

Char	Chapter 2: Land Use and Growth Management				
-	e: Focused Growth and Development				
Policy	2-1: Keep development focused in designated Growth A	reas in the City.			
Action	ns	Has this happened?	Why or why not?		
2-1A	Ensure that the City's land use regulations support higher density/intensity development in focused Growth Areas.				
2-1B	Continue the policy that there can be no justification for rezonings to residential subdivision uses outside the focused Growth Areas.				
2-1C	Actively pursue expanded growth management authority from the General Assembly.				
2-1D	Consider amending the City's land use regulations to add guidelines for the review of exceptional development opportunities outside the growth boundaries related to factors such as: the level of overall economic benefit to the City; adequacy of public facilities; net fiscal benefit to the City; compatibility with surrounding land uses; and advancement of the principles, values, and themes of the 2035 Comprehensive Plan.				
Policy	2-2: Assure that development occurs in a predictable an	d orderly manner.			
Action	ns	Has this happened?	Why or why not?		



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2-2A	Assess the City's zoning framework to identify locations where the City's current regulations do not reinforce the intent and spirit of the comprehensive plan, particularly for locations within the Growth Areas.	
2-2B	Develop and maintain incentives in land use regulations that support traditional neighborhood designs.	
2-2C	Continue the use of cluster developments to preserve and protect the natural environment.	
2-2D	Ensure that the cluster development provisions allow for more community-usable open space.	
2-2E	Amend the land use regulations to assure that transportation system planning and the preservation of right-of-way for transit are incorporated into the design and construction of new development projects, particularly large scale developments, in the Mixed Use Core and Core Support Districts.	
2-2F	Ensure the provision of sewer service in the focused Growth Areas. Exceptions can be made for existing developed areas that have a large number of failing septic systems outside the focused Growth Areas.	



focused Growth Areas and those properties outside these areas zoned RE (Rural Estate). Exceptions can be made for those areas identified by the City's health department as having significant potable water quality concerns.	
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department as having significant potable water quality	
concerns.	
2-2H Ensure that public infrastructure anticipates future	
population needs by requiring consideration of	
available and planned public facilities when reviewing	
rezonings and plan changes that would increase public	
service and infrastructure needs. This is crucial to the	
City's water and sewer system needs.	
Policy 2-3: Promote a balance of residential and non-residential land uses.	
Actions Has this happened? Why or wh	ny not?
2-3A Continue to develop implementation tools that will	
help achieve an appropriate jobs to housing ratio.	
help achieve an appropriate jobs to housing ratio.  2-3B Continue to promote efforts to facilitate the retention	
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2-4A	Ensure the ongoing viability of the Suffolk Executive Airport through protection from the encroachment of non-compatible land uses, such as suburban residential.	
2-4B	Continue to develop new and expand existing incentives that promote and encourage mixed use development.	
2-4C	Consider additional studies of land use patterns and compatibility issues along gateway corridors in Suffolk.	
2-4D	Consider allowing higher density residential development than that prescribed in the 2035 Comprehensive Plan in certain areas of the Suburban Use District where transportation corridors and infrastructure are already established and where the proposed use is compatible with adjacent uses and the established development pattern.	

Chapter 4: Transportation Plan				
•	e: Balanced Growth			
Policy	4-1: Provide opportunities for residents to adopt a lifesty	le that is less dependent on auto	travel.	
Action	os .	Has this happened?	Why or why not?	
4-1A	Focus development in the two Suburban/Urban Growth Areas based on the densities shown in Chapter 3.			
4-1B	Promote implementation of mixed-use development where facilities, infrastructure and markets will sustain investment.			
4-1C	Discourage strip retail commercial development along major arterial corridors.			
4-1D	Promote the development of an internal transit circulator system within the two mixed use cores.			
4-1E	Continue to tie development approval to the adequacy and funding of public facilities, including roads.			
4-1F	Consider development of a Complete Streets policy to improve mobility options and connectivity throughout the City.			
4-1G	Continue its efforts to secure and construct a passenger rail station in proximity to the current 79 mph route and the anticipated high speed rail route.			
Theme	:: Responsible Regionalism	<b>'</b>	•	
	4-2: Suffolk will be a responsible participant in the region			
Action	os	Has this happened?	Why or why not?	

4-2A	Develop roadway and transit improvement programs to be consistent with those adopted by the Hampton Roads Planning District Commission.	
4-2B	Planned improvements to facilities crossing	
	jurisdictional boundaries should be coordinated with	
	the neighboring locality.	
4-2C	Expand the type and location of transit service	
	connections between routes within Suffolk and those	
	serving regional destinations. Options for regional	
	cooperation and connectivity should be considered.	
4-2D	In conjunction with the regional Transportation	
	Improvement Program (TIP), annually evaluate the	
	efficiency and need for improvements of those	
	roadways and intersections designated in Map 4-3,	
	Map 4-4, Map 4-5, and Map 4-6.	
4-2E	Cooperate with plans to upgrade Route 460 from	
	Suffolk westward to I-95. Similarly, consideration	
	should be given to upgrading Route 58 from Suffolk	
	westward to I-95.	
4-2F	The City of Suffolk in coordination with the Hampton	
	Roads Planning District Commission (HRPDC), VDOT,	
	and the Virginia Department of Rail and Public	
	Transportation (DRPT) shall cooperate with the Virginia	
	Port Authority on their efforts to plan, build, and	
	maintain efficient transportation systems for the	
	movement of freight and goods through the region.	

Actions	•	Has this hannened?	Why or why not?
_	4-4: The City will employ appropriate regulatory and find within the central core area supports private sector inition.		
	: Core Area Revitalization		
4-3C	Invest in enhancing rural road safety.		
4-3B	Implement the planned bypasses around both of the villages of Chuckatuck and Whaleyville.		
4-3A	Focus investment of transportation resources on facilities that serve growth areas with higher densities and/or provide adequate service to regional facilities.		
Actions		Has this happened?	Why or why not?
	1-3: Investment in infrastructure will be targeted to area	s where need either is or is forecastedto be gre	atest.
Theme	: Preserve Rural Character	<u> </u>	<u> </u>
4-2J	Participate in and support the funding and advocacy activities of the HRTAC.		
4-21	Consider emergency evacuation needs as part of planning, design and funding of major corridor improvements, specifically for Routes 10, 58, and 460.		
4-2H	Formally establish, enforce, and periodically update the City's Truck Route designations, and/or Truck Route Ordinance, as well as maintain appropriate signage for the truck routes to ensure compliance.		
4-2G	Work proactively with the Virginia Port Authority, Commonwealth Railway, Norfolk Southern, and CSXT to improve safety and level of service on the surface transportation network (i.e., at-grade railroad crossings) that traverses the City's street network.		

4-4A	Prioritize transportation investments to ensure			
	adequate access from Growth Areas to regional			
	markets.			
4-4B	Interconnectivity of the street, sidewalk and trail			
	systems within the Mixed Use Core, the Core Support			
	and the Inner Ring Suburban Districts should be			
	implemented with both public and private resources.			
4-4C	Continue to complete the street network per the			
	adopted initiatives and redevelopment plans, making			
	street connections wherever possible and appropriate.			
4-4D	Maintain the City's commitment to incorporate			
	Transportation System Management Strategies (TSM)			
	and Transportation Demand Management Strategies			
	(TDM) in order to improve operational management			
	and better utilize existing and new roadways.			
Theme	: Enhance Economic Vitality			
Policy	4-5: Provide facilities and policies that ensure adequate	multi-modal access throughout t	he growth areas of the City.	
Action	s	Has this happened?	Why or why not?	
4-5A	Promote the prioritization of investment in major			
	regional improvements that are critical to the City's			
	economic development.			
4-5B	Preserve existing capacity on the roadway system by			
	minimizing conflicts between vehicles accessing the			
	local street system and through moving vehicles.			

4-5C	Increase the minimum allowable spacing between median crossovers to a distance of 1,000 feet on the following facilities:  1. Bridge Rd (I-664 – Isle of Wight CL)  2. Holland Road (Suffolk Bypass – Southampton CL)  3. Godwin Boulevard (Suffolk Bypass – Isle of Wight CL)  4. Pruden Boulevard (Suffolk Bypass – Isle of Wight CL)	
4-5D:	Conduct periodic and systematic evaluations of critical intersections to define deficiencies and develop improvements.	
4-5E	Consider options to mitigate impacts of rail traffic through grade separation, new road connections, or rail relocation.	
4-5F	Create, designate and implement a bikeway and trail system serving both recreational and functional purposes.	
4-5G	Assure the incorporation of transit related features in conjunction with design and construction of new roadways and road improvements.	
4-5H	Explore the possibility of designating and protecting scenic roadways within Suffolk.	
4-51	Develop a "Complete Streets" policy for roadways in growth areas and/or neighborhood communities that are intended to be more pedestrian and bicyclist friendly.	
4-5J	Develop a Bicycle and Pedestrian Master Plan.	

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	and medical emergencies eviablished in the Fire Department's Strategic Plan are maintained or		
108	Continue to work with the appropriate City departments to assure that fire and medical service		
	response times and resources are not deposited that to increased calls for version, resulting from growth or application responses into uncovered fire		
6-30	Designed James Course the continued annihilativity of effective and up		
	and modical personnel in the areas of fire training and emergency management and the general public		
1:00	Torough the Ere prevention program, promote Enewty-techniques which minimize the conflicts		
5-26	between recidential development and the solidans flucture interface.		
	minimize utilifire damage through the distribution of information pumpities, and the amending of the		
	Land development regulations to encourage developms to incorporate such techniques, into their excitors during		
Pality program	<ol> <li>Address the consequences of natural and manned values, and response.</li> </ol>	hasents and diseasers through association a	nd baloing in emergency planning.
5-5a	Continue to minimize the impacts of natural and mammate disasters through timely and effective	A PART AND	And the second
	miligation, preparedness, response, and recovery arthresis by local training and coordination and		
_	federal energency management agencies.		
	Executes and adopt positionalise procedures to guide decision makers in areas such as emergency permitting rebuilding sittem submash, and		
6-8C	eritorium seumberities Entablish, repand, and enhance condination and communicar efforts with the among makin and		
	private series in understanding the imperiance of emergency planning and preparations.		
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5-68	Espand citizen austrones and familiarily with the police officers who are assigned to protest their		
140	contribute house.  Continue to work with the community, including or ine watch groups, to allest olivers, of orier.		
1-60	Expand appartunities for allians insulvement in	l	
Paties Anther	CP Continue to strike for a reduction in business oring	to the house of	Who are after med?
5-7N	increase the assumers and civilizity of programs.		
	parents, and the general public on how to be aware of and avoid potential criminal situations.		
5-7C	Not with the Sufferb Public Schools to shows the insertions of education as a method to reduce		
No.	crime CE Differingly refer to broken and methods to an	hence community activity.	
5-65	Continue to increase the technical proficiency of all officers		
	Maintain an orgaing assuments of and encare that paller presented are trained in the use of the latest adjusting in crime properties to bracket.		
No.	C. Description is also being described and the second seco	eaf Beachtum is the also	
5-94	Increase drug prevention efforts at every grade level within the Eullich Busin February		
ne.	Continue to bring pulser officers, into schools to educate and interest with students.		
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Arthur 6-101	Continue is develop and enhance the cyclem of	n for the minument of the objects of facility or No. this hassement?	d the region. Who are who see?
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Chan	Chapter 6: Housing				
_	e: Balanced Growth and Development				
Policy	6-1: Encourage development of a balance	ed and diverse housing stock throughout	the City.		
Action	os .	Has this happened?	Why or why not?		
6-1A	Ensure that the City's land use regulations allow for a variety of housing types, such as single-family detached, single-family attached, and multi-family.				
6-1B	Encourage the use of existing residential density bonus provisions.				
6-1C	Establish a comprehensive approach to increasing workforce housing in Suffolk and the ability of consumers to benefit from such opportunities.				
6-1D	Develop incentives to encourage the construction of affordable housing in mixed use communities.				
6-1E	Increase the supply of affordable and workforce housing in new construction and through rehabilitation of existing homes.				
6-1F	Utilize existing housing assistance programs to generate more homeowners.				

6-1G	Promote greater awareness of the		
	City's affordable housing goals and its		
	incentive and assistance programs.		
6-1H	Research, identify, and pursue a		
	variety of financing strategies to		
	encourage availability of diverse		
	housing types.		
6-11	Continue to review and update the		
	City's Consolidated Plan to ensure that		
	it conforms to and is consistent with		
	the policies and implementation		
	strategies of the comprehensive plan.		
	Allow opportunities for retirement		
6-1J	housing.		
6-1K	Encourage construction of infill		
	housing in the Mixed Use and Core		
	Support Districts.		
Policy 6	5-2: Provide for suitable development in	the City's rural villages.	
Actions		Has this happened?	Why or why not?
6-2A	Utilize the adopted village initiative		
	plans to promote land use patterns		
	within the rural villages which support		
	the construction of affordable and		
	market rate housing units.		

Theme: Preserved and Enhanced Character			
Policy 7-1: Preserve and protect Suffolk's agricultural heritage.			
Action	s	Has this happened?	Why or why not?
7-1A	Identify opportunities for the establishment of agricultural preservation programs.		
7-1B	Continue to allow for the establishment of agricultural industrial uses in the Rural Agricultural Conservation area.		
7-1C	Continue to actively support the plans and policies that limit residential development in the Rural Agricultural Conservation area.		
7-1D	Support the development of alternative agricultural economic practices such as community supported agriculture (CSA), cooperative farms, and hobby farms.		
7-1E	Maintain the subdivision and other development regulations that prevent the lining of rural roads with small residential lots.		

7-1F	Consider amending land use		
	regulations so that the design and		
	location of minor subdivision lots avoid		
	the most valuable agricultural lands		
	and permeable soils.		
7-1G	Actively promote the consideration of		
	agricultural interest in economic		
	development strategies.		
Theme	: Environmental Protection		
Policy 2	7-2: Protect the City's natural resources	from the negative impacts of development.	
Actions	5	Has this happened?	Why or why not?
7-2A	Continue to implement and enforce		
	the Chesapeake Bay Preservation Act.		
	Preserve tidal marshes along City		
7-2B	shorelines.		
7-2C	Continue to enforce the provisions of		
	the Floodplain Overlay District and		
	associated Flood Insurance Rate Maps.		
7-2D	Continue to support the		
	implementation of shoreline		
	protection measures.		
7-2E	Promote coastal water quality		
	improvement initiatives for the		
	protection of spawning and nursery		
	grounds.		
7-2F	Encourage "Clean Marina" designation		
	for all marinas.		

7-2G	Assure the protection of ground water	
	and well water quality and the water	
	quality of areas draining to lakes and	
	reservoirs.	
7-2H	Continue to limit development within	
	drinking water watersheds to low	
	intensity and low density uses.	
7-21	Continue to explore and implement	
7-21	new and innovative techniques to	
	apply water quality protection	
	measures beyond those of the	
	Chesapeake Bay Preservation Act and	
7.01	Regulations.	
7-2J	Continue to identify, adopt, and	
	implement appropriate measures to	
	protect water quality in the Great	
	Dismal Swamp Wildlife Refuge.	
7-2K	Continue to work with the health	
	department to update septic system	
	regulations to better protect water	
	quality.	
7-2L	Cooperate with the Peanut Soil and	
	Water Conservation District to	
	promote the development and	
	implementation of Farm Conservation	
	Plans.	
7-2M	Continue to work closely with	
	neighboring jurisdictions in efforts to	
	improve the effectiveness of the	
	region's watershed management	
	program.	

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7-2N	Continue to implement and enforce			
	stormwater regulations related to pre			
	and postdevelopment activities.			
7-20	Continue to promote development			
	activities that implement TMDL action			
	plan requirements.			
Policy 7	7-3: Promote the City of Suffolk as a des	tination for eco-tourism.		
Actions		Has this happened?	Why or why not?	
7-3A	Recognize eco-tourism as a method for			
	continuing the preservation of the			
	City's natural resources.			
	,			
7-3B	Ensure that any future pathway			
	system relates to and complements			
	the eco-tourism initiative.			
7-3C	Continue to work with City			
	departments and adjacent jurisdictions			
	to promote ecotourism opportunities.			
7-3D	Support opportunities for expanding			
	the economic benefits of eco-tourism.			
Policy 7	Policy 7-4: Preserve the City's Historic Resources.			
Actions		Has this happened?	Why or why not?	
7-4A	Continue to survey areas of the City			
	for their contribution to the cultural			
	heritage of the City and consider			
	designating new historic districts as			
	they are located.			

	Maintain an up-to-date Historic District	
	Design Guidelines for historic	
	buildings.	
7-4C	Promote the understanding and	
	appreciation of the value of preserving	
	historic architecture.	
7-4D	Consider establishing development	
	encroachment protection zones	
	around the City's historical villages and	
	individual properties to better protect	
	and buffer these cultural resources	
	from encroaching non-compatible	
	development.	
7-4E	Actively pursue funding and	
	opportunities for historic preservation.	