

**Plan Audit**  
**Suffolk 2035: A Vision for the Future**

This form was completed by:

<b>Chapter 2: Land Use and Growth Management</b>		
<b><i>Theme: Focused Growth and Development</i></b>		
<b><i>Policy 2-1: Keep development focused in designated Growth Areas in the City.</i></b>		
<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
2-1A Ensure that the City’s land use regulations support higher density/intensity development in focused Growth Areas.	Yes	We do not recommend high density development outside growth areas. We look at recommended density in land use district. Could use more guidance in recommended ranges, particularly core support and mixed use support districts.
2-1B Continue the policy that there can be no justification for rezonings to residential subdivision uses outside the focused Growth Areas.	Yes	See above
2-1C Actively pursue expanded growth management authority from the General Assembly.	No	We are not really sure what that means. We assume means ability to annex. Suffolk doesn't need to annex.
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.	No	Our growth areas are bounded by public facilities. Need ability to tie in to public facilities. This policy should mention public safety issues.
<b><i>Policy 2-2: Assure that development occurs in a predictable and orderly manner.</i></b>		
<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>

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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.	Yes, but not outside zoning applications	City has not expressed interest in rezoning property outside rezoning application requests since 1999. Zoning districts should align with growth districts and place types. Rezoning do not always ensure density envisioned. Rezoning are often based on lot size and allowed uses verses density.
2-2B	Develop and maintain incentives in land use regulations that support traditional neighborhood designs.	More regulations then incentives	Requirements: connection requirements, secondary access, sidewalk requirements, cul de sac lengths. However, we could do better. Most streets are created to maximize number of lots. We are getting more suburban layouts versus urban designs. Density Bonuses for maintaining open space. Could be better with identifying incentives.
2-2C	Continue the use of cluster developments to preserve and protect the natural environment.	Yes	Well used. Developers like ability to plat small lots. Preserves environmentally sensitive areas. Without cluster developments often land cannot be developed due to environmental restrictions.
2-2D	Ensure that the cluster development provisions allow for more community-usable open space.	No	Active open space tends to be too small. Wetlands and streams restrict use. Cluster subdivisions don't always create usable space for community/subdivision. Developer do bare minimum.
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.	Yes, but nothing amended.	Traffic engineering advocates bus stops on case by case basis based on density and location. Nothing has been amended but enforcement of existing regulations and encouraging transit.

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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.	yes	See below
2-2G	Ensure the provision of potable water service in the 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.	Yes	Growth areas align with availability of public water and sewer.
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.	Yes	ordinance. However, we focus mostly on schools and transportation. We could use more focus on public safety, libraries, and parks. Would be useful to address these issues in capital improvements plan, so that this could be addressed and potentially proffered during rezonings. Need better data to evaluate.
<b><i>Policy 2-3: Promote a balance of residential and non-residential land uses.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
2-3A	Continue to develop implementation tools that will help achieve an appropriate jobs to housing ratio.	Partial Yes	Mixed Use District Overlay used. But wish could protect non-residential zoning districts better. Better timing mechanisms on MUD. Consider type of jobs.
2-3B	Continue to promote efforts to facilitate the retention and expansion of office, research and development, and manufacturing activity in Suffolk.	Partial Yes	A lot of O-I and CP lost to residential zoning.

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2-3C	Ensure that appropriately located zoned land is available to support the maintenance and continued growth of high technology, office and industrial uses throughout the City.	Partial Yes	See above. Could combine 2-3B and 2-3C together.
<b>Theme: Enhanced Economic Diversity and Vitality</b>			
<b>Policy 2-4: Promote compatibility in land use patterns.</b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
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.	Yes	Already have overlay layer that restricts residential. Economic Development oversees.
2-4B	Continue to develop new and expand existing incentives that promote and encourage mixed use development.	Yes	We have a mixed use development overlay district. Obici, Point and Harbour View, and Godwin Park has taken advantage of the MUD since last Comp Plan update. MUD has not produced town centers and other products as attended, however.
2-4C	Consider additional studies of land use patterns and compatibility issues along gateway corridors in Suffolk.	No	Would like to see plans for Eclipse, Pughsville, and Godwin Park Area.
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.	Yes	This has been used for the development of Godwin Park when being rezoned to MUD.

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This form was completed by:

<b>Chapter 4: Transportation Plan</b>			
<b><i>Theme: Balanced Growth</i></b>			
<b><i>Policy 4-1: Provide opportunities for residents to adopt a lifestyle that is less dependent on auto travel.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
4-1A	Focus development in the two Suburban/Urban Growth Areas based on the densities shown in Chapter 3.	Yes	See Chapter 2. Mixed Use Core District, often see requests below density. It may indicate density should be lower.
4-1B	Promote implementation of mixed-use development where facilities, infrastructure and markets will sustain investment.	Yes	Several mixed use districts. Developers often willing to be MUD.
4-1C	Discourage strip retail commercial development along major arterial corridors.	No	This policy should be eliminated. B-2 is along arterial roads. This zoning allows for retail. Would like to have a policy rewritten to encourage different retail types, form of development and uses. Have better design requirements for buildings to be more street oriented, less parking, parking in back, etc.
4-1D	Promote the development of an internal transit circulator system within the two mixed use cores.	Partially yes	Asked for bus stops with some site plans. May need better regulations.
4-1E	Continue to tie development approval to the adequacy and funding of public facilities, including roads.	Yes	Use adequate public facility ordinance when reviewing rezoning applications. Accept proffers for offsite road improvements that are in the CIP. LOS requirements for increasing density in Northern and Central growth areas.

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4-1F	Consider development of a Complete Streets policy to improve mobility options and connectivity throughout the City.	Partially yes	Consider them but not require them. Not a lot of opportunity to apply complete streets. The Downtown Plan called for redesign of Main St. to include bike infrastructure, but haven't built that yet. Parks and Recreation have Bike Masterplan. Have policies related to sidewalks and connectivity.
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.	No	There is no 79 mph route. We have not done anything with high speed route.

**Theme: Responsible Regionalism**

**Policy 4-2: Suffolk will be a responsible participant in the regional planning and programming**

<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
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.	

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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.		
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.		
4-2H	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.		
4-2I	Consider emergency evacuation needs as part of planning, design and funding of major corridor improvements, specifically for Routes 10, 58, and 460.		
4-2J	Participate in and support the funding and advocacy activities of the HRTAC.		

**Theme: Preserve Rural Character**

***Policy 4-3: Investment in infrastructure will be targeted to areas where need either is or is forecasted to be greatest.***

<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
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4-3A	Focus investment of transportation resources on facilities that serve growth areas with higher densities and/or provide adequate service to regional facilities.	Yes	See above.
4-3B	Implement the planned bypasses around both of the villages of Chuckatuck and Whaleyville.		
4-3C	Invest in enhancing rural road safety.		

**Theme: Core Area Revitalization**

***Policy 4-4: The City will employ appropriate regulatory and financial incentives to ensure that access to and within the central core area supports private sector initiatives.***

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
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.	Yes	Completed additional segments of Suffolk Seaboard Coastline Trail. Require adjoining neighborhoods tie into it.
4-4C	Continue to complete the street network per the adopted initiatives and redevelopment plans, making street connections wherever possible and appropriate.	Yes	Infill development is required to complete their section of sidewalk and connect to adjoining properties. Require developers to reserve future connection points to adjacent vacant land.
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 the growth areas of the City.***

<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
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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.	No	Do not think we do that.

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4-5I	Develop a "Complete Streets" policy for roadways in growth areas and/or neighborhood communities that are intended to be more pedestrian and bicyclist friendly.	No	Existing street standards require sidewalks but not bike lanes. Likely will not ever require them except for potentially downtown core.
4-5J	Develop a Bicycle and Pedestrian Master Plan.	Yes	Maintains by Parks and Rec.

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<b>Chapter 5: Municipal Facilities and Services</b>		
<b><i>Theme: Focused Growth and Development</i></b>		
<b><i>Policy 5-1: Relate the availability of municipal services and facilities to the location and pace of growth.</i></b>		
<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
5-1A	Ensure that the planning for and installation of public infrastructure services and facilities is coordinated within the focused Growth Areas.	Yes
5-1B	Continue to tie development approval to the adequacy and funding of public facilities.	Yes
		Focus on roads and schools and should give more attention to parks, public safety, etc. Public Utilities are reviewed for availability of water and sewer, particularly for higher density developments.
		See above.
<b><i>Policy 5-2: Assure that quality fire protection, emergency medical services, and emergency management are provided throughout the city.</i></b>		
<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
5-2A	Continue to ensure that the response times for fire and medical emergencies established in the Fire Department's Strategic Plan are maintained or exceeded.	
5-2B	Continue to work with the appropriate City departments to assure that fire and medical service response times and resources are not degraded due to increased calls for services resulting from growth or population expansion into uncovered Fire Demand Zones.	
5-2C	Ensure the continued availability of effective and up-to-date training opportunities to fire and rescue and medical personnel in the areas of fire training and emergency management and the general public in the area of fire prevention.	

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5-2D	Through the fire prevention program, promote firewise techniques which minimize the conflicts between residential development and the wildland/urban interface.		
5-2E	Advance the knowledge of firewise techniques to minimize wildfire damage through the distribution of information pamphlets and the amending of the land development regulations to encourage developers to incorporate such techniques into their project design.		

***Policy 5-3: Address the consequences of natural and manmade hazards and disasters through coordination and training in emergency planning, preparedness, and response.***

<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
5-3A	Continue to minimize the impacts of natural and manmade disasters through timely and effective mitigation, preparedness, response, and recovery achieved by local training and coordination and communication with local, regional, state, and federal emergency management agencies.	
5-3B	Develop and adopt post-disaster procedures to guide decision-makers in areas such as emergency permitting, rebuilding, citizen outreach, and mitigation opportunities.	
5-3C	Establish, expand, and enhance coordination and cooperative efforts with the general public and private sector in understanding the importance of emergency planning and preparedness.	
5-3D	Develop strategies which decrease the conflict of increased residential development adjacent to the wildland/urban interface.	

***Policy 5-4: Develop strategies to ensure that low-lying areas of the City located along the James and Nansemond Rivers and their associated tributaries are not adversely impacted by sea level rise.***

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<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-4A	Conduct an evaluation of the impacts of sea level rise on those public and private resources and wetlands and other natural resources located in the affected area utilizing this information to develop mitigation strategies and actions. Also include an evaluation of the potential impacts on non-tidal rivers/streams.	No	This needs to be done. Have not had the available staffing to complete.

**Policy 5-5: Continue to provide a high level of police protection throughout the City.**

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-5A	Utilize resources efficiently and effectively in preventing and suppressing criminal activity.		
5-5B	Plan for the expansion of the City's police department to meet the needs of the City's future population distribution including the creation of additional police precincts or patrol districts.		
5-5C	Continue to ensure that the response times established in the Police Department's Strategic Plan are maintained or exceeded.		

**Policy 5-6: Partner with the community to enhance the quality of life and resolve neighborhood concerns.**

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-6A	Encourage citizen commitment to partnering with police to fight crime.		
5-6B	Expand citizen awareness and familiarity with the police officers who are assigned to protect their neighborhoods.		
5-6C	Continue to work with the community, including crime watch groups, to alert citizens of crime problems in their neighborhood.		
5-6D	Expand opportunities for citizen involvement in community oriented policing activities.		

**Policy 5-7: Continue to strive for a reduction in juvenile crime activity.**

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
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5-7A	Increase the awareness and visibility of programs aimed at youth crime prevention.		
5-7B	Develop a program which educates children, their parents, and the general public on how to be aware of and avoid potential criminal situations.		
5-7C	Work with the Suffolk Public Schools to stress the importance of education as a method to reduce crime.		
<b><i>Policy 5-8: Utilize leading-edge technology and methods to enhance community policing.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-8A	Continue to increase the technical proficiency of all officers.		
5-8B	Maintain an ongoing awareness of and ensure that police personnel are trained in the use of the latest advances in crime prevention technology.		
<b><i>Policy 5-9: Expand efforts to eliminate drug abuse and the sale of illegal drugs in the city.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-9A	Increase drug prevention efforts at every grade level within the Suffolk Public Schools.		
5-9B	Continue to bring police officers into schools to educate and interact with students.		
<b><i>Policy 5-10: Provide a high quality parks and recreation system for the enjoyment of the citizens of Suffolk and the region.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-10A	Continue to develop and enhance the system of parks and recreation facilities distributed throughout the community.		
5-10B	Continue to evaluate, refine and enhance programming offered to reflect the recreational desires of the community.		

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5-10C	Actively pursue the development of a system of greenways, blueways, bicycle, and pedestrian trails throughout the City with connections to other regional systems.		
5-10D	Increase public access to Suffolk's shoreline and water bodies using water qualityfriendly techniques.		
5-10E	Evaluate opportunities to provide full access to waterways and rivers for boating activities.		
5-10F	Maintain development guidelines and policies that support the parks and recreation system and produce compatible public amenities and open spaces.		
5-10G	Actively utilize parks and recreation facilities, programs and staff to promote ecotourism as a contribution to economic development.		
<b><i>Policy 5-11: Continue to work collaboratively with the School Board to implement smart growth in school planning principles.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-11A	Through ongoing evaluation, maintain or exceed the current level of service standard for education.		
5-11B	Establish and maintain a quantitative approach to predicting student generation from new development.		
5-11C	Ensure opportunities for a high quality education.		
5-11D	Involve broad community involvement in school facility siting and planning.		
5-11E	Ensure that school site selection is consistent with this plan.		
5-11F	Ensure that new education facilities are smaller in size and fit well within context of the community in which they are located.		

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5-11G	Ensure the ease of accessibility to all education facilities.		
5-11H	Continue to ensure that public education facilities function as centers and anchors of the community.		
5-11I	Continue to support community uses after hours.		
5-11J	Maximize the mixture of new construction and renovation programs.		
<b><i>Policy 5-12: Provide an improved library system that supports the needs of the citizens of Suffolk.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-12A	Continue to support the funding and construction of an additional library in the mixed use core area of the Central Growth Area.		
5-12B	Continue efforts to increase the overall library holdings in each of the existing libraries to be consistent with level of service standards.		
5-12C	Actively explore the implementation of actions and policies which reflect advances in technology and the potential for partnerships with private industry, non-profit organizations, institutions of higher education, and the Suffolk Public School system.		
<b><i>Policy 5-13: Develop strategies and programs which enhance drinking water availability.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-13A	Continue to develop appropriate schedules for the implementation of treatment and transmission projects to deliver potable water in a timely manner to meet the future demands within the City's and Isle of Wight County's service districts.		



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5-13B	Continue to work closely with state agencies in the development of regulations which promote and allow for the implementation of alternative sources of water to supply non-potable water demands.		
5-13C	Continue to implement and update contingency plans to maintain water supply in case of an emergency.		
5-13D	Continue to develop and implement projects within the City's Capital Improvement Plan for the timely extension, repair or replacement of water system assets to ensure appropriate capacity to meet current and future demands, promote economic development growth, and provide adequate fire protection within the City's water service districts.		
5-13E	Ensure that the extension of the City's water distribution/transmission system to unserved or underserved developed areas are consistent with the Focused Growth provisions of this plan while improving the quality of life within these areas.		
5-13F	Identify new sources of potable water to meet future demands of the City and portions of Isle of Wight County served by the Western Tidewater Water Authority.		
5-13G	Continue to investigate alternative sources of water to meet additional water needs other than potable water.		

***Policy 5-14: Promote programs and projects that promote water conservation.***

<b>Actions</b>	<b>Has this happened?</b>	<b>Why or why not?</b>
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5-14A	Continue to work regionally through the Hampton Roads Planning District Commission's HRWET program to promote water conservation and water conservation projects.		
<b><i>Policy 5-15: Enhance the wastewater collection system.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-15A	Continue to support the Hampton Roads Sanitation District in their efforts to ensure that the wastewater treatment and conveyance needs of the City, both current and future, are adequately met.		
5-15B	Continue to ensure the City's wastewater collection system achieves compliance with all state and federal regulations, specifically with the Regional Special Order by Consent.		
5-15C	Continue to develop and implement projects within the City's Capital Improvement Plan for the timely repair or replacement of system assets to ensure sufficient capacity to meet current and future demands, promote economic development growth, and protect adjacent surface water bodies within the City.		
5-15D	Ensure that the extension of wastewater collection system to unserved or underserved developed areas are consistent with the focused growth provisions of the comprehensive plan and the City's VSMP permit requirements, while improving the quality of life within these areas.		
5-15E	Investigate the feasibility of establishing an inflow and infiltration elimination program.		
5-15F	Maximize the use of capital improvement funds to repair or replace deteriorated wastewater collection lines, manholes, and service laterals.		
<b><i>Policy 5-16: Promote the maintenance and safety of the stormwater system.</i></b>			

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<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-16A	Continue to undertake a proactive approach to stormwater system maintenance to improve water quality and reduce flooding.		
5-16B	Establish a program to educate residents of the relationship of litter control and stormwater system maintenance as well as the elimination of illicit discharges.		
5-16C	Investigate alternative maintenance methods and the use of higher technological machinery to maintain open stormwater drainage ditches, sediment ponds, and canals.		
5-16D	Promote an enhanced inspection program to ensure quality construction of new stormwater infrastructure.		

***Policy 5-17: Ensure the continuation of an environmentally sound and efficient solid waste management system.***

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-17A	Continue to work within the regional framework for solutions to solid waste management and disposal.		
5-17B	Continue to cooperate with the Southeast Public Service Authority to address regional solid waste disposal.		
5-17C	Continue to study and implement long-term solutions to solid waste disposal in order to avoid future problems to service, capacity, environmental impact, or cost.		
5-17D	Educate the public on the identification and proper disposal of existing hazardous household materials.		

***Policy 5-18: Promote the use of recycled and recyclable products.***

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
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5-18A	Establish an education program which encourages residents and businesses to purchase, sell, and use more recycled waste products and/or other recyclable materials.		
5-18B	Develop a program to encourage City departments to purchase and use recycled goods.		

***Policy 5-19: Develop strategies and programs which protect drinking water quality.***

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-19A	Continue to enforce regulations and undertake actions which ensure reservoir protection and watershed preservation.		
5-19B	Continue to identify projects and promote land use development practices that maintain and/or improve the quality of the City's drinking water.		

***Policy 5-20: Develop strategies and programs to meet the Virginia Department of Environmental Quality Implementation Plans for Total Maximum Daily Loads (TMDL).***

<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-20A	Continue to develop a Chesapeake Bay TMDL Action Plan – (Special Condition for Chesapeake Bay TMDL).		
5-20B	Identify and incorporate additional best management practices into the City stormwater infrastructure to reduce pollutant runoff.		
5-20C	Provide educational opportunities and materials to instruct citizens and developers on actions they can take to reduce pollutant load.		
5-20D	Implement the Runoff Reduction Method for all new development and redevelopment projects in the City of Suffolk.		
5-20E	Administer and enforce the Virginia Stormwater Management Program General Permit for Discharges from Construction Activities.		

***Policy 5-21: Update the City of Suffolk MS4 Program Plan.***

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<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
5-21A	Continue to enforce regulations and develop programs to meet all requirements of the City MS4 Permit.		

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This form was completed by:

<b>Chapter 6: Housing</b>			
<b><i>Theme: Balanced Growth and Development</i></b>			
<b><i>Policy 6-1: Encourage development of a balanced and diverse housing stock throughout the City.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
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.	Yes	Fairly successful, but would be helpful to have more specific guidance in the Comp Plan Update related to the mix of housing types.
6-1B	Encourage the use of existing residential density bonus provisions.	Yes	Requires CUP. To obtain density bonus, need public facilities to support it.
6-1C	Establish a comprehensive approach to increasing workforce housing in Suffolk and the ability of consumers to benefit from such opportunities.	yes	MUD zoning district requires mix of residential to nonresidential use. However, there is no requirement that nonresidential has to be in place at the time of residential development.
6-1D	Develop incentives to encourage the construction of affordable housing in mixed use communities.	Yes	We are actively working on it. Incentives are in place but are very confusing and have never been used. Specific timelines for development of affordable housing make it difficult to complete projects in a timely fashion.
6-1E	Increase the supply of affordable and workforce housing in new construction and through rehabilitation of existing homes.	yes	This is a ongoing process and we continue to work with our local partners ;we continue to rehabilitate existing homes through our CDBG Emergency Rehabilitation Program
6-1F	Utilize existing housing assistance programs to generate more homeowners.	yes	We have a down payment assistance program that provides up to \$14,500.00 for first time homebuyers.

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6-1G	Promote greater awareness of the City's affordable housing goals and its incentive and assistance programs.	yes	We use the Suffolk Redevelopment and Housing Authority to notify citizens of available programs in our housing program. They also conduct housing workshops and offer housing counseling quarterly.
6-1H	Research, identify, and pursue a variety of financing strategies to encourage availability of diverse housing types.	Yes	We continue to partner with private developers and the state housing development agency to partner with to expand housing for low income residents as well as age restricted housing for residents 55 and over.
6-1I	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.	Yes	The City of Suffolk has to submit to HUD an Annual Action Plan and a five-year Consolidated Plan. The most recent five-year Consolidated Plan was approved by HUD in 2020 for the years 2020-2025.
6-1J	Allow opportunities for retirement housing.	Yes	We just completed our first 55 and over development and it was completed with several partners included private developers, state tax credit and local CDBG funds
6-1K	Encourage construction of infill housing in the Mixed Use and Core Support Districts.	yes	We work with our Local CHDO (Community Housing Development Organization) and SRHA in identifying lots within the city of Suffolk for infill development and this has provided needed homeownership to a number of residents.
<b><i>Policy 6-2: Provide for suitable development in the City's rural villages.</i></b>			
<b>Actions</b>	<b>Has this happened?</b>		<b>Why or why not?</b>

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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.	This has not happened	These have not been used much. Many of the plans are 20 years old and infill and new development depended on private investment to extend roads and public utilities. The comp plan could address these village initiative plans on a high level plan. A timeline could be included in comp plan to address these plans in depth, e.g., a village plan rewrite per year or every two years.
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This form was completed by:

<b>Chapter 7: Natural and Cultural Resources</b>			
<b><i>Theme: Preserved and Enhanced Character</i></b>			
<b><i>Policy 7-1: Preserve and protect Suffolk's agricultural heritage.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
7-1A	Identify opportunities for the establishment of agricultural preservation programs.	Yes	Growth areas protect these areas.
7-1B	Continue to allow for the establishment of agricultural industrial uses in the Rural Agricultural Conservation area.	This action is not correct. There is a Rural Agricultural Area and a Rural Conservation Area. We allow agricultural industrial uses in Rural Agricultural Area but not necessarily the Rural Conservation Area.	This is allowed.
7-1C	Continue to actively support the plans and policies that limit residential development in the Rural Agricultural Conservation area.	Yes, but again this policy is not written correctly. We allow low density residential in both.	
7-1D	Support the development of alternative agricultural economic practices such as community supported agriculture (CSA), cooperative farms, and hobby farms.	No	
7-1E	Maintain the subdivision and other development regulations that prevent the lining of rural roads with small residential lots.	Partially yes	There are LLCs that buy up large tracts of land and subdivide many small lots through multiple minor subdivisions application (when they shouldn't be allowed to).

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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.	No	We do not look at soil when we approve subdivision plats.
7-1G	Actively promote the consideration of agricultural interest in economic development strategies.	No	We let the market decide.
<b><u>Theme: Environmental Protection</u></b>			
<b><i>Policy 7-2: Protect the City's natural resources from the negative impacts of development.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
7-2A	Continue to implement and enforce the Chesapeake Bay Preservation Act.	Yes	We enforce the UDO standards for CBPA. Could use more staff to implement new standards and improve existing regulations.
7-2B	Preserve tidal marshes along City shorelines.	Yes	We encourage living shorelines and marshes instead of hard banks. We require a buffer off of the tidal marshes, e.g. resource protection areas.
7-2C	Continue to enforce the provisions of the Floodplain Overlay District and associated Flood Insurance Rate Maps.	Yes	Building official enforces
7-2D	Continue to support the implementation of shoreline protection measures.	Yes	Discourage impacts in the RPA. If they are proposed, we require buffer restorations plan.

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7-2E	Promote coastal water quality improvement initiatives for the protection of spawning and nursery grounds.	No	Part of the Water Quality Impact Statement is to state how runoff will impact environment and how potential land disturbance will not disrupt spawning. No real policies when construction occurs or what species are affected.
7-2F	Encourage "Clean Marina" designation for all marinas.	No	Nothing to do with marinas.
7-2G	Assure the protection of ground water and well water quality and the water quality of areas draining to lakes and reservoirs.	Yes	Planning and Public Works reviews. Uphold septic pump out program. Public Works reviews BMPs and outfalls. We require buffer restoration for BMP outfalls.
7-2H	Continue to limit development within drinking water watersheds to low intensity and low density uses.	No	This conflicts with our other policies as our growth areas are in the watershed. Within the intensely developed areas (IDA) of the CBPA, we encourage redevelopment and infill.
7-2I	Continue to explore and implement new and innovative techniques to apply water quality protection measures beyond those of the Chesapeake Bay Preservation Act and Regulations.	Yes	We have a water quality stream buffer that applies to all blue line streams. We try to apply new research and techniques as they are available for bank stabilizations. BMPs are used in general for the City.
7-2J	Continue to identify, adopt, and implement appropriate measures to protect water quality in the Great Dismal Swamp Wildlife Refuge.	Yes	We have not been specifically involved. They do a good job of protecting themselves. We have zoned this as Conservation zoning district. For subdivisions, drainage, stormwater issues and BMPs could be used to prevent runoff into this area. Would recommend rewording this policy to "Maintain" rather than "Continue."

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7-2K	Continue to work with the health department to update septic system regulations to better protect water quality.	Yes	Part of all the minor subdivision plat review and site plans if it involves septic.
7-2L	Cooperate with the Peanut Soil and Water Conservation District to promote the development and implementation of Farm Conservation Plans.	Partial Yes	There is a member on the local Agricultural Committee.
7-2M	Continue to work closely with neighboring jurisdictions in efforts to improve the effectiveness of the region's watershed management program.	Yes	Portsmouth and Norfolk own drinking water reservoirs in Suffolk, so confer with them when we have development requests. Everyone is participating in CBPA workgroup. Been looking at sea level rise. Tools created for sea level and CBPA. Work with ACOE and VMRC constantly through wetlands boards or reviewing violations to wetlands and CBPA.
7-2N	Continue to implement and enforce stormwater regulations related to pre and postdevelopment activities.		Contact Public Works
7-2O	Continue to promote development activities that implement TMDL action plan requirements.		Public Works
<b><i>Policy 7-3: Promote the City of Suffolk as a destination for eco-tourism.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
7-3A	Recognize eco-tourism as a method for continuing the preservation of the City's natural resources.	Yes	Parks and Recreation and Travel and Tourism implements. But seems to be done well.

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7-3B	Ensure that any future pathway system relates to and complements the eco-tourism initiative.		Parks and Recreation and Travel and Tourism implements. But seems to be done well.
7-3C	Continue to work with City departments and adjacent jurisdictions to promote ecotourism opportunities.		Parks and Recreation and Travel and Tourism implements. But seems to be done well.
7-3D	Support opportunities for expanding the economic benefits of eco-tourism.		Parks and Recreation and Travel and Tourism implements. But seems to be done well.
<b><i>Policy 7-4: Preserve the City's Historic Resources.</i></b>			
<b>Actions</b>		<b>Has this happened?</b>	<b>Why or why not?</b>
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.	Yes	We have individually listed properties. Surveys have been done but not in several years. We have not designated any new historic districts recently.
7-4B	Maintain and up-to-date Historic District Design Guidelines for historic buildings.	Partially yes	We are working on a rewrite of the current guidelines.
7-4C	Promote the understanding and appreciation of the value of preserving historic architecture.	Yes	Planning could do better by working with Parks and Recreation and Travel and Tourism to provide better education to the public. The Historic Landmarks Commission enforces Historic Guidelines but do not have an educational component as their mission.

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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.	No	With rezoning, we do look at compatibility of new development to existing development. If the village plans were updated, it would help accomplish this.
7-4E	Actively pursue funding and opportunities for historic preservation.	Partially yes	We could do better getting CLG grants. We have received them in the past. We do not have any local grants specifically to assist with historic preservation. There are partial real tax estate abatement for rehabilitation.