

## IMPLEMENTATION

### INTRODUCTION

The purpose of this section is to identify specific actions that can be taken to implement the goals and objectives of the plan over the first five year segment of the planning period. The plan proposes controlled and managed growth tied to the availability and sufficiency of public facilities and services.

As the needs of an increasingly older population shift towards reliance upon proximity to community facilities, and the demands of new residents shift towards additional services, the efficiency of providing these services becomes more important.

All of these factors contribute to the importance of directing growth to where it can be most efficiently served, which supports the policy of concentrating new development mainly in and around the Towns and the unincorporated places that are served by public facilities.

To fully implement this plan will require political resolve and the committment of personnel and financial resources far above what has traditionally been the case. It will also require much greater cooperation among the County, the towns, and the service districts/authorities.

This section should be reviewed annually as part of the County's budget process.

### SPECIFIC IMPLEMENTATION ACTIONS

#### Natural Resource Management

- 1) Appoint a Water Resources Steering Committee.
- 2) Establish a Shenandoah River Basin Surface Water Management Area in conjunction with other counties and the State Water Control Board.
- 3) Develop comprehensive watershed management plans for the urban development areas to address existing drainage problems and to develop sufficient stormwater management standards for new development.
- 4) Use all available sources of natural resource information to identify and protect aquifers, wells, wetlands, sinkholes, and critical habitats.

- 5) Identify prime agricultural lands, forest lands, and areas having severe limitations for septic systems and/or excavation, and work to preserve them.
- 6) Work with State agencies to insure that appropriate methods are in effect for rural sewage disposal along with standards and procedures for approving and monitoring those systems. Investigate the use of small community systems and sanitary districts.

#### Land Use Controls and Residential Development

- 7) Undertake an effort to establish appropriate rural and urban residential densities based on the carrying capacity of the environment, roads, and facilities. Develop information to estimate carrying capacity. Establish density standards which provide a balanced distribution of population growth.
- 8) Review all zoning regulations related to rural development and address efficient use of land and transportation standards.
- 9) Develop appropriate special ordinances or overlay districts where necessary to protect land and water resources from potential pollution.
- 10) Require master plans for all multi-phased developments.
- 11) Establish a system promoting a reasonable basis for rezoning proffers inside and outside the public service areas.
- 12) Provide incentives to encourage the inclusion of affordable housing in development planning.

#### Economic Development and Tourism

- 13) Undertake a complete inventory, investigation, and documentation of historic sites and develop methods to protect those sites. Recognize sites with plaques and signs.
- 14) Develop a comprehensive system for preserving battlefields, including the donation of historic easements.
- 15) Identify scenic vistas in the County and identify methods to protect those vistas.
- 16) Develop standards to evaluate proposals for new extractive manufacturing areas.
- 17) Work with local farmers, agricultural organizations, and agriculturally related businesses to develop economic development strategies in relation to agriculture.
- 18) Review and improve economic development policies.

Transportation

- 19) Develop a general road plan for the public service areas. Use the plan to identify and designate important existing and planned travel routes. Develop a process for reserving rights-of-way for planned routes and for making needed improvements.
- 20) Develop an interchange area/corridor plan for U.S. Route 11 and the I-81 interchanges.
- 21) Review and develop procedures and criteria for secondary and primary road plans.
- 22) Review the subdivision ordinance to provide appropriate design for streets and facilities and to insure an orderly development process. Use a road classification system to determine necessary road improvements.
- 23) Review development ordinances to insure that provisions for pedestrian and bicycle travel are made in developments.

Community Facilities and Services

- 24) Develop a general sewer and water service plan in order to establish logical limits for service.
- 25) Establish agreements with the utility ownership to allow for orderly expansion in accord with the land use plan.
- 26) Prepare a county-wide recreation plan identifying parks and recreation needs and addressing the following:
  - a) Park, open space and facility needs in the urban development area.
  - b) Open space and facility standards for new development.
  - c) Rural and rural community center recreation needs.
  - d) Recreational program needs.
- 27) Provide for support of the fire and rescue resources needed within the public service areas and rural areas.
- 28) Provide for expanded landfill operations and encourage resource recovery.
- 29) Support regional airport service.

Administration

- 30) Review the land development ordinances and administrative procedures to insure that adequate provision is made for administration and enforcement.
- 31) Develop a geographic database for the County which is continuously updated and which can be used to monitor development.
- 32) Consider planning staff additions appropriate to the expanded needs.