrial development that is sustainable, aesthetically pleasing, and consistent with the County's rural image and character. The County utilizes its subdivision and zoning ordinances as its primary tools. Amendments to both ordinances have contributed to the overall growth management program in the County. However, additional amendments may be necessary to direct growth into areas that can support such development with utilities and services (where similar growth is occurring) and discourage the creation of lots along State maintained roads in favor of developments with internal streets. In addition, the County's floodplains are designated as a "stand alone" zoning district. The County may reconsider this and make floodplains an overlay zone which would allow for protection of these resources while allowing more flexibility.

### **7. Housing**

While the provision of housing lies basically with the private sector and is market driven, Sussex County has been proactively involved in helping to improve the housing conditions of some of its citizens through housing rehabilitation projects. Moreover, the County continues to investigate areas and neighborhoods that may benefit from rehabilitation programs. In addition, the County has on-going programs to improve housing conditions with respect to plumbing.

### **8. Infrastructure Carrying Capacity and Provision of Public Facilities and Services**

Sussex County continues to take steps to ensure that public systems and services are sized, located, and managed to protect or restore the quality of the natural environment while providing adequate levels of service to meet the needs of citizens. The school

construction program started in the late 1990's continues. The County benefits from a new high school and a newly renovated middle school. Decisions about the future of the elementary schools serving the County are in process.

In Sussex County, like in most other localities, the provision of public facilities, services, and utilities in are provided by a variety of State, Federal, and local entities including: Sussex County; the towns of Jarratt, Stony Creek, Wakefield, and Waverly; Sussex Service Authority; and Greensville Water and Sewer Authority. The County benefits from water and waste water systems serving its most densely populated areas. Expansion projects to provide service to additional areas are on-going or being planned and engineered. Similarly, in some cases, programs are underway to improve system deficiencies such as inflow and infiltration problems.

The County and its service providers enjoy good working relationships and open communication. The existing and planned educational, water, and waste water infrastructure can carry the load anticipated for it. The provision of public facilities and services is routinely monitored and normally occurs as the result of public planning processes. The Sussex Service Authority has been successful in obtaining funding for infrastructure projects such as wastewater service along U.S. 460 from Wakefield to State Route 602 (Cabin Point Road). The County is developing its first capital improvements plan which will identify and preliminarily schedule improvements to existing facilities and the provision of new facilities.

#### **a.) County Administration Building**

Sussex County's administrative offices are located in the village of Sussex Courthouse. The administrative offices (including County Administration, Treasurer, Commissioner of the Revenue, and Sussex County Schools) are located in various buildings within a County-owned campus-type, government complex.

Social Services and the Sussex County Health Department are housed in the Newsome Human Services Building. The new Sussex Courts Building houses the County's courts and court support offices. Both are located within the complex as well. Both buildings are state-of-the-art, modern facilities in excellent condition. To many people, the next logical step in the continuing development of the government complex will be the construction of a County Administration Building to consolidate the remaining governmental functions currently housed in buildings built decades ago. As noted above, the County is currently developing its first capital improvements plan. The plan should address the need for administrative office space which may include a new facility to house county administrative services in a new building within the government complex.

#### **b.) Schools**

As noted above, Sussex County's school construction program, started in the late 1990's, continues. The County benefits from a new high school and a newly renovated middle school. Decisions about the future of the elementary schools serving the County are in

process. The County will decide whether to consolidate its existing (three) elementary schools into one or perhaps two; and where consolidated schools will be located.

### **9. Intergovernmental Relations**

Sussex County continues to examine ways to better interact with local governments in the region and State and Federal agencies on a routine basis to promote the County's interests and to make others aware of its positions on local, regional, State, and Federal issues. Through the Sussex Service Authority, County and town(s) cooperation is fostered concerning water and waste water services. The County should continue to seek ways and take advantage of opportunities to interact with its towns and neighbors, formulating consensus on issues affecting the region such as the U.S. 460 corridor study being conducted by the Virginia Department of Transportation (VDOT).

### **10. Land Development and Land Use Compatibility**

Land development in Sussex County during the planning period should not exceed the capability of the land to support it. There are still vast areas that could be developed in various parts of Sussex County. However, the County must remain vigilant as it examines development trends. The County has a history of amending its ordinances as circumstances dictate. This should be continued. The comprehensive plan should be utilized, consulted regularly, and amended as well, as needed. Given the extent of forest resources in the County and the amount of land under cultivation, conflicts between these and other natural areas and new residential and commercial development will occur. The County's should continue to work to ensure that development and the use of land and resources are consistent with the compatibility of the land to accommodate such development and land uses, as well as the existing surrounding land uses.

### **11. Natural Systems**

Sussex County's natural systems feature the Nottoway River, vast wetland and swamp areas, and thousands of acres of forests, open space, and undeveloped areas. The County's goal should be to conserve protective functions of wetlands, swamps, flood plains, and rivers and streams.

### **12. Public River Access**

The provision of public access to rivers and other bodies of water in most counties is a function of the State. Private property rights and the basic scarcity of acceptable access sites must be considered. Sussex County and the State should work together to study the need and potential for public river access points in such a way as to preserve and protect the Nottoway River and ensure future generations are able to enjoy its beauty and can continue to use it for passive and active recreation and leisure activities.

In assessing public access opportunities and proposals that may emerge, the County should only seek to maximize access to public waters while respecting private property rights and the character, image, and development patterns of Sussex County.

### **13. Public Safety**

Public safety issues in Sussex County primarily revolve around the transportation system. The County benefits from the efforts of its Sheriff's Department, a Virginia State Police presence in the County, and a system of volunteer fire and rescue departments. The County continues to seek ways to better ensure the safety and welfare of residents and visitors while maintaining the image of the County as a safe, rural community. The County has adopted a State-wide mutual aid agreement.

#### **a.) Abandoned Wells**

Like most other counties, and quite a few cities and towns, some of Sussex County's residents once relied on dug wells for potable water. With the passage of time and the development of new well technologies and/or public water works systems, reliance of dug wells diminished, if not disappeared. Unfortunately, many rural areas still have to contend with safety hazards associated with open dug wells that may be scattered throughout the country side. Most open dug wells are typically found at old, abandoned home sites and may or may not be obvious or visible due to over growth and/or debris. As open wells are found, they should be flagged, filled in and/or otherwise secured to prevent accidents. An ordinance requiring action to be taken at abandoned well sites should be considered. County action to fill in and/or otherwise secure open wells should be considered.

#### **b.) Animal Control**

Sussex County provides animal control services. As development occurs in a locality, the incidence of animal control related issues normally increases. The County should remain cognizant of this as develop proposal are evaluated and continually assess its animal control system and capabilities. The provision of humane and adequate animal shelter facilities must also be evaluated.

#### **c.) Homeland Security and Domestic Terrorism**

Since the September 11, 2001 terrorist attacks in New York and Washington, homeland security and domestic terrorism are issues dominating the news and potentially affecting everyone in the United States. Unfortunately, these issues will no doubt preoccupy the nation, states, and local governments from now on. While Sussex County may never be the direct target of a terrorist attack, its proximity to facilities and areas that may be targets, its system of highways that may be used during an event as evacuation routes, and its location that might cause areas in the County to be used as a response and recovery staging area, make these issues very important to the County.



Henceforth, homeland security and the threat of domestic terrorism will influence how the County will staff for emergency services, train and equip emergency services, and interact and communicate among themselves and with other localities and State and Federal agencies, and must be considered and planned for.

#### **d.) Service Provider Protocols**

Sussex County benefits from the services and dedication of people who volunteer to provide emergency medical treatment and transport and/or fight fire. These providers, whether they are members of rescue squads or fire departments, or both, rely on the County, the citizens they serve, and each other for support. The County continues to value its volunteers. The County should take the lead in developing uniform protocols for its emergency services providers to help ensure continuity throughout the system. The County should investigate ways to acknowledge the contributions of its volunteers and assist in their efforts when and where practicable. Sussex County, like many rural localities, needs more volunteers who are available to run emergency calls during daylight, working hours. This issue will become more problematic during the planning period. Sussex County will implement a paid responder program, target date January 2006.

### **14. Recreation**

While Sussex County does not own or maintain any free standing parks and recreation areas and does not have a recreation department, there are playgrounds and athletic fields available at the County's schools and at facilities owned by Wakefield. The County benefits from a host of private sector providers. The County owns the senior center in Jarratt and various social, fraternal, and benevolent clubs. The County should continue to rely on the variety of groups providing parks and recreation opportunities. The County may consider taking a more active role in coordination and perhaps programming and scheduling as some other rural counties are doing. To begin, the County may take the lead in studying its needs, resources, and opportunities, involving its towns, State agencies, and private sector providers.

### **15. Redevelopment**

The scarcity of land for residential, commercial, and industrial development is not an issue in Sussex County. There is more than enough land to accommodate the growth anticipated in the County during the planning period. The County's urban type development is found in or adjacent to its towns and clustered along some State secondary roads. While redevelopment is normally associated with or concentrated in more urbanized areas or neighborhoods, some redevelopment is likely in County areas near the towns. The County must continue to monitor areas wherein it can assist or influence redevelopment and consider redevelopment proposals for consistency with stated County development goals.

## **16. Residential Development**

Housing patterns and types are generally established in Sussex County and the region. A vast majority of Sussex County remains undeveloped. Relatively recently, a few new subdivision developments have been built. Several other developments have been proposed. Single family detached homes still represent the vast majority of housing found in Sussex County and the region. The number of manufactured homes and modular homes continues to increase. The County should continue to monitor development proposals to ensure future development is in character with existing development, is sustainable, is aesthetically pleasing, and is consistent with the County's rural character and development goals.

## **17. Septic Tank Use**

Development in the vast majority of the land area of Sussex County relies on the use of septic tank and drain field systems for waste water treatment and disposal. Public waste water systems are available in the towns and the village of Sussex Courthouse. During and beyond the planning period, a vast majority of the County's land area will continue to rely on septic tank and drain field systems since it is not feasible to provide public waste water service throughout the County. The County should seek to ensure that the performance of existing septic tank systems is monitored; that existing systems are properly maintained; and, that proposed systems are installed according to approved plans under the supervision of appropriate agencies.

## **18. Solid Waste Management**

Through an agreement with Atlantic Waste Disposal, Inc., Sussex County's solid waste management system (collection and disposal) will be provided for during the planning period. The County's contract with Atlantic Waste Disposal, Inc., which allows for the acceptance of waste from areas outside Sussex County, includes fees that are paid by the firm to the County as well as providing County residents with waste collection and disposal service. The County's goal should be to ensure the continuation of efficient, economical, and environmentally safe and compatible collection and disposal of solid waste.

## **19. Storm Water Management**

Sussex County's storm water management system is basically tied to its transportation system, which is maintained by VDOT. Site specific development activities fall under the erosion and sedimentation control ordinance. Agencies such as the U.S. Department of Agriculture, the Virginia Department of Forestry, and the VPI Cooperative Extension Service help promote best management practices and strategies for limiting storm water run-off. The County has supported the programs and efforts of these agencies.

Sussex County, working with VDOT and other agencies as appropriate should seek assistance to identify storm water management problem areas and develop and implement plans for improvements and strategies to mitigate adverse effects. Long range, the County may develop a storm water management plan and work with VDOT in implementing (infrastructure) system improvements.

## **20. Transportation**

Sussex County has a good system of through highways including U.S. 460, I-95, U.S. 301, and VA Routes 40, 35, and 31. Some deterioration caused by heavy traffic, storm damage, and heavy equipment has been noted along some of the County's secondary roads. Some of the County's secondary roads serve as "cut-through" roads as travelers find them to be short cuts or use them to try to bypass more crowded highways, towns, or busy intersections. The County's goal should be to ensure the provision of a safe, efficient transportation system given State and local finances, topography, geography, and natural systems and surrounding land uses and development.

### **a.) U.S. 460**

For many people in Sussex County, and particularly the towns of Wakefield and Waverly, U.S. 460 is the lifeline that keeps eastern Sussex County alive. U.S. 460 is designated as an evacuation route for the Hampton Roads area. U.S. 460 also connects the Hampton Roads area to the metro-Richmond area and to points beyond. Of the 12,504 people living in Sussex County, an estimated 35% or more live in Wakefield, Waverly, and areas adjacent thereto on or near U.S. 460. Land uses along the U.S. 460 corridor include residential, commercial, industrial, agricultural, and public facilities.

At the time of this writing, VDOT is conducting the Route 460 Location Study (460 Study). Designated part of the national "TransAmerica Corridor," and then part of an improvement study between Beckley, West Virginia and Virginia Beach, the 460 Study will be completed in early 2006. There are safety issues along the U.S. 460 corridor and improvements are needed along the route. Whether improvements are proposed to U.S. 460 along its present alignment, or a new alignment is chosen, Sussex County, Wakefield, and Waverly should continue to carefully monitor and participate in the 460 Study. Any new alignments that may be proposed to U.S. 460 in Sussex County should provide for the needs of the towns and be cognizant of the County's long standing (and much publicized) economic and industrial development initiatives for the corridor and the massive investment in infrastructure made along the corridor. While the extent, location, and timing of improvements that may occur to or along U.S. 460 are unknown at this time, the County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the highway.

**b.) Interstate 95/U.S. 301 Corridor**

The I-95/U.S. 301 corridor in western Sussex County provides direct access to Richmond and beyond to the north, and the southeastern United States to the south. The corridor runs through/by the towns of Stony Creek and Jarratt. Commercial development is occurring along the corridor, particularly from Stony Creek, north toward the Prince George County line. The corridor will continue to see growth. The County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the corridor.

**c.) VA Primary Route 40**

VA Primary Route 40 corridor (Route 40) runs east-west through Sussex County, connecting Waverly (and U.S. 460) to Stony Creek (and I-95 and U.S. 301). Route 40 provides access to the County's government center in the village of Sussex Courthouse as well as the County's high school-middle school campus located just east of Sussex Courthouse. Growth will likely occur along Route 40 near the Waverly line and continue to occur in the vicinity of Sussex Courthouse. In fact, some of the more recent residential subdivision development occurring in the County is found along Route 40 near Sussex Courthouse. The County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the corridor.

**d.) VA Primary Route 35**

VA Primary Route 35 corridor (Route 35) runs north-south through Sussex County, providing access to Prince George County (and Petersburg) to the north and Courtland (and U.S. 58) in Southampton County to the south. Like Sussex County's other primary routes, Route 35 carries a heavy load of truck traffic. Development along Route 35 is sparse, except near the Prince George County line where a substantial cluster of residential development is occurring. The County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the corridor.

**e.) VA Primary Route 31**

VA Primary Route 31 (Route 31) extends from Wakefield to the Surry County line. Residential development occurs along the length of Route 31, with isolated pockets of undeveloped land present. Development patterns along Route 31 will not likely change, but rather will likely intensify during the planning period.

**f.) State Route 602**

State Route 602 (SR 602), extending from U.S. 460 to I-95, is named Cabin Point Road. Development along and near the eastern leg of SR 602 (near its intersection with U.S. 460) includes industrial uses, primarily the Atlantic Waste Disposal, Inc. landfill.

There is isolated residential development along the length of SR 602, but the residential development along the route greatly intensifies to the west toward its intersection with I-95/U.S. 301 (north of Stony Creek). Similar type development is likely to continue and possibly intensify at each end of SR 602.

## **21. Water Quality**

In Sussex County and the region, water quality protection and issues related to uses that could negatively impact water quality continue to be at the fore front. Contamination from storm water runoff and/or septic tank system problems or failures is a threat. The County's goal should be to maintain, protect, and restore the quality of public waters. Well head protection measures should also be considered by the County.

## **22. Water and Wastewater Systems**

Potable water is supplied to parts of the County by the Sussex Service Authority, the Greensville (County) Water and Sewer Authority, and the towns of Wakefield and Waverly. The Sussex Service Authority provides wastewater service to the Sussex Courthouse area and the towns of Wakefield, Waverly, and Stony Creek. Jarratt is provided sewer service from the Greensville Water and Sewer Authority. All indications are that these agencies will continue to be prudent as they plan for extensions and system improvements and continue to be assets to the towns they serve and Sussex County.

## **C. County Vision**

### **1. General Comprehensive Plan Objectives**

The continuation of its present physical appearance and form is very important to the County if it is to maintain its character and appeal among jurisdictions in the region – including those in the Hampton Roads area. Development patterns are well established. Most residential development occurs along State maintained roads and most commercial development occurs along U.S. 460 and I-95/U.S. 301, in the towns, or at crossroads in rural areas.

The proliferation of residential lots along State maintained roads can be problematic in that the construction of multiple driveways along a rural road can negatively impact and permanently transform the rural nature of an area and create traffic congestion and related problems that were not present before development occurred. Many people want to arrest this trend by encouraging or requiring subdivision development wherein properly constructed and dedicated roads are built to serve platted lots and provide access to State roads at limited points. Well engineered and sustainable development is preferred and should be promoted to achieve the County's desired general physical appearance and form. Enhanced subdivision regulations, development design standards, and zoning ordinance amendments are tools that may help the County arrest the proliferation of strip development, improve development generally, and help achieve its desired physical appearance and form.

The County must work to educate citizens and the development community with respect to its desired physical appearance and form. The comprehensive plan update, as a statement of the County's goals, objectives, and policies, should help the County: preserve its rural character; protect and preserve the natural environment; provide adequate public facilities and services; achieve support and consensus for County initiatives; promote unity in its residential and commercial communities; and, make infrastructure improvements that compliment but do not duplicate existing systems.

## **2. Vision Statement**

The vision statement has two main planning purposes. It provides a foundation for setting priorities, defining goals, and developing land use policies to achieve them. It also allows Sussex County to build consensus among various stakeholders on a unified approach to its land use and development issues. Through its vision statement, Sussex County describes what it wants to be and how it wants to look in the future.

The Sussex County vision statement: is developed using information about driving forces, issues, and concerns and aspirations concerning what Sussex County should look like in the future; is written in positive terms and in the present tense; includes a general impression of how the County will look in the future; is not time-bound and extends beyond the horizon of the comprehensive plan update; is not lengthy, but provides for goals and policies developed as a part of the comprehensive plan update; is tailored to Sussex County; and, is endorsed by the Sussex County Board of Supervisors upon adoption of the comprehensive plan update.

### **SUSSEX COUNTY VISION STATEMENT**

**Sussex County seeks to maintain its rural character and natural beauty. The County is intent upon protecting its forest resources, agricultural lands, and natural environmental systems. It will accomplish its objectives by: concentrating commercial and industrial development along U.S. 460 and the I-95/U.S. 301 corridor and in other areas where adequate infrastructure exist to support such development; balancing residential and commercial land uses; protecting and preserving view sheds; protecting and preserving the natural environment and surface and ground waters; promoting smart growth practices and prudent land use decisions; and, discouraging over development and strip development along State maintained roads.**

## Chapter III: Population

### A. Introduction

The study of population and growth patterns in Sussex County provides an essential foundation for long range planning and for planning of capital improvements. This chapter contains text and exhibits which describe the past and present nature of the County's population and projections of future growth. Information presented here introduces issues which are central to the comprehensive plan update. An understanding of these issues is necessary in order to effectively plan for the future. Planning must be sensitive to the changing characteristics of the population of a community. Changes in population create changing demands for housing, commercial services, and public facilities and services.

### B. Trends

In the past sixty years, Sussex County has shown a population trend similar to many rural areas across the United States. The County's population totaled 12,485 residents in 1940. This figure increased to 12,785 residents by the 1950 census. The County then entered a period of gradual population decline. Between 1950, when the County population peaked, and 1990, the total population of the County decreased from 12,785 residents to 10,248 residents. The population of the County, therefore, declined by 2,537 residents over the period. This is a population decline of 19.8 percent, or an average decline of about 63 residents per year. According to Census 2000, the County grew by 22% from 10,248 in 1990 to 12,504 in 2000. However, this increase reflects the counting of the inmate population housed at Sussex I and Sussex II prison facilities (which opened after the 1990 Census) which accounted for nearly 2,600 individuals. Excluding the institutionalized population, the County's population actually decreased to about 10,000 persons. EXHIBIT III-A presents Sussex County's population totals and percent of change from 1940 to 2000.

**EXHIBIT III-A  
SUSSEX COUNTY, VIRGINIA  
POPULATION TRENDS  
1940-2000**

YEAR	POPULATION	% CHANGE
1940	12,485	-----
1950	12,785	+ 2%
1960	12,411	- 3%
1970	11,464	- 8%
1980	10,874	- 5%
1990	10,248	- 6%
2000	12,504	+ 22%

SOURCES: U.S. Census Bureau, Census 1940, 1950, 1960, 1970, 1980, 1990, and 2000.

### **C. Distribution**

The population of Sussex County in 2000 was 12,504. Of this total, 3,690 (30%) persons were within the towns of Jarratt (141), Stony Creek (202), Wakefield (1,038), and Waverly (2,309). There are population clusters in various areas of Sussex County, such as State Route 613 (Old Petersburg Road), VA Route 40 (Sussex Drive), State Route 626 (Courthouse Road), State Route 634 (Old Forty Road), State Route 602 (Cabin Point Road), State Route 617 (Rocky Hock Road), VA Route 31 (Birch Island Road), State Route 615 (Old Wakefield Road), and State Route 642 (Coman's Well Road).

Waverly's population increased from 1,288 residents in 1940 to 2,309 residents in 2000. This is an increase of 1,021 residents. Of this increase, 733 residents were annexed into the Town in 1975.

Wakefield saw an overall increase in population between 1940 and 1990. This increase amounted to a gain of 383 people. However, the 1990 population of 1,070 was a 21% decrease from 1980's population of 1,355. From 1990 to 2000, Wakefield lost 68 persons. The 2000 population in Wakefield was 1,038.

Both Stony Creek and Jarratt lost population between 1940 and 1990. This loss of population amounted to 222 residents and 93 residents, respectively. Stony Creek's population in 1990 (271) declined by 69 people to 202 people in 2000. Jarratt's total population in 1990 (556) grew by 23 people to 589 people in 2000.

### **D. Age and Sex**

The County's population in 1990 was 10,248. There were 4,881 males and 5,367 females. The 2000 population of 12,504 was comprised of 7,185 males and 5,319 females. Again, the increase in the male population is attributed to the counting of the all male inmate populations of the Sussex I and Sussex II prison facilities.

The median age of residents of Sussex County increased between 1990 (35.3 years) and 2000 (37.6 years). This has been in keeping with both nationwide and statewide trends toward an older population. This increase in the age of the population stems from a decrease in the birth rate. Fewer children are being born, therefore, the general population grows older with each passing year.

EXHIBIT III-B provides a breakdown and comparison of the County's 1990 and 2000 population totals by age groups.



**EXHIBIT III-B  
SUSSEX COUNTY, VIRGINIA  
POPULATION BY AGE GROUP – 1990 AND 2000**

AGE GROUP	1990 CENSUS	2000 CENSUS	AGE GROUP	1990 CENSUS	2000 CENSUS
0-4	720	576	45-54	1,069	1,802
5-9	682	713	55-59	552	604
10-14	690	731	60-64	556	549
15-19	750	684	65-74	902	889
20-24	719	874	75-84	530	575
25-34	1,519	2,054	85+	137	211
35-44	1,422	2,242			
			TOTAL	10,248	12,504

SOURCE: Virginia Employment Commission and U.S. Census Bureau, Census 2000.

#### **E. Marital Status**

Census 2000 reported there were 10,498 people 15 years old or older in Sussex County. Of this total, 4,907 people (46.7%) were married. EXHIBIT III-C provides a breakdown of marital status in Sussex County in 2000.

**EXHIBIT III-C  
SUSSEX COUNTY, VIRGINIA  
MARITAL STATUS 2000**

	NUMBER	PERCENT
Population 15 years and over	10,498	100.0%
Never Married	3,173	30.2%
Now Married, Except Separated	4,907	46.7%
Separated	466	4.4%
Widowed	917	8.7%
Divorced	1,035	9.9%

SOURCE: U.S. Census Bureau, Census 2000.

#### **F. Families and Households**

There were 4,126 total households in Sussex County in 2000. Of the total, 2,808 (68.1%) were family households and 1,318 (31.9%) were non-family households. Of the non-family households, 1,162 were situations wherein the householder lived alone. In 2000, the average household size in Sussex County was 2.41 people while the average family size was 2.94 people. In 2000, there were 1,378 households with individuals under 18 years old and 1,234 households with individuals 65 years and over.

### G. Education and School Enrollment

In Sussex County in 2000, 2,713 people, or 22% of the County's total population were enrolled in schools, the majority attending elementary school (grades 1-8, which includes the typical middle school grades). EXHIBIT III-D shows Sussex County's school enrollment numbers and percentages in 2000.

**EXHIBIT III-D  
SUSSEX COUNTY, VIRGINIA  
SCHOOL ENROLLMENT 2000  
(Population 3 Years and Over Enrolled in School)**

SCHOOL TYPE	NUMBER	PERCENT
Nursery School, Preschool	71	2.6%
Kindergarten	128	4.7%
Elementary School (Grades 1-8)*	1,212	44.7%
High School (Grades 9-12)	860	31.7%
College or Graduate School	442	16.3%
TOTAL	2,713	100%

NOTE: \*Includes the typical middle school grades.

SOURCE: U.S. Census Bureau, Census 2000.

In 2000, over 57.6 % of Sussex County's population aged 25 years and over (8,899) were high school graduates or higher. Ten percent held a bachelor's degree or higher. EXHIBIT III-E (on the following page) shows Sussex County residents' educational attainment as of 2000.

### H. Racial Characteristics

Sussex County's population is essentially made up of two racial groups: the black residents and the white residents. Black residents constitute the majority of the population in Sussex County. In 1960, the County's population was composed of about 66 percent black residents and 34 percent white residents. By 1970, the number of white residents had increased to about 37 percent of the total population, while the number of black residents had decreased to about 63 percent of the population. This trend continued from 1970 to 1980 when blacks represented 61.1 percent and whites 38.9 percent of the total population. In 1990, about 42 percent of the total population was white and about 58 percent were black. By 2000, the trend had reversed as shown in EXHIBIT III-F.

**EXHIBIT III-E  
SUSSEX COUNTY, VIRGINIA  
EDUCATION ATTAINMENT 2000  
(Population 25 Years and Over)**

LEVEL	NUMBER	PERCENT
Less Than 9 <sup>th</sup> Grade	1,466	16.5%
9 <sup>th</sup> to 12 <sup>th</sup> Grade, No Diploma	2,307	25.9%
High School Graduate (Includes equivalency)	2,954	33.2%
Some College, No Degree	968	10.9%
Associates Degree	314	3.5%
Bachelor's Degree	584	6.6%
Graduate or Professional Degree	306	3.4%
<b>TOTAL</b>	<b>8,699</b>	<b>100%</b>

SOURCE: U.S. Census Bureau, Census 2000.

**EXHIBIT III-F  
SUSSEX COUNTY, VIRGINIA  
DISTRIBUTION OF TOTAL POPULATION BY RACE  
1960-2000**

YEAR	BLACKS	WHITES
1960	66.3%	33.8%
1970	63.1%	37.0%
1980	61.6%	38.9%
1990	58.2%	41.4%
2000	62.1%	36.4%

NOTE: Some figures do not total 100 percent due to rounding.

SOURCES: U.S. Census Bureau, Census 1960, 1970, 1980, 1990, and 2000.

### **I. Population Projections**

As previously noted, Sussex County has lost population steadily since 1950, although the counting of the prison inmate population during Census 2000 resulted in a reported increase in population from 1990 to 2000.

The general trend of declining population is projected to continue for the next two decades, according to the Virginia Employment Commission. Population projections by age groups, as shown in EXHIBIT III-G for the years 2010, 2020, and 2030 indicate a continuation of the declining population trend unless circumstances dramatically change.

**EXHIBIT III-G**  
**SUSSEX COUNTY, VIRGINIA**  
**POPULATION BY AGE GROUP-POPULATION PROJECTIONS 1990-2030**

Age In years	1990 Total Population	2000 Total Population	2010 Total Population	2020 Total Population	2030 Total Population
<5	720	576	509	478	439
5-9	682	713	509	468	448
10-14	690	731	578	478	448
15-19	750	684	659	458	439
20-24	719	874	840	826	826
25-34	1,519	2,054	1,920	1,889	1,890
35-44	1,422	2,242	2,160	2,124	2,124
45-54	1,069	1,802	1,800	1,769	1,768
55-59	552	604	752	846	779
60-64	556	549	659	717	646
65-74	902	889	868	1,025	1,152
75-84	530	575	518	506	617
85+	137	211	227	216	224
<b>TOTAL</b>	<b>10,248</b>	<b>12,504</b>	<b>12,000</b>	<b>11,800</b>	<b>11,800</b>

NOTE: Subparts may not add to total due to rounding.

SOURCE: Virginia Employment Commission, May 2003.

#### **J. Conclusions and Observations**

Excluding the inmate population housed at the Sussex I and Sussex II prison facilities, indications are that Sussex County will likely continue to experience population decline during the planning period. However, the County's population may stabilize by 2010 should current efforts to attract industry (and thus jobs and residents) be successful. Growth management issues may become more problematic should growth that may occur be concentrated in areas where facilities and services are not available to meet development needs. The County can influence the extent and type of growth (and resulting population changes) which takes place through active promotion of economic and industrial development and residential growth management. Factors external to the County -- such as increased development "spilling over" from high growth areas -- may lead to some population increase for which the County needs to be prepared.

## Chapter IV: Economy

### A. Introduction

By evaluating the local economy and employment trends, factors may be identified which influence population growth or decline and provide some basis for policy changes by the governing body. Economic expansion or changes in the economic structure of a community trigger the conversion of land to new uses and in turn creates the need for new public facilities and services. Understanding these dynamic forces is therefore a prerequisite for comprehensive planning. The two areas of population and economy are closely related; population increases when the economy can support such growth.

In Sussex County, commercial and industrial service type development is found along U.S. 460, I-95/U.S. 301, and the towns. Also, there are retail establishments, auto service centers, and personal services type establishments located throughout the County, primarily at crossroads areas. Implementation of the goals outlined later in this document is dependent on the County's investment in economic development activities, in good planning for agriculture, commerce and industry, and in investment in public services and facilities.

### B. Civilian Labor Force, Employment, and Unemployment Trends

According to the Virginia Employment Commission (VEC), the civilian labor force of Sussex County as of 2003 consisted of 5,653 employed people and 377 unemployed people, accounting for an unemployment rate of 6.3%. The 2003 unemployment rate (%) for the State as a whole was 4.1%. EXHIBIT IV-A compares these statistics to those reported for 1995, 2000, and 2003. EXHIBIT IV-B graphs Sussex County's unemployment trends versus the State and nation from 1994 and 2003.

As depicted in EXHIBIT IV-C, the largest concentration of employment in Sussex County for 2002 was in government (1,310), followed by trade-retail (409), health care/social assistance (407), accommodation/food service (383), and manufacturing (285).

**EXHIBIT IV-A  
SUSSEX COUNTY, VIRGINIA  
ANNUALIZED LABOR FORCE AND UNEMPLOYMENT TRENDS  
1995, 2000, and 2003**

	1995	2000	2003
Civilian Labor Force	5,113	6,157	6,030
Persons Employed	4,794	5,985	5,653
Persons Unemployed	319	172	377
Unemployment Rate	6.2	2.8	6.3

SOURCE: Virginia Employment Commission, Virginia Electronic Labor Market Access, 2004.

**EXHIBIT IV-B  
SUSSEX COUNTY, VIRGINIA  
UNEMPLOYMENT TRENDS  
1994-2003**

(Unemployment Rate Percentage)

Year	Sussex County	Virginia	United States
1994	7.5%	4.9%	6.1%
1995	6.2%	4.5%	5.6%
1996	7.5%	4.4%	5.4%
1997	5.6%	4.0%	4.9%
1998	4.0%	2.9%	4.5%
1999	3.0%	2.8%	4.2%
2000	2.8%	2.2%	4.0%
2001	4.0%	3.4%	4.7%
2002	4.7%	4.1%	5.8%
2003	6.3%	4.1%	6.0%

SOURCE: Virginia Employment Commission, Local Area Unemployment Statistics and U.S. Department of Labor, Bureau of Labor Statistics.

**EXHIBIT IV-C  
SUSSEX COUNTY, VIRGINIA  
EMPLOYMENT BY INDUSTRY, 2002**

INDUSTRY	# EMPLOYED	INDUSTRY	# EMPLOYED
Agriculture	138	Real Estate	15
Mining	D	Professional/Technical Services	14
Utilities	D	Management of Companies/Enterprises	D
Construction	44	Administrative/Waste Services	69
Manufacturing	285	Educational Services	D
Trade-Wholesale	102	Health Care/Social Assistance	407
Trade-Retail	409	Arts, Entertainment, Recreation	D
Transportation	119	Accommodations/Food Service	383
Information	D	Other Services	165
Finance/Insurance	D	Government Total	1,310
		TOTAL	3,654

NOTE: "D" – Information is not disclosed due to confidentiality parameters.

SOURCE: Virginia Employment Commission, Covered Employment and Wages, Annualized 2002.

Nearly half of the 222 establishments (employers) in Sussex County at that end (4<sup>th</sup> quarter) of 2002 reported employing four (4) or less people. About twenty percent employed between five (5) and nine (9) people. Less than five percent of employers reported work forces of between fifty (50) and ninety-nine (99) people. The same percentage (about 5%) was true of employers reporting workforces of between one hundred (100) and two hundred, forty-nine (249) employees and those employing two hundred, fifty or more people. EXHIBIT IV-D charts Sussex County's total employers by size of establishment in 2002.

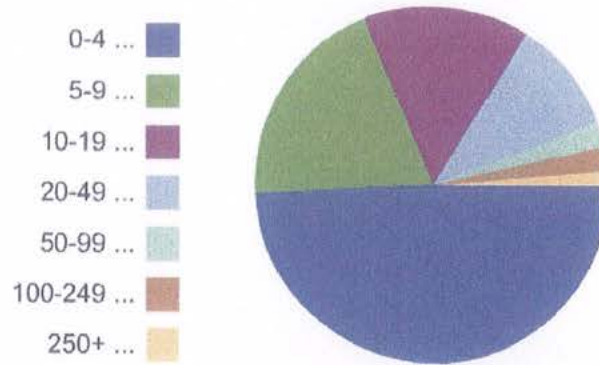
About thirty percent (30%) of the 3,677 people employed in Sussex County at the end (4<sup>th</sup> quarter) of 2002 worked in establishments employing between two hundred, fifty (250) and four hundred, ninety-nine (499) people. Establishments employing between twenty (20) and forty-nine (49) people accounted for about twenty percent (20%) of the total people employed at that time, while about twenty percent (20%) of the total number of people employed worked in establishments employing between one hundred (100) and two hundred, forty-nine people. EXHIBIT IV-E charts Sussex County's total employment by size of establishment in 2002.

The highest average weekly wage by industry in 2002 in Sussex County was reported to be \$631 for the category administrative/waste services, followed closely by the professional/technical services category with an average weekly wage of \$608 reported and the government category with an average weekly wage of \$605 reported. EXHIBIT IV-F graphs the 2002 average weekly wage by industry for Sussex County versus the State. The total average wage in Sussex County for the period was \$487, while the total average wage in the State was \$715.

EXHIBIT IV-G shows that 1,853 people live and work in the County. Another 2,328 people commuted out of the County to work, the majority going to Petersburg (409), followed by commuters going to Greensville County (341). Another two hundred, sixty-five (265) workers commute to Prince George County; two hundred, fifteen (215) go to Chesterfield County; one hundred, fifty-nine (159) go to Richmond; and, another one hundred, thirty-eight (138) go to Emporia. It is interesting to note that the vast majority (1,527 people or 65.6%) of Sussex County's out-commuting workers (2,328 people) travel to the north and to the southwest rather than to the southeast to the cities of Hampton Roads.

EXHIBIT IV-H shows that 1,611 people commute in to Sussex County to work, the most coming from Surry County (238), followed closely by workers from Prince George County (233). A total of 461 workers come to Sussex County from Petersburg (141), Southampton County (127), Chesterfield County (109), and Greensville County (84). Again, most (932 people or 57.9%) of the workers coming to Sussex County come from its neighbors to the north and southwest.

**EXHIBIT IV-D  
SUSSEX COUNTY, VIRGINIA  
TOTAL EMPLOYERS BY SIZE OF ESTABLISHMENT 2002**

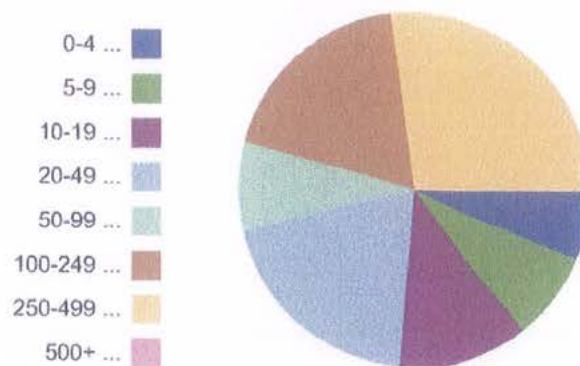


**Total: 222**

*Source: Covered Employment & Wages, 4th Qtr. 2002*

SOURCE: Virginia Employment Commission, Covered Employment and Wages, 4<sup>th</sup> Quarter, 2002.

**EXHIBIT IV-E  
SUSSEX COUNTY, VIRGINIA  
TOTAL EMPLOYMENT BY SIZE OF ESTABLISHMENT 2002**



**Total: 3,677**

*Source: Covered Employment & Wages, 4th Qtr. 2002*

SOURCE: Virginia Employment Commission, Covered Employment and Wages, 4<sup>th</sup> Quarter, 2002.



**EXHIBIT IV-F  
SUSSEX COUNTY, VIRGINIA  
AVERAGE WEEKLY WAGE BY INDUSTRY 2002**

Industry	Virginia	Sussex County	Industry	Virginia	Sussex County
Agriculture	\$409	\$525	Real Estate	\$646	\$348
Mining	\$865	D	Professional/Technical Services	\$1,225	\$608
Utilities	\$1,270	D	Management of Companies/Enterprises	\$1,338	D
Construction	\$684	\$459	Administrative/Waste Services	\$465	\$631
Manufacturing	\$751	\$552	Educational Services	\$584	D
Trade-Wholesale	\$978	\$473	Health Care/Social Assistance	\$654	\$444
Trade-Retail	\$423	\$340	Arts, Entertainment, Recreation	\$356	D
Transportation	\$697	\$474	Accommodation/Food Services	\$253	\$227
Information	\$1,251	D	Other Services	\$539	\$286
Finance/Insurance	\$1,081	D	Government Total	\$755	\$605

NOTE: "D" – Information is not disclosed due to confidentiality parameters.

SOURCE: Virginia Employment Commission, Covered Employment and Wages, Annualized 2002.

**EXHIBIT IV-G  
SUSSEX COUNTY, VIRGINIA  
COMMUTING PATTERNS –  
OUT-COMMUTERS 2000**

Workers Living and Working in Sussex County: 1,853

Workers Commuting To:	Workers	Percent
Petersburg, VA	409	17.6%
Greensville Co., VA	341	14.6%
Prince George Co., VA	265	11.4%
Chesterfield Co., VA	215	9.2%
Richmond, VA	159	6.8%
Emporia, VA	138	5.9%
Henrico Co., VA	91	3.9%
Newport News, VA	82	3.5%
Surry Co., VA	82	3.5%
Southampton Co., VA	77	3.3%
Hopewell, VA	77	3.3%
Dinwiddie Co., VA	72	3.1%
Isle of Wight Co., VA	67	2.9%
Colonial Heights, VA	52	2.2%
Suffolk, VA	29	1.2%
Portsmouth, VA	24	1.0%
Franklin, VA	23	1.0%
Chesapeake, VA	19	0.8%
Williamsburg, VA	18	0.8%
Hanover, VA	16	0.7%
Brunswick Co., VA	15	0.6%
James City Co., VA	15	0.6%
Hampton, VA	14	0.6%
Norfolk, VA	13	0.6%
Total Out-commuters	2,328	100.0

NOTE: Commuters representing less than 2/10 of 1% are not shown but are included in the total.

SOURCE: Virginia Employment Commission, 2004

**EXHIBIT IV-H  
SUSSEX COUNTY, VIRGINIA  
COMMUTING PATTERNS –  
IN-COMMUTERS 2000**

Workers Commuting From:	Workers	Percent
Surry Co., VA	238	14.8%
Prince George Co., VA	233	14.5%
Petersburg, VA	141	8.8%
Southampton Co., VA	127	7.9%
Chesterfield Co., VA	109	6.8%
Greensville Co., VA	84	5.2%
Isle of Wight Co., VA	76	4.7%
Hopewell, VA	74	4.6%
Suffolk, VA	66	4.1%
Emporia, VA	65	4.0%
Dinwiddie Co., VA	57	3.5%
Virginia Beach, VA	38	2.4%
Nottoway Co., VA	35	2.2%
Franklin, VA	33	2.0%
Chesapeake, VA	31	1.9%
Brunswick Co., VA	24	1.5%
Newport News, VA	22	1.4%
Portsmouth, VA	19	1.2%
Henrico Co., VA	17	1.1%
James City Co., VA	15	0.9%
Richmond, VA	12	0.7%
Charles City Co., VA	12	0.7%
Albemarle Co., VA	11	0.7%
Orange Co., VA	8	0.5%
Amelia Co., VA	8	0.5%
Mecklenburg Co., VA	7	0.4%
Colonial Heights, VA	6	0.4%
<b>Total In-commuters</b>	<b>1,611</b>	<b>100.0</b>

NOTE: Commuters representing less than 2/10 of 1% are not shown but are included in the total.

SOURCE: Virginia Employment Commission, 2004.

EXHIBIT IV-I lists the top fifty (50) employers in Sussex County and shows some of the diversity of the County's employers.

**EXHIBIT IV-I  
SUSSEX COUNTY, VIRGINIA  
LARGEST EMPLOYERS 2002**

1. Sussex I Correctional Center	26. Burger King
2. Sussex II Correctional Center	27. Bonnie Be Lo Markets Inc.
3. Sussex County School Board	28. Cowling Brothers Inc.
4. Carroll's Foods of Virginia Inc.*	29. Plantation Peanuts of Wakefield
5. Personal Touch Home Care Inc.	30. Sussex Service Authority
6. Virginia Diner Inc.	31. Town of Waverly
7. County of Sussex	32. U.S. Department of Commerce
8. Nevamar Company LLC*	33. Virginia Department of Forestry
9. Waverly Health Care Center	34. Georgia Pacific Corporation*
10. Melvin L. Davis Oil Company Inc.	35. Johnson Concrete Casting Inc.
11. Correctional Medical Services	36. 7-Eleven
12. Melvin L. Davis Oil Company Inc.	37. Smith Setzer and Sons of Virginia
13. Wakefield IGA	38. Van Cleef Trucking Inc.
14. Southeast 4-H Educational Inc.	39. Virginia Department of State Police
15. Denny's Restaurants	40. Shultz Peanut and Cold Storage
16. Tidewater Academy Inc.	41. Stony Creek Convenience
17. Waverly Hardwoods Inc.	42. Pincrest Timber Company
18. Meherrin Agricultural & Chemical*	43. Owen Ford Inc.
19. Atlantic Waste Disposal Inc.	44. VA Dept of Correctional Education
20. Prince George Electric Co-op	45. United States Postal Service
21. Phoenix-N-Peace	46. Wakefield Peanut Company
22. McDonald's	47. Higgins Trucking Inc.*
23. New Beginning	48. Bank of Southside Virginia Inc.
24. Hardee's	49. Tolith Inc.
25. Spencer Brothers Inc.	50. Carters 1 Stop Inc.

\*NOTE: Since the VEC prepared this report, several employers (\*) have ceased operations in the County and/or laid-off employees.

SOURCE: Virginia Employment Commission, Covered Employment & Wages, 4<sup>th</sup> Qtr. 2002.

### C. Agriculture and Forestry

The United States Department of Agriculture publishes a census of agriculture every five years. The latest version is the 2002 Census of Agriculture. Although many of the indicators of farming's vitality in Sussex County have decreased, the County ranked 28<sup>th</sup> in the State in terms of the total value of agricultural products sold in 2002.

The market value of farm production in Sussex County in 2002 was \$25,074,000. The market value of farm production average per farm was \$192,878. Government payments to farms in Sussex County in 2002 were \$1,206,000, up 125% from \$535,000 in payments in 1997. Government payments, averaged per farm receiving payments were up 152% from \$6,148 in 1997 to \$15,466 in 2002. The peanut subsidy was taken away in 2003.

The amount of land in farms in Sussex County decreased from 82,938 acres in 1997 to 74,196 acres in 2002, down 11%. There were 153 farms in 1997. By 2002 the number of farms was down to 130, a decrease of 15%. However, the average size of farms in Sussex County increased from 542 acres in 1997 to 571 acres in 2002. Of the land devoted to farming in Sussex County in 2002, 51.4% was cropland, 41.0% was woodland, and 7.53% was listed as other.

Selected crops harvested in Sussex County include peanuts for sale, cotton, soybeans, corn, wheat, hay-alfalfa, and tobacco. The County ranked third in Virginia in 2002 in soybean production. Livestock and poultry raised in Sussex County include cattle and calves, hogs and pigs, sheep and lambs, and chickens.

The number of farm operators reporting their principal occupation as farming in Sussex County also decreased from 94 in 1997 to 90 in 2002. In 2002, the average age of farm operators in Sussex County was 56.4 years.

The area of timberland in Sussex County totals 230,509 acres, or about 73% of the County's 315,415 total acres. This timberland is owned private individuals, businesses, and the forest industry. The County's forest acres (239,509.0) contain 36.0% large diameter trees, 36.8% medium diameter trees, and 27.2% small diameter trees. The forests within Sussex County are comprised of 66.1% conifers and 33.9% deciduous trees. EXHIBIT IV-J breaks down the County's forests by forest type.

Forests and related wood products industries are a vital part of the economy and natural appeal of Sussex County. Sussex County ranks second (to Brunswick County) in the State with respect to average annual harvest value (1986-2001) with a value of \$9,734,702.00.

**EXHIBIT IV-J  
SUSSEX COUNTY, VIRGINIA  
AREA OF TIMBERLAND BY FOREST TYPE**

Forest Type	Acres	Percentage of Total
Loblolly Pine (C)	139,296.6	60.4%
Loblolly Pine/Hardwood (C)	13,074.8	5.7%
White Oak/Red Oak/Hickory (D)	24,670.5	10.7%
White Oak (D)	4,486.0	1.9%
Sweetgum/Yellow Poplar (D)	4,485.0	1.9%
Mixed Upland Hardwoods (D)	9,015.9	3.9%
Sweetgum/Nuttall/Willow Oak (D)	14,175.0	6.1%
Bald Cypress/Water Tupelo (D)	3,363.8	1.5%
Sweet Bay/Swamp Tupelo/Red Maple (D)	8,970.5	3.9%
River Birch/Sycamore (D)	4,485.0	1.9%
Sugarberry/Hackberry/Elm/Green Ash (D)	4,486.0	1.9%
<b>TOTAL</b>	<b>230,509</b>	<b>100%</b>

NOTE: C-Conifer, D-Deciduous. Percentages may not total 100% due to rounding.  
SOURCE: Virginia Department of Forestry, 2004.

EXHIBIT IV-K compares the economic output (in dollars) and employment generated by the forest industry in Sussex County and the Crater Planning District Commission in 1999.

**EXHIBIT IV-K  
SUSSEX COUNTY, VIRGINIA  
FOREST INDUSTRY ECONOMIC VALUES 1999**

Economic Output – Dollars	Direct*	Indirect*	Induced*	Total*
Sussex County	60,250,451 (64%)	20,473,404 (22%)	13,883,689 (15%)	94,607,543 (100%)
Crater PDC	913,678,421 (49%)	382,216,980 (20%)	570,592,509 (31%)	1,866,487,912 (100%)

Employment	Direct	Indirect	Induced	Total
Sussex County	290 (40%)	166 (23%)	265 (37%)	721 (100%)
Crater PDC	3,525 (24%)	3,331 (23%)	7,737 (53%)	14,593 (100%)

NOTE\*: Definition of Terms: *Direct Effects* – Impact directly related to the selected industries production. *Indirect Effects* – Additional impacts derived from businesses providing products or services to the selected industries. *Induced Effects* – Additional impacts derived from employee spending. *Total Industry Output* – Total value of production of goods and services by an industry for a given time frame.  
SOURCE: Virginia Department of Forestry, 2004.

Additional facts concerning the forest resources in Sussex County are presented in EXHIBIT IV-L. These include: average net annual growth of growing stock; average net annual growth of saw timber; average annual removals of growing stock; average annual removals of saw timber; average annual mortality of growing stock; and, average annual mortality of saw timber.

**EXHIBIT IV-L  
SUSSEX COUNTY, VIRGINIA  
FOREST RESOURCES 2001**

Resource Description	Total Tree Species	Softwoods	Hardwoods
Average net annual growth of growing stock (cubic feet)	26,985,840.5	20,752,879.9	6,232,960.6
Average net annual growth of saw timber (board feet)	70,823,465.7	52,993,651.7	17,829,814.1
Average annual removals of growing stock (cubic feet)	18,066,182.0	12,958,085.5	5,108,096.5
Average annual removals of saw timber (board feet)	56,325,621.5	43,850,577.3	12,475,044.2
Average annual mortality of growing stock (cubic feet)	2,168,947.6	368,356.4	1,800,591.2
Average annual mortality of saw timber (board feet)	7,492,102.8	660,953.5	6,831,149.3

SOURCE: Virginia Department of Forestry and United States Department of Agriculture, Forest Inventory Mapmaker Version 1.0, 2004.

#### **D. Government Employment**

As of December 31, 2003, the VEC reported 3,637 people were employed by 225 establishments operating in Sussex County. At the time, 26 governmental agencies employed 1,320 people, or 36.3% of the County total. Eleven (11) State agencies employed 788 people. Local government agencies employed 469 people while seven Federal agencies employed 69 people. Four of the top ten employers in Sussex County are government agencies including: Sussex I Correctional Center (#1); Sussex II Correctional Center (#2); and, Sussex County School Board (#3). The County of Sussex ranked seventh of the top ten employers.

#### **E. Commercial and Retail Enterprises**

Sussex County has a limited economic base consisting primarily of service type businesses geared to the needs of the County's permanent population and travelers using U.S. 460 and I-95/U.S. 301. Businesses in the County appear to be diverse, successful, and generally well maintained. Like most rural counties, Sussex County is the home to some small, home-based businesses.

As of December 31, 2003 (as reported by the VEC), 54 establishments conducted retail trade in Sussex County, employing 500 people. Of this total, eight establishments conducted wholesale trade activities, employing 51 people. Retail trade establishments totaled 46 and employed 449 people. Twelve (12) gasoline stations employed 113 people, while four (4) food and beverage stores employed 99 people, and seven (7) building materials and garden supply stores employed 73 people. In the services category, VEC reports that as of December 31, 2003, eleven food service-drinking places employed 347 people or about 10% of the County's employed people.

## **F. Industrial Development**

Industrial development is directly related to the ability to meet the needs of a prospective industry. A few of the major needs of an industry would be accessibility to the major thoroughfares, access to rail, and the availability to provide public water and sewer. The locating of possible industries can be on a case-by-case basis, taking into account the individual needs of the industry and the effects they may have on the surrounding uses.

As of December 31, 2003, the VEC reported 135 people were employed in manufacturing at nine (9) establishments. Nevamar Company LLC (wood products), located in Waverly, was reported as the largest manufacturing employer in the County. However, since the VEC prepared the report, Nevamar, located in Waverly for over 40 years, closed and displaced 120 workers. In addition to the Nevamar Company closing, the County's employment base has been further eroded in recent years by the closing of a variety of industrial and retail commercial businesses. Spurlock Industries was purchased and operations closed for a loss of 60 jobs. Georgia Pacific closed its Wakefield operation for a loss of 55 jobs. Meherrin Agricultural closed its facility for a loss of 49 jobs. James River Bank was sold for a loss of 10 local jobs and Murphy Brown LLC, (Carroll's Foods) laid off approximately 50 people because of the decline of the pork market. Evans Lumber Company also closed, displacing approximately 50 people. Also, two (2) popular commercial establishments (Burger King and Dairy Queen) in Waverly have closed.

The County's limited industrial development is found in and around towns and at sites along secondary roads, most notably State Route 602 (St. John Church Road). The County is pursuing Enterprise Zone status for an area along U.S. 460, northwest of Waverly, and may construct an industrial park at the former site of the Waverly Airport. Sussex County is also one of the counties identified by the State as a locality wherein a "mega" industrial site (1,000 acres or more) can still be assembled and marketed to prospective developers.

Industrial development and recruitment assistance is provided to Sussex County (and other member localities) by Virginia's Gateway Region (a.k.a. ABIDCO), a private non-profit corporation, serving the eight jurisdictions on the southern half of the Richmond-Petersburg Metropolitan area. Virginia's Gateway Region includes the cities of Colonial Heights, Hopewell, and Petersburg, and the counties of Chesterfield, Dinwiddie, Prince George, Surry, and Sussex. Since 1990, more than 170 project announcements have been



made for the region – welcoming over 80 new corporate citizens – creating over \$1.9 billion in capital investment and over 12,000 jobs.

Located in Carson (Dinwiddie County), Virginia, the Rowanty Technical Center, a component of the Dinwiddie, Prince George, and Sussex County School Divisions, provides a large segment of the technical education programs that are available to high school students of the three counties. There is no tuition charge for secondary students who are enrolled in Dinwiddie, Prince George, or Sussex County Public Schools.

Sussex County continues its efforts to support the placement of commercial and industrial development in areas where such activities already occur or can be reasonably accommodated by public facilities and the County's natural systems (primarily U.S. 460 and I-95/U.S. 301) and to encourage local support and patronage of County businesses.

### **G. Travel and Tourism**

Sussex County's proximity to the historic and recreational sites of Williamsburg, Hampton Roads, Richmond, and the Chesapeake Bay brings thousands of visitors through the County each year. Some travelers stop in the County to hunt, fish, and visit sites such as the Carpenter Museum in Waverly, or use the facilities of the Southeast 4-H Center. At present, however, many of these travelers must go elsewhere to find lodging. The County's inventory of lodging places is essentially just beginning with new construction near Stony Creek.

The Virginia Tourism Corporation reports that, in general, the two most important categories when gauging the economic impact of the tourism industry in a community are hotel/motel sales and restaurant sales. In the years to come, the County will benefit from hotel and motel tax revenues.

The Virginia Department of Taxation releases reports on taxable sales based on actual sales amounts by business categories. While Sussex County's lodging industry is emerging (and no taxable sales are reported by the State), the restaurant sales figures speak to the taxable sales made to people patronizing the County's eating establishments. EXHIBIT IV-M charts the taxable sales for restaurants in Sussex County 2000, 2001, 2002, 2003, and the first quarter of 2004.

**EXHIBIT IV-M**  
**SUSSEX COUNTY, VIRGINIA**  
**TAXABLE SALES – RESTAURANT INDUSTRY**  
**2000, 2001, 2002, 2003, AND 1<sup>ST</sup> QUARTER 2004**

YEAR	NUMBER OF ESTABLISHMENTS	TAXABLE SALES
2000	21	\$10,169,041
2001	22	\$10,227,853
2002	23	\$10,584,076
2003	21	\$10,226,692
2004 (1 <sup>ST</sup> QTR)	17	\$ 1,947,795

SOURCE: Virginia Department of Taxation, 2004.

### H. Income

According to the U.S. Census Bureau, the per capita personal income in Sussex County in 2000 was \$19,025.00 and in 2001 the figure had grown to \$20,416.00. As of 2002, the per capita personal income was \$21,199.00.

Periodically, the Bureau of Economic Analysis, an agency of the U.S. Department of Commerce, releases “BEARFACTS”, (relatively) recent summaries of economic and income data for states, counties, and cities. BEARFACTS compare a locality’s (or localities’) ranking over a selected period of time with respect to various categories based on personal income. Estimates are not adjusted for inflation.

In 2002, Sussex County had a per capita personal income (PCPI) of \$21,199. This PCPI ranked 83<sup>rd</sup> in the State and was 65 percent of the State average, \$32,793, and 69 percent of the national average, \$30,906. The 2002 PCPI reflected an increase of 3.8 percent from 2001. The 2001-2002 State change was 1.4 percent and the national change was 1.2 percent. In 1992 the PCPI of Sussex County was \$16,274 and ranked 59<sup>th</sup> in the State. The 1992-2002 average annual growth rate of PCPI was 2.7 percent. The average annual growth rate for the State was 4.2 percent and for the nation was 4.0 percent.

In 2002, Sussex County had a total personal income (TPI) of \$256,651,000. This TPI ranked 93<sup>rd</sup> in the State and accounted for 0.1 percent of the State total. In 1992 the TPI of Sussex County was \$167,227,000 and ranked 89<sup>th</sup> in the State. The 2002 TPI reflected an increase of 2.1 percent from 2001. The 2001-2002 State change was 2.8 percent and the national change was 2.3 percent. The 1992-2002 average annual growth rate of TPI was 4.4 percent. The average annual growth rate for the State was 5.5 percent and for the nation was 5.2 percent.

Total personal income includes net earnings by place of residence; dividends, interest, and rent; and personal current transfer receipts received by the residents of Sussex County. In 2002 net earnings accounted for 61.9 percent of TPI (compared with 60.2 in

1992); dividends, interest, and rent were 14.7 percent (compared with 17.0 in 1992); and personal current transfer receipts were 23.4 percent (compared with 22.8 in 1992). From 2001 to 2002 net earnings increased 1.8 percent; dividends, interest, and rent increased 0.7 percent; and personal current transfer receipts increased 3.8 percent. From 1992 to 2002 net earnings increased on average 4.7 percent each year; dividends, interest, and rent increased on average 2.9 percent; and personal current transfer receipts increased on average 4.6 percent.

Earnings of people employed in Sussex County increased from \$129,530,000 in 2001 to \$129,852,000 in 2002, an increase of 0.2 percent. The 2001-2002 State change was 2.1 percent and the national change was 1.5 percent. The average annual growth rate from the 1992 estimate of \$80,353,000 to the 2002 estimate was 4.9 percent. The average annual growth rate for the State was 5.8 percent and for the nation was 5.3 percent.

### **I. Population Living Below the Poverty Level**

Census 2000 reported that, (based on 1999 data), 1,597 people, or 16.1%, of Sussex County residents lived below the poverty level. This was based on a population of 9,931 people which did not include people in institutions (and military group quarters, and college dormitories, neither of which are located in Sussex County). Of the 1,597 people living under the poverty level, 685 (42.9%) were male and 912 (57.1%) were female. Three hundred, two (302) people (19.2%) of the 1,597 people included in the subject population were 65 years old and over. Six hundred, four (604) people (37.8%) of the subject population were under 18 years of age.

### **J. Conclusions and Observations**

Commercial and industrial development is necessary to offset the rising costs of County services that, in turn, lead to higher taxes. Residential development normally leads to increased education, solid waste disposal, transportation (roads), and public safety costs.

The County needs to diversify its economic base so as not to be so dependent on only services and government employment, thus enabling the local economy to endure severe downturns in one particular economic sector. Local jobs with competitive wages for existing County residents are needed so that young people entering the work force will not have to leave the County to seek employment. The County is actively pursuing new business and industry. The County should continue to seek Enterprise Zone status. The County should develop cooperative working relationships with adjacent jurisdictions to provide public utilities and services in support of new housing, industry, and business.

The presence of an available, well trained workforce is an important factor to industries (and commercial establishments) who are considering developing or expanding facilities in a locality. Skilled workers contribute to the community as a whole. The County school system and the higher education institutions in the region are the main assets available to Sussex County to better position itself in this regard. State sponsored

training programs and State and regional agencies also assist in workforce training and development.

The County remains aware of the importance of a skilled workforce (both to attract industries and thus jobs and for the contributions skilled workers make to the community as a whole) and should continue to support efforts to develop workers' skills and train people to meet the needs of job-creating businesses. Sussex County may also pursue Community Development Block Grant (CDBG) funding from the State to develop its own work force development center in the future.

New opportunities to support and encourage additional agricultural diversification should also be explored by the County. Agricultural lands should share equitably in the tax burdens of the County. However, tax pressures cannot be so great as to cause lands to default to less desirable uses. Future land use planning should include forests in the broad definition of agriculture and recognize lands best suited for forestry development. The forests produce timber products, provide recreational opportunities, provide food and shelter for wildlife, and protect the area's water resources.

## **Chapter V: Housing**

### **A. Introduction**

Standard housing units provide, among other things, shelter, one of man's basic needs. Housing becomes a problem when man is not able to secure that housing which satisfies this need. Many groups and individuals, for a host of reasons, are confronted with a myriad of housing and housing-related problems. The most prevalent and crucial problems, and those on which the most attention is centered, are related to too many substandard dwelling units and an inadequate supply of standard units to meet the demand and needs of the general population, at prices affordable by the general population. A number of reports have indicated a correlation between the occupancy of substandard dwelling units and the occurrence of other problems (immoral and anti-social behavior, physical and mental diseases, poverty, etc.). Substandard dwelling units, whether occupied or vacant, are a problem. Entire communities, those within which such units exist and those adjacent thereto, can be negatively impacted by the problems associated with the existence and occupancy of less than standard dwelling units. All levels of government should do all that is possible to insure that decent housing and suitable living environments are made accessible to all citizens.

The demand for housing relates to the inability of many families to afford to rent or purchase standard dwellings. It is known that many people who now own homes could not afford to purchase such houses if they were purchasing them at today's prices. A general rule of thumb is that a family can afford to purchase a home valued at three times its annual income and that a family should not pay more than 30 percent of its income to rent a unit.

This housing analysis identifies recent housing trends in Sussex County and discusses some of the housing needs and problems experienced by some of the County's citizens. Most of the information and data in the following sections was taken from Demographic Profiles generated by the U.S. Census Bureau as a part of Census 2000.

### **B. Housing Inventory, Distribution, and Demand**

There were approximately 3,500 acres of land in Sussex County utilized for residential purposes in 2000. This represents a 16.7 percent increase over the 3,000 acres used for such purposes in 1990. The total number of housing units in Sussex County increased from 4,252 in 1990 to 4,653 in 2000. Also, the number of occupied housing units increased from 3,795 in 1990 to 4,126 in 2000. These increases, coupled with improvements to structures with deficiencies noted in 1990 point to a general improvement in the County's housing stock.

Single-family residences continue to be the dominant housing type in Virginia and in Sussex County. Single units (detached) accounted for 68.5% (3,186 units) of the County's 4,653 total units in 2000. Nearly all the development of lots for single family structures has occurred along State maintained roads and private drives. No traditional

subdivisions have been developed although one large (500 lot) development (Drumwright Mill) off State route 628 has received final plat approval. The Pine Street Village and Sussex Trace apartment complexes are notable multifamily development in the County. The number of mobile homes in the County increased from 1,000 in 1990 to 1,116 in 2000. EXHIBIT V-A provides an inventory of housing units in the County in 1990 and 2000 by number of units in the structure.

**EXHIBIT V-A  
SUSSEX COUNTY, VIRGINIA  
UNITS IN STRUCTURE 1990 AND 2000 TOTAL HOUSING UNITS**

UNITS IN STRUCTURE	1990		2000	
	NUMBER	PERCENT	NUMBER	PERCENT
1 Unit, Detached	2,998	70.5%	3,186	68.5%
1 Unit, Attached	25	0.6%	35	0.8%
2 to 4 Units	77	1.8%	128	2.8%
5 to 9 Units	89	2.1%	100	2.1%
10 or More Units	63	1.5%	88	1.9%
Mobile Homes	1,000	23.5%	1,116	24%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>TOTAL</b>	<b>4,252</b>	<b>100%</b>	<b>4,653</b>	<b>100%</b>

SOURCE: U.S. Census Bureau, Census 1990 and 2000.

EXHIBIT V-B compares total housing units in 1990 and 2000 by the number of rooms.

**EXHIBIT V-B  
SUSSEX COUNTY, VIRGINIA  
ROOMS PER HOUSING UNIT 1990 AND 2000**

NUMBER OF ROOMS	1990		2000		
	HOUSING UNITS	PERCENT	NUMBER OF ROOMS	HOUSING UNITS	PERCENT
1 Room	12	0.3%	1 Room	49	1.1%
2 Rooms	51	1.2%	2 Rooms	26	0.6%
3 Rooms	187	4.4%	3 Rooms	207	4.4%
4 Rooms	907	21.3%	4 Rooms	778	16.7%
5 Rooms	1,105	26.0%	5 Rooms	1,227	26.4%
6 Rooms	939	22.1%	6 Rooms	1,006	21.6%
7 Rooms	541	12.7%	7 Rooms	678	14.6%
8 Rooms	257	6.0%	8 Rooms	404	8.7%
9 or more Rooms	253	6.0%	9 or more rooms	278	6.0%
<b>TOTAL</b>	<b>4,252</b>	<b>100%</b>	<b>TOTAL</b>	<b>4,653</b>	<b>100%</b>

SOURCE: U.S. Census Bureau, Census 1990 and 2000.

### C. Building Permits Activity

Since 2000, Sussex County has seen a slow but steady level of building activity. As EXHIBIT V-C indicates, manufactured and mobile homes (single wide and double wide) have accounted for 885 (66.5%) of the 1,330 permits issued for new construction and 71.7% of permits issued for residential use buildings since 1990.

#### EXHIBIT V-C SUSSEX COUNTY, VIRGINIA BUILDING PERMIT ACTIVITY, 1990-2003

YEAR	PUBLIC AND SEMI-PUBLIC	SINGLE FAMILY	MULTI-FAMILY	DOUBLE-WIDE MOBILE HOME	SINGLE FAMILY MOBILE HOME	COMMERCIAL	INDUSTRIAL	TOTAL
1990	4*	28*	2*	16*	42*	7*	1*	100
1991	2	37	10	0	57	4	0	110
1992	4	30	0	12	33	7	1	87
1993	5	17	0	13	50	10	5	100
1994	6	27	1	14	34	4	0	86
1995	7	34	0	34	42	14	0	131
1996	0	21	0	21	39	3	2	86
1997	0	31	0	28	50	0	0	109
1998	0	32	0	41	41	1	0	115
1999	0	16	0	48	49	0	0	113
2000	0	16	0	53	26	0	0	95
2001	0	21	0	24	39	0	0	84
2002	1	14	0	22	9	5	0	51
2003	0	13	0	32	16	2	0	63
TOTAL	29	337	13	358	527	57	9	1,330

SOURCE: Sussex County Administrator's Office.

\* Data not available – estimates only.

### D. Housing Occupancy and Crowding Conditions

Of the 3,795 housing units occupied by the total population of Sussex County in 1990, 2,630 (69.3%) were owner-occupied. In 2000, of the 4,126 occupied housing units, 2,869 (69.5%) were owner-occupied.

Proportion-wise, the quality of the housing stock is improving, although there are still many families living in houses that might not be suited to their needs. In 1990, of the 3,795 occupied housing units, 158 (4.2%) were considered overcrowded (over 1 person per room). The situation is improving. In 2000, of the 4,126 occupied housing units, 134 (3.2%) were considered overcrowded.

In 2000, only 527 units (11.3%) of the County's 4,653 total housing units were classified vacant. Of the total, 85 (16.1%) were for seasonal, recreational, or occasional use. In 1990 there were 457 (10.7%) vacant housing units. Of this total 51 (11.2%) were for seasonal, recreational, or occasional use.

In 2000, 2,869 (69.5%) of Sussex County's 4,126 occupied structures were inhabited by the owner(s) of the structure. Renters occupied 1,257 (30.5%) of the occupied structures. These percentages are essentially the same as reported in 1990.

Census 2000 reports there were an average of 2.41 people per household in Sussex County, less than the State average of 2.54 people per household.

### **E. Housing Conditions and Features and Plumbing Conditions**

Many factors enter into one's housing experience or the conditions encountered in the housing unit. Among these are the availability of plumbing, appliances, communications, means of mobility, and spatial comfort and shelter. There are a number of variables which can indicate that a dwelling unit is substandard. It is common practice to use "lacking complete plumbing facilities" to approximate the number of substandard units. The potential fallacy of this method relates to the fact that a unit may have all plumbing facilities but still be substandard. The problem with this method would appear to be potentially more acute in a rural area such as Sussex County, in which such a large percentage of the houses are not served by public water and sewer facilities.

Of the 4,252 housing units recorded in 1990, 346 (8.19%) lacked complete plumbing facilities. In 1990, five of these were improved. Sussex County has been working to continue to rectify this situation. By 2000, the overall situation is much improved. Of the County's 4,653 total housing units in 2000, 188 (4.0%) lacked complete plumbing facilities while 147 (3.2%) lacked complete kitchen facilities.

Most of Sussex County's 4,126 occupied housing units in 2000 relied on electricity for heating fuel (climate control) as shown in EXHIBIT V-D. In 2000, of Sussex County's occupied housing units, 370 (9.0%) did not have telephone service and 561 (13.6%) did not have a vehicle available.

### **F. Age of Housing**

The age of Sussex County's housing stock improved dramatically during the decade between 1980 and 1990, as measured by the percentage of the stock more than 40 years old. In Sussex County in 1990, there were 4,252 housing units. The proportion of houses more than 30 years old (built before 1960) was less than 25 percent. The 2000 housing stock (4,653) more than 30 years old (built before 1970) was about 50 percent. Thirty percent of the total housing units (4,653) recorded in 2000 in Sussex County have been built since 1980. EXHIBIT V-E displays the eras housing units were built



**EXHIBIT V-D  
SUSSEX COUNTY, VIRGINIA  
HOUSE HEATING FUEL – OCCUPIED HOUSING UNITS 2000**

HOUSE HEATING FUEL	NUMBER	PERCENT
Utility gas	26	0.6%
Bottled, tank, or LP gas	921	22.3%
Electricity	1,734	42.0%
Fuel oil, kerosene, etc.	1,165	28.2%
Coal or coke	---	---
Wood	261	6.3%
Solar energy	---	---
Other fuel	16	0.4%
No fuel used	3	0.1%
<b>TOTAL</b>	<b>4,126</b>	<b>100%</b>

--- Represents zero or rounds to zero.

SOURCE: U.S. Census Bureau, Census 2000.

**EXHIBIT V-E  
SUSSEX COUNTY, VIRGINIA  
AGE OF HOUSING UNITS – TOTAL HOUSING UNITS 2000**

YEAR STRUCTURE BUILT	NUMBER	PERCENT
1999 to March 2000	57	1.2%
1995 to 1998	268	5.8%
1990 to 1994	354	7.6%
1980 to 1989	696	15.0%
1970 to 1979	942	20.2%
1960 to 1969	758	16.3%
1940 to 1959	891	19.1%
1939 or earlier	687	14.8%
<b>TOTAL</b>	<b>4,653</b>	<b>100%</b>

SOURCE: U.S. Census Bureau, Census 2000.

### G. Housing Values and Cost of Housing

In 2000, 965 units (51.9%) of the total recorded specified owner-occupied housing units (1,859) were valued between \$50,000 and \$99,999. The median value of the County's units was \$71,600. EXHIBIT V-F displays units in other value ranges.

**EXHIBIT V-F  
SUSSEX COUNTY, VIRGINIA  
HOUSING UNIT VALUES – SPECIFIED OWNER OCCUPIED UNITS 2000**

VALUE	NUMBER	PERCENT
Less than \$50,000	508	27.3%
\$50,000 to \$99,999	965	51.9%
\$100,000 to \$149,999	292	15.7%
\$150,000 to \$199,999	78	4.2%
\$200,000 to \$299,999	16	0.9%
\$300,000 to \$499,999	--	--
\$500,000 to \$999,999	--	--
\$1,000,000 or more	--	--
<b>TOTAL</b>	<b>1,859</b>	<b>100.0%</b>

SOURCE: U.S. Census Bureau, Census 2000. Data based on a sample.

In 2000, the median value of Sussex County's specified owner-occupied units was \$71,600. This was a substantial increase from 1990 when the value was reported as \$48,200. Inflation has a large impact on home purchase and home ownership costs. In many places, site values, labor costs, construction material costs, maintenance and repair costs, mortgage interest payments, property taxes, and property insurance costs have increased. Inflation does not, however, completely explain the increased values. More amenities were attached to the typical house in many places.

According to Census 2000, the median monthly owner costs for housing was \$744.00 for the unit subset of selected owner-occupied housing units with a mortgage. Another 898 units in the subset did not have a mortgage.

EXHIBIT V-G shows the mortgage ranges for selected owner occupied units in Sussex County.

EXHIBIT V-H breaks out the monthly owner costs of specified owner occupied housing units as a percentage of household income.

**EXHIBIT V-G  
SUSSEX COUNTY, VIRGINIA  
MORTGAGE STATUS AND SELECTED  
MONTHLY OWNER COSTS 2000**

MORTGAGE RANGE	HOUSING UNITS	PERCENTAGE OF TOTAL
With a mortgage	961	51.7%
Less than \$300	16	0.9%
\$300 to \$499	163	8.8%
\$500 to \$699	240	12.9%
\$700 to \$999	298	16.0%
\$1,000 to \$1,499	206	11.1%
\$1,500 to \$1,999	26	1.4%
\$2,000 or more	12	0.6%
Not Mortgaged	898	48.3%
TOTAL SPECIFIED OWNER OCCUPIED HOUSING UNITS	1,859	100%

SOURCE: U.S. Census Bureau, Census 2000. Data based on a sample.

**EXHIBIT V-H  
SUSSEX COUNTY, VIRGINIA  
MONTHLY OWNER COSTS – PERCENTAGE OF  
HOUSEHOLD INCOME 2000**

OWNER MONTHLY COSTS/ PERCENTAGE OF INCOME	HOUSING UNITS	PERCENTAGE OF TOTAL
Less than 15.0 percent	857	46.1%
15.0 to 19.9 percent	291	15.7%
20.0 to 24.9 percent	166	8.9%
25.0 to 29.9 percent	132	7.1%
30.0 to 34.9 percent	99	5.3%
35.0 percent or more	282	15.2%
Not Computed	32	1.7%
TOTAL	1,859	100%

SOURCE: U.S. Census Bureau, Census 2000. Data based on a sample.

Census 2000 profiles rent statistics for 1,130 specified renter-occupied units based on sample data. In 2000, the median monthly rent was reported to be \$434, as opposed to 1995, when the median monthly rent was \$293. EXHIBIT V-I breaks out gross rent payments for Sussex County's specified renter-occupied units.

**EXHIBIT V-I  
SUSSEX COUNTY, VIRGINIA  
GROSS RENT PAID IN SPECIFIED RENTER-  
OCCUPIED HOUSING UNITS 2000**

RANGES OF GROSS RENT	HOUSING UNITS	PERCENTAGE OF TOTAL
Less than \$200	73	6.5%
\$200 to \$299	111	9.8%
\$300 to \$499	381	33.7%
\$500 to \$749	290	25.7%
\$750 to \$999	55	4.9%
\$1,000 to \$1,499	6	0.5%
\$1,500 or more	--	--
No Cash Rent	214	18.9%
<b>TOTAL</b>	<b>1,130</b>	<b>100%</b>

SOURCE: U.S. Census Bureau, Census 2000. Data based on a sample.

#### **H. Mobile Home/Manufactured Home Development**

Many Sussex County residents continue to rely on mobile homes to fulfill their housing need. Indeed, the increased importance of mobile homes was felt throughout the nation as the costs of homeownership climbed. Mobile homes, when properly regulated by a local government, are a good source of standard housing.

In 2000, as in 1990, mobile homes accounted for approximately 24 percent of all of the houses throughout the County. In 1990, there were 1,000 mobile homes reported. Of the 4,653 total housing units in the County in 2000, 1,116 were mobile homes.

For the period 1990 through 2003, the number of new mobile homes in Sussex County has averaged 63 units (single-wide and double-wide) each year. For the same period, the County averaged 95 total building permits issued. Mobile homes accounted for over 66% of the average total building permits issued.

#### **I. Conclusions and Observations**

Sussex County has a diverse population base, thus the need for different housing types. The need for rental housing and for housing for a variety of income groups and the elderly should be considered by future development. The predominant form of housing available in Sussex County is the single family detached dwelling unit. An issue facing the County is the gap that exists between what is or can be built, and what many of the elderly, lower income residents and newly-formed families are able to afford. The cost of some single-family detached dwellings may be too high for people falling into these groups. The County may seek to encourage flexibility in housing types in areas suitable for concentration of the population base.

Residential development should be concentrated in and around developed areas. This is not to say that residences in the rural areas should be totally prohibited. They should be carefully planned so as not to cause dense development and future conflicts with farming. The practice of placing houses along County roads on closely spaced lots is one that may be desirable to many but can be very harmful through the loss of farmland, forests, and open spaces and also undesirable due to the visual impact it can have on the rural setting.

The building of new homes in the County has been on a slow steady pace over the past few years. The rehabilitation of existing homes should be encouraged, and this effort can be aided by rehab programs.

The dual goals of eliminating substandard housing and providing safe housing for all County residents can be achieved through the cooperation and individual actions of citizens and local organizations. Citizens and local organizations can advocate and assist in improving housing by supporting needed financial and technical implementation and self-help programs. The comprehensive plan should provide support for preserving existing residential areas and providing increased housing opportunities. Preservation requires maintenance of sound structures. Local civic groups can help by sponsoring fix-up/clean-up campaigns and by recruiting volunteers to assist the aged, infirm, and low-income citizens repair their houses.

Sussex County should continue its proactive stance of assisting with improving housing conditions by identifying areas in need and pursuing grants to make improvements. The County should develop an overall housing plan and continue to work with its towns and neighboring localities (such as Greensville County) to improve housing conditions.

At the time of this writing Sussex County has received a \$1.1 million Community Improvement Grant from the Department of Housing and Community Development for the Route 301-Sussex Gardens project area. The Route 301-Sussex Gardens project area is approximately one mile in length along Blue Star Highway (U.S. Route 301) from just south of the corporate limits of the Town of Jarratt to Ridge Road (State Route 397). The project area also consists of Mangum and Moore's Lanes which are both located on the east side of Blue Star Highway. The project area is located south of the intersection of Jarratt Avenue (State Route 631) and Blue Star Highway (U.S. Route 301) which is a developing commercial area in Jarratt consisting of gasoline stations, fast food restaurants, retail establishments, and an automobile dealership.

The Route 301-Sussex Gardens project area will be improved through the rehabilitation of 6 owner-occupied and 14 investor-owned properties, the substantial reconstruction of 6 owner-occupied homes, the installation of 5,500 linear feet of sanitary sewer and renovation of an existing sewer pump station to serve 27 occupied dwellings lacking sewer service, the construction of sidewalks, installation of street lights to serve Mangum and Moore's Lanes, and the demolition of 3 vacant and dilapidated buildings.

Preservation can also be embraced by the Building Code Enforcement Program. Effective Building Code administration ensures that new construction is of good quality.

The Building Code can also be applied to existing buildings, with the objectives of identifying and correcting existing deficiencies at an early time and removing dilapidated structures.

Quality community services must be maintained in the older residential areas. Land use must be protected so that these areas remain attractive for living, and incompatible land uses should not be permitted.

Deficiencies in housing will also have to be met through new construction, which can provide safe and sanitary housing for all County residents at a price compatible with the resident's income.

Land use decisions which encourage a variety of housing types and costs are needed. Developers and builders should be afforded the opportunity to expand the County's housing inventory. The County can assist in this by being receptive to and working with the developers. Affordable housing has been identified as housing that costs no more than one-third (1/3) of the monthly household income. There is a need for mid-range valued housing and move-up housing options.

The mobile/manufactured home cannot be ignored as a low-cost affordable housing option. The County should continue to carefully regulate the placement and construction of these homes to ensure quality and compatibility with more traditional housing units. Manufactured homes are allowed by law in agriculturally zoned areas.

## **Chapter VI: Community Facilities**

### **A. Introduction**

Community facilities are the improvements made to an area which serves the general public. They include not only those facilities owned by the public, but also those owned and operated by private enterprise for the benefit of the community. The following discussion reports on existing community facilities in Sussex County. (At the end of this chapter, EXHIBIT VI-F provides a general overview of the relative location of selected community facilities.)

### **B. Water Supply and Wastewater Treatment Systems**

With the completion of the Black Swamp Wastewater Treatment Plant (in 1997) and the County's development of a groundwater system to serve the Department of Corrections facilities and other potential customers in Eastern Sussex County, the County found itself in a position to provide for anticipated development and current demands. At that time, the towns of Jarratt, Stony Creek, Wakefield, and Waverly owned and operated their own water and/or wastewater systems.

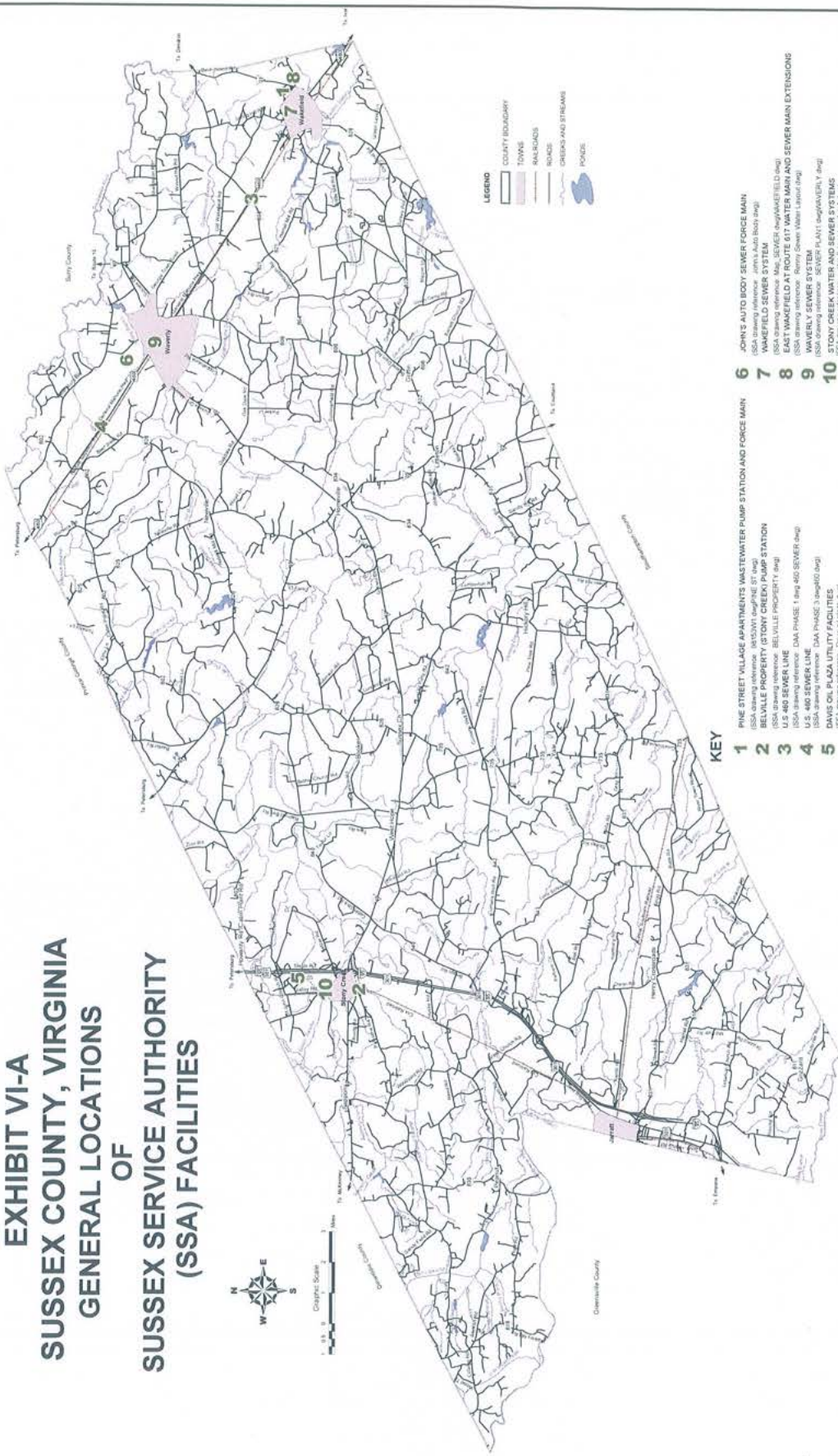
Today, most of the systems originally developed by the County belong to the Sussex Service Authority (SSA). The County still owns Courthouse water system. Other agencies providing water and/or sewer services to County residents include the Greensville (County) Water and Sewer Authority (GWSA) which serves the Town of Jarratt with water and sewer. Wakefield still owns, maintains, and operates its water system but receives wastewater service from SSA. Waverly owns and maintains its water system which is operated by SSA. Waverly receives wastewater service from SSA. SSA provides both water and wastewater services to Stony Creek.

The current water system in Sussex County consists of a single well at the Courthouse facilities, with an elevated storage tank and two wells at the Department of Corrections new facility site, with an elevated one million gallon storage tank. There is also a source of water in the form of a well for Sussex's new wastewater treatment facility on Route 626 that has substantial additional capacity that could be used to serve portions of Route 460, as necessary.

Sewer lines from the Black Swamp Regional Wastewater Treatment Plant were extended along Newville Road (Route 625) to Cabin Point Road (Route 602). Also, sewer lines have been extended along Cabin Point Road (Route 602) to General Mahone Highway (U.S. Route 460).

EXHIBIT VI-A show the general locations of SSA facilities.

# EXHIBIT VI-A SUSSEX COUNTY, VIRGINIA GENERAL LOCATIONS OF SUSSEX SERVICE AUTHORITY (SSA) FACILITIES



- LEGEND**
- COUNTY BOUNDARY
  - TOWNS
  - RAILROADS
  - ROADS
  - CREENS AND STREAMS
  - PODES

- KEY**
- 1** PINE STREET VILLAGE APARTMENTS WASTEWATER PUMP STATION AND FORCE MAIN  
(SSA drawing reference: RESCOTT ENGINEERING, INC. 01/01/00)
  - 2** PINE STREET VILLAGE APARTMENTS WASTEWATER PUMP STATION  
(SSA drawing reference: BELVILLE PROPERTY, INC. 01/01/00)
  - 3** U.S. 460 SEWER LINE  
(SSA drawing reference: DAA PHASE 1 and 460 SEWER SHIP 01/01/00)
  - 4** U.S. 460 SEWER LINE  
(SSA drawing reference: DAA PHASE 2 and 460 SEWER SHIP 01/01/00)
  - 5** DAVIS OIL PLASMA UTILITY FACILITIES  
(SSA drawing reference: DAVIS OIL PLASMA SHIP 01/01/00)
  - 6** JOHN'S AUTO BODY SEWER FORCE MAIN  
(SSA drawing reference: JOHN'S AUTO BODY SHIP 01/01/00)
  - 7** WAKEFIELD SEWER SYSTEM  
(SSA drawing reference: WAKEFIELD SEWER SHIP 01/01/00)
  - 8** EAST WAKEFIELD AT ROUTE 617 WATER MAIN AND SEWER MAIN EXTENSIONS  
(SSA drawing reference: BERRY SEWER MAIN LAYOUT SHIP 01/01/00)
  - 9** WAVERLY SEWER SYSTEM  
(SSA drawing reference: SEWER PLANT DEGRADATION SHIP 01/01/00)
  - 10** WAKEFIELD SEWER SYSTEM  
(SSA drawing reference: WAKEFIELD SEWER SHIP 01/01/00)



EXHIBIT VI-B describes the water and wastewater (sewer) systems in place serving the villages and towns in Sussex County. The villages and towns are included within the County's planning areas. Planning areas were identified by the County for the comprehensive plan update to allow for more in depth analysis. The planning areas are areas wherein the County envisions growth will occur and thus should be the focal points for public investment for utilities and services including water and sewer systems.

**EXHIBIT VI-B  
SUSSEX COUNTY, VIRGINIA  
EXISTING WATER AND SEWER SYSTEMS**

**WATER SYSTEMS**

PLANNING AREA	OWNERSHIP	OPERATION AND MAINTENANCE
Courthouse	Sussex County	SSA*
Jarratt	GWSA**	GWSA
Wakefield	Wakefield	Wakefield
Waverly	Waverly	SSA***
Stony Creek	SSA	SSA

**SEWER SYSTEMS**

PLANNING AREA	OWNERSHIP	OPERATION AND MAINTENANCE
Courthouse	SSA	SSA
Jarratt	GWSA	GWSA
Wakefield	SSA	SSA
Waverly	SSA	SSA
Stony Creek	SSA	SSA

NOTE: \*SSA – Sussex Service Authority; \*\*Greensville (County) Water and Sewer Authority (GWSA); \*\*\* Waverly maintains this system.

SOURCE: Sussex Service Authority, 2004.

The SSA is in the process of preparing a five-year master plan for its facilities and service area. EXHIBIT VI-C summarizes some of the on-going or planned projects related to water and sewer systems in Sussex County. At the time of this writing, the Greensville (County) Water and Sewer Authority (GWSA), headquartered in Emporia, Virginia is considering two projects for its facilities in Sussex County. The GWSA will extend water and sewer an additional half mile at the State Route 609/I-95 (Chapel Hill) interchange. Also, the GWSA is considering additional sewer service at interchange number 20 (U.S. 301/I-95) in the area of Sussex Gardens.

The SSA is very interested in the development a source water assessment and protection plan. Such plans serve to help ensure and maintain a safe, high quality drinking water supply by reducing chemical and microbiological contamination from source waters and avoiding costly treatment and monitoring requirements. Several localities in Virginia have developed and implemented such plans. The Virginia Rural Water Association provides information and technical assistance to local governments interested in developing such plans.

**EXHIBIT VI-C**  
**SUSSEX COUNTY, VIRGINIA**  
**WATER AND SEWER PROJECTS (on-going and planned):**

**COURTHOUSE** area: Within 10 years, SSA would like to extend sewer service from treatment plant near the Sussex County offices north along SR 626 to SR 637

**STONY CREEK** area: Within 10 years, SSA envisions three projects. These include:

1. U.S. 40 (Sappony area) water and sewer. At the time of this writing, this project is in the planning stages and a preliminary engineering report is being developed. The project will extend service from the end of existing service to house number 9002 along VA 40 and along SR 681 (Flowers Road) to house number 12141.
2. South (along) I-95 water and sewer. This project is in long range plans. Service will be extended to the area of the VDOT residency.
3. North (along) U.S. 301 water and sewer. This project is in long range plans. Also known as the Pegram Project, within 10 years, SSA envisions extension of service (water/sewer) service along U.S. 301 north to structure number 9442.

**WAKEFIELD** area: The SSA envisions four projects in its long range plans. These include:

1. Sewer service along Route 31
2. Sewer service from Rocky Hock to Cedar Lane
3. Service in Baptist Street area (with engineering done in-house).
4. Faison Road project...from Wakefield Town Limits to structure number 36268.

**WAVERLY** area: The SSA envisions two projects in its long range plans. These include:

1. Extend sewer service along Cabin Point Road SR 602
2. Extend water service (sewer already at site) from 602/460 to Sussex-Waverly Industrial Park site at old Waverly airport which is about 1.2 miles from Waverly. Water service has already been extended from DOC facility to 460.

**WAKEFIELD & WAVERLY** area: The SSA envisions general repair and maintenance work for both systems including:

1. SSA will repair sewer system infrastructure deficiencies as needed/identified
2. SSA will address inflow and infiltration (I & I) problems within its systems in the towns of Wakefield and Waverly. A report documenting needs is being prepared at the time of this writing. (September 2004).

SOURCE: Sussex Service Authority, 2004.

### **C. Electric Utilities**

Electric power in Sussex County is provided by the Dominion Virginia Power Company (Dominion), four cooperatives, and the Town of Wakefield which has its own electrical system. Dominion is the largest power supplier in the State and serves approximately 50 percent of Sussex County.

Most of the northern part of the County is supplied by the Prince George Electric Cooperative of Waverly. Prince George Electric Cooperative serves 1,169 customers in Sussex County. Small sections of the eastern, southern, and western portions of the County are served by the Community Electric Cooperative of Windsor, Mecklenburg Electric Cooperative of Chase City, and Southside Electric Cooperative of Crewe, respectively. Community Electric Cooperative serves 60 customers in Sussex County, while Mecklenburg Electric Cooperative serves 166 customers and Southside Electric Cooperative serves 101 customers. All of the cooperatives and the Town of Wakefield purchase their power from Dominion. In addition, Dominion serves 3,460 customers in Sussex County.

### **D. Solid Waste**

Solid waste is collected at the County's refuse container sites, at its convenience centers, and by its towns and transported to a landfill operated by Atlantic Waste Disposal, Inc. The facility is located approximately 5.5 miles west of Waverly on Route 602 West. This regional landfill has a future life expectancy of 40+ years. Methane gas is collected (produced) at the landfill and provided to a Honeywell plant in Hopewell.

### **E. Natural Gas**

Columbia Gas Transmission maintains two 12-inch gas transmission lines three mile northeast of the Town of Waverly. A spur line belonging to Commonwealth Gas of Virginia serves industrial operations in Waverly. Commonwealth Gas of Virginia maintains approximately five (5) miles of 6-inch gas transmission line north of the intersection of State Route 602 and State Route 613, running southwest to the new Virginia Department of Corrections facility site off State Route 625.

### **F. Communications**

Sussex County is provided news and advertising by a number of newspaper (of local and statewide distribution), television, and radio stations. There is only one local weekly newspaper, the Sussex-Surry Dispatch located in Wakefield. The County is provided telephone service by Verizon in the Wakefield, Jarratt, and Stony Creek areas and by Nextiraone in the other parts of the County. MCI also provides long distance service. Verizon has all the land lines serving Sussex County.

## **G. Law Enforcement**

Police protection is provided by the Sussex County Sheriff's Department and Virginia State Police Officers assigned to the County. The Sussex County Sheriff's Department consists of the sheriff, fifteen (15) deputies, eleven (11) correctional officers, ten (10) dispatchers/correctional officers, two (2) cooks, three (3) secretaries, and two (2) part-time employees. The Sheriff's Department vehicle fleet consists of twenty-four vehicles and 2 trailers. Wakefield and Stony Creek rely on the Sussex County Sheriff's Department while Waverly has its own police force. Jarratt is served by the Sheriff's Departments of Sussex and Greensville Counties because of its location. The average inmate population at the Sussex County Jail is 50. However, the facility's rated capacity is 28.

The Virginia Department of Corrections (DOC) operates the Sussex I and Sussex II State prisons in Sussex County. Both facilities are located on State Route 625 (Musselwhite Drive).

DOC facilities are grouped under two main headings: major institutions and correctional units. Major institutions are large facilities that generally house medium to maximum security inmates. These institutions provide medium security dormitory-style living areas for non-disruptive inmates, celled close security living areas for non-disruptive inmates with long sentences, and celled maximum custody living areas for inmates with severe behavior problems, extremely long sentences or predatory type behavior. Correctional units are small facilities that house minimum and medium security inmates in dormitory-style living areas. Inmates must demonstrate non-disruptive behavior. These units do not house inmates convicted on homicide, kidnapping/abduction, violent sex offenses or those determined to be escape risks.

The DOC has established institutional assignment criteria as a general guideline for use by DOC staff in their efforts to make recommendations and final decisions when determining the most appropriate institutional assignments. Other issues such as treatment needs are also considered. The criteria determine whether inmates are assigned to Level 1-low, Level 1-high, Level 2, Level 3, Level 4, Level 5, or Level 6 facilities. Sussex I is a Level 5 facility, housing Virginia's death row population. The average daily inmate population at Sussex I was 1,143 in 1999. The facility opened May 20, 1998. Sussex II is a Level 4 facility. The average daily inmate population at Sussex II was 1,267 in 1999, the same year the facility opened.

## **H. Fire Protection**

Fire protection is provided to County residents by five volunteer fire departments located in Jarratt (Jarratt Volunteer Fire/Rescue Department), Wakefield (Wakefield Volunteer Fire Department), Stony Creek (Stony Creek Volunteer Fire Department), Sussex Courthouse (Sussex Courthouse Volunteer Fire Department), and Waverly (Waverly Volunteer Fire Department). All of these departments are staffed by volunteers. Combined, the five departments have a total of 120 members and use a fleet of 24

vehicles including a variety of pumpers, tankers, mini-pumpers, ladder truck, utility units, and brush units. Old Hickory Volunteer Fire department of Dinwiddie County serves a portion of Sussex County. (Note: Due to security reasons, all information is submitted in general terms. If needed, additional information concerning fire departments serving Sussex County should be requested through the Sussex County Public Safety Office.)

### **I. Rescue and Ambulance Services**

Ambulance, emergency, and rescue services are provided by the Waverly Rescue Squad and the Stony Creek Volunteer Rescue Squad. The Jarratt Volunteer Fire/Rescue Department also runs rescue calls. Together, Waverly Rescue Squad and Stony Creek Volunteer Rescue Squad have 30 members and use seven (7) ambulance/crash units. (Note: Due to security reasons, all information is submitted in general terms. If needed, additional information concerning rescue squads serving Sussex County should be requested through the Sussex County Public Safety Office.)

### **J. Hospital and Health Care Services**

The Sussex County Health Department is located at the Courthouse complex in the Newsome Human Services Building and provides typical medical treatment and health programs. There are several general practitioners and dentists practicing in the County. Regularly scheduled clinics are held to provide family planning, immunizations, obstetrics and well baby care, x-rays, child health services, and tuberculosis control. Pharmacies may be found in Jarratt, Stony Creek, Wakefield, and Waverly.

Sussex County residents utilize medical services available at several area hospitals. Southside Regional Medical Center, a 468-bed acute care facility located in Petersburg (27 miles) offers extensive medical services that include 24-hour emergency care, intensive and coronary care, diagnostic services, and a school of nursing. In Suffolk (55 miles), the 243-bed Louise Obici Memorial Hospital provides a full range of services that include emergency care, surgery and outpatient care. Greenville Memorial Hospital in Emporia (28 miles) has 127 beds and offers emergency care and numerous in and outpatient services. The Southampton Memorial Hospital in Franklin (33 miles) also serves Sussex County residents.

Waverly Health Care Center provides intermediate and long-term care for 120 patients. Stony Creek Community Health Center provides health care with two physicians and a total staff of eight. There are three physicians and three dentists who maintain practices in Sussex County.

### **K. Parks and Recreation**

There are no County owned and maintained parks or recreation areas. The only available public playgrounds and athletic fields are those offered by the County school system and the Wakefield Municipal Recreation Facility. The only other recreation facilities in the County are those offered by the private sector. A senior citizen center, owned by Sussex

County, is located in Jarratt, providing a meeting place and educational and recreational services for the aged.

At the time of this writing, the County is considering the construction of a recreation center at the site of the former Stony Creek Junior High School along U.S. 301 in Stony Creek. The County may realize similar opportunities if and when school buildings and other public facilities are taken out of service. In addition, it may seek to jointly utilize existing school facilities for County-sponsored recreational activities. The County may also need to consider hiring a parks and recreation coordinator.

Recreational facilities in the Town of Wakefield consist of the (Town-owned) Municipal Recreation Facility. The 11.44 acre facility is located along U.S. 460 outside of the corporate limits of Wakefield adjacent to the Wakefield Airport. The facility features a lighted ball field, a shelter, picnic tables, and concession stand. The facility is enclosed by six foot high security fencing.

Privately owned facilities such as the Ruritan Club, Veterans' Club, and Wakefield Foundation Center for the Arts are also available to County residents. The Southeast 4-H Educational Center on Airfield Lake has an indoor recreational complex and offers swimming, boating, and horseback riding facilities.

Regional facilities include Chippokes Plantation State Park, Hog Island Game Refuge, and public parks in the Richmond-Petersburg and Tidewater areas. Area attractions also include the historical sites and museums in Colonial Williamsburg; Busch Gardens – The Old Country, an 18<sup>th</sup> century theme park near Williamsburg; the Chrysler Museum in Norfolk, First Landing State Park in Virginia Beach; and numerous championship golf courses located throughout the region.

The Virginia Department of Game and Inland Fisheries maintain two public boat ramps in Sussex County. One is a concrete ramp at the Airfield Pond, which is the site of the Airfield 4-H Center. The facility is about 5 miles south of Wakefield along State Route 628. Another concrete ramp access point, providing access to the Nottoway River, is found at Peters Bridge on State Route 631.

The Nottoway River is a scenic river, with a minimum of development that provides good fishing for a variety of species. It begins in Nottoway County and forms the Chowan River in North Carolina at its confluence with the Blackwater River. It has a diverse fishery, ranging from bass (both large and smallmouth) and catfish to shad and herring. Pan fishes include bluegill, redbreast and red ear sunfish, Roanoke bass, yellow perch, and black crappie. The Nottoway produces some trophy fish, primarily red ear sunfish; this population appears to be expanding. Bowfin and gar are common in the lower section. In 2000 and 2001, the Nottoway River was rated seventh out of the top 25 waters for trophy fish in Virginia. From 1998 to 2002, 226 trophy sunfish have been reported.

The fields, swamps, and woodlands of the area offer numerous recreational opportunities for County residents. Rivers and ponds have been stocked with largemouth bass, crappie, and bream. Boating and swimming are also enjoyed on the waterways of the County. Deer hunting is a popular activity. Several hunt clubs have been established in the community to support this endeavor.

The Chub Sandhill Natural Area Preserve is located on the northeastern side of the Nottoway River where it is crossed by State Route 631. The Chub Sandhill Preserve encompassing 433 acres is owned by the Virginia Department of Conservation and Recreation.

Bordering the Nottoway River for more than two miles, the Chub Sandhill Preserve features low sandhills that support the remnants of a fire-maintained natural community. Five plant species that are extremely rare in Virginia inhabit the site, two of which have been found nowhere else in the state. The preserve's low-lying areas provide habitat for four animal species that are rare in Virginia. This preserve was acquired by DCR with funds from the Parks and Natural Areas Bond.

A small parking lot, trail and overlook provide visitors opportunities for low impact activities, such as bird watching, hiking, and nature photography. Off-road vehicles, bicycles, horseback riding and unrestrained pets would damage the preserve's resources and are not permitted.

#### **L. Cultural and Historical Resources**

The Virginia Department of Historic Resources (DHR) administers two programs designed to recognize our resources and to encourage their continued preservation: the National Register of Historic Places and the Virginia Landmarks Register.

The National Register of Historic Places, established in 1966 and managed by the National Park Service, is the official list of structures, sites, objects, and districts that embody the historical and cultural foundations of the nation. More than 60,000 historic resources of all kinds (including 700,000 contributing buildings in historic districts) are listed. The National Register of Historic Places already includes more than 2,000 properties in Virginia.

The Virginia Landmarks Register, also established in 1966 and managed by the Department of Historic Resources, is the State's official list of properties important to Virginia's history. The same criteria are used to evaluate resources for inclusion in each register. Periodically, the department publishes an updated edition of The Virginia Landmarks Register, a book that contains a photograph and description of each property on the register. EXHIBIT VI-D lists historic structures and sites to be found throughout the County. Sites of special importance to the nation and State are distinguished by an asterisk. The other sites are historical areas of noteworthy attention. Indicated dates represent acceptance into the National Register.

**EXHIBIT VI-D  
SUSSEX COUNTY, VIRGINIA  
HISTORIC SITES**

- **Cedar Level**, built in the late eighteenth century by James Graves, is a two-story frame house with clapboarding, gable roof, and one-and-one-half story rear wing. The foundation is of common bond with the chimneys of Flemish bond material. The house has a unique original interior paint detailing the large windows and sashes.
- **Chester (\*12/18/70)** is believed to have been built in 1773. It is architecturally significant for possessing one of the finest and most massive sets of coupled exterior stocks in Virginia. Chester further stands as a well-preserved example of a more prodigious south side colonial farmhouse.
- **The Elms**, built in 1869 by William N. Jarratt, IV, on land originally owned by Richard Jarratt in 1655. The one-story structure is of frame construction with a hipped roof and built over a brick basement, that has later been stuccoed. The original foundation was built in 1835 but was lost due to fire during the Civil War.
- **Fortsville (\*9/15/70)** was the home of John Y. Mason (1799-1858), Congressman. He named the house for his wife, Mary Ann Fort. The dwelling is a three-part frame composition with a pedimented, gable-end main façade. Fortsville is a country version of the Semple House in Williamsburg, VA. The home is not accessible to the public.
- **Hunting Quarter (\*4/7/95)**, the original home of the Harrisons of Berkeley, may be the oldest gambrel roof house in Virginia. Before the Civil War, portraits of Harrison family members hung on the walls, and President William H. Harrison's portrait hung over one of the mantels. The house was built in the late eighteenth century with a one-and-one-half story frame construction gambrel roof and dormers.
- **Sussex County Courthouse Historic District (\*7/24/73)**. Sussex County Courthouse was built in 1755-1756 at the approximate center of the County. A new courthouse (the present one), built by Dabney Cosby, the builder of the Goochland County Courthouse and a mason employed by Thomas Jefferson for the building of the University of Virginia, was completed near the site of the first in 1828. It is a member of a significant group of courthouses in Virginia directly inspired by the architecture of Thomas Jefferson. In Virginia, the courthouse, the seat of local government, has in many instances become the center of a town serving the County as a commercial center. At Sussex, the courthouse village retains its crossroads rural setting and nineteenth century character. The village with the courthouse as its focal point is composed largely of buildings essential to the function of County government.



**EXHIBIT VI-D**  
**SUSSEX COUNTY, VIRGINIA**  
**HISTORIC SITES (continued)**

- **Tavern at Sussex Courthouse.** This building was not originally a tavern but was the home of the owner of a tavern which stood adjacent to the house and which has long been demolished. The original owner of the house in 1802 was George Dillard. The structure was built soon after the ownership was acquired. The building is a two-story frame house with clapboarding and gable roof. Presently, it is used as a private residence and is the only building of its kind remaining in the County.
- **Little Town** was added to the National Register on 11/18/76 and the Virginia Landmarks Register on 9/21/76. The building is west of Littleton on State Route 622.
- **The Nottoway Archeological Site** is located in the vicinity of Stony Creek (address restricted) and is significant for prehistoric Native American artifacts. The site was added to the National Register on 11/3/88 and the Virginia Landmarks Register on 9/20/88.
- **The Miles B. Carpenter House (and Museum)**, located in Waverly, was added to the National Register on 11/13/89 and the Virginia Landmarks Register on 4/18/89. Both a NRHP site and a tourist attraction, the Miles B. Carpenter House and Museum complex consists of three (3) museums, a herb garden art studio, a country store, a 1,200' nature trail, and an amphitheater with a 24' x 42' curved front stage. This complex serves as a central facility for the arts by promoting educational and cultural interests as well as preservation of Sussex County's heritage. Miles Burkholder Carpenter (May 12, 1889 – May 7, 1985), became a nationally know folk artist (wood carver), and at his death he left a legacy of Primitive Folk Art scattered in museums and private homes across the country. On May 12, 1990, the first Peanut Museum in the USA was opened at the complex.

SOURCE: Sussex County 1997 Comprehensive Plan Update and Virginia Department of Historic Resources, 2004.

### **M. Libraries**

Library services are provided by the Blackwater Regional Library headquartered in Courtland (in Southampton County). This library serves Sussex, Surry, Isle of Wight, and Southampton Counties and the City of Franklin. Branch libraries are located in Wakefield, Waverly, Surry, Carrollton, and Franklin and a station is located in Claremont. A bookmobile provides service to the residents of Isle of Wight, Southampton, and Sussex Counties through 24 biweekly stops.

The Troxler Memorial Library opened in Wakefield in September, 1988. It is located in two rooms of the Wakefield Foundation for the Arts building (formerly the Wakefield High School). There are approximately 10,000 volumes housed in Wakefield. Patrons

may request books from any other branch in the system. Books not available within the system may be borrowed through an interlibrary loan.

The Waverly Public Library in Sussex County opened in 1980. The facility moved to 125 Bank Street and the library was renamed the Agnes Taylor Gray Library. The new building offers almost three (3) times as much space which includes a children's room, teen room, genealogy room, public meeting room and numerous public access computers. The library also features a public playground and park.

## **N. Schools and Education**

### **1. Elementary and Secondary Education**

The County has one high school, one middle school, and three elementary schools. Currently, the County is reviewing options and alternatives to rebuild or replace its schools. There are two private academies in the County: Tidewater Academy, with primary and secondary classes in Wakefield, and a Seventh Day Adventist School, located in Yale. Adult education is offered through the high school facilities.

The 2003 enrollment at Sussex Central High School was 370 students in grades 9 through 12. Sussex Central Middle School had 414 students enrolled in grades 6 through 8. The Annie B. Jackson Elementary School had 184 students in grades 3 through 5. The Ellen Warren Chambliss School, with Kindergarten through second grade, had 178 students while Jefferson Elementary had 199 students in grade kindergarten through fifth grade.

Located in Carson, Virginia, the Rowanty Technical Center (RTC), a component of the Dinwiddie, Prince George, and Sussex County School Divisions, provides a large segment of the technical education programs that are available to high school students of the three counties. There is no tuition charge for secondary students who are enrolled in Dinwiddie, Prince George, or Sussex County Public Schools. RTC classes meet three periods each day with transportation between the high schools and RTC being provided. Academic classes are taught at the high schools where students are encouraged to participate in typical high school activities. Successful students will earn three (3) semester credits each school year and an additional fourth credit obtainable based upon proven work experience. The Jobs for Virginia Graduates (JVG) program is a program that helps students transition from school to work or from school to post-secondary training/education.

RTC programs are designed for 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> grade students, who upon graduation, plan to begin their career or continue their education at the post-secondary level by enrolling in an apprenticeship program, technical college, community college, four year college/university, or the armed forces. Most students attend RTC for two years.

Located in Petersburg, Virginia, the Appomattox Regional Governor's School for the Arts and Technology (ARGS) is the only full time governor's school in the State devoted to the fine arts and technology. The facility helps over 320 students (grades 9 to 12)

excel in the many forms of expression including acting, printmaking, programming, and ballet. Students come from fourteen districts throughout central and southern Virginia.

Tidewater Academy is an independent, nonsectarian, coeducational, non-profit day school offering preschool through twelfth grade. The Lower School Campus (grades Preschool -6) is located in Dendron, Virginia and the Upper School Campus (grades 7-12) is located in Wakefield, Virginia. The school has 212 students. Tidewater Academy is accredited by the Virginia Association of Independent Schools (VAIS) and the Virginia Independent School Association (VISA). The preschool program/daycare program is licensed through the Department of Social Services.

The Yale Seventh Day Adventist School is located in Yale, Virginia and has nineteen (19) students enrolled in 2004.

## 2. Colleges

There are a number of colleges/universities with over 2000 students near Sussex County. EXHIBIT VI-E includes information on several of the largest institutions.

### EXHIBIT VI-E SUSSEX COUNTY, VIRGINIA COLLEGES AND UNIVERSITIES NEAR SUSSEX COUNTY

INSTITUTION	DISTANCE FROM SUSSEX COUNTY	LOCATION	NUMBER OF FULL-TIME STUDENTS
Virginia State University	30 miles	Petersburg, VA	3,641
College of William and Mary	30 miles	Williamsburg, VA	7,133
John Tyler Community College	35 miles	Chester, VA	2,520
Christopher Newport University	40 miles	Newport News, VA	4,4332
Virginia Commonwealth University	44 miles	Richmond, VA	18,753
University of Richmond	44 miles	Richmond, VA	3,756
Thomas Nelson Community College	50 miles	Hampton, VA	3,884
Hampton University	50 miles	Hampton, VA	5,249
Tidewater Community College	50 miles	Norfolk, VA	11,042

## **O. Other Public and Semi-public Facilities**

### **1. Wakefield Airport**

The municipally owned Wakefield Airport, a valuable asset for future economic development, is located on U.S. Route 460 northwest of Wakefield, adjacent to the Town's Municipal Recreation Facility. Part of the airport property has been reserved for industrial development. The airport has one paved runway, 75 feet wide and 4,350 feet long, which can accommodate corporate jets. Runway lights, a rotating beacon, and a navigation homing beacon are provided. There is no charge for landing, fuel is available, but there is no maintenance or other service for aircraft. Restrooms, telephones, and snacks are available at the terminal building. The airport was constructed in 1965. In 1990, a new airport terminal was constructed with funding by the State and the Airport Commission. Land adjacent to the airport was donated by the Town for a national weather station constructed in 1993.

### **2. Wakefield Foundation**

The Wakefield Foundation, Inc., a non-profit, tax-exempt organization, was chartered in the fall of 1986. In January of 1987, the Foundation purchased the old Wakefield High School building which had been vacant since 1980. The Wakefield Foundation has restored the facility and is committed to administering programs and activities which enhance the educational and cultural life of the community. The facility houses the Troxler Memorial Library (a branch of the Blackwater Regional Library); a studio outfitted for dance and aerobics classes; a studio available for teaching piano, other instrumental music, and voice; a general purpose classroom; a classroom for the instruction of painting, sculpting, ceramics, etc; a museum-standard gallery; a 300 seat auditorium; and space for activities of local organizations such as the Wakefield Ruritan Club.

### **3. Airfield Conference Center**

In December 1977, Union Camp Corporation donated 211 acres of forest land in Sussex County to 4-H for use on the site of the Southeast 4-H Educational Center, informally known as Airfield 4-H Center. The center opened in 1981 as a year-round educational facility for youths and adults. The center is located on State Route 729, about 5 miles from Wakefield, on Airfield Lake. The lake is 105 acres in size and the Center property has more than one mile of shoreline. When the roads were widened and surfaced at the 4-H Center, Union Camp Corporation donated an additional seven acres of land, bringing the present number of acres to 218.

The airfield site was chosen because of its size, central location in what was then the Southeast Extension District and ease of accessibility by auto. The center is situated 50 miles from Richmond, 50 miles from Norfolk, and 60 miles from Virginia Beach. The property consists of a dining/administration building, four conference buildings, three executive sleeping lodges, four conference sleeping lodges, a health lodge, an

amphitheater, a swimming pool, an athletic field, four livestock barns, two horseshow rings, a storage/maintenance building, a 4-H resource-storage building, three tennis courts, a campfire circle, a nature trail, and a wildlife zoo.

The dining/lodging facilities include 43 executive lodge rooms, which are comparable to first-class hotel rooms, 12 conference lodge rooms, and 14 dorm-style rooms. During the 4-H Camping summer season, the 12 conference lodge rooms are converted to dorm-style rooms to accommodate 4-H'ers, bringing 4-H camp capacity to 208 campers.

Airfield serves youth of 4-H age in the Tidewater service area of 15 counties and cities and traditionally has nine weeks of summer camping. Financial support to employ and lodge college instructors has been made possible by grants received from regional foundations. Additionally in the summer, the Center also hosts special week-long camps such as Muscular Dystrophy Camp and other use agencies functions.

Corporate, educational, organizational, and state agencies make up the majority of adult utilization of the 4-H Center. Additionally, family reunions, church retreats, parties, and weddings represent business revenue for the Center. In recent years, the Center has become an active site for Elderhostel programs during the non-summer seasons.

#### **4. County Offices**

The Sussex County Administrative Offices, including Administration, Building Inspection, Planning and Zoning, School Administration, Treasurer, Commissioner of the Revenue, Registrar, and Sheriff, are located in County-owned buildings at the village of Sussex Courthouse. The nearby Newsome Human Services Building houses the Health Department and Social Services. Court facilities are housed in the recently completed Sussex County Judicial Center, also located in the village of Sussex Courthouse.

The Newsome Human Services Building and the Sussex County Judicial Center are excellent public facilities. Both are well maintained and should serve Sussex County for many years to come. Both provide the public with easy access to personnel.

The Sussex County Administrative Offices are located in various buildings around and attached to the Sussex County Courthouse. As previously discussed, the Sussex County jail is serving beyond capacity. Similarly, other constitutional and administrative offices are located in office spaces that appear to be inadequate. The County recently relocated its Building Inspection and Planning and Zoning departments to a converted meeting room attached to the Sussex Courthouse Building. This type of move will alleviate overcrowding and enhance the ease of interaction between citizen and staff. However, it may be a short term fix. The County should examine the costs and benefits of constructing a new Administrative Office Building in which its constitutional and administrative offices may be housed.

The Sussex County Animal Shelter is located on State Route 632 (Robinson Road) about ½ miles south of the State route 632/Route 40 intersection. At the time of this writing, the County is reviewing bids to construct a new facility at the site to replace the existing

facility. Also, the County is considering its options with respect to where it may build a new school bus garage to replace the current facility located along Route 40 (west of the Sussex Central High School/Middle Scholl site). The new school bus garage may be built at the animal shelter site along State Route 632 or it may be built at the former site of a trucking company along Route 40 near Waverly.

#### **P. Conclusions and Observations**

Ensuring that the provision of community services and facilities is phased with the demand or need is a major component of growth management. Community facilities and public services are those minimum facilities and services the County provides for the common good. The quality of public facilities contributes to the quality of life in the County. Some facilities, such as clean drinking water and adequate sewage disposal, are necessities, while others, such as parks and museums, are highly desirable for cultural and educational enrichment. There is a direct relationship between the location and densities of land uses and the location and size of required facilities and services.

Generally, the provision of public utilities, facilities, and services will continue to be met during the planning period by local, State, and Federal agencies and programs as well as quasi-public and private sources. However, there are some cases where consideration should be given to the provision of new facilities, and in one case, the provision of additional staff.

With respect to the County's Administrative Offices (and the County's elementary school buildings discussed below), some attention must be paid to providing consolidated, efficient, and new facilities. During the planning period, the County, at a minimum, should examine the costs and benefits of constructing a new Administrative Office Building in which its constitutional and administrative offices may be housed. Similarly, its needs with respect to jail space should be addressed.

The Sussex County Animal Shelter, located on State Route 632 will be replaced with a new facility. (At the time of this writing, the County is reviewing bids to construct a new facility at the site to replace the existing facility.) Also, the County is considering its options with respect to where it may build a new school bus garage to replace the current facility. The new school bus garage may be built at the animal shelter site or it may be built at the former site of a trucking company along Route 40 near Waverly.

Currently, there are no County owned and maintained parks or recreation areas. The only available public playgrounds and athletic fields are those offered by the County school system and the Wakefield Municipal Recreation Facility. The County does own the senior citizen center in Jarratt, but the only other recreation facilities in the County are those offered by the private sector. The County is considering the construction of a recreation center at the site of the former Stony Creek Junior High School along U.S. 301 in Stony Creek. The County may realize similar opportunities if and when school buildings and other public facilities are taken out of service. In addition, it may seek to

jointly utilize existing school facilities for County-sponsored recreational activities. The County may also need to consider hiring a parks and recreation coordinator.

Public water and sewer systems are well managed and planning precedes extensions and expenditures of funds. Many people still rely on individual wells and septic tank drain field systems. Sussex County, working with the Sussex Service Authority, should develop a source water assessment and protection plan during the planning period.

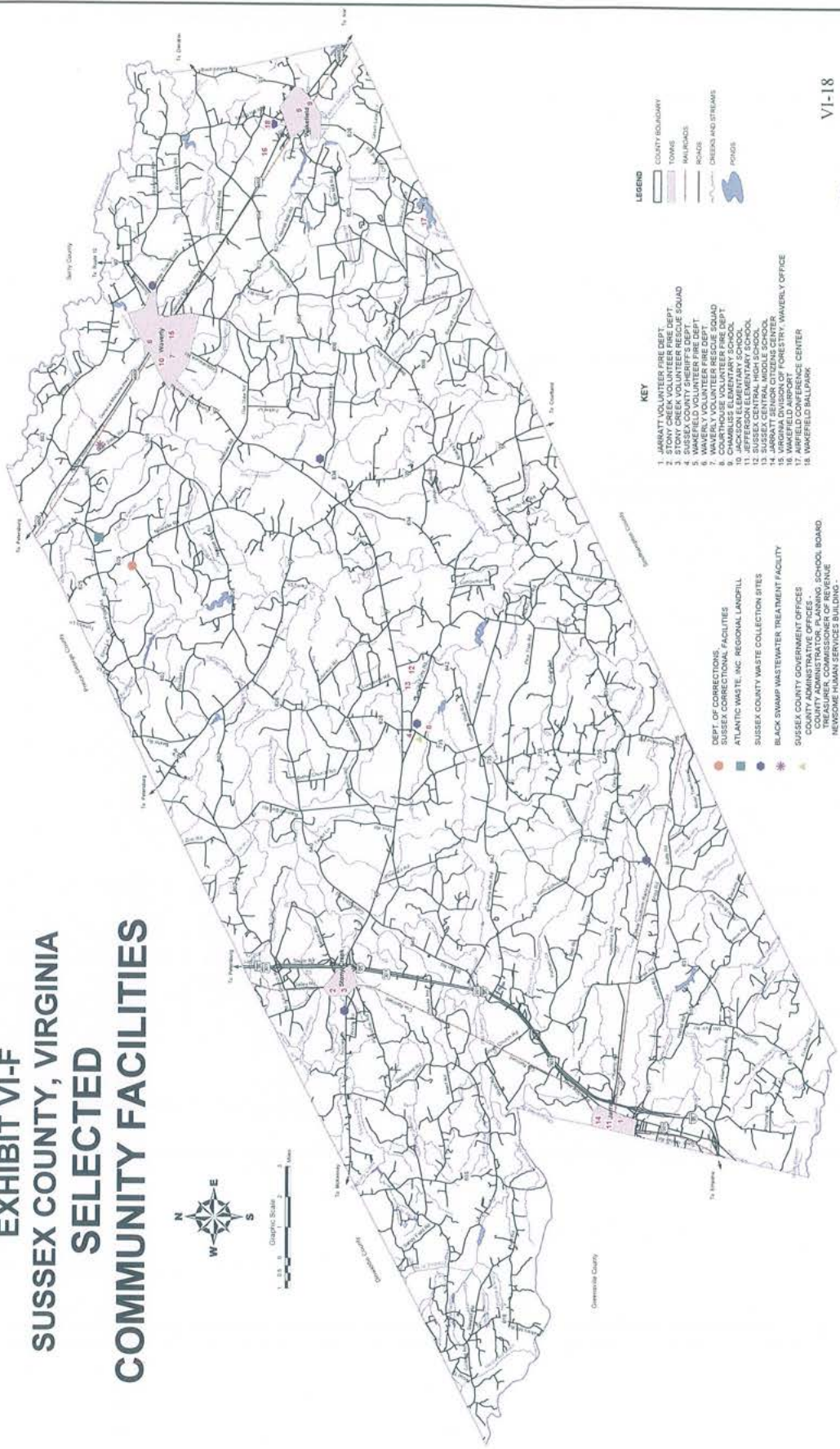
Sussex County continues to benefit from the efforts of volunteers and will likely continue to rely on these individuals for fire and rescue services as well as staffing of facilities such as libraries and cultural resources. As in most rural counties, volunteer staffing for day-time fire and rescue call response in Sussex County is sometimes problematic.

A well-educated population is vital to maintaining a high quality of life and to attracting and sustaining economic growth. Program needs are being met at County schools or through relationships with other providers. With the new high school and the middle school reconstruction program, the needs of the higher grades will be met through the planning period. However, some facility related needs must still be addressed. The County must decide what to do with respect to its elementary schools during the planning period. Options relative to the: construction of new schools; closing of schools; and/or, consolidation of schools are factors to be considered. In addition, Sussex County may also consider pursuing Community Development Block Grant (CDBG) funding from the State to develop its own work force development center in the future.

The provision of public access to rivers and other bodies of water in most counties is a function of the State. The Chub Sandhill Natural Area Preserve in Sussex County is a prime example. While private property rights and the basic scarcity of acceptable access sites must be considered, Sussex County and the State should work together to study the need and potential for additional public river access points and conservation areas. Sites should be chosen in such a way as to preserve and protect the Nottoway River and ensure future generations are able to enjoy its beauty and can continue to use it for passive and active recreation and leisure activities. The County should only seek to maximize access to public waters while respecting private property rights and the character, image, and development patterns of Sussex County.

Given the relatively unspoiled nature of Sussex County, and nationally known assets such as the scenic Nottoway River, there remain vast natural areas which can and do attract tourists to Sussex County for passive, eco-tourism type activities. Remarkably, the abundant natural resources found in the County have not seemed to create any businesses or industries related to products and opportunities to provide and promote the enjoyment of nature's bounties.

# EXHIBIT VI-F SUSSEX COUNTY, VIRGINIA SELECTED COMMUNITY FACILITIES



- LEGEND**
- COUNTY BOUNDARY
  - TOWNS
  - RAILROADS
  - ROADS
  - CREEKS AND STREAMS
  - PONDS

- KEY**
1. JARRATT VOLUNTEER FIRE DEPT.
  2. STONY CREEK VOLUNTEER FIRE DEPT.
  3. STONY CREEK VOLUNTEER RESCUE SQUAD
  4. WAKEFIELD VOLUNTEER FIRE DEPT.
  5. WAKEFIELD VOLUNTEER FIRE DEPT.
  6. WAKEFIELD VOLUNTEER FIRE DEPT.
  7. WAKEFIELD VOLUNTEER FIRE DEPT.
  8. COURT HOUSE VOLUNTEER FIRE DEPT.
  9. JARRATT VOLUNTEER FIRE DEPT.
  10. WAKEFIELD VOLUNTEER FIRE DEPT.
  11. JEFFERSON ELEMENTARY SCHOOL
  12. JARRATT ELEMENTARY SCHOOL
  13. SUSSEX CENTRAL MIDDLE SCHOOL
  14. JARRATT SENIOR CITIZEN CENTER
  15. WAKEFIELD SENIOR CITIZEN CENTER
  16. WAKEFIELD AIRPORT FORESTRY, WAKEFIELD OFFICE
  17. AIRFIELD CONFERENCE CENTER
  18. WAKEFIELD BALLPARK

- DEPT. OF CORRECTIONS
- SUSSEX CORRECTIONAL FACILITIES
- ATLANTIC WASTE, INC. REGIONAL LANDFILL
- SUSSEX COUNTY WASTE COLLECTION SITES
- BLACK SWAMP WASTEWATER TREATMENT FACILITY
- SUSSEX COUNTY GOVERNMENT OFFICES
- COUNTY ADMINISTRATIVE OFFICES
- COUNTY BOARD OF SUPERVISORS
- TREASURER, COMMISSIONER OF REVENUE
- HUMAN SERVICES BUILDING
- DEPT. OF SOCIAL SERVICES
- SUSSEX COUNTY COURT HOUSE
- SUSSEX COUNTY JUDICIAL CENTER



## Chapter VII: Transportation System

### A. Introduction

The Virginia Department of Transportation (VDOT) has been responsible for planning and implementing highway programs in the Commonwealth since the 1930's. However, the General Assembly granted counties the option of sharing responsibility for determining highway improvement priorities with the Department of Transportation. Transportation system planning for Sussex County is a joint effort between the State and County.

The main elements of the transportation system – roads and highways – should be coordinated, located, and designed to carry the bulk of the County traffic so that other roads can be designed to serve local traffic. The major thoroughfare system connects all of the planned development areas and forms the transportation framework which supports the land use development pattern. Rail, air, and (in some communities) water transportation facilities also form part of the overall transportation system.

Since the main responsibility for maintenance and construction of roads and highways lies with the VDOT, it is not necessary that the transportation plan for rural counties be particularly detailed. Details of design and location depend on traffic volumes, topography, land use, and other factors which will be examined in specific studies by or for VDOT. A summary analysis of the transportation system is a necessary and useful element of a comprehensive plan nevertheless. It will assist the County in its discussions with VDOT relative to location of facilities and priorities of construction.

During the development of this comprehensive plan update, several transportation-related issues and concerns were voiced by those attending public meetings and by elected and appointed officials and staff members. Some themes, such as strip development along roads, are land use-related but have a significant impact on the transportation system as well, since increases in the number of ingress/egress points along roads affect traffic flow.

The Code of Virginia authorizes counties to recommend to VDOT that a road be taken into the secondary system as a rural addition. Streets added to the State system shall be constructed to VDOT standards for the traffic served. Part of a locality's secondary road allocation goes for this purpose. In addition, the State and County are allowed to provide 50% matching amounts for upgrade or construction of roads or streets that qualify. This program is referred to by many as revenue sharing. Sussex County has not participated in this program in the past.

In addition, Sussex County can apply to VDOT for funds to be used to construct roads to serve industrial development. The program is a valuable economic and industrial development incentive tool, used by the County in conjunction with the site of ILUKA (formerly RGC Mineral Sands) near Stony Creek along State Route 602 (St. John Church Road).

## **B. Existing Highway and Roadway System**

Sussex County has a good system of through highways including U.S. 460, I-95, U.S. 301, and VA Routes 40, 35, and 31. Some deterioration caused by heavy traffic, storm damage, and heavy equipment has been noted along some of the County's secondary roads. Some of the County's secondary roads serve as "cut-through" roads as travelers find them to be short cuts or use them to try to bypass more crowded highways, towns, or busy intersections.

The existing public road system consists of primary and secondary State roads. In the State's numbering system, primary roads carry numbers less than "600". Secondary roads carry numbers 600 or higher. Secondary roadways are designed to carry local traffic within and around communities and neighborhoods and to provide access to property. Some secondary roads carry traffic directly to primary highways. Some of these roads may carry a large average daily vehicle volume, especially in or near the incorporated towns. These sections may not have been designed for this level of heavy traffic volume and must be monitored.

As of 2003, VDOT maintains 458.90 miles of secondary roads in Sussex County. Of this total, about 84% are hard surfaced, about 15% are all weather surfaced, and the balance is either light surfaced or are non-surfaced. The total primary mileage in the County as of 2003 was 87.90 miles. There are 17.60 miles of interstate in Sussex County.

The State owns and maintains a commuter parking lot in Sussex County located near the intersection of State Route 659 and Virginia Primary Route 40 near Stony Creek. The lot has 100 spaces. The lot's gravel surface has been maintained well, except for grass growing through gravel in some areas. The lot does not provide any amenities such as telephones, sidewalks, vending machines, trashcans, or shelter. Transit services are not provided at the lot. The lot has moderate visibility. The surrounding areas are rural residential and farmland. The lot is in close proximity to I-95 and Stony Creek. The lot also serves as a rock storage area for VDOT contractors. Traffic flow is usually light during a.m. and p.m. peak hours. VDOT has determined there is no need to expand this lot at the present time.

### **1. U.S. 460**

For many people in Sussex County, and particularly the towns of Wakefield and Waverly, U.S. 460 (General Mahone Highway) is the lifeline that keeps eastern Sussex County alive. U.S. 460 is designated as an evacuation route for the Hampton Roads area. U.S. 460 also connects the Hampton Roads area to the metro-Richmond area and to points beyond. Of the 12,504 people living in Sussex County, an estimated 35% or more live in Wakefield, Waverly, and areas adjacent thereto, on or near U.S. 460. Land uses along the U.S. 460 corridor include residential, commercial, industrial, agricultural, and public facilities.

At the time of this writing, VDOT is conducting the Route 460 Location Study (460 Study). Designated part of the national "TransAmerica Corridor," and then part of an improvement study between Beckley, West Virginia and Virginia Beach, the 460 Study will be completed in early 2006. There are safety issues along the U.S. 460 corridor and improvements are needed along the route.

Whether improvements are proposed to U.S. 460 along its present alignment, or a new alignment is chosen, Sussex County, Wakefield, and Waverly should continue to carefully monitor and participate in the 460 Study. Any new alignments that may be proposed to U.S. 460 in Sussex County should provide for the needs of the towns and be cognizant of the County's long standing (and much publicized) economic and industrial development initiatives for the corridor and the massive investment in infrastructure made along the corridor. While the extent, location, and timing of improvements that may occur to or along U.S. 460 are unknown at this time, the County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the highway.

## **2. Interstate 95/U.S. 301 Corridor**

The I-95/U.S. 301 (Blue Star Highway) corridor in western Sussex County provides direct access to Richmond and beyond to the north, and the southeastern United States to the south. The corridor runs through/by the towns of Stony Creek and Jarratt. Commercial development is occurring along the corridor, particularly from Stony Creek, north toward the Prince George County line. The corridor will continue to see growth. The County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the corridor. Some 30,000 vehicles use I-95 through Sussex County daily (northbound and southbound lanes combined). About 2,000 vehicles use U.S. 301 daily.

## **3. VA Primary Route 40**

VA Primary Route 40 (Sussex Drive) corridor (Route 40) runs east-west through Sussex County, connecting Waverly (and U.S. 460) to Stony Creek (and I-95 and U.S. 301). Route 40 provides access to the County's government center in the village of Sussex Courthouse as well as the County's high school-middle school campus located just east of Sussex Courthouse. Growth will likely occur along Route 40 near the Waverly line and continue to occur in the vicinity of Sussex Courthouse. In fact, some of the more recent residential subdivision development occurring in the County is found along Route 40 near Sussex Courthouse. The County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the corridor. About 2,700 vehicles use Route 40 on a daily basis.

## **4. VA Primary Route 35**

VA Primary Route 35 (Jerusalem Plank Road) corridor (Route 35) runs north-south through Sussex County, providing access to Prince George County (and Petersburg) to

the north and Courtland (and U.S. 58) in Southampton County to the south. Like Sussex County's other primary routes, Route 35 carries a heavy load of truck traffic. Development along Route 35 is sparse, except near the Prince George County line where a substantial cluster of residential development is occurring. The County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the corridor. About 1,900 vehicles use Route 35 on a daily basis.

### **5. VA Primary Route 31**

VA Primary Route 31 (Route 31) is named Birch Island Road and extends from Wakefield to the Surry County line. Residential development occurs along the length of Route 31, with isolated pockets of undeveloped land present. Development patterns along Route 31 will not likely change, but rather will likely intensify during the planning period. About 3,300 vehicles use Route 31 on a daily basis.

### **6. State Route 602**

State Route 602 (SR 602) is named Cabin Point Road and extends from U.S. 460 to I-95. Development along and near the eastern leg of SR 602 (near its intersection with U.S. 460) includes industrial uses, primarily the Atlantic Waste Disposal, Inc. landfill. There is isolated residential development along the length of SR 602, but the residential development along the route greatly intensifies to the west toward its intersection with I-95/U.S. 301 (north of Stony Creek). Similar type development is likely to continue and possibly intensify at each end of SR 602. About 450 vehicles use Route 602 on a daily basis, although some segments are less heavily traveled.

## **C. Other Transportation Modes**

### **1. Air**

The Wakefield Municipal Airport (see Chapter VI, Page VI-18), located on U.S. 460 just north of the Town is classified as a basic utility facility capable of accommodating general aviation propeller aircraft. The airport has one runway that is 4,350 feet long and 75 feet wide. The airport has dusk-to-dawn runway lights and a rotating beacon. The airport is attended during daylight hours and provides fuel and maintenance.

The closest commercial aviation facilities are the Richmond International Airport, Williamsburg/Newport News Airport, and the Norfolk International Airport.

### **2. Rail**

Sussex County is served by CSX Railroad and Norfolk Southern Railroad which provide freight service. According to the Virginia Department of Transportation, the towns of Waverly, Wakefield, Stony Creek, and Jarratt are points recommended for continued rail service in the County. CSX Railroad also runs through western Sussex County.

### **3. Mass Transit**

The special transportation needs of elderly and handicapped persons in Sussex County are met through a program of free transportation service is provided by the Crater District Area on Aging. Commercial bus services are provided by commercial carriers such as Greyhound in the nearby cities of Emporia and Petersburg.

### **4. Bikeways and Multi-use Trails**

Sussex County anticipates the development of a bikeway or hiking facility along the route of the City of Virginia Beach water pipeline located near the Town of Jarratt. Virginia Beach, as a part of the Lake Gaston water pipeline constructed through Sussex County, agreed to give financial support to such a recreational trail along the pipeline route, which basically runs along the old Norfolk and Southern Railroad right-of-way from Greensville County through Jarrett and into Southampton County. Similarly, the County should consider, if and when asked, participating in efforts and initiatives to plan for and develop similar facilities within and near the Towns of Jarratt, Stony Creek, Wakefield, and Waverly.

## **D. Transportation System Needs and Plans**

During the development of this comprehensive plan update, a number of transportation related issues and concerns were identified by those attending public meetings and by County staff. Increasing traffic along U.S. 460 and the on-going U.S. 460 Corridor study (and potential re-alignment of U.S. 460 and the potential ramifications in and to Sussex County) are a major concern. Another concern is the paving of all State maintained roads that are not yet paved and the requirement for paving of current and future unimproved roads in existing subdivisions. Many people voiced concerns about increasing traffic along State Route 602 (Cabin Point Road) and State Route 625 (Newville Road). Others voiced concerns over the increase in Route 31 Corridor traffic to Williamsburg and future plans for this facility which goes to Surry County and is a significant corridor. Route 40 continues to be a cross county connector with increasing traffic, as does Route 35. State Route 735 (Courthouse Road) and State Route 626 (Courthouse Road/Neblett Mill Road) continue to be used as a shortcut route from and to Courtland in Southampton County and U.S. 460 (and thus through to Petersburg and Richmond). In addition, the need for bikeways and multi-use pedestrian ways for the County and its towns should be studied.

VDOT annually updates a six-year Secondary Road Improvement Program (Six Year Plan). As a part of the Six Year Plan process, the road sections experiencing the greatest stress are to be improved on a priority basis. However, the Secondary Improvement Budget has limited available funds. Highway improvement priorities are continually being reviewed, as the Six Year Plan for Sussex County is updated on an annual basis. The Six Year Plan should be referred to as the official local highway improvement and maintenance plan for the County. The plan is on file in the Sussex County Planning

Department. As annual updates are adopted by the County, similar plans will be available for public inspection in the Planning Department office.

The current Six Year Plan for Sussex County includes several secondary road projects. In addition, although U.S. 460 is a primary route, the aforementioned U.S. 460 Corridor Study is also very important to Sussex County as are projects effecting secondary roads which intersect U.S. 460.

VDOT Project #14702 is described as a relocation project including Virginia Primary Route 40 from the existing Route 40 to U.S. 460 northwest of Waverly. Project #18974 involves the replacement of a bridge and approaches along Route 40 near the Sussex-Surry line. Project #60409 involves the construction of a dual left turn lane on U.S. 460 southeast of the U.S. 460 and State Route 604 intersection. VDOT Project #17857 involves work at the intersection of State Route 604 and U.S. 460. VDOT Project #56638 is the ongoing U.S. 460 preliminary engineering location and environmental study. Project #60499 involves widening approaches along State Route 602 at and near its intersection with State Route 613. EXHIBIT VII-A, at the end of this chapter, shows the general locations of projects planned for or on-going in Sussex County in the current six year plan.

#### **E. Conclusions and Observations**

Sussex County has a good system of through highways including U.S. 460, I-95, U.S. 301, and VA Routes 40, 35, and 31. Some deterioration caused by heavy traffic, storm damage, and heavy equipment has been noted along some of the County's secondary roads. There are safety issues along the U.S. 460 corridor and improvements are needed along the route.

The County's overall transportation system goal should be to ensure the provision of a safe, efficient transportation system given State and local finances, topography, geography, and natural systems and surrounding land uses and development.

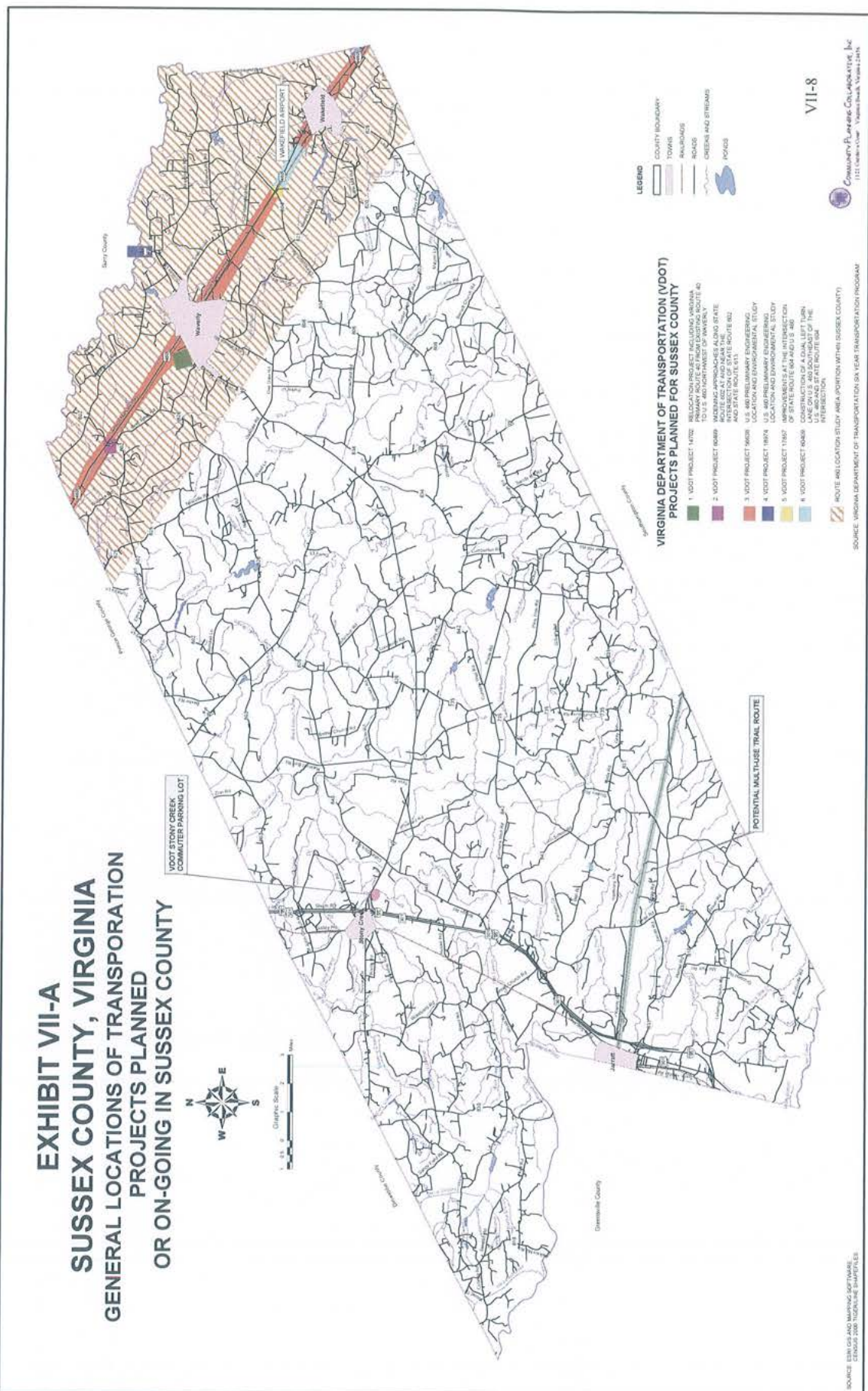
Some of the County's secondary roads serve as "cut-through" roads as travelers find them to be short cuts or use them to try to bypass more crowded highways, towns, or busy intersections. A consideration often overlooked is the image which a main throughway creates. Good maintenance, attractive landscaping, well-regulated signs and storefront appearance present a positive image of the County to transients and citizens alike.

Whether improvements are proposed to U.S. 460 along its present alignment, or a new alignment is chosen, Sussex County, Wakefield, and Waverly should continue to carefully monitor and participate in the 460 Study. Any new alignments that may be proposed to U.S. 460 in Sussex County should provide for the needs of the towns and be cognizant of the County's long standing (and much publicized) economic and industrial development initiatives for the corridor and the massive investment in infrastructure made along the corridor. While the extent, location, and timing of improvements that

may occur to or along U.S. 460 are unknown at this time, the County may consider developing a highway corridor overlay zoning district to plan for and better manage growth and development along the highway.

As in previous years, highway improvements in the County will continue to be initiated by the State. Highway improvement priorities are continually being reviewed, as the Sussex County Six Year Highway Improvement Program is updated on an annual basis.

# EXHIBIT VII-A SUSSEX COUNTY, VIRGINIA GENERAL LOCATIONS OF TRANSPORTATION PROJECTS PLANNED OR ON-GOING IN SUSSEX COUNTY



VDOT STONEY CREEK  
COMPUTER PARKING LOT

POTENTIAL MULTI-USE TRAIL ROUTE

- LEGEND**
- COUNTY BOUNDARY
  - TOWNS
  - PAVEMENT
  - ROADS
  - CREEKS AND STREAMS
  - POLES

- VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)  
PROJECTS PLANNED FOR SUSSEX COUNTY**
1. VDOT PROJECT 1470: RELOCATION PROJECT INCLUDING VIRGINIA TURNPIKE AND ROUTE 287 TO THE APPROXIMATE LOCATION OF ROUTE 287
  2. VDOT PROJECT 1600: WIDENING APPROACHES ALONG STATE ROUTE 287 AND STATE ROUTE 671
  3. VDOT PROJECT 1606: U.S. AND PRELIMINARY ENGINEERING FOR THE RELOCATION OF ROUTE 287
  4. VDOT PROJECT 1608: U.S. AND PRELIMINARY ENGINEERING FOR THE RELOCATION OF ROUTE 287
  5. VDOT PROJECT 1607: IMPROVEMENTS AT THE INTERSECTION OF ROUTE 287 AND ROUTE 671
  6. VDOT PROJECT 1609: CONSTRUCTION OF A DUAL LEFT TURN LANE ON U.S. 460 SOUTH OF THE INTERSECTION OF ROUTE 671
  7. ROUTE AND LOCATION STUDY AREA (PORTION WITHIN SUSSEX COUNTY)



## **Chapter VIII: Natural Systems and Environmental Conditions**

### **A. Introduction**

The analysis of natural systems is intended to describe and analyze the natural features and environmental conditions in Sussex County and to assess their capabilities and limitations for development. In the context of land use planning, environmental conditions describe the physical state of the County's environment and fitness for development. Several dimensions are addressed, including: water resources, natural hazards, and natural resources. Capabilities and limitations are similar terms that may represent opposite sides of the same coin. Environmental capability is the capacity of land with a particular natural feature to accommodate a specified type or intensity of development. Similarly, an environmental limitation is a natural feature or group of features that places restraints on a specified type or intensity of development.

This chapter contains an analysis of the County's natural features in order to assess conditions, capabilities, and limitations. This includes an assessment of natural features present in Sussex County and interpretations of the capabilities or limitations that the features identified have for development. Data used to generate the following sections was obtained from private, County, Federal, and State sources and agencies during the planning process.

### **B. Climate**

Sussex County enjoys a moderate climate with cold but not too severe winters and moderate summers. The frost-free growing season ranges from 180 to 195 days in length, extending from the last killing frost in April to the first killing frost in October. The average precipitation is 46.12 inches annually. The snow fall averages 10 inches annually and seldom covers the ground for more than a day or two at a time. There are short periods of over 100 degree and below freezing temperatures occurring in Sussex County infrequently. Temperature and precipitation data are recorded by the United State Department of Commerce, National Oceanic and Atmospheric Administration (NOAA), and its National Weather Service Forecast Office (WFO) at Wakefield. The WFO issues a variety of reports, warnings, and advisories. It can be reached via the internet at <http://www.erh.noaa.gov>.

### **C. Flood Plains, Natural Areas, and Wetlands**

Perhaps the most obvious and easily understood conservation area is the flood plain, the area where water spreads out beyond the normal creeks or riverbanks in times of heavy rain. The flood areas that are not so obvious are the floodway fringe areas. These are areas in which flooding may occur once every 50 to 100 years.

Major floods have occurred along the Nottoway River and Stony Creek during 1940, 1971, 1972, and 1975. The floods caused most destruction in the years of 1940 and 1972.

Bordering the Nottoway River for more than two miles, this preserve features low sandhills that support the remnants of a fire-maintained natural community. Five plant species that are extremely rare in Virginia inhabit the site, two of which have been found nowhere else in the State. The preserve's low-lying areas provide habitat for four animal species that are rare in Virginia. This preserve was acquired with funds from the Parks and Natural Areas Bond.

The Chub Sandhill Natural Area Preserve was once the shore of an ancient estuary. The Preserve's most significant acreage is characterized by deep, sandy soils, which have historically supported fire-maintained natural communities. The dry nature of the sandy uplands made the area prone to fire from lightning strikes. It is also very likely that Native Americans frequently ignited fires that burned the area. However, in more modern times, fire has been suppressed here. Plants that depend on fire to reduce woody species competition, stimulate reproduction and open the canopy, have dwindled or disappeared. Many species have declined dramatically since the 1940's, when surveys revealed a great abundance and diversity of fire-adapted plants in the area.

Fortunately, some remnants of this habitat have survived. The rare natural community found here is classified as a "pine/scrub oak sandhill". It is dominated by two common tree species, loblolly pine (*Pinus taeda*) and southern red oak (*Quercus falcate*), but has a number of rare plants that make the community unusual for Virginia. Among these are pineland tick-trefoil (*Desmodium strictum*), golden puccoon (*Lithospermum carolinense*), queen's delight (*Stilingia sylvatica*), Virginia false-gromwell (*Onosmodium virginianum*) and hoary scurfpea (*Pedimelum canescens*).

Previous owners mined sand from the property. Conspicuous evidence of this includes shallow ponds that now are breeding habitats for a variety of amphibians, such as spotted salamanders (*Ambystoma maculatum*) and eastern narrowmouth toads (*Gastrophryne carolinensis*). These in turn attract kingfishers (*Ceryle alcyon*) and wading birds such as green-backed herons (*Butorides striatus*) and great blue herons (*Ardea herodias*).

The Nottoway River, which flows along the western and southern margins of the preserve, also provides important habitat for rare species.

Dendron Swamp, encompassing 653 acres along the Blackwater River, supports Virginia's finest bald cypress – tupelo swamps. Canopy trees are consistently over 30 meters tall for a distance of two miles along the Blackwater River. The cypress-tupelo swamp shows only occasional signs of disturbance from logging. Some of the larger cypress trees are 180 to 200 cm in diameter and are estimated to be at least 600 years old. This Natural Area Preserve includes the Charles C. Steirly Natural Area which was donated to the Department of Conservation and Recreation to protect a nesting site for the Great Blue Heron. The natural area consists of 19 acres located on the southern side of the western reach of the Blackwater River in Sussex County. There are historic record of both Great Blue Herons and American Egrets using this area as a nesting site. The preserve has no public access facilities.

Flood Insurance Rate Maps (FIRM) and Floodway Boundary and Floodway Maps are available for Sussex County from the Federal Emergency Management Agency (FEMA) in Washington, D.C. Copies of these are available for public inspection in the County's administrative offices. FEMA can be contacted and FIRM (maps) ordered via the internet at <http://www.fema.gov>. The general boundaries of the floodplains are shown on EXHIBIT VIII-A.

Sussex County possesses many natural areas and wetlands. The general locations of many of these valuable resources are shown on EXHIBIT VIII-A. These include the Piney Grove Preserve (The Nature Conservancy, <http://nature.org>), the Chub Sandhill Natural Area Preserve (Virginia Department of Conservation and Recreation, DCR, <http://www.dcr.virginia.gov>), the Dendron Swamp Natural Area Preserve (DCR), and the Cherry Orchard Natural Area Preserve (DCR). In addition, the Virginia Department of Game and Inland Fisheries manage areas including Lake Airfield (105 acres) and a State public fishing lake (30 acres). The Garland Gray Forestry Center, adjacent to the Chub Sandhill Natural Area, is operated by the Virginia Department of Forestry. It is a forest nursery facility encompassing 213 acres.

Restricted to visitors, the Nature Conservancy's Piney Grove Preserve provides habitat for the northernmost population of the red-cockaded woodpecker, which was listed as endangered in 1970. It is also the home to the fox squirrel, which is rare in Virginia. The Piney Grove Preserve encompasses 2,695 acres. The Conservancy acquired the preserve in 1998 from the Hancock Timber Resource Group (HTRG), which had managed these timberlands since 1993 for the benefit of the endangered bird.

In April 2000, the Conservancy purchased an additional 1,160 acres of mature pine forest contiguous to the original Piney Grove Preserve from HTRG for \$2 million. During a census that month, the Conservancy confirmed that at least 15 red-cockaded woodpeckers were roosting on the preserve, up from 11 counted in 1999. Seven new nestlings on the preserve were banded – the first red-cockaded woodpecker nestlings banded in Virginia. Piney Grove is now large enough to support the Conservancy's goal of ten breeding groups on the preserve, and plans are underway to relocate breeding pairs to Piney Grove from larger populations in South Carolina. In January 2001, International Paper enrolled in The Nature Conservancy's Safe Harbor program, agreeing to manage 286 acres adjacent to Piney Grove for the enhancement of the woodpecker habitat.

Each spring, Conservancy and Division of Natural Heritage crews work together to conduct prescribed burns at Piney Grove. Fire helps maintain and enhance the bird's preferred foraging habitat and increases plant diversity. Also, artificial cavities are being installed in mature loblolly pine trees to encourage new nesting sites.

Chub Sandhill Natural Area Preserve is located on the northeastern side of the Nottoway River where it is crossed by Route 631 in Sussex County. The preserve borders both sides of Route 631 for about one mile east of the Nottoway River.

Seepage wetlands on Virginia's coastal plain support a variety of plants and natural communities that are very limited in the State today. Seeps or springs occur near the heads of streams where the gently sloping ground surface intersects the water table. The plant communities associated with these wetlands are strongly influenced by the pH of the spring water, the available nutrients and light conditions.

Cherry Orchard Bog Natural Area Preserve encompasses 138 and features a seep that supports a remarkable assemblage of rare plants, including large-flowered camass, bog-buttens, large white fringed orchids and purple pitcher plants. Here, along a power line right-of-way, a steady flow of acidic, low-nutrient groundwater supports these rarities in the remnants of an open wetland, which once covered a significantly larger area. Prior to modern times, this site would have experienced frequent fires that kept trees, shrubs and woody vines from dominating the wetland as they do today outside of the power line right-of-way. Natural Heritage Program staff has begun using prescribed fires to expand and maintain the habitat for the rare plants and restore the site to a more natural condition. This recently acquired preserve has no public access facilities. Also, part or all of the preserve may be periodically closed for resource protection or prescribed burning activities.

#### **D. Forest Resources**

Forests in Sussex County comprise about 80% of the County's total land area. Timberland is owned primarily by private individuals and businesses and comprises 230,509 acres or about 73% of the County's 315,415 total acres. There are 94 forested plots in Sussex County and some 277,736,083 trees in the County.

The forests within Sussex County are very diverse. They contain planted pine stands, natural pine stands, upland hardwood stands, oak-pine stands, and lowland hardwood stands. The forests produce timber products, provide recreational opportunities, provide food and shelter for wildlife, and protect the area's water resources.

Forests and related wood products industries are a vital part of the economy and natural appeal of Sussex County. Sussex County ranks second (to Brunswick County) in the State with respect to average annual harvest value (1986-2001) with a value of \$9,734,702.00. Chapter IV discusses the importance of forestry to the County's economy.

The value added to the economy of Sussex County by the forest industry is considerable. Value added includes all of the salaries paid to employees of wood producing and wood using businesses, profits from wood products and the value of the forest use for recreation (camping, hunting, hiking, etc.) from the original stumpage value.



The top 10 species of trees in Sussex County are:

1. Loblolly Pine
2. Sweetgum
3. Red Maple
4. American Holly
5. Southern Red Oak
6. White Oak
7. Swamp Tupelo
8. Water Oak
9. Yellow Poplar
10. Ashes

#### **E. Soil Characteristics and Mineral Resources**

The suitability and the numerous limitations of soil conditions in Sussex County significantly affect future land development. Determining the most suitable sites for a specific kind of land use is arrived through soil analysis. A working knowledge of soil conditions is mandatory for formulating a comprehensive land use plan, subdivision layouts, and zoning districts. The suitability of soils is basic to the design, layout, and grading of roadways, as well as excavating basements, and the sanitary operation of septic tanks. Soil factors such as percolation, depth, absorption, shrink-swell conditions, wetness, and filtering action all affect land development and should help in determining lot sizes and density of development. The investigation of these soil factors will help designate the particular sections of Sussex County that are suitable, or not suitable, for development.

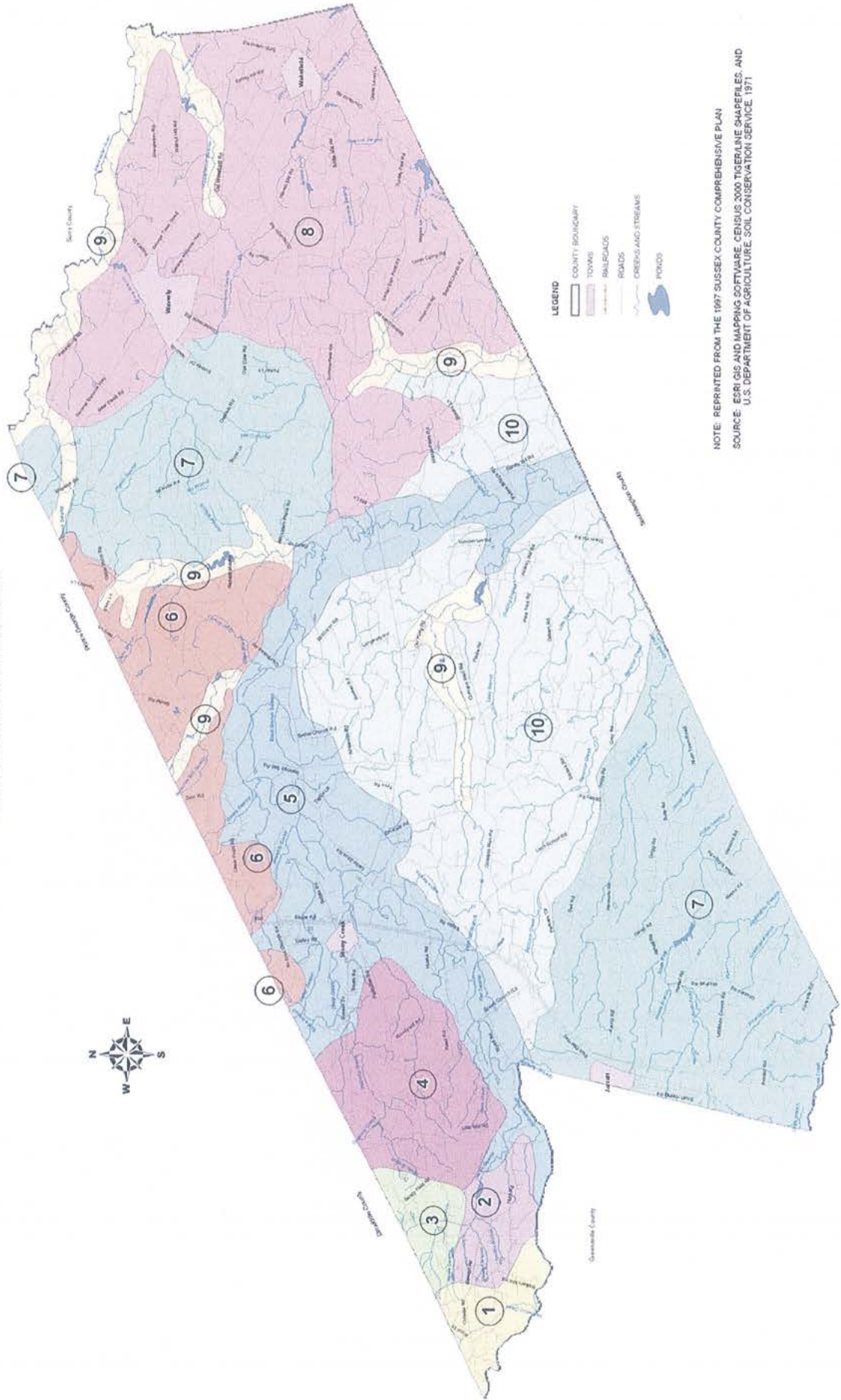
Sussex County has a large variety of soils. Currently, a county-wide soil survey is being conducted. There seems to be no particular type which is most common. Information on soils in this section has general application to the County; however, before any specific property is developed, tests should be undertaken to identify the limiting soil characteristics which may or may not exist on individual building sites.

Two general soil maps are presented in this section. Both were reprinted from the 1997 Sussex County Comprehensive Plan and included herein, since an update of the County-wide soil study is not yet complete or available. EXHIBIT VIII-B is the general soil map of Sussex County. It enables one to understand the general characteristics of the soils and to find the best suited uses of the land. The following is the description of different soil associations in the County.

1. Herndon, Geirgeville, Chesterfield Association – Deep well-drained sloping residual soils on side slopes and overlay soil on ridges.
2. Chesterfield, Appling, Faceville Association – Deep, well-drained gently sloping coastal plain soil on ridges and residual soils.
3. Faceville, Marlboro, Norfolk Association – Deep, well and moderately well-drained, gently sloping soils on coastal plain upland.

4. Marlboro, Craven, Atlee Association – Deep, well and moderately well-drained, gently sloping and nearly level soils on coastal plain upland.
5. Molena, Wehadkee, Altavista Association – Deep, excessive to poorly-drained, nearly level soils on low stream terraces and flow plains.
6. Craven, Marlboro, Norfolk Association – Deep, well and moderately well-drained, gently sloping soils on coastal plain upland.
7. Craven, Atlee, Marlboro Association – Deep, moderately well-drained, sloping to nearly level soils on coastal plain upland.
8. Dunbar, Norfolk Association – Deep, somewhat poorly to well-drained, nearly level and gently sloping soils on coastal plain upland.
9. Swamp, Wehadkee Association – Deep, poorly-drained, nearly level flood plain soils.
10. Norfolk, Goldsboro, Marlboro Association – Deep, well and moderately well-drained, gently sloping soils on coastal plain upland.

### EXHIBIT VIII-B SUSSEX COUNTY, VIRGINIA GENERAL SOILS MAP



NOTE: REPRINTED FROM THE 1977 SUSSEX COUNTY COMPREHENSIVE PLAN  
SOURCE: ESRI GIS AND MAPPING SOFTWARE, CENSUS 2000 TIGERLINE SHAPEFILES, AND  
U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1971



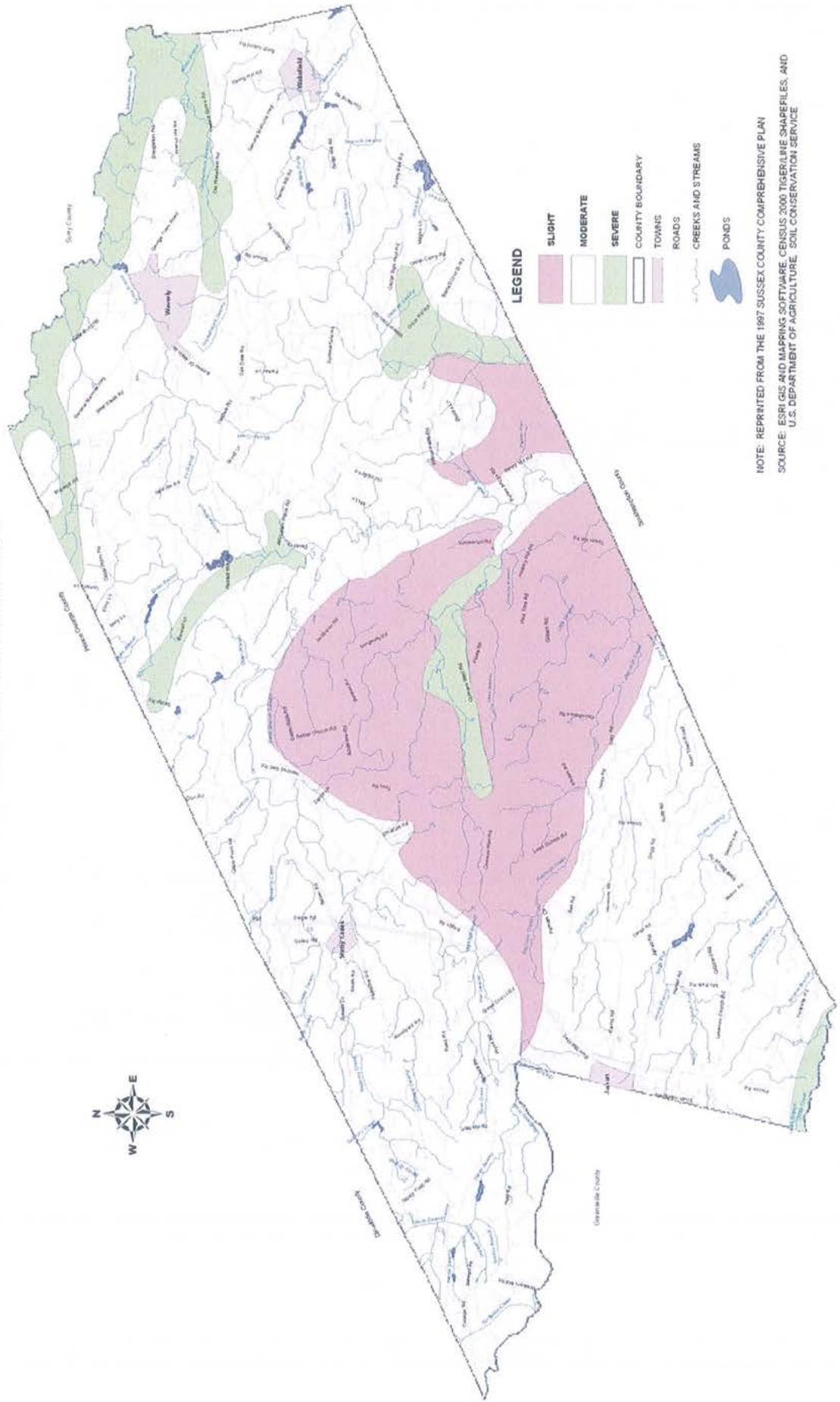
Also taken from the 1997 Sussex County Comprehensive Plan, EXHIBIT VIII-C divides the County into three soil suitability classifications: slight, moderate, and severe. A working definition for each soil suitability classification provided by the Virginia Soil Conservation Service is as follows:

- Slight On-site study should indicate that only minor problems exist in the dominant soils. There are other soils in the area that have severe limitations due to seasonal high water table, slow permeability, steep slopes, flooding, and other undesirable soil characteristics.
- Moderate Indicates that one or more problems exist in the dominant soil, and on-site study is recommended to determine the seriousness of the situation. There are soils in this area that have slight limitations due to more desirable soil characteristics. There are also soils with severe limitations due to undesirable soil characteristics.
- Severe Indicates that the dominant soils have one or more serious problems, and that on-site study is necessary to determine the feasibility of corrective measures. There are also minor soils in this area that have slight and moderate limitations due to more desirable soil characteristics.

Sussex County is underlain by sedimentary rocks, over which there is a veneer of sand, gravel, clay, and marl that thickens and dips to the east. The extreme western portion of the County is in the Fall Zone where bedrock occurs on or near the ground surface. Sand and gravel have been produced near Stony Creek primarily for use in asphalt and for other highway construction and maintenance. In the western portion of the County, deposits of titanium have been located below the surface and are being mined. In fact, a heavy mineral deposit extends over seven miles along State Route 619 and covers 4,600 acres in northwestern Sussex and southwestern Dinwiddie Counties. The valuable minerals are ilmenite and leucosene (titanium bearing mineral – primarily used for the manufacturing of paint pigment); rutile (also a titanium bearing mineral – used by the aerospace industry and in making artificial joints and pacemakers); and zircon (used as a ceramic glaze and as refractory sand in steel manufacturing).

Other resources that occur in the County include clay and marl. Clay has been produced near Waverly for use in the manufacture of brick and as a raw material for cement. Clay at various locations in the County has been tested and found potentially suitable for use in the manufacture of face brick, flue tile, structural tile, quarry tile, and sewer pipe. Marl occurs at a number of locations in the County and has been produced near Wakefield for agricultural use.

### EXHIBIT VIII-C SUSSEX COUNTY, VIRGINIA GENERAL SOIL SUITABILITY



## **F. Topography**

Sussex County lies within the coastal plain physiographic province of Southeastern Virginia. Elevation in the County ranges from 50 to 250 feet above sea level. Approximately 50 percent of the County's 496 square miles or 317,400 acres are located in the oldest and highest Sunderland Terrace. Proceeding from east to west across Sussex County, the land varies from level to slightly rolling. Drainage in the area is provided by the Nottoway River, Blackwater River, and Stony Creek.

Sussex County's topography varies from gently rolling to very flat to extensively marshy land existing mainly in the Coastal Plain province. The topographic relief basically consists of several marine and fluvial terraces. Sunderland Terrace occupies elevations in excess of 100 feet. But the Wicomico Terrace ranges next in elevation of 50-100 feet and age. Lowest of the three and the most recently formed is the Chowan Terrace. It ranges from 25-50 feet in depth. These terraces were formed by major creek and stream deposits of fluvial materials. These fluvial materials are made up of sand and gravel deposits. There are very few reliefs where slope is greater than 15 percent. Mostly, it is in areas where the creeks cut across the surface in the extreme western part of Sussex County.

## **G. Water Resources**

Surface water refers to water on the surface of the earth. It primarily consists of streams, rain runoff, impounded lakes, and reservoirs. Groundwater is obtained from both water tables and artesian aquifers. An aquifer is a water bearing stratum of permeable rock, sand and gravel.

Sussex County can be characterized as having substantial groundwater resources with favorable water quality for domestic use. This is evident by the fact that three of the towns obtain their potable water supply from groundwater sources. Jarratt produces its potable water supply from the Nottoway River. Furthermore, groundwater tests at the Department of Correction's facility indicated yields sufficient to serve the prison and the surrounding area. However, because of Sussex County's location within a "Groundwater Management Area" the development of wells with significant yield require expensive testing and groundwater modeling to ensure that new wells will not impact existing wells within the area.

The County of Sussex is underlain by sand, gravel, clay, and marl and shell strata that thicken and dip to the east. The extreme western portion lies in the fall zone which is underlain by bedrock. Little water is obtained from the bedrock unless fractures or other water-filled openings are encountered. However, in the remainder of the County, domestic supplies of water are obtained from depths of 40 to 80 feet, as opposed to 25 to 50 feet in the west. The water in these shallow wells contains iron and calcium bicarbonate that make the water hard. Some tests of the County's wells indicate the possibility of surface contamination by the presence of nitrates. However, generally the water quality is excellent.

Water from the artesian zone is obtained from various sand, gravel, and marl strata below a depth of 50 feet in the west and 80 feet in the east. The most favorable producing depths are 50 to 120 feet in the west, 100 to 150 feet in the central portion, and 150 to 350 in the east. The water-bearing sands are too thin to possess the storage capacity necessary for large industrial use. Wells in the County are mostly in the zone of hard calcium bicarbonate water which renders it unfit for some industrial purposes. Yet, the water quality has been favorable from the deep wells. There are records of a slight decline of the water tables during the last decade, which is attributed mainly to increased pumping and flowing wells east and south of Sussex County. The County lies within the Chowan River Basin.

The main tributaries of the basin are the Nottoway River on the Southwestern boundary, the Blackwater River on the Northeastern boundary, and the Meherrin River to the South of the County. The Nottoway River offers good potential for surface water supply; however, during drought periods, it would appear necessary to have storage reservoirs. The water quality and softness would be best if the reservoirs could be built on some of the tributary creeks. The main tributaries of the Nottoway River in Sussex County include Rowanty Creek, Stony Creek, Sapony Creek, Joseph Swamp, Hunting Quarter Creek, Raccoon Creek, Spring Creek, and Assamoosic Swamp. Springs and excavated ponds are usually good sources of surface water storage for the local farmers. There is one primary gauging station (Seabright) on the Nottoway River.

United States Geological Survey (USGS) 7.5 minutes series topographic maps are available for Sussex County through the USGS in Reston, Virginia, and should be consulted with respect to drainage basin limits. These are also available for public inspection in the County's administrative offices.

## **H. Conclusions and Observations**

As discussed previously, the topography in Sussex County varies from gently rolling to very flat to extremely marshy land. The topographical features will have a major influence on utility development within Sussex County. First of all, the marshy lands, particularly along the State highway systems, will prevent future development in areas normally expected to grow. Additionally, the marsh land requires more stringent parameters for wastewater discharge into waters characterized as swamp or marsh.

The very flat topography will also create the need for sanitary sewage collection systems which will require multiple pump stations, deep gravity sewers, or innovative collection system design.

Soils in Sussex County vary widely but present very limited restrictions to septic tank development for single family residences. As a result, with the exception of the four densely populated towns, the remainder of the residential and commercial development within Sussex County relies on septic tanks for their wastewater disposal. Because of the moderate acceptability of on site disposal there has not been an intense need for the development of a central sanitary sewerage system.

Sussex County possesses an abundance of forests, wetlands, and other natural areas that should be protected and conserved. Programs and initiatives aimed at management of these resources should be encouraged by the County. The County should consider the potential impact on natural areas when considering proposals for development, trying to achieve a balance between private property rights and the general public benefit accrued from a safe, health natural environment.

## **Chapter IX: Land Use and Development**

### **A. Introduction**

General development patterns have not changed significantly in Sussex County in the past 15 to 20 years. Approximately 93% of the acres in the County are used for agriculture and forestry. Residential uses account for about 2% of the land area while commercial and industrial uses account for about 2%. Public and semi-public uses account for about 2%, while incorporated areas account for about 1%. Development in the County is concentrated in five general areas: in and around the four towns, and in the vicinity of Sussex Courthouse. Census 2000 reports there were 25.5 people per acre in Sussex County. Most of the County is still agricultural and forest land. Governmental services are centered in the towns, with rural areas being afforded limited services. Rural commercial activities are scattered throughout the County. These activities will continue to be needed to serve the agricultural community, tourists, and others passing through the area.

Increasing development along highways, particularly close to the towns, can create problems. Congested highways can cause safety hazards. Highway-oriented development therefore, should be properly planned and laid out, providing for efficient ingress and egress, on site parking and loading/unloading facilities. Furthermore, it is important to realize that strip development along highways not only cuts off back land from development, but increases the cost of government services.

Land use categories include: agricultural, forested, and open space; residential; apartments/mobile home parks; commercial; industrial; and government, institutional, public, and semi-public.

Residential uses include lands used for single family detached housing, whether site built or manufactured homes. Apartments/mobile home parks are defined as having two or more units within the structure or park.

Commercial uses include lands and buildings used for retail, consumer services, and professional activities. Commercial land can be local commercial, which include neighborhood business activities providing necessary services for the day-to-day operation of a household; general commercial, which includes all business and commercial activities which generally depend on a trade area larger than the immediate neighborhood; and intensive commercial, which includes retail businesses or other commercial activities whose nature and services to the public tend to encourage traffic congestion and parking problems or create special problems.

Industrial uses include lands and buildings used for manufacturing and warehousing, including such accessory uses as rail loading yard, parking, and storage. Industrial land can be light industry, which includes warehousing and light manufacturing uses which produce some noise, traffic, congestion, or danger, but which are of such limited scale or character that they present no serious hazard to neighboring properties; and heavy

industry, which includes industrial activities which may be of a dangerous or nuisance-producing character.

Government/institutional/public/semi-public uses include lands and buildings used for governmental, community service, or recreational purposes. Semi-public uses would include private schools, churches, fraternal lodges, recreational associations, and other similar uses with limited public contact or access.

In order to more closely examine various development trends and patterns in Sussex County, the County was divided into several planning areas. See EXHIBIT IX-A. Designating planning areas allows County decision makers to look at specific issues and concerns in different parts of Sussex County and to develop policies and implementation strategies to meet these issues and concerns. The planning areas identified in this plan are: Jarratt/I-95/U.S. Planning Area; Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area; Sussex Courthouse/VA Route 40 Planning Area; Homeville/Wakefield/U.S. 460 Planning Area, and Blackwater/Newville/Waverly/U.S. 460 Planning Area.

The remaining areas of Sussex County are classified as rural areas. While there is some scattered development in these areas, primarily rural residential in nature, these areas are predominantly open and essentially undeveloped. Rural areas are used for agriculture and forestry and contain significant water features, flood plains, conservation areas, and areas of environmental concern and importance. Residential development in rural areas is generally associated with agricultural pursuits such as farm houses.

## **B. Land Use Conflicts**

Land use conflicts that occur in Sussex County are typical of similar Virginia counties that must balance the needs of and activities associated with agriculture, forestry, and conservation uses with residential, commercial, industrial, and public uses. With respect to land uses and development, the County must remain cognizant and carefully consider a variety of issues when making land use decisions. These include:

- location(s) of intensive livestock and poultry operations that may be in close proximity to existing and proposed residential development requests;
- encroachment of residential and other urban-level land uses into traditional agricultural and forestry areas;
- location of hazardous operations in close proximity to developed areas;
- residential development in flood hazard areas;
- small lot development of soils with septic tank and drain field use limitations;
- blighted areas and the impact on surrounding, non-blighted land uses;
- the balance between needed commercial and industrial development and the conversion of vacant lands;
- costs, planning, and location of utilities, infrastructure, and public services and infrastructure improvements and the fairness balance of public expenditures with accessibility of such services to citizens (who pay taxes for improvements but may not yet benefit fully from such improvements);

- multiple lot development (“stripping”) along State roads as opposed to the development/construction of traditional, internal street(s) subdivisions; and,
- initiatives and decisions by other jurisdictions and/or government agencies with respect development patterns and/or infrastructure (such as roads and highways) that impact existing and proposed development and the choices made by the County.





## **C. Development Trends and Planning Areas' Land Use**

### **1. Jarratt/I-95/U.S. 301 Planning Area**

The northern boundary of the planning area is Comans Well Road (SR 642) and Green Church Road (SR 645). The planning area is bounded on the west by CSX railway, the Town of Jarratt, and Greensville County. The eastern boundary of the planning Area runs parallel to I-95. The southern boundary is Lebanon Church Road (SR 609) and I-95. See EXHIBIT IX-B.

The planning area encompasses an estimated 8.1 square miles, including the Sussex County portion of Jarratt which is .7 square miles. The estimated population of the planning area is 923 people based on an average of 2.41 people per household in unincorporated areas and includes the Sussex County portion of Jarratt's population which is estimated at 171 people. The planning area's population per square mile is estimated to be about 114 people per square mile.

Predominant land uses in the planning area are: commercial; single family residential and manufactured homes; agricultural, forested, open space; and, government, institutional, public, and semi-public. Residential housing units (dwellings) are estimated at 390, including units (78) located within the Sussex County portion of Jarratt.

Notable structures nearby include Chapel Hill Baptist Church, Hassidiah Baptist Church, Lebanon Methodist Church, and Jerusalem Baptist Church. The Jefferson Elementary School is located in the planning area.

Significant natural features nearby include Harrells Pond, South Fork, Howie Branch, Spring Creek, and Popular Swamp. Among the historical features in the area is The Elms, built in 1869 by William N. Jarratt, IV. Significant manmade features include CSX Railroad, Interstate 95, and U.S. Route 301. Existing utilities include water, waste water, and electric power lines.

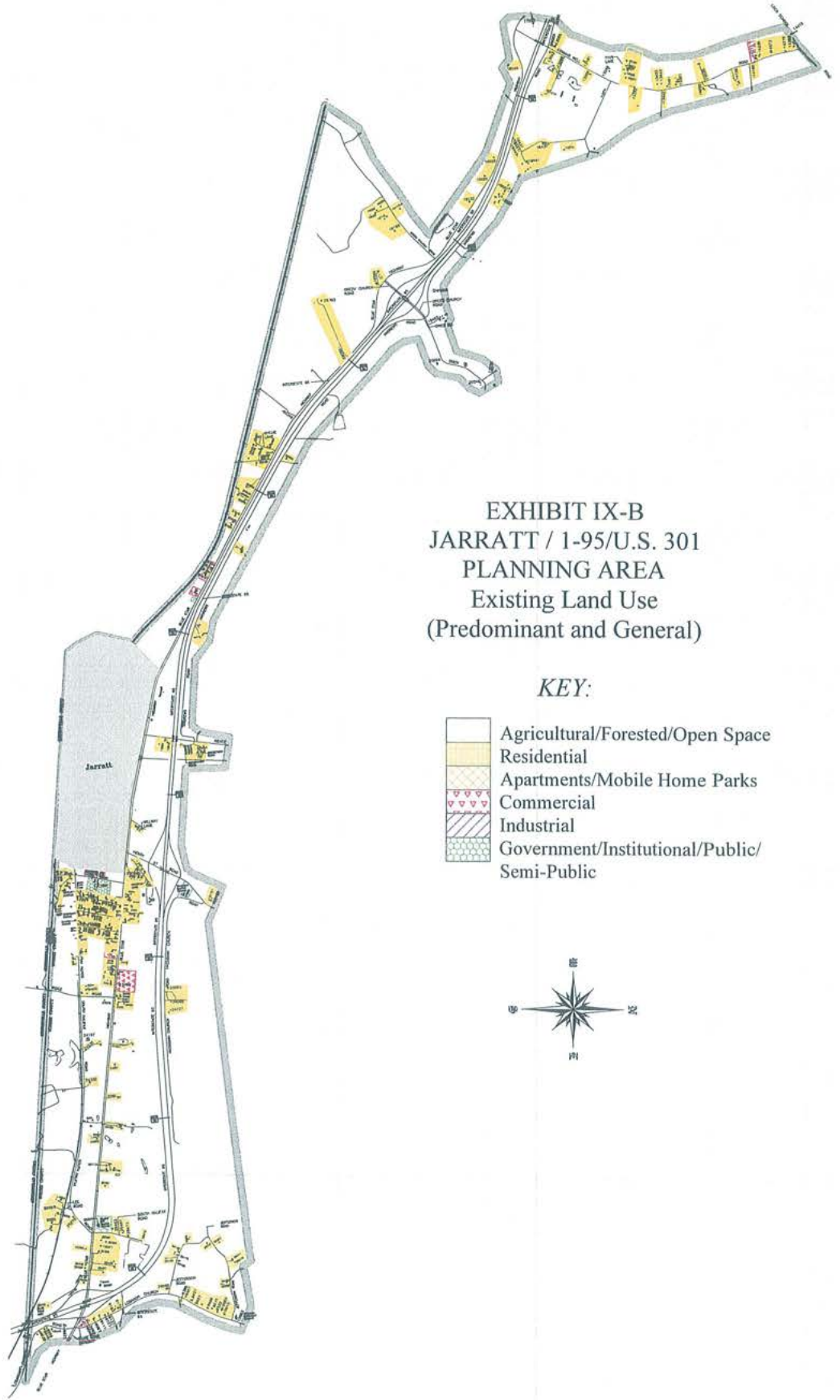





EXHIBIT IX-B  
 JARRATT / 1-95/U.S. 301  
 PLANNING AREA  
 Existing Land Use  
 (Predominant and General)

KEY:

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/Semi-Public



11  
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## 2. Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area

The northern boundary of the planning area runs along U.S. 301 and I-95, along the Dinwiddie County line, and along Cabin Point Road (SR 602). To the west and north, the planning area runs along St. John Church Road (SR 602); along Sussex Drive (VA Route 40 to the Dinwiddie County Line. The southern boundary of the planning area includes Booth Road (SR 658), the southern corporate limits of Stony Creek, and southerly along I-95. The eastern boundary runs along a portion of Sussex Drive and encompasses apportions of Setzer Road (SR 670). See EXHIBIT IX-C.

The planning area totals about 10.6 square miles which includes Stony Creek's .6 square miles. The estimated population is 871 people based on an average of 2.41 people per household in unincorporated areas and includes Stony Creek's 202 people. The planning area's population per square mile is about 82 people per square mile.

Predominant land uses in the area are: commercial; industrial; single family residential and manufactured homes; agricultural, forested, and open space; and, government, institutional, public, and semi-public. Residential housing units (dwellings) are estimated at 441 units which includes Stony Creek's 118 units.







Notable structures nearby include Hunting Quarter Baptist Church, St. Johns Baptist Church, Stony Creek Rescue Squad, Pollution Control Project, and Virginia Department of Transportation facilities.

Significant natural features nearby include the Nottoway River, Sappony Creek, Stony Creek, Raccoon Creek, and Rowanty Creek. Manmade features include Green Church Bridge, CSX Railroad, Interstate 95, VA Route 40, and U.S. 301. Existing utilities include water, waste water, electric power lines, underground natural gas pipeline, and underground cable. Historical features nearby include Fort Nottoway.

In 2005, a 21 lot subdivision was approved along Rowanty Road (State Route 623). In addition, residential development is continuing, and may intensify along VA Route 40.. Commercial development continues to occur along the U.S. 301/I-95 corridor.

**EXHIBIT IX-C**  
**STONY CREEK/I-95/U.S. 301**  
**PLANNING AREA**  
**Existing Land Use**  
**(Predominant and General)**

**KEY:**

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/  
Semi-Public



### 3. Sussex Courthouse/VA Route 40 Planning Area

The northern boundary of the planning area is Booker Road (SR 636) and Longevity Road (SR 636). The western boundary is Bethel Church Road (SR 637), Courthouse Road (SR 626), and along Sussex Drive (VA Route 40) to Optimist Road (SR 733). The southern boundary runs along Thweatt Branch and along Old Forty Road (SR 634). The eastern boundary of the planning area runs along Comans Well Road (SR 642), along Sussex Drive, and along Longevity Road. See EXHIBIT IX-D.

The planning area encompasses an estimated 7.4 square miles. The estimated population is 277 people based on an average of 2.41 people per household. The population per square mile is about 38 people per square mile.


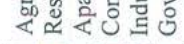

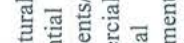


Predominant land uses in the planning area are: agricultural, forested, open space; single family residential and manufactured homes; commercial; and government, institutional, public, and semi-public. Residential dwellings are estimated at 115 structures. These structures consist of single family residents and/or manufactured homes.

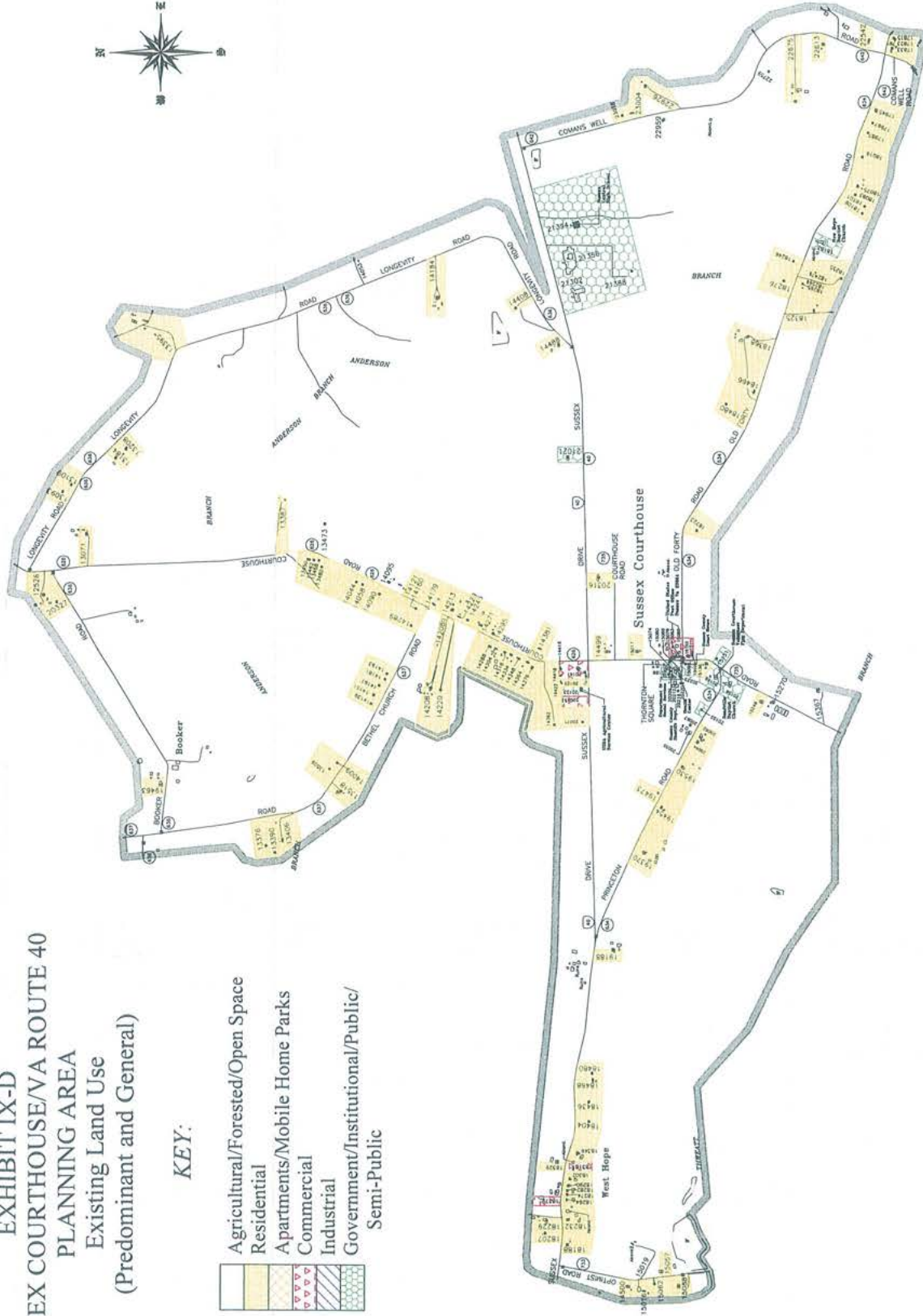
Notable structures in and nearby the planning area include the Sussex County Government Center; USDA Agricultural Service Center, Sussex Courthouse Volunteer Fire Department, Readville Baptist Church, New Hope Baptist Church, Easter Baptist Church, Sussex Central High School, and Sussex Central Middle School.

Significant natural features located within or nearby the planning area include the Nottoway River, Quarter Creek, Lees Branch, Honey Pond, Anderson Branch, Thweatt Branch, Austin Branch, and Dividing Branch. VA State Route 40 bisects the planning area. Historical features within the planning area include Sussex County Courthouse Historical District and the Tavern at Sussex Courthouse. Utilities include water, waste water, and electric power lines.

**EXHIBIT IX-D**  
**SUSSEX COURTHOUSE/VIA ROUTE 40**  
**PLANNING AREA**  
**Existing Land Use**  
**(Predominant and General)**

**KEY:**

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/ Semi-Public



#### **4. Homeville/Wakefield/U.S. 460 Planning Area**

The northern boundary of the planning area runs along VA Route 40 from the intersection of VA Route 40 and VA Route 35 in Homeville to the VA Route 40-State Route 655 (Oakdale Road) intersection, then along State Route 655 to the Coppahaunk Swamp and then along Coppahaunk Swamp to the Sussex County/Surry County line. The western boundary runs along VA Route 35 from Homeville to the Sussex County/Southampton County line. The southern boundary is Sussex County/Southampton County line to Coppahaunk Swamp. See EXHIBIT IX-E.

The planning area encompasses an estimated 85.70 square miles which includes Wakefield's 1.2 square miles. The estimated population is 2,262 people based on an average of 2.41 people per household and includes Wakefield's 1,038 people. The population per square mile is about 26 people per square mile.

Predominant land uses in the planning area are: commercial; agricultural, forested, and open space, single family residential and manufactured homes; and government, institutional, public, and semi-public. Residential housing units (dwellings) are estimated at 993 units in the planning area which includes Wakefield's 485 units.







Notable structures nearby or within the planning area include Burton's Grove Christian Church, Wakefield Friends Center, Freemans Mill Pond, Tidewater Academy, and Airfield 4-H Conference Center.

Significant natural features in or nearby the planning area are Airfield Pond, Drumwright Pond, Chinquapin Swamp, and Brittles Mill Pond. Manmade features include Wakefield Airport, U.S. 460, and Norfolk Southern Railroad. Existing utilities include water, waste water, natural gas pipeline, and electric power lines.

The Drumwright Mill Subdivision, a proposed 500 lot development along Courtland Road (State Route 628) may be developed during the planning period.

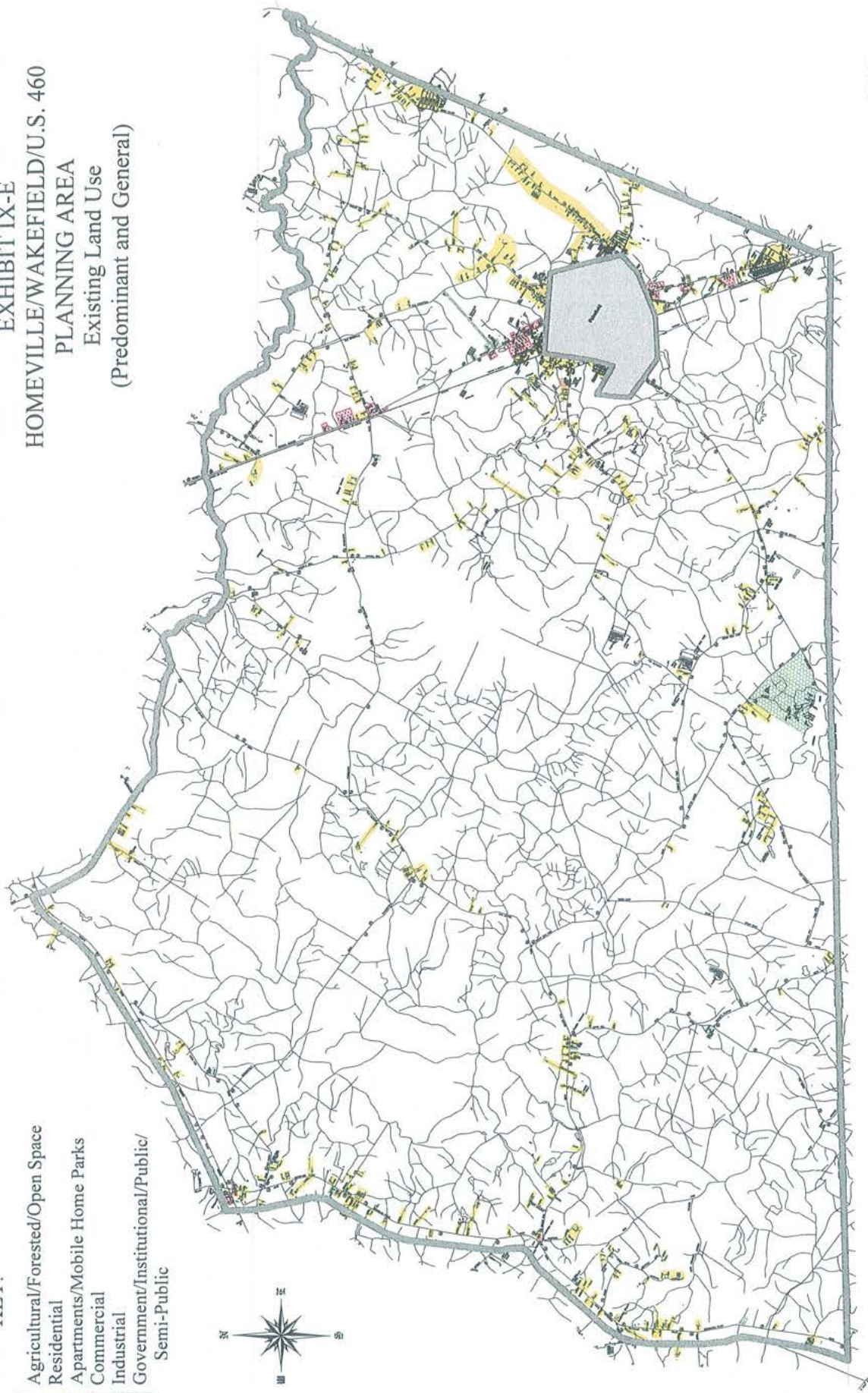


**KEY:**

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/  
Semi-Public



**EXHIBIT IX-E**  
**HOMEVILLE/WAKEFIELD/U.S. 460**  
**PLANNING AREA**  
Existing Land Use  
(Predominant and General)



## **5. Blackwater/Newville/Waverly/U.S. 460 Planning Area**

The northern boundary of the planning area is the Sussex County/Prince George County Line. The western boundary runs along VA Route 35 to the vicinity of Homeville. The southwestern and southern boundary of the planning area runs just north of VA Route 40 (adjacent to the Homeville/Wakefield/U.S. 460 Planning area's northern boundary which includes this portion of VA Route 40) and along the Coppahaunk Swamp to the Sussex County/Surry County line. The eastern boundary is the Sussex County/Surry County line. See EXHIBIT IX-F.

The planning area encompasses an estimated 97.33 square miles which includes Waverly's 3.1 square miles. The estimated population is 4,860 people based on an average of 2.41 people per household in unincorporated areas and includes Waverly's 2,309 people. The population per square mile is about 47 people per square mile.

Predominant land uses in the planning area are: commercial; industrial; agricultural, forested, and open space; and, single family residential, apartments, and manufactured homes. Residential housing units (dwellings) are estimated at 1,708 including 50 units in the Sussex Trace Apartment complex, 25 mobile homes along Trailer Lane (off VA Route 40) west of Waverly, and Waverly's 960 units. Among the private structures are the Waverly Swim Club and Waverly Hunt Club.

Notable structures in the area include Zion Hill Holiness Church, Wilburne Baptist Church, and Newville Baptist Church. Private establishments include Neblett's Millpond.

Significant natural features in or near the planning area include Black Swamp, Cabin Branch, Ivy Branch, Dick Branch, Joseph Swamp, Mussell Creek, and Warwick Swamp. Significant features include Assamoosick Swamp, Black Swamp, Bryant Pond, Spring Branch, and Coppahaunk Swamp.

Significant manmade features include the former Waverly Airport, U.S. 460, Norfolk Southern Railroad, Black Swamp Wastewater Treatment Plant, Deerpath Lane Pump Station, Sussex County Water Storage Tank, Sussex I and Sussex II (corrections facilities), and a regional private landfill. Utilities include water, waste water, natural gas pipeline, and electric power lines.

Several new residential subdivisions are being developed in the planning area. These include: Cabin Point estate (28 lots); Sweet Gum Corner (49 lots); and, Sebera Subdivision (12 lots). The planning area may also see the development of industrial sites and a regional industrial park.

## 6. Rural Areas

These areas remain rural in nature with land reserved for agricultural and forested uses. Low density residential growth exists in the form of strip development, one acre lots with private well and septic systems along the highway or in association with farm operations. Public utilities are not available, nor should they be extended or expanded to sustain intense residential development. Incidental commercial establishments occur throughout this planning area and are in support of residential growth. The planning area encompasses the vast majority of Sussex County, about 415 square miles.

### D. Conclusions and Observations

Sussex County's planning areas reflect those portions of the County experiencing, or likely to experience growth and development (residential, commercial, industrial, and/or public facilities) at a more accelerated pace during the planning period.

With respect to land uses and development, the County must remain cognizant and carefully consider a variety of issues when making land use decisions. These include:

- location(s) of intensive livestock and poultry operations that may be in close proximity to existing and proposed residential development requests;
- encroachment of residential and other urban-level land uses into traditional agricultural and forestry areas;
- location of hazardous operations in close proximity to developed areas;
- residential development in flood hazard areas;
- small lot development of soils with septic tank and drain field use limitations;
- blighted areas and the impact on surrounding, non-blighted land uses;
- the balance between needed commercial and industrial development and the conversion of vacant lands;
- costs, planning, and location of utilities, infrastructure, and public services and infrastructure improvements and the fairness balance of public expenditures with accessibility of such services to citizens (who pay taxes for improvements but may not yet benefit fully from such improvements);
- multiple lot development ("stripping") along State roads as opposed to the development/construction of traditional, internal street(s) subdivisions; and,
- initiatives and decisions by other jurisdictions and/or government agencies with respect development patterns and/or infrastructure (such as roads and highways) that impact existing and proposed development and the choices made by the County.

Growth and development in the Jarratt/I-95/U.S. 301 Planning Area continues along the U.S. 301/I-95 corridor and along Comans Well Road (State Route 642), with some in-fill growth in the Town of Jarratt.

Growth and development in the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area continues along the major highways and along secondary roads such Rowanty Road

(State Route 623) and Cabin Point Road (State Route 502). In 2005, a 21 lot subdivision was approved along Rowanty Road (State Route 623). In addition, residential development is continuing (and may intensify) along VA Route 40. The ILUKA industrial site is located along St. John Church Road (State Route 602). Commercial development continues to occur along the U.S. 301/I-95 corridor.

The Sussex Courthouse/VA Route 40 Planning Area continues to be the governmental and educational hub of the County. County governmental operations are centered at Sussex Courthouse which offers a mixture of older, but still functional buildings and modern facilities such as the Newsome Human Services Building and the Sussex Courts Building. Sussex Central High School and Sussex Central Middle School are located in the planning area, providing a centralized, campus-type complex for the post-elementary school students.

The Homeville/Wakefield/U.S 460 Planning Area features Wakefield Airport, U.S. 460, and Norfolk Southern Railroad. Existing utilities, including water, waste water, natural gas pipeline, and electric power lines, make this planning area prime for additional residential, commercial, and industrial development. Most development, particularly commercial development, is occurring along U.S. 460. In addition, the Drumwright Mill Subdivision, a proposed 500 lot development along State Route 628 may be developed during the planning period.

The Blackwater/Newville/Waverly/U.S. 460 Planning Area continues to see the most intense commercial and industrial development, and perhaps, offers the greatest potential for continued future development. Commercial development is occurring along U.S. 460. Several new residential subdivisions are being developed in the planning area. These include: Cabin Point Estates (28 lots); Sweet Gum Corner (49 lots); and, Sebera Subdivision (12 lots). The planning area may also see the development of industrial sites and a regional industrial park, to add to and compliment existing facilities such as the regional landfill and the Sussex I and Sussex II State prisons.

## **Chapter X: Plan for the Future**

### **A. Introduction**

The future land use plan delineates the areas in Sussex County best suited for agricultural, commercial, industrial, residential, public/semi-public, and conservation land uses. The future land use plan is mainly concerned with the general location and amount of land proposed for each of the various land uses. The land use plan can be used either to formulate a new County land use policy governing zoning and subdivision regulations or to amend an existing set of land use policies. The year 2020 is chosen as the target date for planning purposes.

The development goals and implementation strategies contained within this document provide the framework for the future use of the land in Sussex County. The land use pattern described below is one that will maintain the rural and agricultural character of the County while providing for commercial, industrial and residential growth.

The future land use plan divides the County into six principal areas: agricultural, residential, industrial, commercial, public/semi-public, and conservation. It is important to note that residential development is permitted within the agricultural areas. This residential development will either be concentrated in planned communities (subdivisions) or located as strip development (1 acre minimum lots) along the highways in order to preserve the agricultural and the timber economy of the County.

#### **1. Agricultural and Forested Lands**

Agricultural land is one of the most valuable of all natural resources. Of major importance, and an objective of land use planning in Sussex County is to identify prime agricultural land and to preserve it from being developed for residential or other land uses. Once developed, it cannot easily be restored to its original condition (nature).

Much of Sussex County has been retained in an agricultural land use category for the duration of the planning period. The main purpose of this land use classification is to facilitate existing and future farming operations, reduce the effects of soil erosion, and protect watersheds, in order to promote the continuation of farming as one of the most active sectors of the economy.

Permitted uses are restricted to agricultural and others that are compatible with the existing land use pattern, such as forestry, passive recreation, and other conservation uses, as well as incidental residential use. The overall density of these uses should be kept at a relatively low level by maintaining a minimum lot area of one acre and allowing for only one dwelling unit (single-family dwelling) per acre. This should effectively limit development in the agricultural zone and encourage development in and on the fringe of the existing towns.

## **2. Residential Development**

This classification represents existing developed areas within the County with dense populations and areas that are likely to be developed for residential purposes; primarily those areas on the fringes of the incorporated towns. Due to the shortage of vacant land available within the towns, residential growth beyond the limits of the incorporated towns is assured. However, difficulties may arise relative to the provision of an adequate and desirable level of services. For that reason, dense residential development should occur in vacant areas outside of the towns where public water and sewer utilities are either available or can be easily extended from the incorporated towns.

The majority of the residential units in the County today are single-family dwellings. However, given the shortage of affordable housing in the County and recent building trends, it is expected that by the end of the planning period future residential development will consist primarily of mobile homes (referred to as manufactured housing). In order to assure proper development of the residential areas, strict enforcement of subdivision and building codes is necessary. The zoning ordinance is another important tool to implement the proposed residential policies. An overall density should not exceed one single-family dwelling per subdivision lot or parcel. While a double-wide mobile home, on a permanent foundation, is assessed the same as stick built dwelling and is considered real estate, single-wide mobile homes are not. For this reason, single-wide mobile homes should not be allowed within residential areas and should be encouraged to locate within existing mobile home parks. Public, social and community facilities should be allowed to develop in the residential areas.

## **3. Industrial Development**

Industry, which will provide much of the basic employment needed for anticipated growth, has more critical location requirements than other major land uses. Prime industrial sites should be located where they can be served by major transportation facilities, including major highways, railroads, and airports. Industries dependent upon the transportation of heavy materials and products require locations served by railroad facilities. Other types of industry may prefer locations near major highways to facilitate truck service and access by employees, and still others may seek location near the airport. In addition to transportation facilities, industries should be in locations where adequate public utilities and services can be provided. Other requirements include suitability of sites with respect to slope, drainage, and soil bearing capacity, and suitable buffering from residential or other incompatible uses.

Potential industrial sites are located on the fringe of the existing towns, along the corridors of U.S. 301, I-95 and the CSX Railroad, in the western portion of the County, and along U.S. 460 and Norfolk Southern Railroad in the eastern portion of the County. Also, areas on the north side of Cabin Point Road (State Route 602) may be suitable for industrial development. Sussex County is one of the few localities in Virginia that have been identified as having the potential and available acreage necessary to develop a mega industrial site.

#### **4. Commercial Development**

The commercial land use category represents existing commercial districts, their immediate surrounding areas, and interstate interchanges which will serve the needs of towns, regional areas, and small hamlets throughout the County.

Sussex County has a very desirable location on the major north-south travel corridor along the eastern seaboard. I-95 and U.S. 301 have resulted in the location of a number of highway commercial establishments, offering convenient access and services to travelers. In the eastern part of the County, U.S. 460, which provides access to the mountains of Virginia to the west and to the Atlantic Ocean to the east, has resulted in the location of several highway commercial establishments. However, most of these are located primarily within the Towns of Waverly and Wakefield. Two types of highway commercial activities are discussed here: the commercial establishments clustered around the interstate interchanges and commercial strip development.

There are five interchanges on I-95 in Sussex County. The most common interchange uses are car and truck services. Highway-oriented uses have markets directly related to traffic volume on major routes adjacent to their sites. They require very close proximity to the interchange, good access and visual exposure to the interchange. Potential highway-oriented uses for the study area include gas stations, truck stops, motels and restaurants. While these interchange areas may prove to be beneficial from both an economic and travel-time viewpoint, no such development should be allowed at the expense of safe and efficient ingress and egress to the interstate.

Strip commercial development is a common highway-oriented situation. Such uses are viewed as generally unsuitable because of undue traffic congestion, encroachment into residential areas and the blight that results from improper development and advertising. However, the congestion of traffic and the spread of commercial and residential blight along such commercial strips are caused primarily by a failure to establish sound land development standards. Future strip commercial development should be allowed if it meets recommended standards such as controlled access, parallel roads, adequate building setbacks, and off-street parking.

#### **5. Public/Semi-public Areas**

Public/semi-public land uses include schools, government buildings, County owned property, solid waste collection sites, and recreational facilities (Airfield 4-H Center). A within the County have been designated as public/semi-public to allow for future expansion of these types of uses.

#### **6. Conservation Areas**

Sussex County's natural environment is one of its most valuable assets, and at the same time one of its most vulnerable. There are extensive watersheds, areas subject to flooding, wetlands, unsuitable soils (soils with internal drainage problems that preclude

the use of septic tanks, soils that have shrink-swell potential and soils that are either wet or highly erodible), wildlife, and woodland areas located throughout the County. Primary environmental concerns arising from this combination of circumstances include deforestation, soil erosion, storm water runoff from built surfaces, destruction of wildlife habitat, the loss of agricultural acreage, and the destruction of property and loss of life due to flood waters.

The conservation classification covers the unincorporated portions of the County which may exhibit one or more of the environmentally sensitive land conditions stated above. The conservation area is not suitable for intensive land use development and this category of land use is intended for the conservation of water and other natural resources (forests and prime agricultural land) of Sussex county, thereby reducing soil erosion in the floodplain areas, preventing pollution of the major streams and rivers, and preserving the quality of open space for future generations to enjoy.

Single family residential development may be permitted in this district under strict minimal lot area requirements. Agriculture, forestry, passive recreation, and other conservation uses may also be permitted.

In areas of the County where major growth is encouraged to locate, services necessary to support all types of development are or will be provided. Emphasis in these growth (planning) areas is on the development of employment and commercial centers and the development of residential uses that may require urban type services. The areas designated as planning areas should provide suitable land for anticipated growth during the planning period. There will likely be continued pressure to develop portions of the County such as along Baxter Road, Jerusalem Plank Road, Courthouse Road, Rowanty Road, Cabin Point Road, as well as community hubs such as Grizzard, Sappony, West Hope, and Yale. These areas should be encouraged to remain basically agricultural in nature with development being in the form of low density residential and supporting commercial and/or industrial uses of a limited nature. Through the implementation of the future land use plan, the County is thus able to encourage the separation of major growth areas from rural areas and encourage the economical and efficient delivery of public services while exercising a greater sensitivity to environmental constraints to development, providing for the anticipated increase in economic activity, and attempting to reverse the projected decrease in population.

The following sections discuss and show projected future land use in each of the designated planning areas: Jarratt/I-95/U.S. 301 Planning Area; Stony Creel/I-95/U.S. 301/VA Route 40 Planning Area; Sussex Courthouse/VA Route 40 Planning Area; Homeville/Wakefield/U.S. 460 Planning Area; and, Blackwater/Newville/Waverly/U.S. 460 Planning Area.



## **B. Projected Future Land Use**

### **1. Jarratt/I-95/U.S. 301 Planning Area**

Commercial development is anticipated at the Henry Road (State Route 631) interchange at I-95 north along Blue Star Highway (U.S. 301) to Kientz Road (State Route 646). Commercial development is expected from the corporate limits of Jarratt northward ending before Wyche Lane. Commercial development is also anticipated at the intersection of Green Church Road (State Route 645) and Blue Star Highway (U.S. Route 301, and along U.S. 301, both south and north of the State Route 645 interchange.

Industrial development is expected to occur south of the Town of Jarratt off I-95 in the vicinity of Henry Road (State Route 631) and Hassidah Church Road (Frontage Road 321). Industrial development is also anticipated on Green Church road (State Route 645) in the vicinity of CSX Railroad.

Residential growth is expected to extend from the Town of Jarratt south along both Blue Star Highway (U.S. 301) along South Halifax Road (State Route 646), and along Comans Well Road (State Route 642), and along Lebannon Church Road (State Route 609).

The residual land within the planning area is to remain rural in nature with the majority of land reserved for agricultural use. A public outdoor recreational trail is planned through a portion of the planning area along the Lake Gaston pipeline route.

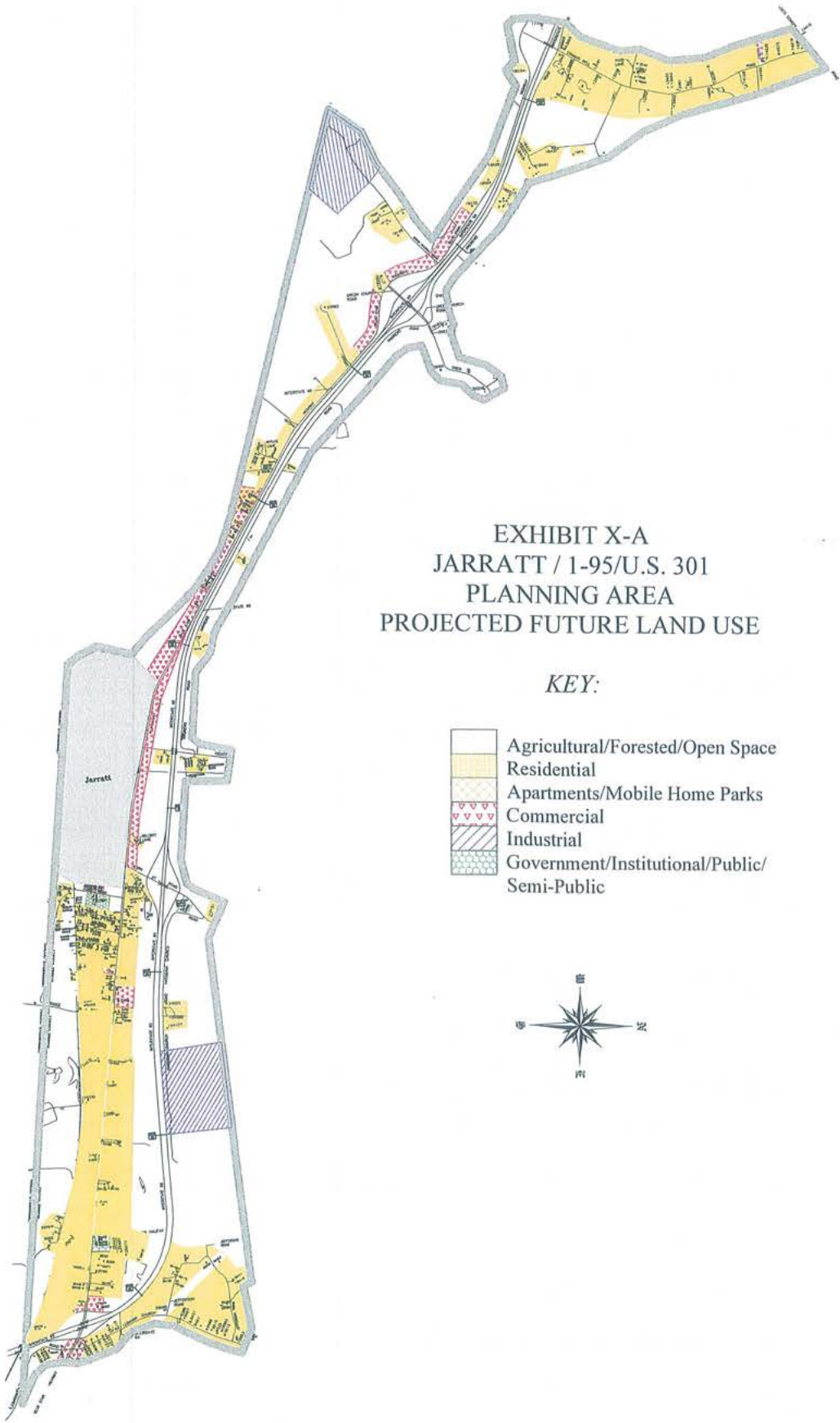


EXHIBIT X-A  
 JARRATT / I-95/U.S. 301  
 PLANNING AREA  
 PROJECTED FUTURE LAND USE

KEY:

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/Semi-Public



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## **2. Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area**

Commercial development is expected along Blue Star Highway (U.S. 301) from the St. Johns Church Road (State Route 602)/I-95 interchange south to the corporate limits of the Town of Stony Creek. Public water and sewer utilities along this portion of U.S. 301 will assist existing businesses to expand and help attract new commercial establishments to the area. Commercial development is expected at the corners or intersection of State Route 602 and U.S. Route 301 and along St. Johns Church Road going west.

Commercial development is also expected along both sides of St. Johns Church Road (State Route 602) from the intersection of U.S. Route 301 west toward CSX Railroad. Commercial development is anticipated at the intersection of St. Johns Church Road (State Route 602) and Blue Star Highway (U.S. Route 301) across from Davis Turck Plaza.







Industrial growth is anticipated north of St. Johns Church Road (State Route 602) from Blue Star Highway to the site of the ILUKA processing operation. The area in the vicinity of ILUKA and parallel to the CSX railroad has also been designated for industrial use. Industrial development is also projected to occur on the east side of I-95 along Slagle Road (State Route 311), from Cabin Point Road (State Route 602) to Setzer Road (State Route 670).

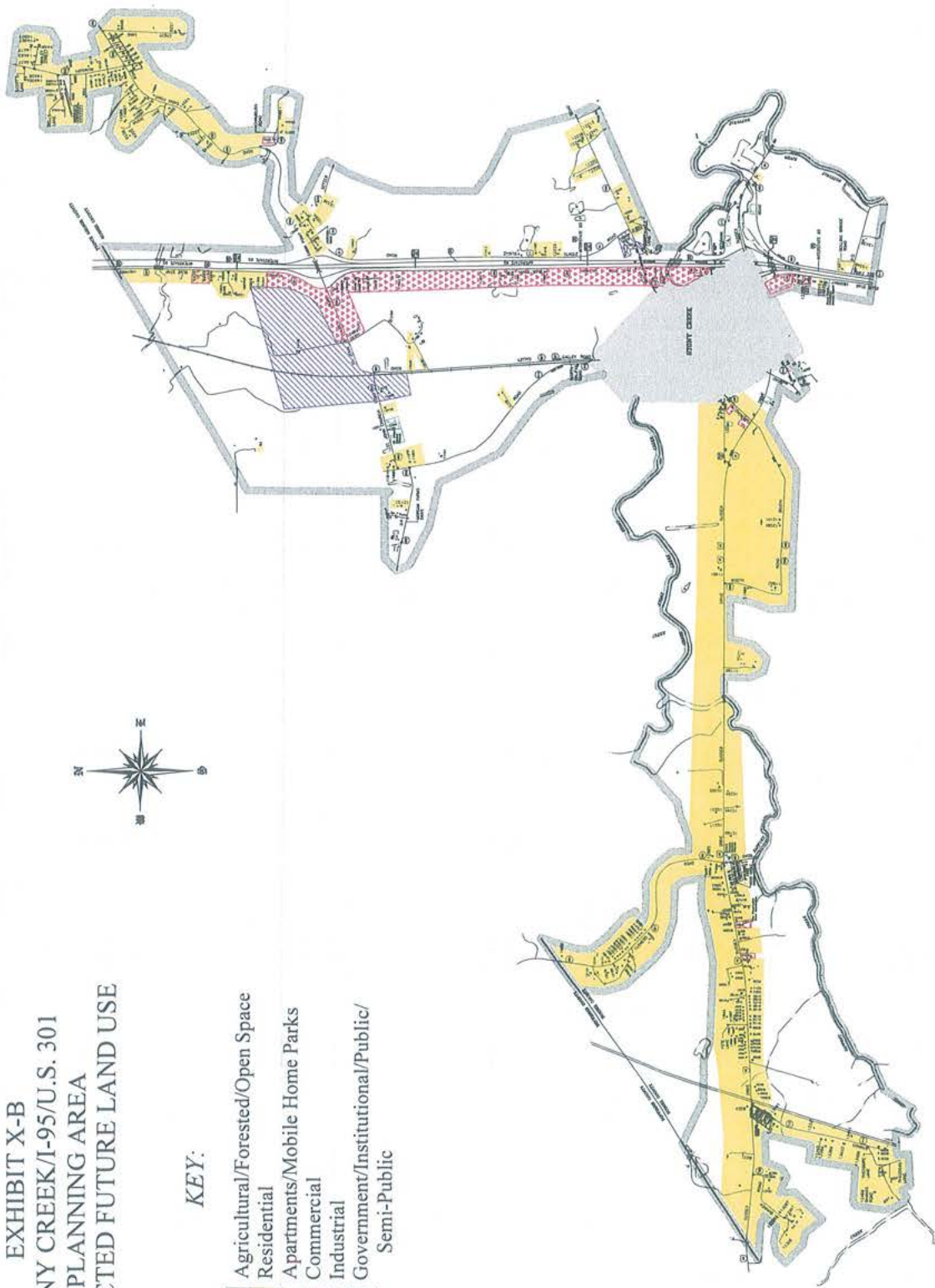
Residential development is expected south of the Prince George County line along Blue Star Highway and along Rowanty Road (State Route 623) and Cabin Point Road (State Route 602). In addition, residential development is expected to continue, and may intensify, along Sussex Drive (VA Route 40) to the Dinwiddie County line.

The remaining land within the planning area is reserved for agricultural, thus preserving the rural character of the surrounding area.

EXHIBIT X-B  
 STONY CREEK/I-95/U.S. 301  
 PLANNING AREA  
 PROJECTED FUTURE LAND USE

KEY:

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/ Semi-Public



### **3. Sussex Courthouse/VA Route 40 Planning Area**

The majority of this planning area is expected to remain rural in nature with the majority of land reserved for agricultural use. The Sussex County Courthouse and government complex is located on Courthouse Road (State Route 735). Sussex Central High School and Middle School are located along Sussex Drive (VA Route 40) within the planning area. The planning area will and should continue to be the governmental and educational hub of Sussex County.







Within the planning area, commercial development is expected across from the Sussex Courthouse and government complex along portions of both Courthouse Road (State Route 735) and Old Forty Road (SR 634) and along both sides of Sussex Drive (Route 40) near the intersection of Sussex Drive and Courthouse Road (State Route 626).

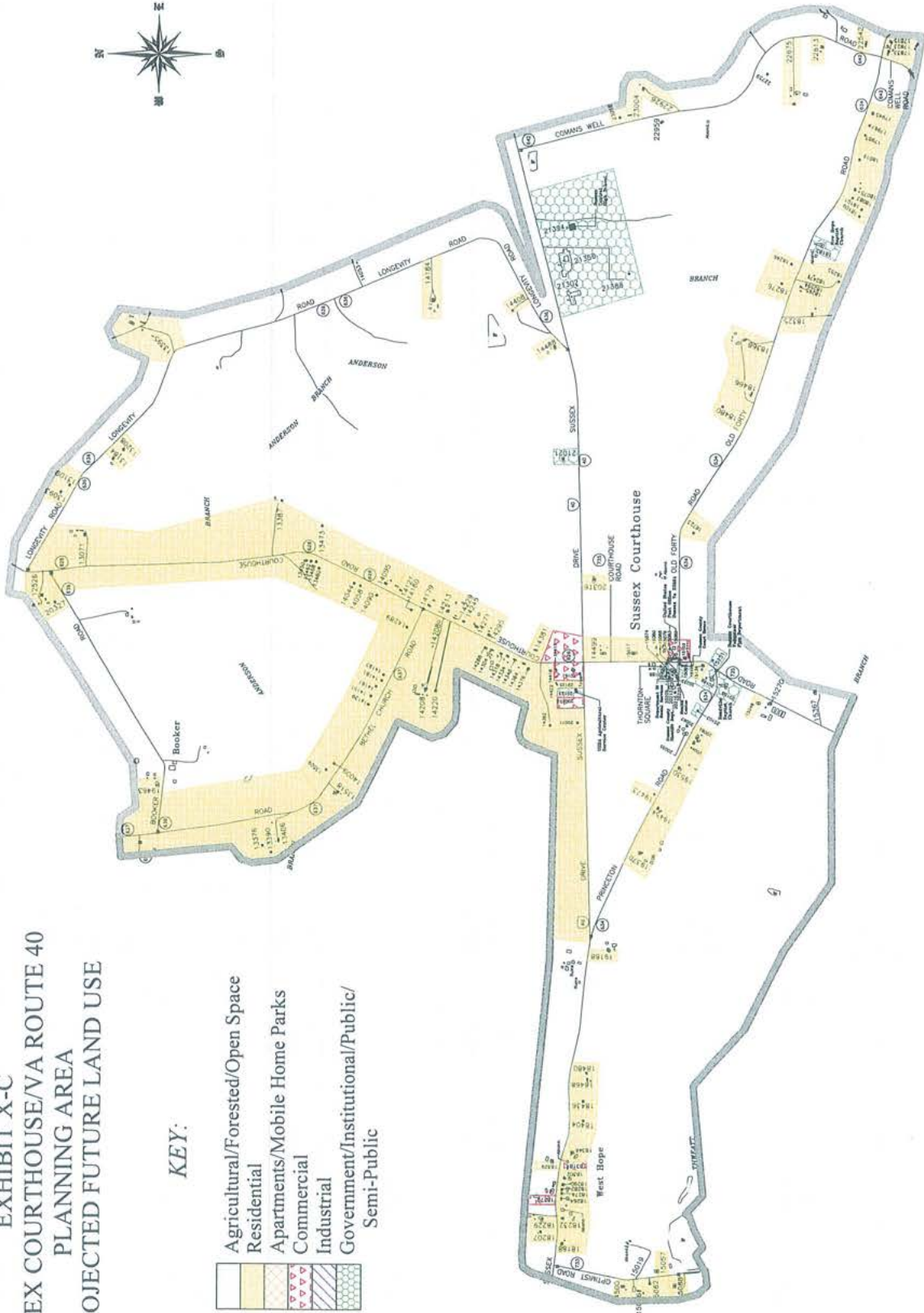
Industrial growth is not anticipated within the planning area.

Residential growth is expected in the form of strip development along portions of Sussex Drive (VA Route 40), Old Forty Road (State Route 634), Courthouse Road (State Route 626) and Bethel Church Road (State Route 637).

EXHIBIT X-C  
 SUSSEX COURTHOUSE/VIA ROUTE 40  
 PLANNING AREA  
 PROJECTED FUTURE LAND USE

KEY:

-  Agricultural/Forested/Open Space
-  Residential
-  Apartments/Mobile Home Parks
-  Commercial
-  Industrial
-  Government/Institutional/Public/ Semi-Public



#### **4. Homeville/Wakefield/U.S. 460 Planning Area**

Commercial development is anticipated along General Mahone Highway (U.S. 460) from the Town of Wakefield to the Southampton County line as well as from Wakefield to the northern boundary (Coppahaunk Swamp) of the planning area. As the amount of available land within the Town of Wakefield becomes scarce, new commercial entities will have to locate outside the Town limits and existing businesses located within will have to expand their operations into the County. Commercial development may also occur in Homeville, at the intersection of Sussex Drive (VA Route 40) and Jerusalem Plank Road (VA Route 35).

With the extension of public water and sewer utilities along General Mahone Highway, future industrial growth is more than likely to occur along this four (4) lane highway. Industrial use is designated along both sides of U.S. 460 from Owens Grove Road (State Route 604) to the Town of Wakefield. The industrial designation encompasses land both adjacent to and in the vicinity of Norfolk Southern Railroad and the Wakefield Airport. Industrial development is also anticipated at the site of the old cotton gin on Rocky Hock Road.

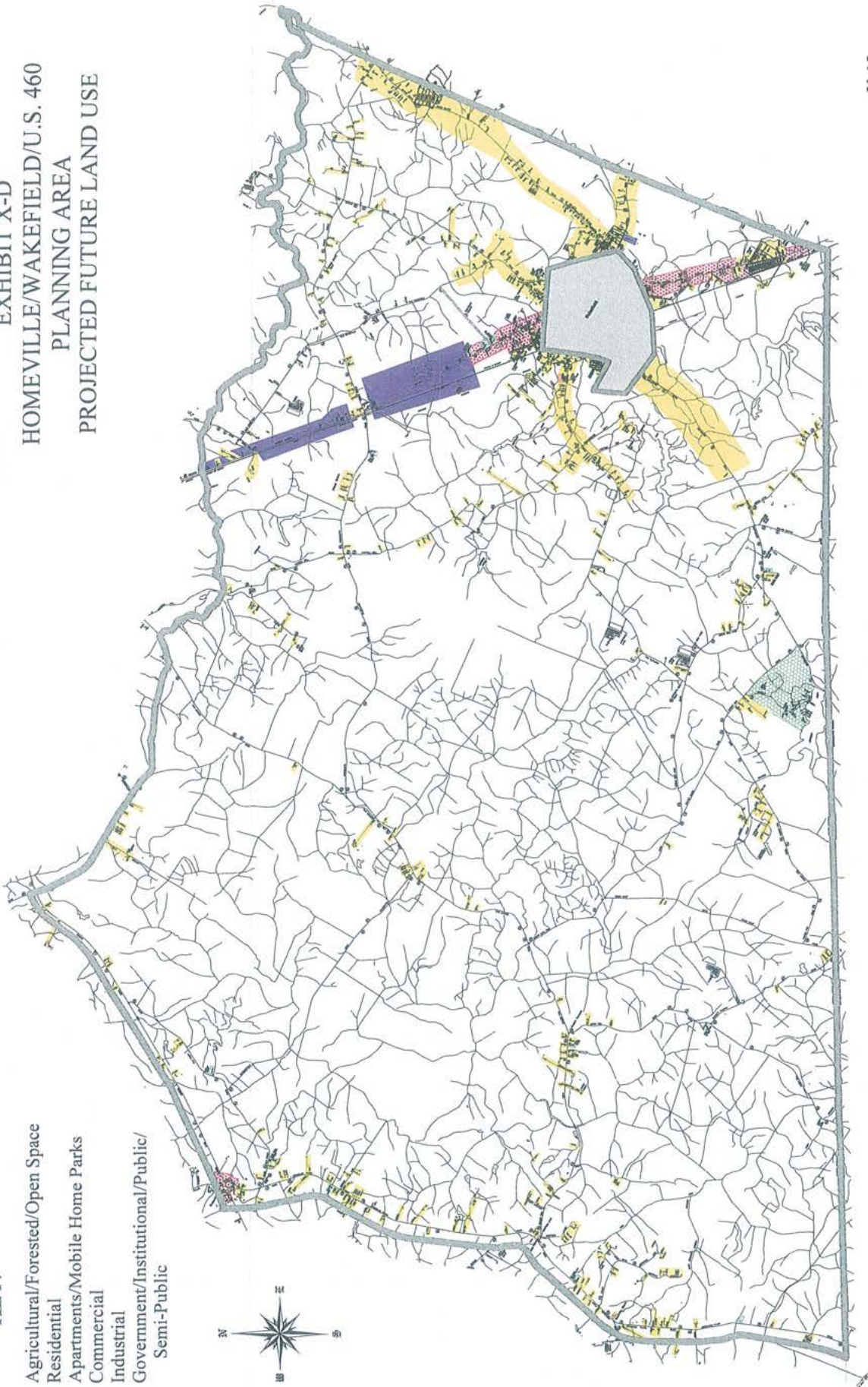
Residential growth is expected in the form of strip highway development and as planned communities and/or subdivisions. A 500 lot residential planned community, Drumwright Mill Subdivision, is to be developed during the planning period in the vicinity of Courtland Road (State Route 628) and Brittle's Mill Road (State Route 620). Residential development is also projected in the form of strip development along Sussex Drive (VA Route 40), Birch Island Road (VA Route 31), Spring Hill Road (SR 603), Walnut Hill Road (State Route 614), George Town Road (State Route 615), and Old Wakefield Road (SR 615).

The Airfield 4-H Conference Center, located on Airfield Road (State Route 737), is expected to be one of the primary sources of outdoor recreation for County residents and is designated for public/semi-public use.

The remaining land within the planning area is shown for agricultural use, thus preserving the environmentally sensitive areas and maintaining the rural character of the outlying areas.

**EXHIBIT X-D**  
**HOMEVILLE/WAKEFIELD/U.S. 460**  
**PLANNING AREA**  
**PROJECTED FUTURE LAND USE**

- KEY:**
- Agricultural/Forested/Open Space
  - Residential
  - Apartments/Mobile Home Parks
  - Commercial
  - Industrial
  - Government/Institutional/Public/  
Semi-Public





## **5. Blackwater/Newville/Waverly/U.S. 460 Planning Area**

Commercial growth is expected along the western side of General Mahone Highway (U.S. 460) in the vicinity of Norfolk Southern Railroad. The commercial designation encompasses some existing businesses located on U.S. 460 that have expansion capabilities. The extension of public water and sewer utilities along U.S. 460 facilitates the expansion of these commercial establishments. Commercial development is also anticipated at the intersection of Cabin Point Road (State Route 602) and Newville Road (State Route 625) and at the intersection of State Route 602 and U.S. Route 460.

Industrial growth is anticipated along both sides of U.S. 460 in the vicinity of Norfolk Southern Railroad and the Waverly Airport. The extension of public utilities along U.S. 460 facilitates the location of new industries within the planning area. Industrial growth is anticipated along both sides of U.S. 460 from its intersection with Cabin Point Road (State Route 602) south towards the Town of Waverly. Industrial use has been designated along portions of Cabin Point Road (State Route 602), Warwick Road (State Route 624), and Beefsteak Road (State Route 626).

Residential growth is expected in the form of strip development and traditional subdivisions along Petersburg Road (State Route 613), Sussex Drive (VA Route 40), Beaverdam Road (State Route 606), along Oakdale Road (State Route 655) and, along portions of Cabin Point Road (State Route 602) and along portions of Newville Road (State Route 625). Several new residential subdivisions are being developed in the planning area. These include: Cabin Point Estates (28 lots); Sweet Gum Corner (40 lots); Sebera Subdivision (12 lots); and, Rollingwood Subdivision (29 lots)..

The remaining land within the planning area is shown for agricultural use, thus preserving the rural character of those areas not designated for future residential, commercial or industrial development.

## **6. Rural Areas**

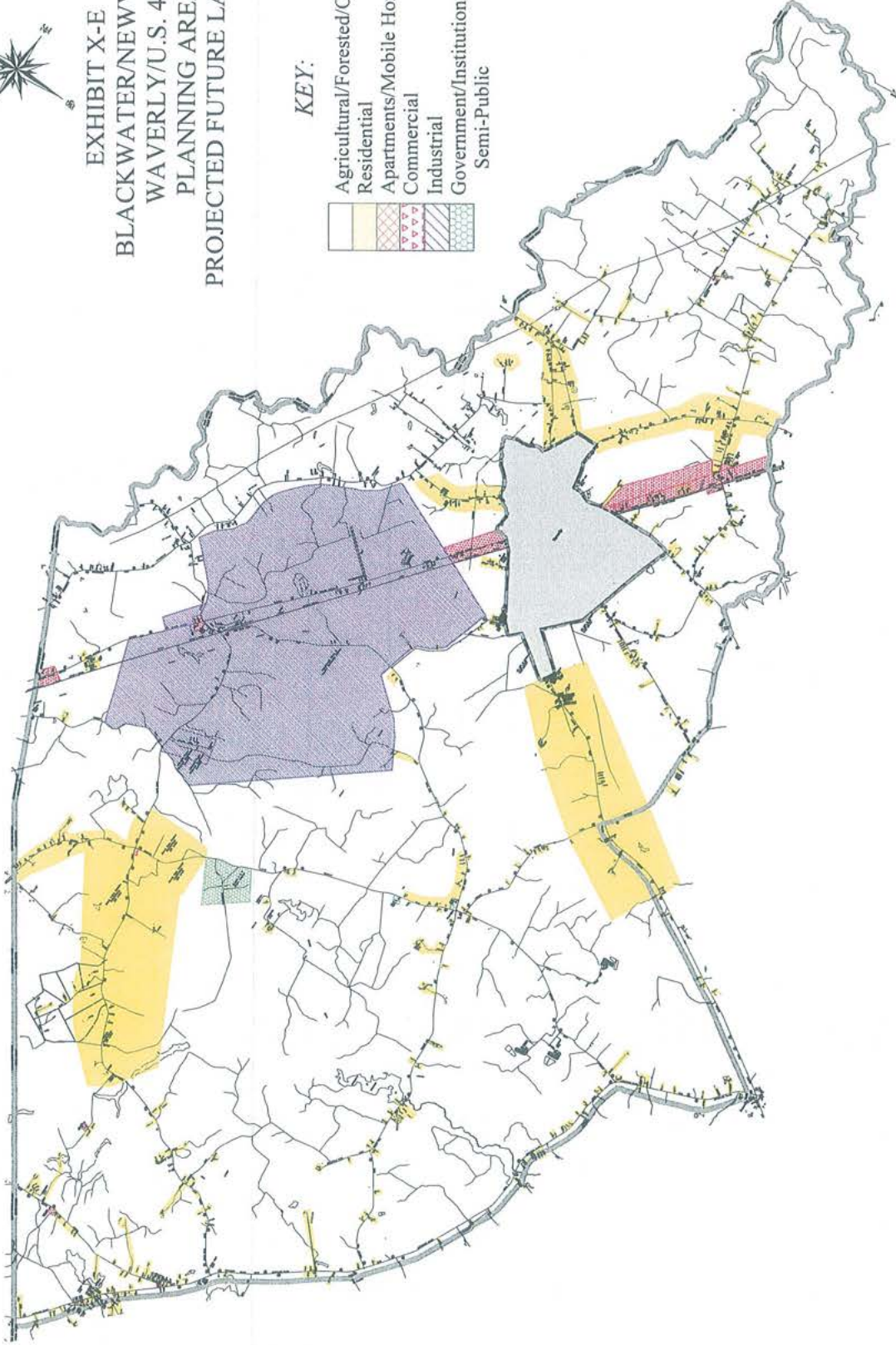
This planning area is expected to remain rural in nature with land reserved for agricultural use. Low density residential growth is anticipated in the form of strip development, one acre lots with private well and septic systems along the highway. Public utilities are not available to sustain intense residential development. Incidental commercial establishments may locate throughout this planning area in support of residential growth.



EXHIBIT X-E  
BLACK WATER/NEWVILLE/  
WAVERLY/U.S. 460  
PLANNING AREA  
PROJECTED FUTURE LAND USE

KEY:

- Agricultural/Forested/Open Space
- Residential
- Apartments/Mobile Home Parks
- Commercial
- Industrial
- Government/Institutional/Public/  
Semi-Public



BASE MAP SOURCE:  
MSAG DATA CONSULTANTS, ORANGE, VIRGINIA, JULY, 2004.

X-14

REVISED DATE: 8/16/05



Community Planning Consultants, Inc.

### C. County-wide Goals and Objectives

The comprehensive plan's goals and objectives are to be integrated into the County-wide planning process to enhance desirable development practices for future growth. The goals and objectives delineated in the comprehensive plan will determine the future prosperity and general well-being of the citizens of Sussex County. It is critical that goals reflect the perceived needs and desires of the citizenry based on past and current situations in the County. The failure to implement well-conceived goals is a prime cause of many problems faced by counties today.

To facilitate the understanding of goals and objectives, the terms used in this document are defined as follows:

- GOALS:** Long-range community aspirations for the significant positive gains that should be achieved by the County and serve to establish the future direction of the County.
- OBJECTIVES:** Guidelines for action which direct the accomplishment of goals and enable the County to respond to a wide range of problems as they arise.

These planning concepts are to be essential components of this Comprehensive Plan and shall advocate, through the application of appropriate implementation techniques, favorable developmental patterns for Sussex County.

The general goals which follow will help governmental decision makers define the character and scope of public interest and concern. It will aid understanding of how various local activities fit into the context of the public interest for the County. This compendium does not dictate to local officials actions that must be taken and as such is not binding, but rather sets forth positive suggestions that can be both a yardstick for measuring the effectiveness of present planning activities, as well as a foundation for future planning efforts. Further, these goals must be represented in those of specific planning areas.

#### **Issue 1          Commercial and Industrial Development**

**Goal 1:** Promote economic development that will assure employment stability and provide ready access to needed goods and services in the County. Encourage local expansion and new industry location in the County to broaden the tax base and increase employment opportunities.

**Goal 2:** Sustainable commercial and industrial development in areas where such activities already occur or can be reasonably accommodated by public facilities and the County's natural systems and to encourage local support and patronage of County businesses.

**Objectives:**

1. Encourage the employment of qualified local residents in County programs and projects.
2. Plan for a balance of public and private capital investments which will promote the economic well-being of the whole County and comply with the goals and policies of the Sussex County Comprehensive Plan. To this end, the County supports the efforts of State and regional economic and industrial development agencies and initiatives.
3. Support the implementation of State and Federal sources of capital and management assistance to counties for the purpose of economic development.
4. Promote industrial growth at specific sites in the County, considering the proximity to labor, resources, markets, and utilities and the slope, geology, soil, and flooding characteristics of each location.
5. Recommend areas to be used for industrial purposes to provide for orderly development of industrial activities and to increase the value of the industrial sector.
6. Insure the development of new, planned industrial areas of the size, scale, and intensity of development which allow for the orderly growth and development of the County.
7. Continue efforts to attract additional industry, while placing emphasis upon retaining the industrial firms which are located within the County.
8. Promote functional, safe, convenient, and attractively designed commercial areas.
9. Encourage the proper planning and timing of industrial and commercial development to coincide with the provision of public services and utilities such as water distribution and treatment, sewage collection and treatment, and the collection and disposal of wastes.
10. Encourage existing strip commercial areas to expand parking and loading facilities and improve attractiveness and traffic flow.
11. Recommend areas to be used for commercial purposes to provide for orderly development of commercial activities and to increase the value of the retail sector.
12. Plan for and provide, where possible, tourists opportunities that will enhance the economic development of the County.
13. Provide adequate housing to meet the needs of employees of businesses and industry.
14. Provide educational programs to aid in developing skills for the unemployed and underemployed citizens of the County.
15. Designate adequate and suitable land for the development of an industrial park.
16. Make maximum use of agencies and programs which provide mechanisms for attracting economic development.
17. Examine the vocational-educational facilities and increase the career planning program in order to upgrade the quality of the labor force.
18. Utilize capital improvement programming to locate utilities and community facilities to be attractive to industry.

19. Ensure that all public and private groups responsible for economic growth within the County are in general agreement as to the direction the County should take in pursuing economic development.
20. Support sustainable commercial and industrial development in areas where such activities already occur or can be reasonably accommodated by public facilities and the County's natural systems; local support and patronage of County businesses; and, planned commercial and industrial developments that are clustered so as to minimize potential impacts on the County's environment and in keeping with the County's rural character.
21. Adopt and enforce ordinances and procedures to regulate land use, development, redevelopment, and the placement of commercial and industrial developments.
22. Encourage local support and patronage for County businesses; promote commercial cluster type development during the development review process; and, encourage efforts and programs to attract business and industry to the County and to assist existing businesses and industry.
23. Review and analyze development and redevelopment proposals for consistency with the future land use map included in this land use plan.
24. Enforce, and amend as necessary, applicable County ordinances.
25. Develop commercial and industrial building and development design guidelines and standards.
26. Promote the development of a regional industrial park.
27. Seek input from business owners concerning County economic development initiatives.
28. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.

## **Issue 2      Community Appearance**

**Goal 1:** Guide and support sound and attractive land use development with the County that will result in the least possible adverse fiscal and environmental impact.

**Goal 2:** Remain aesthetically pleasing while maintaining rural atmosphere, open spaces, and natural areas.

### **Objectives:**

1. Locate intensive land use development in areas where the efficiency of transportation systems, utility services, and community facilities will be maximized and their costs minimized.
2. Discourage the development of conflicting land uses in adjacent areas that would prevent proper land development.
3. Achieve continuing coordination and cooperation among public and private agencies regarding development policies, programs, and projects.
4. Maintain a continuing program of public communication in order to keep the County development policies before the citizens.

5. Adopt and enforce ordinances and procedures to regulate land use, development, redevelopment, and community appearance.
6. Develop commercial and industrial building and development design guidelines and standards and residential development design guidelines and standards.
7. Enforce, and amend as necessary, applicable County ordinances.
8. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning community appearance (litter, signage, design guidelines, etc.) related issues.
9. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.
10. Support efforts to revitalize town in Sussex County.

### **Issue 3      Development Design Standards**

**Goal:** Promote sound, attractive, and sustainable development through use of development design standards.

**Objectives:**

1. Develop design standards and guidelines for commercial and industrial development and residential development.
2. Review and analyze development and redevelopment proposals for consistency with the future land use map included in this land use plan.
3. Enforce, and amend as necessary, applicable County ordinances.
4. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.
5. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning commercial building/development design standards and related issues.

### **Issue 4      Erosion and Sedimentation Control**

**Goal:** Promote the use of sound and effective techniques to mitigate the impacts of land disturbing activities.

**Objectives:**

1. Discourage the development of conflicting land use in adjacent areas that would prevent proper land development.
2. Achieve continuing coordination and cooperation among public and private agencies regarding development policies, programs, and projects.
3. Maintain a continuing program of public communication in order to keep the County development policies before the citizens.
4. Adopt and enforce ordinances and procedures to regulate land use, development, redevelopment, and land disturbance activities.
5. Enforce, and amend as necessary, applicable County ordinances.

6. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning erosion and sedimentation control.

### **Issue 5 Federal and State Properties and Programs**

**Goal:** Use of Federal and State properties and programs consistent with County growth patterns, character, and image.

#### **Objectives:**

1. Support applicable Federal and State laws and regulations regarding land uses and development in areas of environmental concern. Additional Federal and/or State regulatory programs or expansion of existing programs will be reviewed on a case by case basis. The County reserves the right to support, oppose, review, or comment on additional regulations that may impact Sussex County, its image and character, and its economy. Local public hearings by Federal or State agencies should be extensively advertised and conducted in Sussex County, before any new regulations are adopted or existing programs are expanded.
2. Lobby for the opportunity to purchase all or part of Federal or State properties within its borders if such properties are proposed for sale and will work to ensure that any changes to land use on Federal properties is consistent with County goals, objectives, and policies.
3. Monitor Federal and State programs affecting, or potentially affecting, Sussex County and the region on an on-going basis.

### **Issue 6 Growth Management**

**Goal 1:** Develop a comprehensive planning process to logically and consistently guide growth and development.

**Goal 2:** Promote environmentally friendly development that is sustainable, aesthetically pleasing, and consistent with the County's rural image and character.

#### **Objectives:**

1. Formulate plans to promote efficient use of land, energy, and resources.
2. Encourage development which is compatible with the population densities and reasonable rates of growth and available resources. Emphasize community-planning and industrial development that is designed to economize the costs of roads, utilities, and land use.
3. Provide tools, methods, and techniques for planners and decision-makers to develop a comprehensive and long-range plan for environmental concerns.
4. Recognize the importance of utilities, schools, and other community facilities in encouraging proper development.
5. Make planning and development decisions that account for the special characteristics and identity of each community.

6. Establish standard procedures by which County citizens or groups can meet with government officials and resolve differences of opinions.
7. Encourage innovative design proposals which complement natural and man-made features for public improvements.
8. Encourage the preservation and protection of lands needed in the future for streets, parks, schools, and other public facilities, in keeping with developmental plans.
9. Provide a better understanding of the relationship between land uses and environmental quality.
10. Collect and update data related to the environment and land uses that will be useful in developing land use policy that preserves environmental quality.
11. Promote actions at the State, regional, and local level for County programs which:
  - a. will guide land development in the unincorporated portions of the County;
  - b. will increase the capability to raise revenue for locally initiated services and facilities; and,
  - c. will enter into inter-jurisdictional contracts to provide services to growth areas.
12. Adopt and enforce ordinances and procedures to regulate land use, development, and redevelopment and supports applicable State and Federal laws and regulations regarding building, land uses, and development. Detached residential structures are the preferred type of residential land use in Sussex County. The County will work to ensure the continuance of established residential development patterns and work to ensure future development is in character with existing development with regard to size, lot coverage, architectural design, and construction materials and methods.
13. Develop commercial and industrial building and development and residential design guidelines and standards and work to promote commercial cluster type development.
14. Review and analyze development and redevelopment proposals for consistency with the future land use map included in this plan.
15. Enforce the zoning ordinance to regulate development density and building intensity factors such as building height, lot coverage, and building setbacks for residential, commercial, and industrial building development.
16. Provide clear directions to assist local decision making and consistency findings for divisions of land and public and private projects.
17. Enforce, and amend as necessary, applicable County ordinances.
18. Evaluate development and redevelopment proposals according to County goals, objectives, and policies and the land suitability analysis and future land use map developed as a part of this plan.
19. Establish mitigation criteria and concepts that may include but are not limited to cluster subdivision design, enacting local buffers, impervious surface limits, and effective innovative storm water management alternatives.
20. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.
21. Promote the development of a regional industrial park.



**Issue 7      Housing**

**Goal:** Encourage programs and policies that will provide every citizen access to adequate housing.

**Objectives:**

1. Encourage the increase in supply of quality housing units, especially for low and moderate income families and individuals.
2. Encourage the conservation of the County's housing that is sound and advocate repair and/or rehabilitation of the deteriorating housing stock.
3. Encourage developers and sponsors to work with County officials in supplying low and moderate income housing.
4. Encourage the development of an adequate supply and range of housing in order that all County residents might live in decent, safe, and sanitary units.
5. Utilize to the fullest extent feasible Federal and State housing assistance for new construction and rehabilitation projects.
6. Encourage the rehabilitation of deteriorated housing and removal of dilapidated housing.
7. Achieve an overall County-wide balance in the construction of new housing types in a variety of price ranges.
8. Provide appropriate areas for mobile home park development and review County ordinances to ensure that mobile homes remain a source of good quality housing in Sussex County.

**Issue 8      Infrastructure Carrying Capacity and Provision of Facilities and Services**

**Goal 1:** Provide every citizen access to adequate health care, educational programs, and social services.

**Goal 2:** Ensure that public systems and services are sized, located, and managed to protect or restore the quality of areas of environmental concern or other fragile areas while providing adequate levels of service to meet the needs of citizens.

**Objectives:**

1. Support the development of programs designed to enhance the quality of educational services available for all residents of the County.
2. Support the establishment of community-oriented programs which are focused on more complete use of school facilities.
3. Develop a program to inform the needy as to the availability of social services.
4. Support all social service programs which tend to reduce dependency upon the government and to encourage individuals and families to be self-sustaining.
5. Abandon social programs which are proven ineffective.

6. Utilize a capital improvement program to ensure that community facilities are scheduled in a manner compatible with the financial capability of the County.
7. Support the provision of public water and sewer services in areas of the County in a manner which promotes the goals and objectives of the Comprehensive Plan.
8. Maximize the use of school facilities for civic purposes.
9. Encourage the development and use of all appropriate social services.
10. Support efforts to improve the state of health of all citizens.
11. Support better coordination and consolidation of existing health facilities.
12. Provide public systems and services at appropriate levels adequate to meet the needs of residents and visitors. Sussex County will develop ways to improve interaction and communication between the Sussex County Board of Supervisors, Planning Commission, and School Board with respect to school facilities' capacities and needs as related to the impacts of development(s).
13. Evaluate the potential impacts of development proposals according to the future land use map categories of this plan update with existing and planned infrastructure capabilities.
14. Review and analyze development and redevelopment proposals for consistency with the future land use map included in this plan update.
15. Establish level of service standards and criteria for infrastructure systems.
16. Identify and/or establish service area boundaries for existing and future infrastructure as needed.
17. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning County services, schedules, and related issues.
18. Enforce, and amend as necessary, applicable County ordinances.
19. Develop a capital improvements plan.
20. Develop a County-wide mapping and geographic information system (GIS).

#### **Issue 9 Intergovernmental Relations**

**Goal:** Government cooperation and interaction.

#### **Objectives:**

1. Improve intergovernmental relations and promote cooperative, multi-jurisdictional efforts to solve regional and area problems.
2. Interact with local governments in the region and State and Federal agencies on a routine basis to promote County interests.
3. Advise other governmental agencies of Sussex County's positions on local, regional, State, and Federal issues.

#### **Issue 10 Land Development and Land Use Compatibility**

**Goal 1:** Promote sound land use and development practices

**Goal 2:** Ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impacts, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and man-made features.

**Objectives:**

1. Enact land-use regulations to ensure that land uses are compatible with land capabilities, and with each other.
2. Establish environmental standards, including air and water quality criteria, against which infrastructure and land use plans and decisions can be evaluated.
3. Provide for adequate services and facilities in residential developments by enforcing the subdivision ordinance.
4. Support the “planned unit development” concept in the planning area.
5. Adopt and enforce ordinances and procedures to enhance land use compatibility by regulating land use, development, and redevelopment.
6. Support applicable State and Federal laws and regulations regarding land uses and development in areas of environmental concern.
7. Establish mitigation criteria for development impacts and study the implementation of concepts that may include but are not limited to cluster subdivision design, requiring local buffers, impervious surface limits, and effective innovative storm water management alternatives.
8. Review and analyze development and redevelopment proposals for consistency with the future land use map included in this plan update.
9. Maintain to pattern of current development specifically low density residential and small scale commercial development with provisions for discretionary review of large scale commercial development.
10. Utilize zoning to change or impose additional density and intensity standards for residential, commercial, and industrial development and incorporate design guidelines and components that encourage or require the development of cluster type development.
11. Adopt and apply local development regulations and procedures to ensure protection of natural resources and fragile areas with economic development.
12. Adopt regulations and procedures that provide clear direction to assist local decision making and consistency findings for divisions of land and public and private projects.
13. Enforce, and amend as necessary, applicable County ordinances.
14. Evaluate development and redevelopment proposals according to County goals, objectives, and policies and the land suitability analysis and future land use map developed as a part of this plan update.
15. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.

**Issue 11      Natural Systems**

**Goal 1:** Preserve and develop forestry, agriculture, and related industry as important economic components of the County. Provide for the wise use of the County's nonrenewable earth and mineral resources, while protecting the beauty of the landscape.

**Goal 2:** Conserve protective functions of wetlands, flood plains, and other shore line features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.

**Objectives:**

1. Protect prime agricultural land.
2. Reduce and work towards elimination of the pollution and wasteful use of our air, water, soil, and other natural resources in cooperation with the Virginia Polytechnic Institute (VPI) Cooperative Extension Service and the United States Department of Agriculture.
3. Provide for the wise use of land that is ideally suited for quarrying and mining operations.
4. Protect and conserve surface and groundwater resources.
5. Eliminate waste and unnecessary destruction of plant life and encourage re-vegetation practices.
6. Improve agricultural education and forestry management in the public school system. Develop vocational education programs and facilities to support existing agricultural and timber-related industries in the County.
7. Protect ecological and otherwise fragile areas for open space, forestall, and agricultural uses.
8. Reserve flood hazard areas for open spaces, forestall, water and agricultural uses.
9. Support efforts and programs to control all forms of pollution.
10. Adopt and enforce ordinances and procedures to regulate land use, development, and redevelopment and supports applicable State and Federal laws and regulations regarding land uses and development in natural hazard areas and areas of environmental concern.
11. Evaluate (during the development review process) the potential impacts of existing and planned development on existing and planned transportation infrastructure.
12. Review and analyze development and redevelopment proposals for consistency with the future land use map included in the plan update.
13. Encourage the use of pervious materials and new technologies that provide for safe and efficient driveway and parking areas and that appropriately address storm water runoff areas.
14. Support State and Federal policies that regulate the location and intensity of development in State designated areas of environmental concern.
15. Discourage inappropriate development by limiting residential and commercial development density, structure size, and development intensity through the use of zoning.

16. Allow development and redevelopment within special flood hazard areas subject to the provisions and requirements of the National Flood Insurance Program and the County's flood plain ordinance.
17. Maintain or improve the Community Rating System (CRS) score to make the County safer from flood risks and reduce premiums for Federal Flood Insurance.
18. Take steps locally and in conjunction with VDOT and adjacent jurisdictions to improve traffic safety and drainage to mitigate the impact of localized flooding and seek alternative methods of hazard avoidance.
19. Develop policies that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas, such as those subject to erosion, high winds, or flooding.
20. Develop location, density, and intensity criteria for new, existing development and redevelopment including public facilities and infrastructure so that they can better avoid or withstand natural hazards.

### **Issue 12      Public River Access**

**Goal:** Provide public access opportunities to public waters.

#### **Objectives:**

1. Development of additional public access points is not deemed a pressing issue at this time and existing access points (public and private) will be relied upon until a shoreline access study is undertaken and additional needs are identified and potential sites designated. Public accesses should provide for access to all segments of the community, including persons with disabilities.
2. Seek opportunities, including memorandums of understanding, easements, and deeded property, for public access(s).

### **Issue 13      Public Safety**

**Goal:** Ensure the safety of Sussex County residents and visitors

#### **Objectives:**

1. Evaluate (during the development review process) the potential impacts of existing and planned development on existing and planned infrastructure.
2. Support the efforts and programs of the County's volunteer fire and rescue organizations, the Virginia State Police, town police forces, and the Sussex County Sheriff's Department.
3. Enforce, and amend as necessary, applicable County ordinances.
4. Maintain/provide police protection utilizing the County Sheriff Department.
5. Develop policies that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas, such as those subject to erosion or flooding.

6. Develop location, density, and intensity criteria for new, existing development and redevelopment including public facilities and infrastructure so that they can better avoid or withstand natural hazards.
7. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning emergency services, contact information, and related issues.
8. Develop, with Crater Planning District Commission, a regional hazard mitigation plan

#### **Issue 14      Recreation**

**Goal:** Plan and provide recreational opportunities to Sussex County residents and visitors, while preserving open spaces and protecting the natural environment..

**Objectives:**

1. Encourage efficient and imaginative use of all recreational resources and facilities available to the County in cooperation with other jurisdictions, governmental agencies, and organizations.
2. Encourage the development of sound, planned, and desirable commercial recreation sites in the County.
3. Acquire and develop land for outdoor recreation to meet the expanding needs and interests of the County residents.
4. Conserve unique natural features, scenic areas, and appropriate historical sites for the benefit and enjoyment of the public.
5. Provide adequate facilities to meet the recreational needs of all segments of the Sussex County population.

#### **Issue 15      Redevelopment**

**Goal:** Redevelopment consistent with County land use and development goals.

**Objectives:**

1. Adopt and enforce ordinances and procedures to regulate land use, development, and redevelopment and supports applicable State and Federal laws and regulations regarding building, land uses, and development.
2. Evaluate redevelopment proposals for consistency with its land use and development goals.
3. Review and analyze development and redevelopment proposals for consistency with the future land use map included in this plan update.
4. Enforce the zoning ordinance to regulate development density and building intensity factors such as building height, lot coverage, and building setbacks for residential, commercial, and industrial building development.
5. Adopt regulations and procedures that provide clear direction to assist local decision making for divisions of land and public and private projects.

6. Enforce, and amend as necessary, applicable County ordinances.
7. Evaluate development and redevelopment proposals according to County goals and objectives and the future land use map developed as a part of this plan update.
8. Develop local mitigation criteria and concepts that may include but are not limited to cluster subdivision design, enacting local buffers, impervious surface limits, and effective innovative storm water management alternatives.
9. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.

### **Issue 16 Residential Development**

**Goal:** Ensure future development is in character with existing development, is sustainable, is aesthetically pleasing, and is consistent with the County's rural character.

#### **Objectives:**

1. Adopt and enforce ordinances and procedures to regulate land use, development, and redevelopment and supports applicable State and Federal laws and regulations regarding building, land uses, and development. Detached residential structures are the preferred type of residential land use in the County.
2. Promote the development of traditional, platted subdivisions served by interior roads and adequate infrastructure (as opposed to State road frontage lot development); and, ensure future development is in character with existing development with regard to size, lot coverage, architectural design, and construction materials and methods
3. Review and evaluate development and redevelopment proposals according to County goals and objectives and the future land use map developed as a part of the plan update.
4. Enforce the zoning ordinance to regulate development density and building intensity factors such as building height, lot coverage, and building setbacks for residential building development.
5. Adopt regulations and procedures that provide clear direction to assist local decision making and consistency findings for divisions of land and public and private projects.
6. Develop mitigation criteria and concepts that may include but are not limited to cluster subdivision design, enacting local buffers, impervious surface limits, and effective innovative storm water management alternatives.
7. Enforce, and amend as necessary, the County zoning ordinance including designation(s) of permitted and conditional use density and intensity criteria.

### **Issue 17 Septic Tank Use**

**Goal:** Performance of septic tank systems is monitored; that existing systems are properly maintained; and, that proposed systems are installed according to approved plans under supervision of appropriate agencies.

**Objectives:**

1. Rely on the Sussex County Health Department to ensure that the performance of existing septic tank systems is monitored; that existing systems are properly maintained; and, that proposed systems are installed according to approved plans under the supervision of appropriate agencies.

**Issue 18 Solid Waste Management**

**Goal:** Efficient, economical collection and disposal of solid waste.

**Objectives:**

1. Ensure the efficient and cost effective collection and disposal of solid waste and continued operation of voluntary recycling efforts. The County will coordinate additional programs for hazardous materials disposal and large item pick-ups.
2. Monitor the demands placed on the solid waste management system to determine if and when changes are needed.
3. Continue the existing system for solid waste collection and disposal services.
4. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning solid waste management system related issues.

**Issue 19 Storm Water Management**

**Goal:** Comprehensive storm water management.

**Objectives:**

1. Supports efforts and programs to minimize and mitigate the effects of storm water drainage and a comprehensive approach to storm water management.
2. Develop location, density, and intensity criteria for new, existing development and redevelopment including public facilities and infrastructure so that they can better avoid or withstand natural hazards; and, regulations that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas, such as those subject to erosion and flooding.
3. Seek assistance in developing a storm water management plan and implementing infrastructure system improvements.
4. Seek technical assistance from VDOT concerning storm water drainage problem areas.

**Issue 20 Transportation**

**Goal 1:** Encourage a balanced and efficient transportation system that will shape and serve growth areas.



**Goal 2:** Safe, efficient transportation system given State and local finances, topography, geography, and natural systems and surrounding land uses and development.

**Objectives:**

1. Support State highway policies which improve the appearance, safety, and capacity of the major thoroughfares and the secondary system, and promote the completion of projects adopted by Sussex County.
2. Support State highway policies which relieve present traffic congestion through the provision of adequate facilities and levels of service.
3. Discourage unnecessary traffic in residential areas in order to reduce noise, dirt, and safety hazards.
4. Encourage the planning and evaluation of the County's transportation system in terms of the users' convenience, cost, travel time, safety, preference, and the substantial effect which transportation facilities have on social, economic, and environmental goals.
5. Encourage the construction or improvement of transportation facilities that blend into the natural landscape, taking advantage of scenic vistas, topography, and other natural features.
6. Encourage the cooperation of all levels of government in the placement of major transportation facilities so as to serve and strengthen, rather than disrupt, communities.
7. Develop land-use controls which promote sound land use without jeopardizing the function of high-speed thoroughfares.
8. Support the development of mass transportation and/or ride-sharing services when and where needed and feasible.
9. Support the development of existing rail and air facilities and encourage the development of additional rail and air service.
10. Promote a transportation system that will provide an economical, safe, and efficient means for the movement of people and goods within the County and between the County and other parts of the region.
11. Integrate the County's transportation recommendations with the Six-Year Secondary Maintenance and Construction Fund Program that is administered by VDOT.
12. Integrate the County's transportation recommendations with the Ten-Year Primary Projects Listing Report that is administered by VDOT.
13. Continue to support special transportation services for citizens of the County (elderly and handicapped) who are in need of such programs.
14. Locate land uses generating high volumes of vehicular traffic near roads capable of handling additional traffic volume.
15. Support efforts and programs to provide a safe, efficient, and well planned transportation system in the County and in the region.
16. Encourage intergovernmental cooperation with other jurisdictions to study the transportation needs of the region and support the provision of a safe, efficient transportation system given State and local finances, topography, geography, and natural systems and surrounding land uses and development.

17. Require new subdivisions to be served by roads constructed to State standards.

### **Issue 21 Water Quality**

**Goal:** Maintain, protect, and where possible, enhance water quality of public waters.

**Objectives:**

1. Adopt and enforce ordinances and procedures to regulate land use, development, and redevelopment and support applicable State and Federal laws and regulations regarding building, land uses, and development in natural hazard areas and areas of environmental concern.
2. Assist the State as appropriate to develop programs and regulations: for public trust waters to help ensure that water quality is maintained if not impaired and improved if impaired; that help prevent or control non-point source discharges (sewage and storm water) such as, but not limited to impervious surface limits, vegetated riparian buffers, natural areas, natural area buffers, and wetland protection.
3. Consider creating landscaping provisions, requiring vegetated riparian buffers, providing for cluster subdivision design, setting impervious surface limits, and requiring storm water management in the zoning ordinance (when developed) to assist in improvements of water quality.
4. Consider adoption of local erosion and sedimentation control, filling, and grading regulations to address and control adverse effects on water quality.
5. Undertake a comprehensive storm water management program that controls the amount and quality of storm water runoff that is consistent with maintaining and enhancing water quality in the Nottoway River.
6. Ensure that land use and development regulations are consistent with the proper management of water resources and applicable State and Federal development regulations.
7. Develop a County website and a quarterly newsletter to disseminate information to residents and visitors concerning water quality and related issues.

### **Issue 22 Water and Wastewater Systems**

**Goal:** Develop water and sewer systems on a County-wide or planning area basis to serve growth areas.

**Objectives:**

1. Emphasize the importance of adequate water and sewer systems for proper land-use development.
2. Encourage the development of a county-wide water and sewer master plan.
3. Provide the necessary administrative and financial policy guidelines for planning and extending necessary utilities.
4. Minimize pollution of surface and ground water.

5. Establish policy guidelines and basic criteria to deal with water quality and/or supply problems of Sussex County.
6. Encourage public and private interests to design any new water or sewer systems for individual communities and independent subdivisions to accommodate future growth.
7. Coordinate all present and future governmental and private efforts relating to water and sewer developments within the County area in accordance with the Comprehensive Plan.
8. Continue to seek regional cooperation to correct water and sewer system deficiencies and promote expansion of existing facilities and/or construction of new facilities that meet common needs.

#### **D. Planning Areas' Goals and Objectives**

##### **1. Jarratt/I-95/U.S. 301 Planning Area**

###### **Issue 1 Commercial and Industrial Development**

**Goal:** To increase the industrial and economic development activities within the Jarratt/I-95/U.S. 301 Planning Area.

###### **Objectives:**

1. Identify suitable areas (areas with both access to the CSX Railroad and I-95) for potential industrial development.
2. Extend both water and sewer utilities to areas found suitable for industrial development.
3. Direct potential development into designated industrial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
4. Market abandoned commercial buildings as potential industrial sites.
5. Provide and maintain natural buffers such as open space, trees, and shrubbery between industrial and residential areas.
6. Identify areas adjacent to I-95 interchanges suitable for commercial development.
7. Encourage concentrated commercial development along Blue Star Highway (U.S. 301) to avoid strip commercial development.
8. Encourage the location of new businesses and the expansion of existing businesses within the planning area.
9. Establish an enterprise zone within the planning area.
10. Provide for adequate and convenient off-street parking.
11. Direct potential development into designated commercial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
12. Encourage the location of overnight lodging facilities along Blue Star Highway.
13. Encourage the renovation and use of the abandoned commercial buildings located on Blue Star Highway.
14. Provide and maintain natural buffers such as open space, trees, or shrubbery between commercial and residential areas.

**Issue 2      Community Appearance**

**Goal:** To improve the overall appearance of the Jarratt/I-95/U.S. 301 Planning Area.

**Objectives:**

1. Utilize the County's Zoning Ordinance to prevent the location of incompatible land uses or other potential nuisances in the planning area.
2. Restrict automobile graveyards, automobile salvage operations, junkyards, and tire dumps located in the planning area.
3. Encourage rehabilitation or demolition of deteriorated and dilapidated structures.
4. Support efforts to revitalize downtown Jarratt.

**Issue 3      Development Design Standards**

The county-wide goals and objectives for development design standards shall apply to this planning area.

**Issue 4      Erosion and Sedimentation Control**

The county-wide goals and objectives for erosion and sedimentation control shall apply to this planning area.

**Issue 5      Federal and State Properties and Programs**

The county-wide goals and objectives for federal and state properties and programs shall apply to this planning area.

**Issue 6      Growth Management**

The county-wide goals and objectives for growth management shall apply to this planning area.

**Issue 7      Housing**

**Goal:** To provide residents in the Jarratt/I-95/U.S. 301 Planning Area with decent, affordable, and sanitary housing.

**Objectives:**

1. Encourage the development of an adequate supply of quality housing that is available to all residents regardless of their income status.
2. Identify houses in the planning area in need of substantial repair or replacement.
3. Utilize Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
4. Expand the County's existing Section 8 and Indoor Plumbing Programs.

**Issue 8      Infrastructure Carrying Capacity and Provision of Facilities and Services**

**Goal:** To provide water and sewer facilities and systems in the Jarratt/I-95/U.S. 301 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Encourage the Sussex Service Authority to develop and adopt a water and sewer master plan.
2. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas on the fringe of Jarratt and anticipated growth areas within the planning area in accordance with a water and sewer master plan.
3. Identify areas within the planning area experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist extension of public water and sewer to these locations.
4. Work with providers to coordinate the provision of utilities within the planning area.
5. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
6. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.

**Issue 9      Intergovernmental Relations**

The county-wide goals and objectives for intergovernmental relations shall apply to this planning area.

**Issue 10      Land Development and Land Use Compatibility**

The county-wide goals and objectives for land development and land use compatibility shall apply to this planning area.

**Issue 11      Natural Systems**

**Goal:** To protect and preserve the agricultural, forestall, and rural character of the Jarratt/I-95/U.S. 301 Planning Area.

**Objectives:**

1. Protect the agricultural and forestall areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.

2. Identify the prime agricultural and forestall areas and utilize the County's development policies (zoning and subdivision regulations) to protect these areas.
3. Prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
4. Identify any intensive and/or general livestock operations that may be located in the planning area.
5. Utilize the County's Zoning Ordinance to discourage the location of residential and/or commercial development in areas where intensive and/or general livestock operations may be located.
6. Preserve the environmentally sensitive lands located within the planning area.
7. Identify the environmentally sensitive areas that pose constraints to development such as floodplains, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
8. Restrict development within the environmentally sensitive areas and reserve them for open spaces, forestall uses, water sources, agricultural uses, and passive recreation.
9. Establish conservation districts to protect the environmentally sensitive areas.
10. Control all forms of pollution.
11. Continue to provide for soil erosion and sediment control as land is developed.
12. Maintain the rural character of the planning area.
13. Encourage the development of low density residential housing.
14. Maintain the one (1) minimum lot size requirement for all uses allowed in the agriculturally zoned areas of the planning area.
15. Allow for only one (1) dwelling unit per parcel of land.
16. Encourage the placement of manufactured homes within mobile home parks and provide appropriate areas for mobile home park development.

#### **Issue 12      Public River Access**

The county-wide goals and objectives for public river access shall apply to this planning area.

#### **Issue 13      Public Safety**

**Goal:** To provide residents in the Jarratt/I-95/U.S. 301 Planning Area with access to adequate health care, police, fire, and emergency response services.

#### **Objectives:**

1. Encourage the location of trained medical professionals and new medical facilities in the planning area.
2. Determine if a rescue squad unit should be established and stationed in the planning area.
3. Continue to foster cooperation between Sussex County's volunteer rescue squads and the squads of Greensville County and other neighboring counties in the provision of emergency response services within the planning area.

4. Contribute public financial support to the various volunteer rescue and safety organizations.

**Issue 14 Recreation**

**Goal:** To provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of all residents in the Jarratt/I-95/U.S. 301 Planning Area.

**Objectives:**

1. Encourage the private development of entertainment facilities in the planning area.
2. Plan for the construction of a community center to be utilized by area teenagers and adults.
3. Repair and maintain the Jarratt Senior Center.
4. Encourage the use of the Jarratt Senior Center for social events and public gatherings.

**Issue 15 Redevelopment**

The county-wide goals and objectives for redevelopment shall apply to this planning area.

**Issue 16 Residential Development**

The county-wide goals and objectives for residential development shall apply to this planning area.

**Issue 17 Septic Tank Use**

The county-wide goals and objectives for septic tank use shall apply to this planning area.

**Issue 18 Solid Waste Management**

The county-wide goals and objectives for solid waste management shall apply to this planning area.

**Issue 19 Storm Water Management**

The county-wide goals and objectives for storm water management shall apply to this planning area.

**Issue 20      Transportation**

**Goal:** To improve the transportation system in the Jarratt/I-95/U.S. 301 Planning Area. to assure that residents are provided with the safest and most efficient means of transportation.

**Objectives:**

1. Require that all new streets and roads are built to VDOT standards.
2. Pave all unpaved secondary roads in the planning area.
3. Require that all new development and divisions of land located off a state-maintained road be served by a fifty (50) foot easement for ingress and egress.
4. Encourage private roads to be improved to VDOT standards and accepted into the state secondary highway system.

**Issue 21      Water Quality**

The county-wide goals and objectives for water quality shall apply to this planning area.

**Issue 22      Water and Wastewater Systems**

**Goal:** To provide water and sewer facilities and systems in the Jarratt/I-95/U.S.301 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Encourage the Sussex Service Authority to develop and adopt a water and sewer master plan.
2. Encourage the study of the feasibility of regionalism between the Town of Jarratt, Greensville County, and the Sussex Service Authority in the provision of water and sewer utilities throughout portions of the planning area.
3. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas on the fringes of the Town of Jarratt and to projected growth areas with the planning area in accordance with a water and sewer utilities master plan.
4. Identify areas within the planning area experiencing failing septic systems and/or contaminated wells and utilize Federal and State monies to assist the extension of public water and sewer to these locations.
5. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
6. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.



## **2. Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area**

### **Issue 1 Commercial and Industrial Development**

**Goal:** To increase the industrial and economic development activities within the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area.

#### **Objectives:**

1. Identification of suitable land within the planning area for potential industrial development.
2. Develop an industrial park with access to both I-95 and CSX Railroad; either on St. John Church Road (State Route 602) or Blue Star Highway (U.S. 301).
3. Encourage the Sussex Service Authority to develop water and sewer systems and extend water and sewer utilities to the industrial park site and to other areas found suitable for industrial development.
4. Provide and maintain natural buffers such as open space, trees, and shrubbery between industrial and residential area.
5. Identify areas suitable for commercial development, including the rehabilitation and use of abandoned schools and public buildings.
6. Encourage concentrated commercial development to avoid strip development patterns along primary highways such as Blue Star Highway.
7. Direct potential development into designated commercial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
8. Encourage and support the expansion of existing businesses located within the planning area.
9. Encourage new commercial development along Blue Star Highway at the I-95/St. John Church Road interchange and at the I-95/ Sussex Drive (VA Route 40) interchange.
10. Support efforts to increase tourism in the planning area.
11. Provide and maintain natural buffers such as open space, trees, and shrubbery between commercial and residential area.
12. Provide for adequate off-street parking.

### **Issue 2 Community Appearance**

**Goal:** To improve the overall appearance of the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area.

#### **Objectives:**

1. Utilize the County's Zoning Ordinance to prevent the location of incompatible land uses or other potential nuisances in the planning area.
2. Restrict automobile graveyards, automobile salvage yards, junkyards, and tire dumps located in the planning area.

3. Encourage rehabilitation or demolition of deteriorated and dilapidated structures located in the planning area.
4. Support efforts to revitalize downtown Stony Creek.

**Issue 3      Development Design Standards**

The county-wide goals and objectives for development design standards shall apply to this planning area.

**Issue 4      Erosion and Sedimentation Control**

The county-wide goals and objectives for erosion and sedimentation control shall apply to this planning area.

**Issue 5      Federal and State Properties and Programs**

The county-wide goals and objectives for federal and state properties and programs shall apply to this planning area.

**Issue 6      Growth Management**

The county-wide goals and objectives for growth management shall apply to this planning area.

**Issue 7      Housing**

**Goal:** To provide residents in the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area with access to decent, affordable, and sanitary housing.

**Objectives:**

1. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
2. Identify houses in the planning area in need of substantial repair or replacement.
3. Utilize Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
4. Expand the County's Section 8 and Indoor Plumbing Programs.

**Issue 8      Infrastructure Carrying Capacity and Provision of Facilities and Services**

**Goal:** To provide water and sewer facilities and systems in the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Encourage the Sussex Service Authority to develop and adopt a water and sewer master plan.
2. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas on the fringes of the Town of Stony Creek and to anticipated growth areas within the planning area in accordance with a water and sewer master plan.
3. Identify areas within the planning area experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist extension of public water and sewer to these locations.
4. Coordinate the provision of utilities in the planning area.
5. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
7. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.

**Issue 9      Intergovernmental Relations**

The county-wide goals and objectives for intergovernmental relations shall apply to this planning area.

**Issue 10      Land Development and Land Use Compatibility**

The county-wide goals and objectives for land development and land use compatibility shall apply to this planning area.

**Issue 11      Natural Systems**

**Goal:** To protect and preserve the agricultural, forestall, and rural character of the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area.

**Objectives:**

1. Protect the agricultural and forestall areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
2. Prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
3. Preserve the environmentally sensitive lands located within the planning area.
4. Identify the environmentally sensitive areas that pose constraints to development such as floodplains, wetlands, areas with steep slopes, and areas with undesirable soil conditions.

5. Restrict development with the environmentally sensitive areas and reserve them for open spaces, forestall uses, water sources, agricultural uses, and passive recreation.
6. Establish conservation districts to protect the environmentally sensitive areas.
7. Control all forms of pollution.
8. Continue to provide for erosion and sediment control as land is developed.
9. Encourage the development of low density residential subdivisions.
10. Maintain the one (1) acre minimum lot size requirement for all permitted uses allowed in the agriculturally zoned areas.
11. Allow for only one (1) dwelling unit, utilizing private well and septic systems, per parcel of land.
12. Encourage the placement of manufactured homes within mobile home parks and provide appropriate areas for mobile home park development.

#### **Issue 12      Public River Access**

The county-wide goals and objectives for public river access shall apply to this planning area.

#### **Issue 13      Public Safety**

The county-wide goals and objectives for public safety shall apply to this planning area.

#### **Issue 14      Recreation**

**Goal:** To provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of all residents in the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area.

#### **Objectives:**

1. Encourage the private development of entertainment facilities such as movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
2. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.

#### **Issue 15      Redevelopment**

The county-wide goals and objectives for redevelopment shall apply to this planning area.

#### **Issue 16      Residential Development**

The county-wide goals and objectives for residential development shall apply to this planning area.

**Issue 17      Septic Tank Use**

The county-wide goals and objectives for septic tank use shall apply to this planning area.

**Issue 18      Solid Waste Management**

The county-wide goals and objectives for solid waste management shall apply to this planning area.

**Issue 19      Storm Water Management**

The county-wide goals and objectives for storm water management shall apply to this planning area.

**Issue 20      Transportation**

**Goal:** To improve the transportation system in the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area to assure that residents are provided with the safest and most efficient means of transportation.

**Objectives:**

1. Assist VDOT to widen and improve St. John Church Road (State Route 602) to accommodate both motorists and trucks associated with the ILUKA processing plant operation.
2. Support the efforts of VDOT to upgrade Galley Road (Route 657).
3. Require that all new streets and roads are built to VDOT standards.
4. Continue to require that all new developments and divisions of land located off a state-maintained road be served by a fifty (50) foot easement for ingress and egress.
5. Encourage private roads to be improved to VDOT standards and accepted into the state secondary highway system.
6. Pave all unpaved secondary roads in the planning area.

**Issue 21      Water Quality**

The county-wide goals and objectives for water quality shall apply to this planning area.

**Issue 22      Water and Wastewater Systems**

**Goal:** To provide water and sewer facilities and systems in the Stony Creek/I-95/U.S. 301/VA Route 40 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Encourage the Sussex Service Authority to develop and adopt a water and sewer master plan.
2. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas on the fringes of the Town of Stony Creek and to projected growth areas with the planning area in accordance with a water and sewer master plan.
3. Identify areas within the planning area experiencing failing septic systems and/or contaminated wells and utilize Federal and State monies to assist the extension of public water and sewer to these locations.
4. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
5. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.

**3. Sussex Courthouse/VA Route 40 Planning Area****Issue 1 Commercial and Industrial Development**

**Goal:** To increase economic development activity within the Sussex Courthouse/VA Route 40 Planning Area.

**Objectives:**

1. Identify areas along Sussex Drive (VA Route 40), Courthouse Road (State Route 735), and at the intersection of Sussex Drive and Jerusalem Plank Road (VA Route 35) that are suitable for commercial development.
2. Direct potential development into designated commercial growth areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
3. Encourage new commercial development in the vicinity of the County's administrative and judicial offices.
4. Encourage expansion and/or renovation of existing businesses located in the planning area.
5. Provide and maintain natural buffers such as open space, trees, or shrubbery between commercial and residential areas.
6. Provide for adequate off-street parking.

**Issue 2 Community Appearance**

**Goal:** To improve the overall appearance of the Sussex Courthouse/VA Route 40 Planning Area.

**Objectives:**

1. Utilize the County's Zoning Ordinance to prevent the existence of incompatible land uses or other potential nuisances in the planning area.
2. Restrict automobile graveyards, automobile salvage operations, junkyards, and tire dumps located in the planning area.
3. Encourage rehabilitation or the demolition of deteriorated and dilapidated structures located in the planning area.

**Issue 3      Development Design Standards**

The county-wide goals and objectives for development design standards shall apply to this planning area.

**Issue 4      Erosion and Sedimentation Control**

The county-wide goals and objectives for erosion and sedimentation control shall apply to this planning area.

**Issue 5      Federal and State Properties and Programs**

The county-wide goals and objectives for federal and state properties and programs shall apply to this planning area.

**Issue 6      Growth Management**

**Goal:** To protect existing residential communities, primarily in the form of strip development along state-maintained roadways, from intensive and incompatible agricultural land uses in the Sussex Courthouse/VA Route 40 Planning Area.

**Objectives:**

1. Identify the most densely populated areas within the planning area and amend the zoning of these areas in an effort to preserve their residential character.
2. Prevent the location of intensive and/or general livestock operations, large scale farming operations, and any other incompatible land uses in the vicinity of established residential communities located in the planning area.

**Issue 7      Housing**

**Goal:** To provide residents in the Sussex Courthouse/VA Route 40 Planning Area with access to safe, affordable, and sanitary housing.

**Objectives:**

1. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income.
2. Identify houses in the planning area in need of substantial repair or replacement.
3. Utilize Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
4. Expand the County's existing Section 8 and Indoor Plumbing Programs.
5. Encourage residential development in areas that will sustain both private wells and septic systems.

**Issue 8      Infrastructure Carrying Capacity and Provision of Facilities and Services**

**Goal:** Provide County-owned water and sewer facilities and community services in the Sussex Courthouse/VA Route 40 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Upgrade the capacity of the existing water and sewage disposal systems located at the courthouse complex and at Sussex Central High School and Middle School by either as needed.
2. Encourage the Sussex Service Authority to extend water and sewer utilities to anticipated growth areas along Sussex Drive (VA Route 40) and Courthouse Road (State Route 735).
3. Promote the use of the middle and high school grounds and facilities as a site for public recreation.
4. Provide adequate health, police, fire and emergency rescue services to residents in the planning area.
5. Provide adequate solid waste disposal and collection services to residents in the planning area.
6. Establish safe and convenient solid waste disposal and collection sites throughout the planning area.

**Issue 9      Intergovernmental Relations**

The county-wide goals and objectives for intergovernmental relations shall apply to this planning area.

**Issue 10      Land Development and Land Use Compatibility**

The county-wide goals and objectives for land development and land use compatibility shall apply to this planning area.



**Issue 11      Natural Systems**

**Goal:** To protect and preserve the predominately agricultural, forestall, and rural character of the Sussex Courthouse/VA Route 40 Planning Area.

**Objectives:**

1. Protect the agricultural and forestall areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
2. Identify the prime agricultural and forestall areas and utilize the County's development policies (zoning and subdivision regulations) to protect these areas.
3. Prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
4. Identify both the intensive and general livestock operations located in planning area.
5. Utilize the County's Zoning Ordinance to discourage the location of residential and/or commercial development in areas where intensive and/or general livestock operations may be located.
6. Preserve the environmentally sensitive lands located within the planning area.
7. Identify the environmentally sensitive areas that pose constraints to development such as floodplains, wetlands, areas with steep slopes, and with undesirable soil conditions.
8. Restrict development within the environmentally sensitive areas and reserve them for open spaces, forestall areas, water sources, agricultural uses, and passive recreation.
9. Establish conservation districts to protect the environmentally sensitive areas of the planning area.
10. Control all forms of pollution.
11. Continue to provide for erosion and sediment control as land is developed.
12. Maintain the rural character of the planning area.
13. Encourage the development of low density residential housing and supporting commercial uses of a limited nature.
14. Maintain the one (1) acre minimum lot size requirement for all permitted uses located in the agricultural zoned areas of the planning area.
15. Allow for only one (1) dwelling unit per parcel of land.
16. Encourage the placement of manufactured homes within mobile home parks.  
Provide appropriate areas of mobile home park development.

**Issue 12      Public River Access**

The county-wide goals and objectives for public river access shall apply to this planning area.

**Issue 13      Public Safety**

The county-wide goals and objectives for public safety shall apply to this planning area.

**Issue 14      Recreation**

The county-wide goals and objectives for recreation shall apply to this planning area.

**Issue 15      Redevelopment**

The county-wide goals and objectives for redevelopment shall apply to this planning area.

**Issue 16      Residential Development**

The county-wide goals and objectives for residential development shall apply to this planning area.

**Issue 17      Septic Tank Use**

The county-wide goals and objectives for septic tank use shall apply to this planning area.

**Issue 18      Solid Waste Management**

The county-wide goals and objectives for solid waste management shall apply to this planning area.

**Issue 19      Storm Water Management**

The county-wide goals and objectives for storm water management shall apply to this planning area.

**Issue 20      Transportation**

**Goal:** To improve the system of transportation in the Sussex Courthouse/VA Route 40 Planning Area.

**Objectives:**

1. Require that all new streets and roads be built to VDOT standards.
2. Pave all unpaved secondary roads in the planning area.
3. Continue to require that all new development and divisions of land located off a state-maintained road be served by a fifty (50) foot easement for ingress and egress.
4. Encourage private roads to be improved to VDOT standards and accepted into the state secondary highway system.

**Issue 21      Water Quality**

The county-wide goals and objectives for water quality shall apply to this planning area.

**Issue 22      Water and Wastewater Systems**

The county-wide goals and objectives for water and waste water systems shall apply to this planning area.

**4. Homeville/Wakefield/U.S. 460 Planning Area****Issue 1      Commercial and Industrial Development**

**Goal:** To increase industrial and economic development activities within the Homeville/Wakefield/U.S. 460 Planning Area.

**Objectives:**

1. Identify areas suitable for industrial development along General Mahone Highway (U.S. 460) and adjacent to Norfolk and Southern Railroad.
2. Direct potential development into designated industrial areas through the County's Zoning Ordinance and Comprehensive Plan.
3. Develop an industrial park along General Mahone Highway.
4. Require the provision and maintenance of natural buffers such as open space, trees, or shrubbery between industrial and residential areas.
5. Identify areas along General Mahone Highway suitable for commercial development.
6. Encourage concentrated commercial development (construction of a shopping center or plaza) along General Mahone Highway to avoid strip development patterns along this primary route.
7. Direct potential development into designated commercial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
8. Provide and maintain natural buffers such as open spaces, trees, or shrubbery between commercial and residential areas.
9. Encourage the location of overnight lodging facilities and restaurants along General Mahone Highway.
10. Provide for adequate off-street parking.
11. Establish an enterprise zone within the planning area.

**Issue 2      Community Appearance**

**Goal:** To improve the overall appearance of the Homeville/Wakefield/U.S. 460 Planning Area.

**Objectives:**

1. Reduce the amount of coal dust generated in the Wakefield/U.S. 460 planning area.
2. Utilize the County's Zoning Ordinance to prevent the location of incompatible land uses.
3. Encourage either the rehabilitation or the demolition of deteriorated and dilapidated structures.
4. Encourage planned unit developments providing a combination of single-family, manufactured housing, and/or multi-family residential units.
5. Support efforts to revitalize downtown Wakefield.

**Issue 3      Development Design Standards**

The county-wide goals and objectives for development design standards shall apply to this planning area.

**Issue 4      Erosion and Sedimentation Control**

The county-wide goals and objectives for erosion and sedimentation control shall apply to this planning area.

**Issue 5      Federal and State Properties and Programs**

The county-wide goals and objectives for federal and state properties and programs shall apply to this planning area.

**Issue 6      Growth Management**

The county-wide goals and objectives for growth management shall apply to this planning area.

**Issue 7      Housing**

**Goal:** To provide residents in the Homeville/Wakefield/U.S. 460 Planning Area with decent, affordable, and sanitary housing.

**Objectives:**

1. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
2. Identify houses in the planning area in need of substantial repair or replacement.
3. Utilize Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.

4. Encourage the developer(s) of the proposed 500 lot, Drumwright Mill Subdivision to provide a wide range of housing types, especially residential structures that are affordable to low and moderate income families and individuals.
5. Encourage the expansion of the Pine Tree Apartment complex, located on Birch Island Road, in order to increase the supply of rental housing units.
6. Expand the County's Section 8 and Indoor Plumbing Programs.

**Issue 8      Infrastructure Carrying Capacity and Provision of Facilities and Services**

**Goal:** To provide water and sewer facilities and systems in the Homeville/Wakefield/U.S. 460 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas outside the Town of Wakefield as needed in accordance with a water and sewer master plan.
2. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
3. Encourage residential subdivisions to locate in the vacant areas on the fringe of the Town of Wakefield where water and sewer utilities are available or are likely to be extended in the future.
4. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
5. Encourage the expansion of the Pine Tree Apartments.
6. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.

**Issue 9      Intergovernmental Relations**

The county-wide goals and objectives for intergovernmental relations shall apply to this planning area.

**Issue 10      Land Development and Land Use Compatibility**

The county-wide goals and objectives for land development and land use compatibility shall apply to this planning area.

**Issue 11      Natural Systems**

**Goal:** To protect and preserve the agricultural, forestal, and rural areas of the Homeville/Wakefield/U.S. 460 Planning Area.

**Objectives:**

1. Protect the agricultural and forestall areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
2. Identify the prime agricultural and forestall areas and utilize the County's development policies (zoning and subdivision regulations) to protect these areas.
3. Prevent incompatible land uses from locating in the vicinity of prime agricultural uses.
4. Identify any intensive and/or general livestock operations that may be located in the planning area.
5. Utilize the County's Zoning Ordinance to discourage the location of residential and/or commercial development in areas where intensive and/or general livestock operations may be located.
6. Preserve the environmentally sensitive lands located in the planning area.
7. Identify the environmentally sensitive areas that pose constraints to development such as floodplains, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
8. Restrict development within the environmentally sensitive areas and reserve them for open spaces, forestall uses, water sources, agricultural uses, and passive recreation.
9. Establish conservation districts to protect the environmentally sensitive areas.
10. Control all forms of pollution.
11. Continue to provide for erosion and sediment control as land is developed.
12. Maintain the rural character of the planning area.
13. Encourage the development of low density residential subdivisions.
14. Maintain the one (1) acre minimum lot size requirement for all uses allowed in the agriculturally zoned areas of the planning area.
15. Allow for only one (1) dwelling unit per parcel of land.
16. Encourage the placement of mobile and manufactured homes within mobile home parks. Provide adequate areas for mobile home park development.

**Issue 12      Public River Access**

The county-wide goals and objectives for public river access shall apply to this planning area.

**Issue 13      Public Safety**

**Goal:** To provide residents in the Homeville/Wakefield/U.S. 460 Planning Area with access to adequate health care, police, and emergency response services.

**Objectives:**

1. Encourage the location of trained medical professionals and new medical facilities in the planning area.

2. Encourage public safety personnel and equipment to locate in developing areas.
3. Determine if a rescue squad unit is needed in the planning area.
4. Increase the number of officers employed with the County Sheriff's Department and increase the number of police patrols in the planning area.
5. Contribute public financial support, as needed, to volunteer rescue and safety organizations.

**Issue 14      Recreation**

**Goal:** To provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of all residents in the Homeville/Wakefield/U.S.460 Planning Area.

**Objectives:**

1. Encourage the private development of entertainment facilities such as movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
2. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.
3. Encourage the use of the Airfield 4-H center facility as a source of outdoor recreation.

**Issue 15      Redevelopment**

The county-wide goals and objectives for redevelopment shall apply to this planning area.

**Issue 16      Residential Development**

The county-wide goals and objectives for residential development shall apply to this planning area.

**Issue 17      Septic Tank Use**

The county-wide goals and objectives for septic tank use shall apply to this planning area.

**Issue 18      Solid Waste Management**

The county-wide goals and objectives for solid waste management shall apply to this planning area.

**Issue 19      Storm Water Management**

The county-wide goals and objectives for storm water management shall apply to this planning area.

**Issue 20      Transportation**

**Goal:** To improve the transportation system in the Homeville/Wakefield/U.S. 460 Planning Area to assure that residents are provided with the safest and most efficient transportation system.

**Objectives:**

1. Support the expansion efforts of the Wakefield municipal airport.
2. Identify roadways needing improvements and recommend that they be incorporated into VDOT's Six-Year Maintenance and Construction Fund Program for Sussex County.
3. Initiate traffic engineering studies to ascertain intersections where traffic lights may be needed and areas where reductions in the speed limit may be warranted.
4. Require that all new streets and roads are built to VDOT standards.
5. Eliminate all unpaved secondary roads in the planning area.
6. Encourage private roads to be improved to VDOT standards and accepted into the State secondary highway system.
7. Continue to require that new development and divisions of land located off a state-maintained road be served by a fifty (50) foot easement for ingress and egress.

**Issue 21      Water Quality**

The county-wide goals and objectives for water quality shall apply to this planning area.

**Issue 22      Water and Wastewater Systems**

**Goal:** To provide County owned water and sewer facilities and systems in the Homeville/Wakefield/U.S. 460 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas in the planning area in accordance with a water and sewer master plan.
2. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
3. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
4. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.



## **5. Blackwater/Newville/Waverly/U.S. 460 Planning Area**

### **Issue 1 Commercial and Industrial Development**

**Goal:** To increase industrial and economic development in the Blackwater/Newville/Waverly/U.S. 460 Planning Area.

**Objectives:**

1. Identify areas along General Mahone Highway (U.S. 460) for potential industrial development.
2. Develop an industrial park along General Mahone Highway.
3. Extend both water and sewer utilities to areas found suitable for industrial development.
4. Direct potential development into designated industrial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
5. Provide and maintain natural buffers such as open spaces, trees, and shrubbery between industrial and residential areas.
6. Identify areas along General Mahone Highway that are suitable for commercial development.
7. Encourage concentrated commercial development along General Mahone Highway to avoid strip development patterns along this primary route.
8. Direct potential development into designated commercial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
9. Encourage the location of overnight lodging facilities and restaurants along General Mahone Highway.
10. Establish an enterprise zone within the planning area.

### **Issue 2 Community Appearance**

**Goal:** To improve the overall appearance of the Blackwater/Newville/Waverly/U.S. 460 Planning Area.

**Objectives:**

1. Utilize the County's Zoning Ordinance to prevent the location of incompatible land uses or other potential nuisances in the planning area.
2. Restrict automobile graveyards, automobile salvage operations, junkyards, and tire dumps located in the planning area.
3. Encourage rehabilitation or the demolition of deteriorated and dilapidated structures in the planning area.
4. Support efforts to revitalize downtown Waverly.

**Issue 3      Development Design Standards**

The county-wide goals and objectives for development design standards shall apply to this planning area.

**Issue 4      Erosion and Sedimentation Control**

The county-wide goals and objectives for erosion and sedimentation control shall apply to this planning area.

**Issue 5      Federal and State Properties and Programs**

The county-wide goals and objectives for federal and state properties and programs shall apply to this planning area.

**Issue 6      Growth Management**

The county-wide goals and objectives for growth management shall apply to this planning area.

**Issue 7      Housing**

**Goal:** To foster housing programs and policies that will provide residents in the Blackwater/Newville/Waverly/U.S. 460 Planning Area with access to decent, affordable, and sanitary housing.

**Objectives:**

1. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
2. Identify houses in the planning area in need of substantial repair or replacement.
3. Utilize Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
4. Expand the County's Section 8 and Indoor Plumbing Programs.

**Issue 8      Infrastructure Carrying Capacity and Provision of Facilities and Services**

**Goal:** To provide water and sewer facilities and systems in the Blackwater/Newville/Waverly/U.S. 460 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas outside the Town of Waverly as needed in accordance with a water and sewer master plan.
2. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
3. Encourage residential subdivisions to locate in the vacant areas on the fringe of the Town of Waverly where water and sewer utilities are available or are likely to be extended in the future.
4. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
5. Identify parcels of land where the soils will not accommodate a septic system and extend sewer service to these areas.

**Issue 9 Intergovernmental Relations**

The county-wide goals and objectives for intergovernmental relations shall apply to this planning area.

**Issue 10 Land Development and Land Use Compatibility**

The county-wide goals and objectives for land development and land use compatibility shall apply to this planning area.

**Issue 11 Natural Systems**

**Goal:** To preserve and protect the predominately agricultural, forestall, and rural character of the Blackwater/Newville/Waverly/U.S. 460 Planning Area.

**Objectives:**

1. Protect the agricultural and forestall areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
2. Direct industrial development, commercial, and residential into designated growth areas.
3. Prevent incompatible land uses from locating in the vicinity of prime agricultural uses.
4. Identify any intensive and/or general livestock operations that may be located in the planning area.
5. Utilize the County's Zoning Ordinance to discourage the location of residential and/or commercial development in areas where intensive and/or general livestock operations may be located.

6. Preserve the environmentally sensitive lands.
7. Identify the environmentally sensitive areas that pose constraints to development such as floodplains, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
8. Restrict development within the environmentally sensitive areas and reserve them for open spaces, forestal uses, water sources, agricultural uses, and passive recreation.
9. Establish conservation districts to protect the environmentally sensitive areas.
10. Control all forms of pollution.
11. Continue to provide erosion and sediment control as land is developed.
12. Maintain the rural character of planning area.
13. Encourage the development of low density residential subdivisions.
14. Maintain the one (1) acre minimum lot size requirement for all uses allowed in the agriculturally zoned areas.
15. Allow for only one (1) dwelling unit per parcel of land.
16. Encourage the placement of manufactured homes within mobile home parks.
17. Provide appropriate areas for mobile home park development.

#### **Issue 12      Public River Access**

The county-wide goals and objectives for public river access shall apply to this planning area.

#### **Issue 13      Public Safety**

The county-wide goals and objectives for public safety shall apply to this planning area.

#### **Issue 14      Recreation**

**Goal:** To provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of the residents in the Blackwater/Newville/Waverly/U.S. 460 Planning Area.

#### **Objectives:**

1. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.
2. Encourage the recreational use of the property that was once the site of the Waverly High School.

#### **Issue 15      Redevelopment**

The county-wide goals and objectives for redevelopment shall apply to this planning area.

**Issue 16 Residential Development**

The county-wide goals and objectives for residential development shall apply to this planning area.

**Issue 17 Septic Tank Use**

The county-wide goals and objectives for septic tank use shall apply to this planning area.

**Issue 18 Solid Waste Management**

The county-wide goals and objectives for solid waste management shall apply to this planning area.

**Issue 19 Storm Water Management**

The county-wide goals and objectives for storm water management shall apply to this planning area.

**Issue 20 Transportation**

**Goal:** To improve the transportation system in the Blackwater/Newville/Waverly/U.S. 460 Planning Area.

**Objectives:**

1. Require that all new streets and roads be built to VDOT standards.
2. Pave all unpaved secondary roads in the planning areas to assure that residents are provided with the safest and most efficient means of transportation.
3. Require that all new development and divisions of land located off a state-maintained road be served by a fifty (50) foot easement for ingress and egress.
4. Encourage private roads to be improved to VDOT standards and accepted into the state secondary highway system.

**Issue 21 Water Quality**

The county-wide goals and objectives for water quality shall apply to this planning area.

**Issue 22 Water and Wastewater Systems**

**Goal:** To provide water and sewer facilities and system in the Blackwater/Newville/Waverly/U.S. 460 Planning Area in response to community needs and to anticipated growth.

**Objectives:**

1. Work with the Sussex Service Authority to coordinate the provision of water and sewer utilities to areas immediately outside the Town of Waverly and to anticipated growth areas within the planning areas in accordance a water and sewer master plan.
2. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
3. Encourage residential development in the vacant areas located on the fringes of the Town of Waverly where water and sewer utilities are likely to be extended in the near future.
4. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.

**6. Rural Areas****Issue 1 Commercial and Industrial Development**

The county-wide goals and objectives for commercial and industrial development shall apply to this planning area.

**Issue 2 Community Appearance**

**Goal:** To improve the overall appearance of rural areas.

**Objectives:**

1. Utilize the County's Zoning Ordinance to prevent the existence of incompatible land uses or other potential nuisances in the planning area.
2. Restrict automobile graveyards, automobile salvage yards, junkyards, and tire dumps located in the planning area.
3. Encourage either the rehabilitation or the demolition of deteriorated and dilapidated structures located in the planning area.

**Issue 3 Development Design Standards**

The county-wide goals and objectives for development design standards shall apply to this planning area.

**Issue 4 Erosion and Sedimentation Control**

The county-wide goals and objectives for erosion and sedimentation control shall apply to this planning area.

**Issue 5 Federal and State Properties and Programs**

The county-wide goals and objectives for federal and state properties and programs shall apply to this planning area.

**Issue 6 Growth Management**

The county-wide goals and objectives for growth management shall apply to this planning area.

**Issue 7 Housing**

The county-wide goals and objectives for housing shall apply to this planning area.

**Issue 8 Infrastructure Carrying Capacity and Provision of Facilities and Services**

The county-wide goals and objectives for infrastructure carrying capacity and provision of facilities and services shall apply to this planning area.

**Issue 9 Intergovernmental Relations**

The county-wide goals and objectives for intergovernmental relations shall apply to this planning area.

**Issue 10 Land Development and Land Use Compatibility**

The county-wide goals and objectives for land development and land use compatibility shall apply to this planning area.

**Issue 11 Natural Systems**

**Goal:** To protect and preserve the predominately agricultural, forestall, and rural character of rural areas.

**Objectives:**

1. Protect the agricultural and forestall areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
2. Identify the prime agricultural and forestall areas and utilize the County's development policies (zoning and subdivision regulations) to protect these areas.
3. Prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
4. Identify any intensive and/or general livestock operations that may be located in the planning area.

5. Utilize the County's Zoning Ordinance to discourage the location of residential and/or commercial development in areas where intensive and/or general livestock operations may be located.
6. Preserve the environmentally sensitive land located within the planning area.
7. Identify the environmentally sensitive areas that pose constraints to development such as floodplains, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
8. Restrict development within the environmentally sensitive areas and reserve them for open spaces, forestall uses, water sources, agricultural uses, and passive recreation.
9. Establish conservation districts to protect the environmentally sensitive areas of the planning area.
10. Control all forms of pollution.
11. Continue to provide for erosion and sediment control as land is developed.
12. Maintain the rural character of the planning area.
13. Encourage the development of low density residential housing and supporting commercial uses of a limited nature.
14. Maintain the one (1) acre minimum lot size requirement for all permitted uses located in the agricultural zoned areas of the planning area.
15. Allow for only one (1) dwelling unit, utilizing private well and septic systems, per parcel of land.
16. Encourage the placement of mobile homes within mobile home parks. Provide appropriate areas for mobile home park development.

**Issue 12      Public River Access**

The county-wide goals and objectives for public river access shall apply to this planning area.

**Issue 13      Public Safety**

The county-wide goals and objectives for public safety shall apply to this planning area.

**Issue 14      Recreation**

The county-wide goals and objectives for recreation shall apply to this planning area.

**Issue 15      Redevelopment**

The county-wide goals and objectives for redevelopment shall apply to this planning area.

**Issue 16      Residential Development**

The county-wide goals and objectives for residential development shall apply to this planning area.



**Issue 17      Septic Tank Use**

The county-wide goals and objectives for septic tank use shall apply to this planning area.

**Issue 18      Solid Waste Management**

The county-wide goals and objectives for solid waste management shall apply to this planning area.

**Issue 19      Storm Water Management**

The county-wide goals and objectives for storm water management shall apply to this planning area.

**Issue 20      Transportation**

**Goal:** To improve the system of transportation in rural areas.

**Objectives:**

1. Require that all new streets and roads are built to VDOT standards.
2. Eliminate all unpaved secondary roads in the planning area.
3. Require that all new development and divisions of land located off a state-maintained road be served by a fifty (50) foot access easement for ingress and egress.
4. Encourage private roads to be improved to VDOT standards and accepted into the state secondary highway system.

**Issue 21      Water Quality**

The county-wide goals and objectives for water quality shall apply to this planning area.

**Issue 22      Water and Wastewater Systems**

The county-wide goals and objectives for water and waste water systems shall apply to this planning area.

## **Chapter XI: Tools for Managing Development**

### **A. Introduction**

Taken together, this chapter and the preceding one (Chapter X Plan for the Future) are arguably the most important parts of the comprehensive plan because they state the County's goals and objectives, and its strategy and action plan for implementing policies. This chapter has basic purposes:

- Guide for land use decision-making. (Description of the role of the comprehensive plan and the status of its goals and objectives in Sussex County's land use and development decisions.)
- Existing development management program. (Description of Sussex County's existing policies, ordinances, codes, and regulations and how they will be coordinated and employed to implement the land use and development policies.)
- Additional tools. (Additional tools, such as new or amended ordinances, capital improvements, purchase of property, or other specific projects, selected by Sussex County to implement the plan.)
- Action plan and schedule. (Description of the priority actions that Sussex County will take to implement the plan and a general schedule for accomplishing these actions.)

### **B. Guide for Land Use Decision-Making**

As a guide for land use decision making, the Sussex County Comprehensive Plan should be used by the County's elected and appointed officials and the community as a guide in making decisions about (or that affect) land use and development. It is generally accepted that the goals and objectives and the future land use map are decision-making guides and that they do not have the force of law. However, in considering the roles and status of the plan, the County must remain aware that the policies and the map may be used in a "regulatory" manner in the issuance of State and Federal permits.

The plan and its goals and objectives serve short-term purposes. The plan is used by various sectors. Developers and/or others seeking County review or intervention may consult the policies to formulate a request that is consistent with the policies, thereby increasing the chances of approval. The County staff will review requests in light of policies, pointing out those policies: (1) that support the request; (2) that are in conflict; and (3) that carry the most weight, thereby shaping the overall staff response. Planning Commission members can make individual determinations as to the consistency of the request with the policies. They may consider staff recommendation, but may choose to give different weights to the policies. The general public can reference the policies when speaking in favor of or against a petition. The Board of Supervisors can take into account and weigh the policy interpretations by the petitioner, the staff, the Planning

Commission, and residents, as well as its own interpretations and priorities in making its decision.

The plan also serves important long-term functions. It gives guidance to new development management tools and to major adjustments of existing tools. The plan may be used in the development of plans for major capital facilities. And finally, it may guide the development of plans for projects that support implementation of the plan.

The comprehensive plan's function with respect to zoning is of prime importance to Sussex County since two of the main action items the County will undertake are the review (and amendment) of its subdivision and zoning ordinances. Once reviewed and amended, proper administration of the County's subdivision and zoning ordinances should require any review of a proposed text or map amendment – whether by the staff, the Planning Commission, or the Board of Supervisors – to be based on consideration of whether the proposed amendment is consistent with the Sussex County Comprehensive Plan and otherwise advances the public health, safety, and general welfare.

Because the comprehensive plan's standards are wide ranging but explicit, it should be the principal guide to the Planning Commission's discussions and actions concerning land use management and development, particularly zoning ordinance amendments. The Commission, however, should also look beyond the plan and consider whether proposed developments or requests for amendments to zoning or other ordinances, even if consistent with the plan, advance the best interests of public health, safety, and general welfare. This very general criterion calls for consideration of a wide range of issues, including, but not limited to the potential impact of a development or a proposed ordinance amendment on:

- the natural environment – i.e., how a proposed development or development allowed by an amendment might affect air quality, water quality, flooding, erosion, important natural areas, etc.;
- important natural resources – i.e., how a proposed development or the development allowed by an amendment might threaten or enhance the continued availability and efficient use of finite natural resources for agriculture or forestry.
- the transportation system – i.e., whether any additional traffic generated by a proposed development or a development allowed by an amendment can be safely and efficiently accommodated by the County's transportation facilities;
- the provision of utilities and services – i.e., whether any additional demands for water supply, electricity, refuse collection, fire and police protection, education, health care, recreation, etc. generated by a proposed development or development allowed by an amendment can be safely and efficiently accommodated by public, community, or private utility and service systems;
- the County economy – i.e., how a proposed development or development allowed by an amendment might affect employment opportunities and the general health of the Sussex County economy;

- important historical, architectural, archeological, and cultural resources – i.e., how a proposed development or development allowed by an amendment might threaten or enhance the continued existence and integrity of resources of architectural, archeological, or cultural significance;
- neighboring development – i.e., how a proposed development or development allowed by an amendment might affect living or working conditions in neighboring areas (including whether development might deter or enhance the appropriate development or conservation of neighboring property);
- community function, character, and attractiveness – i.e., how a proposed development or development allowed by an amendment might enhance the attractiveness and functional mix of land uses needed to meet the needs of future populations and avoid adverse impacts; and,
- provision of affordable and convenient housing – i.e., how a proposed development or development allowed by an amendment might affect people's ability to find affordable housing reasonably accessible to their place of employment.

### C. Existing Development Management Program

A comprehensive plan should include the information related to development management such as: (1) a description of the County's existing development management program; (2) a description of the role that this program will play in implementing the plan; and, (3) a description of the steps that the County will take to coordinate the ordinances and codes to implement the plan. The County's existing development management program includes all of the ordinances, regulations, codes, policies, and directives that affect land use and development in the County.

The following paragraphs list the land use related ordinances, codes, and policies that have been adopted or implemented by Sussex County and which department(s) is responsible for managing the program. A brief statement of how each will be used to implement the plan is also included. In some cases, major adjustments or amendments that are needed to make the existing development program components more effective tools for implementing the plan are discussed.

Coordination of the various components of the development management program can be an important part of effective implementation of the plan. Generally, unless otherwise noted, management of the development program in the County is coordinated through the Sussex County Planning Department.

#### 1. Zoning Ordinance

**Managing department/agency:** Sussex County Planning Department.

**Use in plan implementation:** This instrument is used to ensure building and development activities are conducted in a manner contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** In Spring 2005, County leaders met with members of the development community to discuss the need for more affordable housing in Sussex County. Members of the development community present generally expressed satisfaction with County development ordinances. However, as growth occurs or circumstances change, the County may need to undertake a comprehensive review and re-write of its zoning ordinance. Similarly, upon adoption of the comprehensive plan update, County-initiated rezoning of some properties should be considered.

## 2. Subdivision Ordinance

**Managing department/agency:** Sussex County Planning Department.

**Use in plan implementation:** This instrument is used to promote and ensure managed development and to avoid overcrowding of structures, thereby contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** In Spring 2005, County leaders met with members of the development community to discuss the need for more affordable housing in Sussex County. Members of the development community present generally expressed satisfaction with County development ordinances. However, as growth occurs or circumstances change, the County may also need to undertake a comprehensive review and re-write of its subdivision ordinance.

## 3. Erosion and Sedimentation Control Ordinance

**Managing department/agency:** Sussex County Planning Department.

**Use in plan implementation:** This instrument is used to promote and ensure managed development, thereby contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** At the time of this writing, no substantial amendments to the ordinance are being considered by the Board of Supervisors.

## 4. Flood Plain Ordinance

**Managing department/agency:** Sussex County Planning Department.

**Use in plan implementation:** This instrument is used to promote and ensure managed development, thereby contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** At the time of this writing, no substantial amendments to the ordinance are being considered by the Board of Supervisors.

## 5. Other Regulatory Mechanisms

### *Building Inspection*

**Managing department/agency:** Sussex County Building and Inspections Department.

**Use in plan implementation:** This function is used to ensure proper building methods and materials are utilized, thereby contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** No adjustments are envisioned during the planning period.

### *On-site wastewater treatment policy (through Sussex County Health Department)*

**Managing department/agency:** Sussex County Health Department.

**Use in plan implementation:** This program is used to ensure on-site wastewater treatment systems are regulated and properly permitted and installed, thereby contributing to the health, safety, and general welfare of residents and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** No adjustments are envisioned during the planning period.

### *Mobile Home Park Ordinance*

**Managing department/agency:** Sussex County Planning Department.

**Use in plan implementation:** This instrument is used to promote and ensure managed development and to avoid overcrowding of structures, thereby contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** No adjustments or amendments are envisioned during the planning period.

### *Manufactured Home and Manufactured Home Park Ordinance*

**Managing department/agency:** Sussex County Planning Department.

**Use in plan implementation:** This instrument is used to promote and ensure managed development and to avoid overcrowding of structures, thereby contributing to the health, safety, and general welfare of residents, protection of buildings and properties, and the minimization of adverse or negative impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** No adjustments or amendments are envisioned during the planning period.

### *Rules and regulations of the Sussex Service Authority*

**Managing department/agency:** Sussex Service Authority.

**Use in plan implementation:** This instrument is used to properly manage the supply, treatment, and distribution of potable water to residents, thereby contributing to the health, safety, and general welfare of residents and the minimization of adverse impacts of development on environmentally fragile areas.

**Needed adjustments or amendments:** No adjustments are envisioned during the planning period.

#### **D. Additional Implementation Tools**

Tools, in addition to those already included in the existing development management program that will be used to implement the plan are grouped into four categories which are: ordinances, capital improvement program, acquisition program, and specific projects. The following sections describe their use by Sussex County.

##### **1. Ordinances and Ordinance Amendments**

Sussex County is in the process of reviewing and potentially amending its subdivision and zoning ordinances. The police powers granted to the County by the State allow it to impose reasonable regulations with respect to land use and development, among other things.

##### **2. Capital Improvements Program**

Sussex County intends to develop a capital improvements plan during the planning period. This work element will be instrumental in implementing the County's goals with respect to infrastructure carrying capacity and provision of public facilities and services.

##### **3. Land Acquisition Program**

Sussex County may take steps to acquire land to ensure a public benefit, promote the general health, safety, and welfare of residents, and further the implementation of the comprehensive plan. At the time of this writing, Sussex County does not plan or foresee any land acquisitions.

##### **4. Area(s) Housing Plan(s) Development**

Sussex County may conduct a detailed study of housing conditions, for specific areas (or for the entire County). Such studies should include a needs and opportunities assessment to determine the types of housing needed in various parts of the County to meet current and projected needs, alleviate substandard housing conditions and, prepare to accommodate growth and associated housing related pressures brought on by growth.

The development of housing plans should involve a great deal of citizen participations, particularly from effected neighborhoods, the real estate community, and people in a position to know the difficulties individuals are having or may have in securing affordable, suitable, and adequate housing.

### **5. Corridor and Specific Area(s) Plan(s)**

Sussex County may undertake the development of corridor and/or area specific plans to address identified needs along its main corridors and/or in areas of the County that are experiencing growth, or may experience or be impacted by growth. These planning activities would be more of a strategic planning exercise, as opposed to the general nature of the comprehensive plan, leading to parcel specific recommendations concerning land use and development, design features and guidelines, and ordinance changes. Each of the County's designated planning areas should be considered for the development of a planning areas study, as well as the main corridors through the County such as U.S. 460, VA Route 40, VA Route 35, VA Route 31, and U.S. 301. The County may also consider corridor plans for some of its more heavily traveled, and potentially most developable secondary roads such as Cabin Point Road (State Route 602), Courtland road (State Route 628), and Newville Road (State Route 625).

### **6. Update and Amendment of the Comprehensive Plan**

Virginia law requires localities to develop and periodically review, and perhaps update and amend comprehensive plans. The Code of Virginia also specifies that periodic reviews of comprehensive plans must occur each five years. Thus, Sussex County should next review and update/amend its comprehensive plan in 2010. However, the County has a history of using its comprehensive plan as a land use and capital improvements planning guidance document. It uses the plan as it considers zoning changes and development requests. Thus, Sussex County should update and amend its comprehensive plan more frequently than specified by the State. The County should review its plan on a regular basis (annually or biannually) and as the need arises. Planning is not an exact science, and plans serve only as guides. If the circumstances that existed during plan development change, or begin to changes, the County should continue to be proactive with respect to review, analysis, and amendment of its comprehensive plan.

### **7. Interagency Cooperation**

Sussex County should assume the lead to foster interagency cooperation to further its goals and continue to be proactive. One example is the County's proactive stance with respect to State and regional agencies charged with economic and industrial development. Sussex County has, and should continue to work closely with such agencies to attract economic and industrial development, thereby furthering County goals with respect to a stable economic base generally, and the development of industrial parks and sites specifically.



Other opportunities to foster interagency cooperation are found with VDOT, most notably the 460 Corridor Study. The County should also take the lead in fostering cooperation with and between its towns, and the public agencies charged with providing services, facilities, and utilities.

### **8. Community Facilities, Utilities, and Service Provision Policies**

The citizens of Sussex County rely on a variety of public and semi-public agencies and programs for community facilities, utilities, and services. The County should take the lead in gathering, cataloging, developing, or assisting with the development of policies concerning the provision of government facilities, utilities and services. The County will develop a capital improvements plan. It should also begin the process of gathering the policies related to the various activities and programs of service providers, acting as a repository of the data. The development of a comprehensive document containing at least a narrative of the policies and procedures of various service providers serving Sussex County should be undertaken. Such a document could be posted on the County's web site when developed, and used as marketing tool as the County entertains economic and industrial development prospects. The County should encourage the Sussex Service Authority to develop a comprehensive water and wastewater master plan.

### **9. Specific Projects**

In addition to these potential projects, and the continuation of its normal local government management, regulation, and administrative functions, programs, and services, Sussex County has included several specific projects and activities that will be used to implement the comprehensive plan. These are included as objectives (for achieving the goals and implementing the policies) cited for the issue areas discussed in Chapter X, Plan for the Future.

Specific projects the County intends to undertake: consider developing residential development design guidelines and standards; consider developing commercial and industrial building and development design guidelines and standards; develop a County web site; monitor Federal and State programs; promote the development of a sustainable industrial park along U.S. Route 460 (as a regional park or County park); develop a county-wide mapping and geographic information system; interact with Federal and State agencies and local governments in the region; seek assistance in developing a storm water management plan and implementing (infrastructure) system improvements; and, require new developments to be served by roads constructed to State standards. These projects, amendments to the subdivision and zoning ordinances, and the development of a capital improvements plan are listed in the next section as action items in the County's Action Plan/Schedule.

### **E. Implementation Action Plan/Schedule**

Good comprehensive planning requires that the plan document include a separate action plan and schedule. The action plan includes the priority actions that Sussex County will

undertake to implement the plan. The accompanying schedule includes the fiscal year in which the actions are initiated and the year that they are complete. The schedule covers a 5-year period. The action plan and schedule can be a useful tool for the County's elected and appointed leaders, and the general public to gauge the implementation status of the comprehensive plan. Good planning also requires the action plan to include a description of the specific steps that will be taken to involve citizens in the implementation of the plan. EXHIBIT X-A outlines the County's Action Plan and Schedule.

**EXHIBIT X-A  
SUSSEX COUNTY, VIRGINIA  
ACTION PLAN AND SCHEDULE**

IMPLEMENTATION ACTION	BEGIN	END
Amend subdivision ordinance	2006	2007
Amend zoning ordinance	2006	2007
Develop capital improvements plan	2005	2006
Consider developing residential development design guidelines and standards	2006	2007
Consider developing commercial and industrial building and development design guidelines and standards	2006	2007
Develop a County web site*	2004	2005
Promote development of a sustainable industrial park along U.S. Route 460	2004	2007
Develop a county-wide mapping and geographic information system	2006	2007
Seek assistance in developing a storm water management plan	2005	2006
Require new developments to be served by roads constructed to State standards	2005	2006
Continue public participation program	Ongoing	Ongoing
Develop an economic development plan	2006	2007
Develop a housing plan	2006	2007
Develop a hazard mitigation plan**	2005	2006

\*Completed.

\*\*Sussex County will be part of a regional plan being developed by Crater Planning District Commission.

**WORKSHOPS & MEETINGS**

<b>DATE:</b>	<b>PURPOSE:</b>
6/3/04	Staff/consultant project kick-off meeting
7/12/04	Planning Commission meeting-project scoping, scheduling, and citizen participations planning session
7/14/04	Consultant meeting with Sussex Service Authority Executive Director-data gathering
8/11/04	Staff/consultant meeting to review and discuss draft chapters I and II
8/23/04	Planning Commission meeting to review and discuss draft chapters I and II
9/12/04	Staff/consultant meeting to review and discuss draft chapters III and IV
9/16/04	Distribute draft chapters III and IV to Planning Commission
10/8/04	Planning Commission meeting to review and discuss draft chapters V and VI
10/20/04	Initial Public Input Session, Sussex Courthouse, Virginia
12/6/04	Planning Commission meeting to discuss draft chapters VII and VIII
12/7/04	Staff/consultant presentation at Waverly Ruritan meeting
12/13/04	Stony Creek Planning Area and Jarratt Planning Area public input session at Jarratt Senior Center
12/15/04	Wakefield Planning Area and Waverly Planning Area public hearing session at Waverly Town Hall
5/5/05	Staff/consultant work session-draft chapters IX, X, and XI
5/19/05	Staff/consultant work session-draft chapters IX, X, and XI
6/2/05	County work session with development community concerning affordable housing issues
6/6/05	Staff/consultant work session-draft chapters IX, X, and XI
7/05	Multiple work sessions-staff/consultant to review draft chapters
8/1/05	Planning Commission work session to review and discuss draft chapters IX, X, and XI and previously distributed draft chapters and sets public hearing for 9/12/05

- 9/12/05      Planning Commission Public Hearing on draft Plan Update
- 9/12/05      Planning Commission recommends draft Plan Update to Board of Supervisors for adoption
- 10/20/05     Board of Supervisors Public Hearing on draft Plan Update
- 10/20/05     Board of Supervisors adopts Sussex County 2004-2005 Comprehensive Plan Update

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## INDEX

NOTE: This section is provided to assist the user/reader in locating information pertaining to a variety of items (terms, issue areas, concepts, facilities, programs, agencies, etc.) discussed or referenced in the Sussex County 2004-2005 Comprehensive Plan Update. The items listed, and the page numbers or location reference(s) provided for each, may not be totally inclusive, and thus serve only to help guide the user/reader to items of interest.

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