

Town of West Point, Virginia



Comprehensive Plan

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The Town of West Point would like to thank
William B. Palmer for writing the History of The Town of West Point.

Recommended for Adoption by the Planning Commission: April 2, 2019

Adopted by the Town Council: November 26, 2019

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Planning History & Purposes

Chapter 1

Preserving our past, promoting our future...

The Town of West Point has a long and unique history that reaches back beyond Colonial Virginia. Native Americans who occupied this site originally called it Cinquoteck. Captain John Smith was one of its earliest English visitors, shortly after the founding of Jamestown.

Following the 1644 attack on English settlements by the Pamunkey war chief Opechancanough, a series of retaliatory raids drove the Pamunkey and Chickahominy tribes from the southern end of what now is King William County. The colonists rapidly laid claim to these lands, with former governor John West receiving a grant in 1652 of some 3000 acres on the peninsula that would come to be called West Point. In 1701, this small settlement at the head of the York River was renamed “Delaware Town” to honor the West family’s noble title, “De la Warr.” A survey laid out half-acre lots that were sold for twenty pounds of tobacco.

Carter Braxton moved to West Point in 1776, a year in which he both signed the Declaration of Independence and lost his former home in upper King William County to fire. Delaware Town, having failed to thrive, was then nothing more than a handful of homes near the end of the peninsula, and the name of the community had reverted to “West Point.” Braxton converted much of the area into an agricultural plantation farmed by slaves who lived in a “quarter” along the Pamunkey River bluffs.



Carter Braxton

As the American Revolution moved toward its climax in 1781, a Franco-American force led by General Anthony Wayne and the Marquis de Lafayette fortified West Point to guard against a potential British breakout from besieged Yorktown. Like many other patriots, Carter Braxton was left bankrupt by America’s successful revolution. After he died in 1797, his West Point plantation eventually passed into the hands of John Taylor and his son William Penn Taylor, who continued to farm it with slave labor until the outbreak of the Civil War.

A rail line that extended from Richmond to White House, on the Pamunkey River, was completed in 1859. With construction of an iron drawbridge across the river, the Richmond and York River Rail Road reached its terminus at West Point in August 1860. Most of the railroad was destroyed in the Civil War. During the course of the war, the town of West Point changed hands seven times.

Rebuilding of the Richmond and York River Rail Road proceeded slowly in the wake of war’s destruction. A new bridge across the Pamunkey River was completed in 1867, but the cash-strapped railroad was unable to open the line to West Point until January 1869. With the transportation link restored, a revitalized West Point was officially incorporated in 1870.

Restoration of the rail line made West Point, in the last decades of the nineteenth century, not only an important shipping hub but also an attraction for tourists who were drawn to the fishing, boating, and swimming amenities offered by three broad tidal rivers. By the turn of the twentieth century, two large hotels had been constructed at First Street. The Terminal and Beach Park hotels offered boardwalks, a swimming pool, skating rink, dance pavilion, merry-go-round, and roller coaster along with the opportunity to consume alcoholic beverages—a pleasure denied in many Virginia counties that had gone dry under the influence of the burgeoning Temperance Movement.

Tourism proved to be a mixed blessing, however. One citizen recalled that “A bar room was only a short distance from any point in town, there being as many as fifteen here at one time....On account of the prevalence of drunkenness, it was dangerous for women to go alone on the streets.”¹ Although the local newspaper railed against the disorder and the Town Council voted to construct a larger jail, voters defeated even a mild measure to license the sales of alcoholic beverages.

West Point suffered a major setback in 1896, when the Southern Railway System opened an alternative line that extended from Richmond to Hampton Roads. Jobs were transferred or lost, banks closed, and the population declined. Then, in 1903, a massive fire gutted the town’s business district. But from these ashes, West Point rose again. Brick buildings replaced the former frame structures on Main Street, municipal water and sewer systems replaced shallow wells and outhouses, and the town’s bucket-brigade volunteer fire department was equipped with hose reels that could be connected to newly installed hydrants. Tourism continued to thrive despite the loss of the Beach Park Hotel to fire in 1910. However, after two unsuccessful attempts to license or prohibit the sale of alcohol, West Pointers voted to go dry in 1914. Within a year, the Terminal Hotel was in receivership. A new owner’s conversion of hotel rooms to apartments met with limited success, and the landmark building was consumed by fire in 1926. West Point’s era as a tourist destination had come to a close, but industry would revitalize the town during the century to come.

Despite several business failures, including a World War I shipyard and two factories that burned and were never rebuilt, West Point began to thrive when the Chesapeake Corporation built a pulp and paper mill in 1914.²



The mill’s need for labor brought an infusion of immigrants from war-torn Eastern Europe. Many of these newcomers settled in the area north of the town that would come to be called Port Richmond. Located along the Pamunkey River, a deep water port, with direct access to the Norfolk Southern Railway, the pulp and paper industry continues to be West Point’s largest employer. Over the past twenty years, the mill has changed hands from Chesapeake to St. Laurent, then to Smurfit Stone. It was later bought by a company called RockTenn, which then merged with MeadWestvaco to become WestRock. The mill continues to be a dominant part of West Point’s industrial base, economy, and skyline.

¹ Mary Lipscomb, *Recollections of Early West Point*, 1931, p. 43.

² West Point Comprehensive Plan, 2000. West Point Planning Commission.

Continued economic growth in the mid-twentieth century prompted West Point's annexation of Port Richmond in 1964. This action not only opened the way for new housing developments but also created a campus for the town's public schools. Education continues to be a priority in West Point, and its school system is highly regarded throughout Virginia. Access to excellent schools prompted West Point to confront the inequities of a segregated educational system as early as 1952, when African American students, who came to be called the "West Point Twenty-Nine," went to court for the right to attend schools in their own community. Today's schools reflect the diversity of a town that continues to grow and change as it has since the very beginnings of its existence.

The twenty-first century presents economic, educational, and environmental challenges to West Point as well as to the nation and the world. Learning from the past will continue to assist West Point in confronting the future.

A West Point Hero



Lewis Burwell Puller is the most decorated United States Marine in history. The nickname "Chesty" was given to him because of his barrel chest and his courage and devotion to duty. Having grown up in West Point, VA, in a house that still stands on First Street, Puller enlisted in 1917 and eventually attained the rank of lieutenant general. Puller received his first two Navy Crosses (the second highest decoration after the Medal of Honor) during service in Nicaragua in the 1920s. He received three additional Navy Crosses for his leadership in World War II and Korea. He is estimated to have received a total of 52 separate awards for service and valor. His legacy is preserved when a typical Marine Corps day traditionally ends with "Good night Chesty, wherever you are!" Part of a Marine cadence, "It was good for Chesty Puller, and it's good enough for me" is commonly recited in boot camps around the country. A plaque placed in West Point's Beach Park explains the history of Chesty Puller and reinforces community pride. In memory of Chesty Puller's legacy, the town has sponsored and promoted a 10K race since 2008.

Introduction

West Point is an incorporated town located at the southern tip of King William County and is bordered by New Kent and King & Queen Counties. The town of West Point is situated on the Middle Peninsula in Central Virginia at the intersection of the Pamunkey, Mattaponi, and the York Rivers. The town is strategically positioned five miles from Interstate 64 via Route 33 and is approximately 45 miles southeast of Richmond, 20 miles from Colonial Williamsburg and 60 miles from the Hampton Roads region, which includes the cities of Newport News, Norfolk, and Virginia Beach (Appendix A-Map 1, LOCATION).



West Point is an attractive small town that is served by rail, water, and air and has the unique ability to offer the conveniences of an urban environment yet still preserve the quality and small-town atmosphere. Most residents would agree that the Town is “a great place to live, work, and play.” The Town of West Point is a livable community, with diverse neighborhoods and an array of social, cultural, recreational, and educational services. West Point appreciates and enjoys economic vitality. It is, by and large, a prosperous community whose leaders are committed to meeting the need for jobs, a strong and varied tax base, and a climate attractive for business investment.

Through the careful development of a comprehensive plan, the Town influences the future of its community. Planning helps a community to understand its past and current position. It also provides the opportunity to gain insight into the possibilities for the future and positively influence all types of potential development.

The Comprehensive Plan is the Town’s official statement of its desired future direction and how it may be achieved. The Town adopted its last Comprehensive Plan in 2000 with subsequent revisions and additions. The Plan provides a foundation from which plans and ordinances have been developed. These documents were intended to implement the goals and objectives identified in the Comprehensive Plan.

This Comprehensive Plan serves two basic functions. First, the community creates a realistic vision of the direction of the Town of West Point in the future. Objectives of the community are presented as the implementation. Secondly, the Comprehensive Plan will provide Town Council and administration, Planning Commission, and citizens of West Point with broad guidelines and techniques to influence both public and private decisions concerning land use, location of infrastructure, and quality of life issues. The projections and recommendations proposed in this Plan are based on current goals and should be updated, refined, or changed as necessary.

While the Plan presents many goals for the Town of West Point, local officials and the public should always insure that the following important goals are achieved: 1) that the unique natural environment and historic heritage of West Point is preserved, 2) that a stable diversified economy with a viable balance between the industrial and commercial sectors is achieved, and 3) that the pattern of land uses promotes the highest degree of health, safety, efficiency and well-being for all segments of the community.

Purposes of the Comprehensive Plan

The purpose of the Comprehensive Plan is to provide a general guide for the future development of land, services, and facilities in the Town. It is not a detailed plan for the development of individual parcels of land. It is to be used as a basis for development of regulatory land use ordinances, and as a guide for public decisions on specific proposals, private investment decisions, and for the development and location of needed public facilities. This plan is designed to maintain the quality of life in the Town while allowing a reasonable amount of well-managed growth. It is designed to be a fair and equitable balance between individual property rights and the public good.

Comprehensive Plans are authorized under Title 15.2, Chapter 22, Article 3 of the Code of Virginia. The Code states “the local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction.” This ensures that localities continue to evaluate factors which may influence the locality. Comprehensive plans are required to be general in nature and contain general programs for the physical development of the locality. They are intended to provide for fair and equal planning.

Comprehensive Plan Update Process

This plan is an update of the plan adopted in 2000. The Town of West Point Planning Commission and Town staff prepared this updated plan. The general objective was to make the plan concise, complete, and user-friendly for citizens, potential developers, and Town employees. Policies and planning guidance are in the first two chapters, demographic data in chapters 3 and 4, subsequent chapters explore current conditions and future expectations with maps, and other background information contained in appendices.

Citizen input was obtained through a comprehensive survey that was available at various locations throughout Town and online by Google Forms links on the Town website, Tidewater Review site, and Facebook. This updated plan uses input from the citizen surveys, from individual commission and Town staff members. Survey returns have been particularly useful in getting a feel for where the Town of West Point residents want to see the town go in the next ten to twenty years.

Comprehensive Plan preparation and adoption: scope and purpose

Under Title 15.2, Chapter 22, Article 3 of the Code of Virginia, the local planning commission is required to prepare and recommend a comprehensive plan. After data collection, analysis, and proper consideration by the Town, as described by data on the existing development and the Town’s possible future development, a plan is formulated. The Code describes a comprehensive plan, as follows:

“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, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities.”

“The Comprehensive Plan...shall show the locality’s long-range recommendations for the general development of the territory covered by the plan.”

“The Comprehensive Plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan, including any road improvement and any transportation improvement 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.”

VISION STATEMENT

West Point will maintain and improve its image as a welcoming commercial, professional, and residential destination with a vibrant waterfront community, bustling historic downtown, active commercial corridors, and modern global industries. This continuing development will reflect the heritage of the Town while providing modern conveniences, recreation, and economic opportunities to all area residents.



Source: Fearing, Sarah. “34th Annual Crab Carnival Setup.” *Tidewater Review*. Daily Press, 1 October 2016, <http://www.dailypress.com/tidewater-review/news/dp-34th-annual-crab-carnival-is-this-weekend-20160928-story.html>. Accessed 6 July 2017.

CHAPTER 2

Goals and Objectives

The development of Goals and Objectives is a necessary part of the Comprehensive Plan process. Goals and Objectives serve to provide an overall framework within which development and growth can occur. The Goals and Objectives that follow are the Planning Commission's recommendations for the Town of West Point.

Since the last Comprehensive Plan, the Town of West Point has achieved many of its objectives. Accomplishments include:

1. Re-codification of the Town Codes, Zoning, Subdivision, and Erosion and Sediment Control Ordinances to ensure that any development will allow the highest quality living environment.
2. Accredited Police Department.
3. Construction of an Industrial Park so intrusion on residences will be minimal.
4. Development of a Marketable Target Analysis to attract quality industry that will not deter from the quality of life provided in West Point.
5. Implementation of a Facade Grant Program to encourage merchants to maintain attractive storefronts.
6. Implementation of a Downtown Streetscape Program to beautify and enhance the aesthetics of the Downtown District.
7. Provision of a Public Transportation System, Bay Transit, to provide citizens adequate access to Town facilities.
8. Work with State Officials to address the Eltham and Lord Delaware Bridges as well as make improvements to 14th Street for future vehicular loads.
9. Mandating that all new developments have street access provided by the developer.
10. Construction of a Bike Trail and Scenic Vista.
11. Development of an Erosion and Sediment Control Program.
12. Relocation of Public Works and Police Department to provide convenience for citizen access.
13. Establishment of a Farmer's Market.
14. Establishment of a Best Management Practice Program to protect and preserve the natural resources and community assets.
15. Construction of a retirement housing and care facilities for the elderly.
16. High Speed Internet access is now available to all businesses, industries, and residential units in the Town.
17. Development of an updated master plan for the Industrial park by the EDA.
18. Adequately protect the Industrial Park and other industrial sites from the encroachment of non-compatible land uses.
19. Development of a marketing plan and promotional literature for the Industrial sites in town and the Industrial Park as well as those overlapping areas in the county.
20. Provide residents with easy access to all areas of Town by configuring the bridges and 14th Street.

21. Create easy and visible access to all commercial areas: while at the same time, maintaining the smooth flow of traffic and appearance of the 14th Street corridor.
22. Construction of an Auditorium and Fine Arts Center.
23. The Eltham and Lord Delaware bridges shall be equipped for pedestrian and bicycle traffic.

Purpose

The 2017 Comprehensive Plan is designed to guide the physical and economic development of West Point by offering a distinctive vision for both its natural and built environment. The planning process has incorporated public participation opportunities such as the citizen survey to allow citizens to express their visions for the future of the Town. The comments received, as well as a review of the recommendations of the Town's past Comprehensive Plans, were used by the Planning Commission to establish these goals and objectives, which have been grouped into nine general categories:

1. *Character of the Town*
2. *Economy*
3. *Industrial*
4. *Neighborhoods and Housing*
5. *Transportation*
6. *Public Safety*
7. *Land Use and Natural Resources*
8. *Recreation*
9. *Public Services and Facilities*
10. *Implementation*

Within each of these categories, specific goals and objectives are listed to serve as the basis for planning and evaluating the Town's development and redevelopment.

I. Character of the Town

- **All future development in West Point should be carefully guided to maintain the highest quality living environment possible.**

- **All future development in West Point should be located and designed in such a way that it complements existing development and provides maximum choice for present and future residents.**
- **The town should seek to become self-sufficient, encouraging diversified and balanced residential, commercial, and industrial growth.**
- **Protect and enhance West Point's unique character – the historic downtown area, entrance corridors, urban environment, and open spaces.**
 - Protect the character and integrity of the historic downtown neighborhoods and commercial areas.
 - Improve the Town's major entrance corridors, working cooperatively with King William, New Kent, and King & Queen Counties on corridor issues since the visual quality of these entrances transcends jurisdictional boundaries.
 - Maintain and update regulations, design standards and improvements to preserve and enhance the character of West Point's small town environment.
 - Encourage the conservation of open space in the Town and promote preservation and recreational use.
 - Ensure that future development meets the standards of the Chesapeake Bay Preservation Act.

II. Economy

- **Increase employment opportunities, income, business success, and the Town's revenues by supporting and promoting the Town's tourism base and other development and redevelopment opportunities.**
 - Support and expand existing tourism-oriented destinations and related businesses.
 - Support business expansion and job opportunities.
 - Encourage other commercial and industrial development to expand the Town's economic base.
 - The Town should encourage waterfront development that is consistent with the Town's effort to protect its natural resources.

- Establish an Economic Corridor Committee to encourage growth along Rt. 33 and Rt. 30 and to explore advantages to develop vacant lots and occupy vacant storefronts.

III. Industrial

- **Industrial development should be encouraged so the economic structure of West Point and King William County can be strengthened as well as provide jobs for those who are currently unemployed and underemployed.**
 - Adequate land should be provided for any expansions of the Industrial park. Property adjoining the Industrial Park Boundary Lines should be considered for any of these expansions.
 - Market the Industrial Park
 - Encourage centric placement of industry, much of which could be tailored to the development of the Industrial Park.
 - Town officials should regularly meet with management from each industry to discuss concerns and to learn and discuss that industry's future plans.

IV. Neighborhoods and Housing

- **Ensure that residential development is designed in a systematic way to promote an orderly pattern of growth and protect and enhance the quality of the Town's residential neighborhoods.**
 - Use the property maintenance code to maintain and improve the appearance of the Town's neighborhoods.
 - Single-family residential areas shall have utilities, paved streets, and adequate drainage. Multi-family projects shall be connected to a system of collector and arterial streets, have adequate utilities, access all public improvements close to commercial and/or service facilities.
 - Limit the construction of new multi-family dwellings to areas that are served by adequate public streets as well as pedestrian, bicycle, and public transportation facilities.
 - Residential development shall be required to provide open space areas preserve any unique natural features.

- Coordinate with neighboring jurisdictions to address regional housing concerns and needs.
- Encourage Community Development Block Grant Programs.
- **The Town should respond to the need for housing for the elderly and the low and moderate-income population segments.**
 - The Town should provide affordable housing for elderly, low, and moderate income by maintaining zoning, subdivision, and building codes that will not prohibit such development through onerous or unreasonably expensive requirements and procedures.
 - Given the high and growing proportion of elderly, some special consideration may be warranted for retirement housing and care facilities.
 - Encourage adequate housing opportunities for individuals and families by creating a balanced distribution of housing types throughout the Town.

V. Transportation

- **The Town should strategically plan both street and highway development in the best interest of serving the residents, businesses, industries, and through traffic.**
 - Through streets shall be developed for alternative routes to travel in Town.
 - Provide an effective transportation system that is compatible with the future land use plan, serves pedestrians, bicyclists, and motorists, and promotes the expanded use of trails and water access.
 - Incorporate traffic-calming measures in appropriate locations to minimize traffic impacts on the Town's neighborhoods.
 - Improve bicycle and pedestrian facilities as an important part of the transportation system, with special emphasis on the Scenic By-Way Plan.
 - Support the development of trails and water access that include Riverwalk and the Historic Downtown area.
 - Create public access to the surrounding waters.
 - Continue a working relationship with Virginia Department of Transportation to enhance and improve Economic Development on Route 30 and Route 33 corridors.

- Explore ways to develop unimproved streets to access undeveloped sections of Town.

VI. Public Safety

- **Ensure that Town systems and facilities enable police, fire, emergency management and jurisdictional operations to protect and serve Town residents, visitors, businesses, and historical assets.**
 - Maintain and upgrade public safety facilities to enable the Town to provide quality services for law enforcement, firefighting, communications, and emergency operations.
 - Upgrade Emergency Services Department mapping to correspond with the Community Development Department.
 - Continue to support and improve the Safe Routes to School Program and additional future sidewalks for a safe environment for children to walk to school.
 - Maintain excellence within police department.
 - Continue Town agencies involvement in activities in the community.
 - Successfully reaccredit the police department in the following years.
 - Replace current police department motor vehicles with SUV models.
 - Establish a domestic violence shelter through Bridges of Change.
 - Actively seek new volunteers for Fire & Rescue Department.

VII. Land Use and Natural Resources

- **Ensure an adequate supply of clean, safe drinking water; protect environment through operation of effective wastewater and solid waste programs.**
 - Continue to foster relationship with Hampton Roads Sanitation District.
 - Continue to upgrade the Town's water distribution system to provide adequate quantity and quality for both daily usage and fire flows.
 - Continue to support stormwater management and improve drainage systems.
 - Maintain the storm drainage filter for the drop inlets for stormwater management.
- **Protection and utilization of West Point's natural resources is critical to both the economic and social well-being of the residents. The**

encouragement to protect and enhance these resources should be emphasized to citizens and developers alike.

- Establish an educational program to increase the public's awareness of all-natural resources available in the Town through brochures, public forums, etc.
 - The Town will rely on the Chesapeake Bay Preservation Act to guide development in and around environmentally sensitive areas and working waterfronts.
 - The Town shall protect its water resources, both ground and surface, wetlands and shellfish grounds from pollution, wasteful usage, sediment, and erosion by carefully regulating development.
 - Planting of new vegetation and maintenance of existing trees, shrubs, and other natural vegetation should be encouraged.
 - Destruction of trees, during construction and development, should be kept to a minimum.
- **Increase public access to the Mattaponi, Pamunkey, and York Rivers as well as the West Point Creek.**
- Improve and expand Riverwalk.
 - Develop a Marina.
 - Improve public access to the waterfront through acquisition of property or easements.
 - Establish public access points for recreational uses.
- **The Town should promote the maintenance and/or enhancement of the aesthetic qualities within West Point.**
- The aesthetic qualities associated with West Point include clean water, clean air, a historic setting, and many well-landscaped attractive residential areas. In some areas, the aesthetic qualities could be enhanced.
- **Commercial development should be designed in an efficient and orderly fashion so that it will blend with existing land uses.**
- The Town shall promote commercial development on the main corridors into West Point.
 - Encourage new commercial development to design their structures to project the historical character that make West Point a unique place to live and work.
 - Commercial uses focused on pedestrians should be grouped together.

- Adequate traffic circulation and off-street parking should be provided within commercial development districts.
- Commercial activities should buffer the surrounding residential area from signs, lights, noise, and debris problems.

VIII. Recreation

- **Add to the quality and quantity of recreational and cultural facilities and enhance recreational and cultural programming to meet the needs of the Town families, youth, and seniors.**
 - Expand and enhance the Town's parks, open space, and recreational facilities.
 - Continue to support the Arts Alive Program.
 - Continue to support the YMCA.
 - Preserve scenic vistas, natural areas, and historic sites on public and private land.
 - Plan for open space, green space, and neighborhood parks and playgrounds as new residential development occurs.
 - Encourage regional cooperation in the development and provision of recreational and cultural facilities and programs.
 - The Town should improve public access to the waterfront through acquisition of property or easements.
 - Encourage participation in recreational activities including: Crab Carnival, Christmas on the Town, and the Chesty Puller 10K Run.
 - Improve access to and use of Farmer's Market.
 - The Town should study the feasibility of constructing a recreational complex to accommodate all Town recreational activities. The complex should include a pool, basketball courts, multi-purpose rooms, and childcare.
 - A volunteer Citizen's Committee should be formed to explore the availability of appropriate property for the construction of playgrounds and parks. This committee could also explore cost-effective ways of obtaining landscaping equipment for parks and playgrounds.
 - A tour of historic sites should be designed.
 - Design a new water feature to be constructed to provide a fun, but scenic addition to the town.

- Encourage participation in recreational activities including: Jammin' on the Point, Paddle on the Point, and Food Trucks by the River.
- Implement a study on how the Industrial Park could be considered for a scenic park.

IX. Public Services and Facilities

- **Address the educational, health, social, economic and workforce training needs of Town families, youth, seniors, and disabled citizens.**
 - Support the operation of the West Point Public Schools system.
 - Provide appropriate public support for human services agency facilities and other capital improvements as needed to meet critical health and human service needs.
- **The Town should ensure that the citizens, businesses, and industries are provided with adequate and efficient public services and facilities.**
 - Storm drainage systems should be maintained, improved, modified, and constructed to accommodate existing and future demands.
 - The Town should continue to improve its public water supply and distribution system.
 - Maintain emergency power generators at each water supply well to ensure the Town's ability to provide an adequate supply of water during prolonged power outages.
 - Sufficient park and school sites should be reserved for future use.
 - The Town shall require that all new utilities be placed underground.

X. Implementation

- Implement the recommendations of the Comprehensive Plan by updating the Town's zoning, and subdivision ordinances, and by incorporating the Plan's recommendation into the Capital Improvement Program.

Population

CHAPTER 3

The population of West Point as of 2017 is composed of a diverse mix of racial and ethnic origins and backgrounds, which has remained relatively constant over the past 20 years. The quality of a town's population can help foresee future development patterns, and when studied over time can act as a useful planning tool for community decisions associated with growth. During the 1970's the population grew to 2,600, largely due to the annexation in 1963 of an area that housed approximately 800 persons. Between 1980 and 2017 the population increased to 3,312.

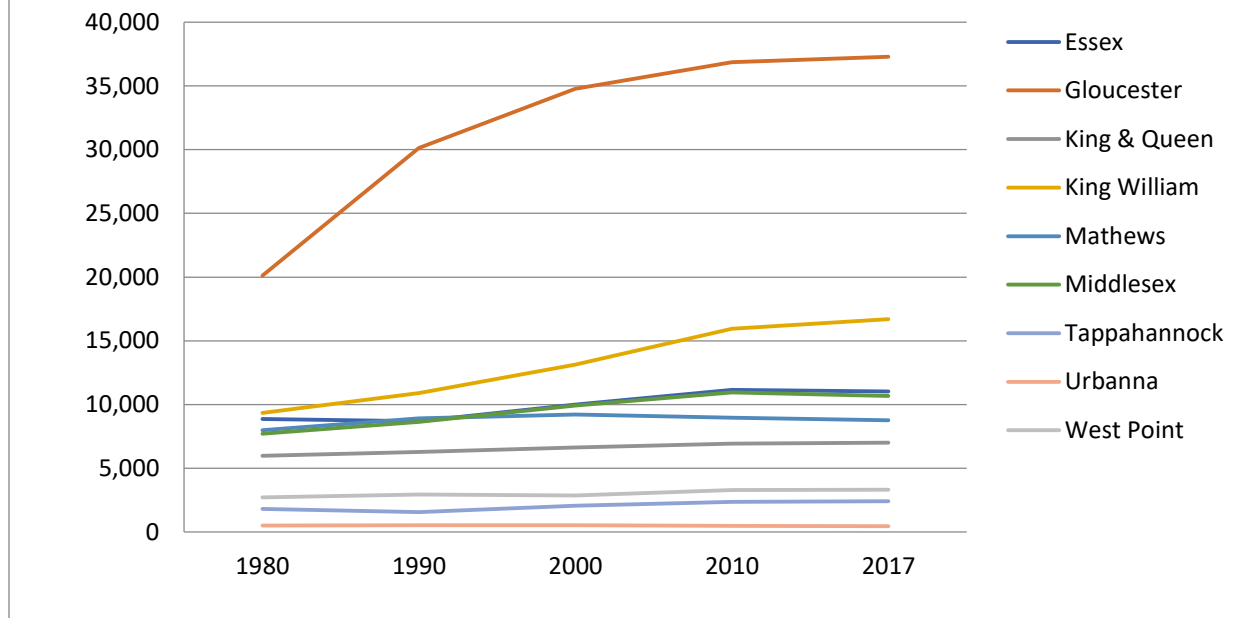
Regional Population

The Town of West Point is in the Middle Peninsula of Virginia, which include three towns and six counties. Table 3-1 shows the total population of the Town of West Point and the surrounding counties and towns and that the Middle Peninsula's population grew at a rate of .36% from 2000-2017. Figure 3-1 illustrates the population growth patterns of the Middle Peninsula localities from 1980-2017. Comparison to neighboring localities is important because it reflects regional trends. From 2000 to 2017 there was an increase in West Point's total population with a percent change of 6 percent.

Table 3-1: Population Change in the Middle Peninsula								
	Population					Change, 2010-2017		
	1980	1990	2000	2010	2017	Number	Percent	
Essex	8,864	8,689	9,989	11,151	11,028	-123	-0.55%	
Gloucester	20,107	30,131	34,780	36,858	37,292	434	0.59%	
King & Queen	5,968	6,289	6,630	6,945	7,003	58	0.42%	
King William	9,334	10,913	13,146	15,935	16,708	773	2.37%	
Mathews	8,000	8,922	9,207	8,978	8,779	-199	-1.12%	
Middlesex	7,719	8,653	9,932	10,959	10,679	-280	-1.29%	
Tappahannock	1,821	1,550	2,068	2,375	2,421	46	0.96%	
Urbanna	518	529	543	476	463	-13	-1.38%	
West Point	2,726	2,938	2,866	3,306	3,312	6	0.09%	
Middle Peninsula	65,057	78,614	89,161	96,983	97,685	702	0.36%	

Source: U.S. Bureau of Census, Census 1980-2017

Figure 3-1: Population Change in the Middle Peninsula: 1980-2017



Source: U.S. Bureau of Census, Census 1980-2017

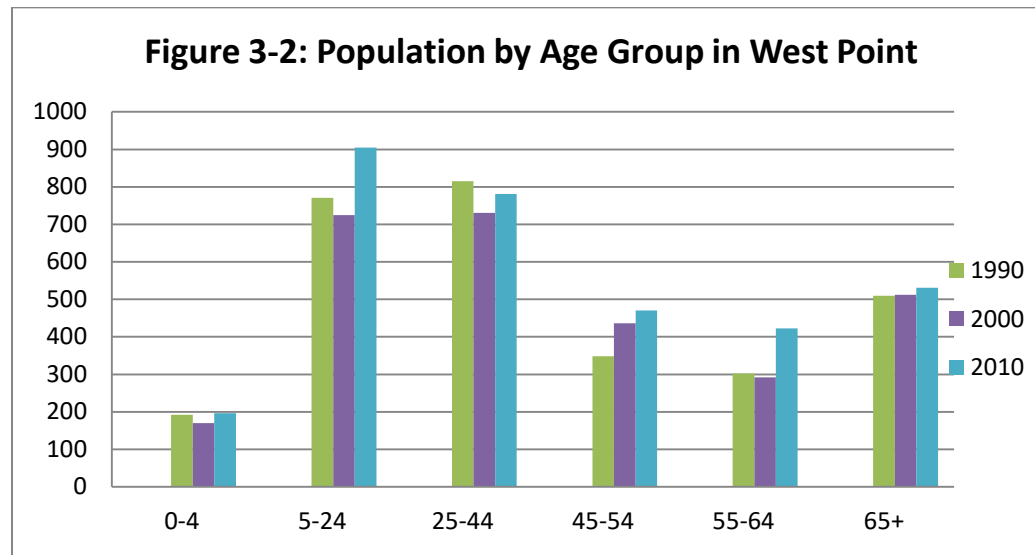
Population by Age

The age breakdown in Table 3-2 shows that West Point has experienced a small increase in its young adult and elderly populations from 2000 to 2010. The smallest age group, those between 0-4, shows an increase in the pre-school age group. The second level is 5-24; this age group has also experienced an increase since 2000 by 180 persons, which may be due to new people moving to town or young adults not attending college. The 25-44 and 45-54 age groups also increased in 2011. These groups could represent new families or returning citizens. The age group of 55 and older has increased as well and may be an indicator that the Town is becoming a retirement community or that more of the elderly are moving into the elderly housing units in Town. The elderly housing units are the Riverside Convalescent Center that is located off of Chelsea Road near the Ball Field Complex, and Winters Point apartments located behind Food Lion. The high percentage of children and middle-aged adults is evidence that families desire to live and remain in West Point.³

³ Abigail M. McCabe, L. Douglas Wilder School of Government and Public Affairs, Urban and Regional Planning Program, Virginia Commonwealth University, Planning Studio II/URSP 762, A Plan for Downtown West Point, Virginia, 2007.

Table 3-2: Population by Age Group in West Point						
Age Cohorts	1990	Percentage	2000	Percentage	2010	Percentage
0-4	192	6.50%	170	5.90%	196	5.90%
5-24	771	26.20%	725	25.20%	905	27.20%
25-44	815	27.70%	731	25.20%	781	23.60%
45-54	348	11.80%	436	15.20%	470	14.20%
55-64	302	10.30%	292	10.20%	423	12.80%
65+	510	17.40%	512	17.90%	531	16.10%
Total	2938		2866		3306	

Source: U.S. Bureau of Census, Census 1990-2010



Source: U.S. Bureau of Census, Census 1990-2010

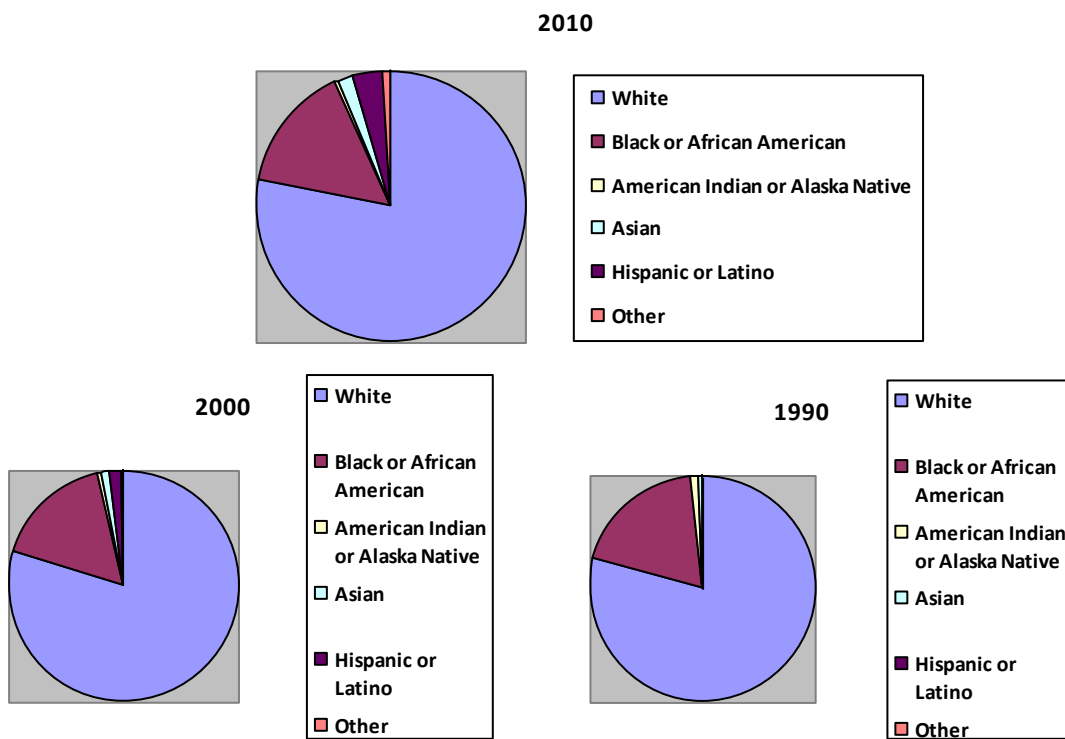
This table and figure also present the age group breakdown of population. The 2000 population shows an increase in the 45-54 age group, and the 2010 population shows there is increase in the 5-24 age group, which represents there was increase in children in the last ten years, teens are possibly not attending college, or that they are returning to the town once their college degree is finished. The projections for 2010 show that this trend will continue.

Population by Gender

According to the 2010 Census, the female population of West Point was 53.3%, with a total of 1,763 females. This represents a slight increase since 2000 when females accounted for 52.9% of the Town's population. In 2010, the male population was 46.7%, which is an increase from 2000 at 41.7%. The total male population West Point is 1,543. There is a difference of 220 females to males in the Town.

Population by Race

The racial composition of the Town has remained relatively constant from 1990 to 2010. A slight change was an increase in the Asian and the Hispanic or Latino category.

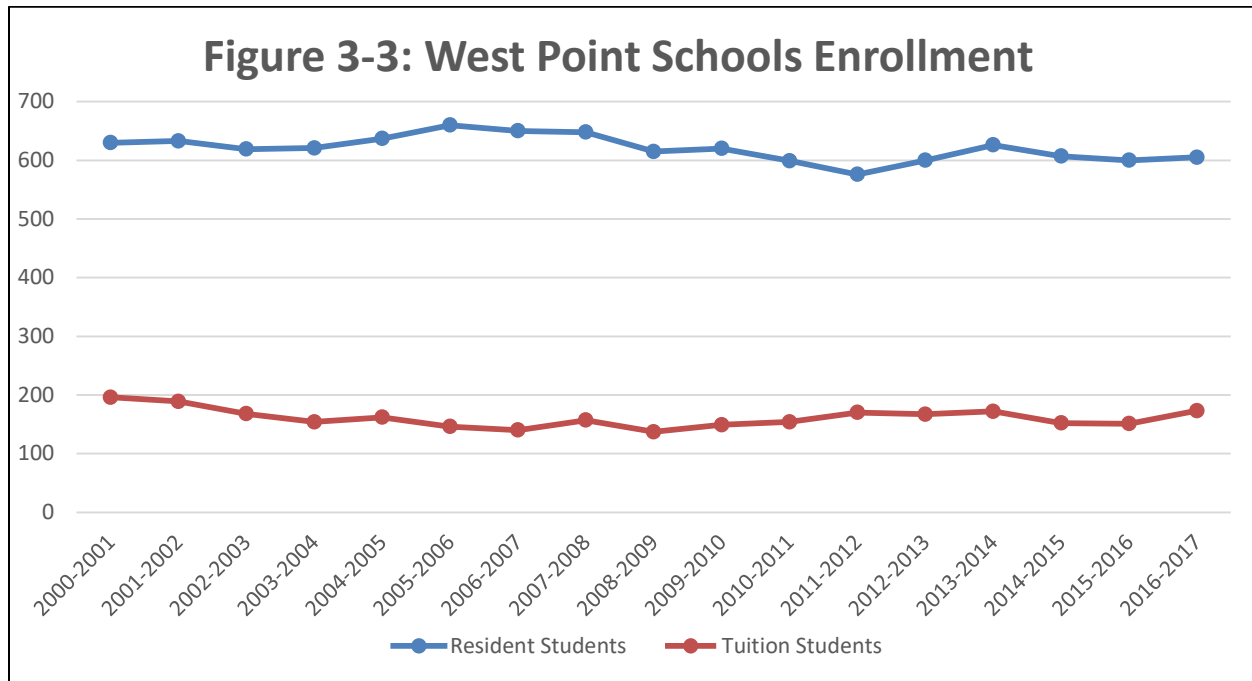


School Enrollment

Table 3-3 illustrates West Point Public Schools Enrollment every other year from 2000-2016 for grades K-12. Since 2000, there has been a fluctuation between resident and tuition students. In 2000, there was a total of 826 students, 24% being tuition students. There has been a decrease in the total as of 2016, with total enrollment of 778 and 22% being tuition students.

Table 3-3: West Point Public Schools Enrollment Grades K-12

School Year	Resident Students	Tuition Students	Total
2000-2001	630	196	826
2002-2003	619	168	787
2004-2005	637	162	799
2006-2007	650	140	790
2008-2009	615	137	752
2010-2011	599	154	753
2012-2013	600	167	767
2014-2015	607	152	759
2016-2017	605	173	778



Source: West Point Public Schools

Educational Attainment

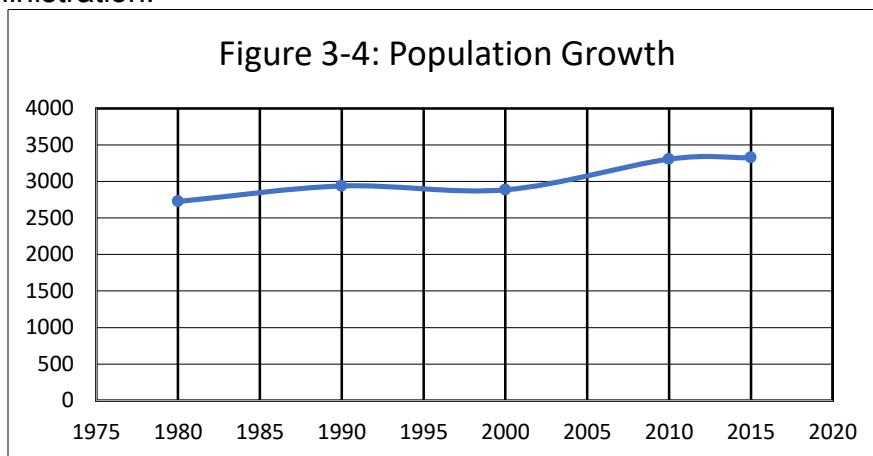
In the Town, every person aged 18 to 24 has at least a high school education, according to the 2015 census. More than fifty percent have an associate's degree or have some college education, with only about four percent obtaining a bachelor's degree or higher. Of the population that is 25 years of age or older, most have at least a high school diploma. Within the entire population that is 18 years of age or older, ninety-one percent have at least a high school education, and about twenty-six percent have at least a bachelor's degree. This may indicate that the Town's college graduates move away soon after they obtain their degree.

Table 3-4 Educational Attainment		
	2015	
	Number	Percentage
Population 18 to 24 years	259.00	(X)
Less than high school graduate	-	0.00%
High school graduate (includes equivalency)	101.00	39.00%
Some college or associate's degree	148.00	57.10%
Bachelor's degree or higher	10.00	3.90%
Population 25 years and over	2,357.00	(X)
Less than 9th grade	73.00	3.10%
9th to 12th grade, no diploma	128.00	5.40%
High school graduate (includes equivalency)	884.00	37.50%
Some college, no degree	479.00	20.30%
Associate's degree	191.00	8.10%
Bachelor's degree	440.00	18.70%
Graduate or professional degree	162.00	6.90%
Percent high school graduate or higher	(X)	91.50%
Percent bachelor's degree or higher	(X)	25.50%

Source: U.S. Bureau of Census, Census 2015.

Population Growth

West Point's population has not had a significant spike within the last thirty years. The population increased above 3,000 between 2000 and 2005. In the near future, the town will reach the 3,500 mark in population, which will then trigger different responsibilities of Town administration.



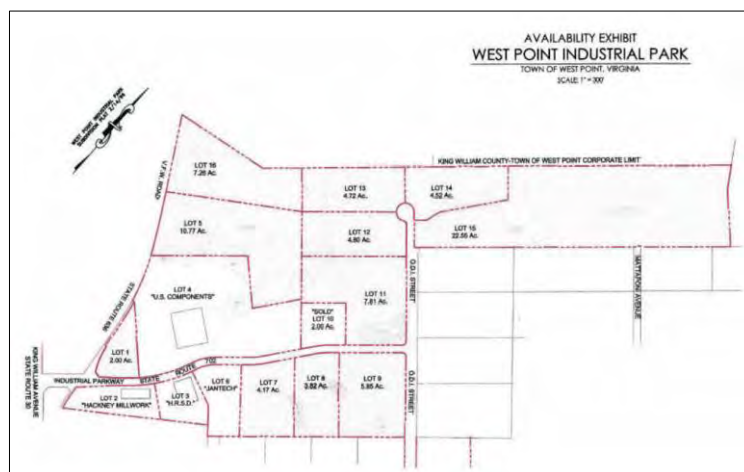
Source: U.S. Bureau of Census, Census 1980-2015

CHAPTER 4

Today, West Point is a regional center for both manufacturing and retail trade activity. Several economic advantages, both natural and man-made, are responsible for this business activity. The proximity to rivers and the construction of port facilities helped the Town become an early transportation link. The extension of the railroad lines in the 1850's supplemented the natural transportation advantages of the Town and provided the real impetus for growth. The beauty of the riverside aided development as a recreation center in the late 1800s and early 1900s. The completion of I-64 and the four-lane connector (Highway 33) to West Point assures continuing growth in the future along with the new bridges, the Lord Delaware Bridge and the Eltham Bridge, that were completed in 2007.

The economic advantages and early development of the Town provided the attraction for the location of a major pulp mill, the Chesapeake Corporation, in the early 1900's. In 1997, Chesapeake Corporation sold the paper mill to a Canadian-based corporation, St. Laurent Paper Products Corporation, which was then acquired by Smurfit-Stone. In 2011, the mill was purchased by RockTenn and merged with MeadWestVaco in 2015 to become WestRock. As the industrial base for the Town grew, West Point also began to function as a regional trading center, resulting in a local economy not entirely dependent on one business facility.

West Point also has developed an industrial park that is located off of Route 30, which includes industrial and business uses. Vacant land is available for more industrial growth. The Town of West Point received an investment grant from the state. After acquiring land for the industrial park, construction was finished in 2006. However, after the 2008 economic recession, businesses were not inclined to invest. The town encourages centric placement of industry and continues to seek new prospects for new development in the Industrial Park.



"Business in West Point." *West Point*, n.d., <http://west-point.va.us/pages/business/business.php>. Accessed 6 July 2017.

West Point has diversified major economic activities: manufacturing, which is dependent on global demands; retailing, which is dependent on local and regional demands; service, which is dependent on local demands; and electronic commerce, which is dependent on global demands.

Persons Employed by Industry in West Point

Table 4-1 Occupation by Group	
2015	
Industry	Number
Civilian employed population 16 years and over	1,685
Agriculture, forestry, fishing and hunting, and mining	9
Construction	433
Manufacturing	181
Wholesale trade	34
Retail trade	195
Transportation, warehousing, and utilities	87
Information	18
Finance and insurance, real estate - rental and leasing	98
Professional, scientific, management, administrative, and waste management services	73
Educational services, health care, and social assistance	410
Arts, entertainment, recreation, accommodation, and food services	56
Public administration	11
Other services, except public administration	80

Table 4-2 Major Employers in the Town of West Point, 2016			
<i>Firm</i>	<i>Product/Service</i>	<i>Employees</i>	<i>Year Est.</i>
WestRock	Paper	520	1913 – Mill 1994 – Corp.
Citizens & Farmers Bank	Banking	315	1933
West Point Public Schools	Education	121	1924
Public Service	Government	48	1870
Food Lion	Grocery	60	1988

Retail Sales are located in the Uptown and Downtown areas of the Town. Main Street, located in the Downtown Historical District, includes a small portion of retail sales. Small businesses have struggled to survive because of the 2008 economic downfall and competition from surrounding localities.

Environmental Management

Chapter 5

Geology

The Town of West Point lies at the extreme southern end of King William County where the Mattaponi and Pamunkey Rivers join to form the York River. The Town is in the Coastal Plain Province and is underlain by sand, gravel, clay, and marl strata. Some of these deposits are mined commercially in the surrounding counties of King William, King and Queen, and New Kent Counties.

Topography

The Town of West Point is relatively flat in surface shape. The highest elevations occur at the northern part of the Town where heights can reach to 30+ feet above sea level. Large portions of the original platted town, particularly the Mattaponi River, are located in the tidal marshes.

Climate

West Point has a relatively mild climate. According to the U.S. Climate Data website, temperatures during January can range from an average high of 49°F and an average low of 28°F. Throughout July, the Town experiences an average high temperature of 90°F and an average low temperature of 68°F. Average yearly precipitation in the form of rain measures around 45 inches.

Rivers

The rivers surrounding the Town of West Point are tidal, where the average rise and fall is three feet. The brackish water line extends up the rivers northward to Walkerton on the Mattaponi. River depth is deepest on the Pamunkey, which can accommodate ships drawing up to 18 feet of water. The river area surrounding West Point is primarily used for recreational activities as well as barge access for the WestRock Containerboard Mill and Old Dominion Grain - A Division of Mennel Milling Co.

The Virginia Department of Environmental Quality offers web-based mapping that displays cross-media geographical features including petroleum release sites, solid waste facilities, 303D impaired waters, water quality monitoring stations, etc., which all can be located from The Virginia Department of Environmental Quality website at the following link:

<https://www.deq.virginia.gov/ConnectWithDEQ/VEGIS.aspx>.

The following link to the Virginia Department of Health website provides information on fish in certain waters that are found to contain contaminants at levels of concern.

<http://www.vdh.virginia.gov/environmental-epidemiology/toxic-substances/>



"West Point, VA Aerial Photography Map 2018." <https://www.google.com/maps/@37.5458906,-76.8134995,6159m/data=!3m1!1e3>. Accessed September 2018.

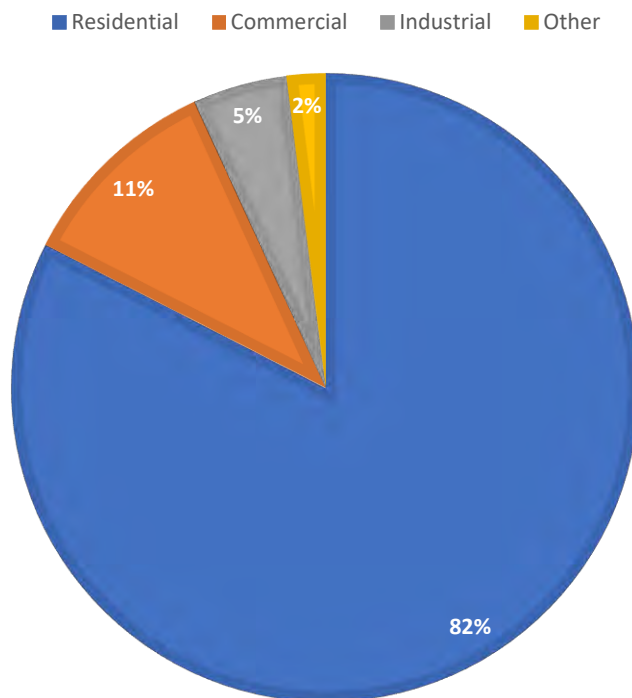
Groundwater

Groundwater occurs under both artesian and water table conditions. Several principal aquifers support groundwater withdrawal rates permitted for a total of 24 million gallons per day (MGD) without significant impact on groundwater sources underlying the Town of West Point. Current annual rates of groundwater withdrawal are approximately 69% of the permitted use. This includes the public water and local industrial demands of the Town.

Water Demands

The Municipal water system serves approximately 3,300 people using 0.35 million gallons per day (MGD) or 106 gallons per capita per day (GPCD). The Town system has a production capacity of 1.450 MGD and elevated storage of 0.600 MGD to meet peak demands for domestic, fire, and industrial connections. Currently, the Town has approximately 1,300 connections consisting of 1,114 residential, 148 commercial, 68 industrial, and 35 other. Limited service is provided beyond the boundaries of the Town limits.

FIGURE 5-1 WATER USAGE



Existing Facilities

Water for the Town of West Point is supplied entirely from the upper Potomac Groundwater Aquifer by extraction using three deep wells at equally spaced intervals within the Town limits. The wells that supply water to the Town are located at West

Point Town Hall, Chelsea Road in West Point, and Thompson Avenue near the West Point Public School Buildings.

Each of the three wells are designed to pump approximately 500 gallons per minute (GPM) from intake screens set between 322 feet and 718 feet to produce the highest quality of water and reliable yield.

Distribution of well water services is achieved through approximately 25 miles of water mains. Significant improvements in main sizing and networking coupled with elevated storage facilities, having a capacity of 600,000 gallons, has insured water flows, works pressure, and quality control for normal and peak demands.

The Town system has undergone compliance inspection by the Virginia Department of Health and was found to meet all required State permit and Federal Environmental Protection Agency operational parameters. Water quality was such that chlorinating became necessary only as a preventative measure of control within the distribution system.

Distribution pressures average 45 to 55 PSI. The storage reserve averages 0.400 million gallons during flow demand periods. Combined production rates from all three wells average 0.450 million gallons per day, and combined production capacity for all three wells is 1.450 MGD. Distribution networking enables any one of three well sources to meet the normal demands of the entire Town.

Stormwater Management

Instituted by the state code in Title 62.1, Chapter 3.1, Article 2.3, the Virginia Erosion and Stormwater Management Program was established for the effective control of soil erosion and sediment deposition. The Program was also established for the management of the quality and quantity of runoff resulting from land-disturbing activities to prevent the unreasonable degradation of properties, stream channels, waters, and other natural resources.

This program describes and enforces methods for controlling soil erosion and managing stormwater. The DEQ (Department of Environmental Quality) is responsible for issuing individual and general permits that control stormwater discharges from municipal separate storm sewer systems (MS4's) and construction activities⁴

⁴ "Virginia Stormwater Management Program Regulations." Virginia Department of Environmental Quality. Virginia Department of Environmental Quality, n.d. Web. 11 July 2017.
<<http://www.deq.virginia.gov/Programs/Water/StormwaterManagement/VSMPPPermits.aspx>>.

Based on the amount of land a building disturbs and the type of structure, developers may have to apply for a general permit, submit a registration statement, and/or have an erosion and sediment control plan and/or have a stormwater management plan.

Stormwater Management (SWM) and Erosion & Sediment Control (ESC) Permit and Plan Requirements within Chesapeake Bay Preservation Act Localities				
Amount of Land Disturbance – Single Family Detached Residential Structures	Construction General Permit Registration Statement?	Coverage under Construction General Permit?	ESC Plan?	SWM Plan?
≥2,500 sf and <1 ac: outside of Common Plan of Development and within Chesapeake Bay Preservation Areas (CBPAs)	No	No	Yes*	Yes**
≥2,500 sf and <10,000 sf: outside of Common Plan of Development and outside CBPAs	No	No	No	No
≥10,000 sf and <1 ac: outside of Common Plan of Development and outside CBPAs	No	No	Yes*	No
<1 ac (including LD <2,500 sf): within Common Plan of Development and within CBPAs	No	Yes	Yes*	Yes**
<1 ac (including LD <2,500 sf): within Common Plan of Development and outside CBPAs	No	Yes	Yes*	Yes**
≥1 ac: within or outside of Common Plan of Development and within or outside of CBPAs	No	Yes	Yes*	Yes**
Amount of Land Disturbance – All Other Development				
≥2,500 sf and <1 ac: outside of Common Plan of Development and within CBPAs	No	No	Yes	Yes
≥2,500 sf and <10,000 sf: outside of Common Plan of Development and outside CBPAs	No	No	No	No
≥10,000 sf and <1 ac: outside of Common Plan of Development and outside CBPAs	No	No	Yes	No
<1 ac (including LD <2,500 sf): within Common Plan of Development and within CBPAs	Yes	Yes	Yes	Yes
<1 ac (including LD <2,500 sf): within Common Plan of Development and outside CBPAs	Yes	Yes	Yes	Yes
≥1 ac: within or outside of Common Plan of Development and within or outside of CBPAs	Yes	Yes	Yes	Yes
* Agreements in lieu may be utilized at the discretion of the local Virginia Erosion and Sediment Control Program (VESCP) authority				
** Agreements in lieu may be utilized at the discretion of the local Virginia Stormwater Management Program (VSMP) authority				

Floodplain Management

Floodplains serve several resource protection functions including moderating the impact of floodwater and reducing erosion and sedimentation. Floodplains help maintain water quality, recharge groundwater supplies, protect fisheries, and provide habitat and natural corridors for wildlife movement. The general location of floodplains in the town are generally located adjacent to large wetland areas and streams.

The Code of the Town of West Point includes several provisions on floodplain management. The purpose of the provisions is to prevent the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by regulating uses, activities, and development which, alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies. The Town also restricts or prohibits certain uses, activities, and development within areas subject to flooding. Uses, activities, and development

that do occur in flood-prone areas are required to be protected and flood proofed against flooding and flood damage.

The provisions outlined in the Floodplain Management Code apply to all lands within the jurisdiction of the Town of West Point and identified areas of special flood hazard according to the Flood Insurance Rate Maps (FIRM), dated September 2, 2015. The Flood Insurance Rate Maps are provided to the community by the Federal Emergency Management Agency (FEMA).

The Chesapeake Bay Preservation Act

The Chesapeake Bay Preservation program, launched by the state in 1988, establishes a baseline for protection of resources whose disturbance or over-utilization can and often has adversely affected water quality in the Bay system tributaries that border and penetrate the Town of West Point.

In response to interstate agreements between Virginia, Maryland, Washington D.C., and Pennsylvania to clean-up the Chesapeake Bay, the State of Virginia has adopted the Chesapeake Bay Preservation Act which mandates all tidewater Virginia localities to establish program plans, and ordinances to protect and improve Bay water quality. These “local programs” must be in conformance with the Chesapeake Bay Preservation Area Designation and Management Regulations adopted by the Virginia Legislature in September 1989.

The Town of West Point values the natural environment and will rely on the Chesapeake Bay Preservation Act to guide development in and around environmentally sensitive areas. The natural resources of the Town, its wildlife, wetlands, riverfront, highland, and creeks are a treasured resource to be shared by all that live and visit the Town. The Town of West Point encourages citizens to review the Chesapeake Bay Preservation Area Overlay District guidelines, adopted by the Town Council on November 6, 1991, and amended on May 30, 2017. The intent of this district is to meet the mandates imposed by the Chesapeake Bay Preservation Act of 1988 and to provide for the health, safety, and welfare of the present and future citizens of the Town.

Purpose of the Regulations

The purpose of the regulations is to protect and improve the water quality of the Chesapeake Bay, its tributaries, and other state waters by minimizing the effects of human activity upon these waters and implementing the Chesapeake Bay Preservation Act, which provides for the definition and protection of certain lands called Chesapeake Bay Preservation Areas. Development of these lands, if done improperly, may result in substantial damage to the water quality of the Chesapeake Bay and its tributaries.

The regulations establish the criteria that West Point has used to determine the extent of the Chesapeake Bay Preservation Areas within its jurisdiction. The regulations establish criteria for use by the Town in granting, denying, or modifying requests to rezone, subdivide, or to use and develop land in Chesapeake Bay Preservation Areas. Regulations identify the requirements for changes which Town governments like West Point must incorporate into their comprehensive plans, zoning ordinances, and

subdivision regulations to protect the quality of state waters pursuant to the Chesapeake Bay Preservation Act.

The purpose of the West Point Chesapeake Bay Preservation Program Comprehensive Plan Element is to collect and analyze data, explore issues and alternatives, and develop policies and implementation strategies, providing a basis to take local action to protect and improve the water quality of the Chesapeake Bay, its tributaries, and other state waters.

Data Collection and Analysis

The Chesapeake Bay Preservation Program for the Town of West Point relies on the collection and analysis of water and land use data and characteristics. The information sources utilized for the adoption of the program are those which are the best in accuracy currently available. Recognizing that in some areas data may be incomplete or on a reduced level of accuracy, the Town, in conjunction with the Chesapeake Bay Local Assistance Department (CBLAD) and the Middle Peninsula Planning District Commission (MPPDC), will strive to produce future inventories and studies to best reflect the current and changing characteristics

The goal of the inventory of natural and manmade features is to identify the areas within the Town which require and should be considered for preservation under the Chesapeake Bay Preservation Act (CBPA) regulations. These areas include: tidal wetlands or tributary streams, tidal shores, floodplains, highly erodible soils, highly permeable soils, and other environmentally sensitive features whose characteristics may have a significant impact on water quality protections.

In 2013, West Point contracted with the MPPDC to produce an inventory of the land categories identified above. The MPPDC utilized the following information sources in conjunction with an automated Geographic Information System (GIS) to analyze, compile, and map the inventoried features:

- United States Geological Survey – Digital Line Graph: includes tidal wetlands, tributary streams, tidal shores, roadways, and Town boundaries.
- U.S. Fish and Wildlife Service – National Wetlands Inventory: includes tidal and non-tidal wetland and classification of each.
- Town of West Point GIS – A variety of digital information of the Town of West Point.
- U.S. Department of Agriculture Soil Conservation Service Soil Survey of the Town of West Point, Virginia: includes soil characteristics necessary to determine permeability and erodibility of soils.

- Federal Emergency Management Agency – Flood Insurance Rate Map: includes 100-year event floodplain for the Town of West Point.

Physical Constraints to Development

Environmental Policies and Goals of the Town of West Point

It is to be noted that all land within the Town is contained within the Chesapeake Bay watershed and activities upon these lands can affect the water quality of the Bay. In order to maintain the goal of high water quality within the Town and region, the policy of the Town is to minimize development pressure in sensitive areas when possible.

Streams and Stream Buffers

- It is the policy of the Town to require a 100-foot RPA (Resource Protection Area – (Defined in appendix) buffer adjacent to all stream systems within the Town (Appendix A- Map 2, CHESAPEAKE BAY PRESERVATION AREAS).

Goals:

- Protection of streamside (riparian) forest cover where it exists, through proper implementation of BMP's (Best Management Practices).
- Re-establishment of forest cover or reforestation where it does not presently exist along streams.

Highly Permeable Soils

- It is the policy of the Town to discourage development in areas characterized with highly permeable soils by limiting permitted development densities.

Goals:

- The Town will periodically review the Town Land Use Plan and Zoning Ordinance to limit the density of development permitted on highly permeable soils in these areas, particularly where no waste treatment facility alternatives to conventional septic systems are practical.
- Use of alternative waste treatment technologies will also be considered as an alternative to on-site waste disposal (OSWD) systems in those areas with sensitive soils not served by municipal services (either highly erodible or highly permeable).
- Due to the alternative waste treatment technologies, not being cost effective and protective of surface water and groundwater quality, the Town should rely on measures to better manage the design, operation, and maintenance of septic systems while limiting their prospective location by assisting with public utility hookup.

Highly Erodible Soils

- In erodible locations, it is the policy of the Town to use Best Management Practices (BMP's).

Goals:

- Minimize the land disturbance necessary at the project site.
- Preserve natural vegetation and trees, as much as practical, during development.
- Prohibit site clear-cutting for development purposes.
- Protect mature trees. (If tree removal is unavoidable, Erosion and Sediment Control replacement standards should be followed. Where vegetation is removed, temporary grass seeding should be required for erosion control if the site remains untreated for more than one week.)

Shoreline Erosion and Protection

- It is the policy of the Town to minimize erosion activity.

Goals:

- Marsh vegetation and plantings in such areas can provide long-term stabilization at a fraction of the cost of conventional structures, such as bulkheads and stone revetments.
- Unified treatment of whole reaches of shoreline can improve opportunities to assure that solutions to erosion conditions on one site do not create greater rates of erosion on adjacent sites.

Resource Management Areas

- It is the policy of the Town to minimize development pressure in sensitive areas when possible.

Goals:

- A Water Quality Impact Assessment (defined in Appendix) analysis can provide the necessary detailed information on both the most and least desirable portion of a parcel for development. With this information in hand, the Town and the land developer can arrive at the development solution that presents the highest compatibility between the use and environment.
- A detailed, site-specific soil survey would provide the information necessary to determine the suitability of the site for the proposed use. The topography and hydrology of the site should be of a detail such that overland sheet flows of stormwater can be predicted.
- Knowledge of the vegetation and wildlife habitat present on the site is important for the subject site as well as for the surrounding areas. The comprehensive analysis of all these features can lead to development sensitive to the natural resources of West Point.

- To preserve the development rights of landowners, options to mitigate impacts and utilize BMP's (Best Management Practices) should be allowed. Conducting a suitability analysis will provide the owner with information to balance development with features present on the site.
- An analysis of development and capacity is needed to explore the compatibility of development around sensitive sites.

Protection of Potable Water

- It is the policy of the Town that potential sources and effect of pollution on the Town water supply be investigated.
- It is the policy of the Town to limit new on-site septic systems.

Goals:

- Work with Hampton Roads Sanitation District to develop a long-range plan to extend sewer coverage to the entire Town.
- The Town will use all available tools to best manage on-site septic placement to protect environmental health and public health.
- Work with the Three Rivers Health District and the Middle Peninsula Planning District to provide financial assistance for on-site sewage deficiencies identified by the local Department of Health.
- Work with the DEQ (Department of Environmental Quality) to develop appropriate programs to mitigate any water quality problems associated with leaking petroleum storage tanks.
- Explore the development of a Wellhead protection ordinance.
- Conduct a town-wide survey asking residents to locate abandoned wells.
- Develop a program to provide citizens with assistance for well closure.

Fisheries Protection

- It is the policy of the Town that waters presently approved for the harvest of shellfish be protected from degradation due to pollution from point and non-point sources by including surrounding lands in Chesapeake Bay Preservation Areas.

Goals:

- Require a 100% reserve drain field area for all new land development not served by public sewer.
- Develop an educational program to promote land use maintenance activities that will protect the Essential Fish Habitat.
- The designation of Chesapeake Bay Resource Protection Area buffer requirement will offer protection to wetlands and other shallow water habitat vital to fisheries.

Waterfront Access and Boating Facilities

- It is the policy of the Town that any new water dependent development consult with the Virginia Marine Resources Commission, Army Corps of Engineers, and any other applicable federal/state/local agencies to follow siting criteria established for the protection and management of water dependent development sites.
- When new facilities occur, it is the policy of the Town to locate these facilities where:
 - There is sufficient water depth, without frequent dredging.
 - There are not public or private shell fishing grounds which would be impacted.
 - There is adequate tidal flushing.
 - There are suitable soils for sanitary facilities or connection to a municipal sewer system.
 - There is limited harm to fish and wildlife habitat.
 - There are compatible existing land and water uses nearby.

Goals:

- Greater management capability over waterfront access and water uses.

Existing Pollution Sources

It is the policy of the Town to ensure that the most appropriate technology be used in conjunction with VPDES (Virginia Pollutant Discharge Elimination System) discharge.

- It is the policy of the Town to protect all its animals, crustaceans, plants, and other organisms that inhabit our rivers, marshes, and shores.
- It is the policy of the Town that non-point sources can be more effectively managed and the Town will do such.
- It is the policy of the Town to review all land use ordinances at least every five years to determine the best means of effective management of point and non-point source pollution sources.

Goals:

- Continue with the Urban Nutrient Management Plan to address all non-point source pollution.
- Continue working with the Department of Environmental Quality to implement the Stormwater Management Program.
- The Town will continue to seek financial and technical assistance from the Department of Environmental Quality, Division of Soil and Water Conservation, Middle Peninsula Planning District Commission, and other state and federal agencies necessary for effective control of pollution sources in the future.
- It is the policy of the Town to review all land use ordinances at least every five years to determine the best means of effective management of point and non-point source pollution sources.

Redevelopment of Intensely Developed Areas

- It is the Town's redevelopment policy to utilize low maintenance and native plant species to establish a buffer and to utilize BMP's (Best Management Practices) in the design of stormwater management facilities and to encourage the onsite re-use of stormwater runoff for irrigation of open spaces.

Goals:

- To focus development in areas where it is already concentrated and supported by existing infrastructure, while improving water quality.
- Continue seeking opportunities to improve water quality through redevelopment, particularly as proposals for development within or adjacent to existing developed areas are submitted for review through the Town's development review and approval process.

Elaborations

Streams and Stream Buffers

Lands in the Town which are designated Resource Protection Areas include those lands which are required to bear such designation under the terms of the Chesapeake Bay Preservation Act, including tidal wetlands, non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or tributary streams, tidal shores, and buffer areas.

Highly Permeable Soils

Highly permeable soils are highly susceptible to pollutant leaching, and thus have a greater potential for groundwater pollution as well as pollution of surface waters. Soil permeability is particularly important in relation to design of soil drainage systems and septic tank absorption fields. Excessive seepage or infiltration from septic tank absorption fields can cause health problems through pollution of underground sources of domestic drinking water.

Other pollutants such as organic wastes, heavy metals, road salts, and pesticides can adhere to soil particles and be leached lower into the soil horizon and reach groundwater storage areas. The cumulative effects of septic tank and chemical pollutants leaching into groundwater resources over time can increase the potential for water resource pollution in the Town.

Highly Erodible Soils

Most erodible soils are found down the centerline of the Town and along the western shoreline of the Town.

Highly erodible soils, if improperly disturbed or exposed, can contribute to water quality degradation through sedimentation and siltation of water bodies. In addition, nutrients and toxins may be attached to soil particles, which can be transported and released to the aquatic environment through erosion.

Shoreline Erosion and Protection

Since the Town of West Point is bordered by the Mattaponi, Pamunkey, and York Rivers, shoreline erosion management is of critical concern. Soil erosion along shorelines occurs when water or wind carries off soil particles. The transport of soil particles is generally

referred to as runoff. Runoff can wash fertilizer and other pollutants into the Mattaponi, Pamunkey, and York Rivers and should be kept to a minimum.

Erosion activity often has the following characteristics:

- Bare spots on land
- Exposed roots
- Small rills or gullies on slopes
- Sediment collects in low areas

Erosion can vary from low to moderate, or high. Shorefronts subject to low and moderate rates of erosion may often represent candidate sites for non-structural shore protection through the use of wetland plantings and sills (continuous small rock breakwaters used to slow wave energy to establish inter-tidal marshes). Erosion control structures built in the past have sometimes caused the disappearance of beaches downstream, as these structures impede the movement of sand or sediments.

Resource Management Areas

A water quality impact assessment shall be required for any proposed development or redevelopment or land disturbance within RPAs (Resource Protection Area) and for any development exceeding 2,500 square feet of land disturbance within RMAs.

The Chesapeake Bay Preservation Act and Criteria Regulations establish the Resource Management Areas (RMA) as the landward component of the Chesapeake Bay Preservation Areas. Lands to be considered for designation as RMA include the following: non-tidal wetlands, floodplains, highly erodible soils, and other land at local discretion.

RMA's are important in terms of water quality because if improperly used or developed, they could release significant amounts of non-point source pollutants into the surface and groundwater systems. The regulations do not limit the types of land use and development that may occur within the RMA. Instead, a variety of performance criteria are applied to any use or development within RMA's to ensure that those land disturbances that do not occur will minimally affect water quality. The performance criteria apply to stormwater management, on-site sewage disposal, and land disturbance/stabilization.

Protection of Potable Water

The types of land use and the practices in an area can affect the quality of both surface and groundwater supplies. Runoff from lands adjacent to surface water reservoirs may contain chemical and biological contaminants. Pollutants can originate from agricultural practices, residential lawn care, pesticides, petroleum spills, and failing septic systems. Groundwater can be contaminated by these sources by infiltration through the soil to the water table. Other groundwater contaminant sources include leaking underground storage tanks and improperly designed landfills. One significant pollutant of groundwater is nitrate. Nitrate can come from a variety of sources including fertilizers, animal wastes, and septic systems. From the types and sources of contamination of drinking water supplies, it is evident that responsibility lies among the many parties, residents, businesses, industries, farmers, and governments. Another potential source of contamination in the Town is from industrial contaminants. Industrial contaminants, such as the isolated effects of leaking underground storage tanks, can have an adverse effect on water quality.

The Town has taken a proactive step in addressing septic issues by developing a septic pump out program for the remaining residential sites using conventional septic systems. Grant funds are available through the Middle Peninsula Planning District Commission. More information is available at www.mppdc.com. The Town does have a septic pump out program that is implemented. Every 5 years we mail out notifications to residents that have septic tanks. They have to complete a form or provide proof that their septic tank has been pumped out.

A priority in the protection of groundwater is understanding the movement and recharge in the aquifer, the movement of pollutants, and the effect of high withdrawal. This can best be accomplished under the modeling studies conducted by the U.S. Geological Survey (U.S.G.S.). The Middle Peninsula Water Resource Committee, of which the Town is an active member, is in support of the proposed update to the USGS model study.

Fisheries Protection

The living resources of West Point are directly related to and dependent upon groundwater and surface water. The surface water holds a treasure of commercial fisheries as well as sport species. A disruption in the ecosystem can cause far-reaching effects, threatening the livelihood and health of those dependent upon these resources. Groundwater travels slowly through the unconsolidated soils of the region, making its way to the surface springs and wetlands. Along the way, contaminants from the land can be swept along the groundwater and find their way into the open water systems. Based on the observations, two things are evident. First, there are direct relationships and pathways between the uplands, wetlands, and water bodies as well as the inhabitants of each. Secondly, many small, seemingly insignificant environmental degradations add and multiply in overall impact and damage.

Shore and water habitat are important both to wildlife and water quality. As land disturbance and sewage wastes increase with the development of residential and commercial uses, the impacts on these habitats also increase. Two areas of concern are the loss of fishery habitat and the restriction on shellfish harvesting waters.

The Town recognizes the Mattaponi and the Pamunkey tributary systems are important Essential Fish Habitat (EFH) for Anadromous fishes and that essential habitat features are prevalent in and around the Town. The Town of West Point also recognizes that land use activities contribute pollution to the Pamunkey, Mattaponi, and York Rivers. The Town's Chesapeake Bay Preservation Program offers an opportunity to incorporate fisheries protection measures in local land use ordinances.

Waterfront Access and Boating Facilities

The Mattaponi River, Pamunkey River, York River, and flowing streams of the Town are resources belonging to the citizens of Virginia. With the subdivision of waterfront property into smaller lots comes the competing interests of those waterfront property-owners seeking privacy and upland residents and tourists seeking use of the waters. The increasing use of waterways leads to concern of environmental damage due to improper or reckless activities, such as unmanaged marsh walks in sensitive areas or boat propellers destroying Submerged Aquatic Vegetation (SAV). These activities can cause habitat destruction or pollution.

The Town has identified two waterfront issues that require planning. First, the intention to build a marina. Second, the utilization of the shoreline and nearshore areas for recreational activities such as swimming, bank fishing, picnicking, and nature studying.

Either public or private facilities can provide these activities. Both boating and shore recreation are allowed exemption as “water dependent facilities” under the requirements of the CPBA, provided that non-water dependent components are located outside of the RPA (Resource Protection Area):

Boating access is provided by a public boat ramp located at Glass Island and by individual piers.

Current recreational sites include:

- Beach Park swimming area at the end of downtown Main Street.
- Kayak launch off of Lee Street adjacent to The West Point Pharmacy.
- Glass Island: boat landing, kayak launch, fishing pier, and small picnic area

Any future development of marinas and other boat related facilities may have several adverse impacts on water quality and nearshore habitats. Such impacts can include:

- Clearing of shoreline vegetation to provide access or accommodate parking facilities which can add impervious surface and in turn generate additional runoff, carrying pollutants and sediment loads to adjacent waters which can be harmful to marine wildlife habitats.
- On-shore storage of fuel, oil, and sewage waste which may adversely impact water quality if not properly managed.
- Dredging or channel widening, often required to provide access to boating facilities which can release settled pollutants and increase turbidity in the water and adversely impact shellfish.
- Bulkheading to protect the shoreline which may obstruct the free passage of groundwater into the adjacent water body and/or may create reflection waves that tend to scour the bottom and increase turbidity.

Operation of marine equipment can affect water quality. These effects include:

- Propeller cutting of rooted aquatic plants or submerged aquatic vegetation
- Boat wakes which may accelerate the cutting action of waves on the shoreline
- Disturbance of bottom sediments and increased turbidity due to turbulence caused by propellers

Required maintenance of boats can involve periodic washing, scraping, and repainting of boat hulls. These activities, if carelessly done, can also adversely impact water quality. Soaps can initiate algae blooms and thus reduce dissolved oxygen levels in surrounding waters. Anti-fouling paints can also introduce copper and other toxic substances into adjacent waters.

Existing Pollution Sources

Pollution discharges can be defined as either point or non-point in their origin. Point source discharge is from discrete and identifiable points. These discharges play a major role in determining the quality of the Town’s surface waters. Discharges tend to vary in chemical and physical composition as well as fluctuate in their concentrations. The Virginia Water Control Board (VWCB) regulates existing point sources pollution discharges. The Town has little role in the enforcement of existing permit conditions; however, compliance is tied to land use ordinance approvals. The Town knows of only two wastewater treatment point source discharges within the town boundary:

- (Virginia Pollutant Discharge Elimination System) WestRock Discharge
- (Virginia Pollutant Discharge Elimination System) Hampton Roads Sanitation District Discharge

The Town has arranged for the HRSD to manage the treatment of point source discharges. HRSD also oversees the maintenance of all sewer lines to ensure proper delivery of point source contaminants for treatment and controls the cost to citizens.

The other major category of physical, chemical, and biological factors affecting surface water quality are non-point source pollutants. Non-point sources encompass all those sources that cannot be identified as having originated from a discrete discharge point. This category is by far the most significant in terms of its impact to surface water quality in the Middle Peninsula Planning District.

Table of Common Sources of Non-Point Source Pollution in Urban Areas

<u>Non-point Pollutant</u>	<u>Pollutant</u>
<ul style="list-style-type: none"> • Local soil erosion • Local plants and soils (transported by wind and traffic) • Wear of Asphalt Street Surfaces • Spills and leaks from vehicles • Spills from vehicles (oil additives) • Combustion of lead fuels • Tire Wear • Wear of clutch and brake lining • Wear of vehicle and metal parts 	<ul style="list-style-type: none"> • Particulate • Nitrogen & Phosphorus • Phenolic Compounds • Grease, petroleum, lead • Phosphorus & Zinc • Lead • Lead, zinc, asbestos • Asbestos, lead, copper • Copper, nickel, chromium

The Town's Chesapeake Bay Preservation Program, Erosion and Sedimentation Control Ordinance, and participation in the activities of the local Soil and Water Conservation District are means of local management of non-point source pollution. However, the Town considers these tools as a first-level management effort.

Additionally, the town is known for tree-covered streets. Although, this is an aesthetically appealing characteristic, it can also cause problems by depositing large amounts of leaves into the Town's storm drainage system. The Town has an effective street-sweeping program and it is a priority of the Town to keep the streets clean. Residents of the Town can maximize the effort by not blowing leaves or debris into the streets, bagging up their leaves after yard work, recycling plastic bags, and keeping trash within their containers.

Redevelopment of Intensely Developed Areas

The designation of Intensely Developed Area (IDA) is intended to address the unique land use patterns and water quality impacts of heavily urbanized areas as shown in Appendix A - Map 2, CHESAPEAKE BAY PRESERVATION AREAS. A portion of the Town is designated IDA. The area is characterized by industrial, commercial, residential, and institutional uses that are spatially concentrated, heavily trafficked, and largely devoid of natural vegetation. Development within these areas is usually confined to either redevelopment of previously developed sites or construction on small, vacant "infill" parcels. The concentration of intensive uses and prevalence of impervious surfaces in these areas contribute a variety of non-point

source pollutants, such as hydrocarbons and heavy metals, to surface waters. In recognition of the fact that the IDA is largely devoid of natural vegetation, activities within the IDA may be exempt from having to establish or maintain the full buffer areas as required for RPA's (Resource Protection Area).

The CBPA (Chesapeake Bay Preservation Act) regulations provide that IDA's may be designated in areas of existing development and infill sites where little of the natural environment remains. These may be designated as Intensely Developed Areas provided at least one of the following conditions existed at the time the local program was adopted:

1. Development has severely altered the natural state of the area such that it has more than 50% impervious surface;
2. Public sewer and water systems, or a constructed stormwater drainage system, or both, have been constructed and served the area by the local program adoption date November 28, 2005. This condition does not include areas planned for public sewer and water or constructed stormwater drainage systems;
3. Housing density is equal to or greater than four dwelling units per acre.

The designation of IDA's is intended to allow reasonable development where development already exists or surrounds a site, while at the same time providing at least a 10% reduction in stormwater runoff transported pollutants. This reduction can be achieved through a variety of means including creation of a vegetated buffer area to the greatest extent possible, reduction of impervious areas, and the use of BMP's (Best Management Practices).

Summary

This chapter lists Town policy and recommendations to achieve the Town's environmental goals and objectives.

All Town residents play an important role in the balance of West Point's environmental system. As the Town grows, susceptibility to system imbalance and environmental damage increases. Limits exist to the amount of growth and development that West Point can absorb without threatening environmental quality and resource supplies. According to the concept of "carrying capacity," West Point is equipped with a finite supply of natural resources, which can support a limited number of people. If its carrying capacity is exceeded, serious environmental degradation can occur, and solutions may be costly. West Point is reaching its threshold for some features and will not reach other thresholds for many years, but the influence of present activities on the Town's ability to grow and improve must be recognized.

The environmental attributes of West Point strongly influence the quality of life. The condition of the environment must be evaluated in terms of the potential impact upon the daily activities and the standard of living of the community. Environmental resources should be protected on behalf of the economic well-being of the public regarding both individual property interests and collective taxpayer investments. The quality of West Point's environment is one of the factors that makes the Town such a desirable place to live and work. The intent of the Town's environmental protection measures is not to stop development, but rather ensure the compatibility of development with the continued productivity and value of environmentally sensitive land and water areas.

Land Use Categories

CHAPTER 6

Existing Land Use

Development patterns that have occurred over time in West Point are discussed throughout the preceding source inventory. The Comprehensive Plan forms an important link between these patterns and the regulations designed to direct and control development within the Town. This plan serves as a general directive for the future growth and development while zoning is specified in regulations of individual land uses. Land use patterns in West Point have been influenced by a zoning ordinance adopted in August of 1967. This ordinance was revised in March of 1989 and has been updated accordingly to meet state and local provisions throughout the years. The Zoning Districts Map should serve as a reference and an integral part of the Land Use Plan. The map has been prepared in conjunction with this newly revised plan. A map is enclosed as Appendix A - Map 3, Zoning Districts. Explanations of the characteristics of each district are included in the following paragraphs.

LAND USE CLASSIFICATIONS

Residential

Low Density Residential District (R-1)

The intent of the R-1 Low Density Residential District is to preserve the essential character of existing low density residential neighborhoods and to protect them from encroachment by potentially incompatible commercial land uses and higher density development. It is also the intent of the district to provide for lot sizes and density of development which are reasonably related to the capabilities of utilities and necessary public services and facilities which serve the area. The district encourages primary development of single-family detached dwellings with related incidental activities. The district also permits specific nonresidential uses which are necessary to provide for the recreational, educational, cultural, and public service needs of a residential environment. These non-residential uses are subject to regulations which provide adequate separation between nonresidential and residential uses and enable review of development plans to further encourage compatible land use relationships.

Medium Density Residential District (R-2)

The intent of this district is to preserve the essential character of existing medium density residential neighborhoods and to protect them from encroachment by potentially incompatible commercial land uses and higher density development. It is also the intent of the district to provide for lot sizes and density of development. Density development is reasonably related to the capabilities of utilities and necessary public services and facilities which serve the area. The district provides for lots of sufficient size to accommodate the safe and healthful use of on-site waste disposal and/or water supply where such public facilities are not available. The district encourages primary development of single-family detached

dwelling with related incidental activities. The district also permits specific non-residential uses which are necessary to provide for the recreational, educational, cultural, and public service needs of a residential environment, subject to regulations to provide adequate separation between nonresidential and residential uses and to enable review of development plans to further encourage compatible land use relationships.

High Density Residential District (R-3)

The intent of this district is to provide appropriate areas for relatively high density residential development with a variety of housing types of a non-transient nature within a suitable residential environment. The district is designed to accommodate single-family, two-family, and multiple-family dwellings, lodging houses, group homes and limited residential care facilities in addition to specific nonresidential uses which are necessary to provide for the recreational, educational, cultural, and public service needs of a residential community. It is the intent of the district to exclude land uses of a primarily commercial nature which are potentially incompatible with residential uses. The district includes lot size, open space, yard, and other requirements designed to avoid overcrowding of land, to ensure a suitable living environment, to promote compatible relationships among the various permitted housing types, and to avoid undue burden on utilities and public services which serve the area.

Downtown Residential District (R-4)

The intent of this district is to preserve the predominant single-family residential character of areas containing relatively small lots and to protect such areas from encroachment by potentially incompatible commercial land uses and further intrusion by higher density residential development. The district recognizes the existence of many exceptionally large single-family dwellings located on double lots, many of which are threatened by economic obsolescence and significant maintenance needs, although they contribute to the overall character of the area and the town. It is the intent of the district to enable limited conversion of such dwellings to help ensure their economic viability while retaining their compatibility with the predominant single-family character of the area. The district also permits specific nonresidential uses which are necessary to provide for the recreational, educational, cultural, and public service needs of a residential environment, subject to regulations and review processes to encourage compatible land use relationships.

Multi-Family Affordable Subsidized Residential District (R-5)

The intent of this district is to provide for appropriate locations within the town for development of well-planned multi-family affordable, subsidized residential structures with provisions for necessary utilities, access, recreational or open areas, parking, habitable square footage per dwelling, architectural compatibility, and other amenities to serve the residents thereof. The regulations and requirements applicable within the district are intended to enable the provision of moderate cost housing within a desirable living environment, while ensuring compatibility with surrounding land uses and available services.

Business

Highway Business District (B-1)

The intent of this district is to accommodate a wide range of retail, wholesale, service, and office uses which cater primarily to the traveling public and which serve the community and the region surrounding the community. The district is intended to be applied along principal highways and to areas having direct access thereto, to provide safe and efficient access for commercial vehicles and relatively large volumes of private vehicles while avoiding the routing of such traffic through residential areas. The regulations within the district are designed to afford flexibility in permitted uses and the utilization of individual sites to promote business opportunities, economic development potential and the provision of services for the community and the surrounding area. The district also contains provisions intended to encourage harmonious development, to provide for safe and convenient access, to minimize potential adverse impacts of general business development, and to ease the transition between business and adjacent residential areas.

Central Business District (B-2)

The intent of this district is to provide for the day-to-day and the specialty shopping and personal service needs of the community within a compact and well-defined area traditionally known as the downtown or central business area. The permitted uses and regulations of the district are intended to promote a pedestrian-oriented shopping environment with convenient parking and continuity of retail, personal service, and office establishments at street level, free from more vehicular-oriented uses which typically involve driveways, street-front parking and on-site circulation areas which are not conducive to pedestrian traffic. The district is also intended to accommodate existing residential uses in the downtown area, to encourage residential use of upper floors of commercial buildings, and to provide a compatible relationship with surrounding residential areas.

Special Development (SD-1)

The intent of this district is to protect the existing commercial and residential development already located in the district and to encourage, as well as control through plan of development review, such other development as will be compatible with existing uses. The district is designed to accommodate various types of housing and all types of commercial uses, such as neighborhood businesses for the shopping convenience of citizens of the area, as well as highway-oriented businesses and general commercial uses which may take advantage of heavily traveled highways where the district is located. This district is also intended to provide a transition between residential areas and heavier business uses and to be applied in areas largely developed with business uses, but interspersed with dwellings and vacant properties which may ultimately be appropriate for limited business development.

Mixed-Use

Waterfront Mixed-Use District

The intent of this district is to provide waterfront development/redevelopment opportunities while protecting and enhancing shoreline resources. The district is further intended to create an atmosphere that blends the existing shopping and residential uses of the downtown area with future waterfront amenities and activities. Thus, the Waterfront Mixed-Use District shall utilize existing features of the downtown area as a base for future waterfront development and redevelopment activities.

Mixed-Use Corridor District (MU-1)

a. The intent of this district is to encourage and provide opportunities for developments containing an integrated, comprehensively planned, and designed mix of business, retail, cultural, residential, and other appropriate uses. Mixed-use development proposals should address the following objectives:

1. Provide more efficient use of land through the accommodation of increased densities and intensities of use within a concentrated area;
2. Create a walkable, pedestrian-friendly environment that increases community vitality;
3. Reduce vehicular trips and reliance on the automobile by providing a mix of shopping, office, cultural, recreational, and residential opportunities within walking distance of one another;
4. Create an appropriately balanced mix of residential and nonresidential uses that respects the underlying policies and land use designations of the comprehensive plan;
5. Provide alternative housing choices and opportunities.

b. Mixed-use districts are intended to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses and employment opportunities. The MU-1 District encourages the development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial centers. It is intended to help advance revitalization initiatives along the King William Avenue Corridor and recognizes the market demand for new residential and commercial development. Mixed-use zoning is intended to work in conjunction with the proactive development of pocket parks and plazas, open spaces, and the creation of public spaces within the districts. Mixed-use zoning can support commercial corridor redevelopment plans and urban design guidelines or standards that require high quality development and are consistent with the character of the district. It specifically discourages or prohibits those uses that promote a strip center development pattern, promote idle land and over-parking, and detract from the image enhancement intentions of this district.

c. Flexible and creative lot layout and site design is encouraged to promote a mix of residential, commercial, office and public uses in a vibrant, pedestrian-oriented environment. Land uses may be mixed vertically or horizontally. For example,

businesses, housing, and civic uses may be mixed "vertically" by constructing offices and residences above retail space, or "horizontally" by connecting commercial, office and civic uses to residential uses with pedestrian pathways, plazas, open space, and other public spaces.

Industrial Districts

Light Industrial District (M-1)

The intent of this district is to provide appropriate locations for light industrial and manufacturing uses, as well as related service and support uses, which involve minimal hazards and do not create significant amounts of smoke, noise, odor, dust, or other potential nuisances, and which afford employment opportunities and economic development potential. M-1 Districts are intended to be located along or near primary highways to facilitate access and to avoid industrial traffic impacts on minor roads. The permitted uses and yard, screening and separation requirements are intended to enhance compatibility with neighboring industrial and other uses and to avoid negative impacts on existing and future residential and business development that may be situated nearby.

Heavy Industrial District (M-2)

The intent of this district is to provide appropriate locations for heavy industrial and manufacturing uses, as well as related service, support and business uses, which are not appropriately situated in the M-1 Light Industrial District and which may result in greater amounts of smoke, noise, odor, or dust than typically associated with uses permitted in light industrial and business districts. The M-2 District is intended to accommodate those uses which, although not generally appropriate in other districts or near residential areas, are nonetheless important to the economic well-being of the community, provide desirable employment opportunities and enlarge the tax base.

Overlay Districts

Overlay districts are created for imposing special regulations in given designated areas of the town to accomplish stated purposes. Overlay districts shall be in addition to, and shall overlap and overlay, all other zoning districts so that any parcel of land lying in an overlay district shall also lie in one or more of the other zoning districts provided for by this chapter. All regulations of the underlying zoning districts shall be applicable except as modified by the regulations imposed by the overlay district.

Economic Corridor Overlay District

The purpose of this district is to provide additional development standards for all uses within the Overlay 14th Street (Route 33) Corridor so as to enhance the economic vitality of the Town of West Point, and create an appropriate transition from the development in the counties of New Kent and King and Queen. This area of the town was redeveloped with the construction of two new bridges and the expansion of 14th Street to the south of its current location.

Uniform development standards will insure that the quality of public health, safety, and welfare in this portion of the urban area is enhanced and will reduce traffic congestion, avoid distracting visual clutter, and enhance the economic vitality of the district by:

- a. Encouraging a mixture of land uses with adequate buffering, screening and landscaping to help reduce the visual impacts of development.
- b. Encouraging well planned development sites.
- c. Protecting landowners from possible adverse impacts of adjoining development.
- d. Enhancing the appearance and environment of the 14th Street Corridor.
- e. Enhancing connections with the historic district.
- f. Encouraging the timing and location of development consistent with available public facilities.

Chesapeake Bay Preservation Area Overlay District (CB-1)

The intent of this district is to protect the existing high-quality state water. This district is also intended to restore all other state waters to a condition or quality that will permit all reasonable public uses and will support the propagation and growth of all aquatic life, including game fish, which might reasonably be expected to inhabit them. This district will also safeguard the clean waters of the commonwealth from pollution; prevent any increase in pollution; promote water resource conservation to provide for the health, safety, and welfare of the present and future citizens of the Town of West Point.

Waterfront Overlay District

This district is intended to implement the goals and objectives of the waterfront master plan, this is, to improve public access to the waterfront and encourage sustainable waterfront development and redevelopment, while preserving and restoring sensitive shoreline resources. Improving accessibility would offer enhanced recreational and eco-tourism opportunities for residents and visitors. Encouraging sustainable development would offer a blend of housing and employment opportunities, while stimulating economic activity and preserving historic character.

Future Land Use Plan - (Appendix A-Map 4, FUTURE LAND USE MAP)

Residential Areas:

Future development of residential areas in the Town of West Point should be targeted towards the population in the Town. There is a growing elderly population in this area, and the development of residential areas should reflect that. Along with creating and improving housing for the elderly, the existing housing should also be maintained and expanded upon. There are plans for two new subdivisions located along Bagby Street and Mattaponi Avenue, then East Magnolia Avenue, identified as Magnolia Meadows and Pointers Subdivision, respectively. These types of developments are encouraged and welcomed, but the construction should consider retaining open space areas and

keeping public streets utilized by transportation. Developers should also work to improve the drainage in residential neighborhoods and around housing.

General Business Areas:

Growth will be encouraged along Route 33 and Route 30. Through an increased tourism base, vacant lots and storefronts will be developed and redeveloped. Growth will also supply residents with job opportunities and entertainment.

Special Development Area/Conservation Areas:

Future development of the Town will consider environmental costs and aim to preserve scenic vistas, natural areas, and historic sites on public and private land. Preservation will increase entertainment possibilities as well as promoting mental and physical health and wellness among the community.

Public and Semi-Public Areas:

Future development of public and semi-public areas will be enhanced by adding to the quality and quantity of recreational and cultural facilities and programming to meet the needs of families, youth, and seniors. For the use and benefit of our community, access to the Riverwalk Park Pavilion will be improved to include a splash pad and expanded to enjoy gathering along the riverfront and kayaking. To promote tourism in the Town, public access to the waterfront will be developed and will include a marina on 7th Street.

Industrial Areas:

The Town intends to appeal to new businesses to promote future development of the industrial park.

Neighborhoods and Housing

CHAPTER 7

Households

Table 7-1 illustrates the number of housing units in the Town 2000-2015. The number of total housing units has increased in the fifteen years, with the number in 2015 being 1,535. The percentage of vacant housing units has stayed somewhat consistent, with the value never reaching above nine percent.

Table 7-1 Housing Units						
	2000		2010		2015	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Housing Units	1,151.0	100%	1,379.0	100%	1,535.0	100%
Occupied Housing Units	1,068.0	92.8%	1,257.0	91.2%	1,398.0	91.1%
Vacant Housing Units	83.0	7.2%	122.0	8.8%	137.0	8.9%
Homeowner vacancy rate	-	2.8%	-	3.9%	-	5.5%
Rental vacancy rate	-	5.6%	-	7.7%	-	0%

Source: U.S. Bureau of Census, Census 2000-2015.

Household Size

The number of occupied housing units, including owner-occupied and renter-occupied, have increased in the span of fifteen years. The average household size of both have decreased slightly, the most noticeable change occurring between 2010 and 2015. This could be due to families not having as many children, children moving away from home, or more couples moving here to start a family.

Table 7-2 Housing Tenure						
	2000		2010		2015	
	Number	Percentage	Number	Percentage	Number	Percentage
Occupied housing units	1,068.0	100	1,257.0	100	1,398.0	100
Owner-occupied housing units	813.0	76.1	898.0	71.4	944.0	67.5
Average household size of owner-occupied	2.62	-	2.61	-	2.34	-
Renter-occupied housing units	255.0	23.9	359.0	28.6	454.0	32.5
Average household size of renter-occupied	2.49	-	2.48	-	2.36	-

Source: U.S. Bureau of Census, Census 2000-2015.

As the population in West Point increased, so did the number of households. The average household and size stayed around three.

Table 7-3 Types of Households						
	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percentage
Total Households	1,068.0	100.0%	1,257.0	100%	1,398.0	100%
Family Households	810.0	75.8%	908.0	72.2%	967.0	69.2%
Husband-Wife Family	637.0	59.6%	687.0	54.7%	764.0	54.7%
Nonfamily Households	258.0	24.2%	349.0	27.8%	431.0	30.8%
Householder Living Alone	233.0	21.8%	299.0	23.8%	112.0	26.1%
65 and Older	126.0	11.8%	142.0	11.3%	201.0	14.4%
Average Household Size	2.59	-	2.57	-	NA	-
Average Family Size	3.00	-	3.03	-	NA	-

Source: U.S. Bureau of Census, Census 2000-2015.

Table 7-4 Neighborhoods and House Styles (2015)			
Neighborhood	Styles of Houses	Age	Typical Pricing (in the Thousands)
Historic Downtown	Victorian, Colonial, Frame, Cottage, Cape Cod	Late 1800's-1930's, 1940, Some new const.	Smaller, older homes: \$100's, Victorians: \$150's, Waterfront: \$300's, New Bungalows: \$190's
Port Richmond South	Frame Ranch, Cape Cod	Early 1900's, 1950-1970, some 1980's, A few new const.	Modest homes: \$100-\$140, New Const: \$180+
Country Club Estates	Ranch, Colonial	1960's-1980's	Mid-\$200's to Mid-\$300's, Waterfront: \$600's to \$700's
Mattaponi Shoreline	Cape Cod, Colonial, Ranch, Doublewide	1990's, Some new const.	Doublewides: \$90-\$110, Colonials: Mid-\$200's, Waterfront: \$400's+
Port Richmond North	Cape Cod, Colonial, Ranch, Conventional, Doublewide	Cape cods: 1950's-1960's, Ranches: 1970's, Colonials: 1990's, Many new const.	Modest capes & ranches: \$100-\$150, '90's Colonials: \$160-\$190, Newer Homes: \$200-290's

Source: 2007 Residential Market Analysis.

Housing Types

Above are the styles of homes within each neighborhood in West Point, the ages of the homes, and the typical pricings of the houses.

Age of Houses

Homes in West Point were built throughout the 20th and 21st centuries. Most homes in the Town were built in the year 1939 or earlier. Homes have been built since 2015.

Table 7-5 Year Structure Built		
	2018	
	Number	Percentage
Total Housing Units	1,587.0	100%
Built 2014 or later	28.0	1.8%
Built 2010 to 2013	16.0	1.0%
Built 2000 to 2009	144.0	9.4%
Built 1990 to 1999	113.0	7.4%
Built 1980 to 1989	255.0	16.6%
Built 1970 to 1979	270.0	17.6%
Built 1960 to 1969	120.0	7.8%
Built 1950 to 1959	175.0	11.4%
Built 1940 to 1949	108.0	7.0%
Built 1939 or earlier	334.0	21.8%

Source: U.S. Bureau of Census, Census 2015.

As shown in table 7-6, most homeowners moved into their houses between 2010 and 2015.

Table 7-6 Year Homeowner Moved into Unit		
2015		
	Number	Percentage
Occupied housing units	1,398	100.0%
Moved in 2015 or later	24	1.7%
Moved in 2010 to 2014	410	29.3%
Moved in 2000 to 2009	355	25.4%
Moved in 1990 to 1999	216	15.5%
Moved in 1980 to 1989	179	12.8%
Moved in 1979 and earlier	214	15.3%

Source: U.S. Bureau of Census, Census 2015.

Quality of Homes

There are reports that adequate rental housing is difficult to secure. This could be due to the presence of substandard units among those counted as vacant-for-rent and low availability of rental housing within the financial means of those persons in the rental market.

It is difficult to assess the condition of the available housing stock within the Town of West Point; however, source of water, method of sewage disposal and household size can provide an indication of the presence of substandard dwellings. Derelict dwellings, however, are evident. Building codes have been implemented over the last several years by the building official to eliminate all hazardous or substandard structures. Much progress has been made in the past several years to condemn and demolish substandard housing. This has dramatically improved the appearance of the Town. Based on the available information, occupied substandard units comprise only a small percentage of the residential units in Town.

Future Housing Requirements

The building codes for 2012 are still in effect. The building codes for 2015, the most recent set of changes, will not be implemented until 2018, with a grace period of a year.

Within West Point are affordable, subsidized residential housing, one example being the Academy Apartments. The Academy Apartments are located in the northern part of West Point off of King William Road. Improvements were made in 2017 and the complex gained a new community building.

There are also two senior housing complexes available in West Point. The Winter's Point Apartments, located behind the Food Lion in West Point Square are owned by

Bay Aging, a company committed to serving communities by allowing its citizens to live independently. They are described as “An Independent, Living Senior Community” (*Bay Aging*), and they house low income senior citizens aged 62 and up. These apartments are also expected to get an expansion in the future.



Source: “Winter’s Point Apartments.” *Bay Aging*, Bay Aging, n.d., <http://bayaging.org/seniorapartments/winters-point/>. Accessed 5 July 2017.

The other senior housing complex is King William Village Apartments located adjacent to Old Dominion Grain - A Division of Mennel Milling Co., off of Taylor Avenue.



There are several subdivisions that are planned, known as Pointers and Magnolia Meadows subdivisions. They are located in between Thompson Avenue, Bagby Street and East Magnolia Avenue, within the R-1 and R-2 zoning districts.

Land located within New Delaware, near the YMCA, has commercial lots available for the usage of the land. If new development projects arise, 65% of the land is dedicated to residential, 25% for commercial use, and 10% is to be left open. Future commercial development will be located along King William Avenue.



There is also a significant amount of vacant land within the R-1 district. Because much of the land is near the water, different building styles and codes must be used to ensure that the dwellings built in the future will last and will be safe for people to live in them, even in the event of flooding.

Public Safety

Chapter 8

The local agencies that keep our citizens safe are the West Point Volunteer Fire and Rescue Department and the West Point Police Department.

Fire Department⁵

- Provided fire and life safety education to over 350 children.
- Ran 732 calls during the calendar year of 2016.
- Maintained the availability of their qualified crew is available 24/7

Police Department

- West Point has the smallest accredited police department in the state of Virginia.
- Reaccreditation occurs every four years.
- Works well with regional departments.
 - Developed excellent rapport and outreach with community and region.
- Community is constantly safe with 24-hour police protection.

“Welfare” Checks

The West Point Police Department provides “welfare” checks to the public. If a citizen of the town fails to respond to multiple calls from a family member, the family member can request assistance from the police department to check up on the citizen.

Business Checks

Officers, every shift, walk around local businesses to make sure that everything is safe. Officers are visible within the community and establish relationships with local businesses and citizens. This allows officers to quickly and efficiently respond to problems that arise in the community.

“S.A.F.E.” Program

The Safe and Friendly Environment (“S.A.F.E.”) program provides elderly people with a service to feel safe and well cared for. Elderly people can sign up for this program to have an officer call them every day at the same time and check on them. This program often forms life long bonds between the elderly and the officers.

VACHIP / Fingerprinting

Virginia Child Identification Program: This program runs in conjunction with the Masonic Lodge. Computers are used to print the child’s information on a card

⁵ <http://www.wpvfr.com/wp-content/uploads/West-Point-FD-2016-Annual-Report.pdf>

and disc, which is then given to the parent. The child's fingerprint and information is not saved for further use in the Police Department or Masonic Lodge.

Fingerprints for work use or criminal activity are handled through the Police Department. The Live Scan Program scans fingerprints and can immediately locate linked fingerprints found in the police database. The Record Management System enables the Police Department to document, create statistics, and analyze data.

Project HOPE

Project HOPE is a program in place to educate the public about domestic violence. The police department is working with Bridges of Change to establish a domestic violence victim shelter. Take Back the Night is a peaceful walk throughout downtown West Point to create awareness for those victims.

For the Children:

- Halloween Safe Goodies Night
- Chief's Children Safety Talk
- Crab-O-Ween
- Child Safety Seat Checks
- Good Choices Carnival
- Bright Beginnings Program
- Santa Visits the Police Department
- S.R.O. Program (School Resource Officer)
- School Safety Audit

Safe Driving:

- Smart, Safe, and Sober Program
- HEAT Program (Help Eliminate Auto Theft)
- You Drink, You Drive, You Lose
- Click It or Ticket

Crime Rate

Total Offenses Reported: 224

Table 8-1 Crime Statistics (2016-2018)	
Offence	Number of Offences Reported
Theft Related	47
Alcohol Related	26
Drug Related	22
Forcible Rape	1
Aggravated Assault	4
Intimidation	5
Counterfeit	6
Credit/debit Card Fraud	22
Vandalism	16
Nonviolent Family Offence	2
Runaway	1
Extortion	1
Simple Assault	46
Swindle/confidence Game	6
Impersonation	2
Curfew/loitering Violation	1
Trespass	2
Other	145

New Dispatch

West Point Dispatch was dissolved and is now located in the King William County Sheriff's Office.

Animal Control

The West Point Police Department works in conjunction with King William County Animal Control.

Drug Enforcement

The West Point Police Department is a member of the Twin Rivers Drug Task Force – which is comprised of representatives from King William, West Point, New Kent, King and Queen, and Charles City counties. This Task Force focuses on decreasing the use and distribution of drugs.

Disaster Preparation

Disaster Preparation is a joint effort between all departments. Every detail is documented for future use. Police patrol streets and shelters. Clean Up occurs afterwards through all departments.

Hurricane Shelter

Located in the Robinson/Olsson auditorium.

All Hazards Mitigation Plan

Through the Middle Peninsula Planning District Commission, the All Hazards Mitigation Plan is a joint effort between the region to reduce damages to private and public property through mitigation actions. The All Hazards Mitigation Plan is available at Town Hall.

Table 2: List of Hazards	
<ul style="list-style-type: none">• Hurricanes• Ice Storms• Tornadoes• Coastal Flooding/ Nor-Easters• Coastal/ Shoreline Erosion• Sea Level Rise• Snow Storms• Riverine Flooding• Wildfire• High Winds/ Windstorms• Dam Failure• Droughts• Lightning	<ul style="list-style-type: none">• Earthquakes• Shrink-swell Soils• Extreme Cold• Extreme Heat• Land Subsidence/ Karst• Landslides• Tsunamis• Volcanoes• Air Quality• HAZMAT• Ditch Flooding• Summer Storms

Good Neighbor Center

Located beside Our Lady of the Blessed Sacrament Catholic Church, the Good Neighbor Center provides food, clothing, household items and financial aid to those in need.

Community Development

Air, Water, and Noise Pollution

According to Chapter 62, Article 1, Section 6 of the Code of the Town of West Point, it shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the town, or in any area under the jurisdiction of the town, any human or animal excrement, garbage or objectionable waste. It shall be unlawful for any person to discharge to any natural outlet within or adjoining the town or in any area under the jurisdiction of the town any wastewater or other polluted waters, except where suitable treatment has been provided in accordance with the town code. According to Chapter 38, Article 1, Section 6 of the Code of the Town of West Point, it shall be unlawful for any person to make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the town.

Safe Routes to School

The Safe Routes to School Program is for the benefit of the children. It is designed to protect the children and make sure they have the safest route to school. Many are involved in this program, especially parents and advocacy organizations who help improve safety for children in kindergarten through eighth grade. This is a federally-funded program created to encourage children to walk and ride their bikes to school. It also was created to make sure when the rode their bikes or walked they would be safe. It's a good way to prevent air pollution near the schools. The community is motivated to pursue Safe Routes to School, so that we can prevent unsafe or insufficient walkways, bikeways, and crossings. We are committed to reducing reckless driving near schools and highly value students' physical activity and health. Sidewalks have been constructed around the school complex to include Mattaponi Avenue, Thompson Avenue, Chelsea Road, and Magnolia Avenue. Future sidewalks will continue along Magnolia Avenue to King William Avenue.

Infrastructure

CHAPTER 9

Utilities

Water

The Town of West Point owns and operates the water utility which is entirely self-sufficient and financially stable, funded by a sustainable water rate. Chapter 62, Article 1, Section 7 of the Code of the Town of West Point, states property within 200 feet of a public water main and proposed for development of a building, structure or use requiring potable water shall be connected with the public water system and shall use the public water system for potable water required by such development. Once developed property is connected to the public water system, it may not thereafter be disconnected and served by an alternative potable water supply. The town shall determine the point of connection for water service and may require improvements be made to an existing waterline to accommodate the proposed development.

Sanitary Sewer

According to Chapter 28, Article 4, Section 28-31 of the Code of the Town of West Point, the fee for each connection to the Hampton Roads Sanitation District (HRSD) shall be established by HRSD. All connection fees shall be paid prior to the town issuing a zoning permit. Chapter 62 of the Code of the Town of West Point outlines all regulations regarding water, sewage and sewage disposal.

Solid Waste Collection

The town oversees collecting the trash and recycling from the curbside disposal bins. The town collects trash every day depending on location in town. The town collects recyclables every Wednesday. Included in the water bill is the solid waste collection fee. This fee covers all operational and maintenance costs associated with solid waste collection.

Transportation

Highways

Four-lane roads connect West Point to two major highways, Interstate 64, 5 miles west via Route 33, and U.S. Route 17, 12 miles to the east, also via Route 33.

The highway network of West Point consists of several parts. Two regionally significant highways, Route 30 and Route 33, intersect in the Town. These two roads carry the largest volume of traffic in the Town, providing for through and local traffic.

The annexed parts of Town have large land areas which front on dedicated but unimproved streets. Few areas have curbs, gutters, and sidewalks. In 1992, Chelsea Road was extended. This provides an alternate north-south avenue other than King William Avenue.

Several truck lines connect West Point to Richmond and Hampton Roads, and other areas which provide overnight truck service to most major transportation centers in the East.

Available daily traffic counts for Route 30 and Route 33, compiled on an annual basis by the Commonwealth of Virginia and the Department of Highways and Transportation ("Annual Average Daily Traffic Volume Estimates by Section of Route," 2010, and 2015) are included in the following table.

Year	Route Number	From	To	4 Tire	Bus	Truck	Total
2010	33 & 30	West Point	Rt. 273 West of West Point	89%	1%	11%	17,000
	30	West Point	Rt. 633	77%	1%	22%	3,900
2015	33 & 30	West Point	Rt. 273 West of West Point	90%	0%	10%	18,000
	30	West Point	Rt. 633	77%	1%	22%	3,900

Bicycle Facilities

The town maintains the bike paths along Chelsea Road and is currently working to improve and install new paths in the future.

Pedestrian Facilities

The town has created several programs that serve to enhance the pedestrian facilities of the town. Safe Routes to School was started to make the walk to and from school safer. The project created new sidewalks in the area surrounding the school which extend from Chelsea Road along Lee Street, to 5th Street, to make the walk to and from school safer. The community is motivated to pursue Safe Routes to School, in order to prevent unsafe or insufficient walkways, bikeways, and crossings.

Riverwalk was established to create a scenic route along the river. The town hopes to continue improving Riverwalk in the future.

In Article 4, Section 70-51, it states that all new development shall include pedestrian access. "Sidewalks or pedestrian walkways shall be provided so as to enable safe and convenient pedestrian access between buildings located on the site, between buildings and their parking areas, and between buildings and public sidewalks."

Waterways

West Point has the advantage of water-borne transportation. The Eltham Bridge is a draw bridge which allows sea-faring vessels of any size to navigate safely the length of the York River and a short way up the Pamunkey River. This water commerce is associated with WestRock and Old Dominion Grain - A Division of Mennel Milling Co. In addition to this deep-water commerce, West Point is accessible by barges and shallow-draft, intercostal traffic.

Airports

The Middle Peninsula Regional Airport is owned by the Middle Peninsula Regional Airport Authority and is located near the Town of West Point in King and Queen County. Some of the basic information concerning the facility is as follows:

Airport elevation	20 ft.
Number of runways	2
Longest runway length	5,000 ft.
Runway lighting	MIRL
Taxiway	partial parallel
Instrument approach	non-precision

The airport is currently working to build more hangars, one of which will possibly be used for a commercial plane. There is terminal space for sale that will possibly be used for flight school.

The nearest airport offering commercial airline service is Richmond International Airport, about 35 miles from West Point. This field is served by American Airlines, Delta Air Lines, JetBlue Airways, Southwest Airlines, United Airlines, and Allegiant. It provides extensive air passenger and freight services and connections to all parts of the nation and the world. All types of repairs, fuel, charter service, and other services for business and corporate aircraft are available there.

Railroads

The Norfolk Southern Railway and the Southern Railway companies operate an "A" rated branch line from Richmond to West Point. This line is used by the industries in West Point, primarily WestRock. Pulp, paper, and allied products are second among the ten leading commodities shipped by rail in Virginia. In addition, Old Dominion Grain - A Division of Mennel Milling Co. uses the rail line for transport of their product.

Recommended Transportation Improvements

- VA 30 (King William Rd.) from VA 1002 (Magnolia Ave) to VA 33 Mid-term implement access management, lengthen northbound left turn lane, and add turn lanes to the eastbound approach of VA 30/VA 33 intersection.

- VA 30 (King William Rd.)/VA 1122 (15th St.) Short-term improve pavement markings and install signage on eastbound approach; Mid-term implement access management.
- VA 30 (King William Rd.)/VA 33 Mid-term add a through lane and an exclusive left turn lane for the eastbound approach; Long-term continue to monitor for potential improvements.
- Off VA 33 (Eltham Rd.) adjacent to new bridge. Long-term construct commuter lot adjacent to new bridge.
- VA 701 (Euclid Blvd) from VA 1026 to VA 30 Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).

Parks and Recreation



Facilities in the Town of West Point

The town has and maintains several parks and recreation facilities including: West Point Town Park, Beach Park, the Sports Complex, the Industrial Park, Glass Island, and Food Truck Event. West Point Town Park is located between 8th and 9th streets and Main and Kirby Streets. This facility includes a playground and covered stage and is available for rent upon receiving approval of an Outdoor Gatherings Application. Beach Park is a beach area that leads out to the

river at the end of Main Street. The Sports complex is owned jointly with the School Board and provides a place to play sports. This complex is also used by Tri-Rivers Youth Association, the YMCA, and other outside organizations to promote youth sports. The Industrial Park was created to attract industrial businesses to the area. Glass Island provides a place for residents to launch their boats or fish from a pier on the river. The town's newest recreational activity is the Food Trucks which happens once a month during the Spring and Fall. Food Trucks are located at the foot of the Lord Delaware Bridge.

Community Service Facilities

Town Hall

The town maintains and improves the Town Hall building. The town hopes to expand the Town Hall in the future to include more space; both for storage and for office space to provide more services for citizens.

Community Service Facilities Outside of Town Hall

The town has numerous organizations that provide services to the community. These organizations include:

- The West Point Library is a branch of the Pamunkey Regional Library System.



- The West Point Volunteer Fire Department and Rescue Squad provides firefighting and rescue services for the town.



- The W. T. Robinson/ Sture G. Olsson Auditorium and Fine Arts Center serves as the precinct for all elections that take place in the area.



- Sunny Slope Cemetery is owned by the Town of West Point. The cemetery is located on King William Avenue.



- The West Point Police Department provides law enforcement services to the Town of West Point.



- Riverwalk Park which will house the Farmer's Market and Pavillion is located on the corner of Chelsea Road.



Source: "West Point Farmers Market." *Facebook*. Facebook, 12 July 2013, https://www.facebook.com/pg/Town-of-West-Point-122557484487142/photos/?tab=album&album_id=491201260956094. Accessed 18 July 2017.

- Social Services and Court System - Social Services and the court system are provided through King William County, which also serves the citizens of the Town.



Source: "King William County Courthouse." *King William County*. King William County, n.d., <http://kingwilliamcounty.us/about-king-william-county/>. Accessed 13 July 2017.

Community Medical Facilities

Community medical facilities in town are the Riverside Convalescent Center, Tidewater Physicians Multispecialty Group, and DaVita Two Rivers Dialysis. The Tidewater Physicians Multispecialty Group (or TPMG) branch in West Point acts as the local doctor's office, with three main physicians providing care for the area. The Health Department of King William offers local medical services as well.

Riverside Convalescent Center

Riverside is a centrally located facility that provides comprehensive medical services for people in need of 24-hour care or rehabilitation. Many citizens in West Point turn to this facility for their short-term or long-term care needs.



Tidewater Physicians Multispecialty Group

The West Point office of TPMG is comprised of doctors, nurse practitioners, and two physician's assistants who all work together to serve the community of West Point. The practices that are included in this office are Digestive Disease Center of Virginia, Lung Specialists at West Point, and West Point Family Medicine.



DaVita Two Rivers Dialysis

Located in Town Square, DaVita is the leading provider of kidney care in the United States. DaVita delivers dialysis services to patients with chronic kidney failure and end stage renal disease⁶.



Education

Preschool

West Point houses many different preschool locations for local children. These locations include Our Lady of the Blessed Sacrament Preschool, Creative Critters Learning Center, Parent Child Development Corporation, and West Point United Methodist Church Pre-School Academy.

Public School

The public-school system in the Town of West Point consists of two school buildings that serve kindergarten through 12th grade. The public-school system serves students in the Town of West Point as well as tuition students from other localities.

Homeschool

West Point Public Schools accepts alternative means of instruction in the event that a parent or guardian chooses to homeschool their child(ren). Courses can be completed through emerging technologies and other similar means when the course is equivalent to that offered in the regular school program and the work is done under the supervision of a licensed teacher, or a person eligible to hold a

⁶ <https://www.davita.com/about>

Virginia license, and approved by the school board⁷. Instruction of children by their parents is an acceptable alternative form of education under the policy of the Commonwealth of Virginia in Va. Code Section 22.1-254.

Communication

Internet access is available for all Town citizens. Many companies provide communications services within Town:

Television

Television providers that serve the Town of West Point include Dish Network, DirecTV, and Cox Cable.

Internet

Internet providers that serve the Town of West Point include Verizon Wireless, Cox Cable, and HughesNet.

Telephone

Telephone Providers that serve the Town of West Point include Verizon Wireless, AT&T, Sprint, and T-Mobile.

⁷ West Point Public Schools, West Point School Board, Policy Manual. Accessed from https://drive.google.com/drive/folders/1zoTO66_l1IgwUnd3liLTUxrtz2HaDhOh

Implementation

CHAPTER 10

Proposed Zoning Ordinance Changes

The adoption of this Comprehensive Plan creates an urban design framework for future land use decisions. The implementation of the Plan is guided by land-use regulations such as the zoning ordinance and subdivision ordinance, and these should be fully integrated into the Plan's vision for the future. Quality urban design requires work by both the private sector (in defining specific market opportunities and project designs) and the public sector (in ensuring project land use compatibility within the context of the Comprehensive Plan). The Town Zoning Ordinance was initially adopted on May 1st, 1979, and the zoning ordinance is changed periodically by recommendations from the comprehensive plan.

Subdivision Ordinance

A subdivision ordinance may be used to implement the plan. A subdivision ordinance provides for the orderly development of an area by regulating the establishment of lots, the laying out of streets, and the provision of public utilities. These matters must be approved by the locality before a subdivision can be recorded and lots sold. Once recorded, a subdivision normally has a permanent effect on a locality. Thus, one way to ensure that land development is in accordance with the plan is to have a subdivision ordinance which is based on the plan and which will aid in directing and coordinating development. The Code of the Town of West Point, Virginia enables the town to create subdivisions. Chapters 2, 14, 54, and 70 of the code detail how the town has this ability.

Chapter 2: Administration of the Code of the Town of West Point is as follows:

- Except as otherwise provided by law, ordinances shall be adopted, amended or repealed by the town council only in the manner prescribed by this section.
- The object of each such ordinance shall be expressed in its title.
- Except as otherwise authorized by law, no ordinance shall be passed until after a descriptive notice of an intention to propose the same for passage has been published once a week, for two successive weeks prior to its passage, in a newspaper having a general circulation in the town. The second publication shall not be sooner than one calendar week after the first publication. The publication

shall include a statement either that the publication contains the full text of the ordinance or that a copy of the full text of the ordinance is on file at town hall. Even though the publication contains the full text of the ordinance, a complete copy shall be available for public inspection at town hall.

- After the enactment of such ordinance by the town council, such ordinance shall become effective upon adoption or upon a date fixed by the council.
- Except as hereinafter provided, emergency ordinances under authority of this section may be adopted without notice of intention, but no emergency ordinance shall be enforced for more than 60 days unless readopted in conformity with the provisions of this section.
- No ordinance which imposes or increases any tax or levy shall be adopted unless 14 days have elapsed following the last required publication of the intention to propose the same for passage.
- All ordinances heretofore enacted by the council under authority of this section shall be deemed to have been validly enacted, unless some provision of the Constitution of Virginia or the United States has been violated in such enactment.

Chapter 14: Buildings and Building Regulations of the Code of the Town of West Point is as follows:

- The owners of property within the Town of West Point shall at such times as the governing body may prescribe, remove, repair, or secure any building, wall or other structure, which might endanger the public health or safety of other residents of the town.
- The town council through the building official of the town may remove, repair, or secure any building, wall or any other structure which might endanger the public health or safety of other residents of the town, wherein the owner and lien holder of such property after reasonable notice giving 45 days to do so, have failed to remove, repair or secure said building, wall or other structure.
- In the event the town council through the building official of the town removes, repairs or secures any building, wall or other structure after complying with the notice provisions of this section, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the town as taxes and levies are collected.
- Every charge authorized by this section with which the owner of any such property shall have been assessed and which remains unpaid shall constitute a lien against such property ranking on a parity with unpaid local taxes and enforceable in the same manner as provided in Code of Virginia, Articles 3 and 4, Chapter 39, Title 58.1, as amended.

Chapter 54: Subdivisions of the Code of the Town of West Point is as follows:

- The subdivider shall dedicate to the town all land required for streets and alleys and utility easements and those utilities constructed or installed by the subdivider therein as provided for in this chapter.

- In subdivisions of 15 or more lots, the subdivider shall reserve ten percent of the total land area of the subdivision for common open space. The subdivider shall form a homeowner's association for the maintenance of the space, and submit the homeowner's association documents to the agent for approval prior to approval of the final plat.
- Buffers shall be provided to screen subdivisions from adjacent developed buildings and developed uses in order to protect the privacy and promote the general welfare of the community.
- The size, location, and character of land dedicated or reserved shall be determined by the agent after:
 1. Joint consultation with the planning commission and the subdivider;
 2. Consideration of the purpose of the subdivision ordinance;
 3. Consideration of any related objective approved by the town council; and
 4. Consideration of the comprehensive plan.
- Land encumbered by any of the following characteristics may be deemed by the agent as being generally unsuitable for subdivision:
 1. Land subject to periodic flooding, such as wetlands, as defined by the Virginia Wetlands Act of 1972 (Code of Virginia, § 28.2-1300 et seq.), or floodplains.
 2. Land having physical characteristics, such as poor drainage, excessive slope, etc., the subdivision of which would increase danger to health, life or property or aggravate erosion or flood hazard.
- The agent may allow the subdivision of any land which falls under subsection (a) of this section; provided, that:
 1. Sufficient land is provided in each lot to provide a building site free from flood or other danger.
 2. The developer installs land preservation improvements as may be required by the agent to prevent increased danger to health, life or property and to render the land safe and otherwise acceptable for development.
- In connection with this section, the agent may require the subdivider to furnish topographical maps, elevations, flood profiles and other relevant data as necessary.
- Streets shall connect with existing streets and shall provide access to adjoining subdivisions as required by the agent.
- Curvilinear streets shall be encouraged, but streets shall intersect at or as near right angles as practical. Offsets or jogs shall be avoided. To increase public safety, no street shall intersect another street at an angle of less than 80 degrees, unless such street is designated as one-way and right turn only.
- Where the agent deems it desirable or necessary to provide access to adjacent tracts not presently subdivided, proposed streets in the subdivision shall be extended to the boundary lines with such adjacent tracts. Temporary turnarounds shall be provided at the ends of such streets by means of temporary easements or otherwise.
- When lots in a subdivision abut on one side of a public right-of-way, the subdivider shall be required to dedicate enough land so that the distance as

measured from the centerline of the right-of-way to the subdivision property line shall be one-half of the standard width of the right-of-way. The standard width of the right-of-way shall be based on the standards of the Virginia Department of Transportation and the comprehensive plan of the town. The subdivider shall not be responsible for grading or surfacing any such right-of-way required above.

- Half-streets along the boundary of land proposed for subdivision shall not be permitted.
- Proposed streets which are obviously in alignment with other already existing and named streets shall bear the names of the existing streets. In no case shall the names of proposed streets duplicate existing street names irrespective of the use of the suffix street, avenue, boulevard, drive, way, place, lane or court. Street names shall be indicated on the preliminary and final plats and shall be approved by the agent. Names of existing streets shall not be changed except by approval of the governing body.
- Streets shall have a minimum right-of-way of 50 feet and may be wider if required by future traffic counts or the comprehensive plan. Alleys shall not be permitted.
- Dead end streets and cul-de-sacs, designed to have one end permanently closed, shall be no longer than 1,200 feet and shall be provided with a permanent turnaround terminal. The radius of the right-of-way shall be a minimum of 60 feet and the radius of the pavement shall be a minimum of 45 feet, as measured to the face of curbing or edge of paving as applicable.
- All streets and their drainage facilities shall be designed in compliance with the requirements of the Virginia Department of Transportation and the town.

Chapter 70: Zoning of the Code of the Town of West Point is as follows:

- No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, converted or structurally altered except in conformity with all of the regulations specified in this chapter for the district in which such building, structure or land is located and in conformity with all other applicable provisions of this chapter.
- No yard, lot area, open space or other feature required by the provisions of this chapter shall be reduced or eliminated by private action except in conformity with the regulations established by this chapter.
- No part of any lot, yard, other space or feature required for a building, structure or use shall be encroached upon or considered as lot, yard, other space or feature for any other building, structure or use except as may be specifically permitted by the provisions of this chapter.

Neighborhoods

Ensure that residential development is designed in a systematic way to promote an orderly pattern of growth, and protect and enhance the quality of the Town's residential neighborhoods. The Code of the Town of West Point, Virginia enables the town to attain these goals. Chapter 54 of the Town's code indicates how the town will approach this goal.

Chapter 54: Subdivisions of the Code of the Town of West Point is as follows:

- The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography and conform to requirements of this chapter. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage of area which would be unusable for normal purposes.
- Excessive lot depth in relation to lot width shall be avoided. A ratio of depth to width of two to one shall be considered a desirable maximum in all lots except cul-de-sac lots.
- Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street.
- Corner lots shall have extra width so that the setback and yard lines required by the zoning ordinance are met.
- Side lines of lots shall be approximately at right angles or radial to the right-of-way line.
- All remnants of lots below minimum size left over after the subdividing of a tract must be added to adjacent lots or otherwise disposed of rather than allowed to remain as unusable parcels.
- Where the land covered by a subdivision includes two or more parcels in separate ownership, and lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership, simultaneously with the recording of the final plat. Such deed is to be deposited with the clerk of the court and held with the final plat until the subdivider is ready to record same, and they both shall then be recorded together.
- In the case of lots for commercial, industrial or other nonresidential use, the lot area, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated, in accordance with the requirements of any existing zoning or other applicable ordinance, and adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

Economic Development

Increase employment opportunities, income, business success, and the Town's revenues by supporting and promoting the Town's tourism base and other development and redevelopment opportunities. The Code of the Town of West Point Virginia enables the town to attain these goals. Chapter 2 of the Comprehensive Plan indicates how the town will go about achieving this goal.

Chapter 2: Administration of the Code of the Town of West Point is as follows:

- Except as otherwise provided by law, ordinances shall be adopted, amended or repealed by the town council only in the manner prescribed by this section.

- The object of each such ordinance shall be expressed in its title.
- Except as otherwise authorized by law, no ordinance shall be passed until after a descriptive notice of an intention to propose the same for passage has been published once a week, for two successive weeks prior to its passage, in a newspaper having a general circulation in the town. The second publication shall not be sooner than one calendar week after the first publication. The publication shall include a statement either that the publication contains the full text of the ordinance or that a copy of the full text of the ordinance is on file at town hall. Even though the publication contains the full text of the ordinance, a complete copy shall be available for public inspection at town hall.
- After the enactment of such ordinance by town council, such ordinance shall become effective upon adoption or upon a date fixed by council.
- Except as hereinafter provided, emergency ordinances under authority of this section may be adopted without notice of intention, but no emergency ordinance shall be enforced for more than 60 days unless readopted in conformity with the provisions of this section.
- No ordinance which imposes or increases any tax or levy shall be adopted unless 14 days have elapsed following the last required publication of the intention to propose the same for passage.
- All ordinances heretofore enacted by the council under authority of this section shall be deemed to have been validly enacted unless some provision of the Constitution of Virginia or the United States has been violated in such enactment.

Capital Improvement Program

The Capital Improvement Program is used to establish the time and order in which public improvements are to be carried out. Using this program as a guideline, the town will continue to put money toward future projects or improvements.

The Code of the Town of West Point, Virginia enables the town to attain these goals. Chapter 42 of the Town's code deals with how the town will achieve these goals. Listed within this chapter of the Code of the Town of West Point is as follows:

- The town manager is the designated purchasing agent of the town. This gives the town manager the authority to make purchases and make contracts for labor with the purpose of bettering the Town. The purchasing agent also has the authority to inspect all services, goods, and materials purchased.
- Nothing in the Code will affect the Procurement Procedures Manual.
- The provisions of this chapter and the Procurement Procedures Manual shall be applicable to the sale or other disposal of property determined by the town manager to be surplus town property, which determination shall be made with the advice and consent of the town council. For the purposes of determination of the applicable procedures, the value of the surplus property shall be the value determined by the town manager to be the fair market value for such property.
- All purchases for the town shall be based on competitive principles as set forth in this chapter and in the Procurement Procedures Manual approved by the town council, except the following:
 1. Contracts for the purchase of goods or services performed or produced by persons, or in schools or workshops, under the supervision of the Virginia

- Department for the Visually Handicapped or nonprofit sheltered workshops serving the handicapped.
2. Contracts for legal services, expert witnesses or other services associated with litigation or regulatory proceedings.
 3. Extension of the term of an existing contract for services to allow completion of any work undertaken but not completed during the original term of the contract.
 4. Contracts entered into by an industrial development authority with respect to any item of cost of authority facilities or facilities defined in Code of Virginia, § 15.2-4902.
- Purchases on competitive principles shall be made by competitive sealed bidding in accordance with procedures set out in the Procurement Procedures Manual or as otherwise established by the town council, except under the following circumstances:
 1. Purchases of less than \$1,000.00. Such purchases shall be made competitively, as provided for in the Procurement Procedures Manual.
 2. Professional services, which may be procured by competitive negotiation.
 3. Purchases of goods, services, insurance or construction where a determination has been made by town council, in writing, that competitive sealed bidding is either not practical or not advantageous to the public, in which event such purchases may be procured by competitive negotiation.
 4. Purchases or contracts made following a written determination by the town council that there is only one source practicably available for that which is to be procured, in which event the purchase or contract may be negotiated and awarded without competitive sealed bidding or competitive negotiation.
 5. Purchases made or contracts awarded in the case of an emergency, where the emergency prevents the use of competitive bidding or negotiation, provided that a written determination of the basis for the emergency and the selection of the particular contractor is made by the purchasing agent. In the event of such an emergency, purchases may be made or contracts awarded by the mayor, vice mayor or purchasing agent, provided that no purchase or contract in excess of \$3,000.00 shall be made by the purchasing agent without being authorized in advance by the mayor or vice mayor, unless authorization from the mayor or vice mayor cannot be obtained without endangering the health or safety of the public.

Capital Improvements

Capital Improvements is a work in progress over future years. These improvements are available upon request at Town Hall.

Transportation

The Town should strategically plan both street and highway development in the best interest of serving the residents, businesses, industries, and through traffic. The Code of the Town of West Point Virginia enables the town to attain these goals. Chapter

50 of the code underlines how the town plans to achieve this goal. The goals for the Town are:

- **Streets**-Through streets should be developed for alternative routes to travel in Town.
- **Bikeways**-Improve bicycle and pedestrian facilities as an important part of the transportation system, with special emphasis on the Scenic By-Way Plan.
- **Sidewalks**-Improve the sidewalks that need repair. Continue to add more sidewalks to the town.

Chapter 50: Streets and Sidewalks of the Code of the Town of West Point is as follows:

- The primary purpose of the public streets and sidewalks is for use by vehicular and pedestrian traffic.
- Vending on certain public streets and sidewalks may promote the public interest by contributing to an active and attractive pedestrian environment.
- Reasonable regulation of street and sidewalk vending is necessary to secure, preserve and promote safety, welfare, comfort, convenience, trade and commerce in the town and among its inhabitants.
- The regulations contained in this article regulate certain activities which are commercial in nature and are not intended to restrict or prohibit pure speech or other conduct of individuals or organizations that is protected by the Constitutions of the United States and the Commonwealth of Virginia.

Beautification

The town will continue to promote the quaint feel of the town by regulating the ratio between green park areas and industrial/residential areas. The town will also continue to maintain and improve the underground wiring. The Code of the Town of West Point Virginia enables the town to attain these goals. Chapter 41 of the Town's code underlines how the town will go about achieving goal.

Chapter 41: Parks and Recreational Facilities of the Code of the Town of West Point is as follows:

- Littering. In a park or facility, it shall be unlawful for any person to deposit, scatter, drop or abandon bottles, cans, broken glass, hot coals, ashes, sewage, waste or other materials, except in receptacles provided for those purposes. No person shall throw, deposit or leave any litter, refuse or rubbish of any kind in public park and recreational facilities except in public receptacles and in such manner that the litter, refuse or rubbish will be prevented from being carried by the elements. Where public receptacles are not provided all such litter, refuse or rubbish shall be carried away from the area by the person responsible for its presence and properly disposed of elsewhere.
- Property of others. In a park or facility, it shall be unlawful for any person to:
 1. Intentionally disturb, harass, or interfere with a park or facility visitor's property.

2. Leave or store personal property without prior authorization from the manager, designee, or the council.
 3. Interference with town employees. It shall be unlawful for any person to impersonate any town employee or interfere with, harass, or hinder any town employee in the discharge of their duties.
- No person, except an employee of the town in the performance of his assigned duties, shall in any manner pick, pull, pull up, tear, tear up, dig, dig up, cut down, break, burn, injure, deface, disturb, destroy, mutilate, disfigure, remove, scar, take or gather in any manner, in whole or in part, any part of any park, building, sign, equipment, or other property, including, but not limited to, any tree, flower, fern, shrub, vine, turf, plant, rock, artifact, fossil, or mineral, found growing or being a part of the land of any park. Notwithstanding any other provision to the contrary, the manager may issue permits in writing to permit collecting for scientific and/or education purposes of trees, flowers, ferns, shrubs, vines, turf, plants, rocks, artifacts, fossils, minerals, or any part thereof in any park or recreational facility
 - Disturbance of natural features. In a park or facility, it shall be unlawful for any person to:
 1. Intentionally remove, alter, injure, or destroy any tree, other plant, rock, soil or mineral.
 2. Dig trenches, holes or other excavations without authority.
 3. Introduce any plant, animal, or other agent without a use permit, and other permits as required by state and federal law.
 - Disturbance of wildlife. In a park or facility, it shall be unlawful for any person to:
 1. Kill, trap, hunt, pursue, or in any manner disturb or cause to be disturbed, any species of wildlife and their nests, dens or other place of rest, except in nuisance situations as permitted by a use permit;
 2. Remove any animal, living or dead, without a use permit and any animal so removed or taken contrary to the provisions of this article or laws of the state, shall be considered contraband and subject to seizure and confiscation; and/or
 3. Release or abandon any animal.
 - Destruction or defacement. In a park or facility, it shall be unlawful for any person to:
 1. Intentionally deface, vandalize or otherwise cause destruction to town property.
 2. Intentionally deface, destroy, cover, damage, or remove any placard, notice, sign, or parts thereof whether permanent or temporary, posted or exhibited by the general services department.

- Release of harmful or foreign substances. In a park or facility, it shall be unlawful for any person to:
 1. Place any debris or other pollutant in or upon any park or facility, or any body of water in or adjacent to a park or facility, or any tributary, stream, storm sewer or drain flowing into the waters.
 2. Discharge wastewater or any other wastes in a park, except into designated containers, drains, or dumping stations.

Stormwater Management

The town will continue to maintain and improve the storm drains in the road. The town has several projects to improve the drains including one project which aims to improve their filters. Stormwater Management is reviewed, inspected, and enforced by DEQ (Department of Environmental Quality). The Town of West Point works together with DEQ to ensure proper rules and regulations are followed. The Code of the Town of West Point Virginia enables the town to attain these goals. Chapter 62 of the Town's code underlines how the town will go about achieving this goal.

Chapter 62: Water, Sewers, and Sewage Disposal of the Code of the Town of West Point is as follows:

- It shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the town, or in any area under the jurisdiction of the town, any human or animal excrement, garbage or objectionable waste. It shall be unlawful for any person to discharge to any natural outlet within or adjoining the town or in any area under the jurisdiction of the town any wastewater or other polluted waters, except where suitable treatment has been provided in accordance with the provisions of this chapter.
- It shall be unlawful for any person to knowingly discharge or cause to be discharged any unpolluted waters, such as stormwater, ground- water, roof runoff, subsurface drainage, or cooling water to any sewer, except that stormwater runoff from limited areas, which stormwater may be polluted at times, may be discharged to the sanitary sewer by written permission of the town manager. For buildings with building drains constructed prior to October 1, 1981, knowledge of the discharge of unpolluted waters into a sewer shall be presumed only after 30 days' notice to the landowner by mailing to him at the address shown on the most recent tax bill. Stormwater other than that exempted in this section and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers or to a natural outlet approved by the town manager and other regulatory agencies. Unpolluted industrial cooling water or process water may be discharged, on approval of the town manager, to a storm sewer or natural outlet.

Public Areas

The town will continue to maintain buildings that are open to the public. The town will also attempt to maintain the appeal of the buildings so that they match with the rest of the buildings in town. The town has several projects in the works such as: expanding

the town hall, improvements to the public works building, improving the pavilion for the farmer's market, and adding a sports complex to the industrial park. The Code of the Town of West Point Virginia enables the town to attain these goals. Chapters 14 and 18 of the Town's code underline how the town will go about achieving this goal.

Chapter 14: Buildings and Building Regulations of the Code of the Town of West Point is as follows:

- The owners of property within the Town of West Point shall at such times as the governing body may prescribe, remove, repair or secure any building, wall or other structure, which might endanger the public health or safety of other residents of the town.
- The town council through the building official of the town may remove, repair or secure any building, wall or any other structure which might endanger the public health or safety of other residents of the town, wherein the owner and lien holder of such property after reasonable notice giving 45 days to do so, have failed to remove, repair or secure said building, wall or other structure.
- In the event the town council through the building official of the town removes, repairs or secures any building, wall or other structure after complying with the notice provisions of this section, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the town as taxes and levies are collected.
- Every charge authorized by this section with which the owner of any such property shall have been assessed and which remains unpaid shall constitute a lien against such property ranking on a parity with unpaid local taxes and enforceable in the same manner as provided in Code of Virginia, Articles 3 and 4, Chapter 39, Title 58.1, as amended.
- Unlawful acts. It shall be unlawful for any person, firm or corporation to maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any premises, regulated by this property maintenance code, or cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this code, or to fail to obey a lawful order of the code official, or to remove or deface a placard or notice posted under the provisions of this code.
- Failure to maintain; enforcement. The failure to maintain premises, residential and nonresidential including surrounding areas, shall constitute violations of this code. Notice of failure to maintain shall be given to the owner or occupant by mail or personal delivery by county official. The first notice, if not an immediate health, safety or welfare issue, shall allow 45 days for compliance. If at the end of 45 days the property is not in compliance, a second and final notice shall be given for an additional 15 days for compliance. The allowable time for emergency

correction notices shall be at the code official's discretion. If the owner or occupant fails to comply with this order, the code official shall contract with available sources to abate the violations, and all costs incurred shall be the responsibility of the owner of such property. Such costs and expenses incurred shall be collected by the county as taxes and levies are collected. Every charge to the owner, which remains unpaid, shall constitute a lien against such property on a parity with liens for unpaid taxes. The county may as an alternative, issue a summons for abatement of these violations.

- **Penalty.** Violations of this article shall be punishable as provided in Code of Virginia, § 36-106.
- **Prosecution.** In case of any unlawful acts the code official shall institute an appropriate action or proceeding at law to exact the penalty provided in subsection (c) of this section. Also, the code official shall ask the jurisdiction's legal representative to proceed at law or in equity against the person responsible for the violation for the purpose of ordering that person to correct or remove the violation.

Chapter 18: Cemeteries of the Code of the Town of West Point is as follows:

- If it becomes necessary to repair or reconstruct any monument or memorial or any portion thereof which has been damaged, no longer remains level with the ground or has been dislodged from its place, the town shall give a ten-day written notice of the necessity for such repair to the owner of the lot or grave of record. The notice shall be given by mail addressed to the owner of record at the address stated on the books of the town. If the owner fails to repair the damage within a reasonable time, the town may direct that the repair be made and charge the expense against the owner and any remaining lots owned by such owner. In the event that any expense is so charged and the owner fails or refuses to reimburse the town, no further burials shall be allowed in the remaining lots or graves of the owner until such time as the owner has satisfied his obligation to the town.
- It shall be the obligation of all owners of lots or graves in the cemetery to fill and reseed all graves which may have sunk, except those required to be filled and seeded by a funeral director pursuant to section 18-9(b). If it becomes necessary to fill a sunken grave and reseed the same, the town shall give a ten-day written notice of the necessity for such refilling to the owner of the lot or grave of record. The notice shall be given by mail addressed to the owner of record at the address stated on the books of the town. If the owner fails to fill the grave and reseed the same within a reasonable time, the town may direct that the filling and reseeded be made and charge the expense against the owner and any

remaining lots or graves owned by such owner. In the event that any expense is so charged and the owner fails or refuses to reimburse the town, no further burials shall be allowed in the remaining lots or graves of the owner until such time as the owner has satisfied his obligation to the town.

Parks, Recreation, and Open Space

The town will add to the quality and quantity of recreational and cultural facilities, and enhance recreational and cultural programming. The town hopes to improve the Town Park; in addition, the town will work with the School Board to improve the Sports Complex. The Code of the Town of West Point, Virginia enables the town to attain these goals. Chapters 14, 39, and 41 of the Town's code underline how the town is to achieve this goal.

Chapter 14: Buildings and Building Regulations of the Code of the Town of West Point is as follows:

- The owners of property within the Town of West Point shall at such times as the governing body may prescribe, remove, repair or secure any building, wall or other structure, which might endanger the public health or safety of other residents of the town.
- The town council through the building official of the town may remove, repair or secure any building, wall or any other structure which might endanger the public health or safety of other residents of the town, wherein the owner and lien holder of such property after reasonable notice giving 45 days to do so, have failed to remove, repair or secure said building, wall or other structure.
- In the event the town council through the building official of the town removes, repairs or secures any building, wall or other structure after complying with the notice provisions of this section, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the town as taxes and levies are collected.
- Every charge authorized by this section with which the owner of any such property shall have been assessed and which remains unpaid shall constitute a lien against such property ranking on a parity with unpaid local taxes and enforceable in the same manner as provided in Code of Virginia, Articles 3 and 4, Chapter 39, Title 58.1, as amended.

Chapter 39: Outdoor Gatherings and Street Festivals of the Code of the Town of West Point is as follows:

- The public streets of this town are designed to serve the public's need for efficient, safe and convenient vehicular, pedestrian and bicycle transportation. Yet, at times, these streets may be temporarily used for private interests under terms and conditions imposed by the town. During such use, the streets shall maintain their character as public rights-of-way, except as otherwise provided in this article.
- It shall be unlawful and constitute a class 3 misdemeanor for any person to drive a motor vehicle (except service vehicles related to the gathering), ride a

bicycle, skateboard, moped or similar device within the streets or sidewalks designated for the gathering or festival. The sponsor shall provide signage that specifies this regulation. The signage shall be posted throughout the gathering or festival premises. The signage shall be a maximum of nine square feet.

- It shall be unlawful and constitute a class 3 misdemeanor for any person to possess or bring into such areas a pet, reptile, bird or other animal (except animals that are a part of an exhibition or element of the gathering, and service animals, which shall comply with section 10-5 of the Town Code) such being deemed to cause injury and annoyance and to be dangerous and offensive, with respect to the gathering. The sponsor shall provide signage that specifies this regulation. The signage shall be posted throughout the gathering or festival premises. The signage shall be a maximum of nine square feet.
- No person shall offer the sale of goods, food or beverages on public or private property outside the gathering or street festival premises unless the person has first obtained a business license from the Town of West Point.

Chapter 41: Parks and Recreational Facilities of the Code of the Town of West Point is as follows:

- Disturbance of natural features. In a park or facility, it shall be unlawful for any person to:
 1. Intentionally remove, alter, injure, or destroy any tree, other plant, rock, soil or mineral.
 2. Dig trenches, holes or other excavations without authority.
 3. Introduce any plant, animal, or other agent without a use permit, and other permits as required by state and federal law.
- Disturbance of wildlife. In a park or facility, it shall be unlawful for any person to:
 1. Kill, trap, hunt, pursue, or in any manner disturb or cause to be disturbed, any species of wildlife and their nests, dens or other place of rest, except in nuisance situations as permitted by a use permit;
 2. Remove any animal, living or dead, without a use permit and any animal so removed or taken contrary to the provisions of this article or laws of the state, shall be considered contraband and subject to seizure and confiscation; and/or
 3. Release or abandon any animal.
- Destruction or defacement. In a park or facility, it shall be unlawful for any person to:
 1. Intentionally deface, vandalize or otherwise cause destruction to town property.
 2. Intentionally deface, destroy, cover, damage, or remove any placard, notice, sign, or parts thereof whether permanent or temporary, posted or exhibited by the general services department.
- Release of harmful or foreign substances. In a park or facility, it shall be unlawful for any person to:

1. Place any debris or other pollutant in or upon any park or facility, or any body of water in or adjacent to a park or facility, or any tributary, stream, storm sewer or drain flowing into the waters.
 2. Discharge wastewater or any other wastes in a park, except into designated containers, drains, or dumping stations.
- Commercial use; solicitation; advertising and photography. In a park or facility, it shall be unlawful for any person to:
 1. Solicit, sell, or otherwise peddle any goods, wares, merchandise, services, liquids or edibles, except by authorized concession granted by the board or with the written permission of the manager.
 2. Operate a still, motion picture, video, or other camera for commercial purposes without prior authorization from the individual depicted in the image and on a not-to-interfere basis with other park or facility patrons.
 3. Expose, distribute, or place any sign, advertisement, notice, poster, or display without authorization from the manager.
 4. No person other than those authorized by the manager shall offer instruction in public park and recreational facilities.
 - Companion animal/pets. In a park or facility, it shall be unlawful for any person to:
 1. Bring any companion animal, except in areas designated as open to companion animals.
 2. Allow a companion animal to enter a picnic area, building, ball field, or other "No Companion Animal" designated areas.
 3. Permit a companion animal under his or her control to disturb, harass, or interfere with any park or facility visitor, a park or facility visitor's property, or a town employee.
 4. Tether any companion animal to a tree, plant, building, or park or facility equipment.
 5. Have a companion animal in a designated area without having the means for disposing of the companion animal's feces in a sanitary manner.
 6. All dogs are required to be kept on a leash of not more than ten feet in length or securely penned or caged. Dog owners are responsible for their dogs.
 - Noise; amplification of sound. In a park or facility, it shall be unlawful for any person, without the prior written authorization of the manager, or his designee, to:
 1. Install, use, or operate a loudspeaker or other sound amplifying equipment.
 2. Use, operate, or permit the use or operation, of any radio, tape player, phonograph, television set, music amplifier or other machine or device for the production or reproduction of sound.
 - Fires. It shall be unlawful for any person to:
 1. Start a fire in a park or facility, except in a designated area, and then only in fire rings, portable stoves or grills, except by use permit with

- manager's approval. The manager shall have the right to refer any such request to the council for its consideration;
2. Leave a fire unattended or fail to fully extinguish a fire; and/or
 3. Scatter or leave unattended lighted matches, ashes, burning tobacco, paper or other combustible material.
- Assemblies; meetings. It shall be unlawful for any person to conduct public meetings, assemblies, worship services, entertainment, parades, or demonstrations within a park or facility without a use permit.
 - Amusement contraptions. It shall be unlawful to bring in, set up, construct, manage or operate any amusement contraption without prior authorization from the manager.
 - Children under age of 12 years. No parent or guardian shall permit a child under the age of 12 years to make use of public park and recreational facilities without providing for direct supervision of the child.
 - Powered models and toys. It shall be unlawful for any person to start, fly, or use any model aircraft, model boat, or model rocket powered by a combustion engine or rocket motor. Electrically-powered model cars and toys are permitted. Electrically powered aircraft are permitted, provided they are tethered to the operator and under the operator's positive control.
 - Playgrounds. The following are not allowed around the playground equipment:
 1. Swinging of sticks or wooden or metal bats;
 2. Use of ropes;
 3. Throwing of hard objects such as baseballs, golf balls, frisbees, etc;
 4. Games that involve any tackling, tagging, pushing, shoving, hitting, grabbing, pulling, knocking down, tripping, throwing, or, climbing or jumping on one another.
 - Golf. It shall be unlawful for any person to hit golf balls within a park or facility except as authorized by the manager or by use permit.
 - Roller skates, roller blades or skateboards. It shall be unlawful to use roller skates, roller blades or skateboards in parks and facilities, except in designated areas.
 - Climbing. It shall be unlawful to climb, crawl or sit on equipment not intended for such use.
 - Use of electronic metal-detecting devices. No person shall utilize any type of electronic metal-detecting device in any recreational facility. This section shall not apply to law enforcement officers in connection with operation of security devices.

CHAPTER 11

Citizen Survey

In 2008, a survey of local citizen opinions of the Town was completed. The survey was coincidental with the Comprehensive Plan revision and provided positive support for the Town and its operation. It also highlighted suggested improvements that will be put to good use in this Plan and the next update as well as future efforts of Town government. In 1998, a citizen-based study was conducted to assess the role transportation has on business, citizens, education, faith, community, local government, recreation, tourism, and transportation. The conclusions of this study provided support for Town and citizen based planning efforts.

Conducting the Survey

The Town of West Point Comprehensive Plan update process began with a citizen survey. This survey was available from the beginning of July 2017 to August 29 at the following locations: Town Hall, Downtown Business Center, West Point Public Library and online. The population of the Town of West Point in 2008 was 3,134, the survey generated 78 responses. Only 2.3% of our population responded to the survey.

Questions Asked

The questions asked in this survey were used to determine how the citizens of the Town of West Point would like to see their community improved.

The Results

Please circle the number that comes closest to your opinion for each of the following questions:

1 - Excellent 2 - Good 3 - Fair 4 - Poor 5 - Don't Know

As part of the process in updating the Comprehensive Plan, a citizen survey was released in July 2017 and was available through August 11th. Responses were collected electronically and in hard copy. Hard copies were available at the following locations: the Public Works Office, Town Hall, YMCA, Library, Police Department, and the School Board Office. They were electronically available through Facebook, the Tidewater Review website, and the Town website. 239 surveys were submitted. The following document compiles the results from the updated survey. The last citizen survey for the Town of West Point took place in 2008. At the time, only 78 responses were submitted.

Appendix A – Maps

Map 1 – LOCATION

Map 2 – CHESAPEAKE BAY PRESERVATION AREAS

Map 3 – ZONING DISTRICTS

Map 4 – FUTURE LAND USE



TOWN OF WEST POINT
COMMUNITY DEVELOPMENT

MAP 1

LOCATION



JUNE 2018





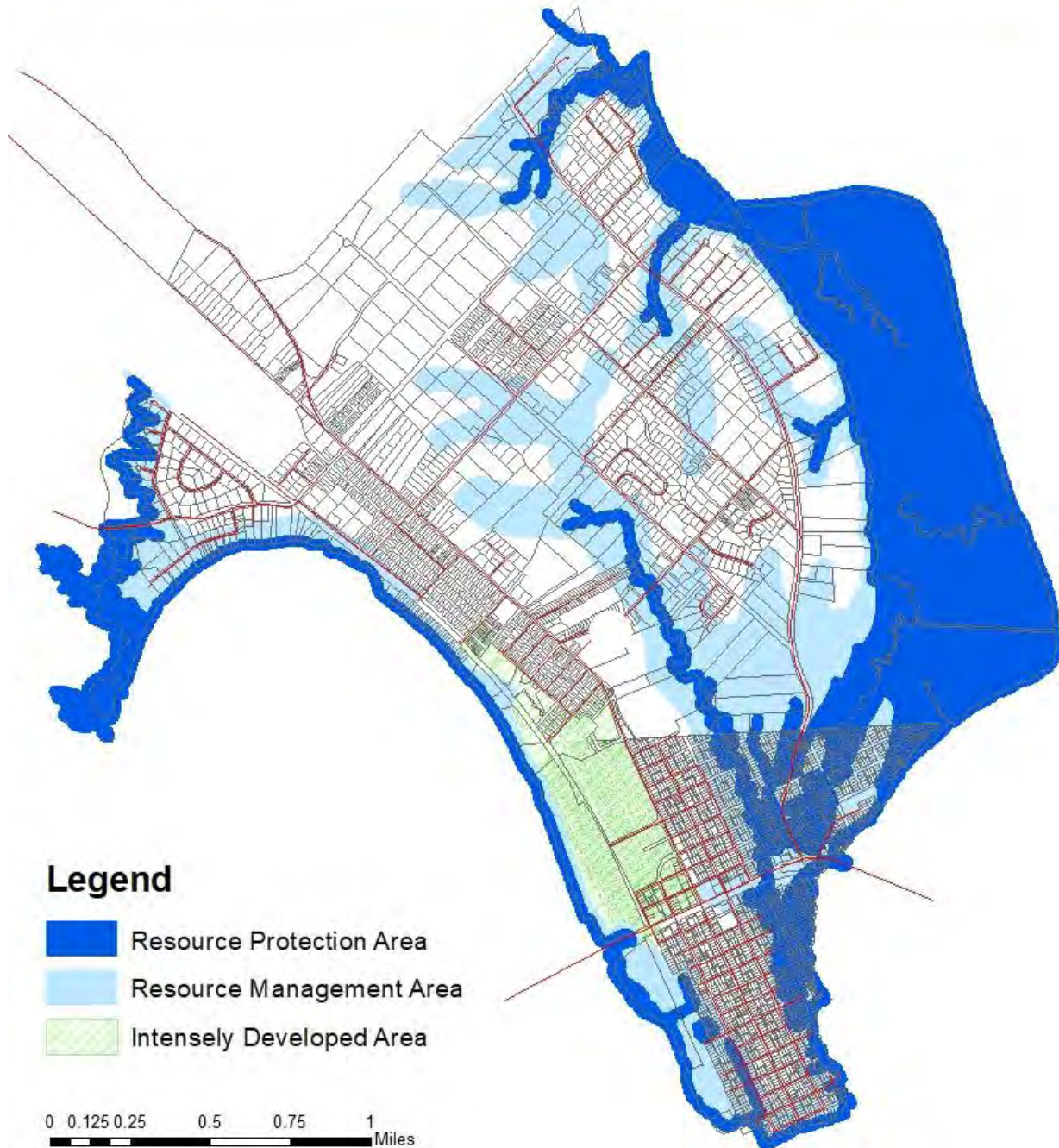
TOWN OF WEST POINT
COMMUNITY DEVELOPMENT

MAP 2

CHESAPEAKE BAY PRESERVATION AREAS



ADOPTED BY TOWN COUNCIL
NOVEMBER 28, 2005





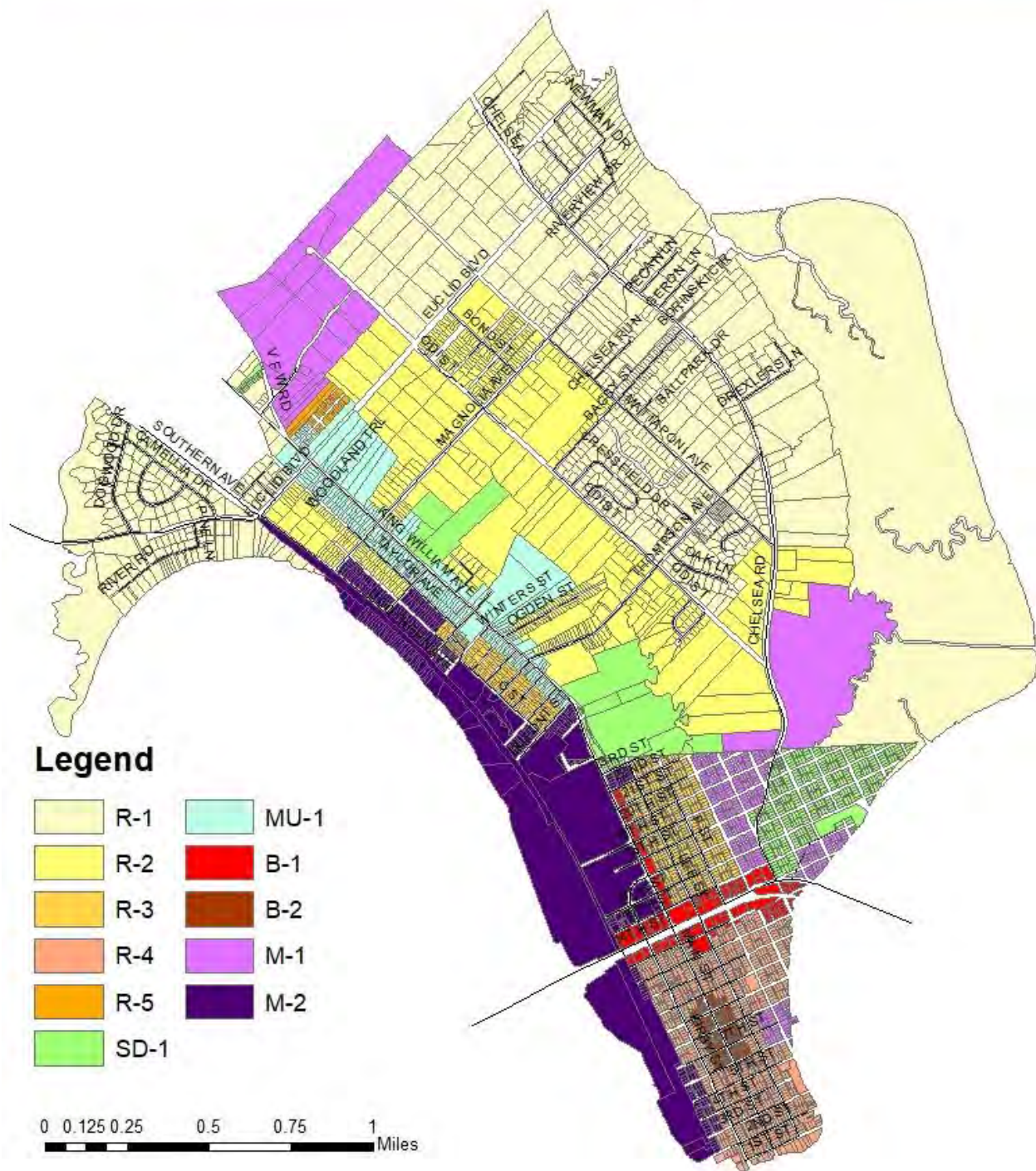
TOWN OF WEST POINT
COMMUNITY DEVELOPMENT

MAP 3

ZONING DISTRICTS



JUNE 2018





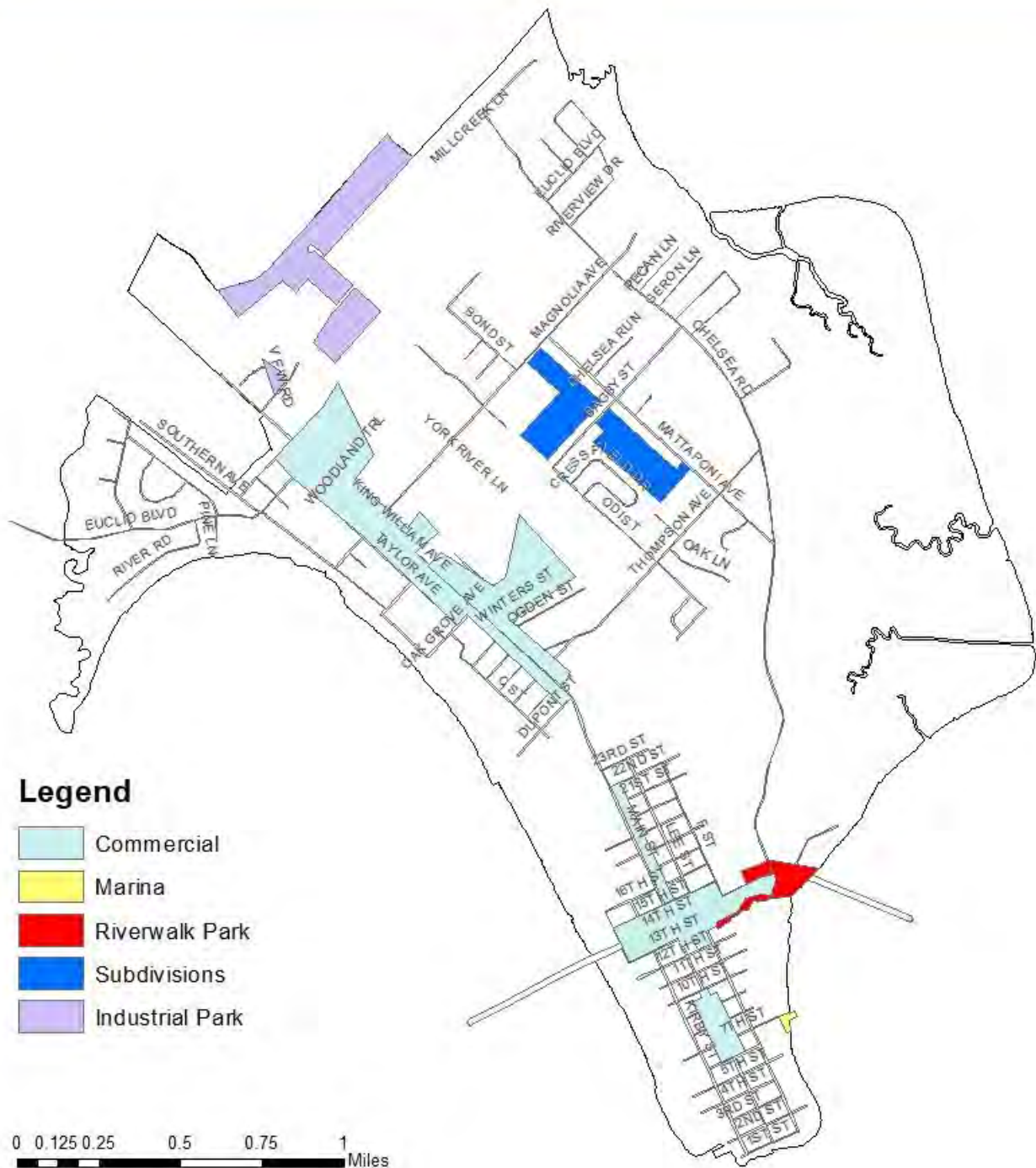
TOWN OF WEST POINT
COMMUNITY DEVELOPMENT

MAP 4

FUTURE LAND USE



JUNE 2018



Appendix B – Definitions

Aquifers

An aquifer is a layer of soil media, such as gravel, sand, shell, or rock, in which usable amounts of water can be found. The aquifers are separated from each other by confining layers of rock or clay, which slow the vertical movement of water. The upper aquifers are used primarily for domestic purposes because of lower yields. The Coastal Plain aquifers of Virginia provide the groundwater for domestic and industrial uses. These are the Yorktown-Eastover and the Columbia aquifers. High yield can be found in the artesian aquifers known as the Chickahominy-Piney Point and Aquia aquifers. Sufficient groundwater quantities for sub-division, light industry, and agriculture uses can be tapped in these layers. The lower three aquifer layers, the Brightseat-Upper Potomac, middle Potomac, and Lower Potomac, can supply large amounts of water; however, high concentrations of minerals and chlorides impair the quality. Shallow aquifers contain water under water table conditions, ranging from five to fifteen feet below ground in the lower areas. Springs that flow less than 10 gallons per minute are common in draws where erosion has breached the shallow aquifers.

Floodplains

These are areas which are subject to predictably recurring overflows from nearby bodies of water, including streams, rivers, bays, and oceans. A floodplain acts as a natural reservoir for such an overflow by storing excess water and thus reducing the volume and speed of the floodwater's effects downstream. The removal of natural vegetation through land development within a floodplain diminishes the natural flood control capacity of the area. The result can be an increase in non-point source pollution of the water body through soil erosion.

Floodplains serve a number of resource protection functions including moderating the impact of floodwaters and reducing erosion and sedimentation. Floodplains help maintain water quality, recharge groundwater supplies, protect fisheries, and provide habitat and natural corridors for wildlife movement. They are generally located adjacent to large wetland areas and streams.

Resource Protection Area

(RPA's) perform natural pollution control functions. The Town of West Point has designated an RPA which consists of all tidal wetlands, non-tidal wetlands (including impounded lakes and ponds connected by surface flow and contiguous to tidal wetland or tributary streams), tidal shores, and an additional buffer area, 100 feet in width, except where reductions are allowed within its jurisdiction boundaries. The RPA serves the purpose of protecting environmentally sensitive land and water areas from the adverse effects of human activities.

The biological activities and physical characteristics of these areas are especially effective in controlling runoff, trapping sediment, and recycling nutrients and pollutants. Components of RPA's are certain wetlands, tidal shorelines, and buffer areas (2)

The intent of RPA designation is to limit land disturbance and development to only those activities classified as "water dependent" or otherwise exempted in the Town's Chesapeake Bay Preservation Area Overlay Zoning District. The integrity of the RPA and mechanisms associated with the CBPA Program will serve to preserve those features most associated with the high quality of life in West Point - clean water and attractive landscapes for the beneficial use of both society and the natural ecosystem.

The implementation of the RPA goals is through an overlay district of the Town of West Chesapeake Bay Ordinance. The ordinance includes a general designation RPA map in addition to performance criteria to be included on specific site plans. The subdivision, erosion and sedimentation control, and floodplain ordinances will also include provisions related to preserving water quality as related to Chesapeake Bay Preservation Areas (CBPA). To truly provide for successful implementation, it is necessary to educate Town staff and the public about issues related to Chesapeake Bay Program enforcement and management.

Water Quality Impact Assessment

Town of West Point Code Section 15-310

This code provides potential developers with an outline for the optimum function, design, and environmental preservation of land development sites. This assessment, at a minimum, includes a detailed inventory of soils with the capacities for on-site sewage treatment, erosion potential, and documented vegetation growth. Mitigating factors, such as the use of BMP's (Best Management Practices) will be included. This analysis will be conducted for all proposed development exceeding 5,000 square feet in land disturbance within Chesapeake Bay Preservation Areas. The requirement to conduct a Water Quality Impact Assessment is currently implemented through Chesapeake Bay Preservation Area Overlay District (Code Section 15-300), zoning and subdivision ordinances, and local health department requirements.