

TOWN OF SURRY COMPREHENSIVE PLAN

Adopted October 11, 1994

**Prepared by the Crater Planning District Commission in
cooperation with the Town of Surry Planning Commission.**



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The Town Of Surry

Surry, Virginia 23883

Surry Town Council

John H. Holt, Mayor

Ronald A. Gwaltney, Vice Mayor

Will M. Gwaltney, Jr.

Charles B. Phelps

B. Stanley Clarke, Jr.

Mertha U. Hux

Molly L. Rickmond, Clerk

Planning Commission Members

Frank W. Jones

A. Lake Smith

Neil Bennett

Dorothy R. Parker

Ted Koschock, At-Large

B. Stanley Clarke, Jr., Liason

Mertha U. Hux, Zoning Administrator

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ABSTRACT

TITLE: Town of Surry Comprehensive Plan

AUTHOR: Town of Surry Planning Commission

SUBJECT: A plan for the physical, social, and economic development of the Town of Surry

DATE: September 1994.

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P.O. Box 1808
Petersburg, VA 23805

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ABSTRACT: The Comprehensive Plan for the Town of Surry is a community guide for orderly growth and development. It is intended to aid public and private decision makers in promoting the most beneficial arrangement of land use and related public services. The Plan was developed through an inventory and analysis of existing conditions leading to policy determinations that will best achieve the community development aspirations of the citizens of Surry, Virginia.

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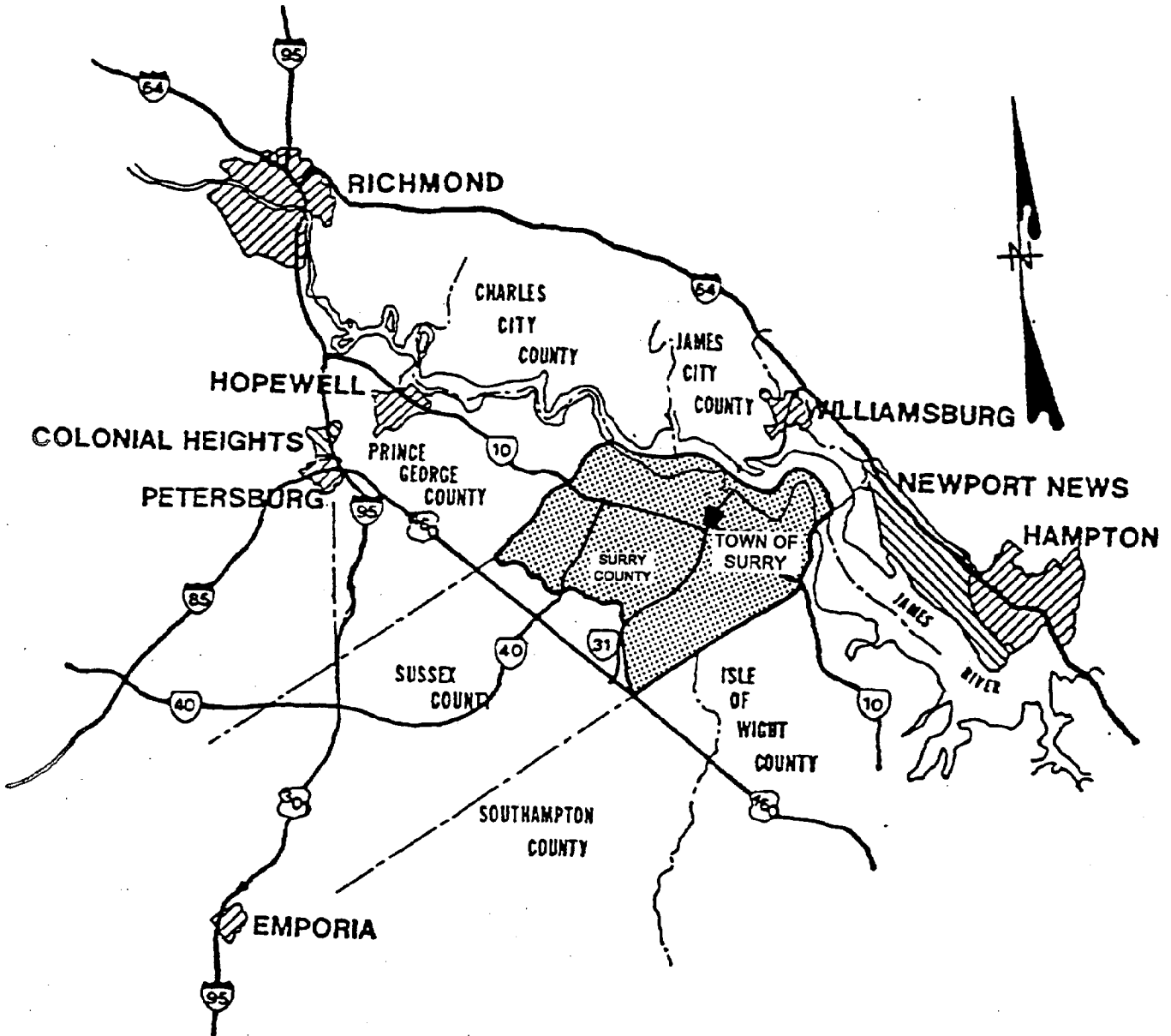
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TOWN OF SURRY

The Town of Surry is located halfway between the cities of Norfolk and Richmond. The 1980 U.S. Census reported the Town's population at 230 persons. The 1990 Census revealed a population decline to 190 persons. The Town provides retail and wholesale trade and is the seat of Surry County's government. Area employment is in agriculture, an electric power plant, and recreation. The Town's government has a six member mayor-council with an administrative staff of one.



INTRODUCTION

Purpose

The Surry Comprehensive Plan is a general guide for decisions and actions that determine the Town's physical, social and economic development. The plan articulates goals, objectives and policies for the future development of the town and proposes implementation programs to carry out these policies. For the citizen and government official, the plan helps shape the future of the community by showing probable areas and types of development and anticipating future public facility needs.

Authority

The authority to plan is a police power of Virginia, (Title 15.1, Chapter 11, Article 4, Code of Virginia 1950, (as amended)), which is delegated to its localities. The local planning responsibility is vested with a planning commission which acts in an advisory capacity to the local governing body. The law requires that each locality have a plan of general development and that such a plan be reviewed once every five years. Sometimes, however, unexpected development or population increases necessitate more frequent revisions.

Plan History

The Code of Virginia requires that all localities have a planning commission, and adopt a subdivision ordinance and comprehensive plan. The Town of Surry appointed a planning commission on March 13, 1976 and adopted a subdivision ordinance on March 10, 1977. This document is the first update of the Town's comprehensive plan. The original document was adopted on March 10, 1981.

Plan Format

The comprehensive plan has five parts. The first, the introduction, describes the planning area and states the purpose and authority of the plan.

The second provides an inventory of existing land use, land features, economic and population characteristics, public facilities, transportation services, and housing.

The third contains goals, objectives, and policies to guide future land use planning and development.

The fourth provides the comprehensive land use plan that recommends a pattern of future land uses, supporting public facilities, a transportation network, and the Chesapeake Bay Preservation Act.

The fifth discusses plan implementation methods such as zoning, subdivision control, and capital improvements programming.

Throughout the development of the plan, Surry's citizens were encouraged to participate. This participation hopefully will result in citizens who are knowledgeable about the plan prior to public hearings. The finished plan will be presented at public hearings by the Planning Commission and Town Council.

INVENTORY

Town Government

History of Incorporation

The Town of Surry can trace its beginnings to 1796 when it became the Surry County seat of government. It was then known as "MacIntosh's Crossroads" after a tavern operated by Robert MacIntosh who donated the land on which the courthouse is located. The Town became Surry Courthouse, later shortened to Surry. The Town was incorporated by action of the Virginia Assembly on September 26, 1928.

Services

The citizens of Surry are provided fire and police protection, health, and educational services by town, county or state governments and by volunteer service organizations. Governmental services include town refuse collection, water supply, county schools and police, and state street maintenance and health services. Volunteer services include the Surry Fire Department and the Surry Rescue Squad.

Organization

Surry's charter establishes a mayor/council government, sets forth the duties and terms of elected officers, and stipulates that the Code of Virginia shall regulate the Town's activities. The charter also provides for the power of eminent domain, the power to set utility rates, the power to zone, to create debt and to establish a municipal court. It also spells out the duties of a town manager and other appointed officials.

Surry's council members are elected on the first Tuesday in May in even numbered years. Terms of office begin on the first day of July after election.

A mayor is elected at-large for the Town. Mayoral duties include presiding at council meetings, serving as ceremonial head of Town functions and serving as the Town's chief executive officer. General responsibilities as chief executive officer include preparation of an annual budget and the appointment or removal of Town employees other than council appointed employees.

The Town Council is authorized to appoint Surry's four member administrative staff which includes a town clerk, town treasurer, and two issuing justices. The Town clerk is responsible for keeping a record of Town meetings, ordinances and resolutions. The treasurer is responsible for general revenue and expenditure bookkeeping. The issuing justices serve warrants and subpoenas.

ECONOMY

Introduction

Data of the U.S. Bureau of the Census, the Virginia Employment Commission and the Virginia Department of Planning and Budget provide insight into the economic conditions in the Town and County of Surry. The latest available data for the Town is the U.S. 1990 Census. It provides selected characteristics of the Town of Surry's population, housing, labor force and income and poverty status in 1990.

Surry County's economy consists of basic and supporting industries. Basic industry - agriculture and manufacturing - produces goods and services which are exported, bringing money into the economy. Supporting industries, retail trade, wholesale trade and personal services produce goods and services within the area. Supporting industries do not bring "new" money into the local economy.

The Town of Surry has experienced only limited economic growth in recent years because of the area's sagging basic industrial sector. Reversal of this trend by adding industry with a work force and disposable income can stimulate housing and the local economy and increase the tax base.

Local Economic Development

Before 1960, Surry County's economy was based primarily on agriculture. Since 1960, utilities and contract construction have become the dominant employer. This change is attributed to Virginia Power's Surry Nuclear Power Plant construction seven miles south of the Town. Throughout the 1970's and 1980's, there was a statewide decrease in agriculture and manufacturing sectors of the economy, but an increase in service industries.

The Town of Surry is the primary shopping area in the county with approximately 50 percent of the county's retail establishments and 35 percent of its wholesale and service establishments. The Town provides community shopping and services (food stores, drugstore, banking, physicians, etc.) for area residents. Major shopping (automobiles, clothing, etc.) is done elsewhere. The Town is expected to remain a community shopping center.

Economic Base Analysis

Employment

Surry County employment figures reveal a trend from agriculture to utilities and contract construction. Agriculture's share of total employment dropped from 54 percent in 1960 to 20 percent in 1977 and down to 6.5 percent in 1989. Utilities and contract construction's share of total employment increased from zero in 1960 to the peak of 24 percent in 1977 because of Virginia Power's plant construction. In 1989 utilities and contract construction's share of the county's total employment maintained at 17.8 percent.

Labor Force and Market

Surry County's labor force consists of skilled workers (craftsman and operatives) and non-skilled workers (farm and non-farm laborers). In contrast, the Town's labor force is

mainly professional and clerical.

The information gathered during the 1990 Census indicated that in 1989, 102 persons in the Town of Surry who were sixteen years or older were a part of the civilian labor force. Of that number, 2 persons were unemployed, producing an unemployment rate at that time of 1.9 percent. For the same period, the County's unemployment rate was reported to be 6.6 percent.

More recent data regarding the County's labor force shows that unemployment has risen. According to the Virginia Employment Commission, during the first two months of 1994, the County's civilian labor force consisted of 2,963 persons, with an unemployment rate in January 1994 of 11.8 percent, decreasing to 10.9 percent in February 1994. Data for the Town is not tracked separately by the Virginia Employment Commission.

Sector Analysis

Basic Industry

Agriculture has historically been the most important of Surry County's basic industries. Because of mechanization, agricultural employment declined from 332 persons in 1977 to 175 persons in 1990. However, farm income increased from \$9 million to over \$65 million. This income is primarily from peanuts (Surry ranked fifth among Virginia's counties), hogs, soybeans and corn. Surry can expect a continued economic contribution from agriculture; however, in keeping with state and national trends, there will probably be a continuing decrease in agricultural employment.

Surry's manufacturing industry includes lumber and food products. In 1990, manufacturing employed 529 persons. As a stimulus to expand manufacturing, the county is planning an industrial park approximately one mile south of the Town.

Other basic industries include utilities and travel trade. Virginia Power will continue as the largest employer with over 400 persons. Between 1979 and 1990 travel trade employment increased from 6 to 35 persons. This growth resulted from expansion of the Chippokes State Park, the Hogg Island Wildlife Management Area and restaurant services.

Supporting Industry

Growth of supporting industries (retail trade, wholesale trade, banking, insurance, and government) reflects growth of basic industries. In Surry, supporting industry employment increased from 904 persons in 1970 to 1253 persons in 1990.

County supporting employment plays an important role in the Town's economy as one-third of all county supporting industries are centered in the Town. Government and retail are Surry's principal supporting employers, each supplying 30 percent of the Town's total supporting employment.

Income

The Town's per capita income in 1989 was about 41 percent higher than than of Surry County's, 3 percent higher than Virginia's and increasing at about the same rate. This is indicative of the Town's predominantly professional, higher income workforce. For the future, town per capita income increases are expected, due to inflation and continued employment in higher waged supporting industries.

	Per Capita Income		Average Annual Rate of Change
	<u>1979</u>	<u>1989</u>	<u>1979-1989</u>
Town of Surry	\$8,085	\$16,245	10.1%
Town as a percent of Surry County	146.6	141.3	-
Surry County	\$5,515	\$11,495	10.8%
Town as a percent of Virginia	106.9	103.4	-
Virginia	\$7,563	\$15,713	10.8%

SOURCE: Selected Income & Poverty Status in 1979 and 1989, October 1982 and 1992.

Median family income information for 1989 was also collected as a part of the 1990 Census. This data revealed that the median family income level in the Town is higher than that of Surry County and the State as a whole.

Median Family Income - 1989

Town of Surry	\$38,750
Surry County	\$30,109
Virginia	\$38,213

SOURCE: U.S. Bureau of the Census, Selected Characteristics for Governmental Units and Standard Metropolitan Statistical Areas - Virginia, October, 1982 & 1992.

Summary

The Town of Surry's economy has historically been dependent on area agriculture, industry and county government. Although Surry County's basic employment has changed from agriculture to utility, contract construction and tourism, the Town's economic importance as a wholesale and retail shopping center has continued. Surry County's retail sales volumes however are low, indicating shopping elsewhere or limited funds with which to shop.

Because of the Town's predominately professional work force, per capita incomes are in excess of county and state figures. The Town's high per capita incomes are expected to continue.

POPULATION

Introduction

The purpose of a population analysis is to project a future population trend which provides the basis for establishing public service priorities or for setting of goals and policies. The method used in the analysis was to examine the community's population components from the standpoint of past growth or decline, age groupings, ratio of males to females and racial make up.

Data used in this analysis was obtained from the U.S. Department of Commerce, Bureau of the Census (Census), the Virginia Department of Planning and Budget, the Center for Public Service (University of Virginia), and the Crater Planning District Commission.

Population Trends

A review of the population trends in the state and the Crater Planning District gives a scale for comparing growth in Surry. The state has experienced increases of population in recent decades, having grown 15.7 percent between 1980 and 1990. During this period the population of the Crater Planning District decreased at a rate of 3.4 percent.

During the decade between 1980 and 1990, the population of Surry County increased 1.6 percent while the population of the Town of Surry experienced a decrease of 17.4 percent.

Projections to 2000

While the population of Surry County is experiencing slight growth, the Town's population has decreased over the past decade. The population of the Town of Surry is expected to stabilize over the next decade.

Characteristics of Population

Characteristics of population considers statistics on age, sex, and race. Such statistics are useful in evaluating the Town's labor force, its dependents and the structure of community facility programs needed to serve Surry's population.

Age

Eighty-four percent of the Town's population is over 25 years of age compared to only 65 percent in the County. Also, 28 percent of the Town's population is age 65 and above as compared to only 15 percent in the county.

With 55.8 percent of Surry's population between ages 25 and 64, a relatively large labor force exists. Having a large labor force is important to Surry as this group provides workers for existing and prospective basic and supporting industries. Additionally, wage earners provide a stable tax base.

The 65+ and 0 to 24 age groups have special significance since most individuals in these groups are not employed and therefore are dependent on the labor force to provide goods and services.

The 65+ and 0 to 14 age groups influence the demand for certain types of community facilities.

Distribution of Population by Age, Percent
of Total Population
Surry, Surry County and Virginia (1980 and 1990)

	<u>Surry</u>		<u>Surry County</u>		<u>Virginia</u>	
	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>
0 to 4	1.7	4.7	6.9	7.3	6.7	7.1
5 to 14	7.8	4.7	16.4	15.0	15.3	13.3
15 to 24	17.4	6.3	18.9	12.7	19.4	15.3
25 to 44	24.3	24.7	24.6	30.6	29.8	34.6
45 to 64	27.4	31.0	19.9	19.7	19.4	18.9
65+	21.3	28.4	13.3	14.7	9.4	10.7

Source: U.S. Bureau of the Census, Census of Population, 1980 and 1990.

Sex and Race

The 1990 Census reported 30 fewer males and 10 fewer females than were reported in 1980.

The 1970 Census reported 22 black inhabitants of the Town; however, the 1980 and 1990 Census showed no black population. As of 1993, 4 black households were located within the Town of Surry.

Distribution of Population by Race and Sex
Surry 1980 and 1990

	<u>1980</u>				<u>1990</u>			
	<u>White</u>		<u>Black</u>		<u>White</u>		<u>Black</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Male	107	46.5	0	0	77	41	0	0
Female	<u>123</u>	<u>53.5</u>	<u>0</u>	<u>0</u>	<u>113</u>	<u>59</u>	<u>0</u>	<u>0</u>
Total	230	100	0	0	190	100	0	0

Source: U.S. Bureau of the Census, Census of Population, 1980 and 1990.

Summary

Town population losses due to migration have been reported by the Census. The Town's population is showing a trend towards more older citizens. Older citizens will require special health, transportation, recreation, and public service programs. Young people will not be available to fill projected labor force needs. The ratio of females to males is increasing.

EXISTING LAND USE

A survey of Surry's existing land use is important because it provides a basis from which the future land use portion of the comprehensive plan is developed.

Surry's existing land use was updated in February, 1994. Survey information was recorded on a 1 inch to 600 foot scale town map. This map shows all platted lots and their use. Each lot and use was categorized according to the following criteria.

Residential: property primarily used for human habitation.

Single Family - a structure containing one dwelling unit.

Two Family - a structure containing two dwelling units.

Manufactured Housing - a structure subject to federal regulation, which is transportable in one or more sections; is eight feet or more in width and 40 feet or more in length in traveling mode, is built on a permanent chasis; is designed to be used as a single-family dwelling.

Commercial: property used for transactions of retail or wholesale trade or profit making services.

Office: property used for business or professional services such as real estate, insurance, lawyers, doctors and like uses.

Industrial: property used for manufacturing, warehousing, and processing or reprocessing of materials.

Public and Semi-public: property owned by governmental agencies, utilities, religious groups or non-profit groups which are either open to or serve the public.

Vacant: undeveloped property such as open lots, wooded tracts and farmland.

Current Inventory

There is a total of 567 acres within the Town of Surry's corporate limits. Approximately 23 percent of the Town's land area is developed and 77 percent is vacant. Presently, vacant land is used for agriculture and forestry, but it is also the Town's potential growth area.

Residential

Surry's residential development extends along Routes 10, 31, 626, Church Street and Colonial Drive. Residential construction dates from the early 1830's to the 1990's. Most of Surry's residences were built in the 1930's. Although most homes are in standard physical condition, there are some areas of substandard housing. The plan's housing section discusses housing conditions.

Surry's residential lot sizes vary from 15,000 square feet to several acres in area. A typical lot has 20,000 square feet with a 75 to 100 foot frontage. Lot sizes and frontage for the most part have been dictated by the Department of Health requirements for septic tanks.

Commercial

Surry's commercial activities, located along Routes 10 and 31, include retail and wholesale uses, farm implement and supply sales, meat sales, service stations, a motel, and offices. Traffic and parking are problems in the commercial areas. Examples include left turning vehicles impeding traffic and hidden or poorly marked entrances to offstreet parking.

Industrial

Surry's industrial activities include grain storage. The grain storage appears to be compatible with adjacent residences. Though no longer in use, storage tanks for bulk oil storage are still in place within the Town. The incompatibility of these tanks with the surrounding community may result in residential deterioration. Also the expansion of industries in residential areas is limited because the purchase of small residential parcels is often difficult and uneconomical.

Public and Semi-public

Surry's public and semi-public uses, including utilities and town and county government offices, account for five percent of the Town's land area. The community facilities section reviews these uses in detail.

Vacant

Surry's vacant land principally contains agricultural and wooded areas. Vacant land parcels occur behind the residential and commercial structures along Routes 10, 31 and 626. These parcels appear to have sufficient size to allow for future development.

Surry has eight vacant buildings: two commercial and six residential. These buildings do not appear to be in standard condition.

Existing Land Use, 1994

	<u>Number</u>	<u>Acres</u>	<u>Percent of Total</u>
Single Family	97	64	12
Two family	1	1	-
Manufactured Housing	10	5	1
Office	3	1	-
Commercial	28	23	4
Industrial	2	6	1
Public & Semi-Public	16	26	5
Vacant or Open	11	<u>441</u>	<u>77</u>
Total		567	100

SOURCE: Land Use Survey, Crater Planning District Commission, February 1994.



N

1" = 600'

- RESIDENTIAL
- MANUFACTURED HOUSING
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI-PUBLIC
- VACANT

MAP 1: EXISTING LAND USE

Existing Land Use - Developed Land, 1994

	<u>Acres</u>	<u>Percent of Developed Land</u>
Residential	70	55
Office	1	1
Commercial	23	18
Industrial	6	5
Public & Semi-Public	<u>26</u>	<u>21</u>
Total	126	100

SOURCE: Land Use Survey, Crater Planning District Commission, February 1994.

Current Land Use Controls

Zoning

A zoning ordinance is prescriptive in nature and defines how each parcel of land in a community may be used. Items usually covered by a zoning ordinance include permitted uses, population density and building bulk. Other items that a zoning ordinance may address include view protection; excavation or mining of soil or other natural resources; the reconstruction, alteration, repair, and maintenance of structures. The zoning ordinance should be tailored to the stated goals, objectives and recommendations of the comprehensive plan.

The Town of Surry adopted a zoning ordinance in March 1981.

Subdivision Ordinance

While conventional zoning generally applies to individual lots, a subdivision ordinance governs the process by which those lots are created out of larger tracts. These regulations insure that the subdivision is compatible with its surroundings and consistent with the comprehensive plan for that area. Subdivision regulations are concerned with general design standards and address themselves to such items as street, water and sewer, length of blocks and frontage along major streets.

The Town of Surry adopted a subdivision ordinance on March 10, 1977.

Summary

Of Surry's 567 acres, 126 acres are developed. Residential land uses compromise over half of the developed land; the rest is used for public, commercial and industrial purposes. Land use conflicts and problems include traffic, parking and some incompatible uses. Seventy-seven percent of the Town's land is vacant.

NATURAL RESOURCES

The following reviews Surry's natural resources and their influence upon community growth.

Natural Features Inventory

Geology

Surry is located on a flatland coastal plain adjacent to the Atlantic Ocean.

Minerals beneath this plain include sand, gravel, clay and marl. Some of these minerals have been mined commercially in the Surry area, but none are currently mined in the Town. An abandoned sand quarry is located in the Town's southwestern corner.

Topography

Surry is situated on a ridge of land that has a maximum elevation of 122 feet. This ridge dips gently to the west and east. Some valleys, the lowest elevation of which are 60 feet, occur along intermittent streams originating near the Town's limits. There are no land forms which limit construction within the Town.

Soils

Surry's soils include Marlboro, Rumford, and Goldboro which are well drained and generally suitable for structural foundations, roadways and similar development. Atlee and Lenoir soils also occur in the Town. These soils exhibit wetness due to a high water table and are not suitable for development. Marlboro soil also exhibits wetness if located on flat terrain. The general configuration of Surry's soils indicate large areas of the Town to be suitable for buildings or recreational uses.

Hydrology

Watersheds

A watershed is defined as all land and water within the confines of a drainage divide. The land ridge which runs through Surry is a drainage divide between two watersheds; the James River to the north and the Chowan River to the south. The location of the Town's sewage treatment plant will allow sewage collection by gravity flow in the James River watershed. Sewage from the Chowan River watershed will have to be pumped to the treatment plant.

Floodplain

The term floodplain refers to normally dry land that is subject to flooding from an adjacent stream or body of water. Surry does not have floodplains, however, after prolonged rains there are some poorly drained wet areas in drainage valleys and flat, swamp-like areas. Surry's largest such area is along School Street. It will require an extensive drainage system prior to its development.



1" = 600'

- GOOD
- FAIR
- INFERIOR

MAP 2: SOIL SUITABILITY

TOWN OF SURRY, VIRGINIA

Groundwater

Surry's water comes from three wells. A large aquifer three miles south of Surry has produced nearly 1000 gallons of water per minute from a test well. This aquifer occurs elsewhere in Tidewater, Virginia providing water for industrial and residential development.

The intense use of this aquifer elsewhere has prompted the Virginia State Water Control Board (SWCB) to designate a contiguous area of seven cities and five counties, including Surry County, as a groundwater management area. A groundwater management area is defined in Section 62.1-44.85 of the Code of Virginia as an area in which the SWCB has deemed the levels, supply, or quality of groundwater to be adverse to public welfare, health and safety. The SWCB found declines in water level, water depletion, interference between water wells, and potential pollution from saltwater in the management area.

Designation as a groundwater management area means that industrial and commercial enterprises must have a Certificate of Groundwater Right to withdraw over 50,000 gallons of groundwater per day. A certificate is not required for the use of groundwater for agriculture, human consumption, or domestic purposes, or by local governments such as Surry.

Groundwater availability can limit Surry's development. Safeguarding this source should be a primary concern to the Town. This will mean working within the limitations of a designated groundwater management area. One limitation is the control of competition for water between groundwater users. To conserve water resources, Surry should supply water to other area users. This would eliminate competition for groundwater between private and public users and provide the most beneficial use of groundwater resources.

Climate

Surry's climate is moderate with relatively mild winters and warm summers. Temperatures average 41 degrees in January and 78 degrees in July. There is a 190 day growing season from mid-April through late October.

Precipitation averages 43 inches annually. Snowfall occurs most frequently in January and February and seldom exceeds 12 inches a year. Prevailing winds are southerly and normally light.

Summary

Surry's ridge and valley topography necessitates sewer pump stations, the location and expense of which will influence land development. Soils suited for structures, roadways, and similar development include Marlboro, Rumford, and Goldboro; those soils unsuited include Atlee and Lenoir. Although commercially valuable deposits of sand, gravel, clay and marl occur in the Surry area, none are presently being mined.

The Town's water is supplied by artesian wells. Parts of southeast Virginia, including Surry, have been declared a groundwater management area by the State Water Control Board. Groundwater withdrawal regulations have been imposed.

TRANSPORTATION FACILITIES AND SERVICES

The physical and economic growth of Surry is partially dependent upon its transportation system which influences the location and kind of land development. Transportation also influences economic development by providing a means of movement for goods and services.

Highways

The highway system serving Surry is maintained by the Virginia Department of Transportation. Beginning in 1968, Virginia's highways were classified by function in accordance with the U.S. Department of Transportation's "Highway Functional Classification and Needs Study." The streets and highways of Surry have been designated in accordance with their respective functional criteria.

Minor Arterials

These roads connect with principal arterial system roads like U.S. Route 460 south of Surry County. Minor arterials link urban areas with towns such as Surry, not situated on principal arterial routes. The only minor arterial highway serving the Town and County of Surry is Route 10. Known as Colonial Trails East and Rolfe Road within the Town, this highway, established in colonial times, still follows much of its early routing. Route 10 serves an east-west corridor through the county, connecting Virginia's Hampton Roads area to Richmond. Although Route 10 is a direct connection between these points, it has been assigned a lower priority for improvements in favor of other highly traveled routes serving the same corridor. For Surry, this has made it difficult to attract business and industry needing a high traffic roadway. On the other hand, the absence of a highly commercialized roadway has resulted in the area retaining much of its historical heritage, local and tourist business, and agricultural economy.

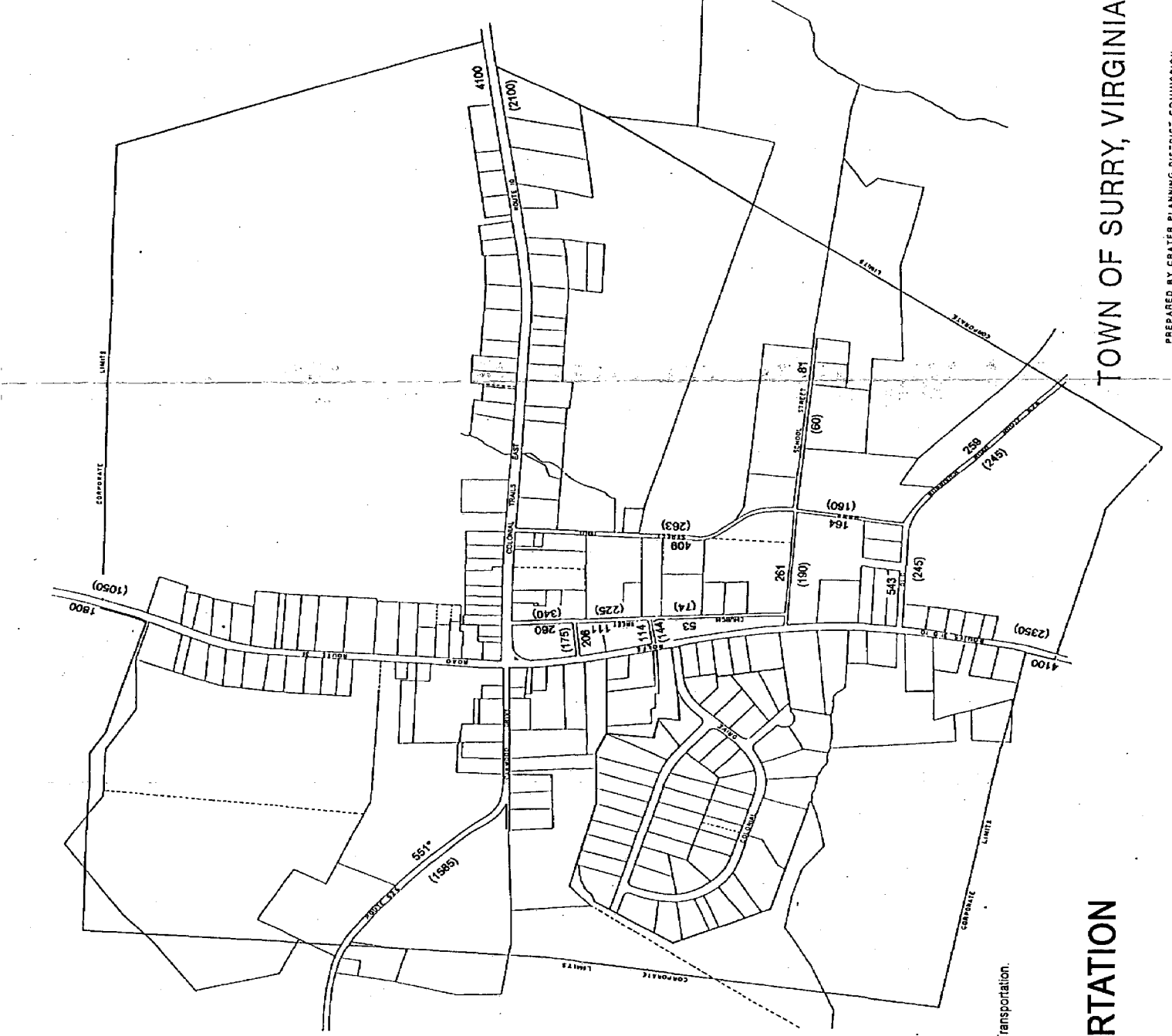
Route 10 within the Town has a fifty foot right-of-way. It has two paved twelve foot lanes and additional paved width for curbside parking. Its intersection with Rolfe Road (State Route 31) and Oakwood Drive (State Route 626) is controlled by a blinking light indicating caution or stop.

Route 10's (Rolfe Road) 1971 traffic volume was 1,900 vehicles per day (VPD); 1980's volume was 2,350 VPD; and 1992's traffic volume was 4,100 VPD. Route 10's (Main Street) 1971 traffic volume was 1,650 vehicles per day (VPD); 1980's volume was 2,100 VPD; and 1992's traffic volume was 4,100 VPD. This fluctuation is due to changes in agriculture and commercial activities, and construction of Virginia Power's plant.

Collectors

These streets collect traffic from local streets and channel it onto the arterial system. Collector streets are divided into two categories - major and minor. Major collectors connect local traffic generators, such as county seats, to other nearby towns or arterial roads. Minor collectors serve local traffic by linking developed areas (subdivisions, industrial areas, etc.) with major collectors or arterial roads.

Route 31 (Rolfe Road), designated as a major collector, serves a north-south corridor through the county and is the southern terminus of the Jamestown (James River) Ferry.



1" = 600'

(123) - 1980 TRAFFIC COUNTS
 123 - 1992 TRAFFIC COUNTS

* The location for traffic counts on this segment of Route 626 was changed between 1980 and 1992. This change of location affected the traffic counts for this section of Route 626.

Traffic counts were obtained from the Virginia Department of Transportation.

MAP 3: TRANSPORTATION

TOWN OF SURRY, VIRGINIA

This ferry, located four miles north of Town, has 24-hour service to the City of Williamsburg in James City County. Rolfe Road is located on a fifty foot right-of-way and has two paved, twelve foot travel lanes. This route serves the tourist areas at Colonial Williamsburg and Jamestown. No improvements are planned for Route 31 in the Town area.

Route 626 (Oakwood Drive and Old Burrough Road) is designated as a minor collector. This route serves the rural area west and south of Surry, and the nearby Town of Claremont. Route 626's roadway has twenty feet of pavement on a thirty-five foot right-of-way.

Local Streets

Local streets include all streets and roads which are not classified by VDOT. These streets provide access to adjacent land and subdivisions. Local street rights-of-way vary from 25 to 50 feet. The only significant problem appears to be the narrow pavement on some streets.

Private Streets

Surry's only private street, Colonial Drive, currently serves 12 houses in a subdivision. This street, except for its narrow entrance off Rolfe Road, appears to have a right-of-way which meets standards of VDOT.

Developers should be discouraged from building streets which do not meet VDOT standards because the Department will not accept such streets for maintenance.

Rail

Norfolk and Western is the nearest railroad fifteen miles west of Surry in Sussex County. Freight service is available on this line.

Air

The nearest airfield is the Wakefield Municipal Airport fifteen miles south of Surry in Sussex County. There is a 4331 foot paved runway with dusk to dawn runway lights and a rotating beacon. The airport, which is attended only during daylight hours, offers fuel but no maintenance.

Bus

There exists no bus service to the Town of Surry; however, a van service is available for those who commute to the shipyard in Newport News.

Summary

Surry's highways are functionally classified and maintained by the Virginia Department of Transportation. The Town has one private subdivision street, but should discourage others. Other means of transportation near Surry include rail and air.

COMMUNITY FACILITIES

Community facilities are government or Quasi-public improvements that serve the general public. Community facilities include buildings, lands, and improvements that provide schools, health care, libraries, recreation, fire and police protection, and water and sewer service. Community facilities are instrumental in guiding future land uses and are therefore an integral part of the land use plan.

Education

The Surry County Public School System serves Surry County with two schools, one elementary and one secondary, providing for students in Pre-School, Handicapped and Kindergarten through 12th grades. Course offerings provide Academic programs, Vocational/Technical programs, Gifted and Talented, and Special Education for those with disabilities. Tidewater Academy, a private school, also serves the Town.

Surry County School System

<u>School</u>	<u>Grade</u>	<u>Capacity</u>	<u>Enrollment Sep. 1993</u>	<u>Number of Teachers</u>
Surry Elementary	K-6	700	657	50**
Surry County High School	7-12	600	537	49**

Proposed School for 1995

L.P. Jackson Middle	5-8	400	TBD*	TBD*
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* To Be Determined

** Including guidance counselors, librarians, & resource teachers.

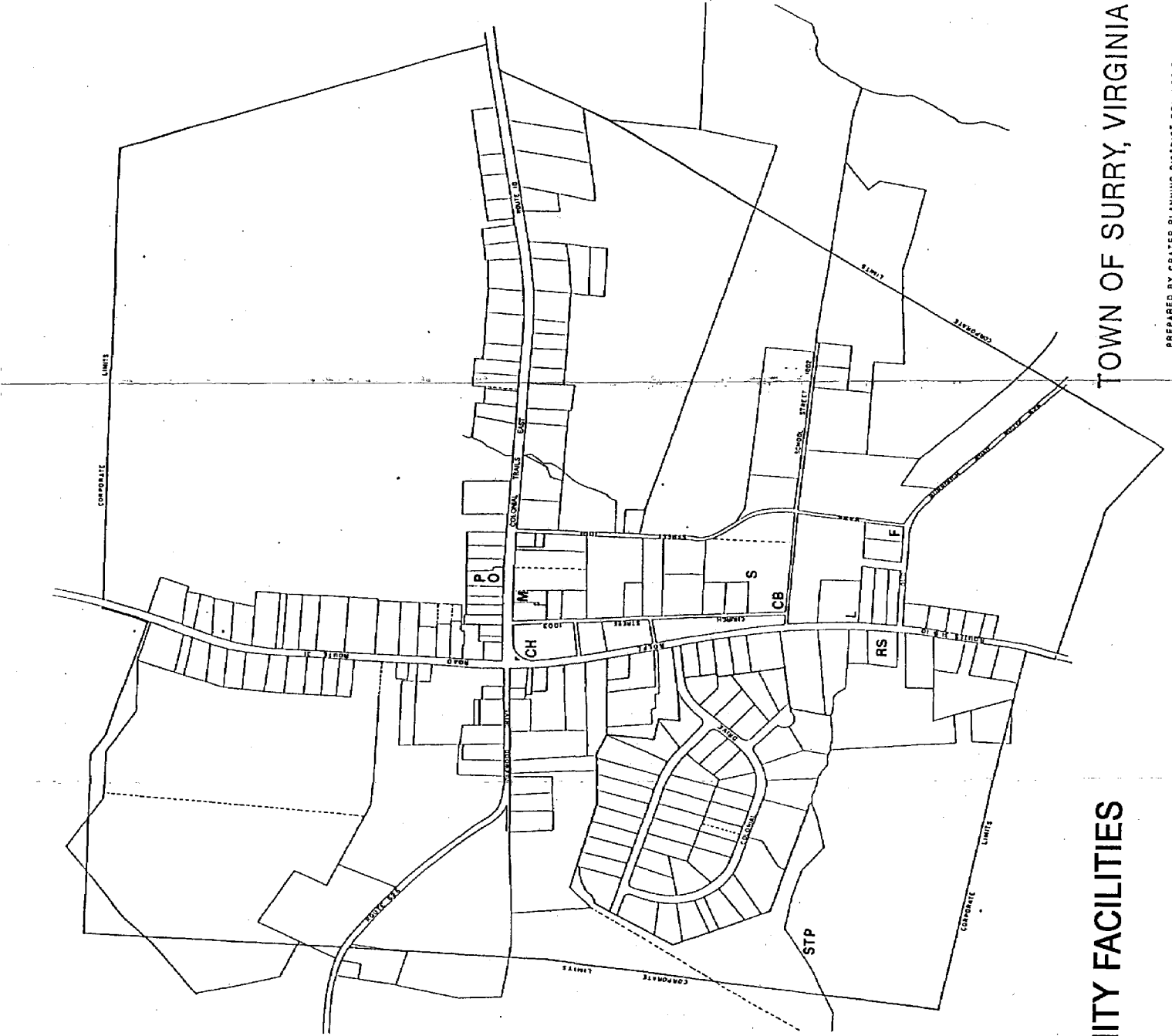
SOURCE: Surry County School Board.

Higher Education

Institutions of higher learning near Surry include two colleges offering four year and advanced degree programs, two community colleges and one 2-year college.

Institutions of Higher Learning Proximate to Surry

<u>Educational Institution</u>	<u>Degree Programs Offered</u>	<u>Location</u>	<u>Miles from Surry</u>
William and Mary	Baccalaureate, Masters or Doctorate	Williamsburg	10
Virginia State College	Baccalaureate, Masters or Doctorate	Petersburg	40
Richard Bland College	Associate (2 year)	Petersburg	40
John Tyler Community College	Associate (2 year)	Chester	30
Tidewater Community College (Frederick Campus)	Associate (2 year)	Portsmouth	35



1" = 600'

- M - MUNICIPAL BUILDING
- L - LIBRARY
- CB - COUNTY ADMINISTRATION BUILDING
- F - FIRE DEPARTMENT
- RS - RESCUE SQUAD
- STP - SEWER TREATMENT PLANT
- PO - POST OFFICE
- CH - COURT HOUSE
- S - SHERIFF'S OFFICE

MAP 4: COMMUNITY FACILITIES

TOWN OF SURRY, VIRGINIA

Health

Surry's private health services are provided by a general practitioner and two physicians of the Surry Family Health Group. Public health services are provided by the Surry County Public Health Department. This Department, through its director, sanitarian and nursing staff, provides clinic, immunization, x-ray services, and tuberculosis and sanitation control. Dental services are not available in the Town.

Hospitals Serving Town of Surry

<u>Hospital</u>	<u>Aproximate Distance from Town</u>
Williamsburg Community Hospital	10 miles
Smithfield Clinic	18 miles
John Randolph	30 miles
Riverside Hospital	30 miles
Obici Hospital	35 miles

Libraries

A branch of the Walter Cecil Rawls Library is located in the Town of Surry. The library has varying hours Monday-Saturday and offers all normal library services.

Recreation

Recreation facilities for Town residents are provided through Surry County, the Town of Surry and three semi-public sources. County facilities consist of athletic fields, playgrounds, a picnic area, an indoor gymnasium, a golf driving range, nature trails, two soccer fields and a swimming pool at Chippokes.

Recreational Facilities, Town of Surry, Virginia

<u>Recreational Facility</u>	<u>Ownership</u>	<u>Site Size Acres</u>	<u>Equipment or Activity</u>	<u>Condition</u>
"The Oaks" Picnic Area	Town	1	7 concrete picnic tables	Good
Smith Park Football- Baseball Playfield	Surry Athletic Association	4	Team dugouts, backstop, spectator stands, scoreboard lights, goals	Good
Surry Community Center	Surry County		Athletic fields, playgrounds, picnic area, indoor gym, golf driving range, nature trail	Good

Public Safety

Fire Protection

Fire protection is provided by the Surry Volunteer Fire Department. The department, organized in 1928, has 36 active volunteers. All members are trained in state authorized fire fighting courses and the department has two members that are state certified instructors. The department holds monthly training meetings. The response time of the department is fifteen minutes.

Major Fire Fighting Equipment

Description	Make
1,000 GPM Pumper, 1,000 gallon storage	1981 Chevrolet
750 GPM Pumper, 750 gallon storage	1971 Ford
500 GPM Pumper, 500 gallon storage	1951 Ford
250 GPM Brush Truck, 250 gallon storage	1970 Ford (4WD)
1,300 gallon tanker	1972 GMC
Equipment Supply Van	1984 Ford

SOURCE: Town of Surry Volunteer Fire Department, May 1994.

Police Protection

Police protection for the Town is provided by the Surry County Sheriff's Office consisting of the Sheriff and seven Deputies. All of the deputies are trained at the Crater Criminal Justice Academy at Richard Bland College. They receive additional training through schools sponsored by the Department of Criminal Justice Services and the Virginia State Police. The Sheriff's Office has ten vehicles; each equipped with a mobile radio. The Sheriff's Office, in addition to dispatching for law enforcement, also dispatches for the rescue squad and fire departments.

Rescue Squad

The Surry Volunteer Rescue Squad provides the emergency medical services for the Town. It has both BLS and ALS capabilities. It has approximately 28 members, three medical units, and one crash truck.

Historic Landmarks

The Virginia Historic Landmarks Commission (VHLC) registers historic landmarks to identify them and to encourage appreciation of buildings, structures, districts, and sites of architectural, historical or archeological significance. Surry has nine buildings and one site of historic significance, however, only four are registered with the VHLC. All of Surry's historic places should be protected from encroachment by incompatible development or from destruction. Surry could preserve and protect its historic resources by preferential tax treatment, historic district zoning or scenic easements.

Historic Sites and Structures, Town of Surry, Virginia

<u>Name of Structure</u>	<u>Location</u>	<u>Ownership</u>	<u>Date of Construction</u>	<u>Recognition</u>
Academy	Academy St.	Public	1840	VHLC
Burrough	Old Burrough Rd. & Rolfe Rd.	Private	1830	VHLC
Captain Faulcon's House	Church Street	Private	anti-bellum	VHLC
Clarke House	Church Street	Private	1880	elaborate ornamentation
Clerk's Office	Church Street	Public	1826	VHLC
Old Dutch Roof House	Church Street	Private	unknown	believed to be the oldest house in Town
St. Paul's Episcopal Church	Rolfe Road	Private	1886	architectural ornamentation
Surry Baptist Church	Oak Street	Private	1886	architectural ornamentation
Surry County Court House	Colonial Trails East	Public	1906	original Court House site -1797
The Oaks	Rolfe Road	Public	-	town center with large oak trees; said to be local mustering place for Revolution, 1812, and Civil Wars

Water Supply and Treatment

The Town of Surry owns its water system. Water is obtained from two wells and one backup well. Water stored in the Town's water tank is distributed principally by 6 inch lines.

Water System Town of Surry, Virginia		
	<u>Well Number 1</u>	<u>Well Number 2</u>
Diameter (with all pipe reductions)	8 inch, 6 inch, 4 inch	6 inch, 4 inch
Depth	475 feet	495 feet
Pumping Capacity	75 gpm	110 gpm

SOURCE: Sydnor Hydrodynamics

Waste Water Collection and Treatment

According to the Town, all occupied housing is served by the Town's waste water collection and treatment system. The Town is served by a 60,000 gallon per day sewage treatment plant. In 1994, the Town is using an estimated 32,000 gallons per day.

Solid Waste

The Town of Surry provides refuse collection to customers for \$4 per month. Solid waste is disposed of at the Surry County landfill three miles north of Town. If properly maintained, this site should be usable until 1995.

Public Utilities

Electricity

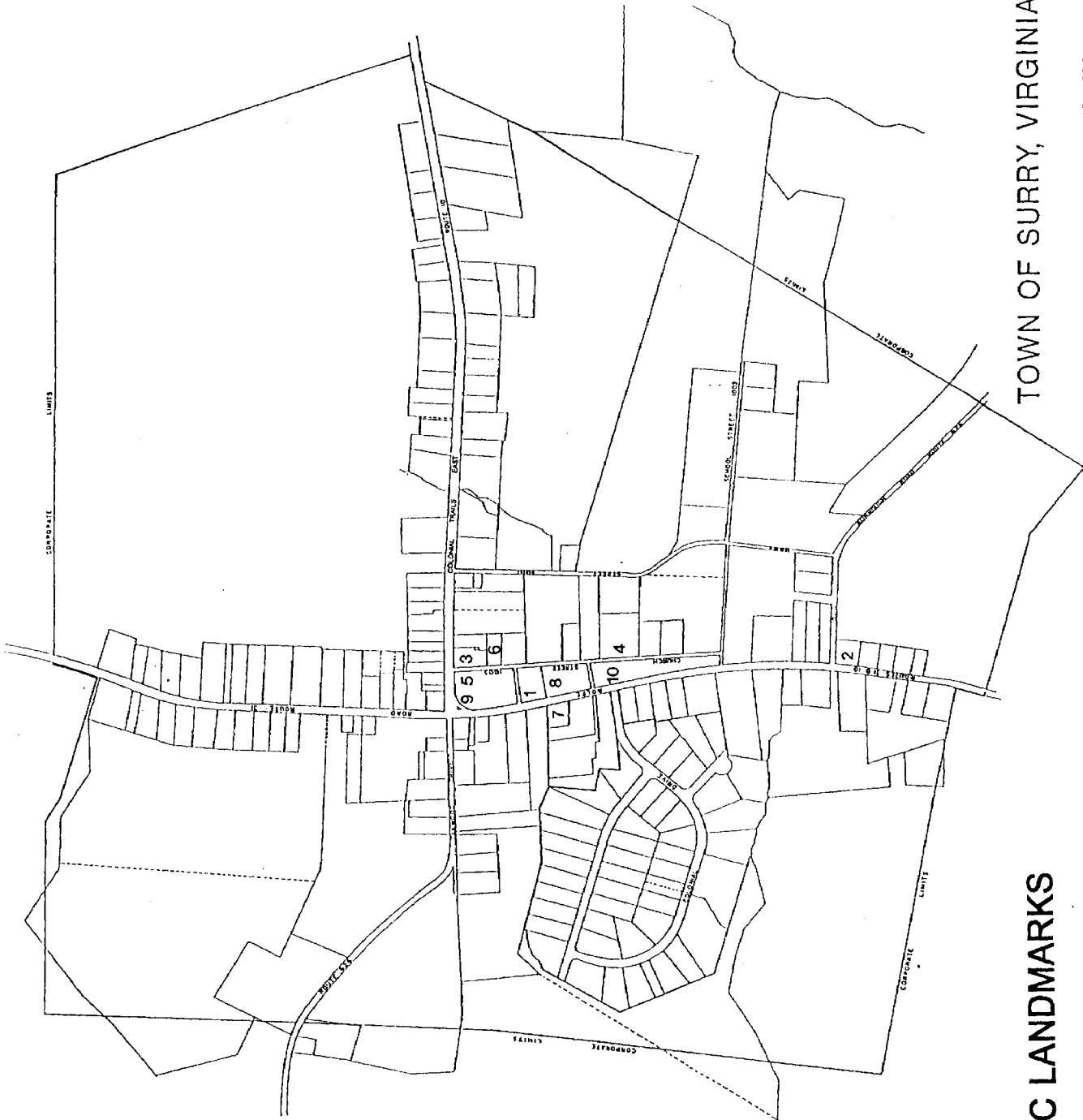
Virginia Power supplies Surry's electricity from 230 kilovolt transmission lines south of Town. Presently, there is no problem with the supply or distribution of electrical energy to the Town.

Gas

Surry is within the natural gas franchise area of the Commonwealth Natural Gas Corporation, but gas lines are five miles from the Town.

Summary

Community facilities include buildings and improvements that provide for education, health care, libraries, recreation, fire and police protection, rescue squad, water and sewer service. They are basic to community growth and well-being.



1" = 600'

- 1 - ACADEMY
- 2 - BURROUGH
- 3 - CAPTAIN FAULCON'S HOUSE
- 4 - CLARKE HOUSE
- 5 - CLERK'S OFFICE
- 6 - OLD DUTCH ROOF HOUSE
- 7 - ST. PAUL'S EPISCOPAL CHURCH
- 8 - SURRY BAPTIST CHURCH
- 9 - SURRY COUNTY COURT HOUSE
- 10 - THE OAKS

MAP 5: HISTORIC LANDMARKS

TOWN OF SURRY, VIRGINIA

HOUSING

Surry's housing problems and needs are discussed below. In developing the background data, two sources of statistical information were used; the 1980 and the 1990 Census of Housing by the U.S. Bureau of the Census.

Existing Housing

One unit detached structures are the dominant type of housing in Surry. Two or more unit structures increased from 9 in 1980 to 13 in 1990.

Housing by Type of Structure, Town of Surry

<u>Structure Type</u>	<u>Number of Structures</u>		
	<u>1970</u>	<u>1980</u>	<u>1990</u>
One Unit	89	109	106
Two or More Units	12	9	13
Manufactured Housing	6	10	10
Total	107	128	129

Source: U.S. Bureau of the Census, Census of Housing, 1970, 1980 & 1990.

Manufactured housing comprises 7.8 percent of the Town's housing. In 1990 manufactured housing accounted for 23.8 percent of Surry County's housing and 6.2 percent of Virginia's housing. Demand for manufactured housing may be expected to increase as costs continue to rise on conventional housing.

Number of Manufactured Housing

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Town of Surry	-	6	10	10
Surry County	12	100	715	709
Virginia	17,257	46,562	86,829	155,429

Source: U.S. Bureau of the Census, Census of Housing, 1960, 1970, 1980 & 1990.

Housing Value

According to the 1990 Census, the median value of owner-occupied housing in Virginia was \$90,400. At this same time, the median value of owner-occupied housing was \$59,000 in Surry County and \$70,700 in the Town of Surry.

Occupied and Vacant Housing, Town of Surry

	<u>1970</u>	<u>Number of Units</u> <u>1980</u>	<u>1990</u>
Owner Occupied	68	70	75
Renter Occupied	31	50	26
Vacant	<u>8</u>	<u>8</u>	<u>28</u>
Total	107	128	129

Source: U.S. Bureau of the Census, Census of Housing, 1970, 1980 & 1990.

Substandard Housing

The Census identifies housing units that lack plumbing as substandard. In 1990, the Census indicated that 2.3 percent of the Town's occupied housing lacked plumbing. For comparison, in 1990 6.7 percent of the houses in Surry County lacked plumbing as did 1.8 percent of all houses in the State.

According to the Town, all occupied housing is served by the Town's water and sewer system.

GOALS, OBJECTIVE AND POLICIES

Introduction

Goals, objectives and policies are presented for Surry on land use, transportation, and community facilities.

A goal is a general statement of an aspiration which is considered desirable for the community; it is an end towards which actions are aimed.

An objective is a statement of a way in which a goal is to be reached; it refers to some specific accomplishment which is reasonably attainable

A policy is a statement of a fundamental commitment which is used to guide decisions. It prescribes a definite course of action or method of doing something and is selected from among alternatives based on an assessment of existing conditions and future expectations.

Land Use

Goal: To create a land use pattern that will meet the needs of Surry's citizens and advance the Town's economic and physical development.

Residential

Objective: Provide for safe and attractive residential housing and residential areas.

Policies:

1. Encourage additional residential development that is compatible with existing residential development.
2. Encourage innovative residential construction which is affordable and energy efficient.
3. Recognize manufactured housing as an alternative affordable housing option.
4. Provide that substandard housing be rehabilitated or demolished.
5. Enforce the Town's subdivision ordinance and zoning ordinance.

Commercial

Objective: Provide for the expansion of downtown and highway business areas.

Policies:

1. Encourage new business and the remodeling of existing businesses.
2. Require adequate and accessible off-street parking.
3. Encourage buffers (fences, hedges) or open areas between commercial and residential uses.

4. Provide that businesses be of desirable character best promoting the morals of Surry's inhabitants.
5. Propose that vacant, deteriorated commercial structures be rehabilitated or demolished.

Industrial

Objective: Provide for industrial development that strengthens Surry's economic base.

Policies:

1. Provide areas suitable for light industrial development.
2. Encourage the location of light industry in Surry.
3. Encourage buffers (fences, hedges) or open areas between industrial and residential or commercial areas.

Environmental Protection

Objective: Sensitive lands that have intrinsic water quality value due to the ecological and biological processes they perform should be protected from the adverse effects of indiscriminate land development patterns and practices.

Policies:

1. Enforce the Chesapeake Bay Preservation Act.
2. Protect ecologically and environmentally sensitive areas for open space and passive recreational use.
3. Restrict development in areas of critical environmental importance.
4. Collect and refine land use information on physical constraints, then direct future development away from these areas.

General

Objective: Improve the aesthetic quality of Surry's land use.

Policies:

1. Require a town weed control ordinance in accordance with Section 15.1-867 Code of Virginia.
2. Encourage the installation of underground utilities.
3. Require that street lights be installed in new developments.

Transportation

Goal: To create a transportation system for the movement of people, goods, and services.

Objective: Provide for a transportation system that is safe and efficient.

Policies:

1. Assure by enforcing the subdivision ordinance that all new roads are built to state specifications.

Community Facilities

Goal: To provide and maintain the quality and quantity of community facilities appropriate for Town needs.

Schools

Objective: Support the Surry County school system.

Policies:

1. Support the Surry County School Board's effort to improve county school physical facilities and educational programs.

Health

Objective: Support health facilities and services.

Policies:

1. Encourage the continuation of medical offices and personnel in the Town of Surry.
2. Encourage a dentist to locate in the area.

Library Service

Objective: Support library services in the Town.

Policies:

1. Support the continuation of the Rawls Library services to the Town.
2. Continue support to the permanent library in the Town.

Recreation

Objective: Provide and maintain adequate recreational facilities.

Policies:

1. Support the recreational programs at Surry County's community center.

2. Encourage private recreational areas and activities. (i.e. Smith Ballpark)
3. Encourage future residential developments to provide recreational areas.

Public Safety

Objective: Support fire and rescue services and provide police protection.

Policies:

1. Maintain adequate water pressure in all parts of the Town.
2. Maintain adequate police protection.

Water & Sewer

Objective: Continue to provide a safe public drinking water supply and distribution system to the Town and its environs and to maintain a public sanitary sewer and treatment system.

Policies:

1. Provide adequate sewer services to all areas of Town.
2. Provide adequate water services to all areas of Town.

Solid Waste

Objective: Provide for the expansion of the solid waste disposal service.

Policies:

1. Expand the existing solid waste disposal service, as needed, to serve new customers.
2. Support recycling efforts to meet State recycling mandates.

THE PLAN

The comprehensive plan which follows discusses general development proposals for land use, community facilities, and transportation services for the Town of Surry. The plan is intended to serve as a policy guide to decisions on the Town's physical development. In formatting the plan, consideration has been given to the Town's background inventory and analysis and to its goals, objectives and policies.

Land Use Proposals and Recommendations

The plan includes proposals for residential and commercial land use categories. Each category is described as to area, density and use. The land use proposals should not be confused with zoning regulations. While the plan makes recommendations as to how the land can best be used, a zoning ordinance allows the Town to control how land is used. Zoning is a means to implement the plan.

Residential

Residential single-family detached housing, not to exceed three dwelling units per acre, is proposed for 505 acres or 90 percent of the Town's land area. This density is compatible with existing residential development.

Commercial

General businesses such as banks, offices, retail stores and service stations are recommended for an area of 26 acres on Route 10 south, for a 3 acre area on Route 10 west, and for an area of 23 acres at the intersections of Routes 10 and 31. The plan takes into consideration the fact that commercial development already exists in these areas.

Public Facilities and Services Recommendations

Education

Since the Surry County School Board operates, maintains, and supervises the public school system, the Town can only advise as to coordination between its long range planning and that of the School Board's. The Town's projected growth is not sufficient to warrant changes in the Board's proposed school plan.

Health

Medical services are adequate for the Surry area. A dentist is needed. The Town should seek assistance from the Surry County Health Department in acquiring a dentist or dental services.

Library

Library services appear to be adequate.

Recreation

Surry's recreation facilities appear to be adequate, however, a supervised recreational program is recommended. Also, a continuing maintenance program should be initiated for the Town's recreation facilities.

Public Safety

Fire, police, and rescue services appear to be adequate and therefore no recommendation is made to increase services.

Water Supply and Treatment

Water supply and treatment appear to be adequate for the Town of Surry; therefore, no recommendation is made to improve these services.

Waste Water Collection and Treatment

Waste water collection and treatment for the Town appears to be adequate and no recommendations have been made for improvement.

Solid Waste

The Town's disposal service appears to be adequate and therefore no recommendation is made to increase services.

Transportation Recommendations

Highways

Although Surry's public roads are maintained by the Virginia Department of Transportation, the Town may advise VDOT on which roads are to be maintained and where new roads should be built. Proposed roads are shown on Surry's street and highway transportation plan which is included on the comprehensive plan map. The street and highway plan serves as an overall guide for any improvement to a given roadway; it provides a guide for considering the expansion of new or existing routes as adjacent land develops; and it serves as a basis for street and highway standards contained in Surry's subdivision ordinance.

Surry's streets are classified minor arterial streets, major collector streets, minor collector streets and local streets. The Town's subdivision regulations require right-of-way widths of 60 feet for minor arterials and 50 feet for all other streets. Route 10 (Main Street and part of Rolfe Road) is designated as a minor arterial street, Route 31 (Role Road) is a major collector street, and Route 626 (Old Burrough Road and Oakwood Drive) is a minor collector street. All other streets are considered local streets.

Surry's street plan proposes a local street corridor for access to the Town's undeveloped areas. The corridor's location is approximate. A specific right-of-way location would be required as new subdivisions are recorded.

Chesapeake Bay Preservation Act

Protection of the water quality of the Chesapeake Bay, the James River and its tributaries is essential to the welfare of the Commonwealth and the Town of Surry. As a natural resource, the Chesapeake Bay has always been instrumental to the growth and vitality of Virginia. It is an attractive body of water for recreation and transportation, and it has always been a critical component of the State's ecosystem.

In December 1987, Gov. Gerald Baliles acknowledged the significance of the Chesapeake Bay and the importance of protecting its water quality by signing the 1987 Chesapeake Bay Agreement, along with representatives from Maryland, Pennsylvania, the District of Columbia, the Environmental Protection Agency and the Chesapeake Bay Commission. Passage of the Chesapeake Bay Preservation Act by the 1988 General Assembly demonstrates Virginia's commitment to the Bay.

In an attempt to save the Bay from pollution that will be generated as millions live, work and play along the Bay, the General Assembly mandated that preservation regulations be adopted. Those regulations were enacted in September, 1989. These regulations affect development in all Tidewater localities including the Town of Surry.

The Chesapeake Bay Preservation Act requires that all Tidewater communities designate Chesapeake Bay Preservation Areas (CBPAs). Land features within these areas serve an important function in the protection of water quality by removing sediment, nutrients and harmful substances from runoff entering the Chesapeake Bay and its tributaries. If improperly developed or disturbed, these areas may greatly degrade water quality. Two types of land are included in these Chesapeake Bay Preservation Areas.

Resource Protection Areas (RPAs) are to include "areas which consist of sensitive lands at or near shorelines that have intrinsic water quality due to the ecological and biological processes they perform or are sensitive to impacts which may cause significant degradation to the quality of state waters." Areas designated as RPAs include, but are not limited to, the following:

- tidal wetlands;
- non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or tributary streams;
- tidal shores; and
- 100-foot buffer zones adjacent to other RPA components.

Resource Management Areas (RMAs) are lands which "have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Areas." These management areas include all areas contiguous to the entire RPA inland boundary.

Included in the Resource Management Areas are such components as:

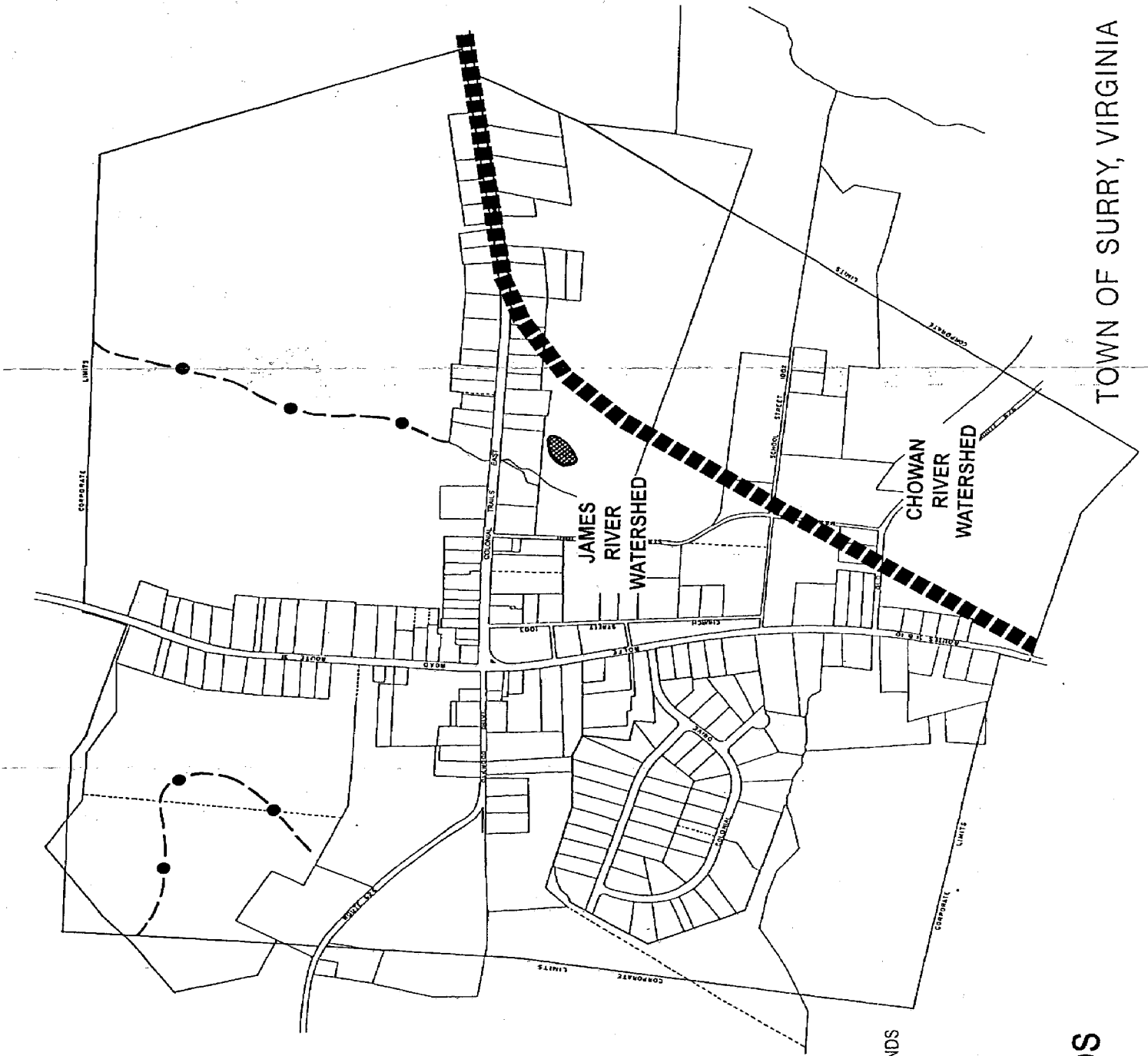
- floodplains;
- highly erodible soils;
- highly permeable soils;
- isolated, non-tidal wetlands;

- steep slopes; and
- other lands at local discretion.

Following the Chesapeake Bay Preservation Act's designation guidelines, the Town of Surry designated the entire jurisdiction a Chesapeake Bay Preservation Area, including the portion of the Town in the Chowan River Basin.

Because there are no RPA features existing within the Town, no RPAs are designated. The Town's Chesapeake Bay Preservation Areas consist solely of RMAs. Land uses as permitted by local zoning are permitted within RMAs; however, best management practices must be employed where necessary in order to prevent or reduce surface water pollution. The resource information for wetlands, slope, and hydric and highly erodible soils is presented on Maps 6, 7 and 8.

The land use plan for the Town of Surry is presented on page 41, Map 9.

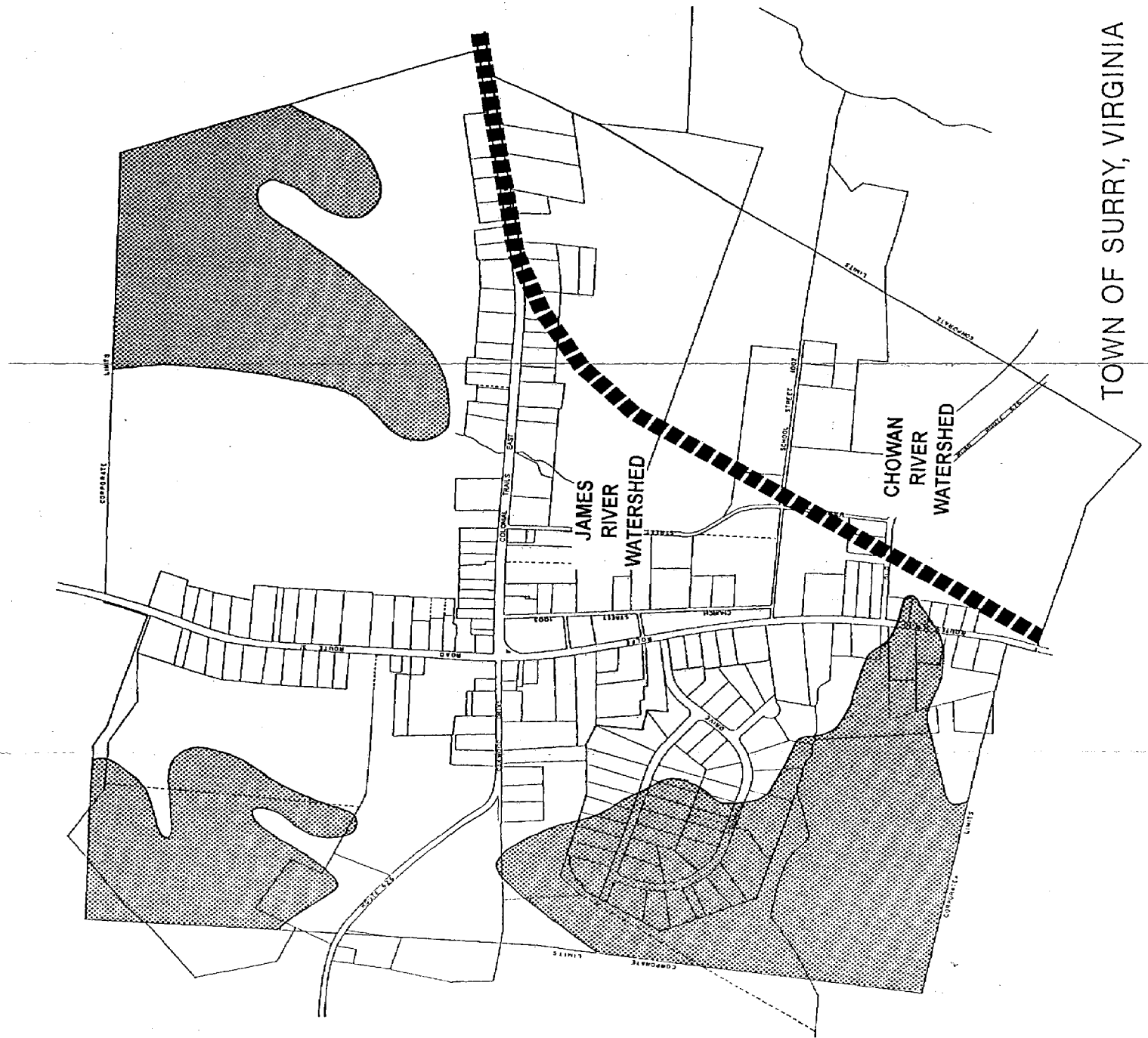


1" = 600'



- NON-TIDAL WETLANDS
- ISOLATED NON-TIDAL WETLANDS
- WATERSHED DELINEATOR

MAP 6: WETLANDS

TOWN OF SURRY, VIRGINIA



1" = 600'




-  SLOPE GREATER THAN 15%
-  WATERSHED DELINEATOR

MAP 7: SLOPE

TOWN OF SURRY, VIRGINIA



1" = 600'

-  HYDRIC SOILS
-  HIGHLY ERODIBLE SOILS
-  WATERSHED DELINEATOR

MAP 8: HYDRIC AND HIGHLY ERODIBLE SOILS

PLAN IMPLEMENTATION

Surry's comprehensive plan suggests ways to address the Town's future needs. To be effective, however, the plan must be implemented. The following planning implementation devices are authorized by Title 15.1, Chapter 11, Code of Virginia, 1950 (as amended).

Adopting the Comprehensive Plan

The Town of Surry Planning Commission has revised the comprehensive plan for the physical development of the Town. But before Surry may use the plan, it must be adopted. To adopt the plan, the Surry Planning Commission and the Surry Town Council must advertise and hold public hearings in accordance with regulations set forth in section 15.1-431 of the Code of Virginia. After the plan is adopted it may be amended as needed to keep it up-to-date. However, the Code requires the plan to be re-evaluated at least once every five years. Proposed plan amendments require public hearings and adoption by the Commission and Council.

Mechanisms for implementing the plan include a subdivision ordinance, a zoning ordinance, and capital improvements program.

Subdivision Ordinance

A subdivision ordinance allows Surry to regulate the layout and construction of new streets and to control the platting of vacant land in order to assure that the new development will be an asset to the town. A subdivision ordinance helps implement Surry's comprehensive plan by requiring that new subdivisions are developed in accord with the Town's plans for streets and utilities.

As set forth in Section 15.1-465 of the Code of Virginia, every locality in Virginia is required to have a subdivision ordinance. Surry's ordinance, as adopted in 1977, appears to be adequate for the Town's needs.

Zoning Ordinance

A zoning ordinance controls the use of land, lot sizes, the size and height of buildings and the placement of buildings on the land. A zoning ordinance delineates districts and specifies the land uses which may be placed in each district. Zoning helps to preserve the existing character of an area by excluding incompatible uses while permitting those uses which can exist in harmony. Zoning does not eliminate incompatible land uses which already exist in an area, but it may provide methods of phasing out such uses as they become obsolete.

A zoning ordinance would help implement Surry's comprehensive plan by requiring that those areas planned for residential, commercial and industrial uses be limited to these types of development. The ordinance would also provide that residential densities suggested in the plan be followed.

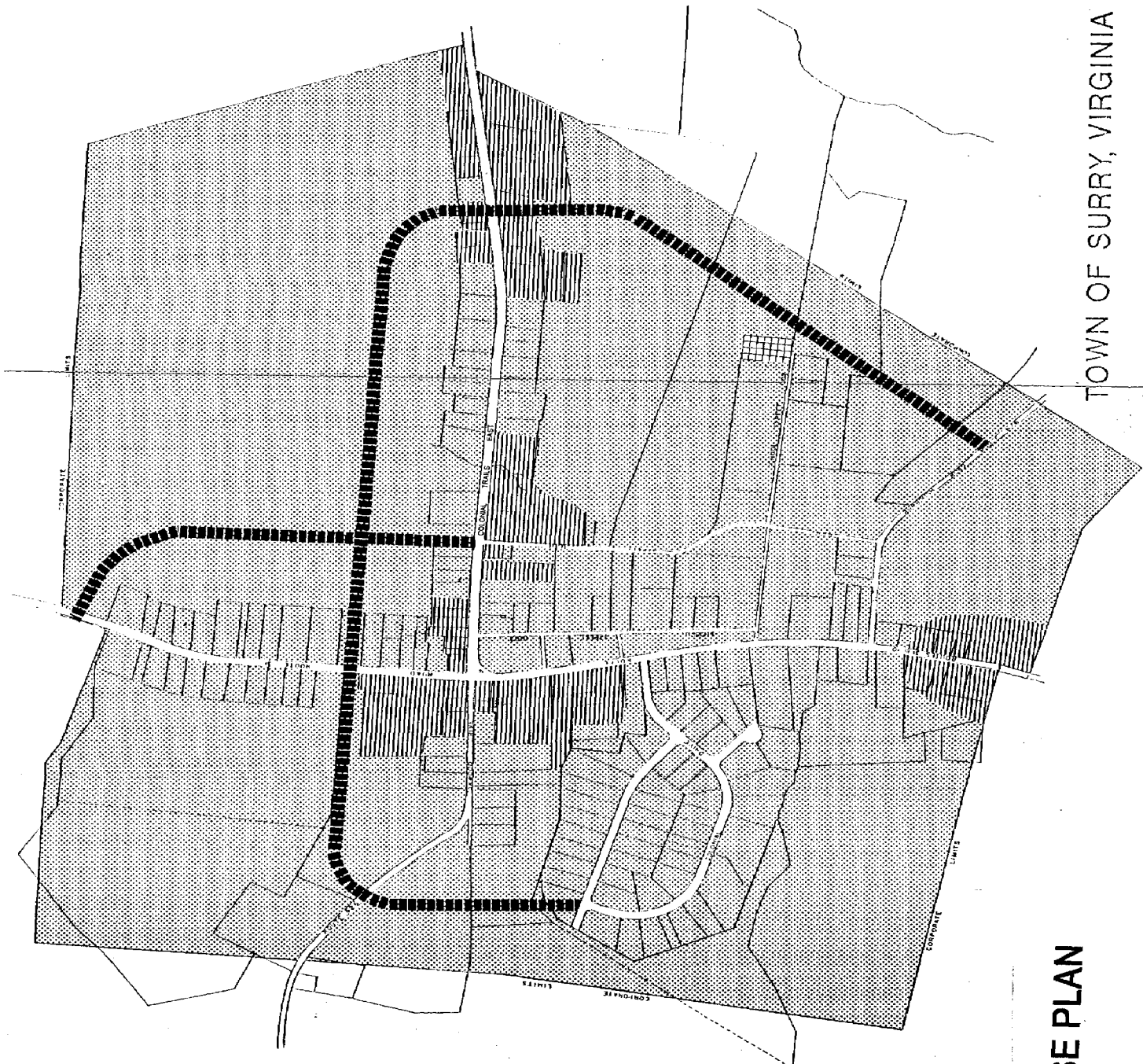
A zoning ordinance consists of two parts, the text setting forth regulations to govern the uses permitted in each district and a map showing where such districts are located. District regulations define words and terms used in the ordinance, provide use and size requirements, and give general regulations on exceptions, appeals, off-street parking, amendments and administration. A zoning map would show district boundaries based on the land use recommendations of Surry's Comprehensive Plan. This does not mean that the zoning and plan

maps would correspond exactly, but rather that the plan map would be used as a guide for delineating zoning districts.

As set forth in section 15.1-486 of the Code of Virginia, the Town of Surry zoning ordinance was adopted in March, 1981. In May 1992, the ordinance was amended to implement the Chesapeake Bay Preservation Act.

Capital Improvements Program

Many private investments hinge on the availability of public facilities and services. The availability of schools, recreational and cultural facilities, water and sewer services and other community facilities can cause the growth and development of certain areas. This gives the Town the opportunity to channel growth and development, commensurate with its financial capabilities, in a manner compatible with the goals and objectives of the comprehensive plan. Community facilities and services should be provided on a priority basis only to those areas in which growth and development are anticipated.



1" = 600'

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PROPOSED ROAD

MAP 9: LAND USE PLAN

TOWN OF SURRY, VIRGINIA



ATLANTIC WASTE DISPOSAL, INC.

GENERAL INFORMATION

On June 1, 1994, Atlantic Waste Disposal opened one of the East Coast's largest solid and industrial non-hazardous waste landfills in Waverly, Virginia just south of Richmond. The 700 acre landfill exceeds all state and federal regulations and features dual composite liner containment systems with state-of-the-art leachate-collection and recirculation. The landfill has no daily capacity limits and is easily accessible from I-95, Mid-Atlantic seaports, and Norfolk Southern Railroad.

Atlantic Waste Disposal, Inc., which currently employs 19 people, is a wholly owned subsidiary of Brambles USA, Inc. headquartered in Chicago, Illinois. Brambles USA, Inc. is a wholly owned subsidiary of Brambles Industries Limited, Sydney, Australia. The corporation consists of a number of different specialized materials handling, waste management, and equipment rental businesses in Australia, Europe, and North America.

Atlantic Waste Disposal has fostered a relationship with Sussex County to provide a solution to their solid waste needs while providing them with a source of funding through host fees. The revenues generated will provide Sussex County with millions of dollars to better the standard of living in Sussex County.

Atlantic has located their facility to keep the preservation of Sussex County's quiet beauty and natural unspoiled landscapes in mind. Fortunately, through a special partnership between Atlantic Waste Disposal and Sussex County, there is a way to keep Sussex clean and provide for the County's future needs at the same time. Sussex County is leading the way by taking steps to adhere to new Federal and State regulations.

Wherever Atlantic goes, a commitment to community service follows. Sussex residents can hold fast to a low tax rate and accommodate all of their solid waste needs through their conveniently located regional disposal facility and their eight community convenience centers.

Atlantic Waste Disposal, Inc. Looking to become partners for preservation.

ATLANTIC WASTE DISPOSAL, INC.

3474 Atlantic Lane • Waverly, Virginia 23890
Phone (804) 834-8300 or 1-800-432-8816, FAX (804) 834-3359





The Atlantic Waste Landfill

The Company

The 700-acre solid waste landfill, one of the largest on the East Coast, is owned and operated by Atlantic Waste Disposal, Inc., a wholly owned subsidiary of Chicago-based Brambles USA, Inc. Brambles USA and its parent company, Brambles Industries Limited, are providers of diversified materials-handling services. These services include the operation of 31 advanced waste treatment and disposal facilities. The company's total annual sales are approximately \$2.5 billion, and its 9,000 employees serve more than 700,000 customers worldwide.



The Landfill

Description

- Located on U.S. Highway 460 in Sussex County near Waverly in southeastern Virginia
- Accepts municipal (household) solid waste, ash, sludge, construction and demolition debris, and non-hazardous, contaminated soils

Capacity

- No daily capacity limits
- More than 25 year life expectancy
- Large capacity allows for long-term contracts

Market

- Virginia
- Eastern United States
- Entire Atlantic Seaboard

Transportation Logistics

- Multimodal access:
 - >Trucking: 11 miles from the Interstate I-95 system via four-lane U.S. Highway 460
 - >Rail: 1.2-mile rail spur connects directly into landfill with on-site rail unloading capability
 - >Marine: Sealed container shipments can be delivered by barge to Tidewater ports for transloading to rail or truck

Operations

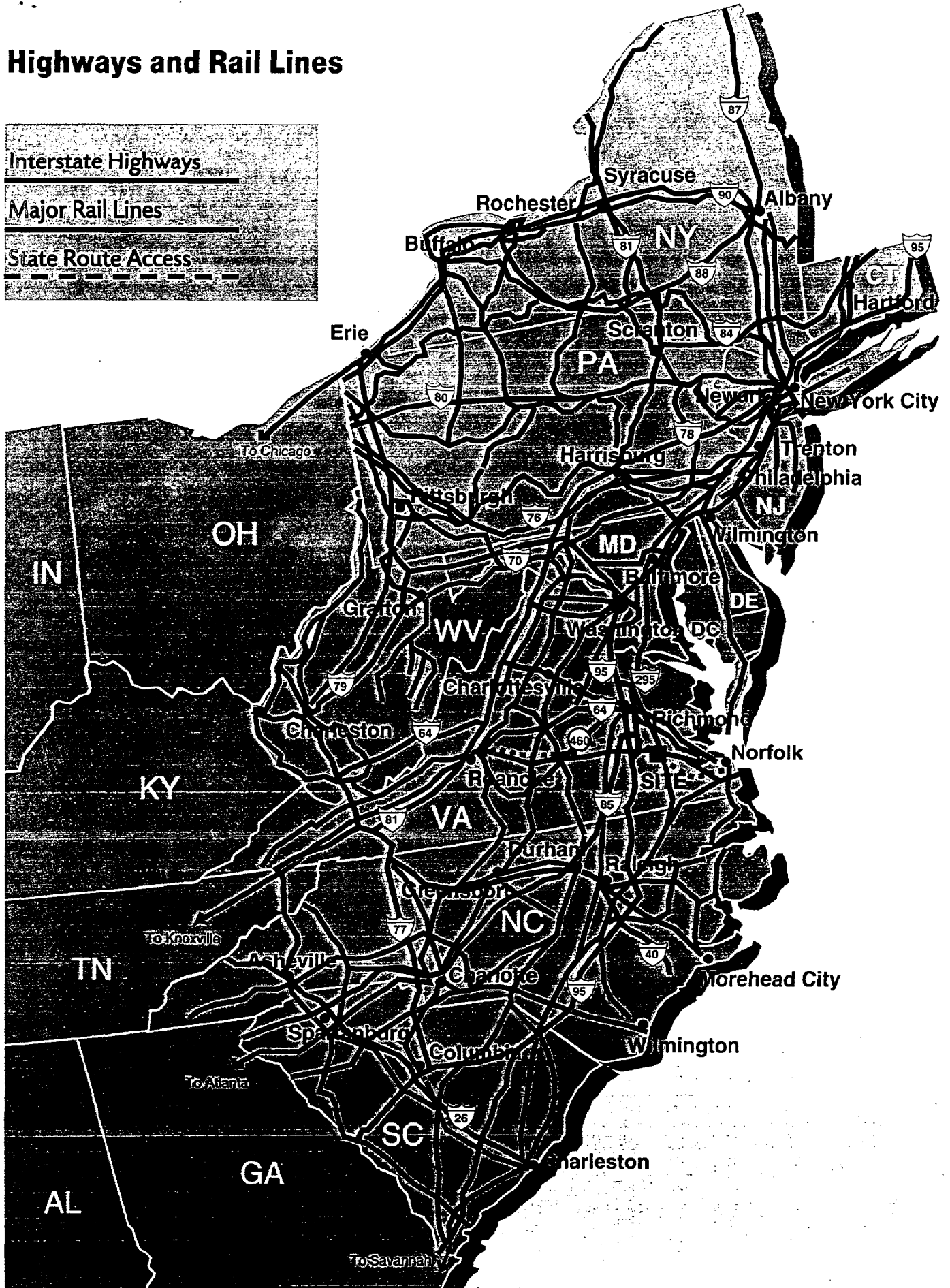
- On-site staging area for large trucks and state-of-the-art truck washdown facilities
- On-site rail unloading facilities
- Computer assisted scales to weigh incoming deliveries
- On-site comfort facility for drivers

Environmental Features

- Triple-liner protection
- Underground leachate-collection and storage system
- Methane gas gathering system linked to on-site cogeneration plant
- Stringent land reclamation commitments

Highways and Rail Lines

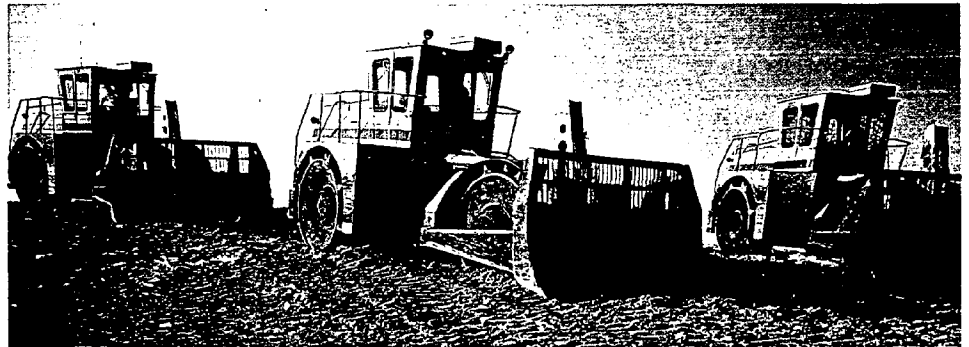
Interstate Highways
Major Rail Lines
State Route Access



Operations



Deliveries accepted six days per week



State-of-the-art equipment for dependable handling and disposal of waste



Sophisticated detectors to monitor acceptability of deliveries



Computerized billing system



Environment

The Atlantic Waste Landfill meets a pressing need for accessible, high quality capacity in the eastern United States. The site's exceptional engineering design is matched by the company's pledge to deliver consistently superior customer service. Safeguarding its reputation as the acknowledged leader in solid waste management is the company's number one priority.

Atlantic Waste Disposal, Inc.

ATLANTIC WASTE DISPOSAL, INC.

P.O. Box 348 • Waverly, VA 23890
1-(800) 432-8816

20 Exchange Place, 51st Floor • New York, NY 10005
1-(800) 377-7424



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