

# ENVISION THE ISLE



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*Outline the appropriate locations and uses  
for all land use types to inform good decision making  
on growth and development in the County.*

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# ENVISION THE ISLE

## How We Got Here

During the extensive *Envisioning the Isle* process, citizen input was used to gather information on what was important to the community. Using that information, eight land use scenarios, each tailored to a specific goal such as environmental preservation or economic development, were developed and presented for input. Using the hundreds of comments received, the strengths of the scenarios were carried forward and the weaknesses were mitigated or removed, resulting in two scenarios for further input. Using that additional input of hundreds of additional comments, as well as guidance from the Planning Commission, a final land use plan was developed. Each land use type is described in more detail in the following pages and the full map along with enlarged maps of specific areas are provided. Larger maps are provided as an appendix to this Plan.

## Land Use VS Zoning

Land uses are the broad categories which recommend what the appropriate future use of land in the County should be. The future recommended land use map is a vision of the general layout of the County in the future; it is not a specific outline of exactly what type of development will occur on each parcel of

### PUBLIC FORUM 1

WHAT ARE THE BIGGEST ISSUES FACING ISLE OF WIGHT COUNTY?

- “Managing population growth vs quality of life”
- “Balancing residential and commercial growth”
- “Controlling growth in the right way, the right mix of residential and commercial”

### PUBLIC FORUM 2

SCENARIO COMPARISONS

- “Effectively using remaining designated developable land”
- “Keep development in the high traffic areas of the County”

### PUBLIC FORUM 3

PREFERRED SCENARIOS

- “Explore continued development between Smithfield and Suffolk Route 10 corridor”
- “Promote the expansion of Windsor”

land. Land use does not dictate specifically a Chick-Fil-A is allowed on a property, it tells you a variety of commercial uses may be appropriate on that property. For example, the land use category Business and Employment (BE) identifies areas appropriate for office, commercial, and some light industrial activity to occur. Anything from a small office building, to a shopping center, to a cabinet shop may be acceptable



## LAND USE

LARGE AREAS OF ONE USE



## ZONING

SEVERAL ZONINGS ARE APPROPRIATE





PUBLIC FORUM 2

in that area based on the BE land use. In order to build a Chick-fil-A you may have to go to the next step of applying for zoning on the property.

Zoning includes regulations that specify which uses are allowed on your property. Zoning also includes requirements like design guidelines outlining how features such as the building, parking, and landscaping on the property will be developed. Once you determine that your property has the right land use recommendation of BE consistent with the Chick-fil-A you want to build, you must then apply for a specific zoning that allows a Chick-fil-A. The decision to approve your zoning and allow your Chick-fil-A comes from the Board of Supervisors after a recommendation from the Planning Commission. One thing they consider is if you have the right land use of BE to ensure that your Chick-fil-A is generally part of the community vision for that location.

Land use does not equal development: just because a land use designation is recommended on an area of the map does not mean that development will occur. The land use designation is based on information like roads and utilities in the area that may be good for development as well as on public input. Based on the community vision, the area is given a specific land use (e.g. Business and Employment). However, those things do not require or force development to occur.

There are a huge number of variables which influence future development. Among them are the following:

- Does the owner want to sell or develop the land?
- Are the utilities adequate for the development?
- Do they need road improvements?
- Does the Board of Supervisors believe the zoning applied for by the owner is compatible with the land use map?

## What Are DSDs?

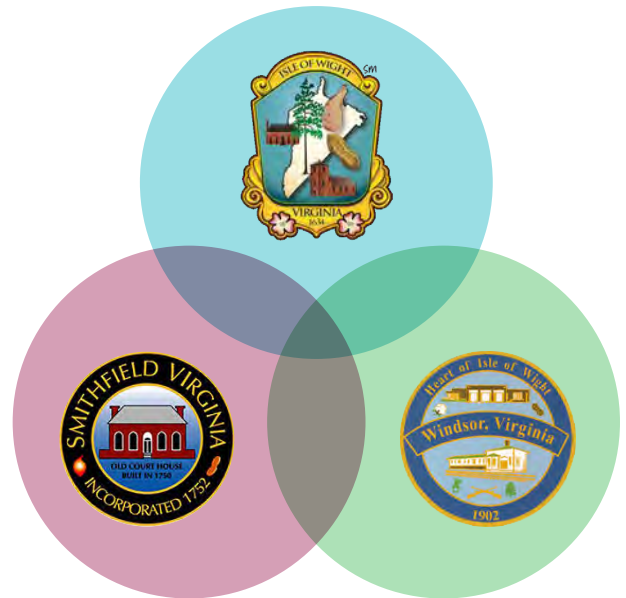
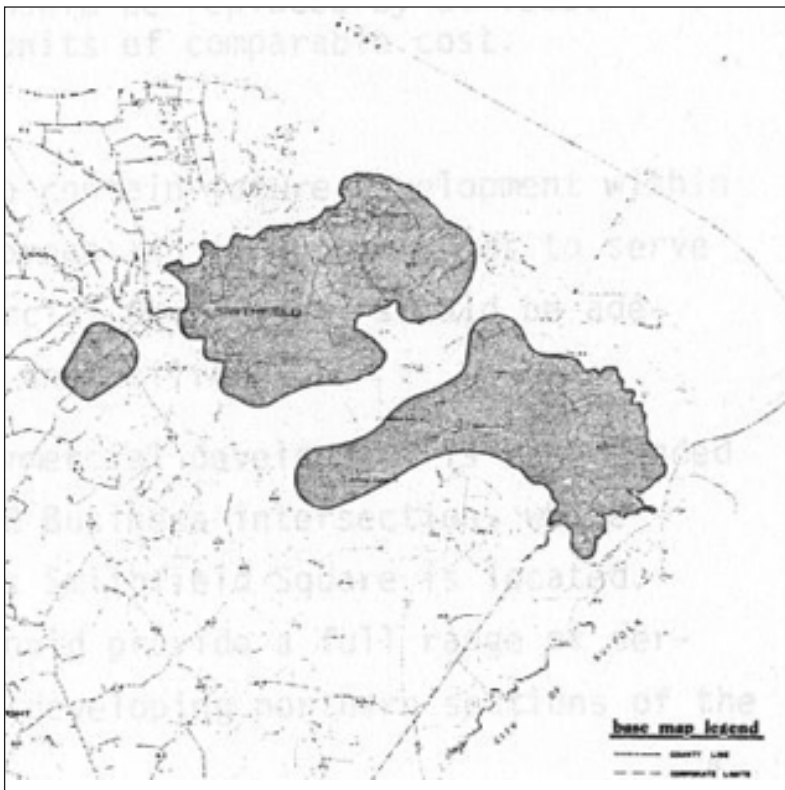
The County has a long history of focused and controlled growth. This decision was made based on the fact that focusing growth around existing transportation and utility infrastructure is cheaper than building new infrastructure, and that focused growth will preserve the rural areas of the County by removing development pressure and preventing sprawl. Public input has supported focused growth during every Comprehensive Plan update and rewrite for over 25 years. Based on these facts and the public support, the County put Development Service Districts (DSDs) into place in 1991. DSDs are a specific area identified for development to occur. Outside of the DSD boundaries all land is intended to stay in rural and agricultural uses and environmental protection. Within the boundaries of the DSD, the County has installed or has plans for water and sewer infrastructure and road improvements. Because development is focused within the DSD, the majority of police and E911 response is also focused in these areas which helps reduce costs. Following the DSD approach has allowed the County to protect roughly

85% of the County land area as rural and agricultural and continuing that approach will maintain that preservation for years to come. Map 13 shows the roughly 15% of the County where development can occur, including the 2008 Future Expansion in Windsor, an area earmarked for support of the Shirley T. Holland Intermodal Park if needed.

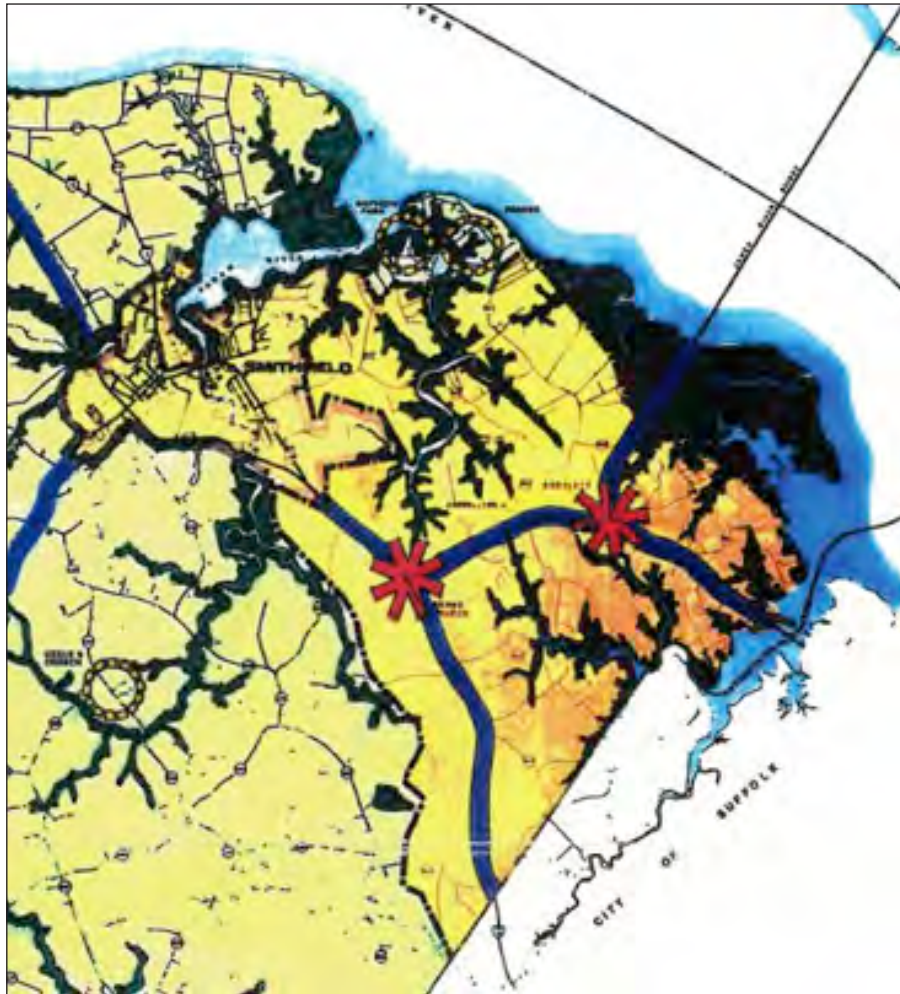
## What About Towns?

Within the boundaries of Isle of Wight County are also two independent towns, Smithfield and Windsor. Both towns perform their own long range planning, they have their own Comprehensive Plan, and their own future land use plan for the areas within the town limits. Both towns also handle their own zoning requests within their limits based on the guidelines of their plans. During the *Envisioning the Isle* process, staff from all localities met and looked at how the uses come together to try to ensure continuity between town and County development. The towns are similar to DSDs in that they have planned for development and provided infrastructure or have plans to do so to support development in the future.

## 1977 COMPREHENSIVE DEVELOPMENT PRESSURE AREAS



**1997 COMPREHENSIVE PLAN NORTHERN DSD**



**2001 COMPREHENSIVE PLAN NORTHERN DSD**



# ENVIRONMENTAL CONSERVATION (EC)

## What Is It?

It is all the important environmental features of the County that we want to protect. Preserving the environment including protecting wetlands, wildlife, and tree preservation were extremely important to citizens during the public input process. The environment ranked third on “things that should stay the same” in the County, and the “Environmental Scenario” had the strongest support during Forum 2. The Environmental Conservation (EC) land use was expanded considerably from the previous plan based on this input. The EC land use is identified for the protection of a variety of sensitive environmental features found in the County and serves to create natural connections for wildlife, protect commercial and recreational fisheries, and to provide breaks in and between developments.

## Where Is It?

Environmental Conservation encompasses familiar wetland types such as marshes, rivers, streams, resource protection areas, and a protective buffer around those features. It also includes large areas of forested wetlands which often are not as discernable as wetlands. Due to their important environmental role and unsuitability for development, floodplains and steep slopes are also included. The EC land use can be seen on Map 2.

## What Goes There?

Areas that should remain largely undeveloped consist of wetlands, floodplains, forest and some areas of farmland. Within residential developments, they should be preserved as protected open spaces. Limited low impact recreational uses such as trails and water access are also appropriate if sited correctly. Specific locations of Environmental Conservation areas should be determined with site specific delineations during the plan of development review process.



TIDAL MARSH



FORESTED WETLANDS

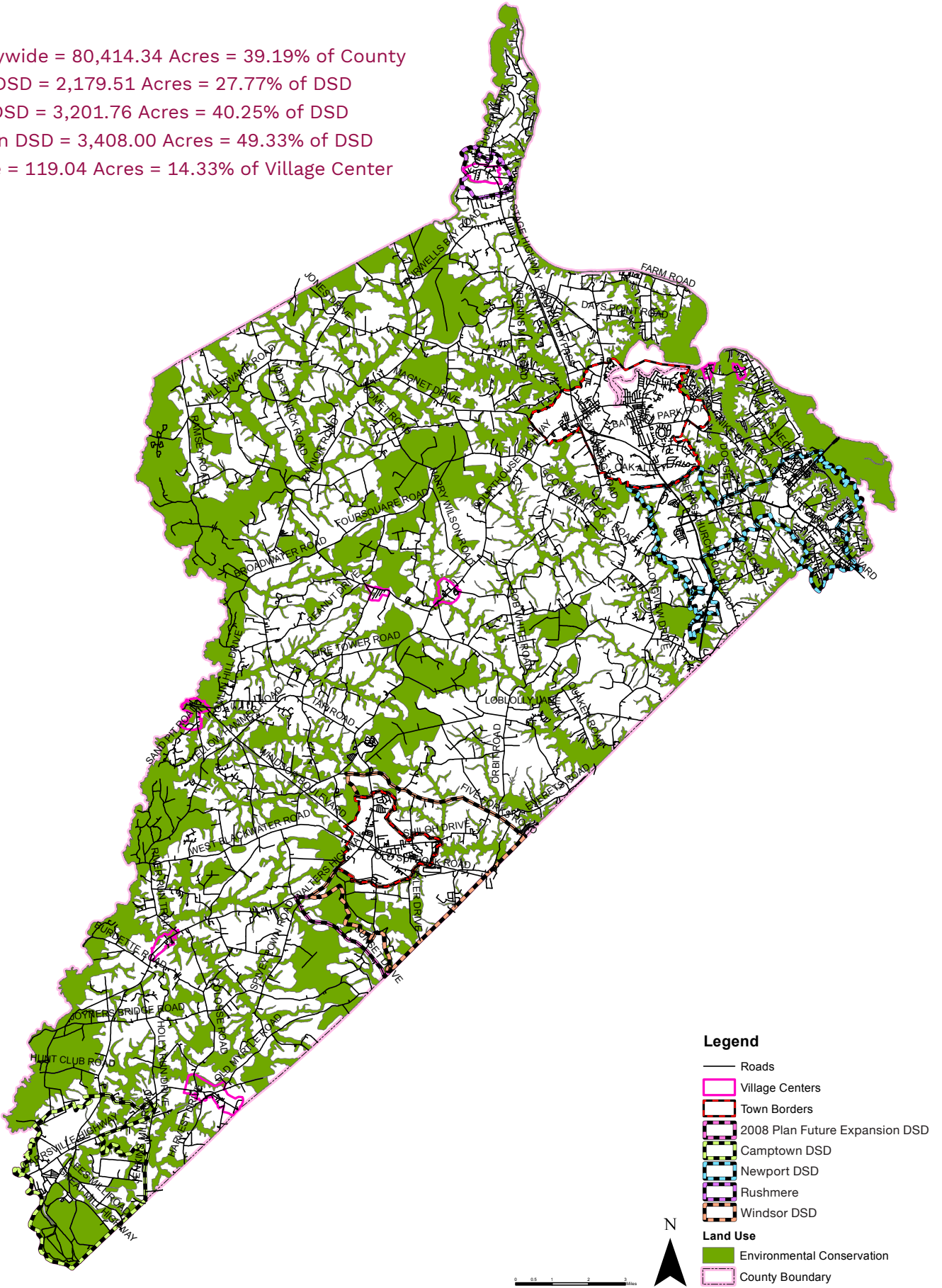


LAKES AND RIVERS



# MAP 2 ENVIRONMENTAL CONSERVATION (EC)

EC Countywide = 80,414.34 Acres = 39.19% of County  
 Newport DSD = 2,179.51 Acres = 27.77% of DSD  
 Windsor DSD = 3,201.76 Acres = 40.25% of DSD  
 Camptown DSD = 3,408.00 Acres = 49.33% of DSD  
 Rushmere = 119.04 Acres = 14.33% of Village Center





# RURAL AGRICULTURAL CONSERVATION (RAC)

## What Is It?

It is the majority of agricultural and forested areas in the County. Preserving the rural character of the County and protecting our agricultural community were repeatedly top five concerns throughout all phases of public input. The Rural Agricultural Conservation (RAC) land use consists of large contiguous areas of agricultural and forest land, based on both current use and soil data. The RAC prevents these areas from becoming fragmented, helps maintain their viability for agricultural uses and maintains the rural character associated with the County.

## Where Is It?

The RAC land use is meant for very limited development and therefore is located almost exclusively outside of the Development Service Districts (DSDs). RAC encompasses the agricultural fields typical throughout the County. It also includes large areas of forested land which is often managed for timber. Areas which have been identified as having high value agricultural soils, defined as prime soils and soils of state-wide agricultural significance, have also been incorporated into the RAC. The RAC land use can be seen on Map 3.

## What Goes There?

These areas should remain largely in agricultural and forest uses. Non-farm uses such as agricultural and forest product processing and distribution, resource extraction, and uses reliant on large areas of land such as solar farms and agritourism activities may also be appropriate when sited correctly. Scattered or small clusters of residential uses are typical but should be oriented to avoid stripping out the road frontage.

## Agricultural Preservation

The opportunity for possible future agricultural preservation was determined by the use of land for agriculture or forestry today, the size of the parcels of land, and the presence of high value agricultural soils. With these areas identified they can more easily be targeted for inclusion in Agricultural and Forestal Districts, conservation easements, and participation in other programs to protect their agricultural and forest use in the future.



PINE PLANTATION



VINEYARD

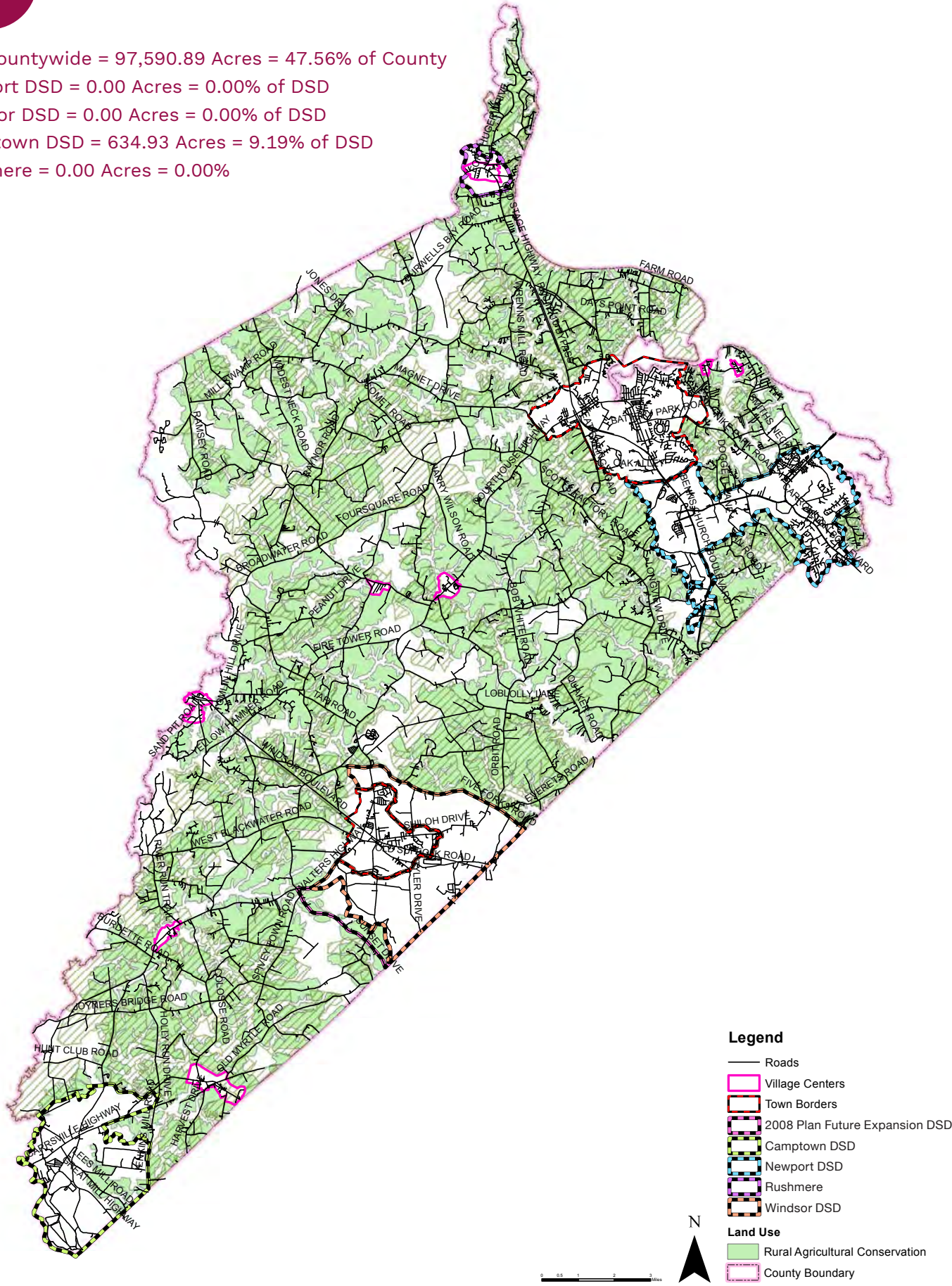


FARM FIELD



# MAP 3 RURAL AGRICULTURAL CONSERVATION (RAC)

RAC Countywide = 97,590.89 Acres = 47.56% of County  
 Newport DSD = 0.00 Acres = 0.00% of DSD  
 Windsor DSD = 0.00 Acres = 0.00% of DSD  
 Camptown DSD = 634.93 Acres = 9.19% of DSD  
 Rushmere = 0.00 Acres = 0.00%



# CONSERVATION DEVELOPMENT (CD)

## What Is it?

It is residential development with lot sizes of several acres. The Conservation Development (CD) land use is intended for development which is conservation or rural character oriented or for residential cluster development which preserves environmental features and large areas of open space.

## Where Is It?

The CD land use is best located either at the edge of Development Service Districts (DSD) or between land use types. In these locations, the large lot sizes, or large preserved open spaces, serve to transition from the more developed DSD to the rural areas of the County or to create a buffer between two varied use types such as residential and industrial. Locations that have limited transportation or utility access within the DSDs may also be appropriate, allowing for some limited development while responding to those limitations. The CD land use can be seen on Map 4.

## What Goes There?

These areas should be developed with large lot sizes typically around five acres in size, or clustered lots of a smaller size with large open space and preserved natural areas. Expected development in CD might include small farmettes, equine communities, or development oriented around a natural feature such as wetlands. Non-residential uses should be limited to things like parks and trails which are supportive of the conservation oriented nature of the land use.

## Cluster Development

Cluster development (also called conservation development or conservation design) is a design approach which orients development around the edges of key natural features. It groups residential units on smaller lot sizes in order preserve natural features and open space within the development.



TYPICAL CONSERVATION DEVELOPMENT



TYPICAL CONSERVATION DEVELOPMENT

### How Does a Conservation Subdivision Differ from a Conventional One?



Undeveloped



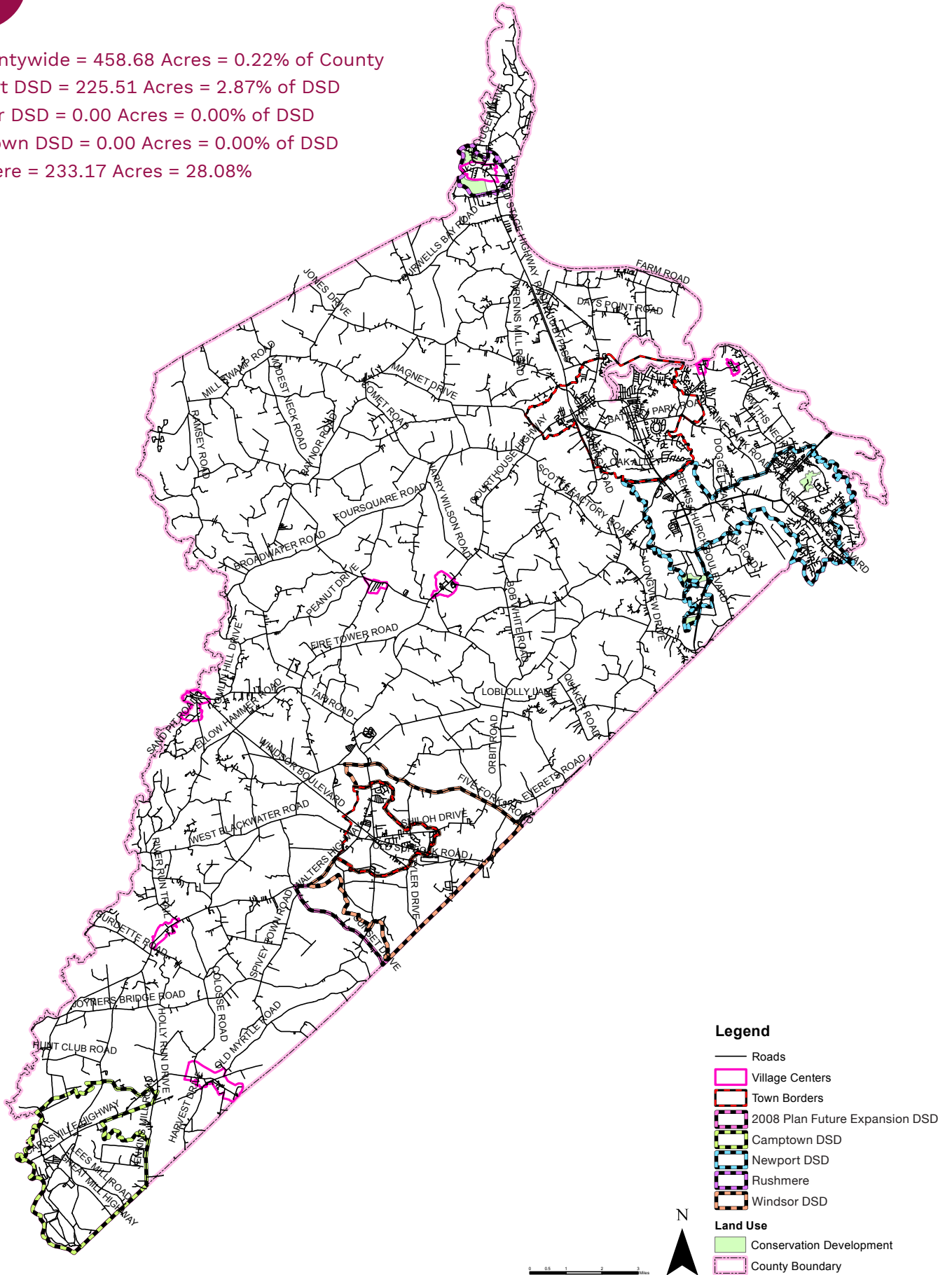
Conservation Design



Conventional Design

# MAP 4 CONSERVATION DEVELOPMENT (CD)

CD Countywide = 458.68 Acres = 0.22% of County  
 Newport DSD = 225.51 Acres = 2.87% of DSD  
 Windsor DSD = 0.00 Acres = 0.00% of DSD  
 Camptown DSD = 0.00 Acres = 0.00% of DSD  
 Rushmere = 233.17 Acres = 28.08%



# SUBURBAN ESTATE (SE)

## What Is It?

It is a classic residential development pattern. The Suburban Estate (SE) land use consists of larger lot sizes with single family homes, some preservation of environmental features, and limited community amenities. A typical reference for SE in the County is residential developments from the 1950–80's such as Carrisbrook and Carrollton Forest.



TYPICAL SUBURBAN ESTATE

## Where Is It?

The SE land use is similar to Conservation Development in that it is best located either at the edge of Development Service Districts (DSDs), or between land use types. The SE can serve as a transition from the more developed DSD to the rural areas of the County or to create a buffer between two varied use types such as residential and industrial. SE should have good transportation access, although not located directly on a major arterial or at a major intersection. SE should also have access to public water and sewer infrastructure to serve the development. All areas designated SE can be seen on Map 5.



AERIAL OF SUBURBAN ESTATE DEVELOPMENT

## What Goes There?

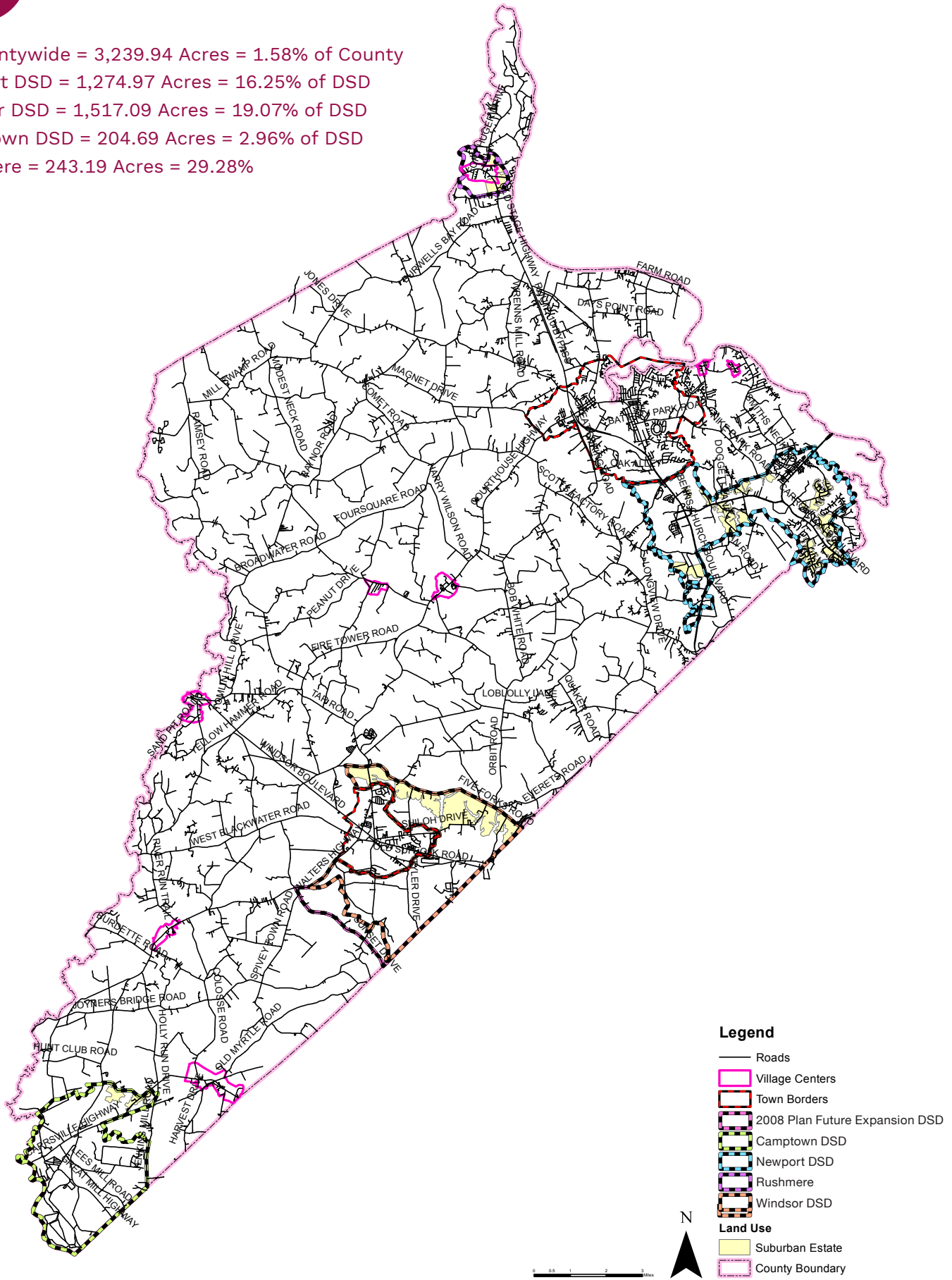
These areas should be developed with lots of 14,000 to 40,000 square feet (1 to 3 units per acre) in size and located on interconnected streets that are both internal and external to the development. Expected development in SE might include single family residences, community facilities, and preserved natural features. Non-residential uses may include parks and trails and community facilities such as schools, churches, libraries, and similar uses which are supportive of the residential use and enhance development when in close proximity.



TYPICAL SUBURBAN ESTATE

# MAP 5 SUBURBAN ESTATE (SE)

CD Countywide = 3,239.94 Acres = 1.58% of County  
 Newport DSD = 1,274.97 Acres = 16.25% of DSD  
 Windsor DSD = 1,517.09 Acres = 19.07% of DSD  
 Camptown DSD = 204.69 Acres = 2.96% of DSD  
 Rushmere = 243.19 Acres = 29.28%



# SUBURBAN RESIDENTIAL (SR)

## What Is It?

It is typically lots around a quarter acre in size with sidewalks, with a pool/clubhouse and other amenities. The Suburban Residential (SR) land use consists of single family homes, preservation of environmental features, and community amenities on smaller lots than Suburban Estate. SR is typical of newer residential developments in the County such as Eagle Harbor.

## Where Is It?

The SR land use is best located in close proximity to major transportation routes and major intersections. SR serves as a transition from less dense residential uses such as Suburban Estate to more intense uses such as Urban Residential (UR), Mixed Use (MU), and Business and Employment (BE). SR should also have access to public water and sewer infrastructure to serve the development. The SR land use can be seen on Map 6.

## What Goes There?

These areas should be developed with lots of 14,000 to 8,500 square feet (3 to 5 units per acre) in size. Interconnected grid streets both internal and external to the development should be required, with cul de sacs minimized. Expected development in SR might include single family residences and less intense attached residential uses such as duplexes, community amenities, and preserved natural features. Non-residential uses may include parks and trails and community facilities such as schools, churches, libraries, and similar uses which are supportive of the residential use and enhance development when in close proximity.



TYPICAL SUBURBAN RESIDENTIAL



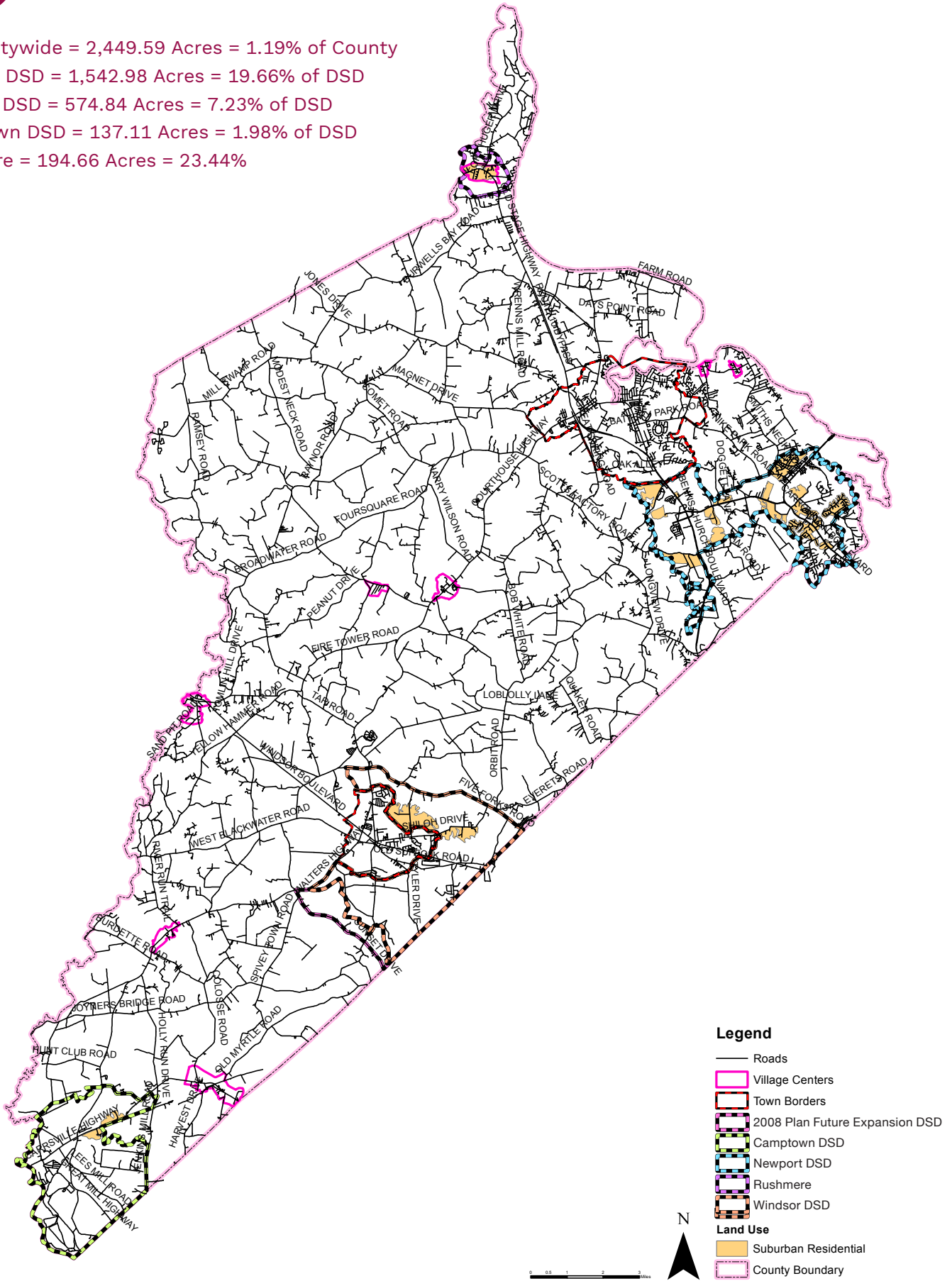
AERIAL OF SUBURBAN RESIDENTIAL DEVELOPMENT



TYPICAL SUBURBAN RESIDENTIAL

# MAP 6 SUBURBAN RESIDENTIAL (SR)

CD Countywide = 2,449.59 Acres = 1.19% of County  
 Newport DSD = 1,542.98 Acres = 19.66% of DSD  
 Windsor DSD = 574.84 Acres = 7.23% of DSD  
 Camptown DSD = 137.11 Acres = 1.98% of DSD  
 Rushmere = 194.66 Acres = 23.44%





# URBAN RESIDENTIAL (UR)

## What Is It?

It is single family or multifamily housing types with less of a suburban design. The Urban Residential (UR) land use consists of detached single family homes on smaller lots, attached single family homes such as townhouses, or multi-plex and apartment style housing options. Preservation of environmental features still occurs, and community amenities are often offered. UR is typical of some portions of new residential development such as Woodbridge or Lighthouse Commons in Eagle Harbor.

## Where Is It?

The UR land use is best located on major transportation routes and at major intersections. UR is a higher density largely residential option adjacent to and supporting Mixed Use (MU) and Business and Employment (BE). UR should also have access to public water and sewer infrastructure with capacity for more intense development. The UR land use can be seen on Map 7.

## What Goes There?

These areas should be developed with lots of 4,000 to 8,500 square feet (5 to 10 units per acre) in size. Interconnected grid streets both internal and external to the development should be required to improve access and minimize cul de sacs. Expected development in UR might include small lot detached single family residences, attached single family residential uses such as duplexes, multiplexes, and townhomes, and apartment style residences with community amenities and preserved natural features. Non-residential uses may include parks and trails, existing community facilities such as schools, churches, and libraries, and some limited commercial uses which are existing or support the development when in close proximity.



TYPICAL URBAN RESIDENTIAL



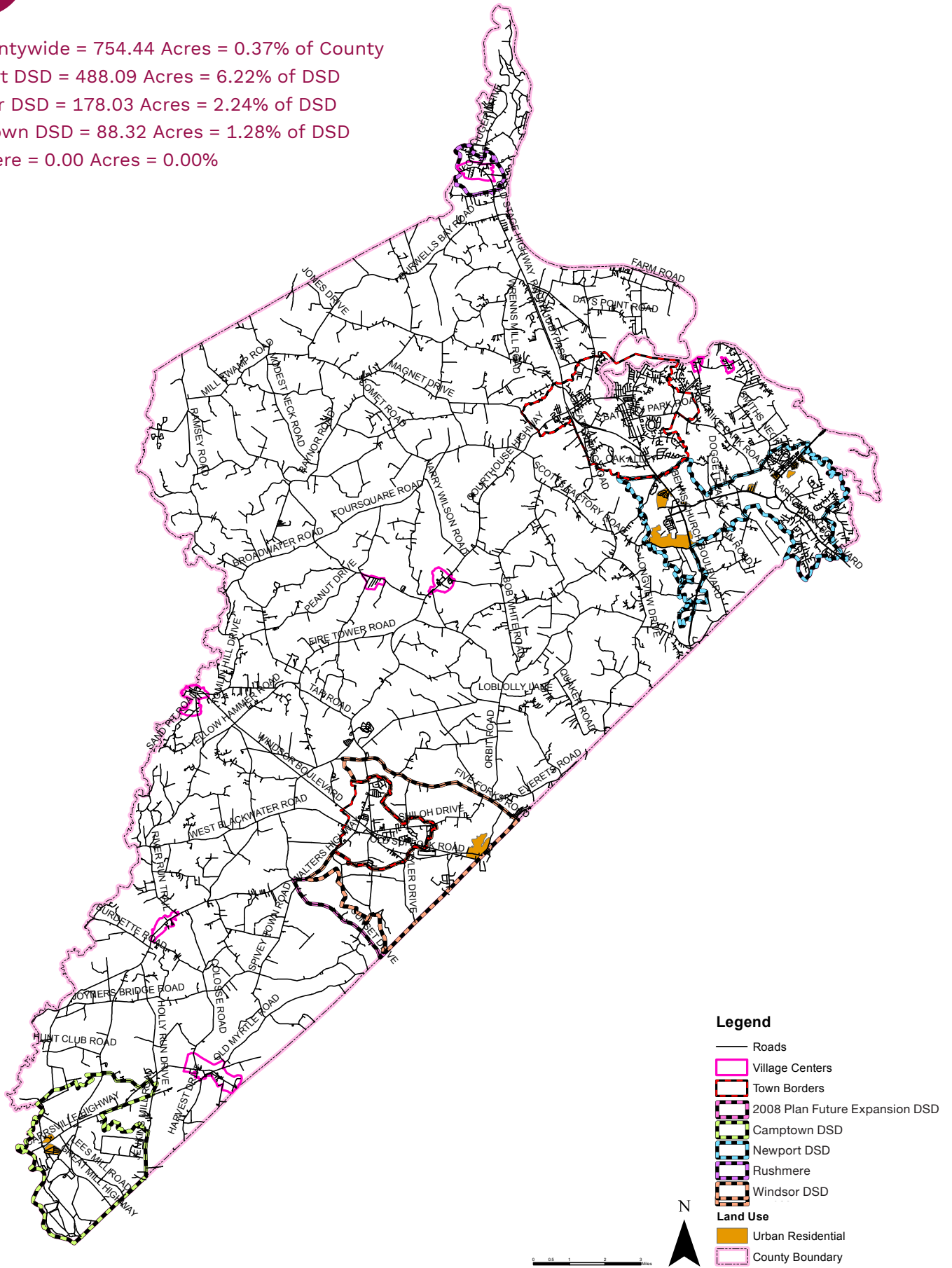
TYPICAL URBAN RESIDENTIAL



AERIAL OF URBAN RESIDENTIAL DEVELOPMENT

# MAP 7 URBAN RESIDENTIAL (UR)

CD Countywide = 754.44 Acres = 0.37% of County  
 Newport DSD = 488.09 Acres = 6.22% of DSD  
 Windsor DSD = 178.03 Acres = 2.24% of DSD  
 Camptown DSD = 88.32 Acres = 1.28% of DSD  
 Rushmere = 0.00 Acres = 0.00%



# MIXED USE (MU)

## What Is It?

It is housing mixed with office, commercial, and other uses. The Mixed Use (MU) land use consists of one or multiple detached or attached single family homes, multi-plex and apartment style housing options, along with office or commercial uses. Preservation of environmental features will still occur and community amenities are typically offered. Eagle Harbor is an example of a planned development with a mix of uses.

## Where Is It?

The MU land use is best located on major transportation routes and at major intersections. MU should consist of large tracts of land capable of being master planned for a diversity and integration of multiple uses. MU should also have access to public water and sewer infrastructure with capacity for more intense development. The MU land use can be seen on Map 8.

## What Goes There?

These areas should be developed with a mix of residential types up to 14 units per acre or higher with future consideration of density bonuses. Extensive master planning and Traditional Neighborhood Design (TND) principles should be utilized in the development of MU sites. Expected development in MU includes a mix of detached and attached single family residences, multiplexes, townhomes, and apartment style residences, community amenities, and preserved natural features. Non-residential uses may include parks and trails, existing community facilities such as schools, churches, and libraries, and existing or planned office and commercial uses. Select light industrial uses may also be appropriate when sited correctly.

## Traditional Neighborhood Design (TND)

TND is a design style incorporating a mix of uses, defined street grid and streetscape, smaller lots with homes oriented to the street, and high architectural character. TND is reminiscent of neighborhood and small town patterns of the late 1800's and early 1900's. New Town in Williamsburg is a local example.



TYPICAL TRADITIONAL MIXED USE



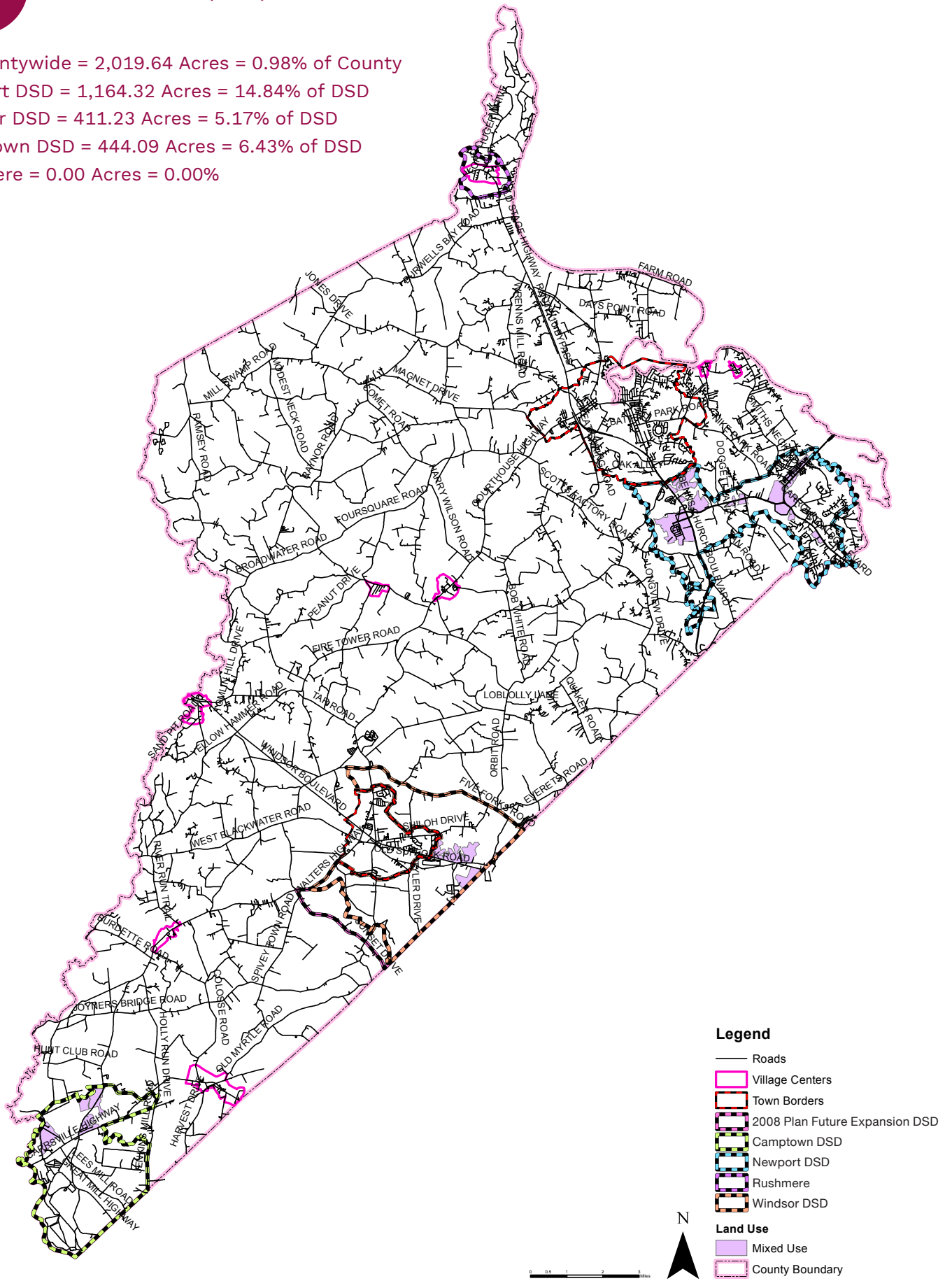
TYPICAL MODERN MIXED USE



TND MODERN MIXED USE

# MAP 8 MIXED USE (MU)

CD Countywide = 2,019.64 Acres = 0.98% of County  
 Newport DSD = 1,164.32 Acres = 14.84% of DSD  
 Windsor DSD = 411.23 Acres = 5.17% of DSD  
 Camptown DSD = 444.09 Acres = 6.43% of DSD  
 Rushmere = 0.00 Acres = 0.00%



# BUSINESS & EMPLOYMENT (BE)

## What Is It?

It is the places you shop, work, and receive services like the bank, doctor, dentist, or dry cleaner. The Business and Employment (BE) land use consists of office space, commercial uses both stand alone and in shopping centers, and some light industrial uses. Preservation of environmental features still occurs. There are a variety of BE uses along Route 17, singular locations such as Travis Auto or Troy Marine and shopping centers like Carrollton Shoppes or The Shoppes at Eagle Harbor.



COMMUNITY SHOPPING CENTER

## Where Is It?

The BE land use is best located on major transportation routes and at major intersections. BE should be master planned for coordination with surrounding uses and quality of design internally. BE should also have access to public water and sewer infrastructure with capacity for more intense development. The BE land use can be seen on Map 9.



NEIGHBORHOOD SHOPPING

## What Goes There?

The primary role of BE is defined locations for employment creation and expansion. These areas should be developed with a mix of office, commercial, and light industrial uses. Expected development in BE might include medical offices, an office park in a campus like setting, supporting retail services, community shopping centers, light manufacturing, research and development, and other low intensity industrial uses which are compatible with surrounding development. Non-residential uses may include parks and trails, or existing community facilities, but siting for new community facilities should be considered elsewhere first. BE should be connected to residential uses with vehicular and pedestrian access.



STAND ALONE COMMERCIAL SITES

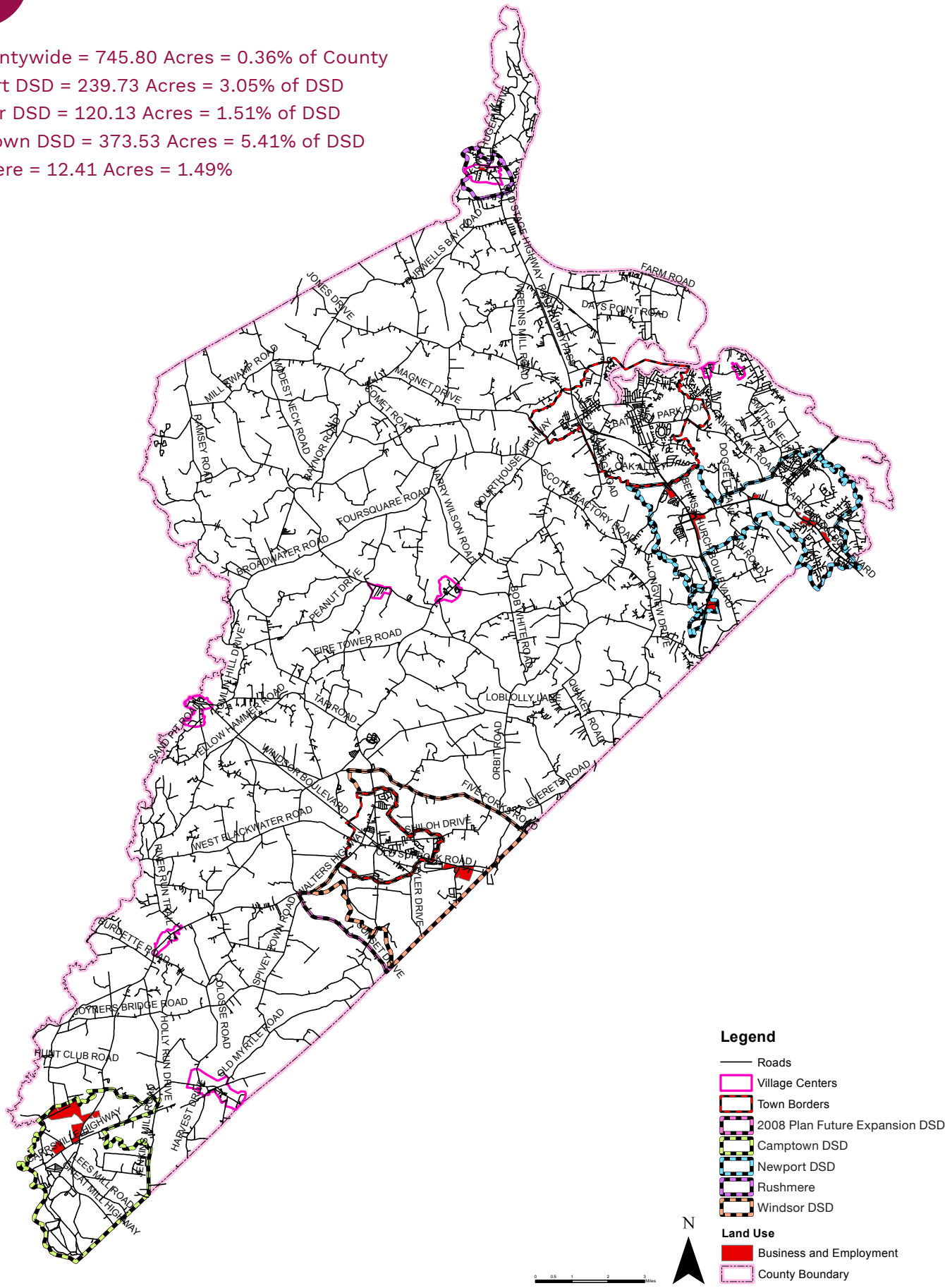


OFFICE PARK



# MAP 9 BUSINESS AND EMPLOYMENT (BE)

CD Countywide = 745.80 Acres = 0.36% of County  
 Newport DSD = 239.73 Acres = 3.05% of DSD  
 Windsor DSD = 120.13 Acres = 1.51% of DSD  
 Camptown DSD = 373.53 Acres = 5.41% of DSD  
 Rushmere = 12.41 Acres = 1.49%



# PLANNED INDUSTRIAL (PI)

## What Is It?

It is the places where manufacturing, warehousing, and distribution occur. The Planned Industrial (PI) land use consists of some light industrial and all heavy industrial and manufacturing uses as well as warehousing, distribution, and uses which may negatively impact surrounding development. Preservation of environmental features still occurs, and development is connected to residential uses with vehicular and pedestrian access but should be buffered. Examples of PI include the Shirley T. Holland Intermodal Park and International Paper.

## Where Is It?

The PI land use is best located in places with easy access to major highway corridors or rail transportation. PI should also have access to public water and sewer infrastructure with capacity to support industrial development. Large tracts of land which allow for master planning of PI uses is preferable. The PI land use can be seen on Map 10.

## What Goes There?

These areas should be developed in a way to provide good access for materials and workers while buffering residential land uses. Expected development in PI might include light and heavy manufacturing, warehousing, distribution, rail dependent uses, and other uses which may impact surrounding development due to noise, smell, dust or similar features. Supporting office, commercial uses, and other land uses with similar siting considerations such as enhanced buffering may also be appropriate. Residential uses and community facilities should be considered elsewhere first, and separated or buffered adequately if in close proximity. Parks, trails, and open space may be appropriate in areas preserved due to natural features.



LIGHT PLANNED INDUSTRIAL



AERIAL OF PLANNED INDUSTRIAL DEVELOPMENT

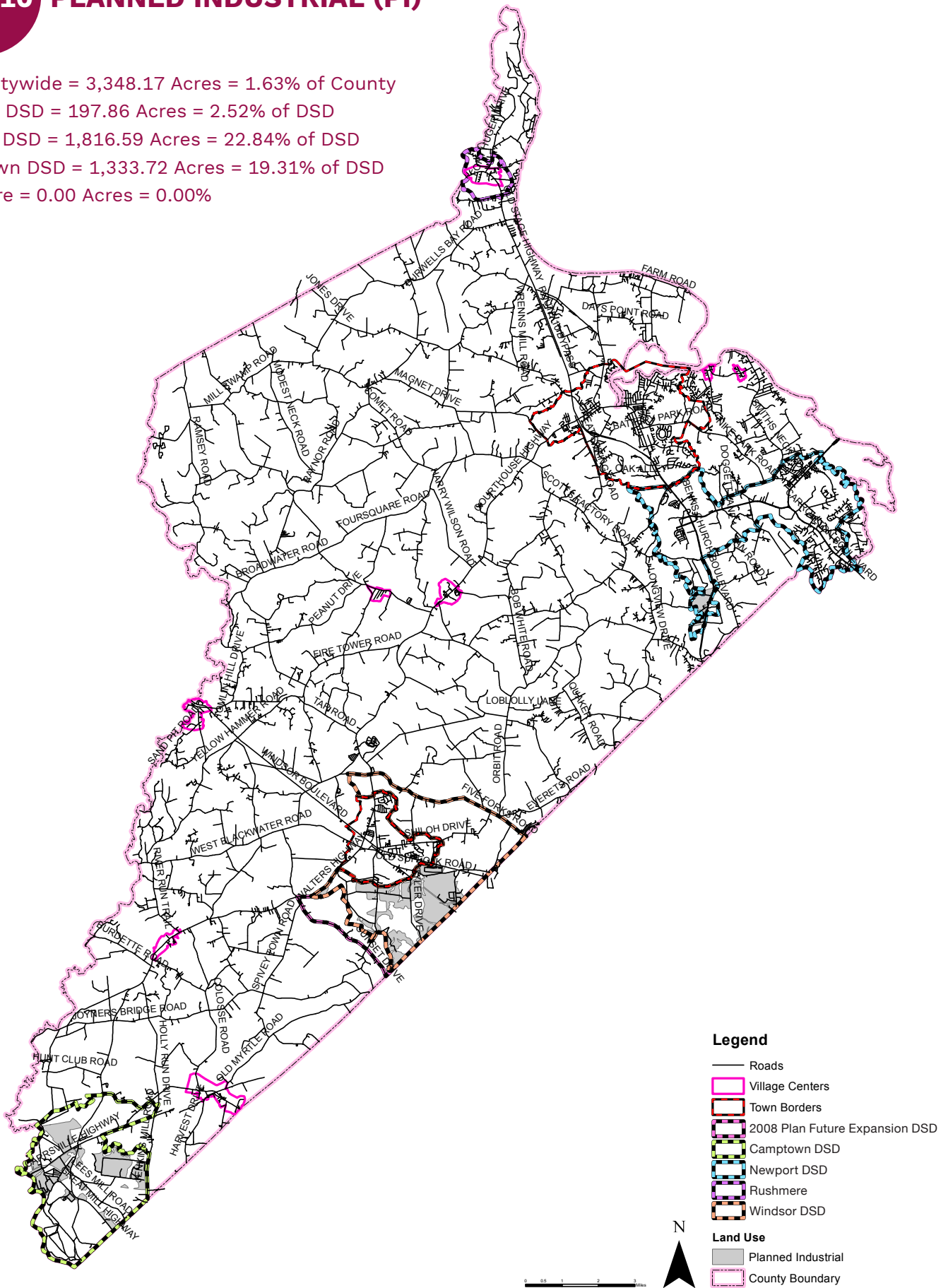


HEAVY PLANNED INDUSTRIAL



# MAP 10 PLANNED INDUSTRIAL (PI)

CD Countywide = 3,348.17 Acres = 1.63% of County  
 Newport DSD = 197.86 Acres = 2.52% of DSD  
 Windsor DSD = 1,816.59 Acres = 22.84% of DSD  
 Camptown DSD = 1,333.72 Acres = 19.31% of DSD  
 Rushmere = 0.00 Acres = 0.00%





# CIVIC (CI)

## What Is It?

It is a wide variety of government and institutional facilities. The Civic (CI) land use consists of government facilities such as offices and schools but also things like parks, museums, and County refuse centers. Preservation of environmental features still occurs, and development is connected to residential uses with emphasis on pedestrian access. Examples of CI include the County courthouse complex, Nike Park, and Historic St. Luke's Church.

## Where Is It?

Because of the nature of civic and institutional uses they may be located inside Development Service Districts (DSDs) or outside DSDs in rural areas. The CI land use is best located on major transportation routes or major intersections or with easy access to those facilities. CI should also have access to public water and sewer infrastructure whenever possible. The CI can be seen in Map 11.

## What Goes There?

These areas should be developed in a way to provide good access from residential areas since they primarily serve public needs or provide public services. Emphasis should be placed on pedestrian and transit access as these facilities often serve populations who may have mobility limitations. High quality design is expected as these facilities set the public standard of design expectation for private development. Expected development in CI might include County or governmental offices, schools, parks and trails, museums, libraries, police and emergency service stations, and services such as refuse centers.



COUNTY FACILITIES



HISTORIC SITES



SCHOOLS

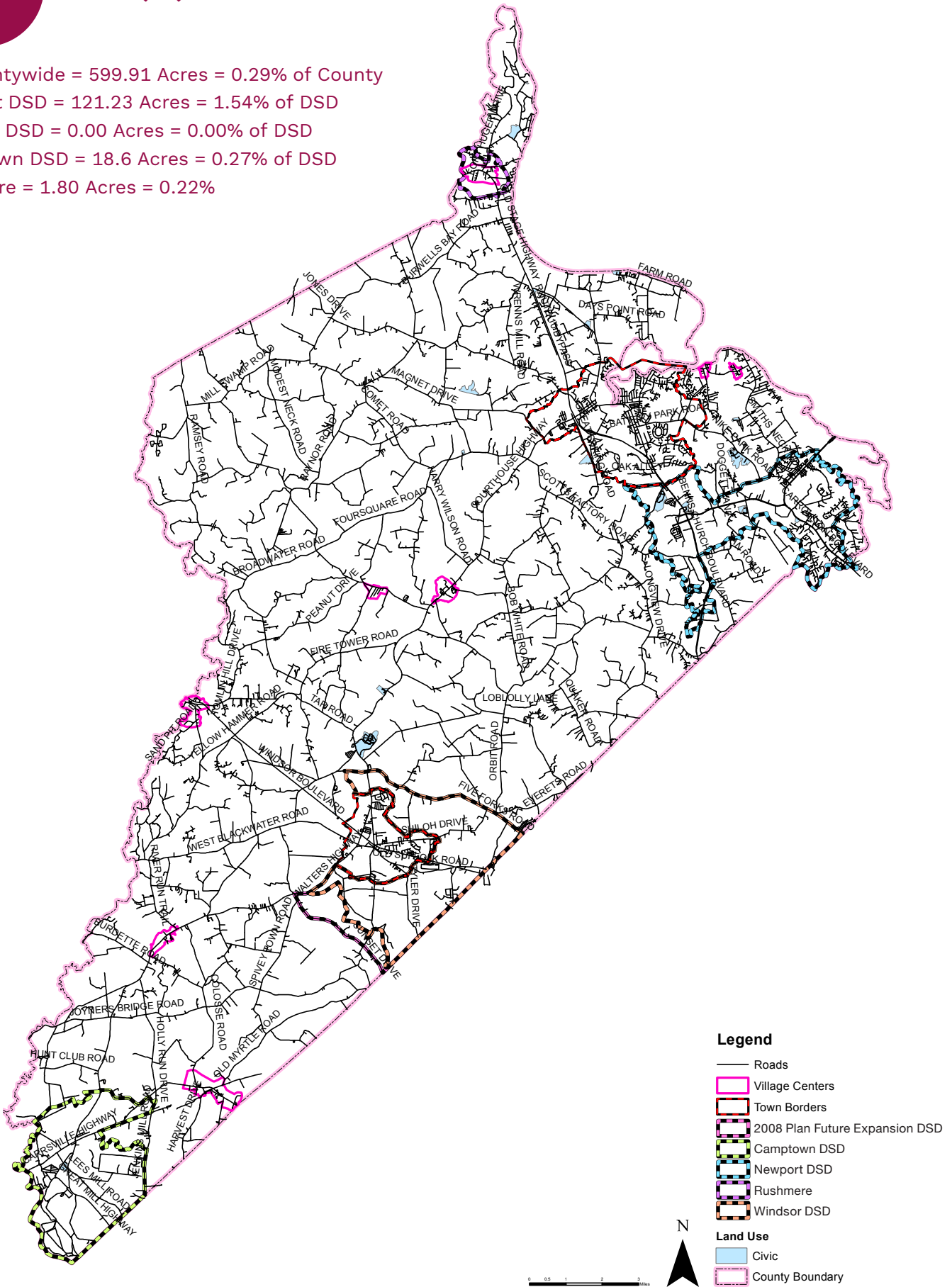


PARKS



# MAP 11 CIVIC (CI)

CD Countywide = 599.91 Acres = 0.29% of County  
 Newport DSD = 121.23 Acres = 1.54% of DSD  
 Windsor DSD = 0.00 Acres = 0.00% of DSD  
 Camptown DSD = 18.6 Acres = 0.27% of DSD  
 Rushmere = 1.80 Acres = 0.22%



# VILLAGE CENTER (VC)

## What Is It?

It is the historic rural villages around the County. The Village Center (VC) land use consists of a cluster of residential development with a variety of uses supporting the local rural community such as a church, post office, and convenience store. These rural crossroads often support an agricultural or historical fishing communities. Examples of VC include Carrsville, Walters, and Rescue.

## Where Is It?

Because the VC is meant to preserve and enhance historic rural villages it is located outside of the Development Service Districts (DSDs). The VC land use is often located at an intersection or road segment of significance and typically has good transportation access. The VC rarely has public water and sewer due to its rural location. See the Village Center locations on Map 12.

## What Goes There?

These areas should be developed in a way to preserve and enhance the historic rural village by infilling existing lots and rehabilitating existing structures. Creating pedestrian connections within the VC is also desirable. Expected development in VC includes single family residences, social, religious, and institutional uses such as churches or a post office. Commercial uses which support the village, such as a convenience store or bed and breakfast, or historically appropriate uses, such as water dependent uses in Rescue, are also appropriate.



AERIAL OF A VILLAGE CENTER



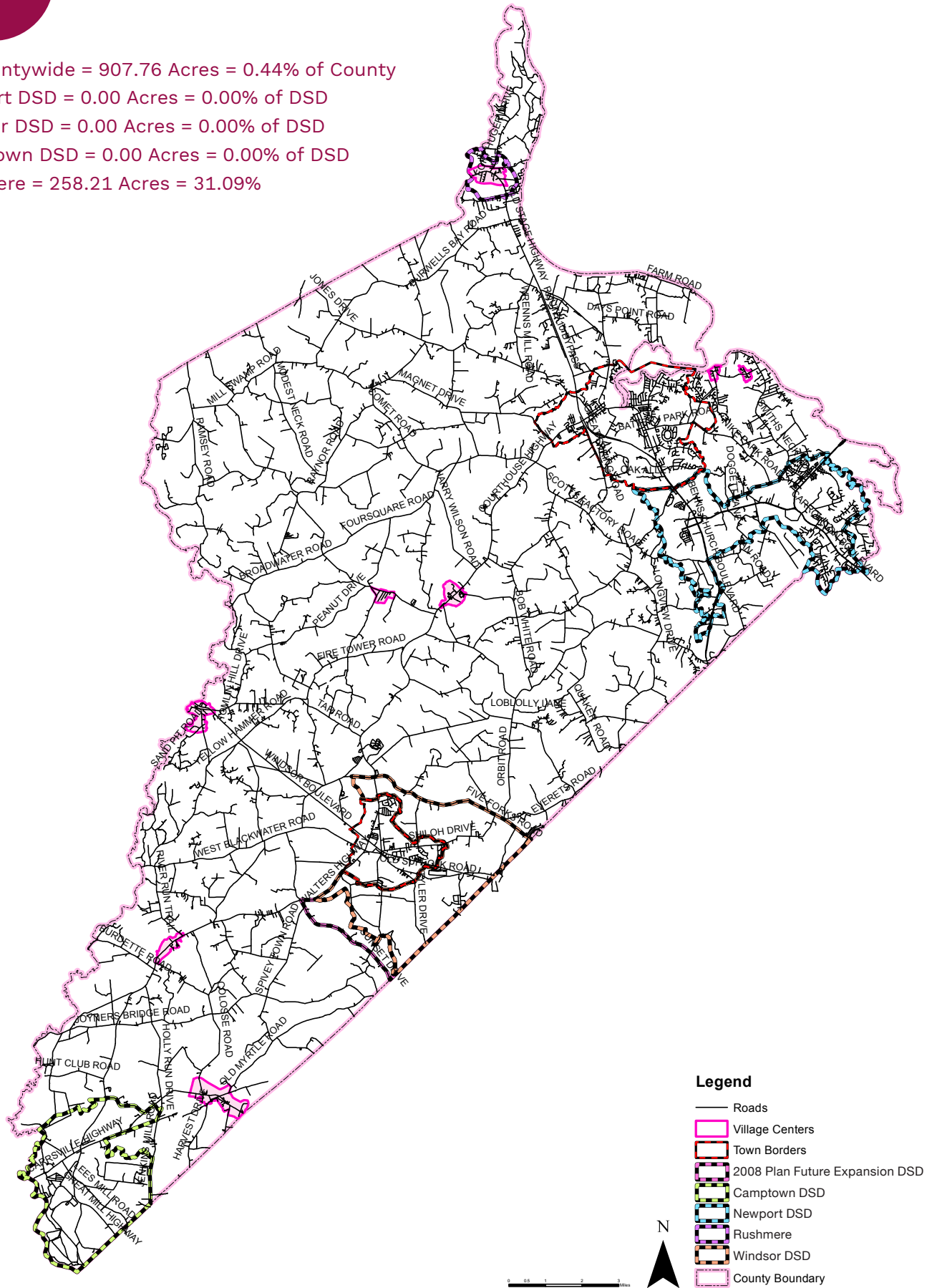
RESCUE VILLAGE CENTER



WALTERS VILLAGE CENTER

# MAP 12 VILLAGE CENTER (VC)

CD Countywide = 907.76 Acres = 0.44% of County  
 Newport DSD = 0.00 Acres = 0.00% of DSD  
 Windsor DSD = 0.00 Acres = 0.00% of DSD  
 Camptown DSD = 0.00 Acres = 0.00% of DSD  
 Rushmere = 258.21 Acres = 31.09%



# SUMMARY

## What Is It?

All the land use types outlined on the prior pages work together to form the Countywide land use plan. County-wide and DSD future recommended land use maps are included in this chapter. Larger format maps are included in the appendix.

## What Does It Do?

This land use plan should be utilized to inform future land use and zoning decisions. Using the guidance of each specific land use, decisions can be made on whether a proposed development is in the correct location and consistent with the community's vision for Isle of Wight. The plan should also help to shape policy decisions. County ordinances and policies are the mechanisms for implementation of the Comprehensive Plan. As County Departments, the Planning Commission, and the Board of Supervisors consider new or revised policies and ordinances, they should ask how that policy advances the implementation of the Comprehensive Plan. The plan is also a guide for the County's Capital Improvement Plan

(CIP), as the County considers where and how to spend money on capital projects such as parks, transportation improvements, and water and sewer infrastructure. Evaluating how that project fits into the Comprehensive Plan framework is a critical question.

## Guidance

Ultimately the land use plan is just a guide. Decisions like zoning changes must still be made in order for development to occur. It was developed by listening to the public input and combining it with the best available information at the time to create a plan looking twenty years into the future. The conditions and public preferences within the County are constantly changing and the land use map may not reflect those conditions within just a few years. It is always up to the County's elected and appointed leadership to review all available materials at a given time and make, what they believe to be, the best decision for the County.

### POLICY

**Implement the land use visions established by *Envisioning the ISLE Envisioning the Isle*.**

### ACTION

The Planning Commission and Board of Supervisors should adhere to *Envisioning the Isle* land use recommendations to the greatest extent possible.

Staff should provide guidance to prospective development to encourage conformity to *Envisioning the Isle*.



SMITHFIELD



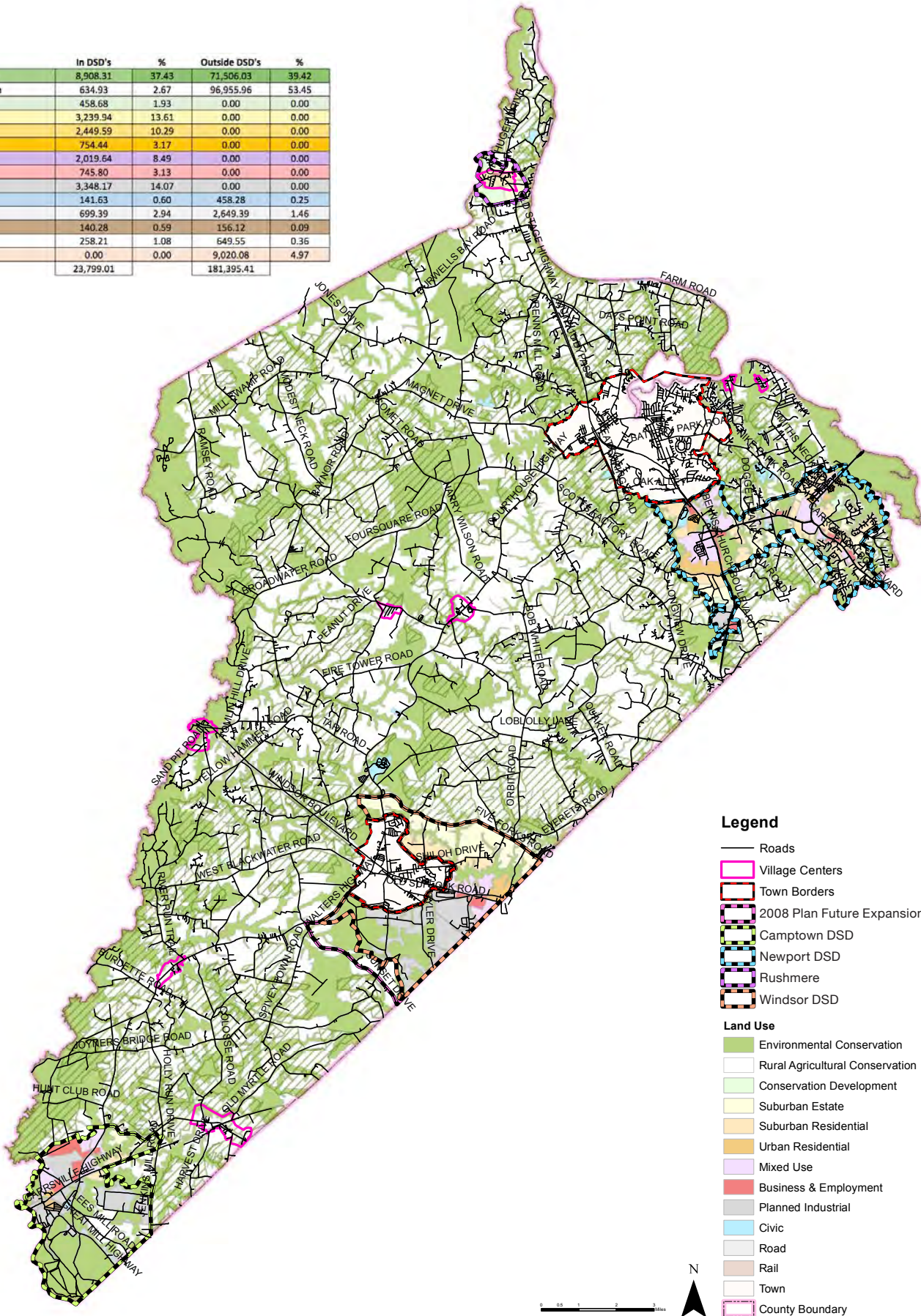
COUNTY FAIR  
FERRIS WHEEL



DARDENS COUNTRY STORE

# MAP 13 COUNTYWIDE LAND USE MAP

Land Use Designation	In DSD's	%	Outside DSD's	%
Environmental Conservation	8,908.31	37.43	71,506.03	39.42
Rural Agricultural Conservation	634.93	2.67	96,955.96	53.45
Conservation Development	458.68	1.93	0.00	0.00
Suburban Estate	3,239.94	13.61	0.00	0.00
Suburban Residential	2,449.59	10.29	0.00	0.00
Urban Residential	754.44	3.17	0.00	0.00
Mixed-Use	2,019.64	8.49	0.00	0.00
Business & Employment	745.80	3.13	0.00	0.00
Planned Industrial	3,348.17	14.07	0.00	0.00
Civic	141.63	0.60	458.28	0.25
Road Right of Way	699.39	2.94	2,649.39	1.46
Railroad Right of Way	140.28	0.59	156.12	0.09
Village Center	258.21	1.08	649.55	0.36
Town	0.00	0.00	9,020.08	4.97
<b>Total</b>	<b>23,799.01</b>		<b>181,395.41</b>	



### Legend

- Roads
- Village Centers
- Town Borders
- 2008 Plan Future Expansion DSD
- Camptown DSD
- Newport DSD
- Rushmere
- Windsor DSD

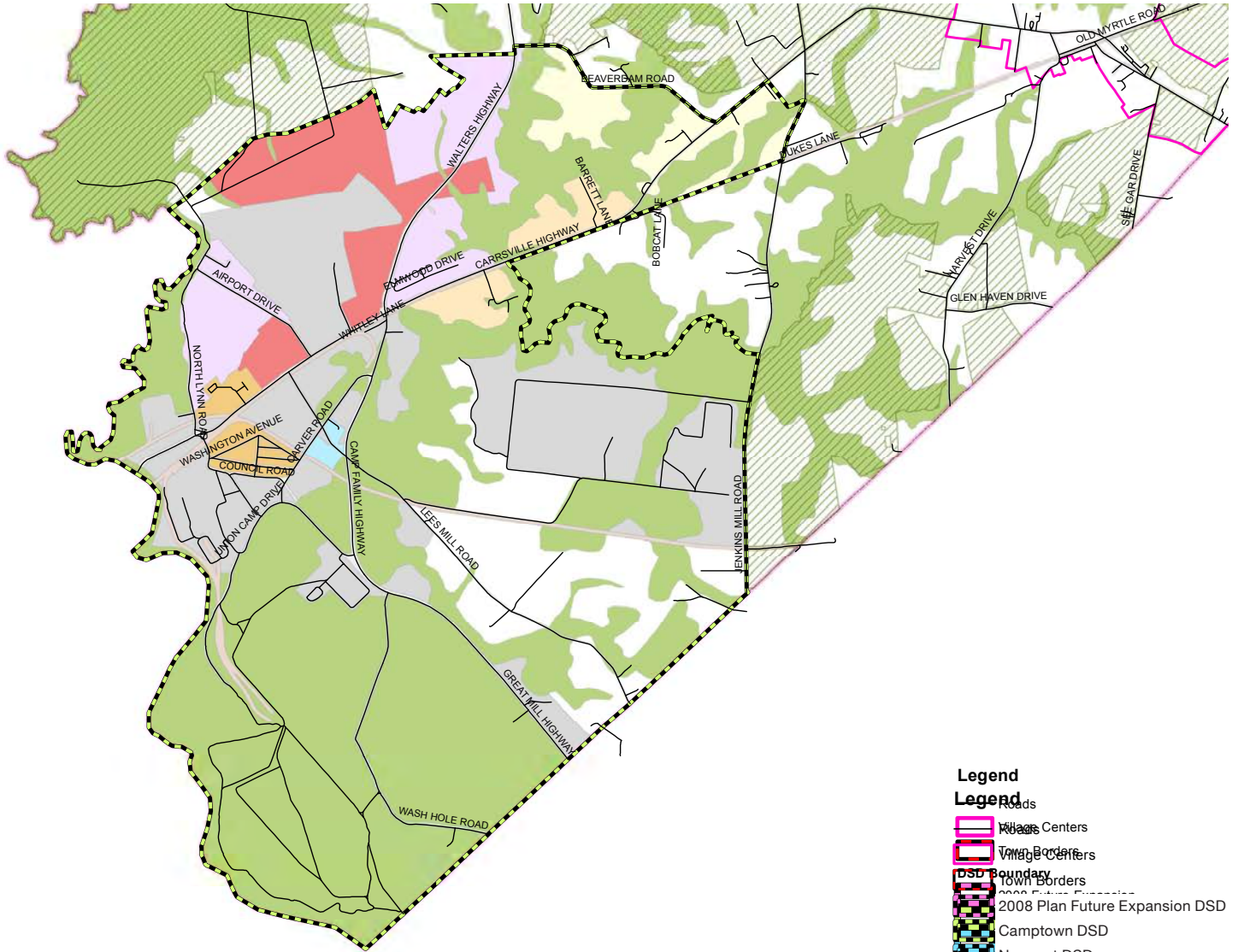
### Land Use

- Environmental Conservation
- Rural Agricultural Conservation
- Conservation Development
- Suburban Estate
- Suburban Residential
- Urban Residential
- Mixed Use
- Business & Employment
- Planned Industrial
- Civic
- Road
- Rail
- Town
- County Boundary





# CAMPTOWN DSD LAND USE MAP



Land Use Designation - Camptown	Acreage	%
Environmental Conservation	3,408.00	49.33
Rural Agricultural Conservation	634.93	9.19
Conservation Development	0.00	0.00
Suburban Estate	204.69	2.96
Suburban Residential	137.11	1.98
Urban Residential	88.32	1.28
Mixed-Use	444.09	6.43
Business & Employment	373.53	5.41
Planned Industrial	1,333.72	19.31
Civic	18.60	0.27
Road Right of Way	146.47	2.12
Railroad Right of Way	118.44	1.71
Village Center	0.00	0.00
Town	0.00	0.00
<b>Total</b>	<b>6,907.90</b>	

**Legend**

**Roads**

- Major Centers
- Minor Centers

**DSD Boundary**

- 2008 Future Expansion
- 2008 Plan Future Expansion DSD
- Camptown DSD
- Newport DSD
- Rushmere
- Windsor DSD
- Windsor Light Green Reservation

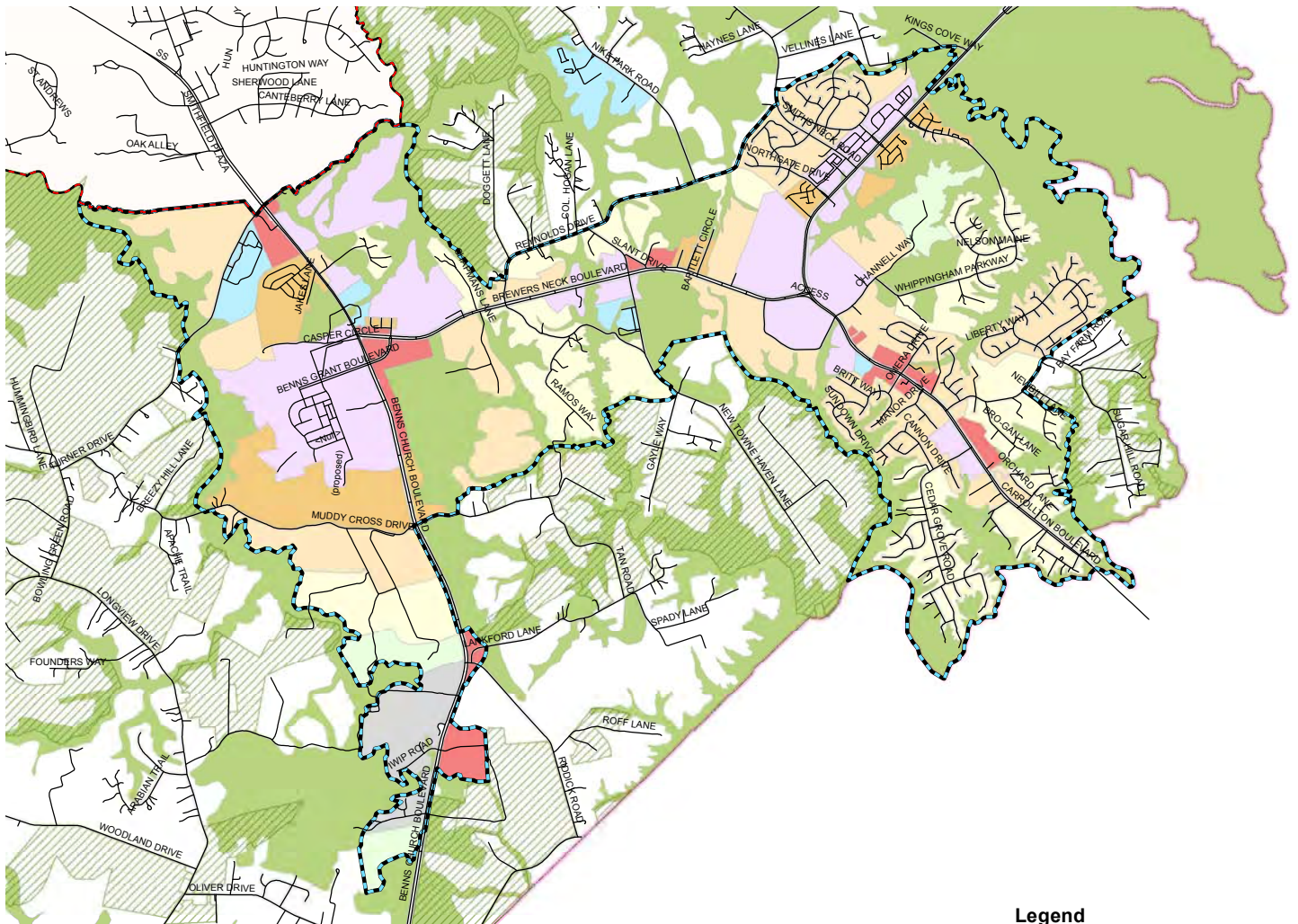
**Land Use**

- Environmental Conservation
- Rural Agricultural Conservation
- Conservation Development
- Suburban Estate
- Suburban Residential
- Urban Residential
- Mixed Use
- Business & Employment
- Planned Industrial
- Civic
- Road
- Rail
- Town
- County Boundary





# MAP 15 NEWPORT DSD LAND USE MAP



Land Use Designation - Newport	Acreage	%
Environmental Conservation	2,179.51	27.77
Rural Agricultural Conservation	0.00	0.00
Conservation Development	225.51	2.87
Suburban Estate	1,274.97	16.25
Suburban Residential	1,542.98	19.66
Urban Residential	488.09	6.22
Mixed-Use	1,164.32	14.84
Business & Employment	239.73	3.05
Planned Industrial	197.86	2.52
Civic	121.23	1.54
Road Right of Way	412.98	5.26
Railroad Right of Way	0.00	0.00
Village Center	0.00	0.00
Town	0.00	0.00
<b>Total</b>	<b>7,847.18</b>	

### Legend

- Roads
- Village Centers
- Town Borders
- 2008 Plan Future Expansion DSD
- Camptown DSD
- Newport DSD
- Rushmere
- Windsor DSD

### Land Use

- Environmental Conservation
- Rural Agricultural Conservation
- Conservation Development
- Suburban Estate
- Suburban Residential
- Urban Residential
- Mixed Use
- Business & Employment
- Planned Industrial
- Civic
- Road
- Rail
- Town
- County Boundary





# MAP 16 RUSHMERE LAND USE MAP

Land Use Designation - Rushmere	Acreage	%
Environmental Conservation	119.04	14.33
Rural Agricultural Conservation	0.00	0.00
Conservation Development	233.17	28.08
Suburban Estate	243.19	29.28
Suburban Residential	194.66	23.44
Urban Residential	0.00	0.00
Mixed-Use	0.00	0.00
Business & Employment	12.41	1.49
Planned Industrial	0.00	0.00
Civic	1.80	0.22
Road Right of Way	26.23	3.16
Railroad Right of Way	0.00	0.00
Village Center*	258.21	31.09
Town	0.00	0.00
<b>Total</b>	<b>830.50</b>	

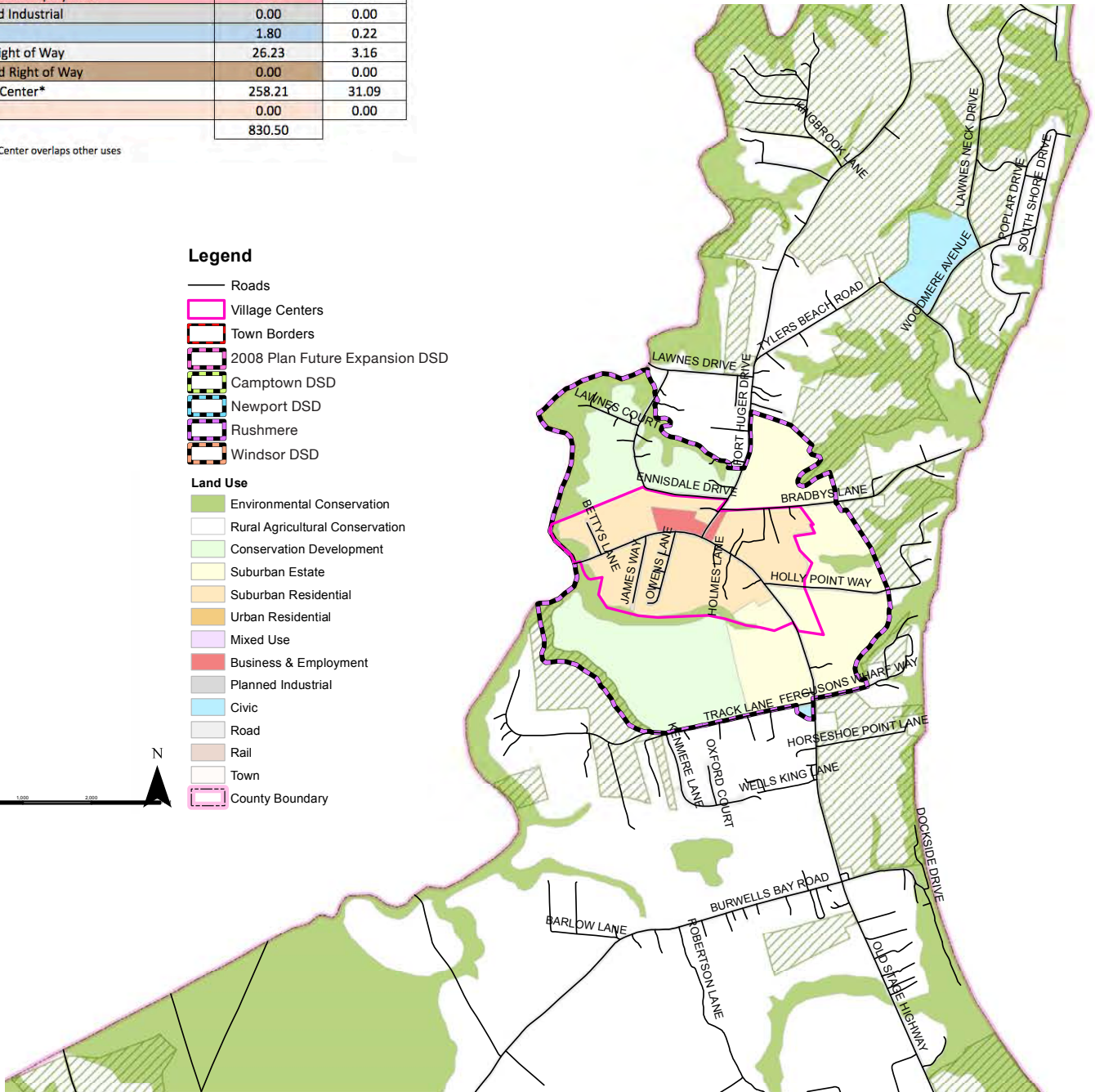
\* Village Center overlaps other uses

## Legend

- Roads
- Village Centers
- Town Borders
- 2008 Plan Future Expansion DSD
- Camptown DSD
- Newport DSD
- Rushmere
- Windsor DSD

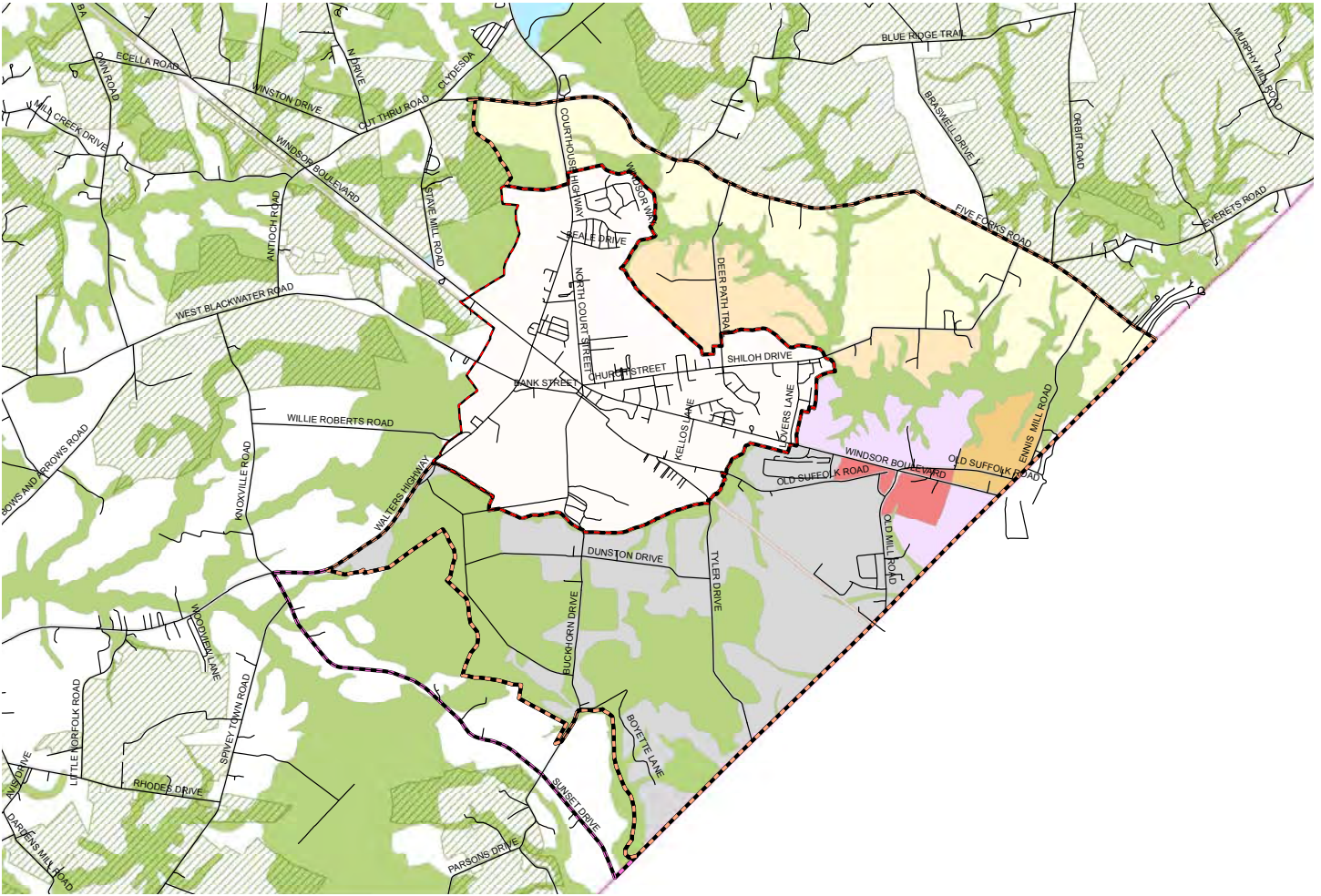
## Land Use

- Environmental Conservation
- Rural Agricultural Conservation
- Conservation Development
- Suburban Estate
- Suburban Residential
- Urban Residential
- Mixed Use
- Business & Employment
- Planned Industrial
- Civic
- Road
- Rail
- Town
- County Boundary





# WINDSOR DSD LAND USE MAP



Land Use Designation - Windsor	Acreage	%
Environmental Conservation	3,201.76	40.25
Rural Agricultural Conservation	0.00	0.00
Conservation Development	0.00	0.00
Suburban Estate	1,517.09	19.07
Suburban Residential	574.84	7.23
Urban Residential	178.03	2.24
Mixed-Use	411.23	5.17
Business & Employment	120.13	1.51
Planned Industrial	1,816.59	22.84
Civic	0.00	0.00
Road Right of Way	113.71	1.43
Railroad Right of Way	21.84	0.27
Village Center	0.00	0.00
Town	0.00	0.00
<b>Total</b>	<b>7,955.22</b>	

### Legend

- Roads
- Village Centers
- Town Borders
- 2008 Plan Future Expansion DSD
- Camptown DSD
- Newport DSD
- Rushmere
- Windsor DSD

### Land Use

- Environmental Conservation
- Rural Agricultural Conservation
- Conservation Development
- Suburban Estate
- Suburban Residential
- Urban Residential
- Mixed Use
- Business & Employment
- Planned Industrial
- Civic
- Road
- Rail
- Town
- County Boundary

