A SENSE OF PLACE IN COASTAL VIRGINIA

OCTOBER 5, 2005
Place:

World  Region  Community
Northampton County, VA

Comprehensive Plan

Zoning Ordinance Revisions

Pre-1989

1989

2000

2001
WILLIS WHARF VISION
WILLIS WHARF VISION

ACCOMPLISHMENTS 1995-2005:

• Created & Maintained Village Steering Committee
• Formed Local 501-C3 Land Trust
• Attracted Cherrystone Aquafarms in 1998
• Reaffirmed Vision in 2004
• New Waterfront Zoning District in 2005
“A Vision for the future of Oyster, Virginia”
THE VISION PROCESS

WALKING TOUR: Getting Organized
THE VISION PROCESS

FIRST PUBLIC FORUM: Brainstorming Futures
VILLAGE DESIGN CHARACTER
THE VISION PROCESS

SECOND PUBLIC FORUM: Affirming The Vision
Oyster will be a small historic seaside village that retains its safe, quiet and inviting village character and works cooperatively as a community to:

• Preserve the Village’s traditional continuity with its historic maritime culture and lifestyle.

• Maintain and enhance the quality of the natural resources around the Village as fundamental to the daily quality of life of its residents and as the basis for a compatible local economy.

• Support the needs of the commercial and recreational users of its waterfront without compromising the primarily residential character and rural village way of life of the Village.

• Allow for gradual and controlled change and improvement over time while preserving its traditional village character and surrounding open space.
THE VISION PROCESS

IMPLEMENTATION WORK SESSION: Who, What, When
IMPLEMENTATION PRIORITIES

- Buildout Analysis
- Comp. Plan & Zoning Changes
- Flood control / Storm Drainage Plan
- Harbor Plan / Working Waterfront Zone
- Community Organization
Understanding Place
Envisioning Place

Vision Plan

Treasured Places

Protect From Change

Carefully Change or Improve

Vision Plan
Reinforcing Place

- Subdivision Ordinance
- Zoning Ordinance
- Other

Comprehensive Plan

Public Input Process (Vision)
Reinforcing Place

MASTER PLAN
ILLUSTRATIVE PLAN
DESIGN DETAILS
"Legalizing" Place

PROPOSED A-1 ZONE

DENSITY ZONING
CONSERVATION SUBDIVISIONS
BUILDOUT
Affordable Housing

Bayview's Struggle

Eastern Shore residents are working for indoor plumbing, safer drinking water.

Bayview - Northampton County, VA
Affordable Housing

Bayview - Northampton County, VA
Conservation Groups

The Nature Conservancy
A New Vision of Rural Progress

PLACE-BASED
Closing Thoughts:

All Planning is Local

Fifty - 2% Solutions

The Power of Place