

Final Draft: Wachapreague Comprehensive Plan 2015: 10/19/2015



**Town of Wachapreague, Virginia
Comprehensive Plan
2015 (DRAFT)**



Wachapreague Comprehensive Plan 2015

Preface

Virginia Code Section 15.2-2223: Comprehensive plan to be prepared and adopted; scope and purpose, (A) The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction. In compliance with this statute, this 2015 Comprehensive Plan for the Town of Wachapreague, Accomack County, Virginia, is prepared by the Town of Wachapreague Planning Commission and adopted by the Town Council of the Town of Wachapreague.

Members of Planning Commission Certifying

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Town Clerk Lynn Weeks _____

Duly adopted by Wachapreague Town Council in regular session on February 9, 2016

The effective date of this plan shall be from after its adoption by the Wachapreague Town Council, and its provisions shall be enforced thereafter until repealed or amended.

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Section I: Introduction

I.1: The Comprehensive Plan

The purpose of a comprehensive plan is to give direction to both public and private decisions so that the most beneficial arrangement of land uses can be recognized. The comprehensive plan also facilitates the orderly and economic provision of public services for present and future residents.

A comprehensive plan provides a basis for intelligent discussions by town residents and its elected representatives concerning the future development of their community. It also coordinates decision making within and between public and private activity in the endeavor to achieve a healthy and balanced environment, as well as a high quality of life.

The most frequently asked question concerning the process of comprehensive planning is "Why bother to do it?" One reason is that every governing body in the Commonwealth is required to adopt a comprehensive plan. But more importantly, an adopted comprehensive plan can provide a backbone and framework for decision making in Wachapreague. A comprehensive plan attempts to address, and anticipate, aspects of a community that are crucial in determining the overall quality of life that its residents presently enjoy, and hope to preserve in the future. Past experience has shown that planning and foresight are essential to a community's health. Once undesirable development begins and is recognized, it is often too late to take effective measures to address negative impacts.

To be effective, the plan must be based on the current social, economic, and environmental conditions. The plan then must identify the services, and facilities required by future town residents. By adopting a Town Plan, future decisions and projects, can be accomplished in an orderly and logical manner.

More specifically:

- An economically healthy balance of land uses is represented in a comprehensive plan. This provides a framework for consideration of rezoning applications.
- Use permits, subdivision plats, site plans and general development proposals can be reviewed within a more comprehensive frame of reference, rather than be handled in a piecemeal or arbitrary basis.

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- Programs for the improvement and/or expansion of public utility systems can be undertaken in a more judicious manner.
- Public services and facilities can be provided in a more economical and efficient manner.
- A comprehensive plan will promote the accommodation of a wide variety of housing types, densities, and price ranges and should accommodate housing demands of all income levels.
- Once officially recognized, features of architectural or historical significance and areas of natural beauty can be more effectively preserved, protected, and integrated into an orderly pattern of development.

I.2: Legal Framework

The Code of Virginia, Chapter 22, §15.2-2223 establishes the scope and purpose of community comprehensive plans. As stated, the “comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.” “The plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to, the following:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, mineral resources, conservation, recreation, public service, flood plain and drainage, and other areas;
2. The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
3. The designation of historical areas and areas for urban renewal or other treatment;
4. The designation of areas for the implementation of reasonable ground water protection measures;
5. An official map, a capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;
6. The location of existing or proposed recycling centers; and
7. The location of military bases, military installations, and military airports and their adjacent safety areas.”

In addition, Virginia law requires that, “the plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income

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in the locality. This includes consideration for the current and future needs of the planning district within which the locality is situated.”

I.3: State Planning Legislation

The process and purpose of the Comprehensive Plan is outlined clearly in the Code of Virginia, Title 15.2, Chapter 22 Article 3, Section 2223 through 2232. The commission referred to in the Code is the local Planning Commission.

"In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants."

"The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be."

"Such plan, with accompanying maps, plat, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

- The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;
- The designation of a system of transportation facilities such as streets, roads, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;
- The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
- The designation of historical areas and areas for urban renewal or other treatment; and
- An official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and zoning district maps."

"In the preparation of a comprehensive plan, the local commission shall survey and study such matters as the following:

- Use of land, preservation of agricultural and forestal land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural

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resources, population factors, employment and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, transportation facilities, the need for housing, and any other matters relating to the subject matter and general purposes of the comprehensive plan.

- Probable future economic and population growth of the territory and requirements therefor."

"The comprehensive plan shall recommend methods of implementation. Unless otherwise required by this chapter these may include but need not be limited to:

- An official map;
- A capital improvements program;
- A subdivision ordinance; and
- A zoning ordinance and zoning district maps."

"Whenever the local commission shall have recommended a comprehensive plan or part thereof for the county or municipality and such plan shall have been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, no street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the local commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination the commission may, and at the direction of the governing body shall, hold a public hearing."

"The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of the membership thereof. Failure of the commission to act within sixty days of such submission, unless such time shall be extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the local commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. A majority vote of the governing body shall overrule the commission."

"Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area."

"Any public area, facility or use as set forth which is identified within, but not the entire subject of, submission under either 15.2-2258 for subdivision or provision 8 of Section 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined

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standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to 15.2-2303."

The Code of Virginia also provides requirements for Plan review in Title 15.2, Section 2230, "At least once every five years the comprehensive plan shall be reviewed by the local commission to determine whether it is advisable to amend the plan."

Section II: Inventory and Analysis

II.1: Historical Features

The Town of Wachapreague is located on Virginia's Eastern Shore in Accomack County (Map 1) is in the southern part of the Delmarva Peninsula. Virginia's Eastern Shore is bordered to the north by the state of Maryland, to the east by the Atlantic Ocean, to the south and west by the Chesapeake Bay. Wachapreague is located in the southern third of Accomack County in the Pungoteague Magisterial District.

Wachapreague, known as the Little City by the Sea, has a long and fruitful history. The name of the town came from the Algonquin people who resided in the area centuries ago. This area was natural high ground that had easiest access to the ocean on the whole Eastern Shore. Emperor Wachiwampe left Wachapreague to his daughter in a will in 1656.

Wachapreague was originally a Native American fishing village settled by the Matchapungos, a subdivision of the Algonquin Tribe. The land was first patented to Nathaniel Bradford for 1,000 acres in 1662. It was not until the early 1800s that a town settlement developed. In 1825, the Town's wharf was used to ship goods to other American cities.

In 1744, the Teackle's settled in the area and built a home at what is today 15 Brooklyn Avenue. In 1779, a British sloop *Thistle* came near the town but was forced away from Wachapreague Channel and sunk by fire from forts on Parramore and Cedar Islands. There was a tidal gristmill in the area located on Mill Creek to the south of town. It was not until 1874 that Wachapreague began as a small town. In that year, the Powell brothers sold the first lots to Isaac Phillips and Francis Smith. By 1883, 15 lots had been sold. The next year, the town applied for a post office and was denied the name Powellton since this name was already taken. The town chose the name Wachapreague in its place.

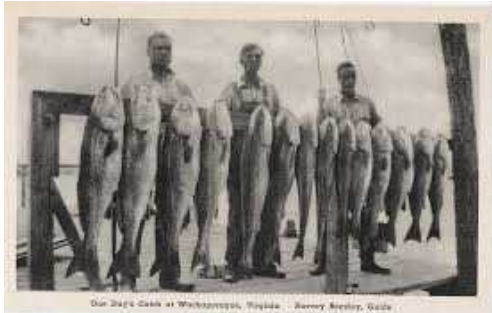
It was during the late 1800s that the town became a bustling port again. The Civil War had drastically reduced the commerce to the port but now the port bustled with activity. By 1884, Wachapreague had twice weekly freight and passenger service with New York City. At this time numerous stores opened. The town also became a resort. One of the Powell brothers leased his house on Main Street to Alfred Kellam who turned it into a hotel that advertised itself for the excellence of fishing, hunting and sunbathing in the vicinity.

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By the late 1800s, a fish oil and fertilizer company located in the Town and the Town had gained a reputation as a resort and vacation spot. Two hotels were opened in the 1880s, but it was the opening of the Wachapreague Hotel in 1902 that brought a measure of fame to the Town. A lavish, four story building with 55 guest rooms. At the time it was built it did not seem a certain prospect. There was no regular ship service or even a paved road to the town. And the proprietor would not sell liquor. Still the hotel's clientele grew and had several famous visitors including President Herbert Hoover.



The hotel attracted hunters and fishermen from all over the country until it burned in 1978. Wachapreague historical economy capitalized on its ideal location for shipping, its natural beauty, and its local abundance of game and fish.



During the early part of the 20th century, Wachapreague continued to grow as fields were subdivided and became town neighborhoods. Then in 1931, 2 years after the Stock Market Crash of 1929, the town's bank closed. The next year the town was owed over \$2,000 in unpaid taxes and did not have enough money to cover its debts. Things went from bad to worse when the Chesapeake-Potomac Hurricane of 1933, known as the August storm, caused extensive damage in town where damages were estimated at \$75,000. In 1935, the Methodist church burned.

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In 1938, the town voted to cancel all back taxes and two weeks later received a check from the ABC for \$522 allowing the town to pay its debts. In the 1940s, the town was still growing but several landmarks were destroyed by fire. It was in the 1960s, the town started to decline in population. In 1978, the Hotel Wachapreague burned. Today, the residential areas resemble the quiet town of 1940 and the waterfront bustles with fishermen’s activity. (adapted from

“Wachapreague, Virginia: Then and Now”, by Kirk Mariner)



Wachapreague’s economy is based on the businesses centered on the waterfront. There are seven main waterfront marinas available for resident and transit boats. Other businesses located on Atlantic Avenue include a restaurant and various lodging establishments, a general store and art gallery. The campus of the Virginia Institute of Marine Science (VIMS) Eastern Shore Laboratory is also located on Atlantic Avenue. The Wachapreague Fire Hall is also located in the center of the town as is the Town Hall. On Main Street the town has two churches. This flood prone area represents most of the commercial activity that occurs in the Town.

The Town purchased the parcel where the Wachapreague Hotel was once located and has maintained the Wachapreague Seaside Park that has existed in that location since 2010. The Seaside Park is the focal point for various community social events.

II.2: Natural Resource Features

To ensure that future development in Wachapreague is compatible with the natural environment, it is necessary to understand the natural resources that exist in the county. This section of the comprehensive plan summarizes the natural resources within the Town.

Soils (See soil survey maps in Section IV)

Overall suitability and limitations of the soils in Wachapreague have a significant impact upon future development. Suitability of the local soil is basic to design, layout and construction of roads, buildings, excavation of basements and sanitary operation of septic tanks. Soil factors such as depth, absorption, shrink-swell conditions, wetness, and filtering action all affect development.

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In a community such as Wachapreague, it is important to understand the general suitability of soils for septic tank filter fields. Since public utilities are not available, soil suitability for septic tank filter fields is a primary health factor that affects how the Town develops.

Wachapreague lies within the geological region known as the Coastal Plain. All of the Eastern Shore is included in the Coastal Plain geological region, which is a low-lying region composed of sands, silts, and clay deposited by glacial melt water. Some of the soils in Wachapreague are generally not suited for conventional septic tank drainfields. However, due to alternative on-site wastewater treatment systems, such as mound systems, it is now possible to develop on some of these soils.

The Accomack County Soil Survey shows that there are six types of soil within the Town. The majority of the soils are Bojac. Bojac sandy loam is a gently sloping, very deep, and well-drained soil that is located on side slopes and rims of Carolina Bays. Bojac sandy loam is well suited to development.

Munden sandy loam is a nearly level, very deep, and moderately well drained soil that is found on broad flats and in depressions. This soil can support development, but is often wet and usually sitespecific tests are required to determine suitability for development. Nimmo sandy loam is a nearly level, very deep, and poorly drained soil that is located on flats and in depressions of Carolina Bays. Carolina Bays are characterized as local depressions with a high water table and wet soils. Its capability for development is very poor. However, in some cases it may be possible to drain this soil and use alternative wastewater treatment technology to support development. Dragston fine sandy loam is a nearly level, very deep, and somewhat poorly drained soil that is located on flats and depressions. Its capability for development is poor.

Magotha fine sandy loam is a level, very deep, and poorly drained soil that is located in tidal salt marshes. Chincoteague silt loam is a level, very deep, and very poorly drained soil that is located in tidal salt marshes. Both Magotha and Chincoteague soils are not suitable for development.

The soils in the town are mostly good or moderate for septic suitability. The waterfront parcels located on both sides of Atlantic Avenue are on soils rated very poor septic suitability. Approximately 32 lots, not located on the waterfront, are located on poor or very poor soil for septic systems.

Ground Water

Wachapreague, like the Eastern Shore, is totally dependent on ground water for its source of potable water. The Eastern Shore's ground water source is rainfall. Approximately 43 inches of rain falls on the Eastern Shore each year. Some moves off into the land toward the Bay or Ocean as runoff and some seeps into soil. This water migrates downward and sideways. Coarse sand deposits beneath the land surface can store the water. These deposits are called aquifers. Finer silt and clay deposits with little space between individual particles cannot store water, and do not let the water pass easily through. These deposits are called aquitards. The general aquifers exist beneath the land to depth of about 300 feet. Below, the water is saline in content.

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The natural ground water system is generally in a dynamic equilibrium. When water is pumped from the aquifers, changes in the equilibrium occur. An optimum balance between withdrawal and recharge, defined as the safe yield, can be maintained through the continuous observation of water levels and water quality. The safe yield equilibrium is a delicate balance between withdraw and recharge. Problems occur when this balance is disrupted.

Wachapreague’s location on Wachapreague Channel with its direct connection to the Atlantic Ocean makes the Town vulnerable to two types of water supply disturbances. Excessive fresh water removal from the waterfront area could cause saltwater intrusion, horizontal movement of salty water from the ocean. Other wells, further inland, could lead to a vertical movement of the brackish water found below the lens of potable water.

II.3: Population

The characteristics of residents are important to the social and economic vitality of the Town. It is important to examine the changes that have taken place among the population and to anticipate future changes. This section assesses the size of the Town's past and present populations, their characteristics, and trends of change.

Historic Change

Changes in population for both Accomack County and Wachapreague are presented in Table 1. The most recent population estimates for the Town are from the 2010 US Census. These figures indicate that Wachapreague has lost 172 residents since 1980 for a loss of almost 43%. Over the same time, Accomack County grew by 6% and the Commonwealth of Virginia’s population increased by almost 50%.

Age Groups

Wachapreague has a larger proportion of older residents than the rest of the county. According to the 2010 Census, as shown in Table 2, those 65 and older in Wachapreague account for 34% of the town’s population compared to 19% of Accomack County. The Baby Boomer generation, persons born from 1946 to 1964, the first of this generation reached 65 in 2011. The last members of this generation will be 65 in 2029. The generation that replaces the Baby Boomers as workers were born from 1995 to 2013. As of the 2010 Census, 28 residents of Wachapreague were born during those years, thus one can readily observe from these population statistics that significant additional residents will be needed to replace the Baby Boomer workforce as they retire.

Gender and Racial Characteristics

According to the 2010 census (Table 3), 51% of Wachapreague's residents are female and 49% are male. A major difference in the population of the Town and that of the county is in regards to race. Accomack County's minority population is 35% of the total population, while the minority population in Wachapreague is 7%.

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Summary The population of Wachapreague continues to decline from 1990 through 2010 while the age of the town residents continues to increase.

Table 1: Historic Population: Source US Census Bureau

Historic Population Change				
	1980	1990	2000	2010
Virginia	5,346,818	6,189,197	7,079,030	8,001,024
Numeric Change		+842,379	+889,833	+921,994
Percentage Change		+15.8%	+14.4%	+13%
Accomack County	31,268	31,703	38,305	33,164
Numeric Change	2,264	+435	+6,602	-5,141
Percentage Change	7.8%	+1.4%	+20.8%	-13.4%
Town of Wachapreague	404	291	236	232
Numeric Change		-113	-55	-4
Percentage Change		-28%	-18.9%	-1.7%
Source: US Census Bureau				

Figure 1: Population Growth Projection (Source: US Census Bureau/VA Employment Commission-6/4/2015)

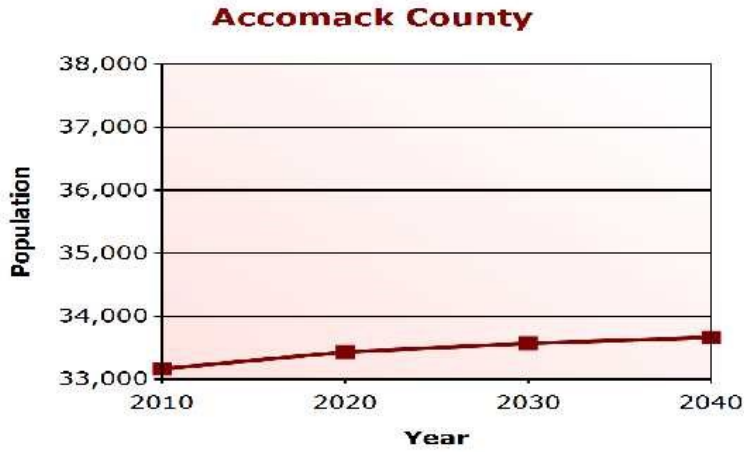


Table 2: Population by Age: Source US Census Bureau 2010

Population & Percentage of Population by General Age Group		
	Accomack County	Wachapreague
1990: 18 & Younger	25%	42/13%
1990: 19-64	57%	141/45%
1990: 65 & Older	18%	130/42%
2000: 18 & Younger	9,319/24.3%	32/14%
2000: 19-64	22,597/59%	145/62%
2000: 65 & Older	6,389/16.7%	57/24%
2010: 18 & Younger	6,925/20.9%	28/12.1%
2010: 19-64	19,903/60%	125/53.9%
2010: 65 & Older	6,336/19.1	79/34.1%
Source: US Census Bureau		

Table 3: Population by Gender & Race: Source US Census Bureau 2010

Gender & Race		
	Accomack County	Wachapreague

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1990 Male	14,971/47%	149/48%
1990 Female	16,732/53%	164/52%
1990 White	20,499/65%	313/100%
1990 Minority	11,204/35%	0/0%
2000 Male	18,590/48.5%	117/50%
2000 Female	19,715/51.5%	117/50%
2000 White	24,276/63.4%	220/94%
2000 Minority	14,029/36.6%	14/6%
2010 Male	16,154/48.7%	113/48.7%
2010 Female	17,010/51.3%	119/51.3%
2010 White	21,662/65.3%	215/92.7%
2010 Minority	11,502/34.7%	17/7.3%

Figure 2: Town of Wachapreague: Population by Race

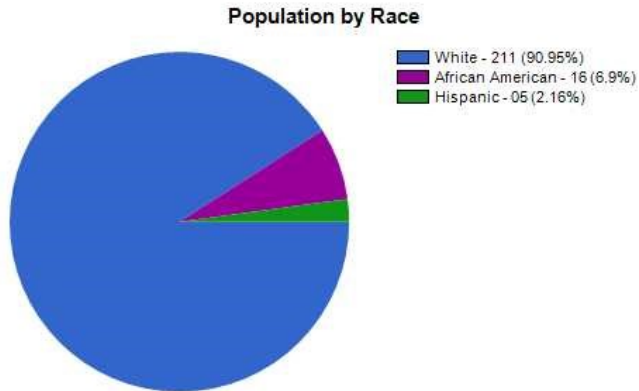
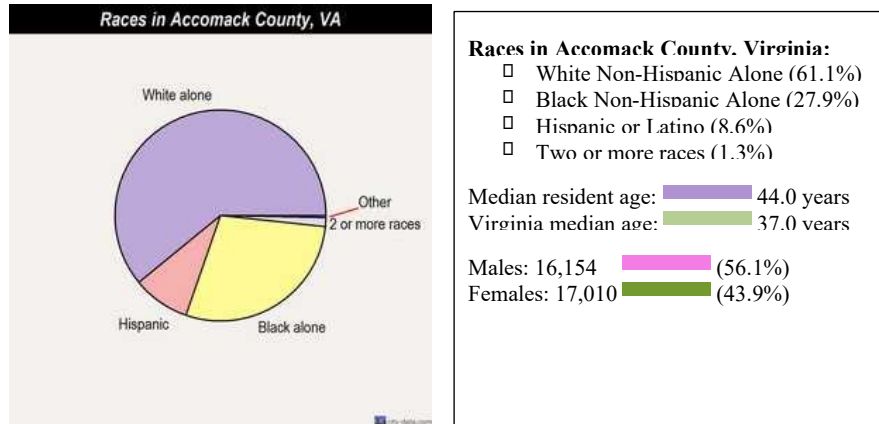


Figure 2 & 3: Source: Us City Statistics which uses the US Census Bureau data but is not endorsed or certified by the US Census Bureau

Figure 3: Population by Race & Gender



II.4: Housing

Availability, accessibility, affordability and quality of housing are a vital aspect of a community. Discussed in this section are the conditions, availability and value of housing in Wachapreague.

Occupancy Rate

Since 1990, the Town gained 7 housing units (Table 4). Of the 230 housing units, 7% are vacant; 41% are owner-occupied; and 39% percent of all houses are used as seasonal housing. The largest use of housing in the Town is for owner occupancy, followed closely by seasonal use then rental housing.

Table 4: Number of Housing Units

	Accomack County				Wachapreague			
	1990	2000	2013		1990	2000	2010	% Change 2000-2010
Total # of Housing Units	15,840	19,550	20,922		223	229	230	<1%
Owner Occupied	60%	59%			126 57%	92 40%	95 41%	3%

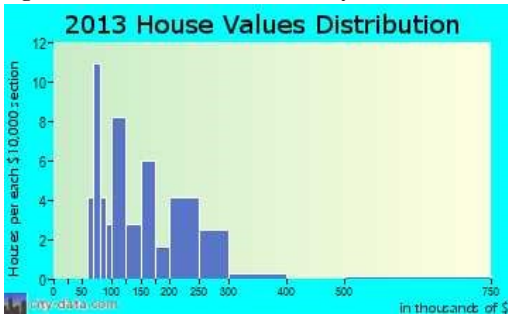
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Seasonal Units	8%	14%			41 18%	81 35%	90 39%	11%
Rental Housing	20%	19%			24 11%	39 17%	29 13%	-26%
Vacant	12%	8%			32 14%	17 8%	16 7%	-6%
Persons per Household	2.5	2.5	2.25		2.0	1.8	1.87	4%
Source: U. S. Census								

Housing Value

The median owner occupied housing value in Wachapreague is \$129,200, this is the number where half of the housing values are lower and half of the housing values are higher. Median contract rent of \$748 in Wachapreague is lower than the \$884 median rent for rentals on a national level.

Figure 4: House Values: Source CityData.com



Additional Housing

Seasonal Housing

Conversion of full time resident single-family homes in existing single-family neighborhoods to seasonal homes is a concern since this changes the character of existing neighborhoods and has led to more unkempt properties and lax maintenance issues.

Infill Development

Infill development is development of vacant, skipped-over parcels of land in otherwise built-up areas. Much of Wachapreague is fully developed. There are approximately 378 parcels within the town of which about 86 are vacant. There is on large field in the northern section of the town which was subdivided in 11 lots. The remainder of vacant land in the town is scattered lots and

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subject to infill development. Over time some of these lots may come up for sale and new structures built.

Summary

Generally Wachapreague’s housing is in good condition, however, with the decreasing population and increasing seasonal residences, there are housing that are in a poor state of repair. The Town’s main housing issues are conversion of single-family homes to seasonal homes with a resulting loss of full time residential population and increasing numbers of properties that are inadequately maintained.

II.5: Transportation

This transportation section documents the Town of Wachapreague’s transportation facilities, discusses issues, and identifies transportation needs and actions.

Existing Transportation Facilities

Primary and Secondary Roads

Wachapreague has approximately 5.6 miles of state maintained roads, including primary and secondary roads. The primary roads are Route 180 and Route 180 Y. Route 180 connects Wachapreague to U.S. Route 13. Route 180 Y provides an alternate route through Town and connects to Route 624. All other roads are secondary roads. According to the 2010 VDOT Daily Traffic Volume Estimate Report, the average annual daily traffic (AADT) ranges from 1,200 AADT on Route 180/Main Street, to over 500 on Atlantic Avenue to less than 100 to 200 AADT on residential streets.

Route 180/Main Street

Route 180, Wachapreague Road, is the main road into Town, and provides the most direct route to U.S. Route 13 in Keller. Route 180 serves town residents, visitors, businesses, the commercial fishing industry, recreational fisherman, and bicyclists. In serving these uses, traffic on Route 180 includes cars, heavy trucks, and bicycles, as well as vehicles towing boats and camper trailers. In 2015, VDOT completed substantial repairs to Main Streets sidewalks and curbs. Main Street is the only street in Town that has sidewalks.

Route 1701/Atlantic Avenue

Route 1701, Atlantic Avenue, runs along the waterfront and is the access point for the commercial fishing industry, marinas, the carnival grounds, and the Virginia Institute for Marine Science Lab. There are no sidewalks on Atlantic Avenue.

Pedestrian and Bicycle Facilities

There are few sidewalks in the Town of Wachapreague. None of the roads in or approaching Wachapreague meet the minimum 24-foot state standard for designation as bicycle facilities. The Eastern Shore of Virginia Bicycle Plan, which has been adopted by Accomack County, includes

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routes 180, 605, and 624 outside of Town as proposed bicycle facilities with paved shoulders. Within the Town, Route 180, part of Route 180Y, and T-1701 are proposed as bicycle facilities with shared lanes. The town participates in the Eastern Shore Healthy Communities Program and has a sign marked walking trail throughout the town for those that wish to walk and stay fit. Wachapreague also allows the use of golf carts on town streets if those carts are properly fitted with safety gear and successfully completed and annual safety inspection and have paid the towns annual permit fee.

STAR Transit

STAR Transit runs a fleet of small buses and vans throughout the Eastern Shore of Virginia. STAR Transit's Green Express, a demand-response van service, serves the Town of Wachapreague. Passengers can call STAR Transit at 665-1994 to arrange a rides to and from their homes and destinations.

Additional Transportation Issues

Wachapreague Town residents are concerned about the speed of vehicles entering town on Route 180, as well as the lack of sidewalks and adequate parking for boat trailers. Town residents are also concerned about drainage and flooding of streets during storms.

Route 180/Main Street Speed Enforcement: Wachapreague has no police department. The Accomack County Sheriff's Department and the State Police are responsible for speed enforcement. Wachapreague needs to work with Accomack County, the State Police to ensure adequate speed enforcement on Route 180/Main Street.

Drainage: The Town of Wachapreague's drainage system is maintained by VDOT and Accomack County. The Town needs to continue to work with Accomack County and VDOT to keep ditches and culverts cleaned out. There may be just cause to request VDOT to evaluate the current drainage system design in order to enhance the system's overall effectiveness and minimize flooding that negatively impacts vehicle traffic and residential properties.

Parking: Wachapreague is a major recreational fishing center that is seasonally overrun with local and out-of-town recreational fisherman. While on-street parking on Atlantic Avenue is allowed for boat trailers, these parking spaces fill up during peak periods. Many curb areas along Atlantic Avenue prohibit parking which reduces available boat and trailer parking capacity.

During the Wachapreague Fireman's Carnival in July, hundreds of out-of-town vehicles need to be accommodated each evening. Carnival patrons park on the narrow residential streets, making it difficult for traffic to flow. Since the carnival closes after dark, there are visibility problems for drivers and pedestrians. The Town needs additional off-street parking to safely accommodate boat trailers and carnival visitors.

Parking on both sides of Main Street is an issue that causes two way traffic flow difficulties. The town has attempted to discourage parking on Main Street requiring home owners on the street to park off the street as required by ordinance in their driveways. Individuals parking on Main Street

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also tend to park on the sidewalk which disrupts pedestrian use of the sidewalk as well as damaging the sidewalk.

Pedestrian and Bicycle Facilities: Due to the busy seasonal traffic on Main Street, Atlantic Avenue, and Brooklyn Street, the Town of Wachapreague needs to develop facilities to safely accommodate pedestrians and bicycles. There is also a need for pedestrians and bicyclists to have safe access to John S. Powell Memorial Park off West Street and Park Avenue. Having an adopted pedestrian and bicycle plan will help the Town qualify for funding and grants to build sidewalks and bicycle facilities.

Golf Carts: Golf carts are now legal to travel on roadways within the town limits if they are outfitted with the required safety equipment, acquire a town decal after successfully passing an annual safety inspection and they are operated in a safe manner in compliance with the traffic laws of Virginia and town ordinance.

Sea Level Rise Impact on Transportation: The Eastern Shore of Virginia Transportation Infrastructure Inundation Vulnerability Assessment (ESVIIVA) report dated May 2015, opined that the Eastern Shore of Virginia consists of more land susceptible to inundation from sea-level rise than any other coastal region in Virginia and is extremely vulnerable to flooding generated from both the Atlantic Ocean to the east and the Chesapeake Bay to the west. The overall rural character of the region is connected by a vast network of roads, bridges, causeways, and railways that have historically provided access throughout the region including access to low-lying waterfront areas. A significant amount of Eastern Shore infrastructure is located in floodplains and not engineered to accommodate future elevated sea level making the roads and the communities and economies that depend on them for access extremely vulnerable in the short term from coastal flooding events and in the long term from inundation from relative sea-level rise. Wachapreague is located in a floodplain.

It is well documented that water levels are rising and land subsidence is occurring on the Eastern Shore of Virginia. Figures 5 and 6 depict the effect of rising sea levels on transportation access to and from town and identifies the town's vulnerability to sea water inundation and potential isolation from future rising water levels. The combination of these and other phenomena is referred to as relative sea-level rise and is the subject of the ESVIIVA study. The causes of relative sea-level rise are well understood and recent analyses suggest the rate is accelerating.

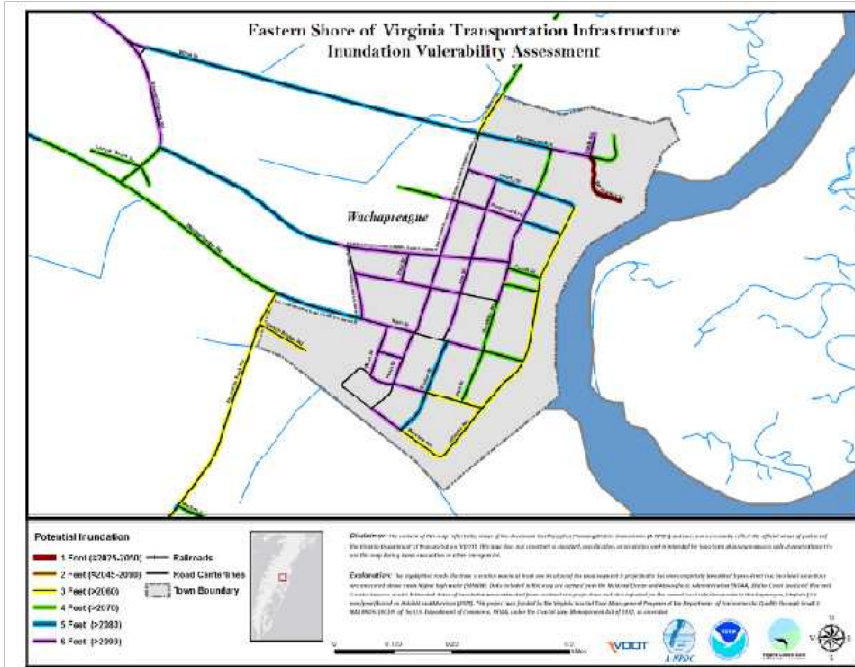


Figure 5: Town of Wachapreague Transportation Infrastructure Inundation Vulnerability (Source ESVIIVA)

Community/ Critical Facility	# of Access Routes	Inundation from Sea-Level Rise Above MHHW						Explanation
		1 feet (~2074- 2084)	2 feet (~2084- 2099)	3 feet (~2099- 2160)	4 feet (~2160- 2170)	5 feet (~2170- 2283)	6 feet (~2283- 2393)	
Accomack County								
Wachapreague	1	ACCESS NOT AVAILABLE	ACCESS NOT AVAILABLE	ACCESS NOT AVAILABLE	ACCESS NOT AVAILABLE	DISCONNECTED (not available)	Majority of roads inundated	Southerly access via Bradford's Neck Rd. inundated at 1' limiting access to community. Westerly access via Wachapreague Rd. inundated at 1' further limiting access to community. Remaining access roads (Custo St. and Willis St.) inundated at 5' disconnecting community. Majority of roads within community inundated at 6'

Figure 6: Wachapreague Community and Critical Facility Accessibility Assessment Summary (Source ESVIIVA)

Three factors influence relative sea-level rise: ocean water volume, the elevation of the shoreline, and the movement of water in the ocean. All three factors have recently experienced changes resulting in long-term and recent acceleration of water levels in the region.

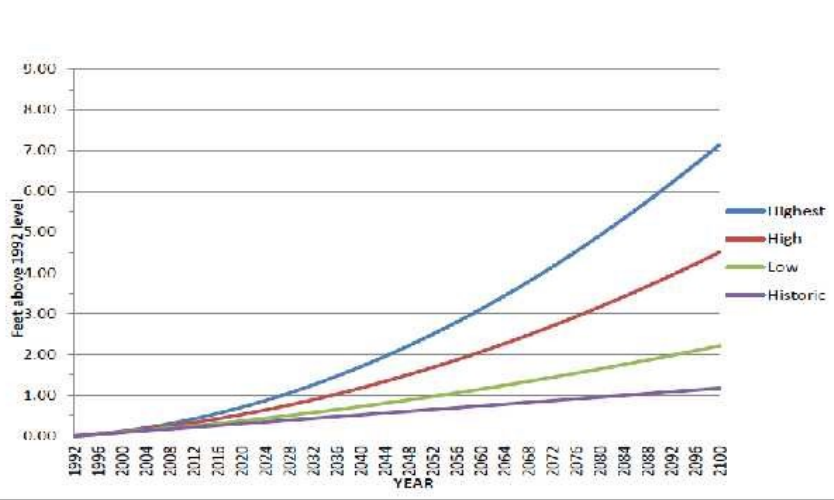


Figure 7: Relative Sea-Level Rise Scenarios above 1992 Sea Level for Virginia’s Eastern Shore: This is the most recent version of the relative sea-level rise curves for the Eastern Shore of Virginia. Curves were calculated using the same methodology and data sources as the VIMS 2013 “Recurrent Flooding Study for Tidewater Virginia” report prepared for the Virginia General Assembly. The curves are based on the 2014 National Climate Assessment sea-level rise curves adjusted for the annual local subsidence rate in Wachapreague, Virginia (1.6 mm/year) based on Holdahl and Morrison (1974).

<i>Sea-Level Scenario above MHHW</i>	<i>Projected Date of Occurrence</i>
1 Foot	≈2025-2050
2 Feet	≈2045-2090
3 Feet	>2060
4 Feet	>2070
5 Feet	>2080
6 Feet	>2090

Note: Projections from the VIMS Recurrent Flooding Study for Tidewater Virginia (2013) and adjusted for local subsidence rate for Wachapreague, VA (1.6 mm/year) based on Holdahl and Morrison (1974).

Table 5: Projected Dates of Inundation from Relative Sea-Level Rise above MHHW The table summarizes projected dates of occurrence to be included in the regional inundation assessment and community and critical facility accessibility assessment.

The 2013 VIMS Recurrent Flooding Study for Tidewater, Virginia identified three primary threats to transportation infrastructure from the combination of sea-level rise and storm surge: flooding of

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evacuation routes, increased hydraulic pressure on tunnels, and alteration to drainage capacity. It is expected that as sea level continues to rise that flooding from winds, tides, and groundwater will become increasingly problematic.

One must be cognizant that sea level rise is a long term evolutionary trend, whereas coastal flooding from hurricanes or significant Nor'easters are short term weather phenomena's that can cause short term catastrophic flooding events.

Hurricanes are but one type of tropical cyclone, organized, rotating systems of clouds and thunderstorms originating in tropical or subtropical waters. They typically form during the months of June through November and feed off of the warm tropical waters present in the ocean during this period. (National Hurricane Center).

Categories of tropical cyclone are distinguished by wind speed.

- **Tropical depressions** have a maximum wind speed of 38 mph.
- **Tropical storms** have a wind speed between 39 – 74 mph.
- **Hurricanes** have a wind speed 75 mph or higher.

Hurricanes are further rated by the Saffir-Simpson from 1 to 5 based on the hurricane's sustained wind speed. This tool helps to estimate potential property damage and threat to human life from winds.

Nor'easters are cyclonic storms that form along the Atlantic Coast of North America when the polar jet stream reaches the Atlantic and meets warmer air pushed up from the Gulf of Mexico and southern Atlantic. They typically develop within 100 miles of the coastline between Georgia and New Jersey and are strongest and most frequent between September and April (NOAA). Some of the most damaging floods the Eastern Shore has experienced have been from nor'easters, which tend to move more slowly than hurricanes, lasting through multiple tide cycles. Further exacerbating the flooding, the storms sometimes occur in pairs, with one flood not fully receding before the next nor'easter flooding begins.

Some nor'easters are seared in the memories of Eastern Shore residents as much as or more so than hurricanes: storms like the devastating Ash Wednesday storm of 1962 and the nor'easters of November and December 2009. With the exception of "The Perfect Storm," nor'easters do not tend to get the same hype as hurricanes, but they can pack the same force winds, catastrophic flooding, and severe coastal erosion from heavy seas.

Table 6 below, depicts Coastal Flooding Incidents as reported in NOAA National Climatic Data Center Storm Events Database 1998-2014

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Coastal Flooding Events from NOAA National Climatic Data Center Storm Events Database 1998-2014

DATE	COUNTY	DAMAGE	DESCRIPTION
1/27/1998	ACCOMACK/ NORTHAMPTON	\$0	Slow moving 2-day nor'easter combined with high astronomical tides created moderated coastal flooding.
2/4/1999	ACCOMACK/ NORTHAMPTON	\$0	Slow moving 2-day nor'easter with extended period of gale-force winds resulted in moderate to severe coastal flooding.
2/15/1998	ACCOMACK/ NORTHAMPTON	n/a	Twin northeasters brought high winds and rain. Widespread storm water flooding, roof damage.
9/1/1999	ACCOMACK/ NORTHAMPTON	\$3,000	Hurricane and Tropical Storm Dennis produced some of the most prolonged periods of tropical cyclone conditions ever experience on the Eastern Shore of Virginia
9/15/1999	ACCOMACK/ NORTHAMPTON	\$20,650,000	Hurricane Floyd brought 10-20" of rain and storm flooding along with 7' storm surge, damaging 300 buildings (both counties)
9/18/2003	ACCOMACK/ NORTHAMPTON	Unknown	Hurricane Isabel produced significant coastal flooding. Anecdotal reports from farmers of crop damage from salt spray, but amount of damage not available.
9/1/2006	ACCOMACK	\$5,600,000	Tropical Depression Ernesto brought tides 4-5' above normal.
10/6/2006	ACCOMACK	\$65,000	Strong onshore winds resulted in major coastal flooding during times of high tide. Tidal departures were 4 to 5 feet above normal during the event. The Chincoteague Causeway was closed due to high water.
11/22/2006	ACCOMACK/ NORTHAMPTON	\$100,000	Intense low pressure off NC coast. Strong onshore winds resulted in major coastal flooding during times of high tide. Tidal departures were 4 to 5 feet above normal during the event. The Chincoteague Causeway was closed due to high water.
11/12/2009	ACCOMACK/ NORTHAMPTON	\$1,000,000	Intense Nor'easter produced moderate to severe coastal flooding. Peak tide height at Kiptopeke was 7.01 feet above MLLW, which was higher than Isabel's peak tide.
12/19/2009	NORTHAMPTON	\$10,000	Coastal low pressure produces moderate to severe coastal flooding.
8/27/2011	ACCOMACK/ NORTHAMPTON	\$4,220,000	Hurricane Irene produced coastal storm tides of 3 to 4 feet above astronomical tide levels. The tide level at Kiptopeke reached 6.48 feet above normal. Coastal flooding associated with Hurricane Sandy . Water levels 3-5' above normal. Wachapreague reached a tide of 0.40 feet MLLW. Chincoteague, Saxis, and Sanford received the most damage with estimated damage near \$2M in Chincoteague alone. Kiptopeke reached a tide height of 6.82 feet MLLW.
10/28/2012	ACCOMACK	\$6,530,000	A rapidly moving cold front produced an abrupt shift in very strong winds pushing water into inlets and causing moderate to severe coastal flooding across portions of Accomack County.
12/21/2012	ACCOMACK	\$150,000	Low pressure system produced coastal flooding on the coastal side of Accomack County. Chincoteague causeway was impassable with two feet of water over the roadway; numerous other roads in Chincoteague impassable.
3/6/2013	ACCOMACK	\$10,000	

II 6: Economic Characteristics

“Wachapreague, a Playground for Your Passions”

Virginia’s Eastern Shore, a narrow finger of land that separates the Chesapeake Bay from the Atlantic Ocean, is home to the longest expanse of coastal wilderness remaining on the eastern seaboard of the United States. Fourteen undeveloped barrier islands help buffer Eastern Shore communities from storms, as well as thousands of acres of pristine salt marshes, vast tidal mudflats, shallow bays, and productive forest uplands.

Historically, the Eastern Shore served as Native American hunting and fishing grounds, a hideout for pirates, and a destination for well-heeled travelers. Today this peninsula is dotted with small

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villages, family farms, and vast natural areas that shift in concert with the elemental forces of wind and water. But encroaching development from Hampton Roads and Ocean City threatens to engulf the cultural and natural heritage of Virginia’s Eastern Shore — one of the most important migratory bird stopover sites on Earth.

Wachapreague owes its economic fortune to its serene and fertile coastal landscape, consisting of windswept beaches on the seaside chain of pristine, uninhabited barrier islands, quiet small village life, and our thriving salt marshes and navigable waterways have made Wachapreague one of Virginia’s premiere destinations to fish, hunt, boat, commune with nature or just relax from the cares of a busy life.

The Eastern Shore of Virginia is unlike anywhere else on the entire East Coast. It’s a reminder of a landscape and lifestyle that rarely exists elsewhere. Where else can you find historic farms and towns or pristine barrier islands fronting salt marshes, creeks, bays and channels full of wildlife?

Because of its pristine nature the Eastern Shores seaside barrier Islands and salt marshes have been designated a United Nations International Man and Biosphere Reserve and the U.S. Department of the Interior has listed the Virginia Coast Reserve as a National Natural Landmark

The Eastern Shore seaside barrier islands are one of the world’s premier birding destinations as it sits on the Atlantic Flyway and it offers some of the finest inshore and offshore fishing in the United States. The historic towns and homes of the Eastern Shore date back to the earliest days of this country. All this natural resource bounty lies within a few hours’ drive of some of the largest potential markets in the country: Hampton Roads, Richmond, Baltimore, Philadelphia, Washington, and New York and along a heavily traveled rural North/South highway funneling potential visitors to the various towns along its route.



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Nature and outdoor recreational opportunities are visitor strengths for the Town of Wachapreague, offering visitors scenic and relaxing getaways, described by many as a "step back in time." Our assets offer visitors the opportunity to hike, bike, and observe wildlife, hunt, fish, kayak, and canoe. However, as with other coastal destinations, seasonality is a challenge for our town.

The "Little City by the Sea", is world famous for its inshore flounder fishing, and we are proud to be designated the "Flounder Fishing Capital of the World".



Offshore fishing in the Atlantic Ocean out of Wachapreague provides anglers the opportunity to catch species that vary throughout the year, rock fish (striped bass), tuna, marlin, sea bass, tautog, tile fish, shark and many others.



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Our inshore waters teem with blue crabs, salty seaside oyster beds and clam shoals. Wachapreague’s quaint setting has made it a favorite destination for vacationing families. Today, it is the gateway to seafood delicacies and abundant wildlife for residents and visitors to enjoy.



Wachapreague has a working waterfront, without navigable waterways, a working waterfront would cease to exist. Maintenance of our waterways is essential to enable commercial and recreational vessels to utilize the working waterfront and continue to provide commercial and recreational access to the areas fin fish, shell fish, barrier islands, wildlife and quality of life for our residents and visitors that are vital to the economy of Wachapreague.



Working waterfronts and navigable waterways are an economic driver for the Town of Wachapreague. Our waterfront and waterways are culturally and historically significant to our community. Working waterfront and navigable waterways support local fishery and recreation economies including the Town’s shore-side support businesses consisting of marinas, tackle shops, restaurant and lodging services. Our waterfront and waterways also provide inspiration for artisans who create art based on the wildlife supported by our salt marshes and coastal environment.

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Wachapreague's commercial and recreational resources are closely linked with our working waterfront and navigable waterways. Commercial watermen and recreational boaters alike are directly dependent upon the presence of our waterfront to provide access to our Town's commercial and recreational resources available in the various creeks and bays of our salt marsh and the Atlantic Ocean. The Wachapreague Inlet enables access to the Atlantic Ocean and its abundance of commercial and recreational seafood and our barrier islands afford protection to the town as well as an added recreational environment. All of these natural resources provide multiple benefits to residents and visitors by promoting exercise and improved health enhancing our quality of life, as well as sustaining the local economy through fishing, hunting and tourist activities.

Increasing demand for waterfront properties along Virginia's coast has resulted in an increase in property values and higher costs for traditional water-front businesses. Because of these and other factors, Virginia is slowly losing its working waterfronts, an issue that may have long-term consequences for local economies, the environment, coastal culture and quality of life. A loss of Working Waterfronts constitutes a potential loss of jobs for watermen; a loss of the cultural and social identity of the region and town; a loss of watermen support industry jobs; loss of visitors/tourists with subsequent loss of revenues for restaurants, lodging, tackle and marina and boat maintenance/repair businesses for Wachapreague and the Eastern Shore as a whole.

Charter fishing boats and eco-tourism scenic cruises are offered in Wachapreague by locally owned knowledgeable Eastern Shore watermen for inshore and offshore fishing, as well as cruising and sightseeing the barrier islands and the salt marshes. The fishing season starts in the spring with the arrival of flounder and inshore and offshore fishing is possible almost year-round.

Wachapreague's economy is heavily dependent upon tourism/visitor revenues. The Town of Wachapreague is uniquely positioned to take advantage of our proximity to major markets and our location along Lankford Highway and surrounded by these natural resources. Our businesses, restaurant, lodging, art gallery, marinas and charter boat fishing fleet, depend upon visitors to our town to support their business ventures thus the economic impact of sport fishing is felt far beyond the charter fishing boats.

Fishermen, both men and women, come with "money to be spent" on boat slips at the marinas, food at our restaurant, lodging, fuel, bait and tackle which all provide services to resident anglers as well as our visitors from out of town. Weigh-ins, fishing tournaments, and the daily action in an active marina are tourist attractions in their own right and add to the array of sightseeing opportunities available in Wachapreague.

The financial vitality of our local businesses directly correlates with the economic well-being of the Town of Wachapreague. The more our restaurant and lodging businesses flourish the more revenue the town receives from transient and meal taxes. The more tax revenues received, the more improvements can be made to the town for our residents and visitors and the more funds are available for marketing activities to further assist our businesses in increasing their revenues thus completing the circle which will lead to increased tax revenues provided by our visitors and continuous town improvements and potentially controlling any growth in property taxes. All

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this leads to maintenance of our quality of live values and enhancing the market attractiveness of our town leading to increasing property values which for some are their largest investments.

The Town of Wachapreague strives to develop a vibrant eco-tourist destination based on our uniqueness. Nature/Eco-tourism, a laid back lifestyle, inshore and offshore fishing, offering economic opportunities that mesh perfectly with the Eastern Shore’s and Wachapreague’s assets. As undeveloped natural resources become an increasingly rare commodity, the economic advantage of preserving our natural heritage becomes more and more compelling.

Historically, Wachapreague has lived and thrived on the bounty of nature: commercial shellfish, commercial and recreational fishing, hunting, and crabbing have been the mainstays of Wachapreague. A continued reliance on our natural resource assets can continue to fuel Wachapreague’s prosperity. Our natural resource assets make Wachapreague so unique, e.g., our working waterfront, our navigable waterways and access to the Atlantic Ocean, our salt marsh and barrier islands and our wildlife.

The Eastern Shore tourism economy generates substantial revenue and employment.

Table 7: Eastern Shore Tourism Economic Impact: Source Virginia Tourism Corporation

Year	Eastern Shore Revenues	Accomack County Revenues	Accomack County Tourism Related Jobs
2010	\$208 Million	\$140 Million	1,800
2011	\$224 Million	\$157 Million	1,861
2012	\$232 Million	\$163 Million	1,892
2013	\$241 Million	\$170 Million	1,968
2014	\$255 Million	\$181 Million	2,040

Periodic dredging of our navigable waterways by the Army Corps of Engineers is required to maintain easy boating access to the Wachapreague Inlet from our harbor and the numerous docks and marinas.

Special events are held during the year for the enjoyment of our residents and visitors alike and includes:

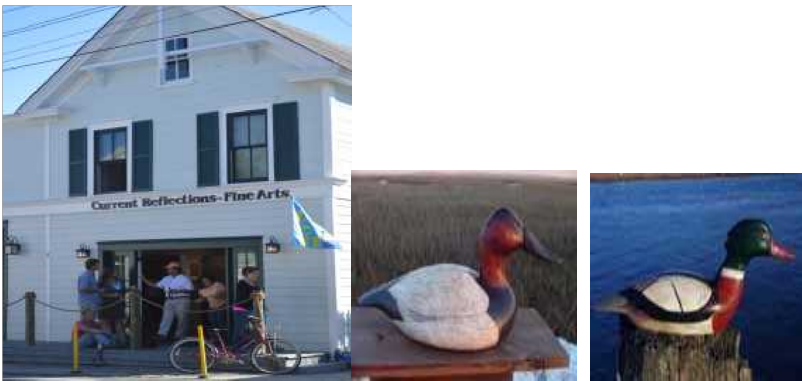
- Easter Egg Hunt for the little ones at Powell Memorial Park
- April Flounder Tournaments at Captain Zed’s and the Wachapreague Marina
- July 4th Town Celebration with food, music and parade
- June-July Firemen’s Carnival
- Eastern Shore Marlin Tournament
- Chic Charter Fishing Tournament
- Town October Crab Cake Cook-off & Apple Pie Festival with food and music
- November Island House Oyster Roast
- A Christmas Celebration with Santa

Wachapreague and assorted businesses in town, participate in the Eastern Shore Artisan Trail and the Virginia Oyster Trail and we are located on the Eastern Shore Seaside Water Trail so that those that enjoy kayaking or canoeing along this North-South waterway will find a restful respite from their adventure if they wish to stop and visit our town.

II.7 Town Businesses

In 2015, 24 town business licenses have been issued consisting of lodging, restaurant, artisan/craft, tourism, construction services and commercial seafood enterprises. Charter fishing boats are not required to possess a town business license.

Arts & Crafts



Wachapreague participates in the Eastern Shore Artisan Trail and has resident artists and craftsman as well as an art gallery that displays various local arts and crafts as well as offering periodic exhibitions of local artists.

Restaurants, Marinas, Boat Launching Ramps, Boat/Kayak Rentals & General Store

Waterfront dining, specializing in fresh local seafood while over-looking the harbor and barrier islands as our local fishermen return with their catch. Recreational boating and birding activity are a constant visual rotation that changes with the seasons. This is the closet spot to the Atlantic Ocean on the Eastern Shore of Virginia! Charter a fishing boat or rent a small skiff, fish and explore Wachapreague waterways and salt marsh on your own.

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Lodging

Wachapreague has an assortment of apartments, houses, efficiencies, suites and campgrounds. Visitors can watch the sunrise over our working waterfront and salt marsh to see the wildlife, watermen, and fishermen begin their day and watch the fishing fleet return with their catch towards the end of the day.



Charter Fishing Fleet

Wachapreague, is the gateway to some of the best fishing action anywhere on the East Coast. There are yellowfin, bluefin and big eye tuna, wahoo, dolphin, and a variety of sharks such as mako and thresher. Nearby canyons have both white and blue marlin. Near-shore waters abound with flounder, seabass, tautog and bluefish, and the inshore creeks and bays offer a variety of rockfish and trout. Wachapreague has a fleet of charter fishing boats that are inspected by the US Coast Guard with licensed skippers who are knowledgeable and work hard to put fish in the fish box for their customers.

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Waterfowl Hunting

Hunters are amazed by the excellent inshore duck and marsh hunting opportunities that are available. Professional guided hunts are available in Wachapreague.

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Eco-Tour Providers

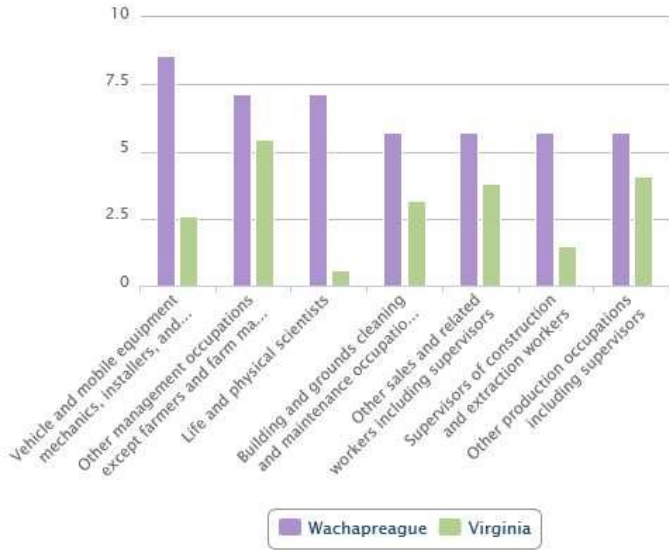
Boats with licensed Captains are available for fishing as well as scenic cruises, bird watching, beach taxis to the barrier islands, clamming, crabbing and riding out to see rocket launches from Wallops Island.



II 8: Occupations & Industries

Figure 8: Most common occupations (%): Male: Source Citydata.com

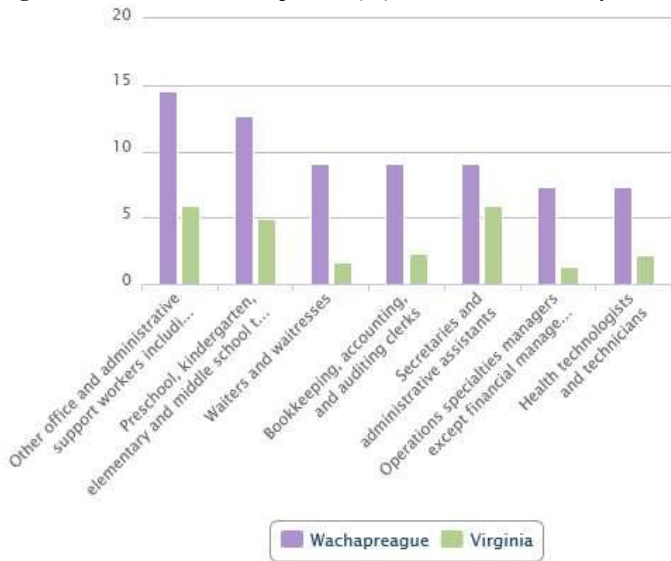
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- Construction (29%)
- Agriculture, forestry, fishing and hunting (18%)
- Wholesale trade (14%)
- Other services, except public administration (9%)
- Retail trade (7%)
- Information (7%)
- Real estate and rental and leasing (7%)

Commented [1]: now 10.3%

Figure 9: Most common occupations (%): Females: Source Citydata.com



- Other office and administrative support workers including supervisors (15%)
- Preschool, kindergarten, elementary and middle school teachers (13%)
- Waiters and waitresses (9%)
- Bookkeeping, accounting, and auditing clerks (9%)
- Secretaries and administrative assistants (9%)
- Operations specialties managers except financial managers (7%)
- Health technologists and technicians (7%)

Table 8: Occupations: Source Citydata.com

	Wachapreague	Virginia	U.S.
Civilian Employed, 16 Years and Over	98	3,867,416	141,996,548
Male ¹	(56) 57.14%	51.47%	52.32%
Management, Professional, and Related Occupations ²	(16) 28.57%	39.59%	32.75%
Service Occupations ²	(3) 5.36%	13.45%	14.76%
Sales and Office Occupations ²	(9) 16.07%	16.18%	17.65%
Farming, Fishing, and Forestry Occupations ²	(9) 16.07%	0.68%	1.11%
Construction, Extraction, Maintenance, and Repair Occupations ²	(8) 14.29%	9.96%	9.75%
Production, Transportation, and Material Moving Occupations ²	(3) 5.36%	14.26%	17.87%
Female ¹	(42) 42.86%	48.53%	47.68%
Management, Professional, and Related Occupations ²	(10) 23.81%	44.33%	39.35%
Service Occupations ²	0.00%	19.17%	21.19%

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Sales and Office Occupations ²	(32) 76.19%	30.86%	32.82%
Farming, Fishing, and Forestry Occupations ²	0.00%	0.16%	0.30%
Construction, Extraction, Maintenance, and Repair Occupations ²	0.00%	0.40%	0.29%
Production, Transportation, and Material Moving Occupations ²	0.00%	4.82%	5.77%

¹ Percentage of the civilian employed, 16 years and over.

² Percentage of the civilian employed, 16 years and over for the gender.

Table 9: Industry: Source Citydata.com

	Wachapreague	Virginia	U.S.
Civilian Employed, 16 Years and Over	(98) 100%	3,867,416	141,996,548
Agriculture, Forestry, Fishing, Hunting, Mining	(10) 10.20%,	1.05%	1.90%
Construction	(19) 19.39%,	6.85%	6.49%
Manufacturing	(3) 3.06%,	7.69%	10.62%
Wholesale Trade	(11) 11.22%,	2.02%	2.83%
Retail Trade	(15) 15.31%,	10.90%	11.57%
Transportation, Warehousing, Utilities	(1) 1.02%,	4.13%	5.00%
Information	(4) 4.08%,	2.30%	2.21%
Finance, Insurance, Real Estate, Rental, Leasing	(4) 4.08%,	6.54%	6.74%
Professional, Scientific, Management, Administrative, Waste Management Services	(2) 2.04%,	14.52%	10.66%
Educational Services, Health Care, Social Assistance	(16) 16.33%,	21.21%	22.90%
Arts, Entertainment, Recreation, Accommodation, Food Services	(6) 6.12%,	8.33%	9.18%
Public Administration	(2) 2.04%,	9.20%	4.94%
Other Services, Except Public Administration	(5) 5.10%,	5.26%	4.95%

Table 10: Employment by Industry: Source US Census Bureau

Employment by Industry			
Industry Sector	Accomack County %	Wachapreague %	National Average %
Agriculture, forestry, fishing and hunting, and mining	4.6	10.2	2.0
Construction	5.2	19.4	6.2
Manufacturing	15.7	3.1	10.5
Wholesale trade	6.8		2.6
Retail trade	11.9	15.3	11.6
Transportation and warehousing, and utilities	2.0	1.0	4.9
Information	1.5	4.1	2.1
Finance, insurance, real estate and rental and leasing	2.5	4.1	6.6

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Professional, scientific, management, administrative, and waste management services	9.1	2.0	10.9
Educational, health and social services	18.4	16.3	23.2
Arts, entertainment, recreation, accommodation and food services	11.0	6.1	9.6
Other services (except public administration)	3.1	5.1	5.0
Public administration	8.3	2.0	4.9
Source: U. S. Census			

Table 11: Employment by Occupation: Source US Census Bureau

Employment by Occupation			
Occupation	Accomack County %	Wachapreague %	National Average
Management, professional, and related occupations	29.3	26.5	36.1
Service occupations	18.0	3.1	18.3
Sales and office occupations	20.0	41.8	24.5
Farming, fishing, and forestry occupations			
Construction, extraction, and maintenance occupations	12.4	25.5	9.0
Production, transportation, and material moving occupations	20.4	3.1	12.2
Source: US Census			

Table 12: Largest Employers Accomack County: Source: Virginia Employment Commission

50 Largest Employers: Accomack County, VA	
1. Perdue Products	2. Tyson Farms

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3. Accomack County School Board	4. County of Accomack
5. Nat'l Aeronautics & Space Admin.	6. WalMart
7. LJT Associates Inc.	8. Eastern Shore Community Services
9. Eastern Shore Rural Health System	10. Integrated Microcomputer System, Lockheed Martin
11. Riverside Regional Medical Center	12. Royal Farms 79
13. Therapeutic Interventions	14. Food Lion
15. Intrepid USA Inc.	16. URS Federal Services
17. SGT Incorporated	18. Arcadia Nursing Center
19. Eastern Shore Community College	20. Del Monte
21. Catering By Marlin's, Inc.	22. McDonalds
23. The Hermitage	24. U.S. Department of Defense
25. Postal Service	26. Northrop Grumman Corporation
27. Ballston Shell & Potomac Mills	28. Town of Chincoteague
29. A & N Electric Co-op	30. Norfolk Cent YMCA
31. Hospice Care of the Eastern Shore, Inc.	32. U.S. Department of Agriculture
33. Aging Community Action	34. U.S. Department of Commerce
35. VDOT	36. VT Services, Inc.
37. Valley Proteins	38. Singus Enterprises Inc.
39. Virginia State Department of Health	40. 739 Enterprises LLC
41. Ballard Fish and Oyster Company Inc.	42. Caring Touch Health Services
43. Dolgencorp LLC	44. Harry W. Drummond, Inc.
45. Eastern Shore Nursery of Virginia	46. Helena Chemical Company
47. Rural Family Development	48. The Ivy Farm
49. Eastern Shore Yacht & Country	50. Pizza Hut
Source: Virginia Employment Commission, Quarterly Census of Employment and Wages (QCEW), 3rd Quarter (July, August, September) 2014.	

II 9: Household Income

As of 2008-2012, the per capita income of Wachapreague is \$29,617, which is lower than the state average of \$33,326 and is higher than the national average of \$28,051. Wachapreague median household income is \$48,125, which has grown by 31.40% since 2000. The median household income growth rate is lower than the state average rate of 36.33% and is higher than the national average rate of 26.32%.

Figure 10: Household Income Distribution: Source USA.com-2008-2012 Data.

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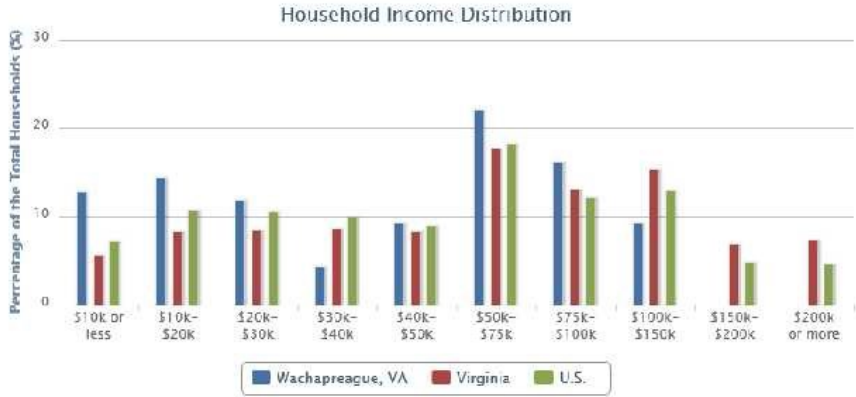


Figure 11: Distribution of median household income in 2013 (number of people): Source Citydata.com

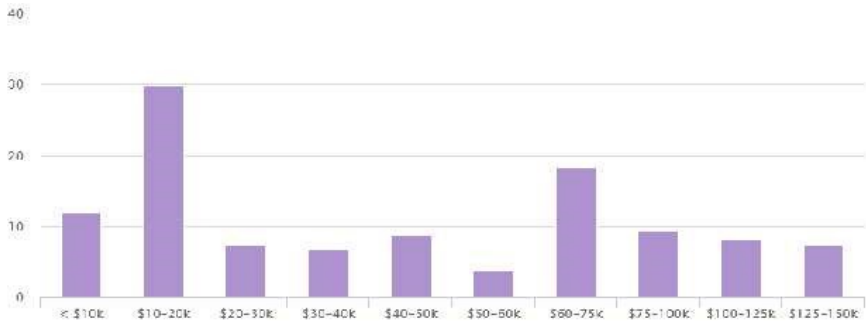


Figure 12: Income distribution in Wachapreague (%): Source: Citydata.com

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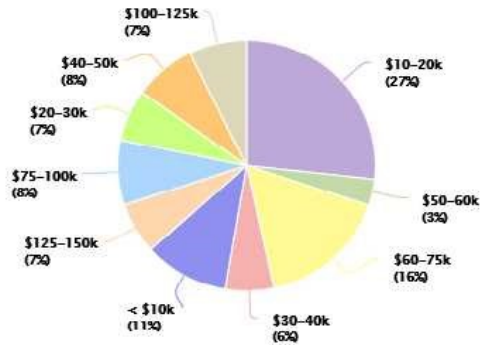


Table 13: Additional Income Information: Source USA.com

Additional Income Information: Wachapreague, VA Income																					
Per Capita Income Wachapreague, VA \$29,617 Virginia \$33,326 U.S. \$28,051	Median Individual Worker Income Wachapreague, VA \$28,750 Virginia \$34,304 U.S. \$30,376																				
Male Median Individual Worker Income Wachapreague, VA \$30,000 Virginia \$41,273 U.S. \$35,771	Female Median Individual Worker Income Wachapreague, VA \$27,375 Virginia \$28,137 U.S. \$25,299																				
Median Household Income Wachapreague, VA \$48,125 Virginia \$63,636 U.S. \$53,046	Mean Household Income Wachapreague, VA \$51,646 Virginia \$86,343 U.S. \$73,034																				
Median Household Income Growth Since 2000 Wachapreague, VA 31.40% Virginia 36.33% U.S. 26.32%																					
Median Family Income Wachapreague, VA \$67,292 Virginia \$76,566 U.S. \$64,585	Mean Family Income Wachapreague, VA \$66,891 Virginia \$99,955 U.S. \$85,065																				
Median Household Income by Age <table border="1"> <thead> <tr> <th>Age Group</th> <th>Wachapreague</th> <th>Virginia</th> <th>U.S.</th> </tr> </thead> <tbody> <tr> <td>25 to 44</td> <td>\$31,250</td> <td>\$69,662</td> <td>\$58,073</td> </tr> <tr> <td>45 to 64</td> <td>\$67,292</td> <td>\$76,904</td> <td>\$76,904</td> </tr> <tr> <td>65 or over</td> <td>\$16,250</td> <td>\$41,637</td> <td>\$41,637</td> </tr> <tr> <td></td> <td>\$36,181</td> <td></td> <td></td> </tr> </tbody> </table>		Age Group	Wachapreague	Virginia	U.S.	25 to 44	\$31,250	\$69,662	\$58,073	45 to 64	\$67,292	\$76,904	\$76,904	65 or over	\$16,250	\$41,637	\$41,637		\$36,181		
Age Group	Wachapreague	Virginia	U.S.																		
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65 or over	\$16,250	\$41,637	\$41,637																		
	\$36,181																				

Commented [2]: median income now \$49,479 per data.census.gov

Statistics Based on 2008-2012 data	Source: USA.com
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Table 14: IRS Tax Statistics

IRS Tax Statistics: 2012 Accomack County				
IRS Information	# of Returns	Average Adjusted Gross Income/Return	Exemptions	Dependents
Zip Code– 23480	16,390	\$40,209	34,200	12,810
Under \$1	260	-\$26,467	260	30
Under \$10,000	2,590	\$5,495	3,120	870
\$10,000 –Under \$25,000	5,240	\$17,892	11,160	5,040
\$25,000 –Under \$50,000	4,320	\$34,705	10,200	4,430
\$50,000-Under \$75,000	1,820	\$61,099	3,990	1,070
\$75,000- Under \$100,000	1,060	\$85,836	2,540	640
\$100,000-Under \$200,000	1,000	\$131,028	2,530	650
\$200,000+	180	\$403,739	400	80

II.10: Community Facilities

Seaside Park

The 1.5 acre Wachapreague Seaside Park was acquired by the Town of Wachapreague from the Nature Conservancy in July 2009. The parcel sits at the edge of the Atlantic coastal marsh in the heart of the town and affords an ideal location to demonstrate the beauty, ecological benefits and economic advantages of using Eastern Shore native plants.

To promote the use of native plants, a 12,500 square foot Plant ES Natives® Demonstration Garden was constructed in the southwest corner of the Wachapreague Seaside Park. The Plant ES Natives® campaign promotes the benefits and encourages the use of native plants. The garden is designed to be interactive with a walking path and places to sit and experience the beauty of native plants and the habitat they provide. Interpretive signage at the site emphasizes native plant benefits. Native plants used in the demonstration garden were selected from the *Native Plants of Accomack and Northampton* guide produced through the Plant ES Natives campaign with an emphasis on selecting a diverse and thorough collection of Eastern Shore native plants that are especially tolerant of inundation from flooding.

Colonial botanist John Clayton (John Clayton, 18th century naturalist whose work led to the first Flora of Virginia), portrayed by historical reenactor Richard Cheatham, visiting Wachapreague Seaside Park in 2014 as part of the Eastern Shore Native Plant Celebration. He was met and

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escorted by the Mayor of Wachapreague, with both the botanist and the Mayor dressed in full colonial garb.



Town Hall



The Wachapreague Town Hall is usually open Monday through Wednesdays with the Town Clerk present for those residents who need to conduct business with the town and visitors who may wish to be provided with some information or other assistance.

Wachapreague is administered by an elected Mayor and Town Council with town employees involved in town finances, maintenance and operating the town marina.

Wachapreague Town Marina

The town marina has a boat launching ramp



with boat slips available for boats up to 44' LOA under annual lease; transient slips and monthly rentals are also available. The marina has a sewage pump out station. Ample parking is available for cars with or without boat trailers.

A floating dock is located at the marina for those canoeing or kayaking the Virginia Seaside Water Trail. The floating dock was provided through the Virginia Seaside Heritage Program and funding from the Virginia Coastal Zone Management Program.

United States Coast Guard



One of the US Coast Guard's smallest, but vitally important, small-boat stations is located in Wachapreague.

USCG
Station

Wachapreague is in the US Coast Guard's 5th District and covers an Area of Responsibility from the Virginia Inside Passage (VIP) from marker #55A to #228, the Atlantic Ocean from the southern tip of Assawoman Island extending out 30 NM and south to the Great Machipongo Inlet.

Powell Memorial Park

Wachapreague Park consists of 15 acres and is located at the South West corner of the Town of Wachapreague.

The park has a children area equipped with playground equipment, a ball park and tennis courts. The park is used extensively for picnics, reunions, family gatherings and excursions.



Wildlife Observation Lookout



The Marsh Wildlife Observation Lookout is a former Phragmites filled dredge spoil site, owned by The Nature Conservancy. It was converted into an interpretive natural area in partnership with the Town of Wachapreague, which maintains the area for public use. This marsh front viewing area is a great place for birding in our Little City by the Sea, also known as the Flounder Capital of the World.

In winter, diving ducks, mergansers, loons, snow geese and brant can be seen in Bradford Bay or flying overhead. Spring and fall can provide glimpses of migratory waterfowl and shorebirds. In summer, swallows and purple martins visit the area while oystercatchers, terns and three species of gulls can be seen along tidal creeks and bays. In the adjacent marshes you might hear several

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clapper rails, even if you never see one. Great Blue Herons and Egrets are in the marsh and Ospreys are usually evident and there are Bald Eagles that periodically make an appearance.

Wachapreague Volunteer Fire Company

Wachapreague operates a modern fleet of five (5) apparatus, including an A.L.S. Ambulance, Engine, Tanker, Brush unit, and a utility/support vehicle. The members are very proud of their equipment, and it shows. Wachapreague has long been known to keep their units spotless, they are washed after almost every call, and are very well maintained. The station features five (5) engine bays and other amenities include a communication/watch room, lounge, game room and various storage and office areas and on the second floor there is a community/meeting room, kitchen and restrooms.



Separately incorporated from the Town, the Volunteer Fire Company provides EMS, Ambulance, Fire and other emergency services. The Wachapreague Volunteer Fire Company Fire Hall is just west of the Seaside Park and during elections is the designated town polling place. The volunteer firemen are dedicated local individuals who are ready to respond 24/7 to assist their neighbors in Wachapreague as well as other town or county responders in times of need.

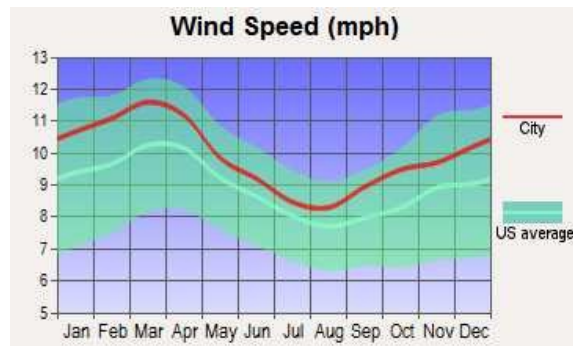
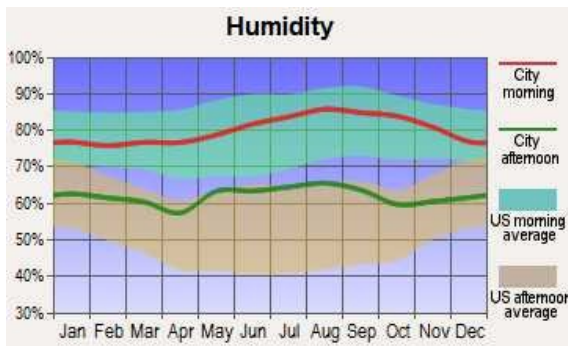
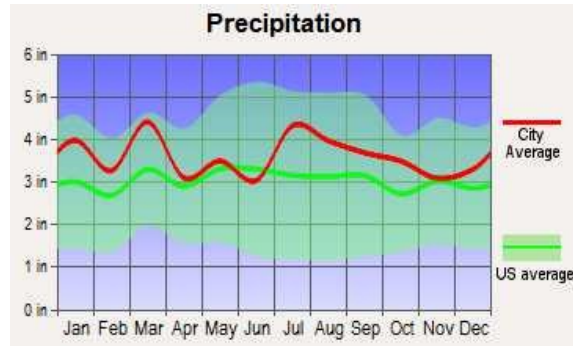
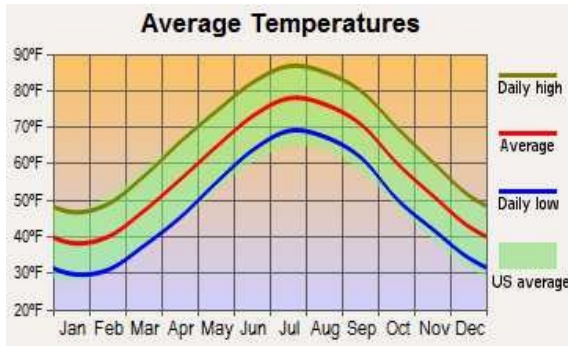
Each year the fire volunteers, supported by town residents, organize and operate one of only two of the remaining annual Firemen’s Carnivals on the Eastern Shore. The carnival is open nightly each Wednesday – Saturday and the fun continues from mid-June through mid-July and includes talent shows, various rides for children and adults alike, bingo and a variety of games of chance that offer the opportunity to win prizes. Of course the carnival is well known for its clam and oyster sandwiches, hand cut French fries, hamburgers, hot dogs and hand dipped ice cream.

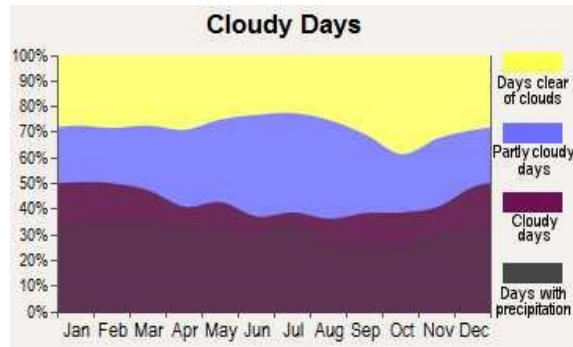
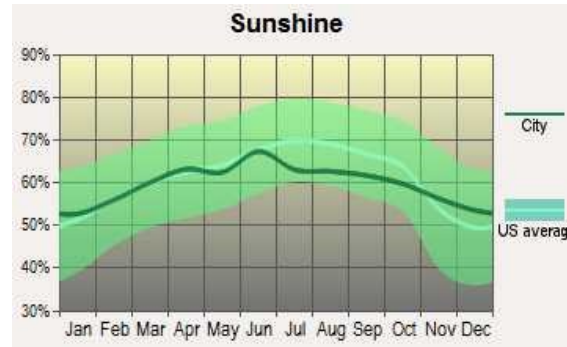
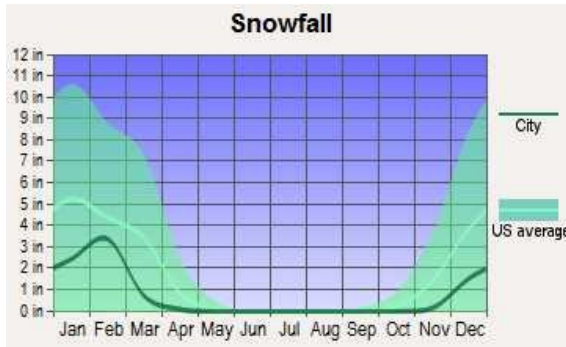
Virginia Institute of Marine Science, Eastern Shore Laboratory (VIMS)

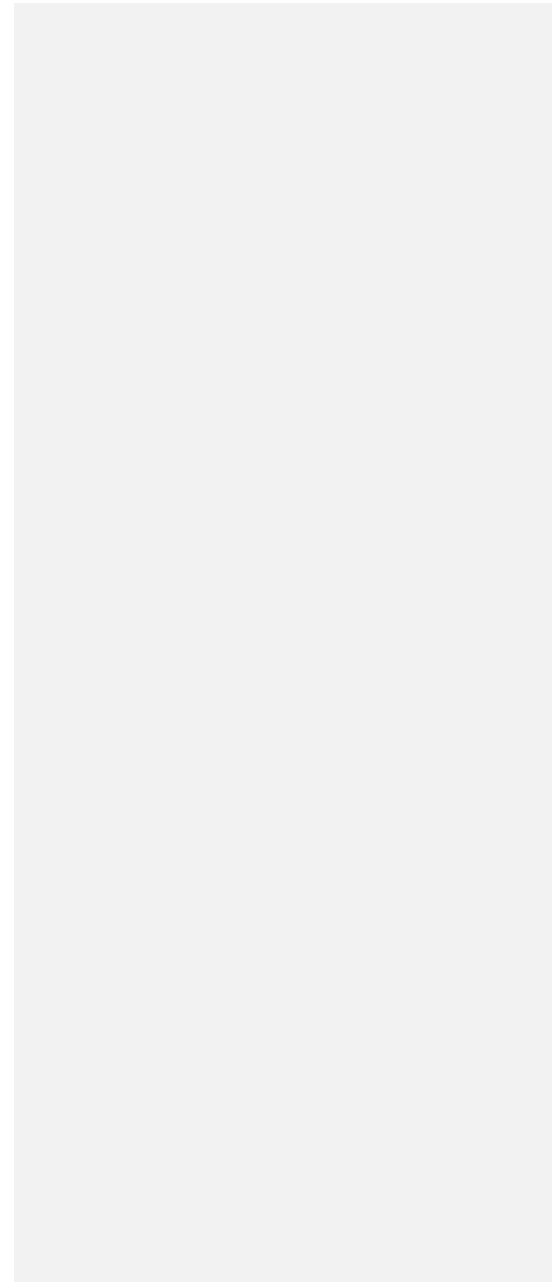


The Virginia Institute of Marine Science's Eastern Shore Laboratory (ESL) is located adjacent to and North of the Wachapreague Town Marina. VIMS ESL serves as both a field station in support of research and teaching and as a site for resident research in coastal ecology and aquaculture. By virtue of its access to unique coastal habitats, excellent water quality, and an extensive seawater laboratory, the ESL affords educational and research opportunities not available elsewhere within the region. Over its 40-year history, the laboratory has become internationally recognized for shellfish research, with important contributions to molluscan ecology and culture.

II.11: Environmental Conditions: Town of Wachapreague (Source: CityData.com)

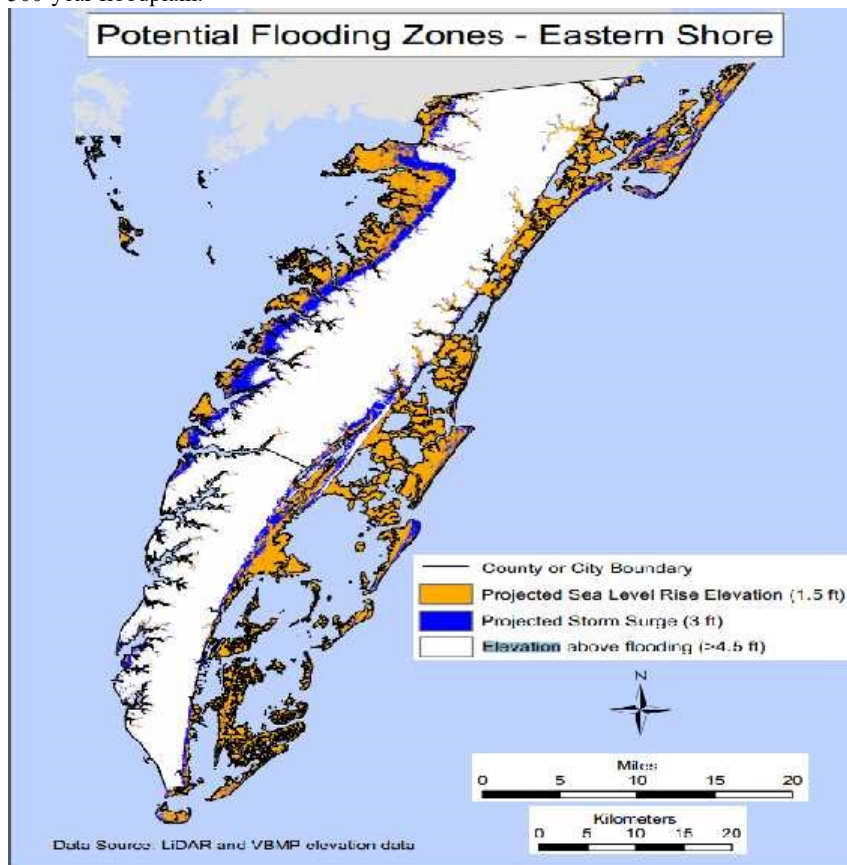






II.12: Flood Plain Management & Hazard Mitigation Planning

Large areas of Wachapreague lie within the 100-year floodplain. Certain sections of the Town has been flooded several times. This has damaged the Town Hall and firehouse, destroyed some families' possessions, caused failed septic systems, and tainted drinking water wells. Much of the area that does not lie in the 100-year floodplain is located in the 500-year floodplain.



Source: ANPDC Transportation Inundation Report 2015

The natural drainage of the land leads to the Wachapreague Channel or west into streams that lead to local creeks. The topographic map for the town shows that a local low spot exists within the town park. This area is south of the ball field and holds surface water until it evaporates or percolates into the soil. Another area where storm water stands is located at the intersection of Riverview Avenue and Lee Street. A system of drainage ditches

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were constructed to ensure drainage of flood waters from residential areas back to the marsh and waterway.

Floodplain management is the operation of a community program of preventive and corrective measures to reduce the risk of current and future flooding, resulting in a more resilient community. These measures take a variety of forms, are carried out by multiple stakeholders with a vested interest in responsible floodplain management and generally include requirements for zoning, subdivision or building, building codes and specialpurpose floodplain ordinances. While FEMA has minimum floodplain management standards for communities participating in the National Flood Insurance Program (NFIP), adopting higher standards will lead to safer, stronger, more resilient communities. Wachapreague participates in the National Flood Insurance Program (NFIP). Participation in NFIP is an important step toward reducing a community's risk of flooding and making a speedier, more sustained recovery should flooding occur. It also allows property owners within a participating community to purchase NFIP flood insurance and receive disaster assistance for flood-related damage. Participation is voluntary and more than 22,000 communities have already agreed to adopt and enforce floodplain management ordinances that provide flood-loss reduction building standards for new and existing development.

By participating in NFIP, Wachapreague has become stronger and more resilient by taking the following actions:

- adopting and enforcing higher floodplain management standards than NFIP minimum requirements (e.g., higher freeboard, lower substantial damage ratios);
- participation in the voluntary Community Rating System;
- maintaining rigorous enforcement by creating the combined position of Flood Plain Administrator and Community Rating System Coordinator; and,
- encouraging responsible building practices in the Flood Plain Ordinance that was adopted by the Wachapreague Town Council in April 2015 to meet and exceed the FEMA NFIP requirements

Wachapreague's participation in the voluntary Community Ratings System encourages our community to establish sound programs that recognize and encourage floodplain management activities that exceed the minimum NFIP requirements. By conducting mitigation and outreach activities that increase safety and resilience, Wachapreague's objective is to enhance our compliance level to earn credits and discounts (up to 45 percent) on flood insurance premiums for property owners.

Wachapreague also participates in the Accomack & Northampton County Planning District Commission development of the FEMA Hazard Mitigation Plan.

The purpose of mitigation planning is to identify policies and actions that can be implemented over the long term to reduce risk and future losses. Mitigation Plans form

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the foundation for a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. The planning process is as important as the plan itself. It creates a framework for risk-based decision making to reduce damages to lives, property, and the economy from future disasters. Wachapreague benefits from hazard mitigation planning by:

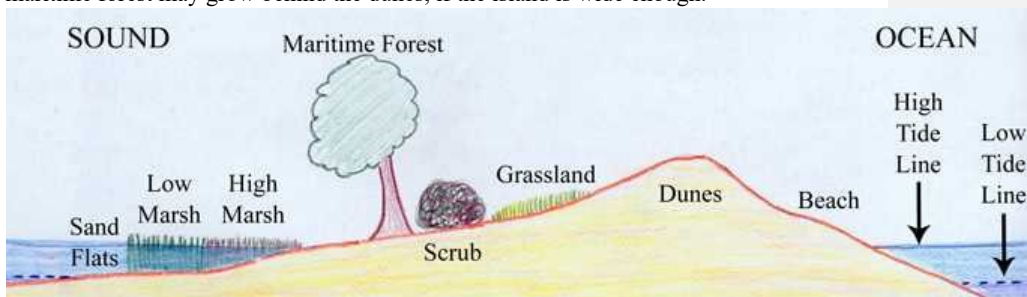
- Identifying cost effective actions for risk reduction that are agreed upon by stakeholders and the public
- Focusing resources on the greatest risks and vulnerabilities
- Building partnerships by involving people, organizations, and businesses
- Increasing education and awareness of hazards and risk
- Communicating priorities to state and federal officials
- Aligning risk reduction with other community objectives

II.13: Coastal Erosion and Sea Level Rise

Wachapreague is protected from the forces of the Atlantic Ocean by a series of barrier islands with salt marsh between the barrier island chain and the mainland. Cedar Island is part of that long chain of barrier islands subjected to a constant barrage of plunging ocean waves breaking into the beach.



Barrier islands are typically thin strips of sandy beaches on the ocean side, with a line of sand dunes in the middle and a salt-water marsh between the dunes and a lagoon/bay. A maritime forest may grow behind the dunes, if the island is wide enough.



Zones of a typical barrier island
Source: National Park Service, Cape Lookout

Barrier islands are constantly re-shaped by storms. Overwash fans develop when waves breach the dunes, carrying sand inland and depositing it at flood tide behind the dunes sometimes covering the maritime forest or marsh with a layer of fresh sand, but often filling some of the open water in the bay/lagoon. Barrier islands are widened by such

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flood-tide deposits, especially after saltmarsh cordgrass (*Spartina patens*) extends into the new deposit and starts growing to expand the marsh, but currents and storms can simultaneously narrow barrier islands by eroding sand from the ocean side.

Erosion itself can be described in simplistic terms as energy moving sediment. It can happen so incrementally so that it goes almost unnoticed in the short-term and is best measured in years, or so dramatically that what was there one day is gone the next.

Although erosion is a natural coastal process, it becomes problematic when it threatens lives or property, and with sea level rise, it is doing so with greater frequency.

On a peninsula, water and waves come to mind as primary drivers of erosion, but wind is also a powerful sculptor of land. The rate of erosion is also greatly influenced by underlying geology, and sometimes by man-made interventions in those natural processes.

FEMA's Coastal Construction Manual describes these ways in which erosion can threaten coastal buildings:

- Destroying dunes or other natural protective features,
- Destroying erosion control devices,
- Lowering ground elevations,
- Undermining shallow foundations, and reducing penetration depth of pile foundations,
- Transporting beach and dune sediments landward, where they can bury roads and buildings and marshes,
- Breaching low-lying coastal barrier islands exposing structures on the mainland to increased flood and wave effects, and
- Eroding coastal bluffs that provide support to buildings outside the floodplain itself.

Atlantic barrier coastlines consist of long and narrow barrier islands, with beach on the seaward side and one or more bays on the land-facing side that support complex tidal marsh systems. Natural resiliency features include a beach, washover fans, extensive tidal marshes with tidal flats and tidal creeks, mollusk reefs, and submerged aquatic vegetation beds.

The Eastern Shore's seaside includes the longest expanse of coastal wilderness remaining on the Atlantic seaboard and is comprised of thousands of acres of pristine tidal marshes, vast tidal mudflats, shallow lagoons, and navigable tidal channels that support thriving seafood and recreational tourism industries. This unique environment carries the designation of World Biosphere Reserve from United Nations Educational, Scientific and Cultural Organization.

Biodiversity of the barrier island ecosystem may be globally recognized, but it is only one benefit the island chain affords. Barrier islands take the brunt of impact from an

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incoming storm, protecting the habitats and structures behind them. This makes barrier islands important in times of hurricanes, tropical storms and destructive nor'easters. The low wave energy environments allow for thousands of acres of salt marshes to thrive in the coastal bays behind the islands, increasing their flood mitigation benefits.

For Wachapreague, the erosion of Cedar Island is of primary concern for the community since Cedar Island provides the community its protection from the Atlantic storms. In the comparison photos on the next page, one can see the erosion taking place on the seaside of the island and the resulting sediment over wash on the backside of the island with the subsequent loss of marsh habitat.



Photo Courtesy of Gordon Campbell, At Altitude Gallery Cedar Island has lost approximately $\frac{3}{4}$ of a mile of its southern tip which has opened the Wachapreague Inlet very wide exposing the opposite bank of salt marsh to direct impingement by the ocean swells and waves which will eventually result in erosion and loss of the salt marsh habitat.



Photo Courtesy of Gordon Campbell, At Altitude Gallery

The increasing volume of water in the ocean is a global cause of sea level rise. As water trapped in glaciers and ice sheets melts into the earth's oceans, and water already in the ocean expands as the temperature increases, the volume of water in the ocean increases, causing sea level to rise. (VIMS)

Scientists posit that another contributor to sea level rise could be changes to the Gulf Stream brought on by warmer Polar Regions. A smaller difference in temperature between the Atlantic coast and the polar region slows the cycle in which waters sink and move south as they are cooled, which in turn slows the rate at which they are replaced by warmer waters drawn north. (VIMS) The result of the sluggish cycle is higher tides in the mid-Atlantic.

Sea level rise threatens both seaside and bayside marshes, which afford the mainland with protection from both floods and erosion. As sea level rises, barrier islands will respond by migrating landward.

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The result of sea level rise is that it essentially raises the base flood elevation. The same VIMS study estimates 208 square miles of land in Accomack County is vulnerable to sea level rise over the next century, and another 186 square miles is vulnerable in Northampton County, along with increased threats from erosion and infrastructure flooding.

Section III: Wachapreague Goals and Strategies

The purpose of this chapter is to articulate the goals and strategies of the Comprehensive Plan. Goals and strategies are general policy statements that reveal planning ideas and concepts concerning future growth and development in the Town of Wachapreague.

Goals provide statements of the general long-range direction for future growth and development. Strategies provide specific policies and principles necessary to achieve the stated goals.

The goals stated herein are the overarching goals for the town for the next five (5) year period of this Comprehensive Plan which covers the timeframe of 2015 to 2020. Whereas, this Plan has not designated a specific completion schedule for any of the strategies associated with each goal, it is the intent of the Planning Commission and Town Council to complete each strategy within the next five year period that this Comprehensive Plan covers. It is the responsibility of both the Planning Commission and Town Council to prioritize the stated strategies to achieve a continued progression of completion in order to complete these strategic objectives within the next five year period.

GOAL #1

Planning Commission and Town Council to review and update as needed all ordinances of the Town of Wachapreague. Enhance enforcement of all town ordinances. Evaluate and create new ordinances as necessary to ensure the continuation of Wachapreague as a tranquil small town with a working waterfront.

STRATEGIES

- Verify that the 911 Property Address Ordinance was implemented and revisions are accurately reflected on the Accomack County 911 map (In progress)
- Complete the membership of the Board of Zoning Appeals
- Maintain active Zoning Administrator oversight

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- Ensure all changes and amendments to real estate since October 16, 1984 were accurately incorporated into the Town of Wachapreague, VA zoning map. (Town of Wachapreague, VA Zoning Ordinance, Section 1-7 Provisions for Official Zoning Map is a living document that is amended by the Planning & Zoning Commission as warranted)

- Update Zoning Ordinances to define zoning terms, e.g., change Town of Wachapreague, VA, Zoning Ordinance Section III-2.4 uses Prohibited, and Section 111-4.4 Uses Prohibited- the term “seven (7) days” to seven (7) days per annum”, and develop a permit process that will allow the temporary extension of days beyond the current restriction

- Update Town of Wachapreague, VA, Zoning Ordinances Section-3.T.T., Recreational Vehicle areas-campgrounds, Section 26.10 to comply with proposed Floodplain Management Ordinance for Campers/RVs/ trailers. More specifically, incorporate requirements that:
 - Restrict campers/RVs/trailers to fewer than 180 days on site
 - Vehicles must be fully licensed for road travel
 - Vehicles must be ready for highway use (define “ready for highway use” to mean that camper/RVs/trailer is on its wheels or jacking system, is attached to the site only by quick disconnect type utility and security devices and has no permanently attached additions)
 - Campground annually reports compliance to Zoning Administrator

- Expand Town of Wachapreague, VA, Zoning Ordinance to include the removal of brush and vines from derelict houses and structures.

- Develop and implement a Floodplain Management Ordinance in compliance with FEMA requirements that will encompass all private and publicly owned land and identify special flood hazard areas.
 - Prepare or have prepared a Town of Wachapreague Zoning Map to identify areas of special flood hazard according to the flood insurance rate map as developed by the FEMA. Town Council ordain that Ordinance No. I-1 and I-2 be amended to incorporate Floodplain district
 - Identify all monetary issues affecting commercial and residential property owners resulting from the implementation of the Floodplain Management Ordinance

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- Ensure that the Town of Wachapreague fully participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). Program participation will result in reduced flood insurance premium rates to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS:
 - Reduce flood damage to insurable property;
 - Strengthen and support the insurance aspects of the NFIP, and
 - Encourage a comprehensive approach to floodplain management.

GOAL #2

Maintain Wachapreagues' tranquil, small town atmosphere, lack of crime and safe streets and a continuing viable incorporated township.

STRATEGIES

- Establish an official effective Town Community Watch System.
- Wachapreague has no town police department. The town should evaluate the need for and associated funding for a town constable as specified in the Town Charter, Chapter V, Section 6, e.g., Town Sargent.
- Continue to pursue the Accomack County Sheriff's department to perform their responsibility of enforcing Main Street speed limits.
- Develop and adopt a pedestrian and bicycle plan to assist the Town in qualifying for funding and grants to expand the sidewalks on streets other than Main Street and bicycle facilities
- Conversion of full time resident single-family homes in existing single-family neighborhoods to seasonal homes is a concern since this changes the character of existing neighborhoods and has led to more unkempt properties and lax maintenance issues. Increase owner occupied units within the town in order to ensure Wachapreague remains a viable incorporated town in order to have sufficient residents to volunteer year round for town events and other volunteer needs as well as to participate in the town's political and administrative activities which is necessary for Wachapreague to continue as a viable incorporated township.
- Few large vacant parcels exist. Individual vacant lots exist where future residences may be constructed, but the future growth of additional housing in the town of Wachapreague is extremely limited. This restriction on growth does not allow for

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expansion of the real estate tax base which is the primary revenue generator to continue the ability to adequately fund the ever increasing expenses of town administration.

- Drainage system is maintained by VDOT and Accomack County. Town needs to continue to work with both the County and the State to keep drainage ditches and culverts cleaned out and functional. Grant should be researched to evaluate the adequacy of current drainage system design and maintenance. This project could be an outgrowth of the County's Hazard Mitigation Plan recommendations.

GOAL #3

Maintain Wachapreagues' position as a visitor destination with our historical heritage as prime regional sport fishing and hunting destination, along with other low impact nature related tourism activity that promotes eco-tourism, bird watching, barrier islands and emphasis on small quaint town relaxed atmosphere for the entire family. This pursuit includes support of all Wachapreagues' small businesses.

STRATEGIES

- Support and assist the Town of Wachapreague, VA, Business and Tourism Advisory Boards' efforts to promote all town small businesses, craftsmen and tradesmen and market the town to enhance Wachapreague as a visitor destination.
 - Support efforts of the Accomack-Northampton Planning District Commission (A-NPDC), in conjunction with the Virginia Department of Transportation (VDOT) in development of the Eastern Shore Bicycle Plan. Investigate grants from VDOT for the town to develop/adopt a bicycle facilities plan. Support the Virginia Seaside Water Trail. Support biking and kayaking activities to increase in town visitors who participate in these activities.
 - Support the efforts of the Eastern Shore Tourism Commission in continued development and promotion of the Eastern Shore Artisan & Oyster Trails ○ Support town sponsored and non-town sponsored community events to draw visitors into the town
 - Ensure the Accomack County Board of Supervisors maintains adequate funding for the Eastern Shore Tourism Commission activities to promote the Eastern Shore and the Town of Wachapreague as visitor destinations
 - Liaison and work with State and county agencies having responsibility for the Commonwealth's coastal resources under the auspices of the Virginia Coastal Zone Management Program to *"promote sustainable ecotourism and to increase and improve public access to coastal waters and shorefront lands compatible with resource protection goals"*

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- Locate a marketing billboard on Rte. 13 below Cape Charles to lure visitors further North to Wachapreague
- Utilize the designated 25% of the meal tax revenues appropriately for activities to increase visitor traffic into the town to patronize our businesses

- Develop and maintain a “Wachapreague Visitor” website, devoted to the Town of Wachapreague as a visitor destination and promote our small businesses, charter fishing boat fleet, town history, our unique family oriented outdoor activities and our location on nature’s doorstep which provides exposure to seaside wildlife, recreational boating and seafood delicacies.

- The Town of Wachapreague is a major recreational fishing center that is seasonally overrun with local and out-of-town recreational fisherman. While onstreet parking on Atlantic Avenue is allowed for boat trailers, these parking spaces fill up during peak periods. Additional parking in the proximity of Atlantic Avenue should be an ongoing issue of evaluation and search for opportunities to improve the situation.

GOAL #4

Maintain Wachapreague as a viable commercial/recreational working waterfront

STRATEGIES

- Continue to maintain the dredge spoil site and pursue any future opportunity to purchase of the dredge spoil containment site (Note: Town purchased dredge spoil site in June 2015)

- Encourage dredging of all town public and private marinas and maintenance of those marina dock structures in a safe structural condition with sufficient water depth

- Work with the Virginia Port Authority and the Virginia Department of Health for grants to maintain the town marina and other public waterfront improvement and recreation opportunities

- Review all zoning ordinances relevant to both sides of Atlantic Avenue and ensure these ordinances support the intent of the town to maintain the Town of Wachapreague as a “*Working Waterfront*” and prevent encroachment of

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development that does not meet the intentions of the town to maintain our waterfront as a working waterfront

- Access the working waterfront expertise in the Accomack-Northampton Planning District Commission (A-NPDC) and the Virginia Institute of Marine Science (VIMS) to assist Wachapreague in maintenance of our working waterfront
- Liaison with the Virginia Congressional Delegation and the Office of the Governor of Virginia to designate by US Congress that the Port of Wachapreague is a “Critical Harbor of Refuge”. Achieve Army Corps of Engineer validation of that designation to enhance future funding for waterway dredging of federally maintained navigable waterways of Bradford Bay, Wachapreague Channel out to and including Wachapreague Inlet
- Ensure the US Coast Guard maintains, on the Towns primary waterways. “*Aids to Navigation*”
- Pursue the Accomack County Board of Supervisors to implement in joint partnership with the Northampton Board of Supervisors, the Eastern Shore Waterways Public Access Authority to address prioritization and funding of waterway dredging for the Eastern Shore
- Continue town support for the continued presence of the US Coast Guard Small Boat Station Wachapreague

GOAL #5

Revision of Accomack and Northampton County Hazard Mitigation Plan and ensure that the combined detrimental effects from Coastal Erosion and Coastal Flooding are accounted for pursuant to loss of barrier island protection, coastal salt marsh degradation, wildlife habitat loss and destruction of residential and business properties of the Town of Wachapreague.

STRATEGIES

- Liaison and work with the State agencies having responsibility for the Commonwealth's coastal resources under the auspices of the Virginia Coastal Zone Management Program to “*reduce or prevent losses of coastal habitat, life, and property caused by shoreline erosion, storms, relative sea level rise, and*

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other coastal hazards in a manner that balances environmental and economic considerations”, and, “to protect and restore coastal and ocean resources, habitats, and species of the Commonwealth. These include, but are not limited to, wetlands, subaqueous lands and vegetation, beaches, sand dune systems, barrier islands, underwater or maritime cultural resources, riparian forested buffers, and endangered or threatened species.”

- Liaison and work with the Commonwealth, the Army Corps of Engineers, Accomack County and other stakeholders including NGOs, e.g., The Nature Conservancy/Virginia Coast Reserve, to determine ways and means to remediate the significant loss of Cedar Island and other barrier islands to coastal erosion and mitigate the potential of increased coastal flooding arising from severe storms resulting from the loss of barrier island and salt marsh protection
- Ensure the Accomack-Northampton County Hazard Mitigation Plan includes content describing the loss of Cedar Island which will lead to loss of salt marsh habitat and loss of protection of the mainland and town from the Atlantic Ocean, resulting in ever increasing coastal flooding and damages to the mainland in general and the town of Wachapreague in particular
- Participate in the five year Hazard Mitigation Plan update and ensure the chapter on the Town of Wachapreague is appropriately revised to specifically reflect the hazards of sea level rise, land subsidence, coastal erosion and coastal flooding.
- Work with Accomack County and VDOT to ensure that the town’s drainage system is adequately maintained.
- Ensure that Hurricane Evacuation routes are clearly identified.

GOAL #6

Develop a closer working relationship with the Virginia Institute of Marine Science (VIMS) Eastern Shore Laboratory, so that the Town of Wachapreague and VIMS are aware of each other’s mutual needs for each to remain successful.

STRATEGIES

- Town to assist VIMS in hosting annual Marine Science Days
- Designate a Council representative with ongoing liaison responsibilities with VIMS

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- Determine ways and means to develop approaches to Payment in Lieu of Taxes (PILOT) in order to achieve benefits to the town from VIMS non-payment of taxes but by capitalizing upon the significant expertise and uniqueness of the VIMS facility as part of the Wachapreague community
- Determine ways and means for the community to support the financial commitment made by the College of William and Mary to Wachapreague and determine how the College of William and Mary and VIMS can support Wachapreague's uniqueness and enhance the town's ability to remain a viable visitor destination on the Eastern Shore of Virginia.
- Town to achieve support from the College of William and Mary and the VIMS Foundation in establishing a marine wildlife and estuarine and coastal ecosystems visitor center at VIMS Eastern Shore Laboratory on the Wachapreague campus similar to, yet on a smaller scale as the VIMS Gloucester Point facility □ Work with VIMS to establish a once a week public tour of the VIMS facility during the summer months

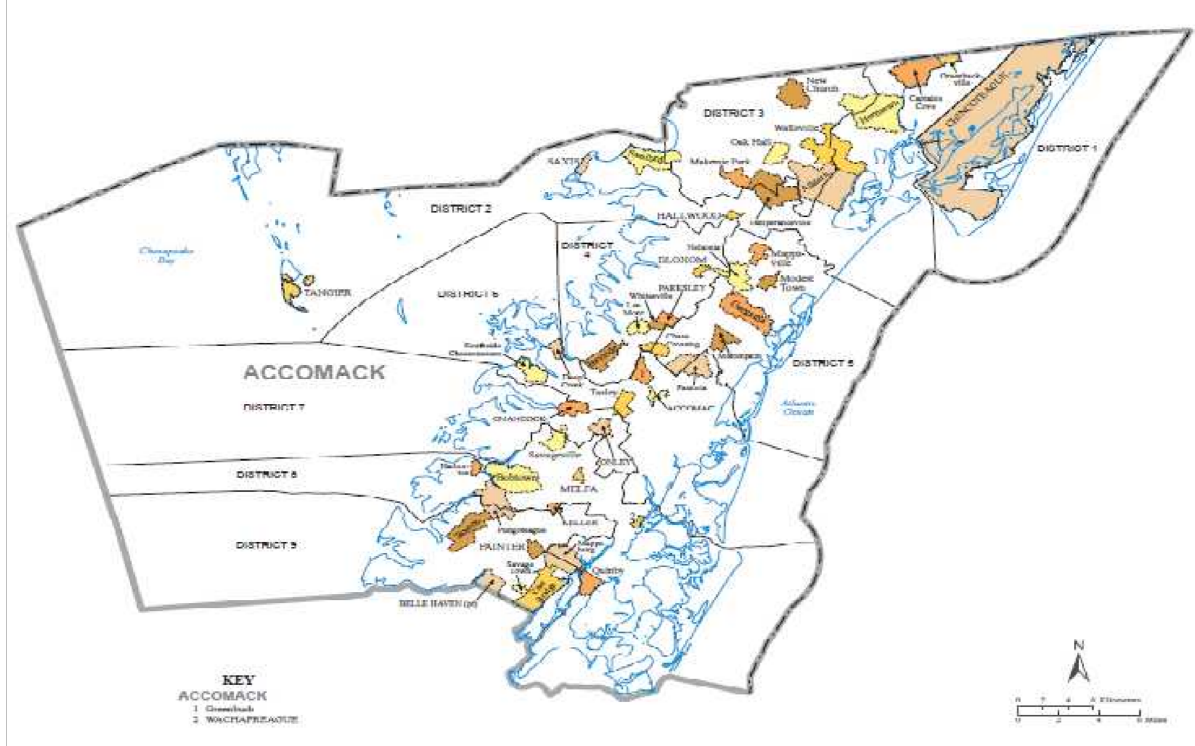
GOAL #7

Ensure that the impending relocation outside of town limits of the fire hall does not diminish Fire Department and Emergency Medical Services to the community. Work cooperatively with the Fire Department as to the use possibilities of the current fire hall after relocation with the objective of potential continuing beneficial use of the building.

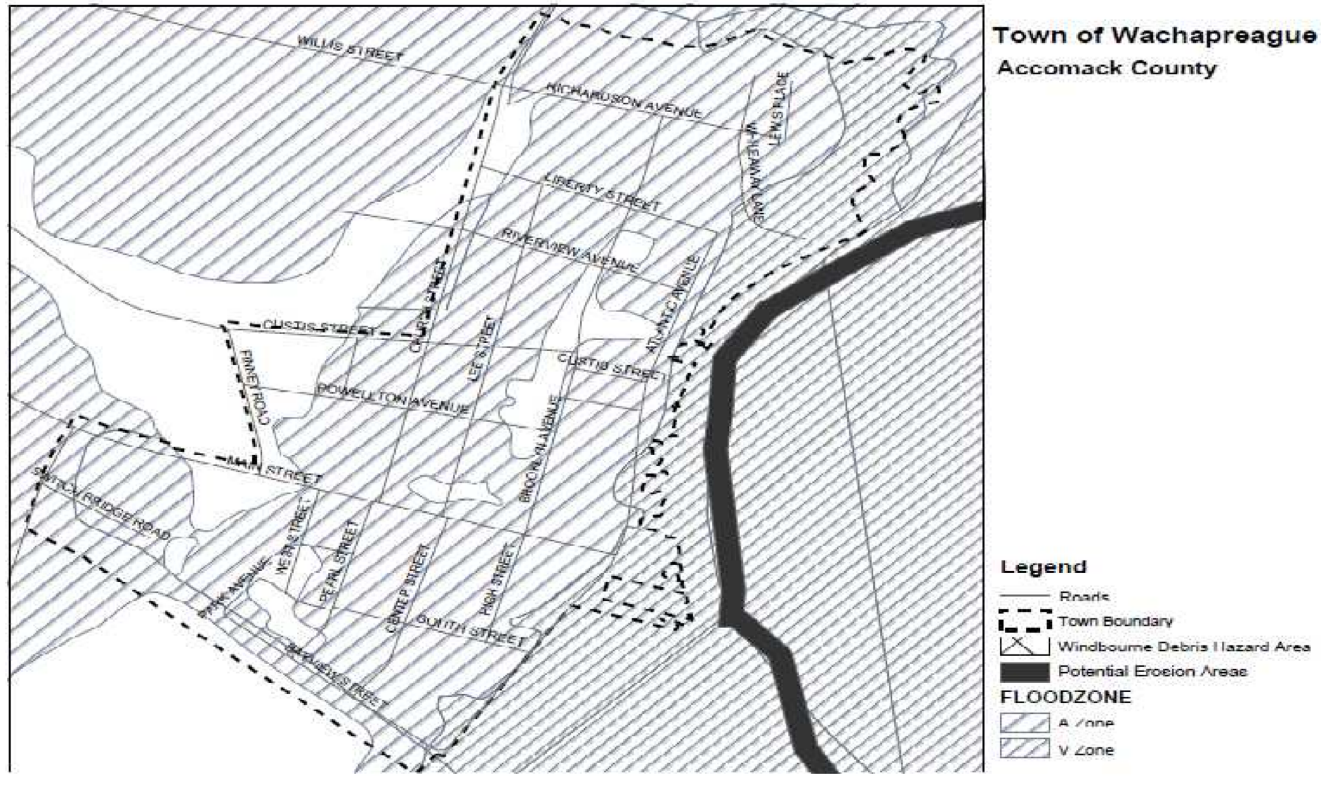
- Determine Fire Department intentions for current fire hall and discuss possible future use, e.g., office spaces or other potential businesses that may be feasible for locating in the building that may generate additional revenues to the town.

Section IV: Maps

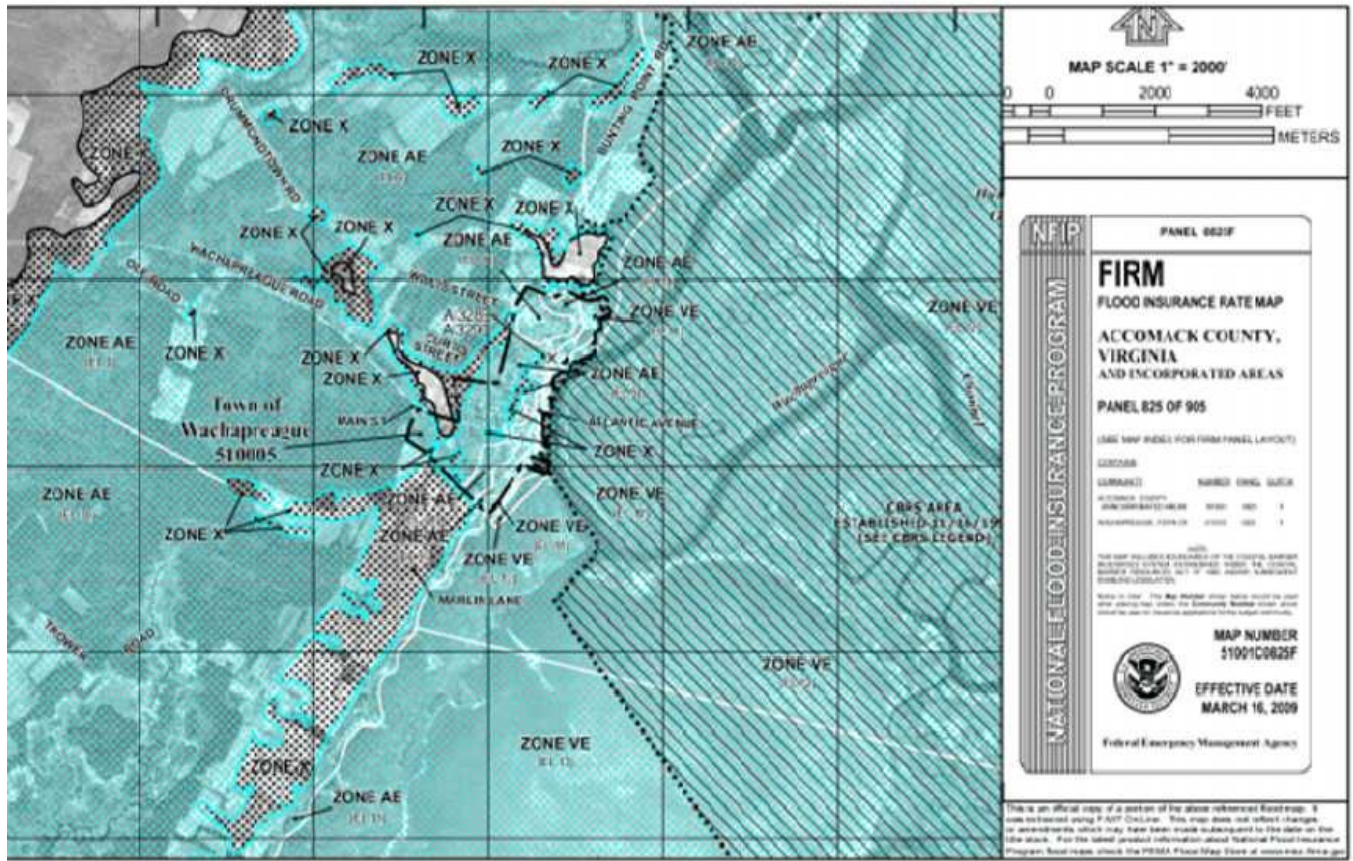
Map 1: Accomack County: Source US Census Bureau

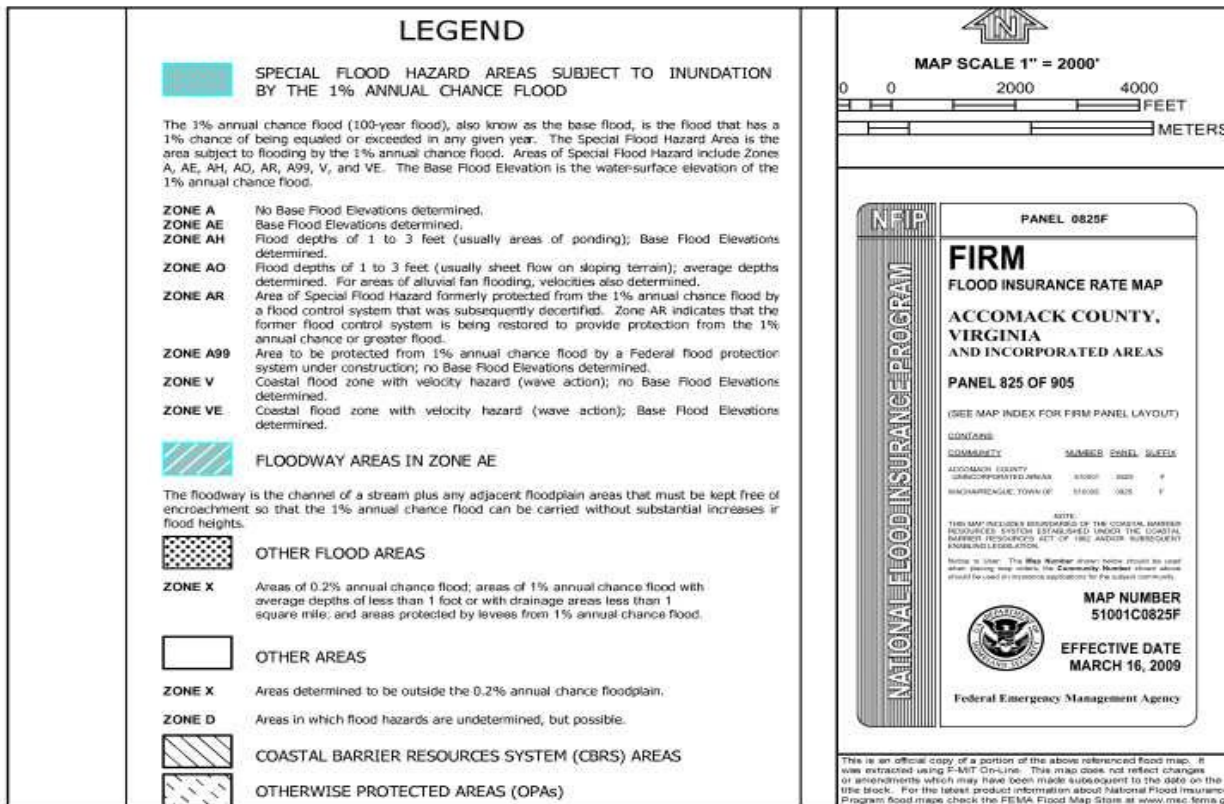


Map 2: Town of Wachapreague

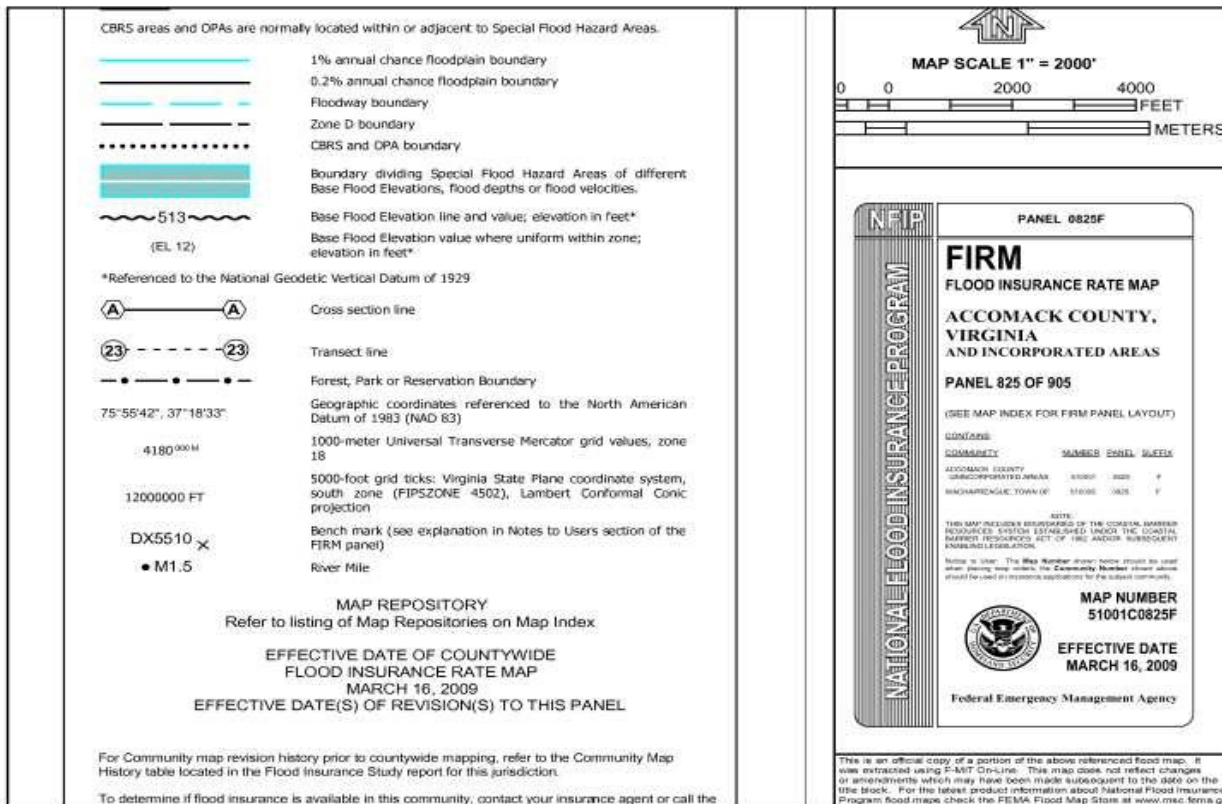


Map 3: Flood Insurance Rate Map (FIRM)





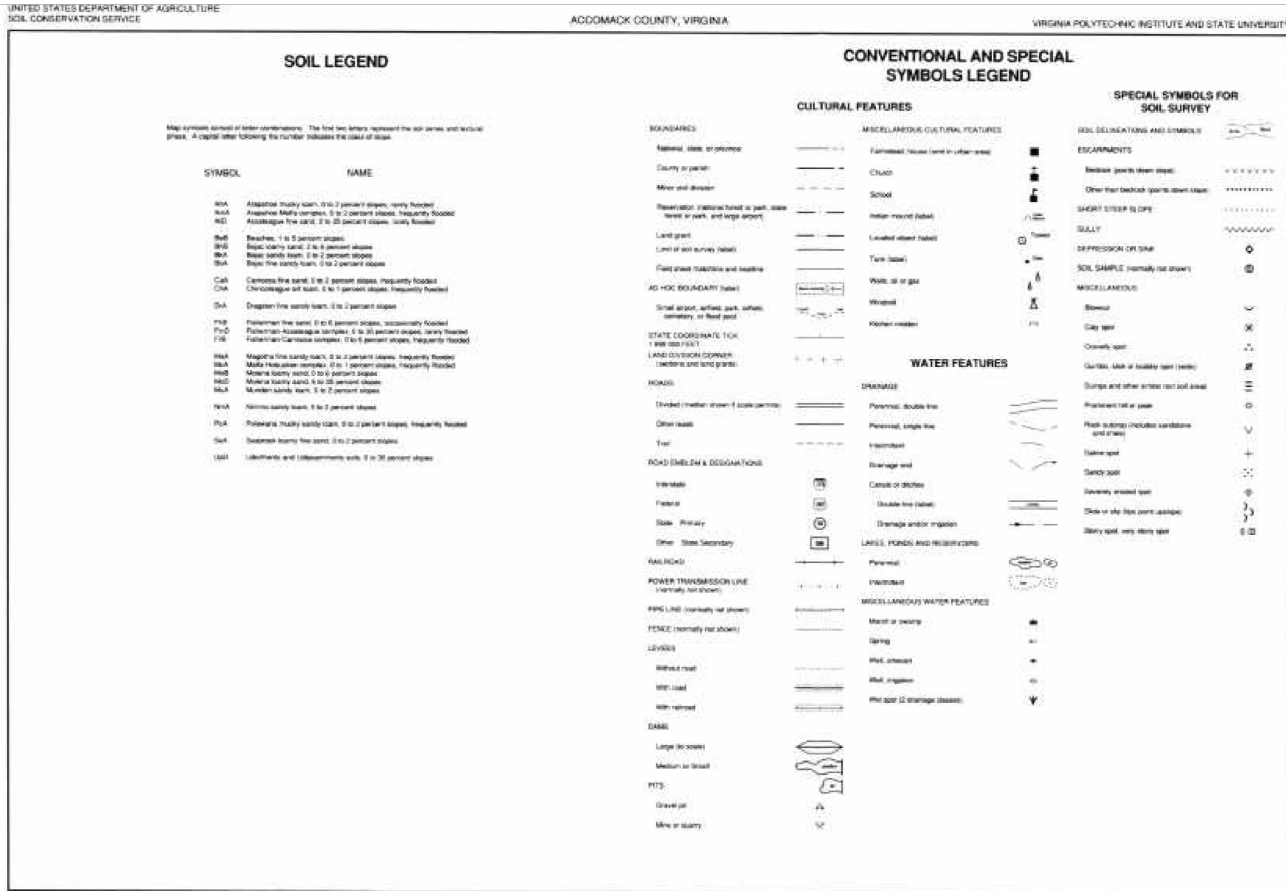
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Map 4: Wachapreague Soil Map & Legend (Source: Soil Survey 1994)



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Map 5: General Soil Map: Accomack County (Source: Soil Survey 1994)

