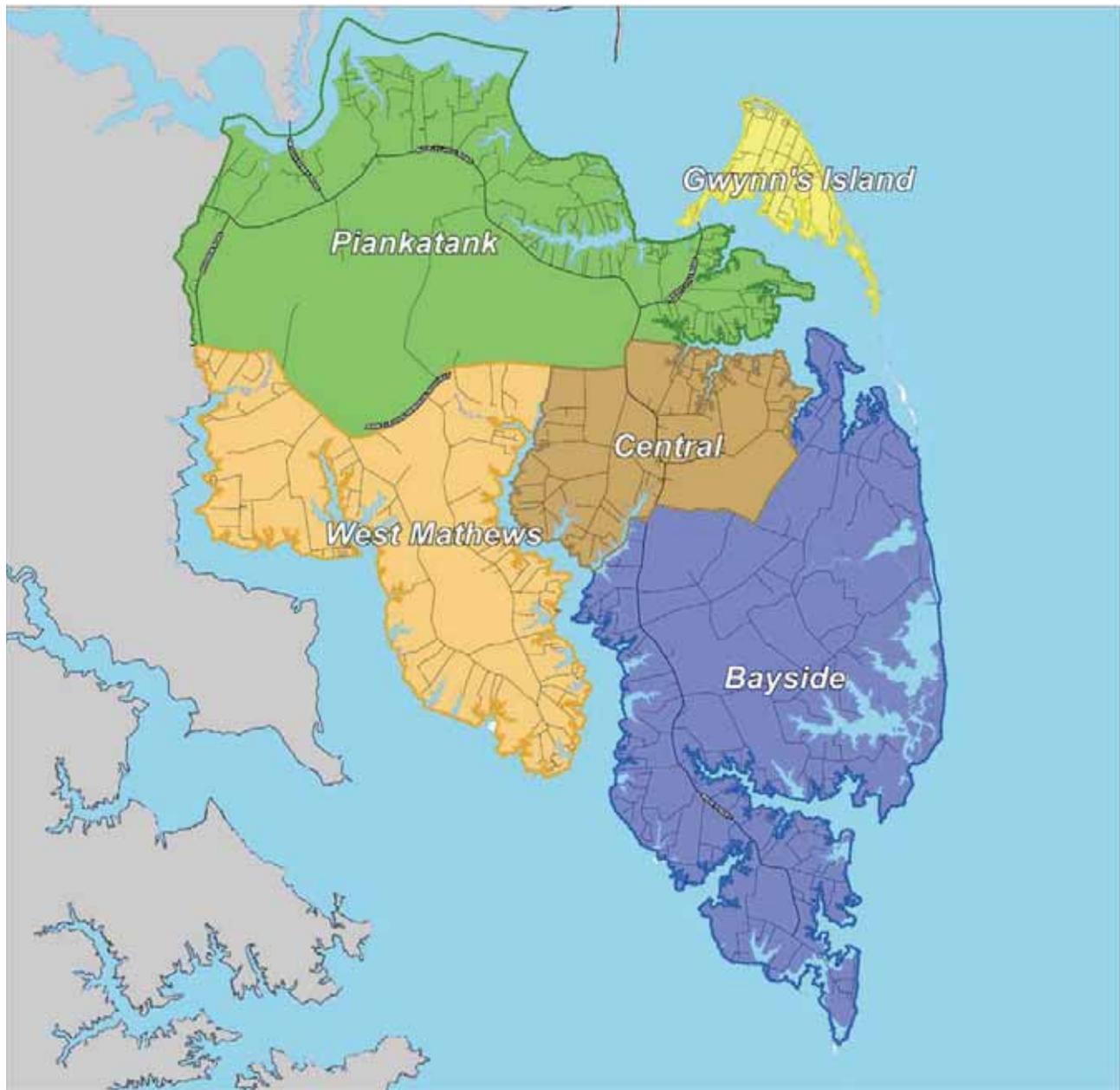




Mathews County Community Plans: Community Conditions, Opportunities, Policies and Strategies





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Piankatank

Community Overview

The Piankatank Planning Area is located in the northern portion of Mathews County and lies adjacent to Gloucester and Middlesex Counties. The Piankatank area extends north of Route 14, John Clayton Memorial Highway, to the Piankatank River and includes the small communities of Dixie, Dutton, Cobbs Creek, Hudgins, Blakes, Hallieford, and Redart. The area hosts the Piankatank River Landing that is frequently used by residents; in addition, Piankatank hosts three other public water access sites.

Much of Piankatank consists of open fields or forests and residential development, particularly along the Piankatank River, which provides waterfront access and vistas. Cobbs Creek and Hudgins exhibit the most business development; Cobbs Creek includes a small business park and Hudgins contains a cluster of village-type businesses.



Cobbs Creek Business Park



Hudgins Community Business Center

Piankatank River Residential



Queens Creek Residential





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

This planning area includes the highest elevations in the County, particularly north of Buckley Hall Road. As a result, the soils here are more diverse and permeable, allowing better drainage; however, the elevation makes them more erodible, particularly along the shoreline. The district's unique topographic features are attributable to the meteorite that impacted the region millions of years ago, creating what is known today at the "Chesapeake Impact Crater." The ridgelines of the crater can be seen along Buckley Hall Road and Ridge Road.

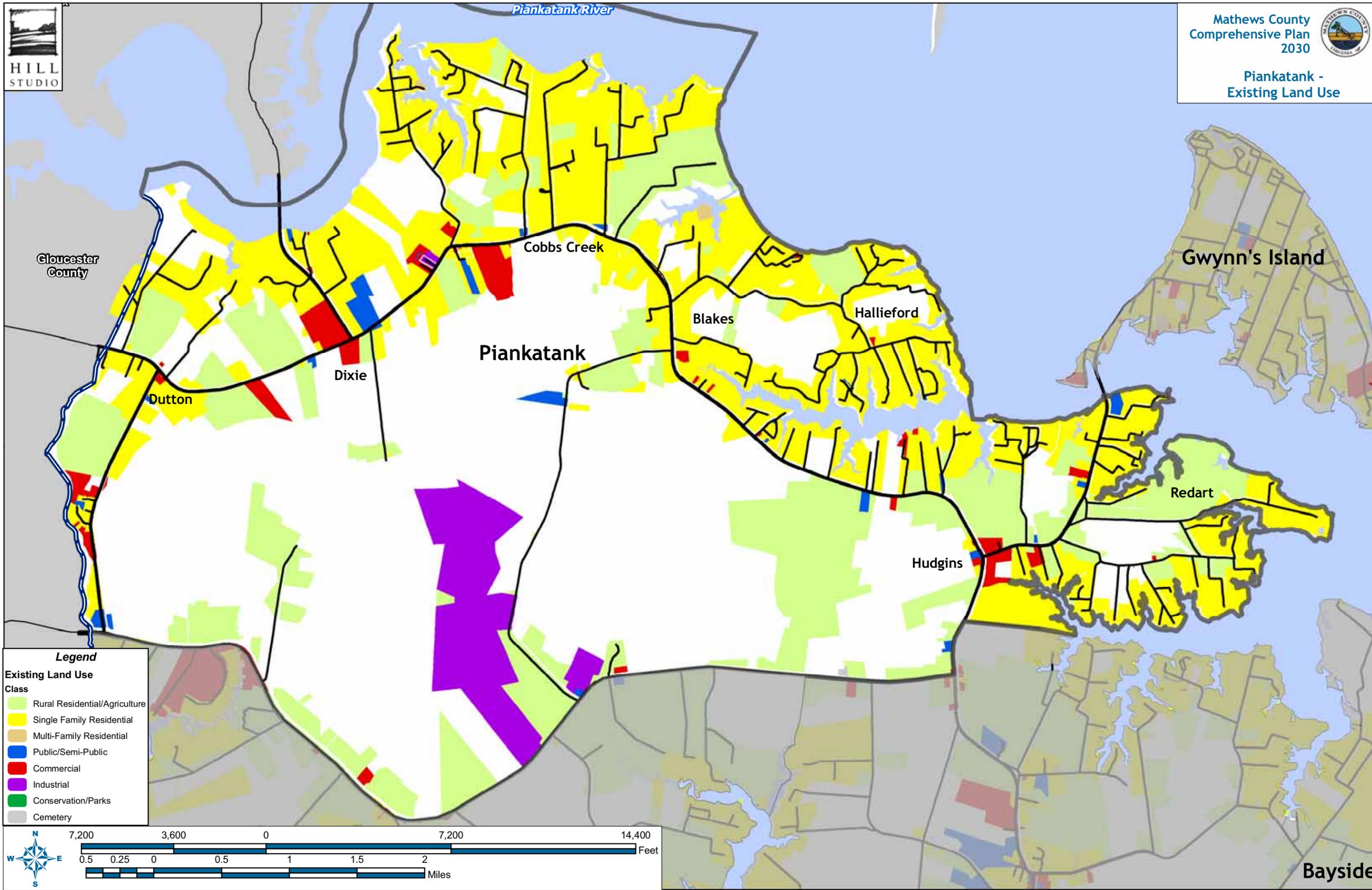
The Piankatank Planning Area also contains some of the most productive forests and agricultural lands in the County. Much of the district between Buckley Hall Road and John Clayton Memorial Highway lies undeveloped in large tracts of forests and open fields.



The Piankatank Area hosts facilities of the Piankatank Ruritan Club which are used by many Mathews County citizens. There is a large event facility and several ball fields. A new fire and rescue building is planned for the Cobbs Creek area.

The following maps provide a more detailed overview of the existing conditions and planned public infrastructure improvements in the Piankatank Planning Area:

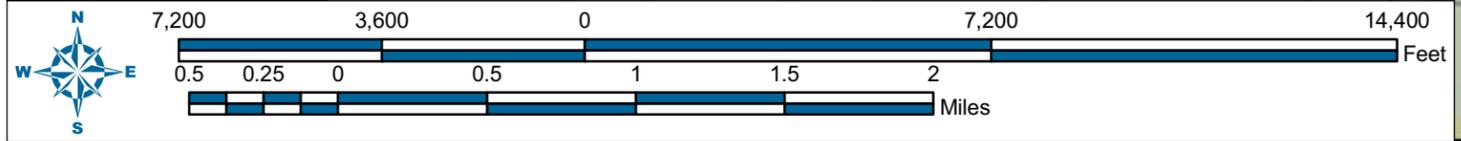
- Existing Land Use
- Public Facilities
- Development Constraints
- Chesapeake Bay Preservation Areas

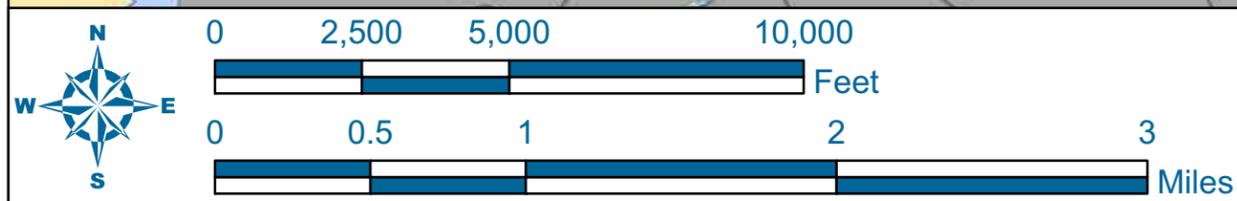


Legend

Existing Land Use Class

- Rural Residential/Agriculture
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Commercial
- Industrial
- Conservation/Parks
- Cemetery





Legend

	Station #4 Future Site		Public Water Access Points
	Rescue Squad		Phase I Pump Station
	Post Office		Force Main Phase I



Middlesex County

Mathews County
Comprehensive Plan
2030



Piankatank
Development Constraints

Gloucester County

Piankatank

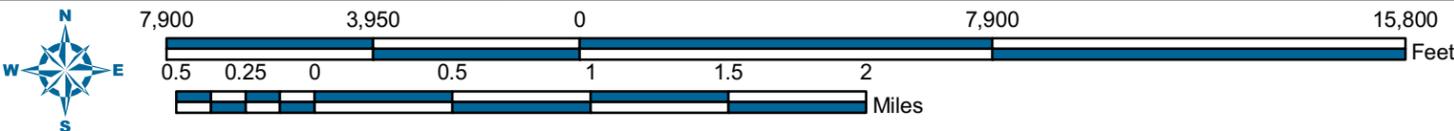
Gwynn's Island

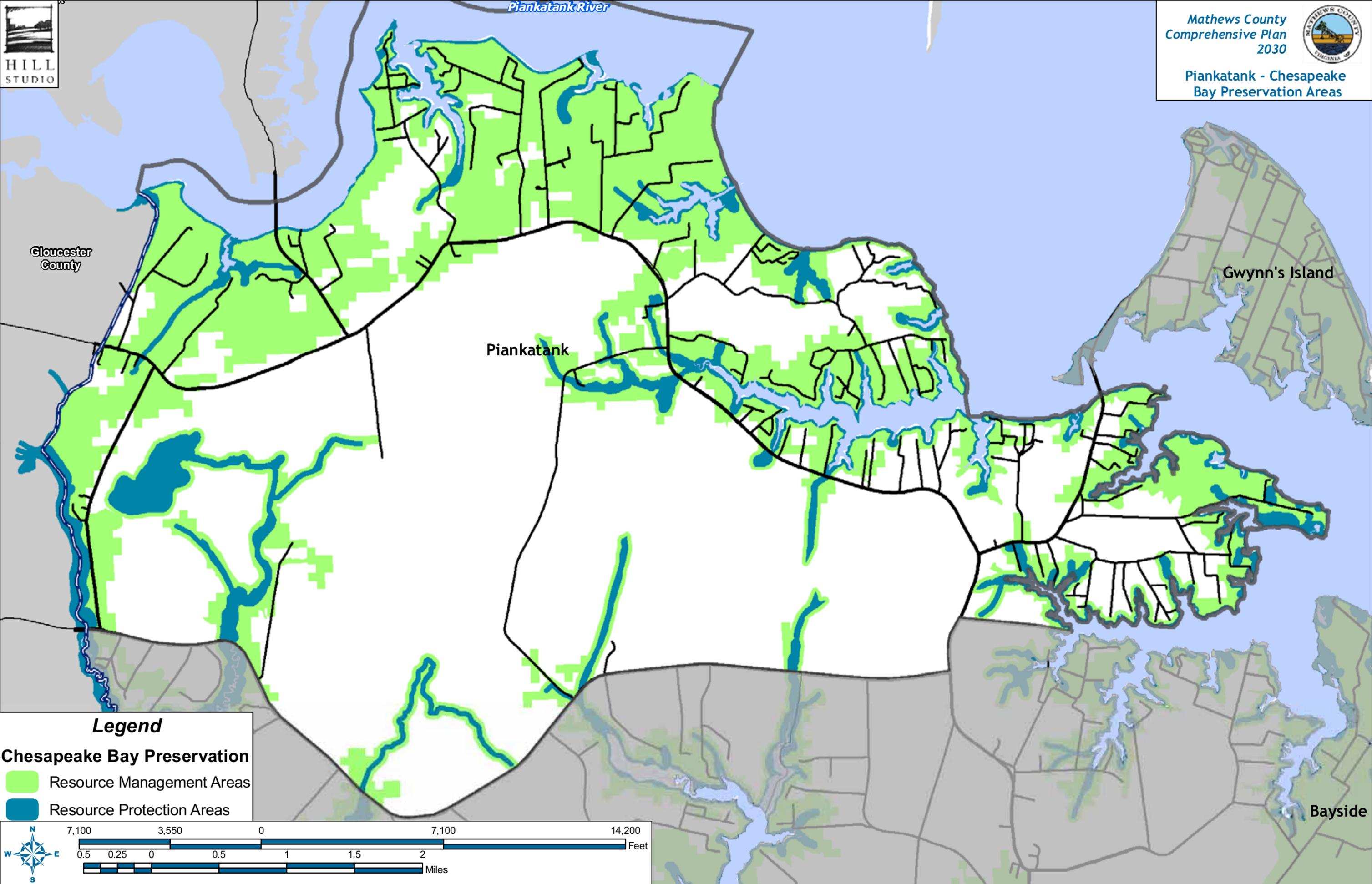
St Mathews

Bayside

Legend

-  Erodible Soils
-  100 Year Floodplain
- Wetlands**
- TYPE**
-  Non-Tidal
-  Tidal
-  Resource Protection Areas

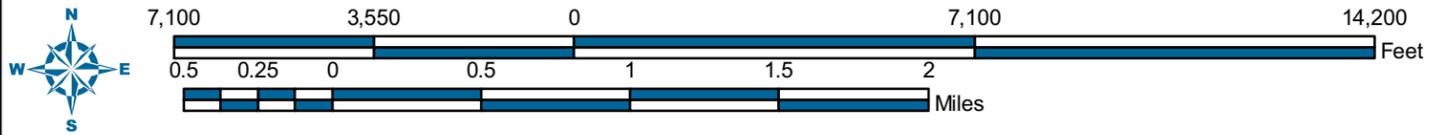




Legend

Chesapeake Bay Preservation

- Resource Management Areas
- Resource Protection Areas





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Opportunities and Challenges

Over the next 10-20 years, some of the opportunities and challenges for Piankatank include:

- The Sanitary Sewer Transmission Force Main scheduled for implementation in this portion of the County will provide an opportunity to accommodate new development at defined concentrated areas along the corridor. This is beneficial to the County in that it provides opportunities for managed growth that is not dependent on septic systems; also, it encourages growth in the northern section of the County where there are fewer development constraints and better access. The challenge for the new sanitary sewer areas will be to manage the land uses along the corridor to ensure that the land uses and patterns of development complement the gateway corridors and the visual character of the County. The Board of Supervisors will need to work with HRSD, taxpayers, and businesses to establish recommendations and guiding policies for future connections that will balance costs and benefits.
- The Piankatank River is considered “qualifying” as a scenic river from Route 17 in Middlesex, Gloucester and Mathews Counties to the Chesapeake Bay. In Mathews County, the public access areas on the Piankatank are some of the most frequently used. A scenic river designation could be beneficial in helping maintain the natural integrity of the area and encourage tourism.
- Much of the undeveloped land in the Piankatank Planning Area is in non-tidal wetlands and large tract forests and agricultural lands. These are important natural features that need to be carefully managed in order to maintain the overall environmental quality and visual character of Mathews County. Leadership and special land management and conservation efforts are needed to ensure their continued contribution to the community’s quality of life. Increased minimum lot sizes are recommended, as well as best management practices for agriculture and forestry operations. Expansion of the Chesapeake Bay Management Area designation can assist in better oversight of these important areas.
- Cobbs Creek and Hudgins offer opportunities for additional business development, particularly once the sanitary sewer transmission force main is completed and further direction is provided by the Board of Supervisors regarding any future connection policies. They are recommended as “hamlets” for the purposes of future land use, which are areas where there would be a mixture of supporting commercial and residential uses in a concentrated area. Cobbs Creek can provide increased sites for economic development in a planned business environment and other commercial development along the corridor; residential uses also could be considered in denser development patterns along the corridor or located above first floor commercial uses. Hudgins could provide a very interesting opportunity for mixed residential and commercial uses because of the unique architecture and pedestrian scale of the community. Improvements to the street frontage, landscaping, sidewalks, and existing



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

buildings could create a very welcoming small hamlet environment for the community.

- Much of the demand for residential development will likely continue to be oriented to the waterfront. Because of environmental factors, there must be careful management of land uses and development patterns along the Piankatank River. New residential buildings and subdivisions should incorporate conservation and low-impact/light imprint environmental principles into the design of parcels and supporting systems. Public education about waterfront environments and risks will play an important part in managing land development and achieving community goals for improved water quality and environmental sustainability.

Piankatank Future Land Use

The future land use map for Piankatank is shown in greater detail on the following page. The recommended future land use categories are discussed in the preceding land use section of this plan; for the purposes of this section they are summarized below:

- **Rural Agriculture/Forestral** - This land use category is intended for large-tract agriculture and forests. Land uses may include agriculture, forests and accompanying very low density residential.
- **Waterfront Residential** - There are many environmental challenges associated with expanding development in these areas. New development should be conservative in terms of lot sizes, building types and locations, and shoreline and water access. New or expanded development on existing lots must recognize constraints relative to providing and maintaining safe wastewater treatment and water supply, as well as protecting water quality. Land uses may include single-family residential development and well-managed agriculture or open space. Building heights should be limited to an appropriate scale to maintain community character.
- **Low Density Residential** - Land uses within this category may include single family and duplex residential uses at a density of 1-2 dwelling units per acre depending on environmental constraints and access to public utilities.
- **Planned Business** - This land use category is for targeted business areas to enhance employment opportunities and economic development for the County. Land uses may include corporate offices, light manufacturing or assembly, medical facilities, and other larger-scale business uses or warehouse/distribution uses. Signage, access and building materials and placement should be carefully planned and coordinated to ensure a well-designed and complementary environment. Dixie and the existing business park in Cobbs Creek apply to this future land use category.
- **Hamlet** - This land use category is applicable to Hudgins and Cobbs Creek. A hamlet consists of a small-scale, compact settlement area that may include several business uses and community services. Housing may be located adjacent to the hamlet or within the hamlet above ground floor commercial uses. Rehabilitation of existing buildings is encouraged; new development should complement the corridor and surrounding uses.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

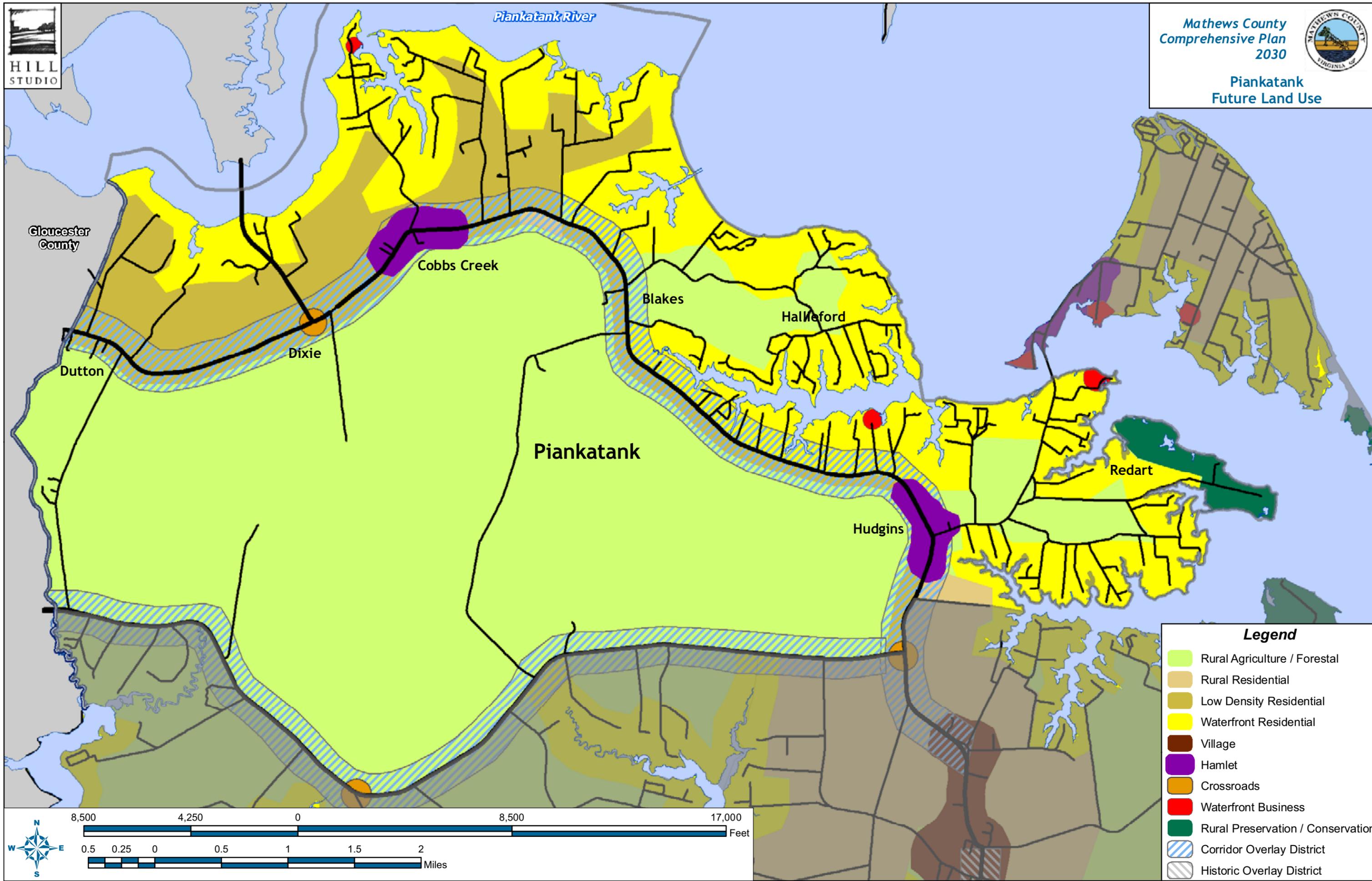
- **Crossroads Community** – These are small crossroad business centers that serve local residents on roads that frequently carry neighborhood traffic. Typical land uses may include a small convenience store, gas station, post office, café or small office.
- **Waterfront Business** – This category is for important working waterfront businesses of Mathews County that are important to the long-term economy. Quality aquaculture requires wise management of shorelines and off-shore waters with promoted understanding of aquaculture operations, processing, and access.
- **Corridor Overlay District** - This district would follow the major entrance corridors into the County and include the Phase I area to be served by the sanitary sewer transmission force main. It will provide development guidance for new development to enhance the entrances to the historic Mathews Court House.
- **Floodplain Overlay District** – This district includes the floodway and 100-year floodplain. This will enable zoning regulation over land uses in the floodplain and increased ability to manage development patterns within the context of the adopted Comprehensive Plan.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



Piankatank
Future Land Use



Gloucester
County

Piankatank River

Cobbs Creek

Blakes

Hallford

Dixie

Dutton

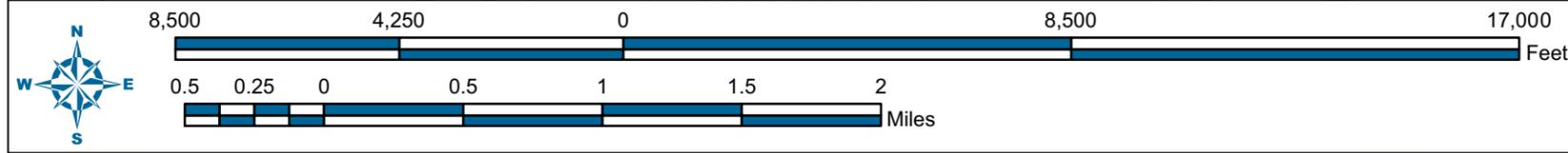
Piankatank

Hudgins

Redart

Legend

- Rural Agriculture / Forestal
- Rural Residential
- Low Density Residential
- Waterfront Residential
- Village
- Hamlet
- Crossroads
- Waterfront Business
- Rural Preservation / Conservation
- Corridor Overlay District
- Historic Overlay District





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Piankatank Community Development Policies and Strategies

Development Policies and Strategies for Piankatank	
PIANK 1	<p>The Piankatank Planning Area exhibits the highest elevations in Mathews County and some of the best opportunities for suitable housing and business development given the sanitary sewer infrastructure improvements. New development should complement the gateway entrance corridors and maintain the environmental resources of the County.</p>
	1. Encourage new business development in the designated hamlet areas. Develop and adopt corridor design standards that will provide guidance for new development and redevelopment.
	2. Encourage new residential development that is designed to maintain the natural and environmental qualities of the area. In designated hamlets, promote housing above commercial uses and in compact groupings.
	3. Develop a corridor overlay district to include Routes 198, 14 and 3 and work with private and public partners to adopt design guidelines and implement them. Install County gateway entrance signs at these routes.
	4. Encourage the rehabilitation of existing buildings, particularly where they contribute to the architectural character of the community or have historic value. Promote the use of historic tax credits where applicable. Develop incentive programs to encourage appropriate rehabilitation in the corridor overlay district that is consistent with adopted design standards.
	5. Amend the Zoning Ordinance to limit business uses in residential zones. (This is particularly important along the corridor in order to orient business to the hamlets rather than sprawled along the corridor.)
PIANK 2	<p>The Piankatank District includes some of the largest tracts of agricultural lands and forests in the County. These are important natural assets that should be managed carefully and protected.</p>
	1. Identify major land ownership patterns and work with the owners to conserve lands and manage using best management practices.
	2. Amend the County zoning ordinance to increase lot sizes for rural agriculture and forested lands.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Piankatank: Special Action Projects

Gateway Entrance Signs

Gateway entrance signs are excellent ways to introduce a community to visitors. Initially, signs could be erected at the entrances to the County. These gateway signs could include entrances to the County along waterways as well as along roads. Additional signs could be added to each of the smaller communities in a district to promote identity and sense of place. Special attention must be given to the design and placement of the overall signs. There should be consistency with an overall County theme, yet promote individuality with respect to specific communities or districts.



Fort Nonsense

In addition to its early settlement heritage, Mathews County played a role in the Civil War. Earthen fortification elements are intact at Fort Nonsense located northeast of the intersection of John Clayton Memorial Highway (Route 14) and Windsor Rd. (Route 3). The County and the Mathews County Historical Society are working to develop an educational and visitors' center that will celebrate the Civil War experience in Mathews. As of 2009, VDOT funding has assisted in preparing design plans.



Entrance Corridor Building Rehabilitation

There are many early buildings along entrance corridors that offer interesting architectural features that can complement the character of the corridor if rehabilitated appropriately. Building improvements should respect architectural features and site improvements must provide an attractive relationship to the street.





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Gwynn’s Island

Community Overview

Gwynn’s Island has an extensive heritage, including an early visit by the explorer Captain John Smith. The island contains a mixture of commercial, residential and working waterfront facilities. It is accessible by boat or across an iron truss bridge that connects to the County mainland. Unfortunately, the bridge, which rotates for navigational purposes and is a special architectural asset, is scheduled to be replaced.

Gwynn’s Island exhibits some of the oldest settlement patterns and includes some of the densest development patterns in the County. Many of the houses are small cottages or two-story structures on small lots; many have been expanded over the years. The island contains two small post offices (Grimstead and Gwynn) as well as several small commercial and tourist attractions on the island including the Gwynn’s Island Museum, public boat ramp, and an old, vacant motel which was once an active destination for both visitors and residents. Gwynn offers a community center, waterfront condominiums, and a small campground.



Island Campground



Gwynn’s Island Community Center

Spirit Branch Cemetery

Truss Bridge

Gwynn’s Island Museum





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Community Conditions, Opportunities, Policies and Strategies*



Gwynn's Island condominiums, retail businesses, housing and working waterfront.

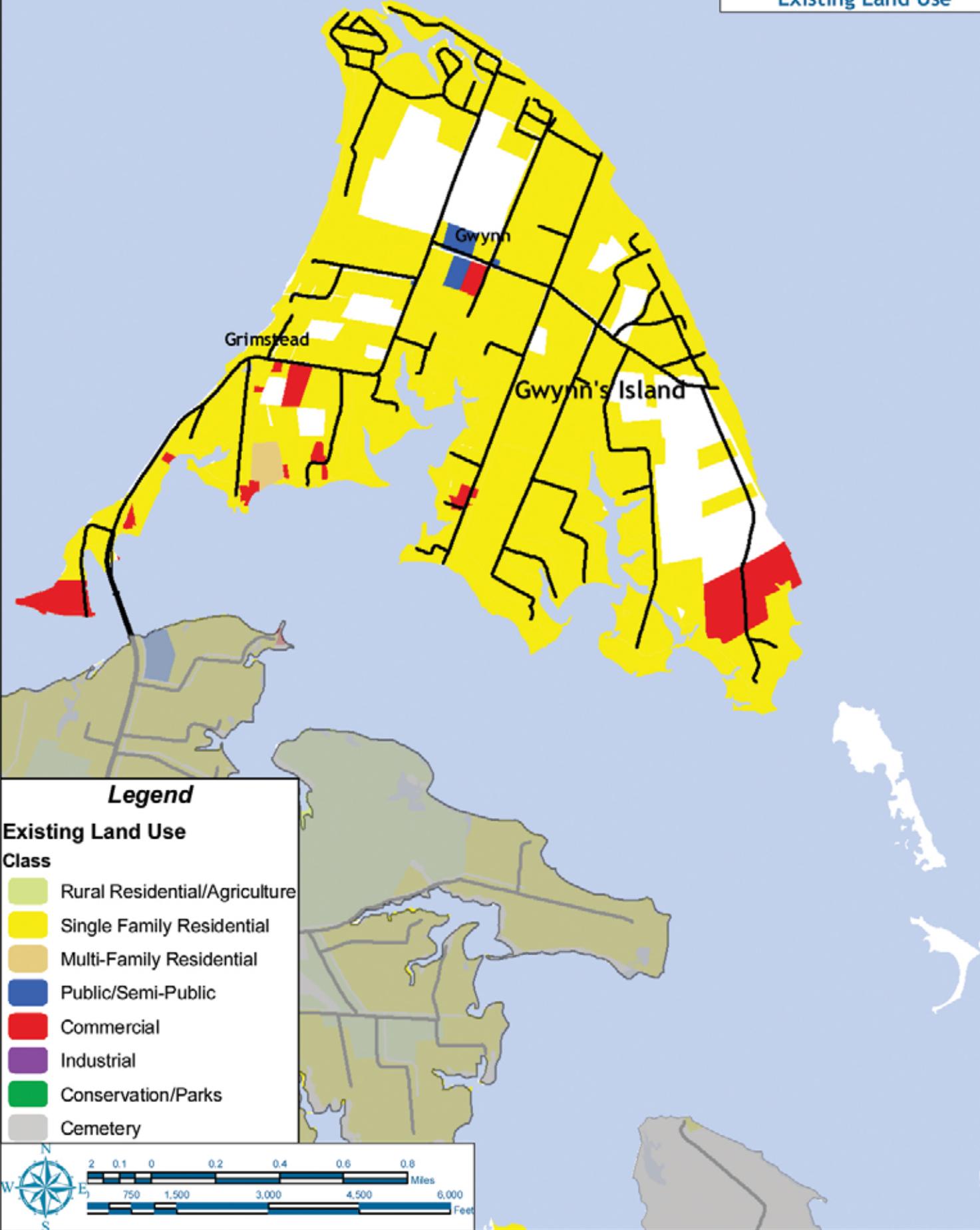


The following maps provide a more detailed overview of the existing conditions and planned public infrastructure on Gwynn's Island:

- Existing Land Use
- Public Facilities
- Development Constraints
- Chesapeake Bay Preservation Areas



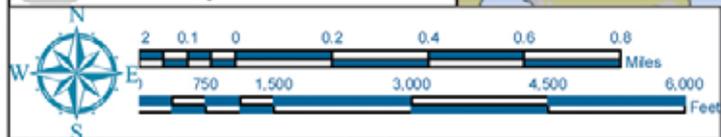
Gwynn's Island
Existing Land Use

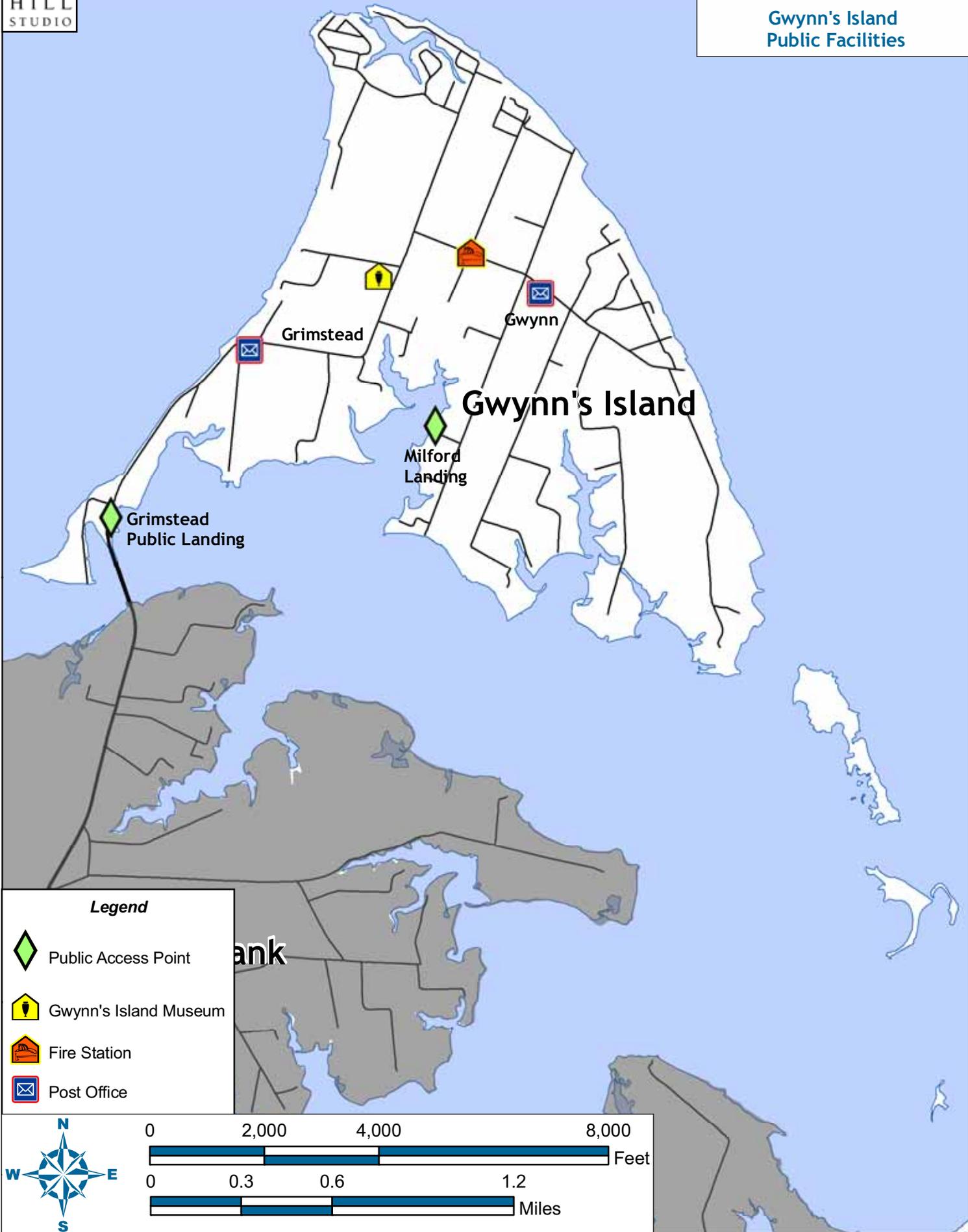


Legend

Existing Land Use

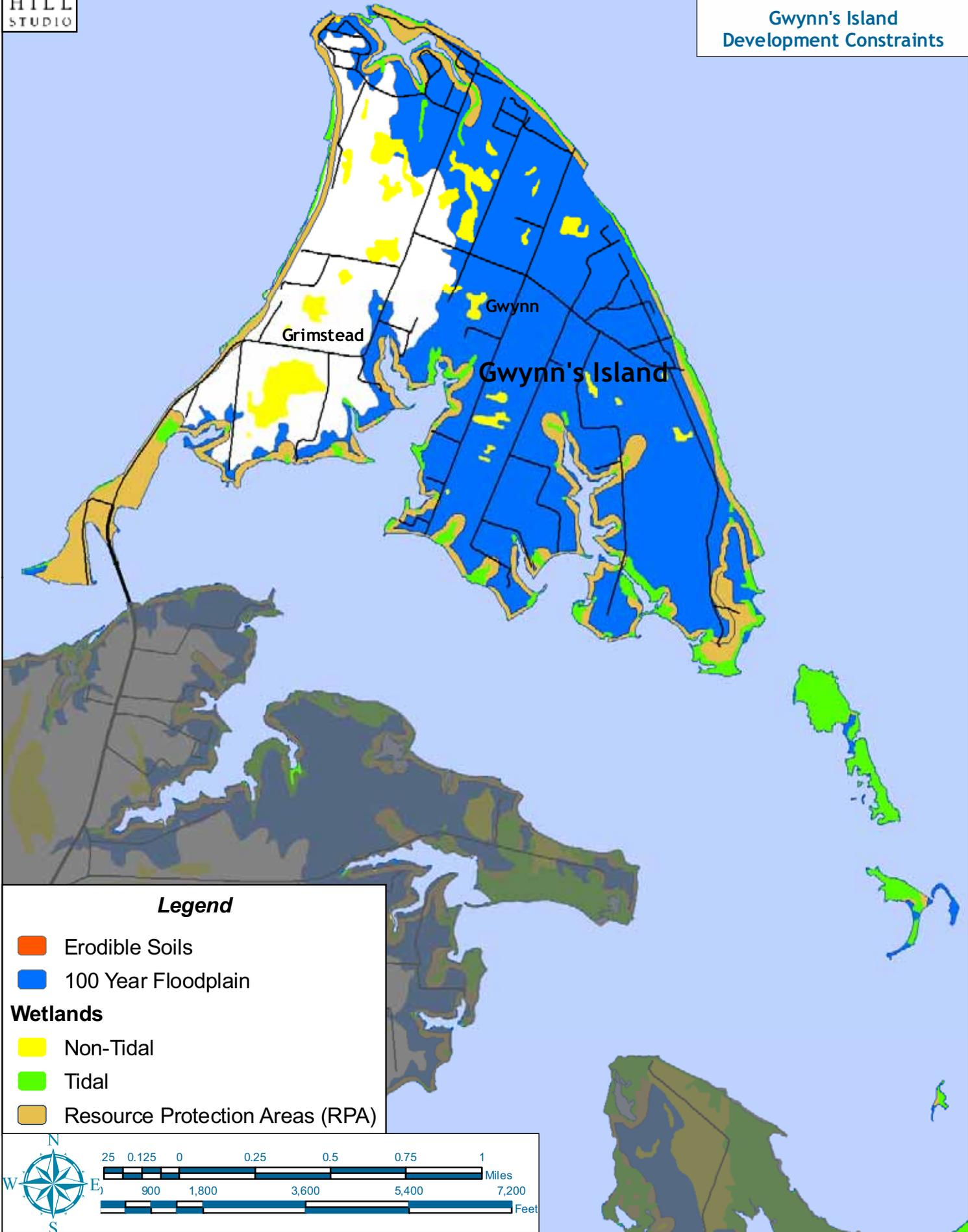
- Class**
-  Rural Residential/Agriculture
 -  Single Family Residential
 -  Multi-Family Residential
 -  Public/Semi-Public
 -  Commercial
 -  Industrial
 -  Conservation/Parks
 -  Cemetery





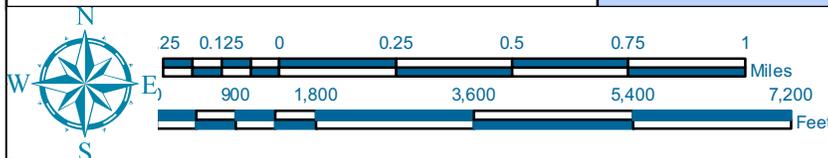


Gwynn's Island
Development Constraints



Legend

- Erodible Soils
- 100 Year Floodplain
- Wetlands**
- Non-Tidal
- Tidal
- Resource Protection Areas (RPA)



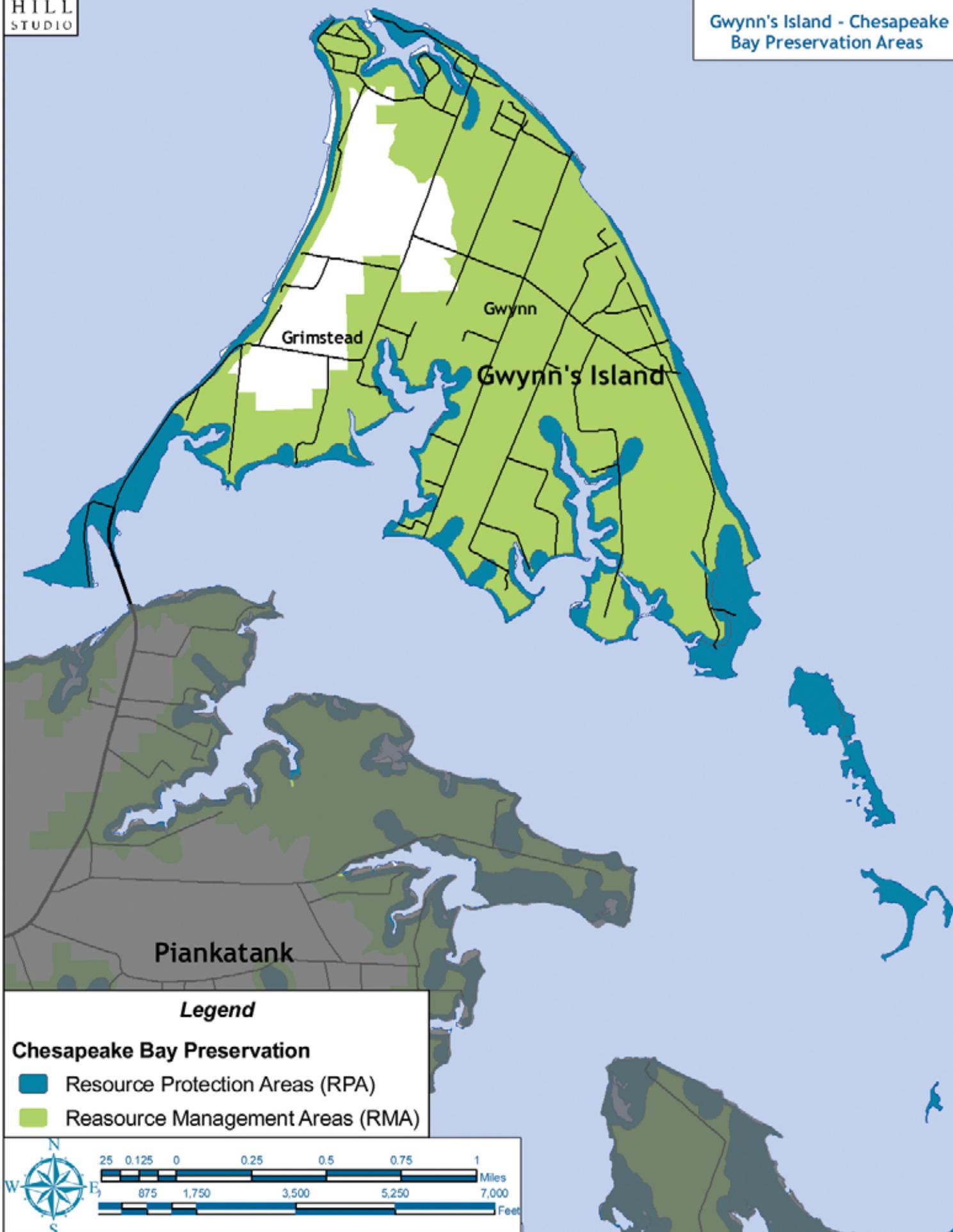


HILL
STUDIO

Mathews County
Comprehensive Plan
2030



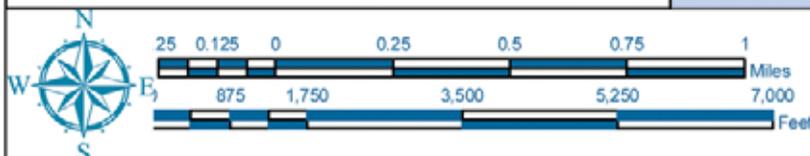
Gwynn's Island - Chesapeake
Bay Preservation Areas



Legend

Chesapeake Bay Preservation

- Resource Protection Areas (RPA)
- Reasource Management Areas (RMA)





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Opportunities and Challenges

Over the next 10-20 years, some of the opportunities and challenges for Gwynn's Island include:

- Gwynn's Island exhibits a more dense development pattern than other parts of the County and is surrounded by water, making it susceptible to storm winds and rising waters. Land elevations are less than ten feet above sea level and approximately two-thirds of the island is within the 100-year floodplain. Possible sea level rise over the next few decades could affect half of the island. New and existing development must consider these factors and appropriately plan for these potential impacts in an environmentally responsible manner.
- The water table is high and development on the island is served primarily by septic systems. This presents water quality issues for both surface and ground water. Many of the systems are failing and there is a need for active measures to protect public health and safety. Phase II of the Sanitary Sewer Transmission Force Main is planned to extend to Gwynn's Island at a to-be-determined future time. Phase I construction is expected to be completed in early 2011.
- Many of the older structures on Gwynn's Island have been rehabilitated or expanded, reducing the amount of open space available on lots. The County's Zoning Ordinance does not regulate the maximum percent of a lot that may be covered with structures or impervious surfaces. Extensive development on small lots may exacerbate drainage issues. To help minimize development conflicts in the future, the County should consider amending the zoning ordinance to establish maximum lot coverage for driveways, parking and structures.
- Because of its proximity to the Chesapeake Bay, the Piankatank River and several inner waterways, the Island has historically had many waterfront businesses ranging from marinas to shipyards and seafood processing. There are two public landings. These amenities and historical operations may offer beneficial opportunities for aquaculture development and working waterfront preservation for the future.
- The Islander Hotel once provided bay-front accommodations for tourists and was a gathering spot for residents for special events. It represented the only hotel facility in the County, offering spaces for large hospitality events. This property could be rehabilitated or redeveloped for a similar use; however, access and environmental issues are challenges.
- Gwynn's Island is a tourist destination and home to residents (permanent and seasonal), as well as a place of business for waterfront operations. Most recognize the special small community charm and the waterfront opportunities, but may not realize the delicate balance that must be achieved to maintain the community's qualities, environmental amenities and overall contributions to the County. Careful land



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

management and planning will be needed to sustain waterfront businesses and enhance the quality of life for residents.

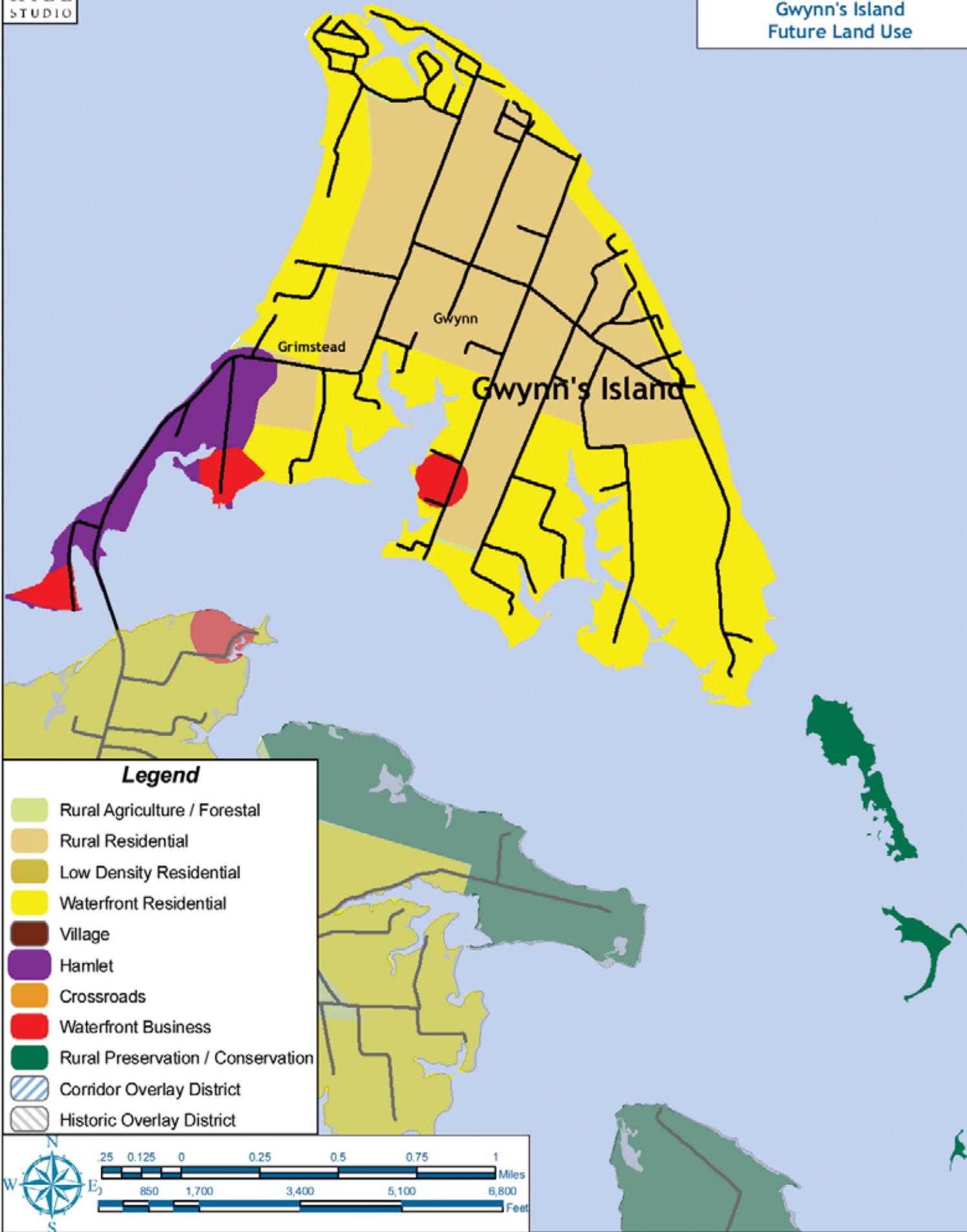
Gwynn's Island Future Land Use

The future land use map for Gwynn's Island is shown in greater detail on the following page. The recommended future land use categories are discussed in the preceding land use section of this plan; for the purposes of this section they are summarized below:

- **Waterfront Residential** - There are many environmental challenges associated with expanding development in these areas. New development should be conservative in terms of lot sizes, building types and locations, and shoreline and water access. New or expanded development on existing lots must recognize constraints relative to providing and maintaining safe wastewater treatment and water supply, as well as protecting water quality. Land uses may include single-family residential or clustered-open space development as well as limited agriculture. Building heights should be at an appropriate scale to maintain community character.
- **Rural Residential** – This category applies to areas that are appropriate for very low-density residential development. Development should maintain community character.
- **Hamlet** – This land use category is applicable near the Gwynn's Island Bridge, Grimstead Public Landing, and other adjacent areas where mixed-uses have developed on Gwynn's Island. A hamlet consists of a small-scale, compact settlement area that may include several business uses and community services. Housing may be located adjacent to the hamlet or within the hamlet above ground floor commercial uses. Rehabilitation of existing buildings is encouraged; new development should complement the corridor and surrounding uses.
- **Waterfront Business** – This category is for working waterfront businesses that are important to the long-term economy of Mathews County. Quality aquaculture requires wise management of shorelines and off-shore waters with promoted understanding of aquaculture operations, processing, and access.
- **Rural Preservation/Conservation** - Rural Preservation/Conservation areas include public open space, natural preserves, and areas that should be carefully managed and conserved because of special ecosystems, natural conditions, or possible rise in sea level. Appropriate land uses include open space, passive recreation, low-density residential, and managed agriculture, forestry or aquaculture.
- **Floodplain Overlay District** – This district includes the floodway and 100-year floodplain. This will enable zoning regulation over land uses in the floodplain and increased ability to manage development patterns.



HILL
STUDIO





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Development Policies and Strategies

Development Policies and Strategies for Gwynn’s Island	
GWYNN 1	<p>Gwynn’s Island is an important heritage resource for Mathews County because of its early settlement and its waterfront business history. New or expanded development on the Island should complement existing land uses, minimize use conflicts, and respect environmental features.</p>
	<p>1. Ensure that new or expanded development addresses environmental constraints and protects water quality. Encourage design solutions that will enhance the environment and protect resources and physical investment for the long-term.</p>
	<p>2. Protect working waterfront operations that are important to the economy of Mathews County. Work with multiple partners to enhance water quality of the Bay and its tributaries. Work with and educate residents and businesses on aquaculture needs and waterfront operations.</p>
GWYNN 2	<p>Gwynn’s Island is important to County tourism and economic development efforts. Underutilized properties within the “hamlet” should be carefully considered for rehabilitation or redevelopment. Commercial waterfront development outside of the hamlet should be limited to appropriate sites for aquaculture.</p>
	<p>1. Consider redevelopment of the former motel site on Gwynn’s Island as a small resort facility. Ensure that development is low-impact, environmentally-friendly and a good neighbor.</p>
	<p>2. Pursue the redevelopment of underutilized waterfront sites as recommended for aquaculture development.</p>
GWYNN 3	<p>Gwynn’s Island is susceptible to storm surges and potential rising sea levels. Public education of risks and mitigation solutions is essential in order to raise awareness, reduce adverse effects and limit property damages. Expanded or new development on Gwynn’s Island should carefully consider these factors. Conservation and appropriate environmental solutions are preferred.</p>



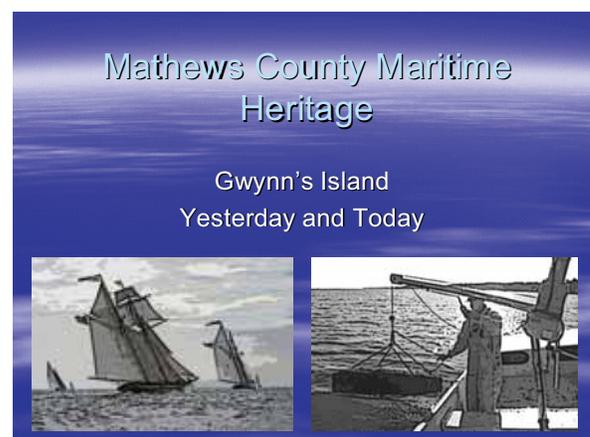
*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Development Policies and Strategies for Gwynn’s Island	
	1. Increase public awareness regarding the risks to property and life during storm surges and long-term risks related to possible sea level rise. When possible, discourage development in high-risk areas or encourage appropriate environmental solutions to reduce impacts. Develop and publish appropriate materials for public distribution.
	2. Expand the Chesapeake Bay Resource Management Area.
	3. Identify alternative means for evacuating residents from Gwynn’s Island in the event of a hurricane. Work with the U. S. Coast Guard and other agencies to provide boat and air rescue. Encourage residents to register with the County’s Code Red Emergency Alert service.
GWYNN 4	Gwynn’s Island has a low elevation and near-surface water table that poses risks for proper functioning of septic systems. These systems should be monitored frequently to reduce impacts on water quality.
	1. Pursue regular pump-out programs for septic systems in the County.
	2. Amend the County zoning ordinance to address development lot coverage.

Gwynn’s Island: Special Action Projects

Maritime History of Gwynn’s Island

The maritime heritage of Gwynn’s Island could be shared by writing a history of important activities and events. By integrating current aquaculture operations, the publication could serve as an educational aid, as well as provide a bridge between collections in the Gwynn’s Island Museum and the Maritime Museum. Suggestions for walking, driving and boating tours of important maritime sites could enhance the value of the publication.





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



*V. Mathews County Community Plans:
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Central Mathews

Community Overview

The Central Mathews Planning Area includes historic Mathews Court House (the County seat) and the residential communities of Moon and Fitchetts. The Court House area is the center of business and governmental activity for the County and contains multiple businesses, offices and public facilities (library, schools, court facilities, county administration and wastewater treatment plant). Central Mathews also includes the local area known as “Ward’s Corner,” which is located at the frequently used intersection of Buckley Hall Road and John Clayton Memorial Highway.

Residents of the County and of Central Mathews proudly proclaim that there are no stop lights in the County, not even in the County seat of Mathews. This serves a testament to the easy-going ambiance and charming quality of life cherished by residents of the County.

Mathews Historic Courthouse has a charming village character that boasts historic buildings, pedestrian-friendly environment, and quaint shopping and dining experiences. Many buildings on the historic Courthouse Green have been restored. Other buildings in the Courthouse area have been renovated through the efforts of public and private investors. Planning and visioning for Mathews and Main Street has progressed since 1995 (*Vision for Future Mathews Court House*), culminating in various plans in 2002 (*Mathews Action Plan*), 2004 (*Mathews Court House Transportation Plan*) and 2008 (*Mathews Court House - Historic Gateway to the Chesapeake - Transportation Enhancement Program Application*). As of 2009, design plans are being prepared for physical improvements to the downtown business district.



Main Street Mathews is welcoming to residents and tourists.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



Main Street Hudgins Pharmacy



Main Street Richardson's, a local landmark

Restoration of the Historic Courthouse Buildings





**V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies**

1995 Vision for Mathews Court House

Mathews Court House is a thriving village with bustling shops and restaurants; there is water access to the Court House and plenty of parking; a place where people enjoy coming on Saturday nights and Sunday afternoons for shopping, dining and entertainment; it is a pleasant and unique place to visit and shop and to enjoy historic walks and rural life; it is a model community for beauty and ecological sustainability; it has retained its pedestrian focus and charming, small-town atmosphere, with park benches, maintained the courthouse green, and preserved Courthouse building; it is the capstone of the County, depicting a sense of community pride for our environment and resources, and for educational opportunities for residents and visitors; it is free of crime and drugs and is a friendly place to shop and enjoy leisure time and a safe place to walk from building to building and visit local stores.

Mathews Court House has come alive with a central public water supply, street lighting, street furniture, landscaping, sidewalks, bike lanes, underground power lines and renovated historic buildings; the sewage treatment plant has been relocated and replaced with a park, recreational facilities and a dock at a navigable Put-In Creek.

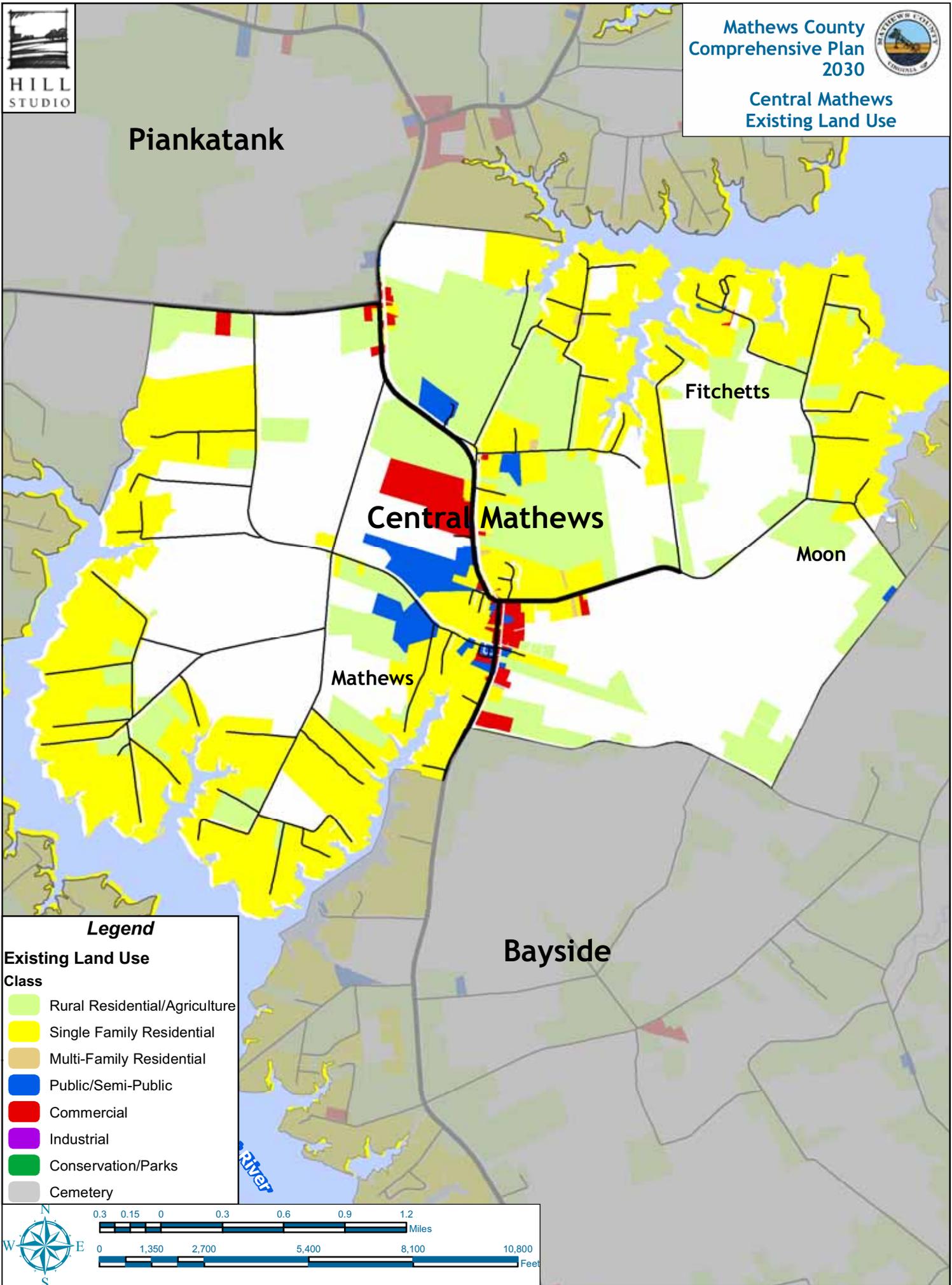
Mathews Court House has core stores for local needs, specialty stores and a thriving tourist trade, museum, cultural center and thriving arts community; it has regained its status as a significant stopping place for boaters with water access through Put-In Creek.

Mathews Court House has balanced population growth – retirees, young families, professionals and is a diverse, living community; it is a good place to grow up and encourage interaction with all ages; it has residences that are inhabited and well-tended.



The following maps provide a more detailed overview of the existing conditions and planned public infrastructure in Central Mathews:

- Existing Land Use
- Public Facilities
- Development Constraints
- Chesapeake Bay Preservation Areas

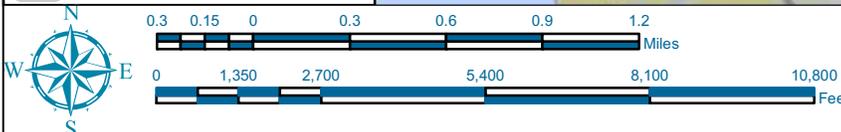


Legend

Existing Land Use

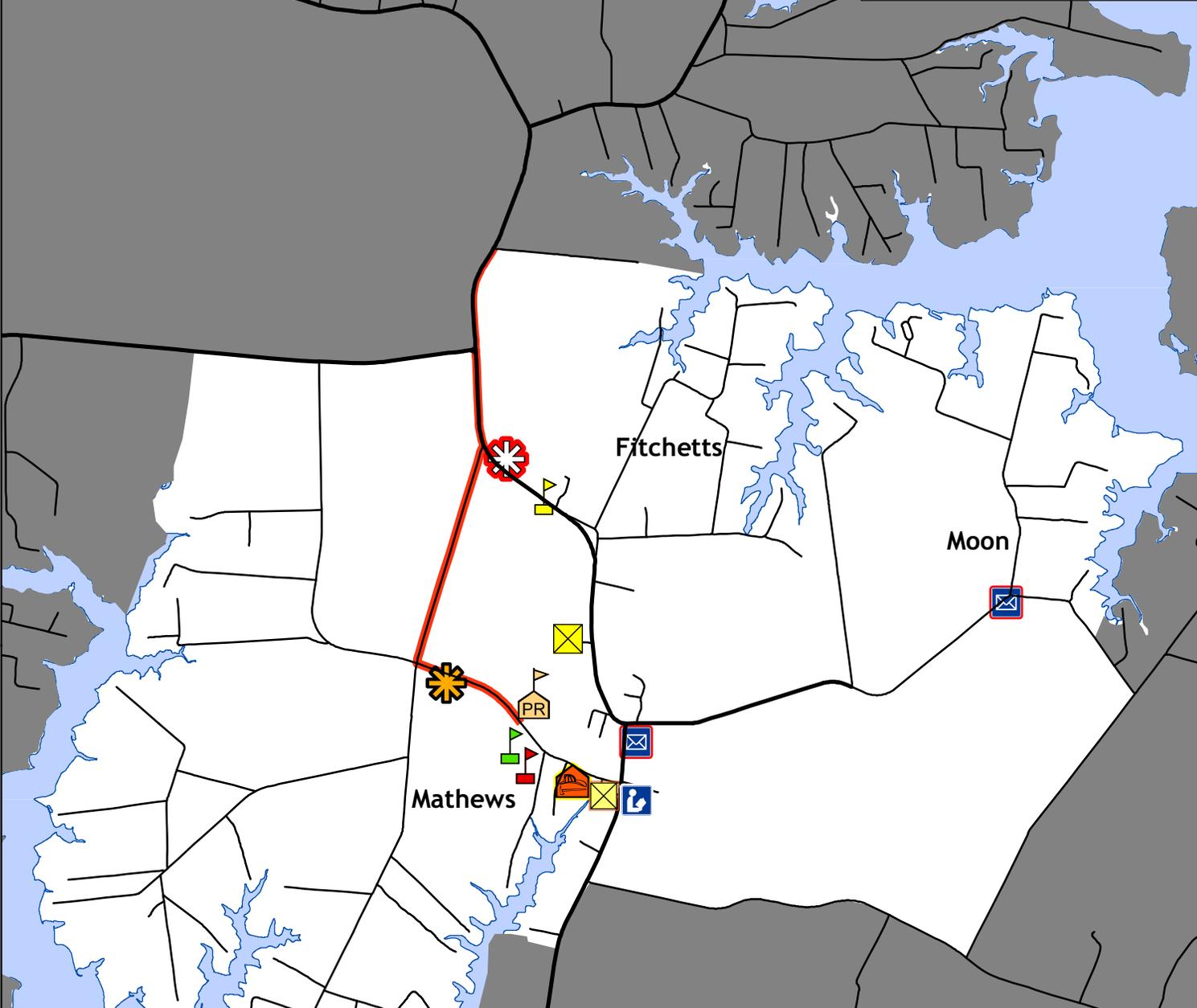
Class

- Rural Residential/Agriculture
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Commercial
- Industrial
- Conservation/Parks
- Cemetery



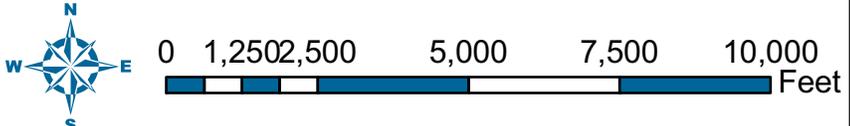


Central Mathews
Public Facilities



Legend

Liberty Square Courthouse Complex	Fire Station
Historic Courthouse Square	Post Office
Mathews Library	Lee-Jackson School
Phase I Forcemain	Thomas Hunter School
Pump Stations Phase I	Mathews High School
	Mathews County Park
	Youth Center





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Central Mathews

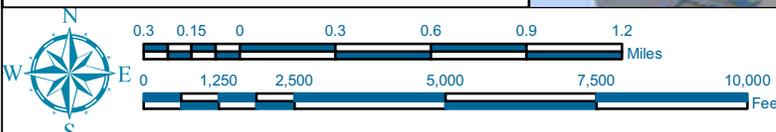
Bayside

Legend

-  Erodible Soil
-  100 Year Floodplain

Wetlands

-  Non-Tidal
-  Tidal
-  Resource Protection Areas (RPA)





Central Mathews Chesapeake
Bay Preservation Areas

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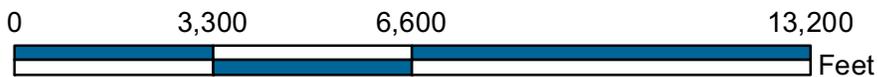
Central Mathews

Bayside

Legend

Chesapeake Bay Preservation

-  Resource Protection Areas (RPA)
-  Resource Management Areas (RMA)





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Opportunities and Challenges

Over the next 10-20 years, some of the opportunities and challenges for the Central Mathews Planning Area include:

- Mathews Court House will continue as the growth center of the County due to its designation as the County seat and its existing development patterns. Additional improvements to the infrastructure in Mathews Court House will be needed, particularly with respect to water, waste treatment and transportation. Already, the wastewater treatment plant is scheduled to be closed and a new sanitary sewer transmission force main constructed which will extend from Mathews Court House to Gloucester County. A water supply feasibility study has been discussed and a regional water supply plan should be completed by 2010. Also, transportation improvements are planned for Main Street to address stormwater drainage, parking, sidewalks and landscaping.
- With the closing of the wastewater treatment plant, the transformation of the property adjacent to Put-In Creek offers an opportunity for added recreational space in downtown Mathews. This can complement the existing Town Point Landing at Put-In Creek and extend the opportunities to downtown. Trails could link the three schools and the new courts facility to Mathews. Given the interest in tourism, the planned development could include provisions for water access and an outdoor performance venue.



- Residential development opportunities in and around Mathews Village can provide expanded housing for young professionals and seniors. Locating alternative housing types in Mathews allows a more dense development pattern and links residents with nearby supporting facilities within easy walking distance.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

- Central Mathews has a tremendous heritage that is not well documented by historic survey. While the Courthouse Green is on the National Register of Historic Places, there are additional areas of Mathews (and the County) that should be inventoried for the purposes of preservation and future planning. Federal and State historic district designation could help rehabilitate existing buildings by offering historic tax credits to property owners; local historic district designation (and zoning protection) could help guide rehabilitation of buildings and encourage complementary new development.
- Development along the road corridors leading into historic Mathews Court House needs to be carefully planned and managed in order to maintain the attractiveness and character of the County. A corridor overlay district with adopted design standards can guide the development patterns of new development.

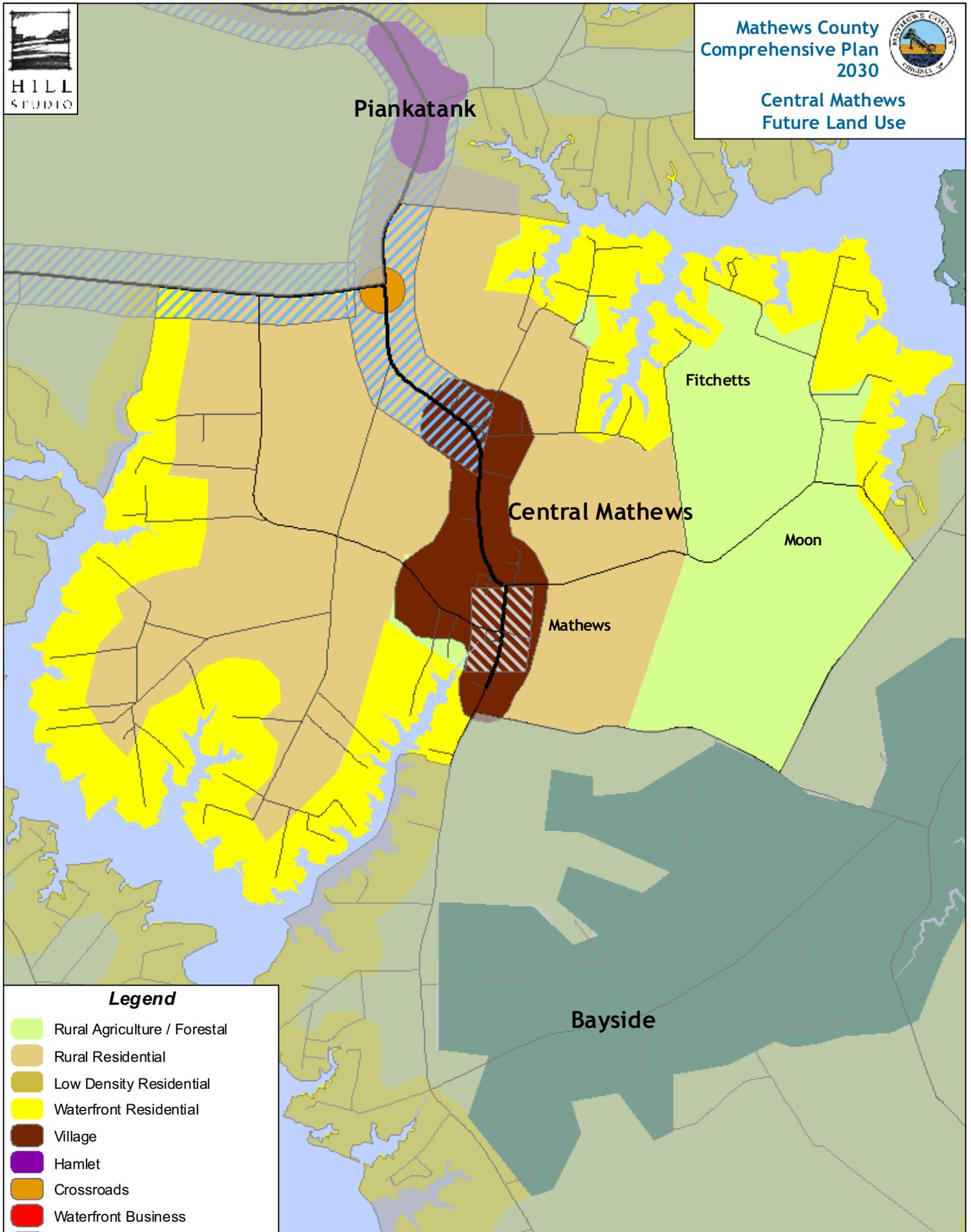


*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Central Mathews Future Land Use

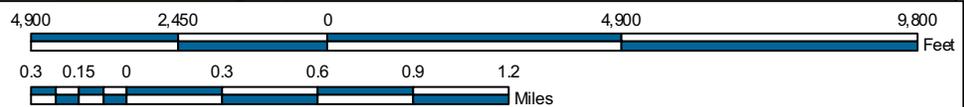
The future land use map for the Central Mathews Planning Area is shown in greater detail on the following page. The recommended future land use categories are discussed in the preceding land use section of this plan; for the purposes of this section they are summarized below:

- **Village** - This land use category applies to the County historic commercial center, Mathews Court House. This compact development center consists of a core of mixed residential, commercial and community services that may include small businesses, upper-story residential, live/work units, and surrounding groupings of residential uses. Within the village there are a variety of residential types and densities ranging from single-family homes to small groups of dwelling units. The village exhibits an interconnected street network, sidewalks and landscaping. Buildings are positioned close to the street with parking on the street or in small, shared lots located to the side or rear of buildings.
- **Rural Residential** - This land use category include areas of the county that are still rural in character and exhibit very low-density residential uses. Typical land uses may include agriculture and residential uses with larger lots.
- **Waterfront Residential** - There are many environmental challenges associated with expanding development in these areas. New development should be conservative in terms of lot sizes, building types and locations, and shoreline and water access. New or expanded development on existing lots must recognize constraints relative to providing and maintaining safe wastewater treatment and water supply, as well as protecting water quality. Land uses may include single-family residential development and well-managed agriculture or open space. Building heights should be limited to an appropriate scale to maintain community character.
- **Corridor Overlay District** - The Corridor Overlay District would extend from historic Mathews Court House, along Main Street, Buckley Hall Road and John Clayton Memorial Highway corridors to Gloucester County. It will guide new development and enhance corridor entrances into historic Mathews Court House.
- **Historic Overlay District** - A Historic Overlay District is proposed for the historic Mathews Court House and surrounding Mathews Village. This district would provide design recommendations for building improvements and new building construction, as well as establish a process for reviewing building demolition.
- **Floodplain Overlay District** – This district includes the floodway and 100-year floodplain. This will provide zoning regulation over land uses in the floodplain and improved ability to manage development patterns.



Legend

- Rural Agriculture / Forestal
- Rural Residential
- Low Density Residential
- Waterfront Residential
- Village
- Hamlet
- Crossroads
- Waterfront Business
- Rural Preservation / Conservation
- Corridor Overlay District
- Historic Overlay District





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Development Policies and Strategies

Development Policies and Strategies for Central Mathews	
CENTRAL 1	<p>Historic Mathews Court House is the official County seat and the economic and governmental center of the County. Development within the village and along the corridors leading into the historic center should be carefully planned and managed to enhance business development and the visual qualities of the County.</p>
	<ol style="list-style-type: none"> 1. Develop and adopt a Corridor Overlay District for application to entrance corridors leading to the historic Mathews Court House. Develop design guidelines for the corridor to assist property owners in understanding standards and addressing development requirements.
	<ol style="list-style-type: none"> 2. Develop and adopt a Historic Overlay District for downtown Mathews. Develop design guidelines to assist property owners in understanding standards and addressing rehabilitation and new development requirements.
	<ol style="list-style-type: none"> 3. Work with VDOT to ensure that future transportation planning for the entrance corridors includes landscaping and medians consistent with adopted design standards. Include pedestrian and bicycle accommodations where appropriate.
CENTRAL 2	<p>The Village of Mathews is the business center of the county and is the most densely developed area of the County. Continued development of the village should be consistent with the vision for Mathews and maintain the special building context and qualities of the community.</p>
	<ol style="list-style-type: none"> 1. Update cost estimates for constructing the improvements identified in the water supply study for Mathews Court House. Coordinate with the regional water supply study. Implement recommended water improvements to the extent feasible. Solicit multiple partners and funding sources.
	<ol style="list-style-type: none"> 2. Manage future increased traffic movements on entry corridors various traffic calming measures in lieu of a traffic signal. Ensure that designs retain the pedestrian scale of the community.
	<ol style="list-style-type: none"> 3. Ensure that public facilities and new or expanded development in low-lying areas are protected from flooding.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Development Policies and Strategies for Central Mathews	
	4. Encourage developers to develop age-restricted housing in Mathews. Identify key properties that may work, pursue available funding sources, and partner with private for profit or non-profit developers for implementation. Ensure that the size and design of the facility complements Mathews Village and is consistent with adopted design guidelines for new development.
	5. Implement expanded broadband services in Mathews Village and along entrance corridors. Pursue funding sources to assist in implementation.
CENTRAL 3	Mathews Village is a tourist destination. Special efforts should be undertaken to ensure that there are a variety of supporting businesses, services, facilities and events available to foster tourism.
	1. Pursue the development of recreational and event facilities at Put-In Creek.
	2. Market the artisan and cultural opportunities in Mathews, as well as the environmental activities and resources. Host regular artisan events in Mathews Village.
	3. Designate and sign bicycle routes in the County and link to downtown Mathews.
	4. Work with various organizations to promote a variety of walking, biking and driving tours of the County. Start with Mathews Village and expand.

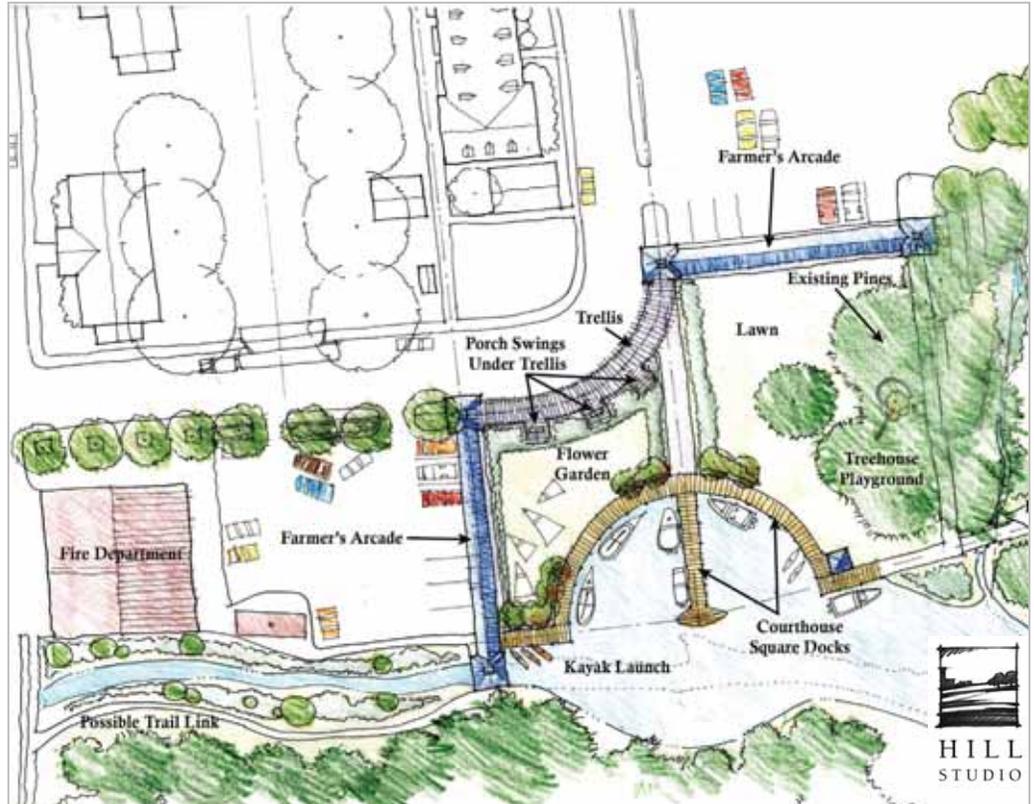


V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies

Central Mathews: Special Action Projects

Put-In Creek Park

Closure of the County wastewater treatment plant near Put-In Creek offers an opportunity for redevelopment of the key property for recreation and tourism. The site can link downtown Mathews to the water and provide opportunities for many waterside activities.



The concept plans shown above and right show a kayak launch and dock area, arcade for an expanded farmer's or artisan market, outdoor pedestrian and trellis connection, activity lawn, tree house playground, and possible trail to connect to the schools.





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Downtown Housing

Downtown Mathews offers opportunities for residential uses above second-floor commercial uses. These can be very desirable and affordable for young professionals and for downtown workers. Live-work units are popular and can be good investments to boost artisan and business entrepreneurship.



Example of upper-floor housing in renovated downtown commercial building.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

West Mathews

Community Overview

The West Mathews Planning Area lies to the south of John Clayton Memorial Highway (Route 14) and extends to waterfronts on the North River, East River and Mobjack Bay. Like its northern neighbor, West Mathews contains many large tracts of agricultural and forested lands. This district has numerous farms (produce and livestock) and several commercial landscaping operations. Most of the properties are in residential use and include early farm houses, more traditional single-family houses, and manufactured homes. The area includes the communities of North, Foster, Cardinal, and Bohannon which have become established as commercial crossroads.



West Mathews Farms and Community Landmarks

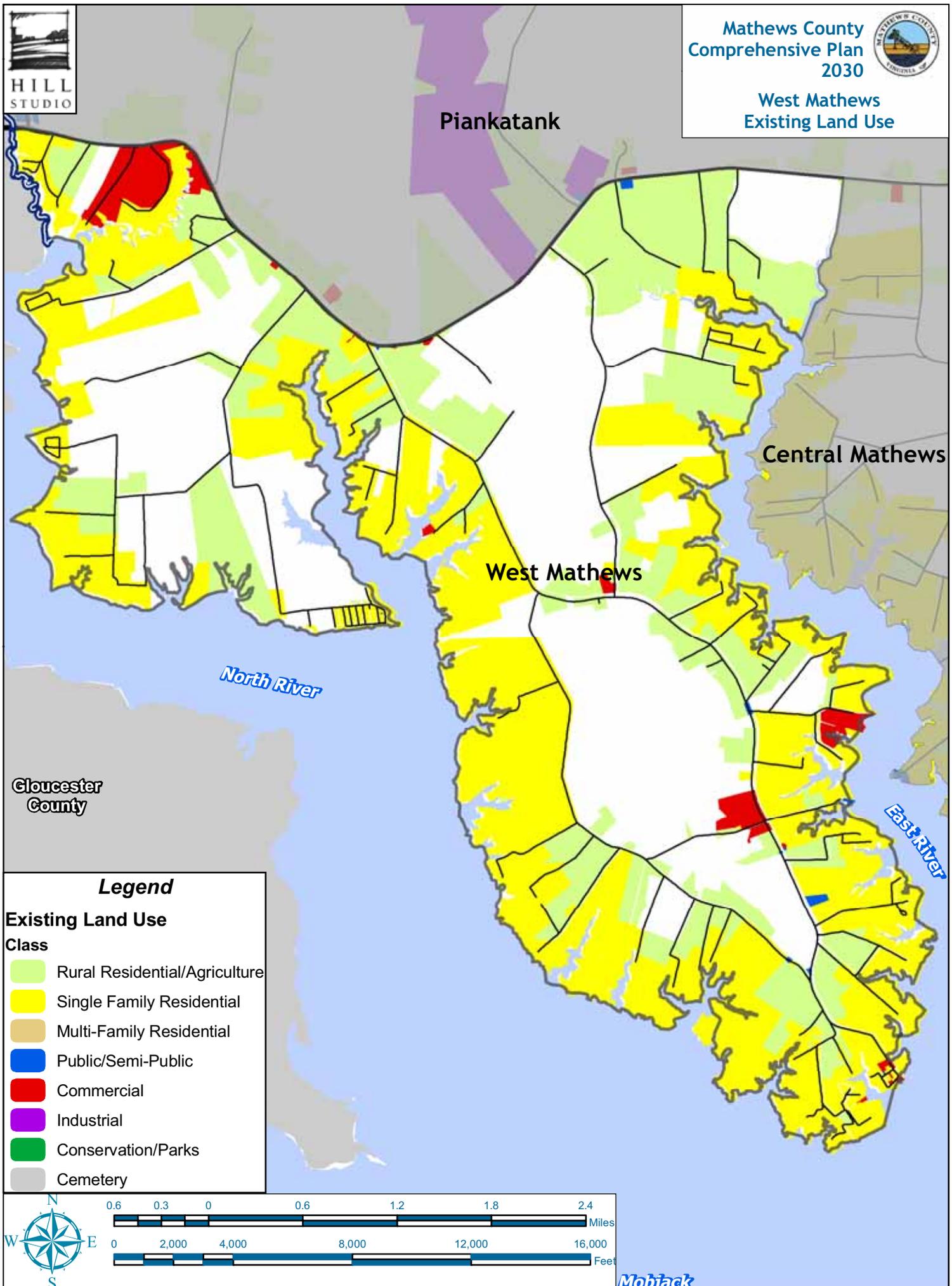




*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

The following maps provide a more detailed overview of the existing conditions and public facilities in West Mathews:

- Existing Land Use
- Public Facilities
- Development Constraints
- Chesapeake Bay Preservation Areas



Piankatank

Central Mathews

West Mathews

North River

East River

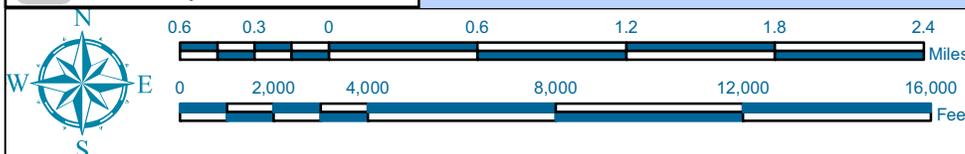
Gloucester
County

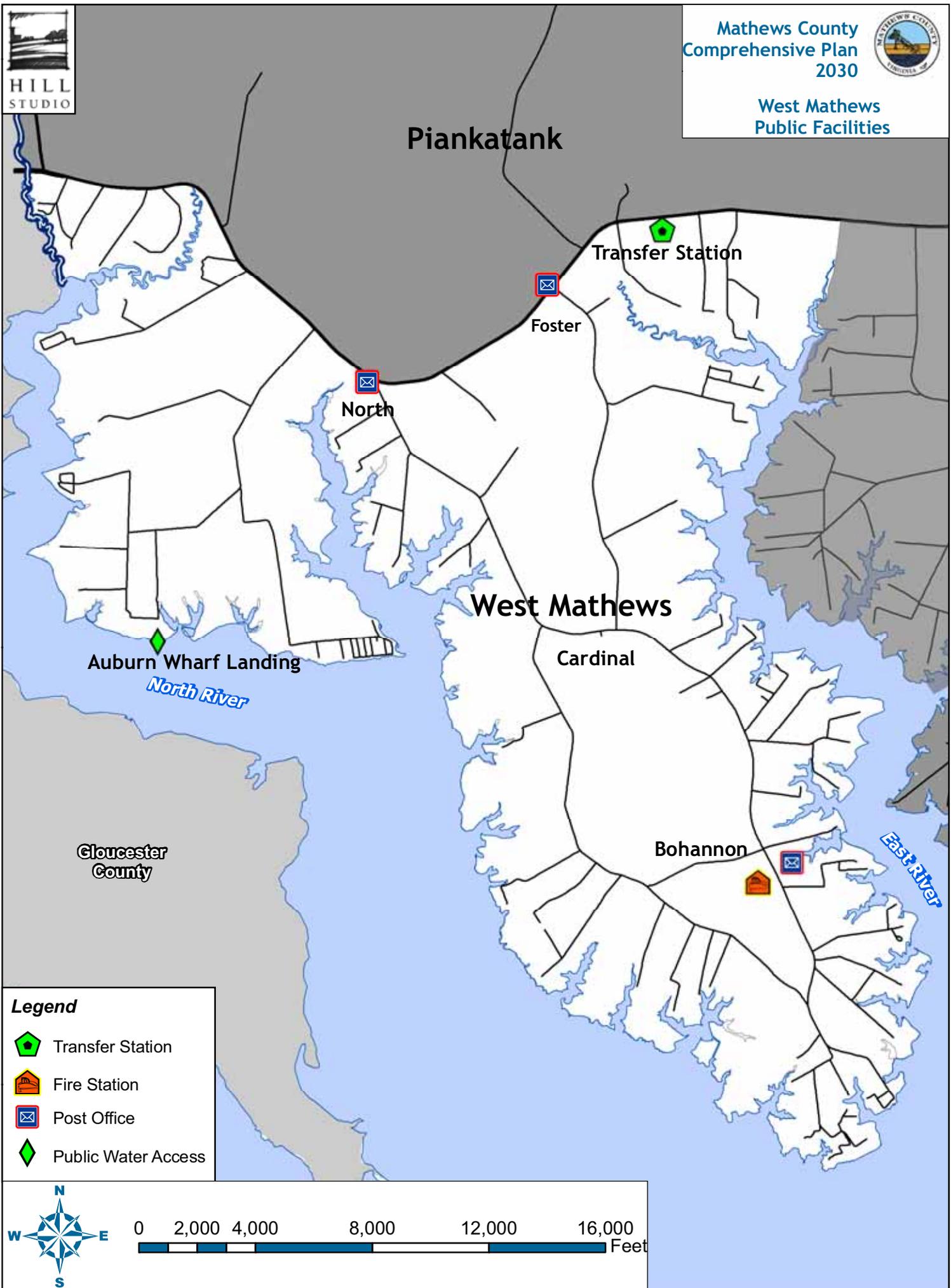
Legend

Existing Land Use

Class

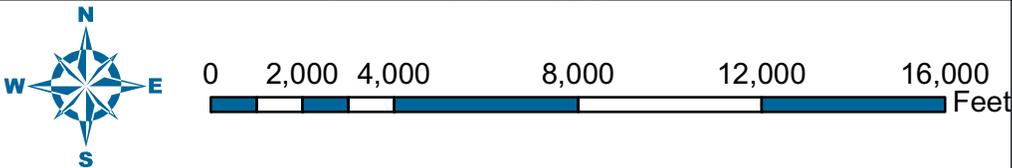
- Rural Residential/Agriculture
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Commercial
- Industrial
- Conservation/Parks
- Cemetery

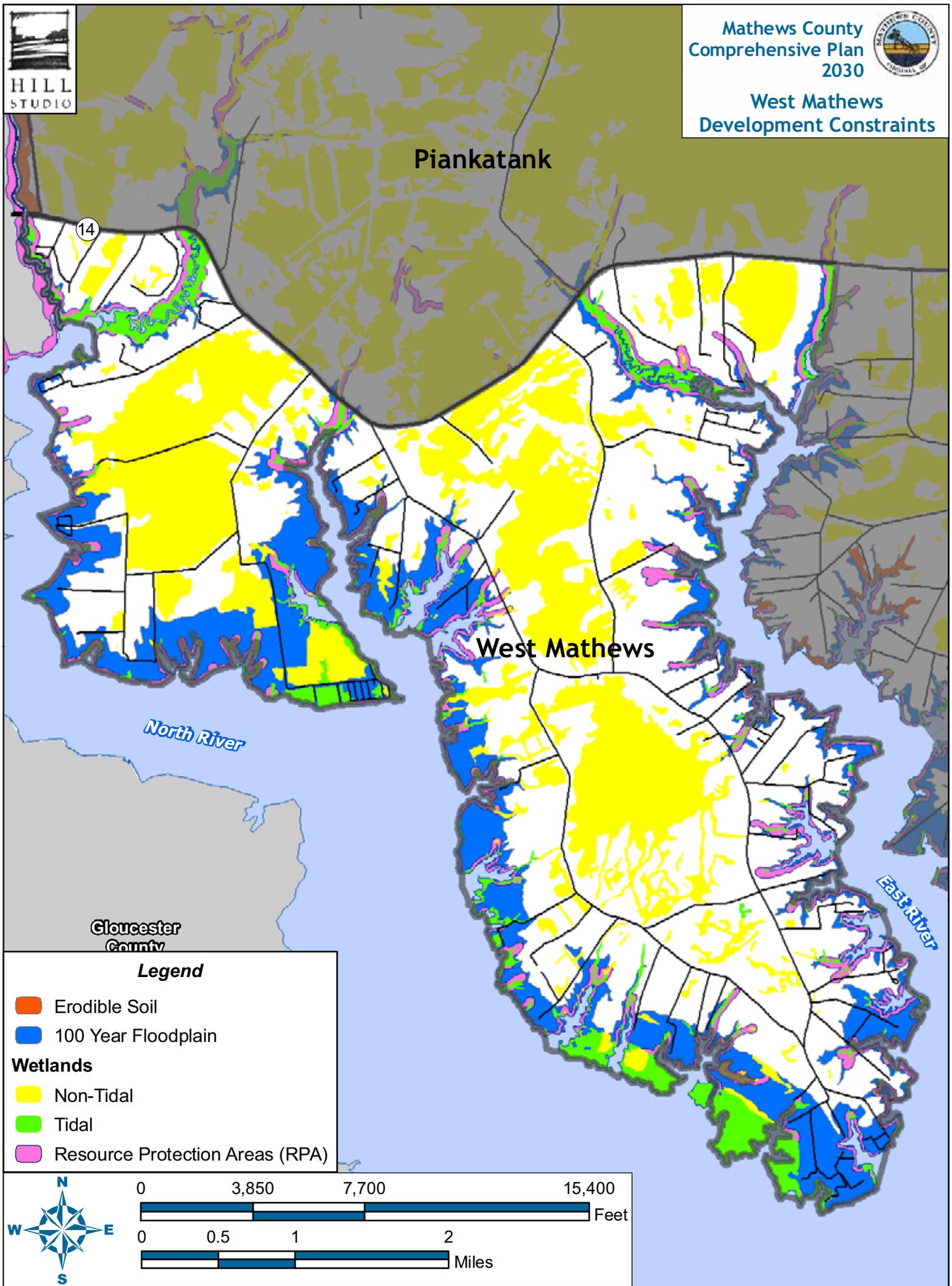




Legend

-  Transfer Station
-  Fire Station
-  Post Office
-  Public Water Access



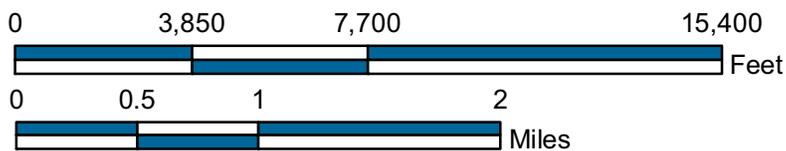


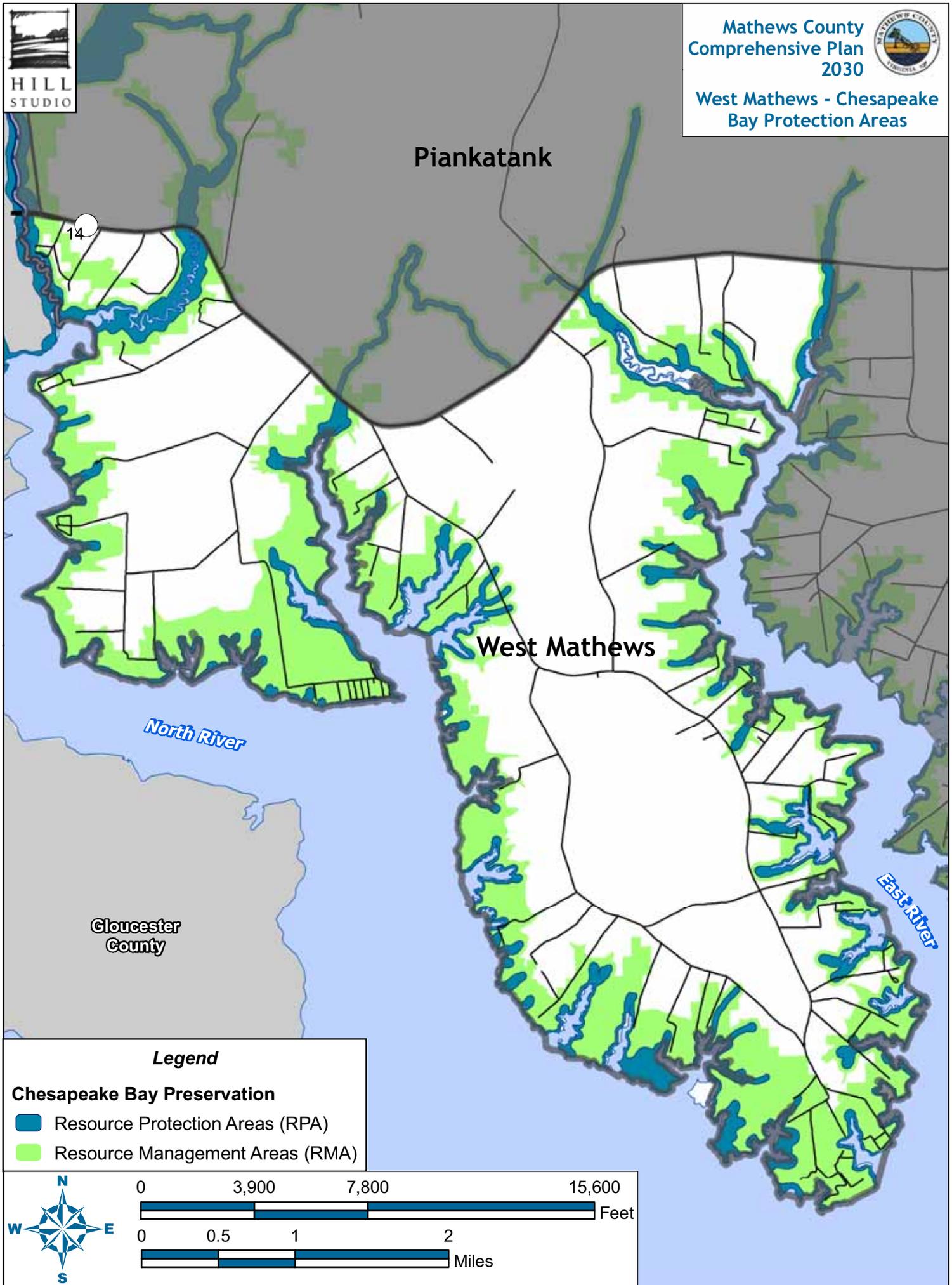
Legend

-  Erodible Soil
-  100 Year Floodplain

Wetlands

-  Non-Tidal
-  Tidal
-  Resource Protection Areas (RPA)





14

Piankatank

West Mathews

North River

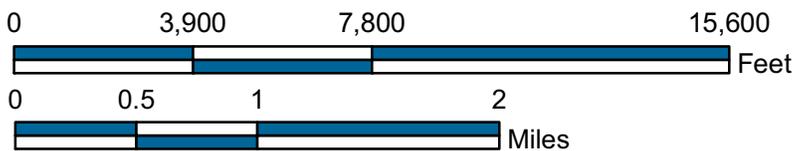
Gloucester
County

East River

Legend

Chesapeake Bay Preservation

-  Resource Protection Areas (RPA)
-  Resource Management Areas (RMA)





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Opportunities and Challenges

Over the next 10-20 years, some of the opportunities and challenges for the West Mathews Planning Area include:

- The elevation of this part of the County is low; two-thirds of the district has an elevation of less than ten feet above sea level. Thus, there are many inland non-tidal wetlands and the perimeter of the district lies in the 100-year floodplain. The district is affected by storm surges and potentially affected by rising sea levels.
- The district's elevation and soils are not well suited for septic systems. There are failing systems in the district. This presents particular problems in the more densely populated waterfront manufactured home communities (i.e. North River).
- Although much of the West Mathews District has frontage on the water, and there are many marinas, there are few public access points in the District. The County has one public water access point on the North River (Auburn Wharf Landing); it recently purchased the East River Boat Yard property and plans to develop it for public recreation. Access to the property is somewhat challenging and may limit the amount of activity that can be accommodated.



West Mathews Future Land Use

The future land use map for the West Mathews Planning District is shown in greater detail on the following page. The recommended future land use categories are discussed in the preceding land use section of this plan; for the purposes of this section they are summarized below:

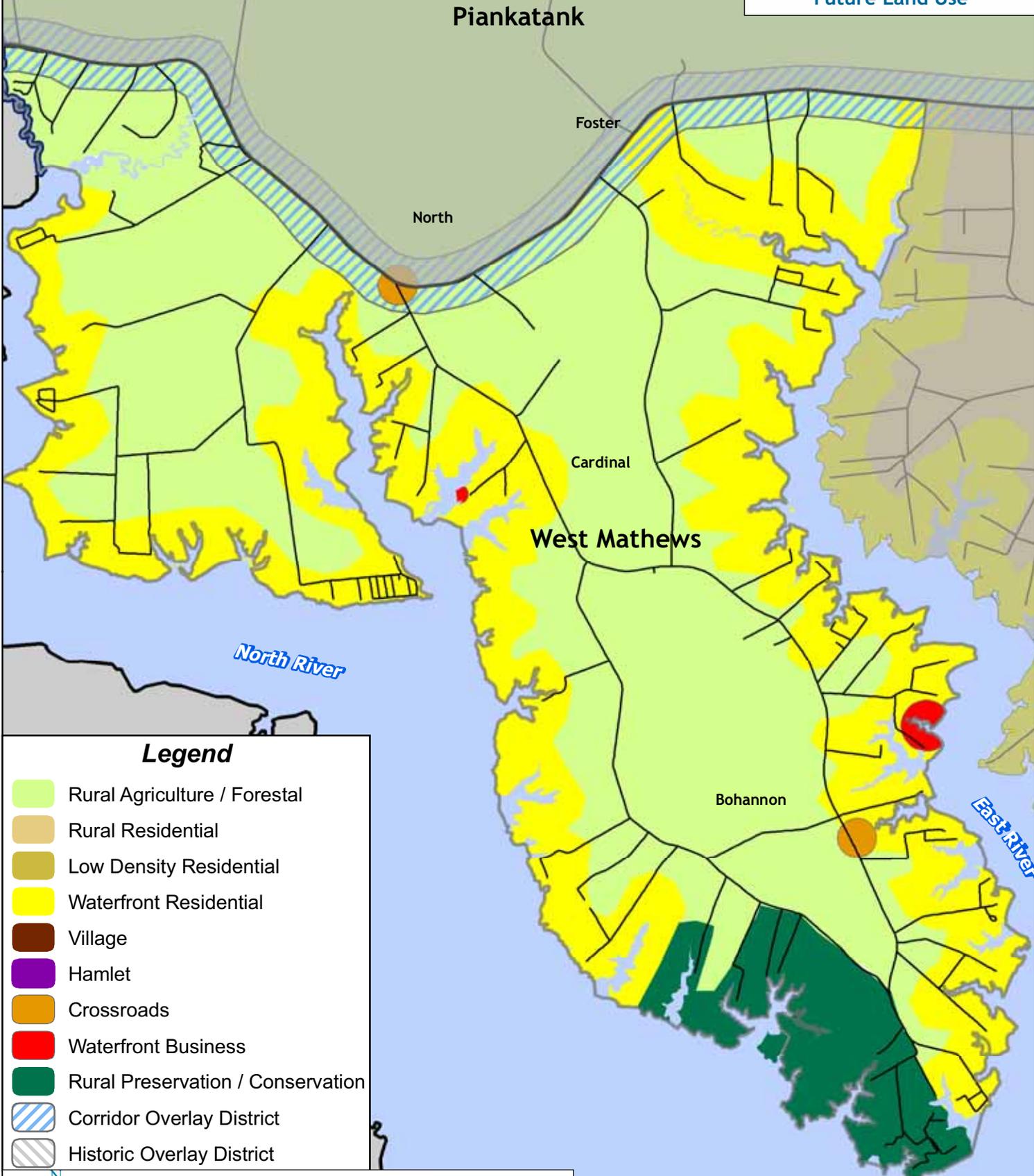
- **Rural Agriculture/Forestal** - This land use category is intended for large-tract agriculture and forests. Land uses may include agriculture, forests and accompanying very low density residential.
- **Waterfront Residential** - There are many environmental challenges associated with expanding development in these areas. New development should be conservative in terms of lot sizes, building types and locations, and shoreline and water access. New or expanded development on existing lots must recognize constraints relative to providing and maintaining safe wastewater treatment and water supply, as well as protecting water quality. Land uses may include single-family residential development and well-managed agriculture or open space. Building heights should be limited to an appropriate scale to maintain community character.
- **Waterfront Business** – This category is for important working waterfront businesses of



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

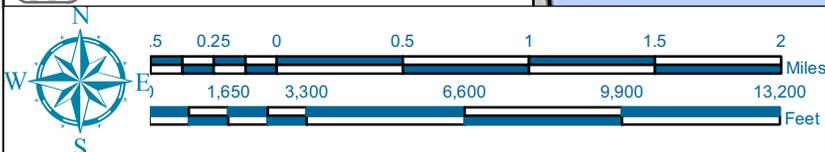
Mathews County that are important to the long-term economy. Quality aquaculture requires wise management of shorelines and off-shore waters with promoted understanding of aquaculture operations, processing, and access.

- **Crossroads Community** - Road intersections have developed as small crossroad business centers. In addition to the central village and hamlets, these areas serve local residents and provide small business opportunities or services at intersections of roads that frequently carry neighborhood traffic. Typical land uses could include a small convenience store, gas station, post office, café or small office.
- **Rural Preservation/Conservation** - Rural Preservation/Conservation areas include public open space, natural preserves, and areas that should have carefully managed development and be conserved because of special ecosystems or natural conditions. Appropriate land uses would include open space, passive recreation, low-intensity residential, and carefully managed agriculture, forestry or aquaculture.
- **Corridor Overlay District** - This district would follow the major entrance corridors into the County. It will provide development guidance for new development to enhance the entrances to the historic Mathews Court House.
- **Floodplain Overlay District** – This district includes the floodway and 100-year floodplain. This will enable zoning regulation over land uses in the floodplain and increased ability to manage development patterns within the context of the adopted Comprehensive Plan.



Legend

- Rural Agriculture / Forestal
- Rural Residential
- Low Density Residential
- Waterfront Residential
- Village
- Hamlet
- Crossroads
- Waterfront Business
- Rural Preservation / Conservation
- Corridor Overlay District
- Historic Overlay District





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Community Development Policies and Strategies

Development Policies and Strategies for West Mathews	
WEST 1	<p>The forests and open agricultural lands of West Mathews are unique natural assets to the County. The agrarian vistas and dense forests contribute greatly to the character of the County. It is important that these assets be actively managed and protected.</p>
	<ol style="list-style-type: none"> 1. Identify major land ownership patterns and work actively with the owners to conserve lands and manage using best management practices.
	<ol style="list-style-type: none"> 2. Amend the County Zoning Ordinance to increase lot sizes for rural agriculture and forested lands. Consider using agricultural and forestal districts to preserve the lands for production.
	<ol style="list-style-type: none"> 3. Develop a corridor overlay district to include Route 14 from the Gloucester County line to its intersection with Route 198 at Ward’s Corner. Install gateway entrance signs to the County.
WEST 2	<p>West Mathews is susceptible to storm surges and rising sea levels. Public education of risks and mitigation solutions is essential in order to raise awareness, reduce adverse effects and limit property damages. Expanded or new development should carefully consider these factors. Conservation and appropriate environmental solutions are preferred.</p>
	<ol style="list-style-type: none"> 1. Increase public awareness regarding the risks to property and life during storm surges and long-term risks related to possible sea level rise. When possible, discourage development in high-risk areas or encourage appropriate environmental solutions to reduce impacts. Develop and publish appropriate materials for public distribution.
WEST 3	<p>West Mathews has multiple environmental constraints for development. New or expanded development in the district should respect environmental factors, integrate low-impact development alternatives, and actively plan for any adverse effects. Existing development should be monitored regularly for faulty septic discharges or non-point sources of pollution.</p>
	<ol style="list-style-type: none"> 1. Ensure that new or expanded development appropriately addresses environmental constraints and protects water quality. Encourage design solutions that will enhance the environment and protect resources and physical investment for the long-term.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Development Policies and Strategies for West Mathews	
	2. Pursue regular pump-out programs for septic systems in the County.
	3. Expand the Chesapeake Bay Resource Management Area.
WEST 4	Public access to the waterfront is a priority for the County. Increased public access to the waterfront should be provided in West Mathews.
	1. Pursue development of the East River Boat Yard property as a public access point in West Mathews. Develop a concept plan for the property and coordinate it with district residents. Solicit partners and applicable grant funds for implementation. Encourage small business, as well as recreational concepts.

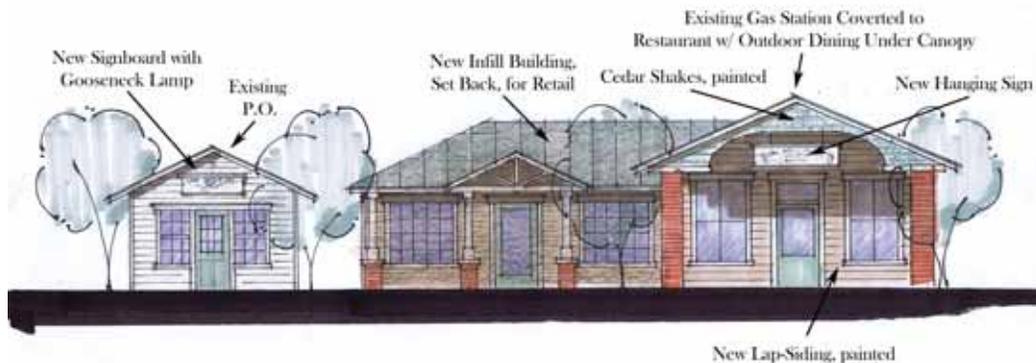


V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies

West Mathews: Special Action Projects

Bohannon Revitalization Plan

Like many crossroads communities throughout Mathews County, Bohannon has an interesting collection of commercial buildings that could be revitalized to create a pedestrian-scale, small business and mixed-use center. This could be a model for other crossroad areas.



The concept plans above and to the left show a rehabilitated gas station that could house a small restaurant, deli or grocery. A new building addition could add additional retail space. Parking is defined at the edge of the road with landscaping and a common plaza area.



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

East River Boat Yard - Public Access Landing

The East River Boat Yard provides an excellent opportunity to improve public access to the waterfront while encouraging local business. Currently, the County leases several of the existing buildings to local watermen for business purposes. The property has great potential for a variety of uses including public recreation and water access, aquaculture and education. The following illustrations provide concepts that could be considered for the property.





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



One possible concept for the facility could use the primary building fronting on the East River as an active aquaculture operation and offer public viewing of crab shedding tanks and boat building. Exterior decks could provide views of the adjacent wetlands and East River





**V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies**



Another possible concept for the East River Boat Yard is to use the existing boat house and launch area for a small business such as a kayak rental enterprise or other similar use. In the illustration below, a large door opens to the water. Local artists may find the interior space attractive for sketching. Other residents may enjoy fishing from one of the piers. At night, the door could be lowered to serve as a screen for viewing movies from piers and anchored watercraft.





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Bayside

Community Overview

The Bayside Planning Area is appropriately named because of its proximity and orientation to the Chesapeake Bay. Generally, it can be described as being south of the Village of Mathews and Tabernacle Road. The shorelines within Bayside are extensive, incorporating numerous tidal creeks, inlets and harbors that are part of the Bay network.

Bayside contains some of the most frequently used public water access points for residents and visitors – Haven/Festival Beach, Bethel Beach Natural Area Preserve, Williams Wharf, and New Point Comfort Lighthouse and Observation Area. In addition, there are seven other public landings in the Bayside District; thus, the area hosts 11 of the 19 public water access points in the County. Bayside includes the several small communities that have become established over the years: Diggs, Onemo, Sarah, Port Haywood, Susan, Peary, Shadow, New Point, and Bavon.



Residential Structures in Bayside.

Bayside Water Access Points – Haven/Festival Beach and Bethel Natural Preserve.





*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*



Tidal Waterway and Wetlands in Bayside



Ocean Products in Diggs



New Point Waterfront

New Point RV Resort

Port Haywood Business

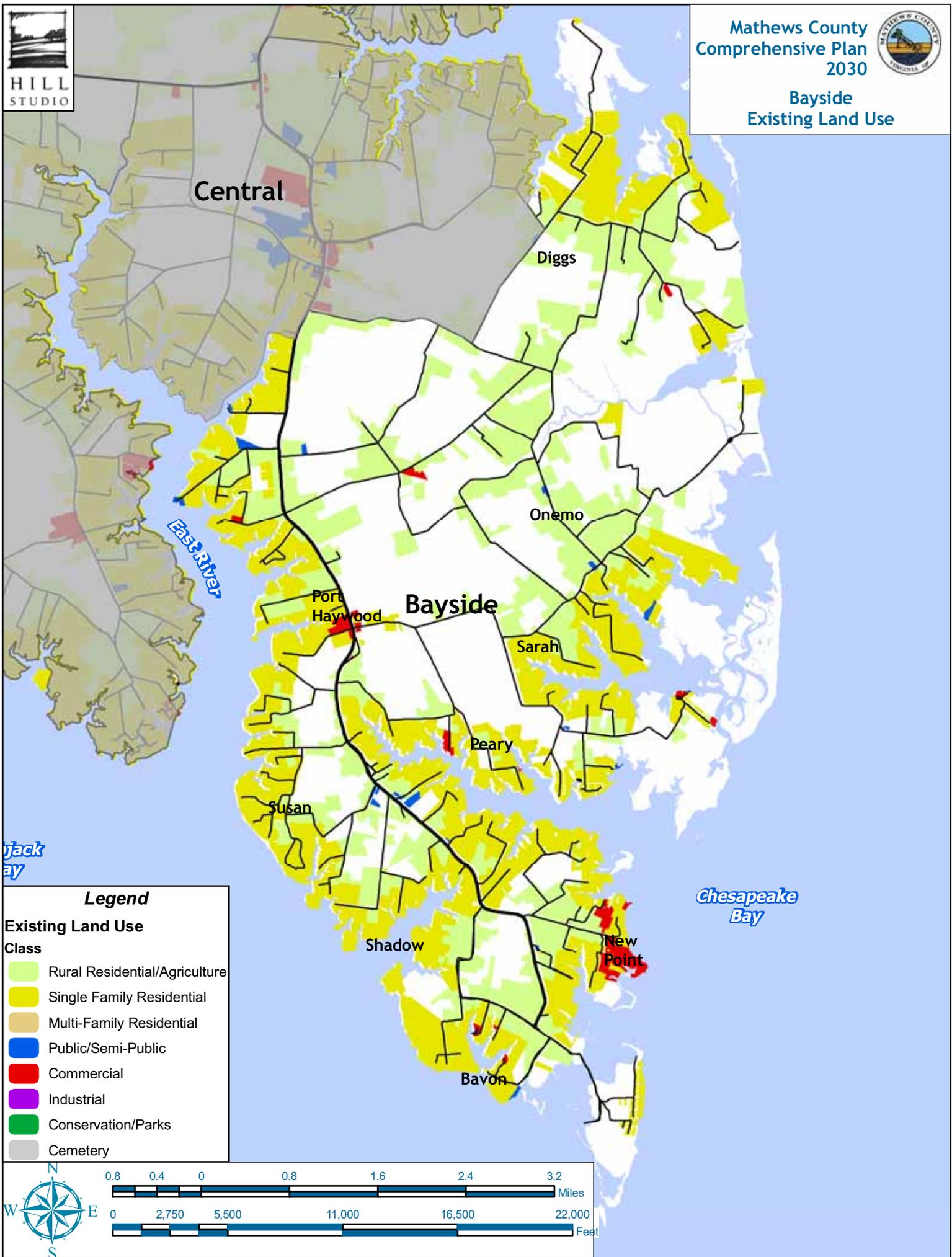




*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

The following maps provide a more detailed overview of the existing conditions and public facilities in Bayside:

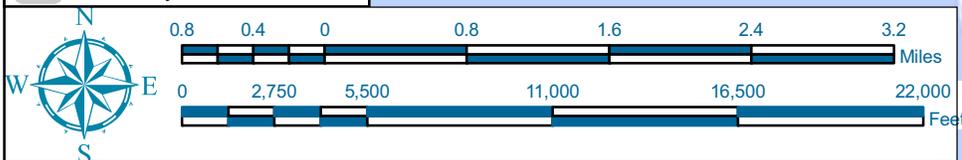
- Existing Land Use
- Public Facilities
- Development Constraints
- Chesapeake Bay Preservation Areas



Legend

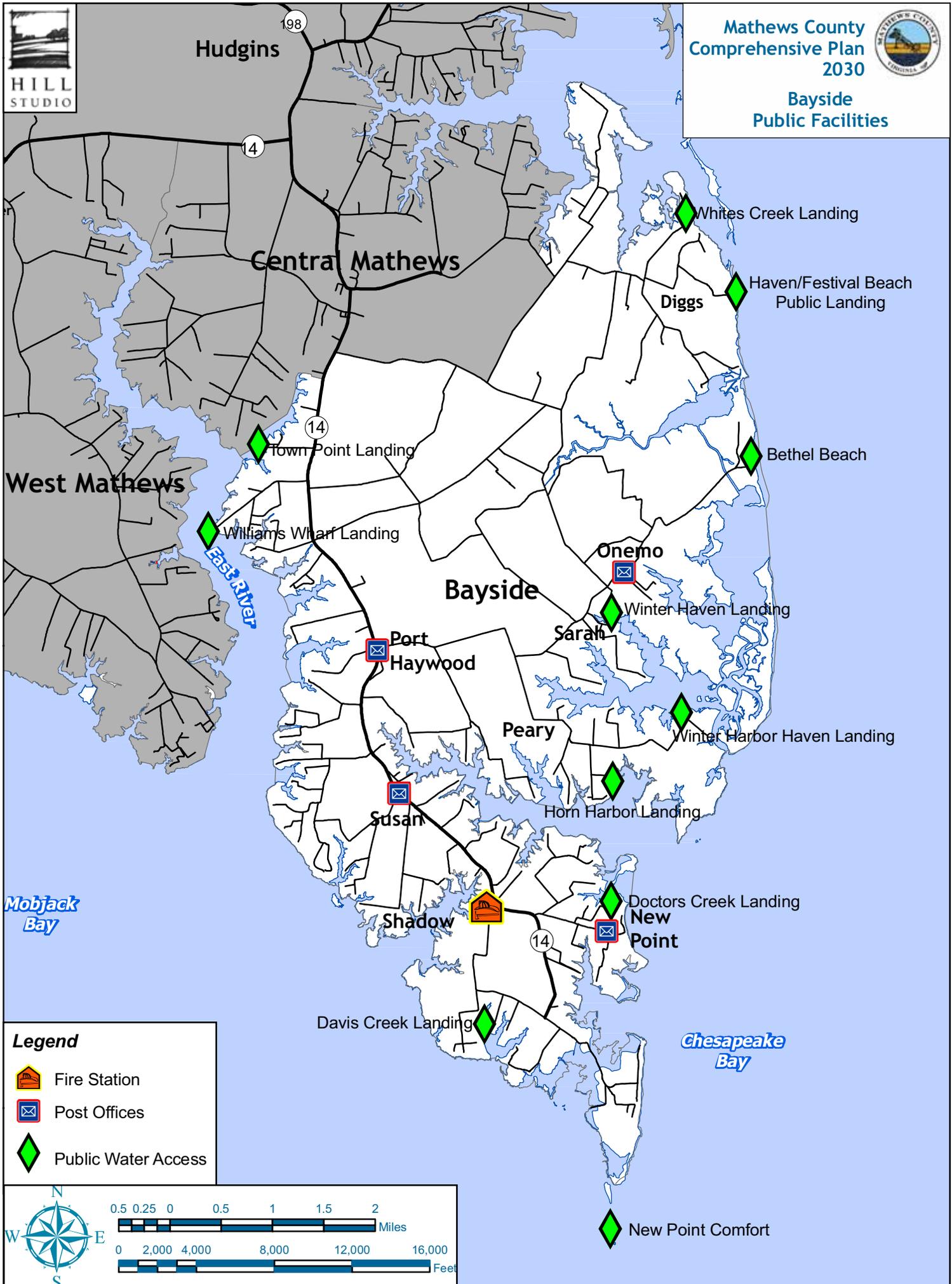
Existing Land Use

- Class**
- Rural Residential/Agriculture
 - Single Family Residential
 - Multi-Family Residential
 - Public/Semi-Public
 - Commercial
 - Industrial
 - Conservation/Parks
 - Cemetery



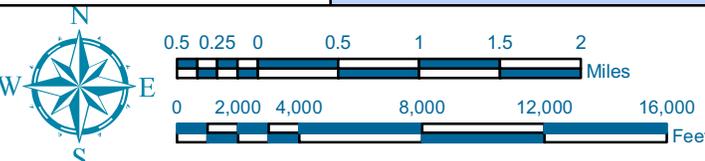


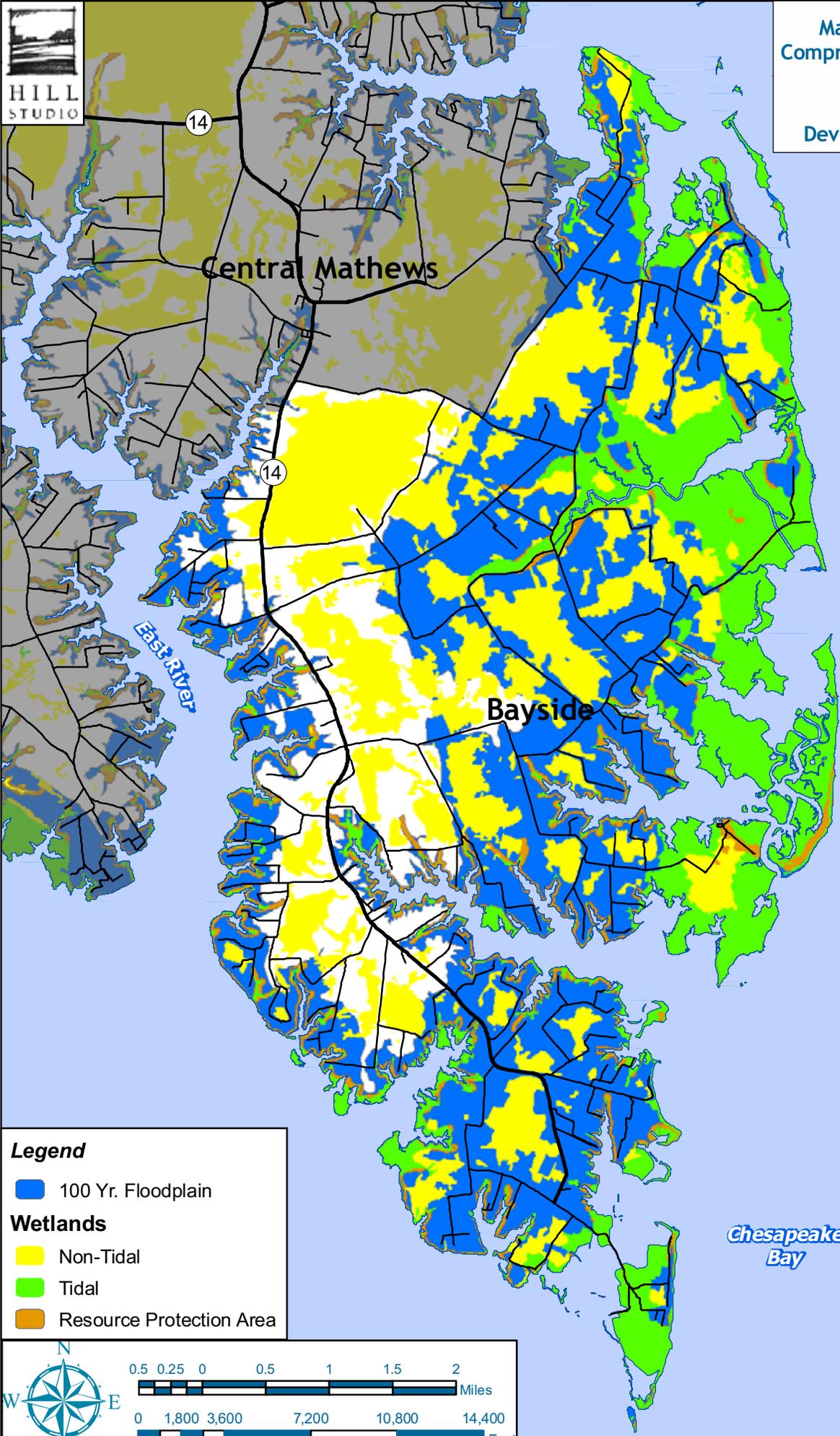
Bayside
Public Facilities



Legend

-  Fire Station
-  Post Offices
-  Public Water Access



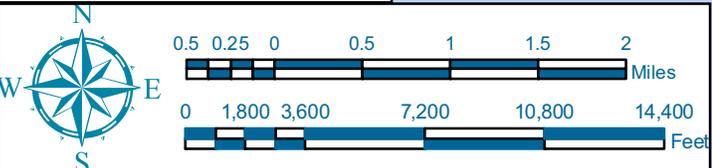


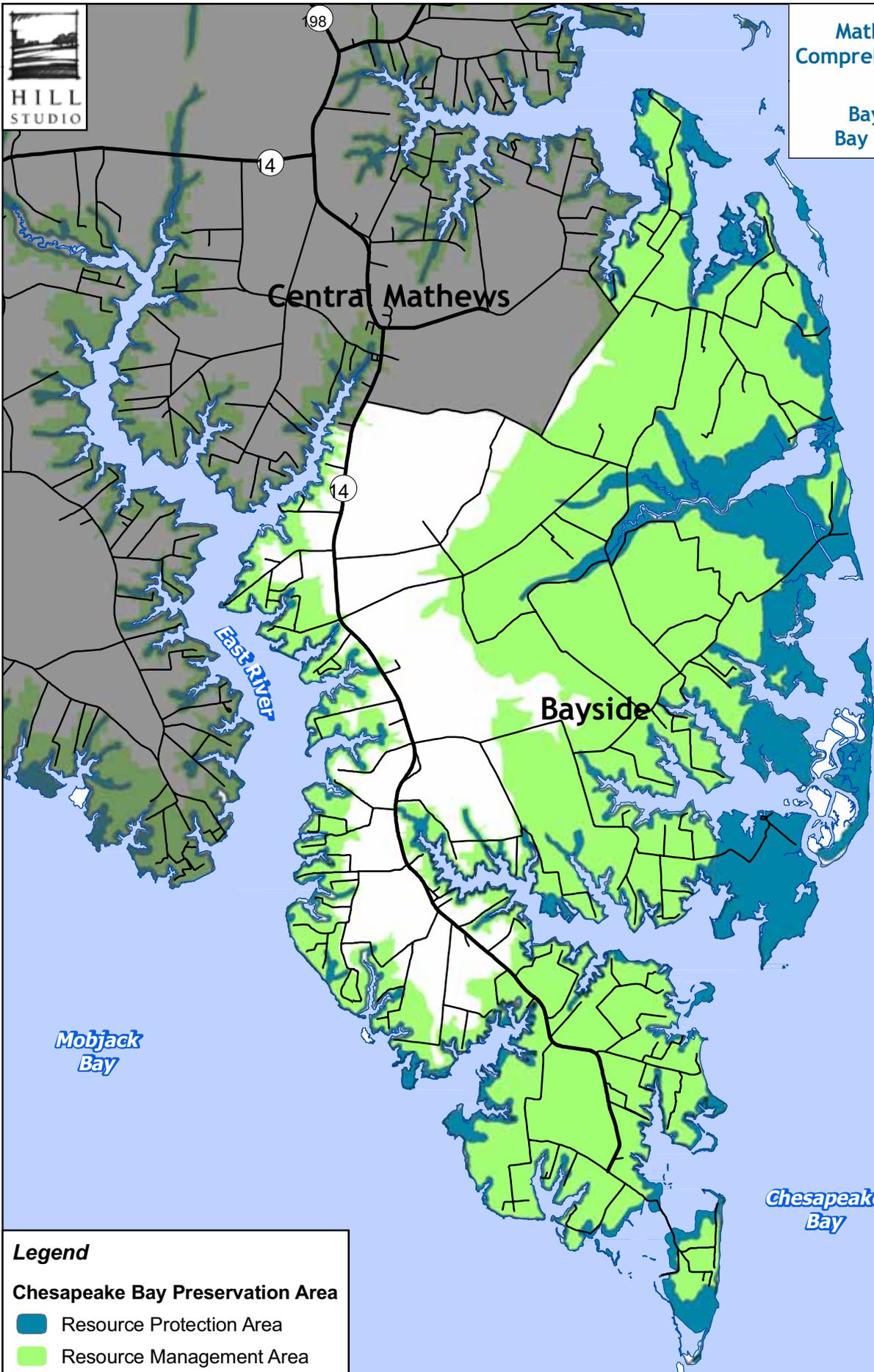
Legend

- 100 Yr. Floodplain

Wetlands

- Non-Tidal
- Tidal
- Resource Protection Area

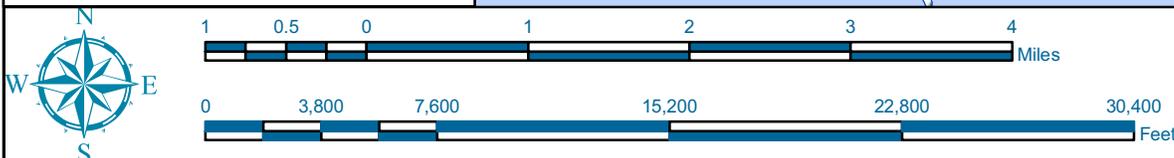




Legend

Chesapeake Bay Preservation Area

- Resource Protection Area
- Resource Management Area





Community Opportunities and Challenges

Over the next 10-20 years, some of the opportunities and challenges for the Bayside Planning Area include:

- The proximity of Bayside to water and the low-lying elevation of the land present numerous challenges for development, particularly with respect to flooding, safe water supply, and waste disposal. These issues likely will become more significant in the future, particularly with potential rising sea levels and continued pressure for waterfront living.
- With potential rise in sea level in the future, mitigation of hazard impacts and loss of life and property are important issues that will require active leadership and response from both governmental officials and property owners. The natural environmental areas of Bayside provide important buffers, habitat and transitional ecosystems that protect inland areas and help to enhance water quality. Increased development can diminish these resources and increase the potential for increased flooding and pollution. In addition, this area of the County is most affected by storm surges and there is only one primary arterial (Route 14, New Point Comfort Highway) that provides an evacuation route.
- For existing development in Bayside, particularly that on the waterfront, the challenge for the future will be to stabilize investment to the extent possible and to do that in a manner that supports the environment and benefits Bayside and the County as a whole. Continuing education of property owners and officials regarding “living shoreline” techniques for shoreline stabilization will be very important to furthering the long-term goal of environmental sustainability. Furthermore, raising building elevations above the floodplain may not address many of the continuing challenges and may not be sensitive to residents’ potential requirement to invest in public infrastructure.
- Bayside has played a significant role in the working waterfront heritage of Mathews County. The waterfront of Bayside offers opportunities for enhancing the economy of the County in a variety of ways: recreation, boating, fishing, tourism, and aquaculture. All of these can co-exist with careful planning and understanding of the goals and vision for the future. In particular, aquaculture may be the most beneficial to foster as it may prove to be economically productive for the County with extensive regional benefits.
- Port Haywood is centrally located in the district and could provide additional business services to residents of Bayside. If businesses are expanded, careful oversight is needed to ensure appropriate land uses and building and site development that complement the character of the area.

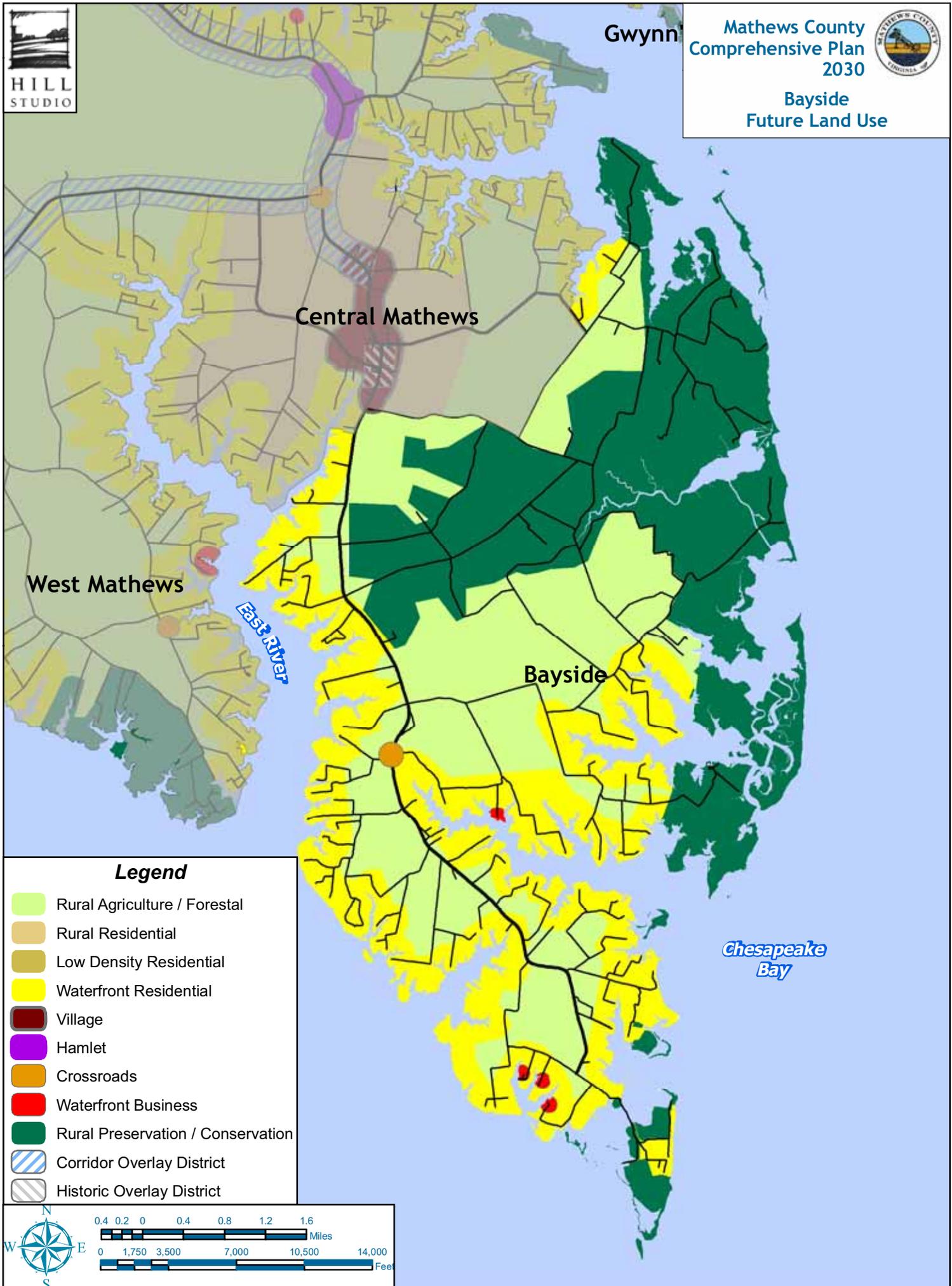


*V. Mathews County Community Plans:
Community Conditions, Opportunities, Policies and Strategies*

Bayside Future Land Use

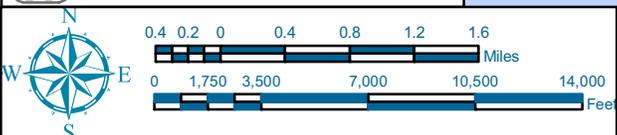
The future land use map for the Bayside Planning Area is shown in greater detail on the following page. The recommended future land use categories are discussed in the preceding land use section of this plan; for the purposes of this section they are summarized below:

- **Rural Agriculture/Forestal** - This land use category is intended for large-tract agriculture and forests. Land uses may include agriculture, forests and accompanying very low density residential.
- **Waterfront Residential** - There are many environmental challenges associated with expanding development in these areas. New development should be conservative in terms of lot sizes, building types and locations, and shoreline and water access. New or expanded development on existing lots must recognize constraints relative to providing and maintaining safe wastewater treatment and water supply, as well as protecting water quality. Land uses may include single-family residential development and well-managed agriculture or open space. Building heights should be limited to an appropriate scale to maintain community character.
- **Waterfront Business** – This category is for working waterfront businesses of Mathews County that are important to the long-term economy. Quality aquaculture requires wise management of shorelines and off-shore waters with promoted understanding of aquaculture operations, processing, and access.
- **Crossroads Community** - Road intersections have developed as small crossroad business centers. In addition to the central village and hamlets, these areas serve local residents and provide small business opportunities or services at intersections of roads that frequently carry neighborhood traffic. Typical land uses could include a small convenience store, gas station, post office, café or small office.
- **Rural Preservation/Conservation** - Rural Preservation/Conservation areas include public open space, natural preserves, and areas that should have carefully managed development and be conserved because of special ecosystems or natural conditions. These areas include dedicated conservation areas that are public set-asides for recreation and natural conservation. Other areas noted for preservation/conservation are areas likely to be influenced by storm surge or possible rising sea levels over the next twenty years. Appropriate land uses would include open space, passive recreation, low-intensity residential and carefully managed agriculture, forestry or aquaculture.
- **Floodplain Overlay** – This district includes the floodway and 100-year floodplain. This will enable zoning regulation over land uses in the floodplain and increased ability to manage development patterns within the context of the adopted Comprehensive Plan.



Legend

-  Rural Agriculture / Forestal
-  Rural Residential
-  Low Density Residential
-  Waterfront Residential
-  Village
-  Hamlet
-  Crossroads
-  Waterfront Business
-  Rural Preservation / Conservation
-  Corridor Overlay District
-  Historic Overlay District





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Community Development Policies and Strategies

Development Policies and Strategies for Bayside	
BAY 1	<p>Bayside hosts some of the most significant environmental resources and natural vistas in Mathews County. Preservation and protection of this portion of the County is especially important to maintain the cherished character of Mathews County and to sustain its environmental quality. Conservation of important assets should be encouraged. Future development in Bayside should be carefully evaluated with respect to environmental impact.</p>
	<ol style="list-style-type: none"> 1. Actively pursue public education and outreach to waterfront property owners regarding environmental sensitivities and alternative practices (e.g., living shorelines, low-impact development, etc.) in order to promote protection and enhancement of valuable environmental resources.
	<ol style="list-style-type: none"> 2. Expand the Chesapeake Bay Resource Management Area.
	<ol style="list-style-type: none"> 3. Amend the Zoning Ordinance to reflect the community vision and future land use recommendations of this plan.
BAY 2	<p>Bayside is susceptible to storm surges. Public education of risks and mitigation solutions is essential in order to raise awareness, reduce adverse effects and limit property damages. Expanded or new development should carefully consider these factors. Conservation and appropriate environmental solutions are preferred.</p>
	<ol style="list-style-type: none"> 1. Increase public awareness regarding the risks to property and life during storm surges and long-term risks related to possible sea level rise. When possible, discourage development in high-risk areas or encourage appropriate environmental solutions to reduce impacts. Develop and publish appropriate materials for public distribution.
	<ol style="list-style-type: none"> 2. Work with residents of Bayside to improve community response to storm hazards. Ensure that the County hazard mitigation plan is updated on a regular basis.
BAY 3	<p>The waterfronts of Bayside host a diversity of economic businesses that serve the regional economy. Working waterfront businesses that enhance the environment are especially important to County economy and should be preserved and promoted.</p>



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Development Policies and Strategies for Bayside	
	1. Work with the Mathews Aquaculture/Working Waterfront Committee to identify specific opportunities and properties for enhancing aquaculture. Collaborate with multiple agencies and coordinate with property owners and businesses to build understanding and consensus.
	2. Promote understanding among property owners of the multiple uses of waters and the waterfront, particularly with respect to the economic and environmental importance of sharing these important resources. Consider a regular newsletter or written publication to provide important information. Establish a business-citizens forum that can provide regular opportunities for discussion of conflicts or issues.

Bayside: Special Action Projects

Bike Route & Signage

The Bayside area provides wonderful opportunities for bicyclists. A signed bicycle route would assist visitors and link important community recreational facilities and landmarks.



Haven/Festival Beach Improvements

Haven/Festival Beach is used by many residents and visitors. Continued investment in the facility will provide expanded recreational benefits and assist in tourism efforts.

