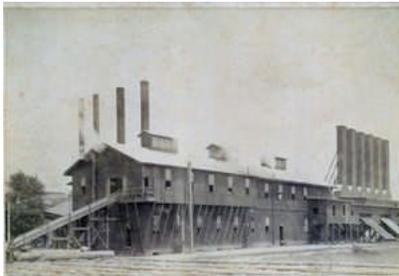
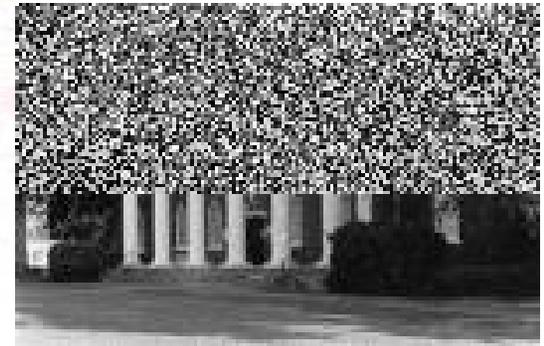




# SURRY COUNTY



APVA  
PRESERVATION VIRGINIA



# SURRY COUNTY ORDINANCE UPDATE

COMMUNITY MEETING  
MARCH 31, 2009

ARCHITECTURE PLANNING INTERIORS  
1074 LOFTIS BOULEVARD NEWPORT NEWS VIRGINIA 23606 757.223.4079

brandon  
currence  
architect



# Purpose of Community Meeting

- ★ Share with the public **conceptually** some of the key concepts being considered in revising the zoning ordinance.
- ★ Provide the citizens an opportunity to comment on these key concepts and raise other issues/concerns that should be considered.



# What are the benefits of Planning?

Planning provides the opportunity to:

- ✦ focus on the 'bigger picture' and identify significant goals,
- ✦ promote overall values and achieve important purposes,
- ✦ coordinate efforts and produce consistent results, and
- ✦ achieve efficiency and economy in implementation.



# On Planning

“If you don’t know where you are going,  
you’ll wind up somewhere else.”

Yogi Berra  
Baseball Legend

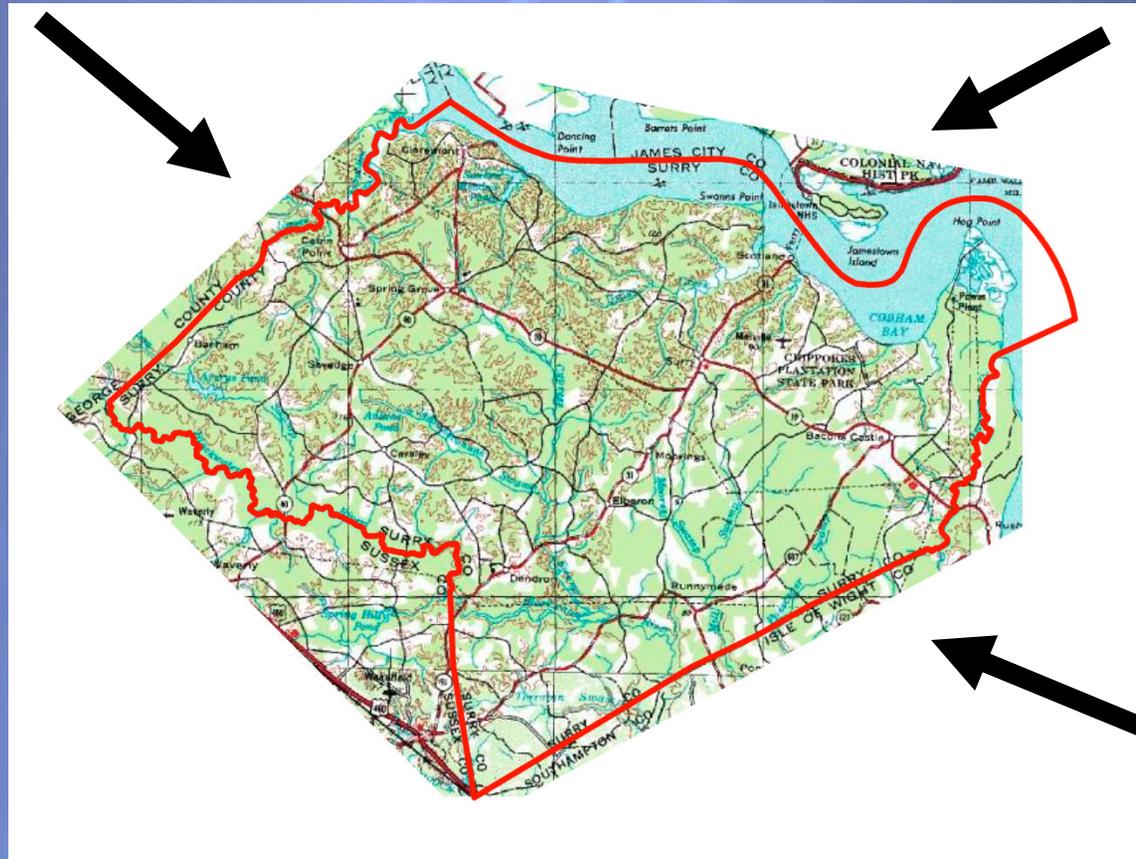
Failing to Plan is Planning to Fail.

# Regional Population Growth 2010-2030

Richmond  
218,200  
22.0%

Colonial  
Heights/  
Emporia  
18,200  
11.1%

Peninsula  
101,700  
20.4%



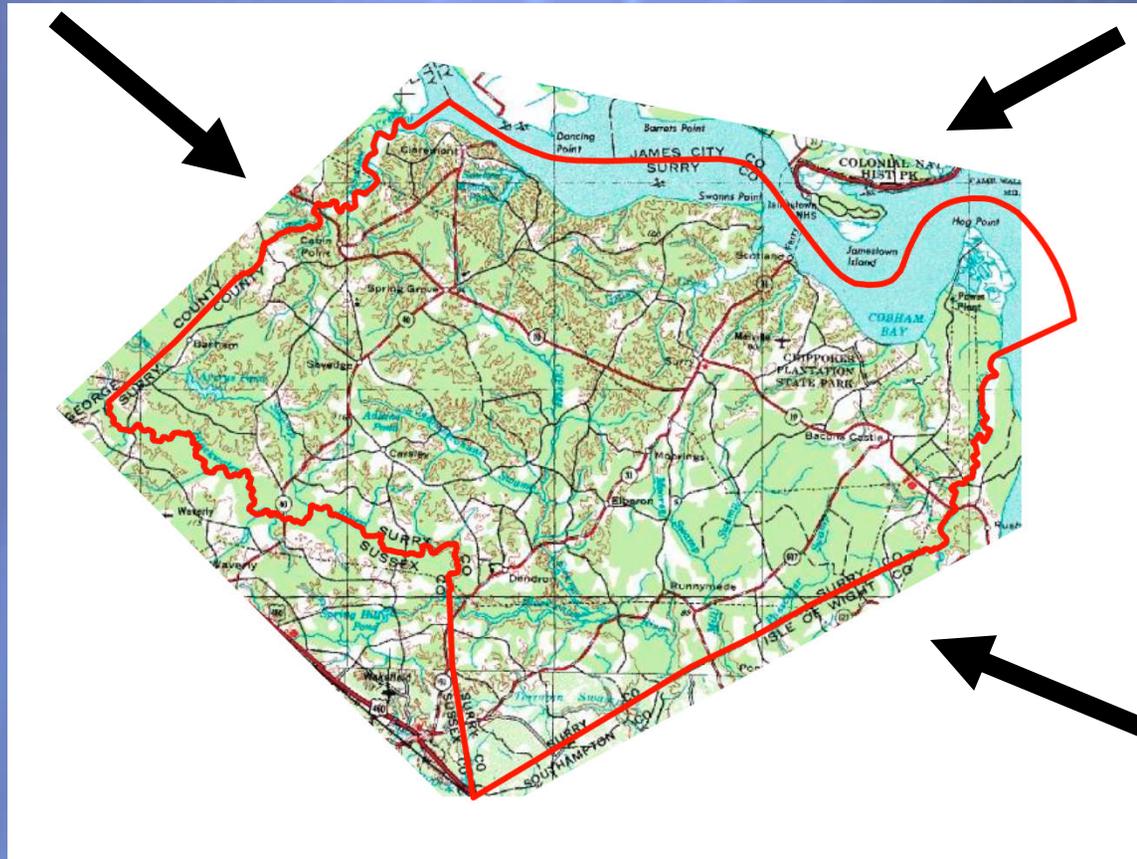
Southside  
285,600  
22.9%

# Adjoining Community Growth

## 2010-2030

Prince George  
5,600  
17%

James City  
County  
18,700  
32%



Isle of Wight  
7,800  
23%



# Surry County Growth

- ✦ County grew 11.13% from 1990 to 2000.
- ✦ Despite present economy, building permits indicate continued growth at 10+% in this decade.
- ✦ If this continues, 2010 to 2030 projections will be about 21% (1,600 people or 670 households) vs 13% projected by Weldon Cooper.



# Other Growth Factors

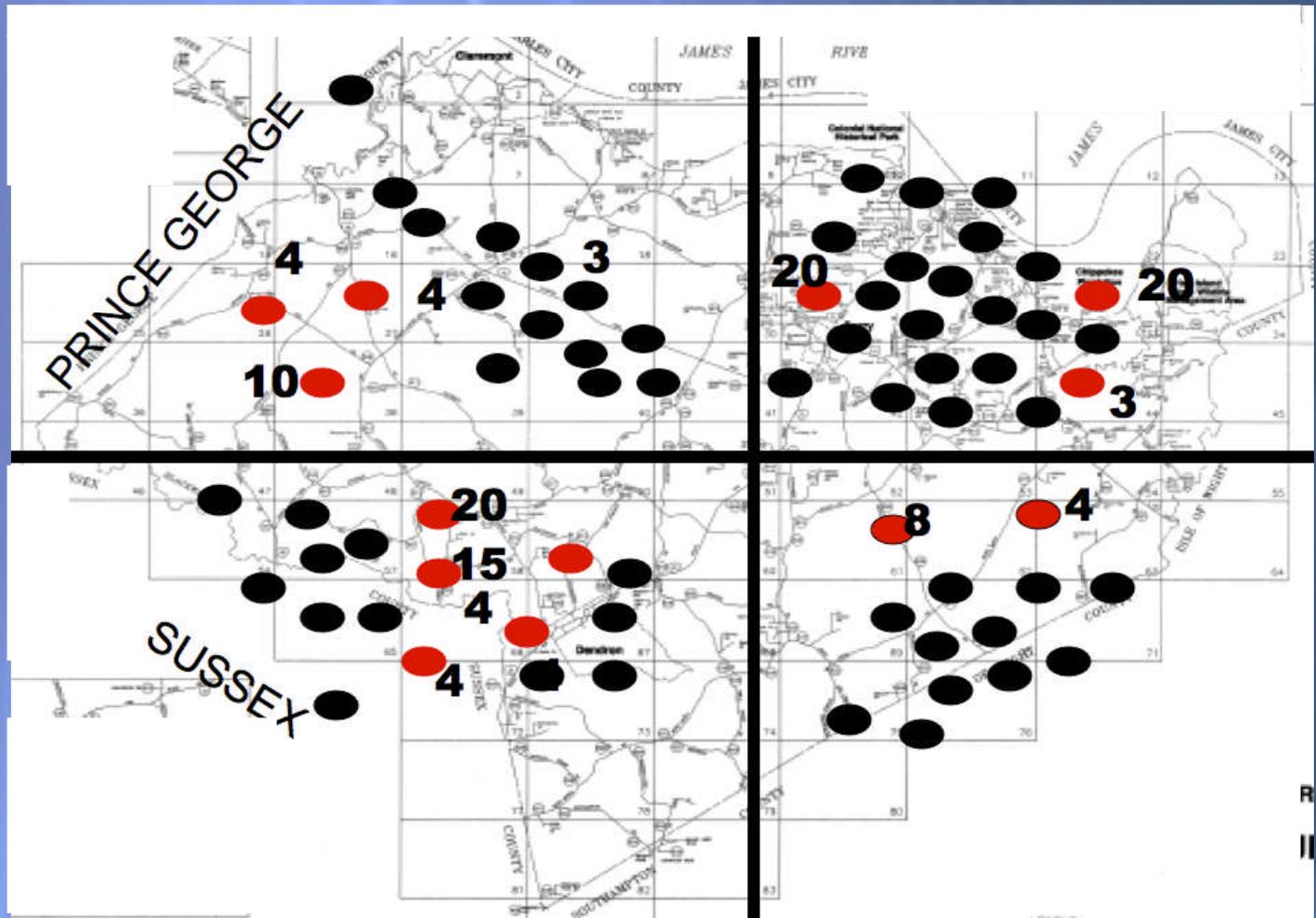
- ✦ Construction of Route 460.
- ✦ Growth at Military Bases in adjoining communities (north and south).
- ✦ Cypress Creek Power Plant in Dendron.
- ✦ Historical trend and increasing ability to live in rural areas.

# Current Growth Pattern

## Subdivision Activity

175 New Lots  
Created  
since July  
2005

86 lots of  
those  
converted  
Ag. land to  
Residential





# Bottom Line on Growth

- ✦ Growth and change are inevitable.
- ✦ It's **not** a question of **if**, but **WHEN**?
- ✦ Equally important to when is **WHERE** and **HOW** growth will occur and who decides, the community or the developer?



# Main Tool for Planning for Growth

- ✦ Comprehensive Plan is required by Code of Virginia.
- ✦ Current Surry County Plan adopted in 2005.
- ✦ Plan must be reviewed every 5 years.



# Comprehensive Plan Key Goals & Objectives

- ✦ Preserve existing agriculture and timber lands from conflicting uses and preserve the rural character.
- ✦ Promote residential growth in and around the Towns and historical villages.
- ✦ Locate intensive land-use development in areas where service and facilities will be maximized and their costs minimized.



Rural Preservation  
+  
Focused Development  
=  
Growth Management



# WHY MANAGE GROWTH?

- ✦ Achieves Plan Goals & Objectives
- ✦ Maximizes public expenditures in expanding sewer & water systems
- ✦ Encourages more efficient and cost effective pattern for providing public services (Emergency Services, School Transportation, Solid Waste Collection, etc.)



# Main Tool for Managing Growth

## ★ Zoning Ordinance

- ★ Premised on property owners giving up certain rights to use of land in exchange for certain protections on what neighboring owners may do with land.
- ★ Balances community interests and private property rights.
- ★ Establishes community standards for development.
- ★ Should be clear and concise on property rights.



# Current Zoning

- ✦ Existing Ordinance adopted 1975.
- ✦ Allows 3/4 to 1 acre lots Countywide.
- ✦ Based on lot size rather than density of development.
- ✦ Perceived as unclear and complex.
- ✦ Outdated organization and structure.

Issue #1

# 4 Options to Control Density

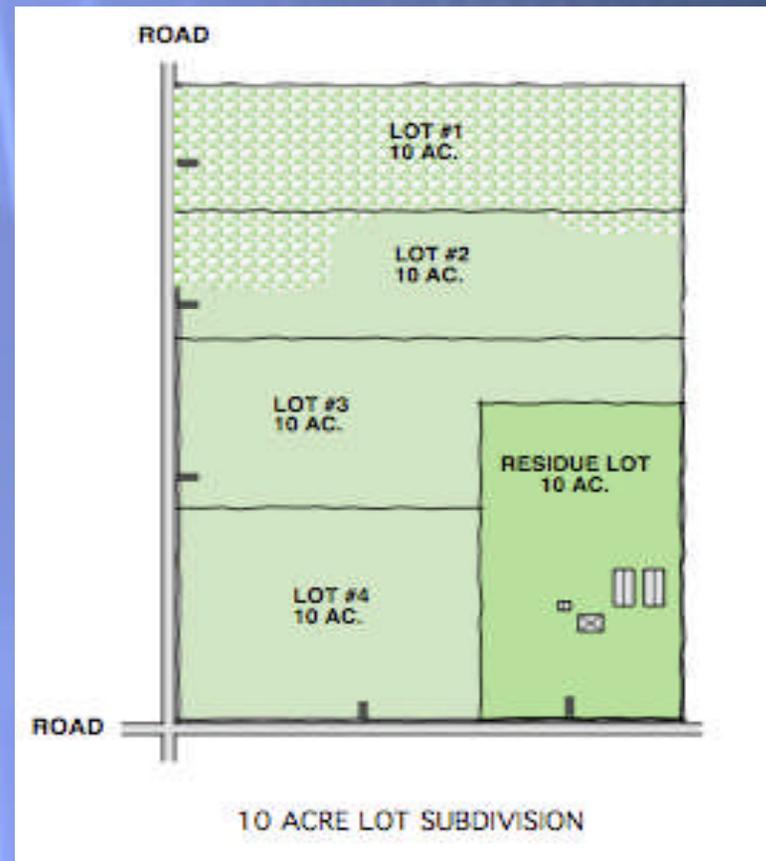


- ✦ These techniques have many variations and can be combined and written to meet the County's needs.
- ✦ One ordinance can contain two or more districts that use these techniques.
- ✦ The Code of Virginia requires cluster provisions for at least 40% of the County's land area.



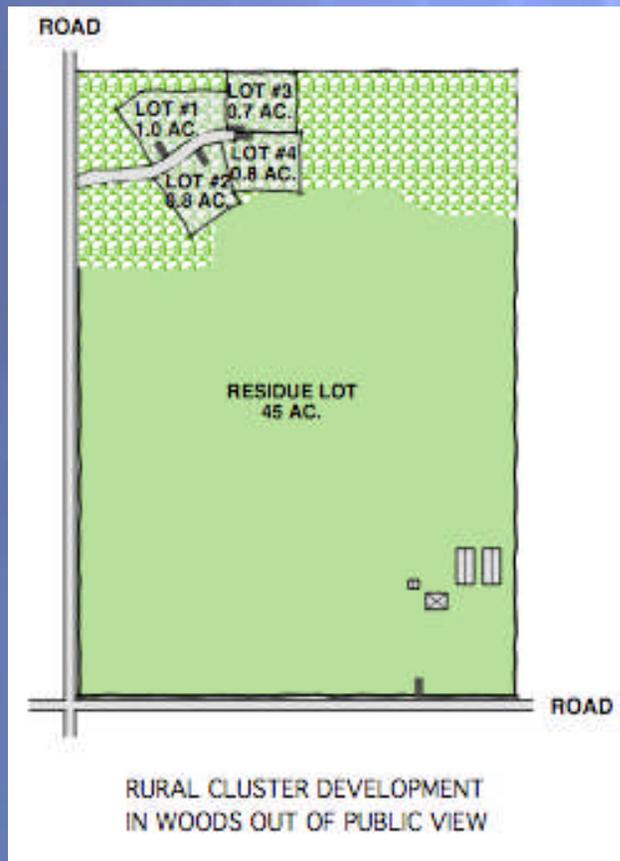
## Option #1 Large Lot Zoning

- ★ Easy to adopt and administer
- ★ Wastes land
- ★ Increases lot costs
- ★ Public service costs generally high





## Option #2 Clustering



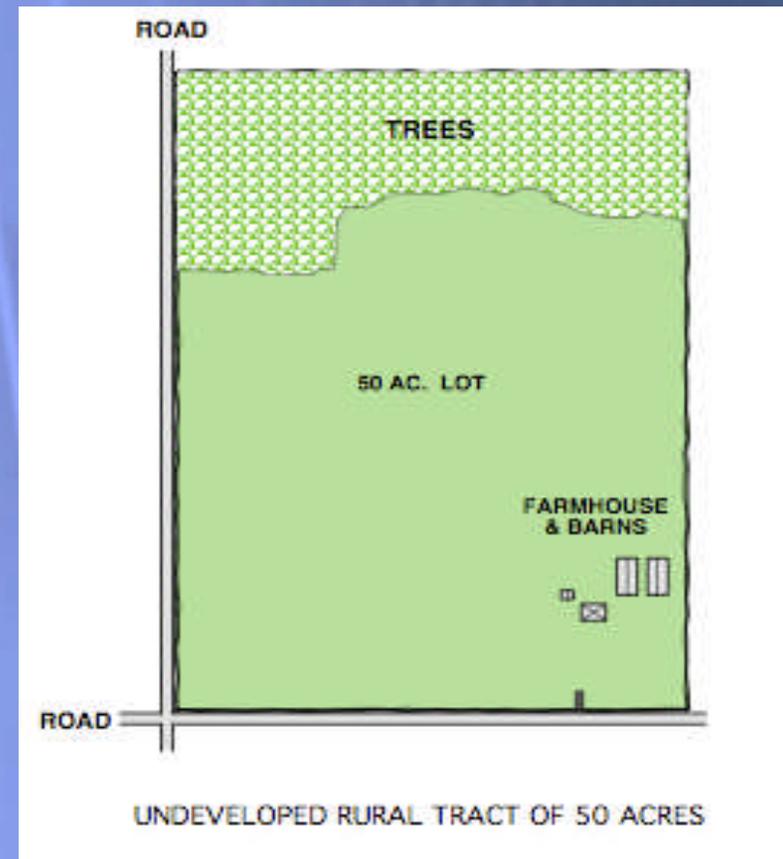
- ✦ Landowner can sell land
- ✦ Large tracts are conserved
- ✦ Creates more affordable lots
- ✦ Can reduce development costs



## Option #3

# Exclusive Ag. Zoning

- ✦ Primarily for Ag. & Forest lands
- ✦ Requires extensive discussion with landowners
- ✦ Helpful to have incentive, i.e. use value program, right to farm, etc.



## Option #4

# Transfer of Development Rights (TDR)



- ✦ Rights to develop a parcel in one district (the sending district) can be transferred to a parcel in a different district (the receiving district), and buyer allowed a higher density.
- ✦ Very complex to administer.
- ✦ General Assembly has restricted TDR to voluntary transfers of development rights.

## Issue #2

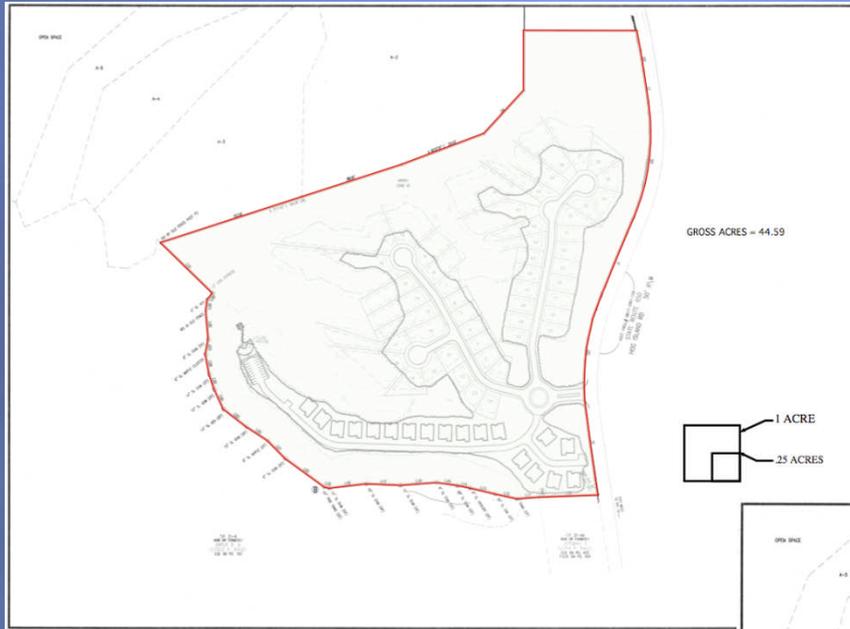
# Gross vs. Net Density



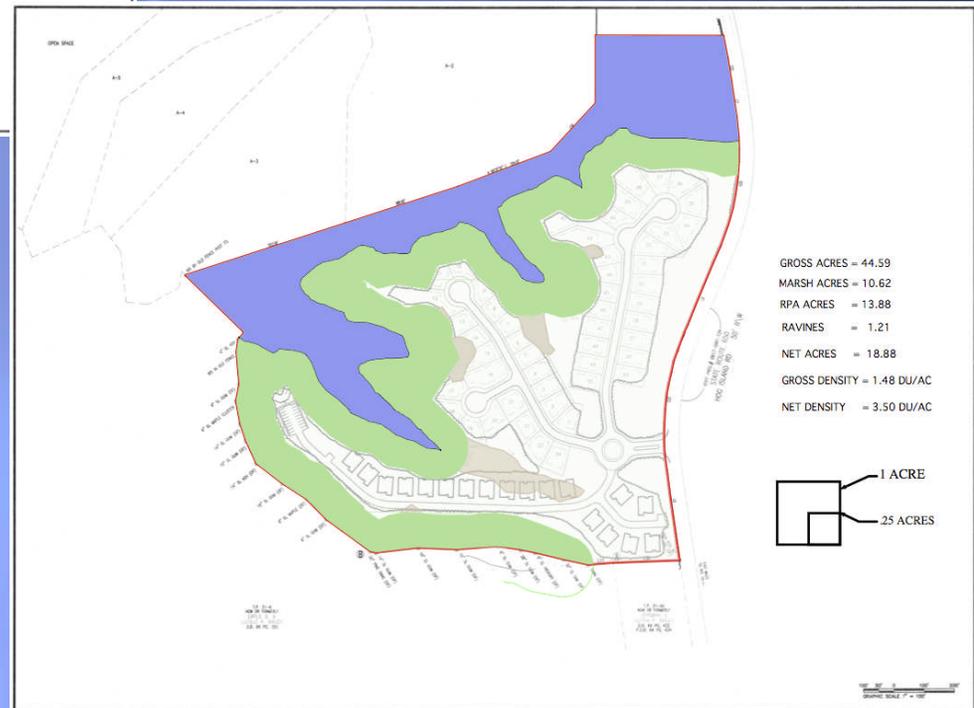
- ✦ Not all land is created equally, each parcel being unique
- ✦ Certain environmental factors (wetlands, RPA, slopes, etc.) limit the capacity for development.
- ✦ Using net density removes all or a portion of these areas from the area that can be developed.

# Example

Gross Acres = 44.59  
# of Lots Allowed = 44



Gross Acres = 44.59  
Env. Constraints = 25.71  
Net Density = 18.85  
# of Lots Allowed = 18





Issue #3

# New Zoning Districts

- ✦ Include new Village District.
- ✦ Add a new Planned Development District
- ✦ Consider an Overlay District along the James River

Issue #4



# Consistency with Code of Virginia

- ✦ Provisions for Clustering of Single-family Dwellings
- ✦ Conditional Zoning
- ✦ Uniform Regulations of Manufactured Housing
- ✦ Zoning Provisions for Family Day Homes, Group Homes, Farm Wineries, & Amateur Radio Towers.



# Other Key Provisions

- ✦ Better manage access points.
- ✦ Accommodate existing and planned industrial uses and parks.
- ✦ Include conditional zoning.
- ✦ Keep it simple, organized, and easy to use.



## Other Key Points of Overall Process

- ✦ Build revised ordinance on existing ordinance structure.
- ✦ Keep the good & familiar.
- ✦ Revise text first followed by maps.
- ✦ Hold hearings and adopt both at the same time.



# Public Comment Process

- ✦ Committee will develop draft ordinance.
- ✦ A second community meeting will be held on actual proposal (late summer).
- ✦ 2 public hearings must be held.
- ✦ Notices of change in development density allowed must be sent.



# Questions?

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