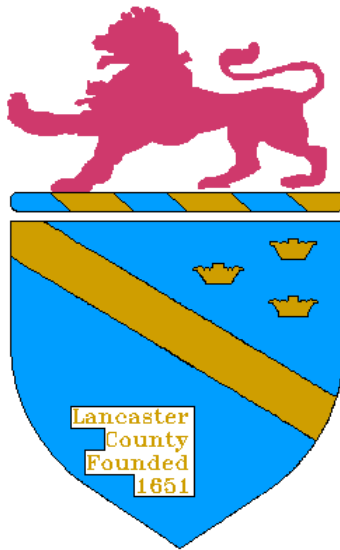


# Lancaster County Virginia



## Comprehensive Plan

Prepared by the  
Lancaster County Planning Commission

Adopted by the  
Lancaster County Board of Supervisors  
October 31, 2013

## **BOARD OF SUPERVISORS**

District 1	White Chapel	F. W. (Butch) Jenkins, Jr.
District 2	Mantua	Ernest W. Palin, Jr.
District 3	Bayside	Jason D. Bellows
District 4	Christ Church	Jack S. Russell (deceased) William R. Lee
District 5	White Stone	B. Wally Beauchamp

**The “Draft Plan” was prepared under the direction of the Lancaster County Planning Commission.**

## **PLANNING COMMISSION**

District 1	White Chapel	Robert V. Smart
District 2	Mantua	Glendon A. Pinn, Jr.
District 3	Bayside	Tara Booth
District 4	Christ Church	David R. Chupp
District 5	White Stone	David A. Jones
At Large		Thomas J. “Ty” Brent, Jr.
At Large (BZA)		Steven M. Sorensen

## **County Staff principally responsible for updating the Plan**

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## **TECHNICAL ASSISTANCE**

Northern Neck Planning District Commission      Warsaw, VA

# **INTRODUCTION**

## **CY 2012 UPDATE**

### **LANCASTER COUNTY COMPREHENSIVE PLAN**

The Board of Supervisors adopted the current Lancaster County Comprehensive Plan on September 27, 2007. As required by §15.2-2230 of the Code of Virginia, a review was initiated in January of 2012. It was widely recognized by government and interested members of the public that the pace of development had slowed dramatically since the 2007 review, so an exhaustive overhaul of the current Comprehensive Plan was not necessary at this time. It was also evident that it was not necessary to employ an outside firm, as had been done in prior years, to accomplish this review and revision of the current Comprehensive Plan.

Given the fact that the economy has been stagnant since the 2007 update, it was determined that the issues raised during that review are still applicable today. Those issues centered on the following themes:

- Preserve rural character and heritage of the County
- Protect natural resources
- Control the character of development
- Preserve and increase public access to the water and to community facilities
- Seek a greater mix of housing with emphasis on more affordable housing
- Improve the planning process
- Pursue economic development and increase the number of jobs with benefits and higher paying opportunities
- Expand recreational and health care services for young people and working age adults
- Improve educational and training opportunities

With these themes in mind, work began on the update. Chapters 1-6 were reviewed for consistency, currency, and quality of presentation. With the exception of public access to the water and economic development which required greater attention, there was no attempt to make significant changes to these chapters. These chapters received an extensive review in 2000 by such agencies as the Chesapeake Bay Local Assistance Board (CBLAB) and the requirements of these agencies for a comprehensive plan were met. These chapters were and are intended to set the stage for the last chapter that guides future development.

Chapter 7 was the most significant modification to the existing comprehensive plan during the 2007 update and addressed the following:

- Citizen input not addressed in the previous chapters;
- Clearly designated primary and secondary growth areas;
- Limits of extension of municipal water and wastewater into the County;
- Specific direction for revising, modifying or adding to the Subdivision and Zoning Ordinances.

Summarizing, the objectives going into this review and update to the Comprehensive Plan were that it would more effectively deal with the changed environment created by a stagnant economy, and would more effectively guide decisions that must be made in the present or near term to achieve long range goals. The resulting vision guiding this update to the comprehensive plan and new or modified ordinances that will flow from it is as follows:

***The signature of Lancaster County is its river vistas, farmlands, and natural heritage. Convenient neighborhoods and commercial areas are connected to reduce interaction with traffic. Development decisions are fair to everyone and consistent with promoting economic opportunity that improves communities. Visionary elected officials and business and community leaders work together to enrich and create a legacy of healthy, beautiful places where jobs are abundant and services are accessible to all citizens.***