

Replacement
of
Section 7



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Memorandum

To: Lunenburg County/Town of Kenbridge/Town of Victoria
From: André V. Gilliam, Community Development Planner
Subject: Lunenburg/Kenbridge/Victoria Comprehensive Plan (Update)
Monthly Progress Report
Date: November 1, 2018

Please note that the Joint Comprehensive Plan Update Meeting is scheduled for Thursday, November 8, 2018, at 6:00 p.m. at the Lunenburg County Courthouse (Members of the Lunenburg County Board of Supervisors & Planning Commission, Kenbridge Town Council & Planning Commission and the Victoria Town Council & Planning Commission should be in attendance to provide input).

Unfortunately, Hurricane Michael caused us to miss our Joint Working Session on October 11, 2018, which set us back a little. However, the Lunenburg/Kenbridge/Victoria Comprehensive Plan (Update) is still coming along very well.

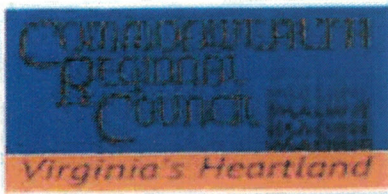
The next Working Committee meeting is tentatively scheduled for December 13, 2018 at 3:30 p.m. at the Victoria Town Hall.

COMMONWEALTH

REGIONAL COUNCIL

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**Lunenburg/Kenbridge/Victoria Comprehensive Plan
Joint Work Session Update**

Lunenburg/Kenbridge/Victoria Comprehensive Plan Update (Media Presentation)

Review & Comment:

- Goals, Objectives & Strategies (Attached – Please review)
- Special Policy Areas (Attached – Please review)
- Current Land Use Map (Attached – Please review)

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VII. Goals, Objectives, and Strategies

A. Introduction

The development of goals, objectives and strategies is necessary to produce a coordinated and consistent set of guidelines for future decision making. The following goals, objectives, and strategies should be considered guidelines toward plan implementation for the future development of Lunenburg County, the Town of Kenbridge and the Town of Victoria. They are intended to be flexible guidelines for management purposes.

A goal is a general statement signifying what the County and Towns intend to accomplish over a long period of time. For community planning, this period of time is normally twenty years. Goals are determined after the issues facing a community are identified.

Objectives are more specific statements of measurable steps that can be taken toward achieving a goal and are typically viewed as being applied over a much shorter time period—say, one to five years.

A strategy is a definite course of action chosen from alternatives to guide present and future decisions in the accomplishment of objectives. Strategies should be considered as guidelines for the future, which may be changed and updated as circumstances warrant. New strategies could, and should, be added whenever the need becomes apparent that the direction of the County and Towns is changing.

The driving force toward goal accomplishment will be the political bodies of Lunenburg County, the Town of Kenbridge and the Town of Victoria. It is imperative that the Lunenburg Board of Supervisors, the Lunenburg Planning Commission, the Kenbridge Town Council, the Kenbridge Planning Commission, the Victoria Town Council and the Victoria Planning Commission remain aware of issues relating to safety, homeland security, job creation and retention, the encouragement of youth to remain in the locality, retirement goals for senior citizens, awareness of technology and its implementation, and other ongoing issues as they surface.

The goals and objectives listed in this section are based on the needs and desires of the County and Towns as determined in the inventory and analysis sections and citizens ideas expressed in written opinion surveys and at public meetings. Adopted goals and objectives are intended to be flexible guides for the management of the County and the Towns. All parties need to consider how their actions will impact the surrounding areas, both immediately adjacent to the Towns and the County as a whole.

B. Economy and Employment

GOAL: Promote the expansion of a diversified economy.

Objective 1: Encourage quality industries to locate within the County and Towns.

Strategy 1: Maintain and promote the County and Towns' industrial parks.

Strategy 2: Work with interest groups to attract new industries to the locality. Encourage industries to locate in the industrial parks or in areas where they are compatible to adjacent uses.

Strategy 3: Promote new investment and commercial development in downtown Kenbridge and Victoria and other commercial areas.

Strategy 4: County Government, and other parties, to promote the area to environmentally friendly industries.

Objective 2: Provide adequate land and resources for commercial and industrial uses.

Strategy 1: Maintain and promote the County and Towns' industrial parks.

Strategy 2: Encourage the rehabilitation and use of existing vacant structures for commercial use as an alternative to building new structures.

Strategy 3: Support beautification and improvement programs in the downtown areas, such as general cleanup, joint advertising efforts, removal of unsightly outside advertisements and sign improvements in order to provide stable and attractive commercial locations.

Strategy 4: Research, determine suitability and encourage the use of all available State and Federal grant and incentive programs in economic development endeavors.

Strategy 5: Guide community and industrial uses into areas with adequate public utilities and transportation access.

Objective 3: Improve employment opportunities for all residents; capitalize on technology as a means to create high-paying, sustainable jobs.

Strategy 1: Liaise with local colleges/universities to encourage job training and educational opportunities, to include a workforce development center.

Strategy 2: Encourage the retention and expansion of existing businesses and industries.

GOAL: Encourage and promote tourism.

Objective 1: Develop, enhance and promote activities and attractions that will better utilize the tourism potential of the County and Towns.

Strategy 1: Develop and promote new facilities while continuing to enhance and promote existing attractions.

Strategy 2: Work to further advance information disbursement of the local historic areas, as well as locations of stops on educational and Civil War trails.

Strategy 3: Develop and implement a Tourism Strategic Plan.

C. Land Use

GOAL: Promote a balance of land uses that meet economic and demographic needs of Lunenburg County, the Town of Kenbridge and the Town of Victoria.

Objective 1: Provide land areas for orderly and efficient growth.

Strategy 1: Update County and Towns existing zoning regulations to designate areas best suited for residential, commercial, industrial, and other types of uses.

Strategy 2: Adopt zoning regulations designed to prevent disorderly development and guide desired growth.

Objective 2: Retain the single-family character of the County of Lunenburg, the Town of Kenbridge and the Town of Victoria while providing a variety of residential uses.

Strategy 1: Promote single-family development in those areas designated as low-density in the Towns of Kenbridge and Victoria.

Strategy 2: Encourage multi-family uses in designated medium density areas where access to major streets and community services and utilities are available.

Strategy 3: Buffer residential uses from commercial and industrial uses.

Strategy 4: Encourage commercial uses inside the downtown areas of the Towns, or on the main thoroughfares in the Towns.

Objective 3: Provide for stable and attractive downtown areas that meet the needs of the communities.

Strategy 1: Promote new investment and commercial development in downtown areas of the Town of Kenbridge and the Town of Victoria.

Strategy 2: Support beautification and improvement programs in the downtown areas, such as general cleanup, joint advertising efforts, removal of unsightly outside advertisements and sign improvements to provide stable and attractive commercial locations.

Strategy 3: Study the downtown business districts to determine what improvements are needed, such as adding parking, benches and repairing buildings. This will make the downtown business district a more attractive and appealing location for shoppers.

Strategy 4: Encourage the placement of utilities in commercial areas either underground or along rear alleys.

Strategy 5: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 4: Encourage quality industries to locate within the County and Towns.

Strategy 1: Encourage industries to locate in the County and Towns' industrial parks or in areas where they are compatible to adjacent uses.

Strategy 2: Guide community and industrial uses into areas with adequate public utilities and transportation access.

Strategy 3: Work with interest groups to attract new industries to the locality. Encourage industries to locate in the industrial parks or in areas where they are compatible to adjacent uses.

Strategy 4: Liaise with the Chamber of Commerce, and other parties, to promote the area to environmentally friendly industries.

Strategy 5: Promote new investment and commercial development in downtown Kenbridge and Victoria and other commercial areas.

Objective 5: Preserve historical sites in Lunenburg County, the Town of Kenbridge and the Town of Victoria.

Strategy 1: Identify all sites worthy of historical preservation.

Strategy 2: Encourage historical sites worthy of preservation be designated on the National Register for Historical Places to allow tax breaks for developers and property owners.

Strategy 3: Seek appropriate use of vacant buildings.

Strategy 4: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs in historical preservation.

Objective 6: Promote a clean-living environment.

Strategy 1: Eliminate litter in the County and Towns through enforcement and clean-up efforts.

Strategy 2: Work with the Chamber of Commerce to promote the area to environmentally friendly industries.

D. Housing

GOAL: Preserve the integrity of residential neighborhoods and encourage an adequate supply of good quality, affordable housing for all residents.

Objective 1: Encourage the rehabilitation of dilapidated housing; discourage housing neglect.

Strategy 1: Draft/adopt and enforce more stringent codes to address dilapidated housing and unsightly conditions.

Strategy 2: Provide incentives (tax breaks, etc.) for property owners to repair substandard houses in the Town of Kenbridge and Victoria.

Strategy 3: Encourage the use of all available State and Federal grants and incentive programs.

Objective 2: Maintain suitable housing and improve substandard housing.

Strategy 1: Prepare and maintain a detailed inventory of housing types and conditions.

Strategy 2: Encourage the rehabilitation of deteriorated housing.

Strategy 3: Encourage that abandoned or dilapidated housing be dismantled.

Strategy 4: Ensure the building code is enforced to prevent unsafe or below standard structures from being built.

Strategy 5: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 3: Promote the provision of adequate housing for low-income and elderly persons.

Strategy 1: Work with local, state and federal agencies to identify and obtain technical assistance and funding for housing activities.

Strategy 2: Encourage developers to construct new housing units to replace those unfit for human habitation.

Strategy 3: Restrict the encroachment of incompatible activities and uses or other blighting influences in residential neighborhoods.

Strategy 4: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

E. Transportation

GOAL: Strengthen and expand public transportation.

Objective 1: Improve access to public buses.

Strategy 1: Consider adding more routes, schedules and stops for the Town and County Bus System.

Strategy 2: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 2: Promote and enhance public transportation for groups that need such services.

Strategy 1: Assist local charitable and social service agencies to provide and/or improve transportation services for the elderly and handicapped.

Strategy 2: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

GOAL: Improve traffic flow; provide better movement of vehicles through Lunenburg County, the Town of Kenbridge and the Town of Victoria.

Objective 1: Provide alternate routes through the Towns with better traffic control.

Strategy 1: Implement alternative traffic patterns, including new streets that are designed so through traffic will bypass present or future residential areas.

Strategy 2: Reprogram traffic signals where appropriate.

Strategy 3: Ensure ongoing studies of traffic and intersections; make recommendations for improving traffic flow and safety for the protection of residential areas.

Strategy 4: Encourage adequate off-street parking facilities for all new business and industry.

Strategy 5: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

GOAL: Provide a safe and adequate transportation system for the movement of people, goods and services within the County and Towns.

Objective 1: Provide and maintain adequate vehicular and pedestrian facilities.

Strategy 1: Work with the Virginia Department of Transportation (VDOT) to identify needed secondary road improvements for the County and Towns as part of the Six Year Highway Improvement Plan.

Strategy 2: Encourage that new streets are designed so through traffic will bypass present or future residential areas.

Strategy 3: Encourage off-street parking facilities for all new business and industry.

Strategy 4: Maintain, through VDOT, sidewalks, curbs and gutters throughout the Towns, assuring that they meet ADA requirements. Replace sidewalks, curbs and gutters that do not meet those guidelines.

Strategy 5: Maximize citizen participation in planning for transportation activities.

Strategy 6: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 2: Promote alternative forms of transportation other than private automobile.

Strategy 1: Encourage ride sharing, bussing and van pooling.

Strategy 2: Assist local charitable and social service agencies to provide transportation services for the elderly and handicapped.

Strategy 3: Promote the growth of the Lunenburg County Airport to expand general aviation usage and potential.

Strategy 4: Encourage the development and use of pedestrian/bike/equestrian paths in the County and Towns. Seek grant funds for such projects.

Strategy 5: Adopt by reference, as part of this Joint Comprehensive Plan, the 2010 CRC Regional Bicycle Plan (adopted by Lunenburg County in September 2018; by the Town of Kenbridge in July 2018; and, by the Town of Victoria in September 2018), specifically those portions that relate to bicycle routes within the County and Towns limits.

Strategy 6: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 3: Encourage the development of the maximum potential of the Lunenburg County Airport.

Strategy 1: Pursue improvements including: the extension of runways from 3,000 to 4,000 feet in length to accommodate larger aircraft; the construction of parallel taxiways to runways, improvements to the apron to accommodate heavier aircraft; the addition of more hanger space to accommodate more aircraft; and, the development of emergency generators to serve the airport in times of power outage.

Strategy 2: Seek grant funding from the Virginia Department of Aviation and the Federal Aviation Administration for needed airport improvements.

Strategy 3: Encourage the development of public infrastructure (water, sewer, telecommunications, electrical power etc.) serving the Airport and surrounding grounds.

Strategy 4: Encourage the improvement of road facilities from major points of origin to the Airport (Town of Kenbridge, Town of Victoria, Lunenburg Courthouse area, and points beyond).

Strategy 5: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Strategy 6: Marketing and promotion strategies will target existing and future businesses at the airport.

F. Natural Resources

GOAL: Protect and preserve the natural resources of the community.

Objective 1: Prevent development in areas of critical environmental importance.

Strategy 1: Restrict development in flood plains, swamps and drainage ways.

Strategy 2: Restrict development on soils that will not adequately support structures.

Strategy 3: Determine where improvements are needed to the storm water drainage structures.

Strategy 4: Identify and protect all open spaces which have recreational potential or which would enhance the environment in Lunenburg County, the Town of Kenbridge and the Town of Victoria.

Strategy 5: Promote the preservation and planting of trees, shrubs and other natural foliage.

Strategy 6: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

GOAL: Ensure residents have adequate recreational opportunities.

Objective 1: Encourage recreational opportunities for County and Town residents.

Strategy 1: Develop recreational facilities appropriate for and accessible to all citizens.

Strategy 2: Encourage participation and continuance of County and Town functions and activities.

Strategy 3: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

GOAL: Provide more activities for youth and teens.

Objective 1: Establish an indoor facility for youths and teens to use for recreational events.

Strategy 1: Locate space and secure funding for an indoor youth/teen facility.

Strategy 2: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

GOAL: Provide activities for senior citizens.

Objective 1: Establish a recreational facility for senior citizens.

Strategy 1: Locate space and secure funding for an indoor senior citizen facility.

Strategy 2: Liaise with local medical facilities, the Lunenburg County Health Department, and local community centers to develop activity centers.

Strategy 3: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

GOAL: Utilize the Nottoway River and the Meherrin River as a venue for recreational use, while protecting the watersheds.

Objective 1: Provide recreational opportunities related to the rivers for residents and visitors. Encourage efforts to preserve the rivers' habitat.

Strategy 1: Work with interested groups to develop and implement programs and activities such as tree plantings, river cleanups, and educational forums.

Strategy 2: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

G. Community Facilities and Services

GOAL: Provide community facilities and services consistent with citizen needs and orderly development.

Objective 1: Provide for the adequate, safe supply and distribution of public water.

Strategy 1: Require all new development in areas served by public water systems to be connected to that system.

Strategy 2: Require the user pay the cost of water line installations outside the Town Corporate limits.

Strategy 3: Work with interested parties to develop and access new sources of water to supplement the water systems and to provide emergency water during times of drought.

Strategy 4: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 2: Provide for the adequate sewage collection and treatment for the Towns.

Strategy 1: Require all new development in areas served by public wastewater systems to be connected to that system.

Strategy 2: Reduce water infiltration by relining manholes and by replacing or repairing inadequate sewer lines.

Strategy 3: Require the costs of sewer system expansion within a development be borne by the developer.

Strategy 4: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

Objective 3: Provide an adequate system of storm water drainage.

Strategy 1: Future development must comply with State Storm Water Regulations.

H. Emergency Services/Health Care

GOAL: Ensure the continued availability of emergency and health care services to Lunenburg County, Town of Kenbridge and Town of Victoria residents.

Objective 1: Maintain the existing high caliber of public safety services in Lunenburg County, the Town of Kenbridge and the Town of Victoria.

Strategy 1: Continue to provide police protection.

Strategy 2: Provide and maintain law enforcement patrol vehicles.

Strategy 3: Continue to provide financial support to the Emergency Medical Services in the Town of Kenbridge and the Town of Victoria and in Meherrin.

Strategy 4: Maintain an Emergency Operations Plan and adopt by reference as part of the Joint Comprehensive Plan.

Strategy 5: Continue to provide strong financial support to the fire departments located in Kenbridge, Victoria and Meherrin.

Strategy 6: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs through FEMA and Homeland Security.

Objective 2: Require local law enforcement to ensure that their personnel are trained to current standards.

Strategy 1: Support the Lunenburg County Sheriff Department, the Town of Kenbridge Police Department and the Town of Victoria Police Department financially, by policy and other means, to ensure that policies, equipment and training remain up-to-date.

Strategy 2: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs in the criminal justice system and Homeland Security.

GOAL: Support the Lunenburg County Health Center as a regional hub for health care for local residents as well as the several privately owned medical facilities located within the Towns of Kenbridge and Victoria.

Objective 1: Develop and promote new programs especially for the medically underserved.

Strategy 1: Develop and implement Health Programs (Dental, etc.) for the middle-and low-income senior citizens in the surrounding community.

Strategy 2: Develop and implement Health Programs (Dental, etc.) for the middle-and low-income children and adolescents in the surrounding community.

Objective 2: Assist in promoting the Lunenburg County Health Services and the programs and services it provides to the County, the Towns and the surrounding community.

Strategy 1: Work with the Lunenburg County Health Services Board and management to develop and implement public awareness programs.

Strategy 2: Research, determine suitability and encourage the use of all available State and Federal grants and incentive programs.

I. Education/Workforce Training

GOAL: Ensure residents have access to an educational system that will provide quality employment opportunities, training for advanced education, career technical education, and continuing intellectual growth and development for all segments and age groups of the population.

Objective 1: Improve employment opportunities for residents through workforce training.

Strategy 1: Work with local colleges/universities to encourage job training and educational opportunities, including a Workforce Development Center.

Objective 2: Ensure that school children have access to quality school facilities that are safe and enhance learning.

Strategy 1: Develop educational programs to ensure optimal results for school children to have the best possible learning opportunities.

Strategy 2: Support and promote, when possible and feasible, educational, cultural, and other programs sponsored by organizations in the area.

J. Other

GOAL: Promote the general safety of the County and Towns and their residents, and protect against unforeseen hazards, through preventive measures.

Objective 1: Reduce the effects of natural disasters on the community through the use of cost-effective structural projects, increased public awareness and education, improved data available to local officials, and other measures, where appropriate.

Strategy 1: Adopt by reference, as part of the Joint Comprehensive Plan, the CRC Regional Hazard Mitigation Plan (adopted by Resolution: Lunenburg County, February 8, 2018; Town of Kenbridge, January 16, 2018; Town of Victoria, February 14, 2018), specifically, those portions that affect Lunenburg County, the Town of Kenbridge and the Town of Victoria (directly or indirectly).

V. Special Policy Areas

A. Introduction

This section of the Joint Comprehensive Plan presents information on a variety of community special policy areas that emerged during the plan development process. These special policy areas were highlighted from Working Committee discussions, community meetings, and citizen surveys/comments as well as the area's demographic profile.

In developing these special policy areas, it was the clear goal that this plan assists the County and the Towns in planning for future growth and development. It was also a goal that the Joint Comprehensive Plan contain specific information to assist and better guide month-to-month decision making on issues/requests such as rezoning and special permit requests to the Board of Supervisors and the Town Councils.

For each policy area, a brief discussion is presented followed by specific recommendations to assist the County and Town in decision making pertaining to the timing, location and character of future development in the area. The information contained in this section has provided the basis for some of the goals, objectives and strategies in the following section.

Policy Area: Loss of Agricultural Land and Open Space

As Lunenburg County, the Town of Kenbridge and the Town of Victoria experience residential, commercial and industrial growth, there will be pressure on the area's open space, agricultural and forested areas to be developed for these uses.

Population growth in the locality, increases in agricultural and forestal land values, the aging of agricultural landowners, the lack of planned growth areas, the lack of adequate development regulations and the high suitability of many agricultural and forestal lands for development can all be cited as some of the many factors that can contribute to the loss of open space resources.

The existing land use maps show concentrations of rural development that have occurred primarily in the County. A challenge for the County and the Towns is to accommodate future growth demands in a planned manner that provides for the conservation of important resources. Future residential, commercial and industrial development should be encouraged to locate in areas where adequate public services are available or planned. Any development that does occur in the rural areas should be designed to incorporate significant open spaces and designed to minimize environmental impacts on the land and water resources.

Any future growth and development patterns must provide both requirements and incentives for the conservation of land. Specifically, Lunenburg County's agricultural zoning district should be evaluated and, if necessary, amended to limit non-agricultural uses; lower by-right residential densities to no more than one unit per two acres or more; and, provide strong incentives such as clustering and density bonuses to develop property in a manner that conserves the agricultural and forestal resources.

Environmental impacts of any newly planned development area should be considered. It is essential to maintain a balance between development and preservation objectives throughout the area. An educational and programmatic approach in conjunction with land conservation should be initiated to encourage property owners to limit development. Incentives can be offered for appropriate conservation and environmental design.

Agricultural/Rural Preservation Tools

Tools most commonly used to influence the timing and location of growth are zoning, subdivision standards, use value assessments and taxation, and public facility decisions.

Other tools and programs available to agricultural and rural property owners who wish to take steps to preserve their land holdings generally involve a partnership between the landowner and a governmental agency. There are many agencies that provide voluntary programs. These agencies change from year to year and may or may not have funding.

Recommendations:

The Planning Commissions of Lunenburg County, the Town of Kenbridge and the Town of Victoria, the Board of Supervisors of Lunenburg County, the Town Council of Kenbridge, and the Town Council of Victoria, through the adoption of this Joint Comprehensive Plan, should state their commitment to agricultural and forestal land preservation objectives.

Commercial and/or industrial developments that are approved in the rural portions of the County should be consistent with the best interest of the community.

The County and Towns should research the preservation tools presented in this plan and be willing to provide information to property owners who wish to pursue a particular preservation strategy.

County and Town zoning and subdivision ordinances should be revised to include provisions to require and/or allow for the use of cluster housing and other conservation design techniques.

Local government should support the activities of local land trusts and other environmental organizations in their efforts to voluntarily preserve critical agricultural and open spaces in the area.

Local government should work closely with the appropriate government agencies to ensure that private timbering operations in the County are undertaken using approved techniques in an environmentally sensitive manner.

Policy Area: Protection of Water Resources

Surface water sources in Lunenburg County, the Town of Kenbridge and the Town of Victoria include: the Nottoway River and its tributaries—Cedar Creek, Nash Mill Creek, Seay Creek, Big Hounds Creek, Little Hounds Creek, Modest Creek, and Dry Creek—the South Meherrin River and the Meherrin River and their major tributaries—Stony Creek, Flat Rock Creek, North Meherrin River, Middle Meherrin River, Juniper Creek, and Lunenburg Lake. These water

sources provide recreational opportunities and are a critical component of the County's infrastructure and quality of life. As such, protection and enhancement of these water resources should be a primary object of the County and the Towns.

Groundwater resources are extremely important for the residents of Lunenburg County, as most homes in the County utilize private wells for their water supply. The surface and groundwater resources outside of the Towns do not benefit from regulatory or programmatic protections designed to maintain or enhance their water quality. Thus, voluntary riparian easement and buffer programs implemented along the streams and rivers can mitigate the impacts of agricultural and non-agricultural non-point source runoff. Similar benefits could be achieved from a regulatory approach that required more stringent erosion control measures, and site and land use standards designed to protect and enhance these water resources.

Recommendations:

The Planning Commissions of Lunenburg County, the Town of Kenbridge and the Town of Victoria should evaluate and recommend to the governing bodies zoning and subdivision standards that allow and/or encourage low impact development techniques as a tool to manage non-point source environmental pollutants associated with new development.

Policy Area: General Zoning and Subdivision Ordinance Revisions

The current zoning and subdivision ordinances in Lunenburg County, the Town of Kenbridge and the Town of Victoria are basic land planning tools that the localities can use to determine the location and character of future land uses within the County and Towns. Some areas of community concern that emerged during this comprehensive planning process include:

- ❖ Loss of agricultural and forestal lands to potential future development
- ❖ Protection of the County's and Towns' surface and ground water resources
- ❖ Inadequate development standards pertaining to lighting, signage, vehicle access, buffering, and subdivision lot layouts

Recommendations:

The Planning Commissions should prepare and recommend approval of revisions to the agricultural zoning districts. These revisions should be adopted for future growth. Research may determine that a further breakdown for the agricultural districts is warranted.

Policy Area: Corridor Development

There are three (3) main corridors (Virginia Route 40, Virginia Route 49, and Virginia Route 138) that serve Lunenburg County, the Town of Kenbridge and the Town Victoria. These main corridors connect to US Route 360, US Route 460, and Interstate Route 85. Where road frontage development exists, it is primarily scattered residential and limited business use. These road corridors are critically important in two respects.

First, as major points of access to the County and the Towns, it is essential that these roads maintain a high level of service. Future development along these roads should be planned and designed to ensure that the safety and capacity of these roads are maintained and managed.

Second, as "gateways to the County and Towns" these roads create first impressions to visitors coming into the area. The views and character of development is visible from the roadways. Maintenance and enhancement of these gateways can be critical to the success of the economic development and marketing activities in Lunenburg County, the Town of Kenbridge and the Town of Victoria.

Recommendations:

Evaluate and amend the County's and Towns' zoning and subdivision ordinances to ensure that uses allowed along these corridors are consistent with planned land uses.

Evaluate and amend the access provisions in the County's and Towns' zoning and subdivision ordinances to ensure that new developments along these corridors are allowed adequate access and that unnecessary or dangerous access points are not permitted.

Evaluate future rezoning and special permit requests along these corridors partially on the basis of proposed access plans and the traffic impacts resulting from the proposed use.

Policy Area: Village Center Areas

Lunenburg County is a community of communities. In addition to the incorporated towns of Kenbridge and Victoria, there are a number of smaller unincorporated rural villages that are the center of rural life, and rural activities in the County. These communities are Dundas, Meherrin, Rehoboth, and Lunenburg Courthouse. Oral Oaks, Love's Mill, Fort Mitchell, and Nutbush are recognized areas in the County. This list is not all inclusive of areas in the County.

Zoning in these communities should allow and encourage land uses and development patterns and densities compatible with these village areas. Zoning should also allow and encourage the development of land uses that meet the rural service needs of local residents who reside in the community. Small scale commercial, personal service and office uses are appropriate land uses in these areas provided site design and architectural proposals respect the rural character of these village center areas.

Recommendations:

Interact with the various communities to identify appropriate village center areas and amend the County's official zoning map to formally designate the limits of these areas.

Ensure that the standards allow the County the ability to guide the character of development within village center areas, particularly with respect to signage, landscaping, building scale and parking lot design.

Policy Area: Affordable Housing

There is not an issue with affordable owned housing in Lunenburg County as well as the Town of Kenbridge and the Town of Victoria. However, there is an issue with availability of rental properties for all income levels.

Development codes should be evaluated to determine if they place unnecessary and costly restrictions on future new housing developments. Similarly the County's and Towns' zoning and subdivision ordinances should be evaluated to ensure that they allow and designate sufficient areas in the County and Towns for a full range of housing types. Allowing for planned developments that incorporate a mixture of residential types integrated with commercial and civic components can also encourage affordable housing.

More aggressive approaches to the promotion of affordable housing are also available to localities. State and federal funding programs allow localities to partner with private development companies or local non-governmental organizations to develop land and construct housing. Public funds can be used to develop the necessary residential infrastructure. In exchange, the developer agrees to build more affordable units, and/or to limit the sales price of new units to a level that is affordable to lower income residents.

Recommendations:

Evaluate the need to possibly amend the zoning ordinance to ensure that it allows a full range of residential development options in areas of the County and Towns slated for future residential development.

Amend, as appropriate, the zoning ordinance to provide incentives for the development of affordable housing. Allow higher densities in development areas where water and/or sewer are available.

Explore grant opportunities for the development of affordable housing.

Evaluate development standards and processes to ensure that they do not unnecessarily contribute to housing costs.

Policy Area: Solar Facilities

Solar Facilities are acres of raw farm land covered with solar panels which enable the owner of the solar facilities to capture sunlight, convert that sunlight into electrical energy and then sell that electricity to the utility company for approximately twenty years or longer.

Solar facilities are located in areas with availability of large tracts of land at low costs as well as available infrastructure (transmission lines) to support additional capacity. The existing land use of Lunenburg County could make the county a viable option for Solar Facilities. The County and the Towns should encourage and assist in the development of alternative energy production while protecting agriculture, forestry lands and watersheds.

Alternative energy production should be encouraged by the County and Towns as it could expand employment opportunities and may attract companies (Google, Microsoft, Amazon) interested in supporting solar development in communities where they are located.



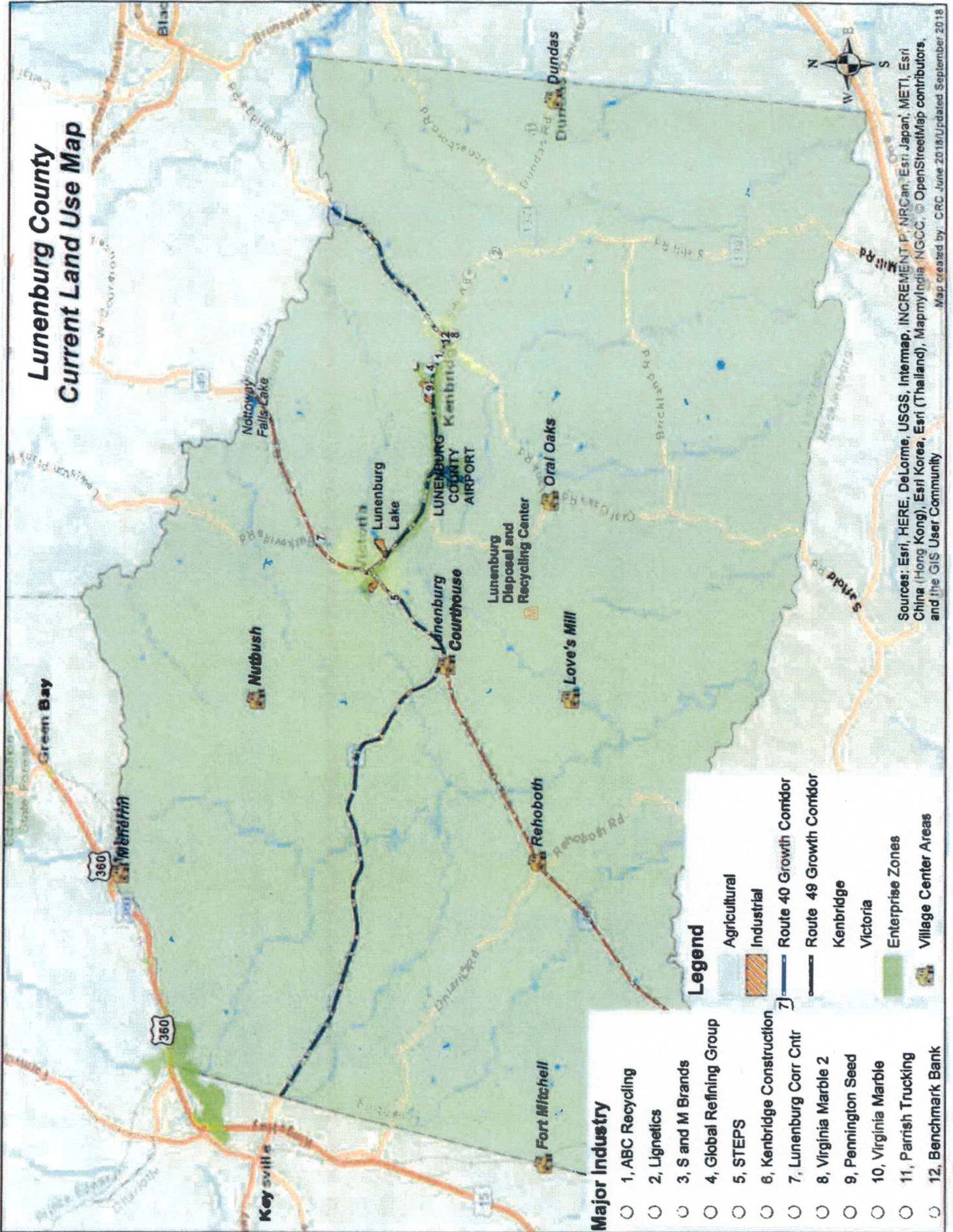
Recommendations:

The County and Town Planning Commissions should promote safe development of solar energy that minimizes impacts to land uses, properties, and the environment. They should also develop/amend ordinances to protect solar access through sensitive building orientation and for property owners, builders and developers wishing to install solar energy systems.

Measures should be in place to identify major electrical facilities (i.e., transmission lines, transfer stations, generation facilities, etc.) required for Solar Facilities.

A County or Town ordinance that addresses Solar Facilities siting, should also have effective decommissioning plans developed before installation.

Lunenburg County Current Land Use Map



Major Industry

- 1, ABC Recycling
- 2, Lignetics
- 3, S and M Brands
- 4, Global Refining Group
- 5, STEPS
- 6, Kenbridge Construction
- 7, Lunenburg Corr Cntr
- 8, Virginia Marble 2
- 9, Pennington Seed
- 10, Virginia Marble
- 11, Parrish Trucking
- 12, Benchmark Bank

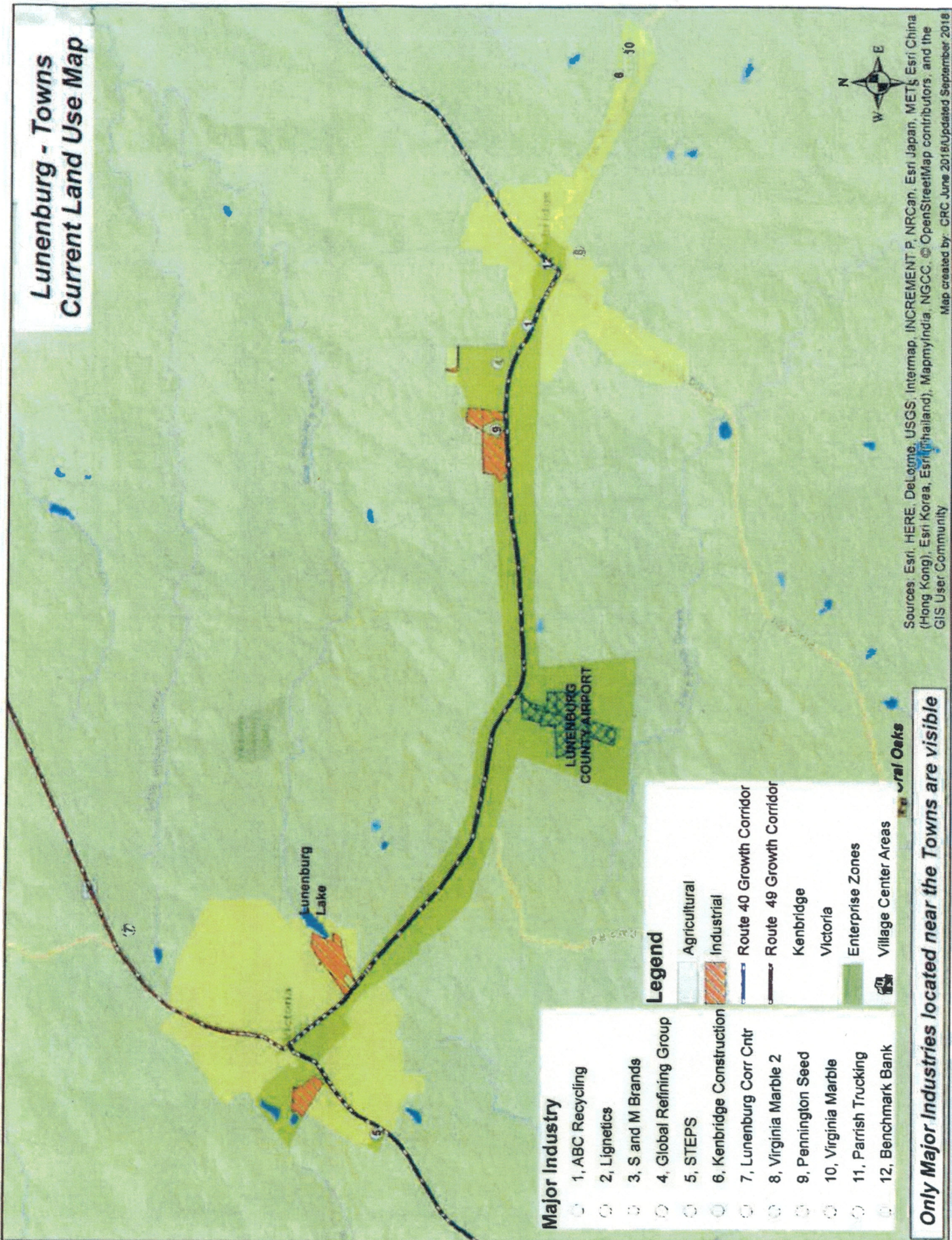
Legend

- Agricultural
- Industrial
- Route 40 Growth Corridor
- Route 49 Growth Corridor
- Kenbridge
- Victoria
- Enterprise Zones
- Village Center Areas

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Map created by: C&C June 2018/Updated September 2018

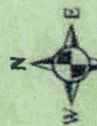
Lunenburg - Towns Current Land Use Map



- Major Industry**
- 1, ABC Recycling
 - 2, Lignetics
 - 3, S and M Brands
 - 4, Global Refining Group
 - 5, STEPS
 - 6, Kenbridge Construction
 - 7, Lunenburg Corr Cntr
 - 8, Virginia Marble 2
 - 9, Pennington Seed
 - 10, Virginia Marble
 - 11, Parrish Trucking
 - 12, Benchmark Bank

- Legend**
- Agricultural
 - Industrial
 - Route 40 Growth Corridor
 - Route 49 Growth Corridor
 - Kenbridge
 - Victoria
 - Enterprise Zones
 - Village Center Areas
 - General Oaks

Only Major Industries located near the Towns are visible



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 Map created by: CRC June 2018/Updated September 2018