

Forge Road (Portion Outside of PSA)

Planning Information	Character Description
<p>Comp. Plan CCC Description Open/Agricultural</p> <p>Characterized as a corridor located primarily in rural lands where farming and forestry activities are predominant.</p> <p>The viewshed and integrity of farm fields and natural open spaces should be preserved so they remain the dominant visual features.</p> <p>Rural Lands Designation Basic Description</p> <p>Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.</p> <p>Adjacent Property Zoning: A-1, General Agricultural</p> <p>Adjacent AFD: Mill Creek</p>	<p>Development Description</p> <p>Adjacent development consists primarily of scattered single-family residences and agricultural uses, with minimal tree buffering adjacent to the roadway. Existing conservation easements establish a large setback for segments of the roadway</p> <p>Lot Configuration and Structure Placement Description</p> <p>There are several 100 acres + farms abutting the roadway that provide significant frontage and contribute greatly to its rural character with housing set far from the roadway. There are shallower lots interspersed between the farms that are utilized primarily for residential use and have structures typically located closer to the road.</p> <p>Existing Development Information</p> <p>Structures Located Within 400’ of ROW: 45</p> <p>Average Setback for Structures: 495’</p> <p>Abutting Parcels with Lot Depth ≤ 500’: 11</p>

Old Stage Road (Portion Outside of PSA)

Planning Information	Character Description
<p>Comp. Plan CCC Description Open/Agricultural</p> <p>Characterized as a corridor located primarily in rural lands where farming and forestry activities are predominant.</p> <p>The viewshed and integrity of farm fields and natural open spaces should be preserved so they remain the dominant visual features.</p> <p>Rural Lands Designation Basic Description</p> <p>Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.</p> <p>Adjacent Property Zoning: A-1, General Agricultural</p> <p>Adjacent AFD: Barnes Swamp</p>	<p>Development Description</p> <p>Adjacent development consists primarily of single-family residences, with some larger agricultural and forestal parcels. Excluding the parcels in farm use, the majority of these parcels are developed as single family residences, with some buffering on each parcel and a cleared area for property access.</p> <p>Lot Configuration and Structure Placement Description</p> <p>The majority of parcels are utilized for single-family residential use and are located on lots that are less than 5 acres, though there are larger farm parcels adjacent to New Kent County and interspersed along the road. Adjacent to the PSA, residences are located closer to the right-of-way and represent a more suburban development style.</p> <p>Existing Development Information</p> <p>Structures Located Within 400’ of ROW: 87</p> <p>Average Setback for Structures: 170’</p> <p>Abutting Parcels with Lot Depth ≤ 500’: 23</p>

Richmond Road (Portion Outside of PSA)

Planning Information	Character Description
<p>Comp. Plan CCC Description Wooded</p> <p>Characterized as having natural wooded areas along the road, with light to moderate traffic, and minimal commercial development.</p> <p>Existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat.</p> <p>The buffer should visually screen the development from the road to maintain the natural character of the County.</p> <p>Rural Lands Designation Basic Description</p> <p>Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.</p> <p>Adjacent Property Zoning: A-1, General Agricultural</p> <p>Adjacent AFD: Barnes Swamp Mill Creek</p>	<p>Development Description</p> <p>Adjacent development consists primarily of single-family residences, with some limited commercial uses. Large undeveloped wooded parcels are interspersed throughout the frontage of the roadway.</p> <p>Lot Configuration and Structure Placement Description</p> <p>There are several larger, undeveloped and forested parcels of land which provide significant buffered frontage along the roadway that is essential to the character of the roadway. Developed lots are primarily for single-family residential use and are characterized by suburban type development with residences and commercial uses located closely to the roadway.</p> <p>Existing Development Information</p> <p>Structures Located Within 400’ of ROW: 258</p> <p>Average Setback for Structures: 139’</p> <p>Abutting Parcels with Lot Depth ≤ 500’: 65</p>

Monticello Avenue (Portion Outside of PSA)

Planning Information	Character Description
<p>Comp. Plan CCC Description Wooded</p> <p>Characterized as having natural wooded areas along the road, with light to moderate traffic, and minimal commercial development.</p> <p>Existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat.</p> <p>The buffer should visually screen the development from the road to maintain the natural character of the County.</p> <p>Rural Lands Designation Basic Description</p> <p>Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.</p> <p>Adjacent Property Zoning: A-1, General Agricultural R-4, Residential Planned Community</p> <p>Adjacent AFD: None</p>	<p>Development Description</p> <p>Adjacent development consists of a mixture of single-family residences, recreational uses, and undeveloped wooded parcels.</p> <p>Lot Configuration and Structure Placement Description</p> <p>There are several larger, undeveloped and forested tracts of land which provide significant buffered frontage along the roadway. Developed lots are for single-family residential use, institutional or are located within minor subdivisions fronting directly on the roadway. The vacant R-4 parcels are part of a master planned development and include a proffered buffer.</p> <p>Existing Development Information (A-1 Parcels)</p> <p>Structures Located Within 400’ of ROW: 0</p> <p>Average Setback for Structures: 0</p> <p>Abutting Parcels with Lot Depth ≤ 500’: 2</p>

John Tyler Memorial Highway (Portion Outside of PSA)

Planning Information	Character Description
<p>Comp. Plan CCC Description Wooded</p> <p>Characterized as having natural wooded areas along the road, with light to moderate traffic, and minimal commercial development.</p> <p>Existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat.</p> <p>The buffer should visually screen the development from the road to maintain the natural character of the County.</p> <p>Rural Lands Designation Basic Description</p> <p>Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.</p> <p>Adjacent Property Zoning: A-1, General Agricultural (Majority) R-4, Residential Planned Community PL, Public Lands</p> <p>Adjacent AFD: Gordon Creek</p>	<p>Development Description</p> <p>Adjacent development consists primarily of single-family residences and wooded lots, with extensive tree buffering adjacent to the roadway. Existing conservation easements establish a large setback for segments of the roadway.</p> <p>Lot Configuration and Structure Placement Description</p> <p>There are several large, undeveloped and forested tracts of land which provide significant buffered frontage along the roadway. Developed lots are typically for single-family residential use are located within minor subdivisions fronting directly on the roadway.</p> <p>Existing Development Information</p> <p>Structures Located Within 400’ of ROW: 42</p> <p>Average Setback for Structures: 207’</p> <p>Abutting Parcels with Lot Depth ≤ 500’: 6</p>

Riverview Road (Portion Outside of PSA)

Planning Information	Character Description
<p>Comp. Plan CCC Description Wooded</p> <p>Characterized as having natural wooded areas along the road, with light to moderate traffic, and minimal commercial development.</p> <p>Existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat.</p> <p>The buffer should visually screen the development from the road to maintain the natural character of the County.</p> <p>Rural Lands Designation Basic Description</p> <p>Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.</p> <p>Adjacent Property Zoning: A-1, General Agricultural</p> <p>Adjacent AFD: Croaker</p>	<p>Development Description</p> <p>Adjacent development consists primarily of single-family residences to the west, with larger agricultural and forestal parcels to the east. Buffering is consistent throughout the roadway and located on smaller residential lots and larger farm parcels.</p> <p>Lot Configuration and Structure Placement Description</p> <p>There are several large, undeveloped, and forested tracts of land which provide buffered frontage along the roadway. Developed lots are typically for single-family residential use are located within minor subdivisions fronting directly on the roadway. Overall, these shallow lots are integrated between the large, forested tracts that provide buffering and establish the character of the roadway.</p> <p>Existing Development Information</p> <p>Structures Located Within 400’ of ROW: 129</p> <p>Average Setback for Structures: 240’</p> <p>Abutting Parcels with Lot Depth ≤ 500’: 29</p>