

TOWN OF CLAREMONT COMPREHENSIVE PLAN 2023

Prepared by Claremont Planning Commission

Adopted December 6, 2023

**TOWN OF CLAREMONT
COMPREHENSIVE PLAN**

Town of Claremont Comprehensive Plan

2022 - 2023 Claremont Town Council

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INTRODUCTION

Authority

Under Title 15.2, Chapter 22, Article 3 of the Code of Virginia (1950), as amended, the Claremont Planning Commission is authorized to prepare and recommend a plan for the development of the Town. The Act stipulates that the plan, with illustrative materials, shall show a planning commission's long-range recommendations for the general development of the territory within its jurisdiction. It may include, but need not be limited to:

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 transportation facilities such as streets, roads, highways, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities.
3. 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.
4. The designation of historical areas and areas for urban renewal or other treatment.
5. The designation of areas for the implementation of reasonable groundwater protection measures.
6. An official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and zoning district maps.
7. The location of existing or proposed recycling centers; and,
8. The designation of areas for the implementation of measures to promote the construction and maintenance of affordable housing.

The Act further provides that the plan shall show the general or approximate location, character, and extent of each feature described in the plan; but it shall also show where lands or existing facilities are proposed to be extended, widened, removed, relocated, vacated narrowed, abandoned, or otherwise changed. In addition, the Act states that at least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan. In response to Virginia Planning Law, the Town of Claremont is reviewing and updating its comprehensive plan.

The Claremont Comprehensive Plan is a general guide for decisions and actions that determine the Town's physical, social, and economic development. The plan identifies goals and objectives, suggests policies to implement them, and proposes programs to carry these policies out.

Plan History

While the Town's planning commission has been in existence since March 25, 1976, it had been more or less idle until it was reactivated in 1985. The first comprehensive plan was adopted by the Town Council in April 1990 and later revised in November 1993 and December 2000 and 2014.

Data Collection

Data for Claremont's Comprehensive Plan was collected from the U.S. Bureau of the Census, Crater Planning District Commission, the Surry County Planning Commission, Virginia Employment Commission, the 2020 Decennial Census and the 2020 American Community Survey 5-year estimates.

Plan Format

The Claremont Plan contains seven parts. The introduction describes the planning area, the authority for planning, the purpose of the plan, and the plan adoption procedures.

The second section provides economic and population characteristics, an inventory of land features and land use, housing and transportation, and community facilities.

The third section discusses special planning considerations that will affect development.

The fourth section provides hazard mitigation information about local hazard and options to reduce those risks.

The fifth section contains goals, objectives, and policies to guide future land use planning and development.

The sixth section provides specific suggestions for future land use, a future transportation system, and plans for community facilities.

The seventh section discusses plan implementation methods such as zoning, subdivision control, and capital improvements programming.

Plan Adoption

After the required public hearings, the Planning Commission will amend the plan, if necessary, and then recommend it to the Town Council for adoption. The Town Council will then have ninety days to adopt the plan after receiving it from the Planning Commission. If not adopted, it is returned to the Planning Commission and must be re-submitted within sixty days.

The plan may be amended at any time, using public hearing and adoption procedures.

History

Before selecting Jamestown as the first permanent English settlement in America, the land on which Claremont is now situated was first explored when the colonists met with natives of the nearby Quioughchonach tribe in May of 1607.

In 1632, Benjamin Harrison arrived in Virginia and took title to what is now Claremont and Sunken

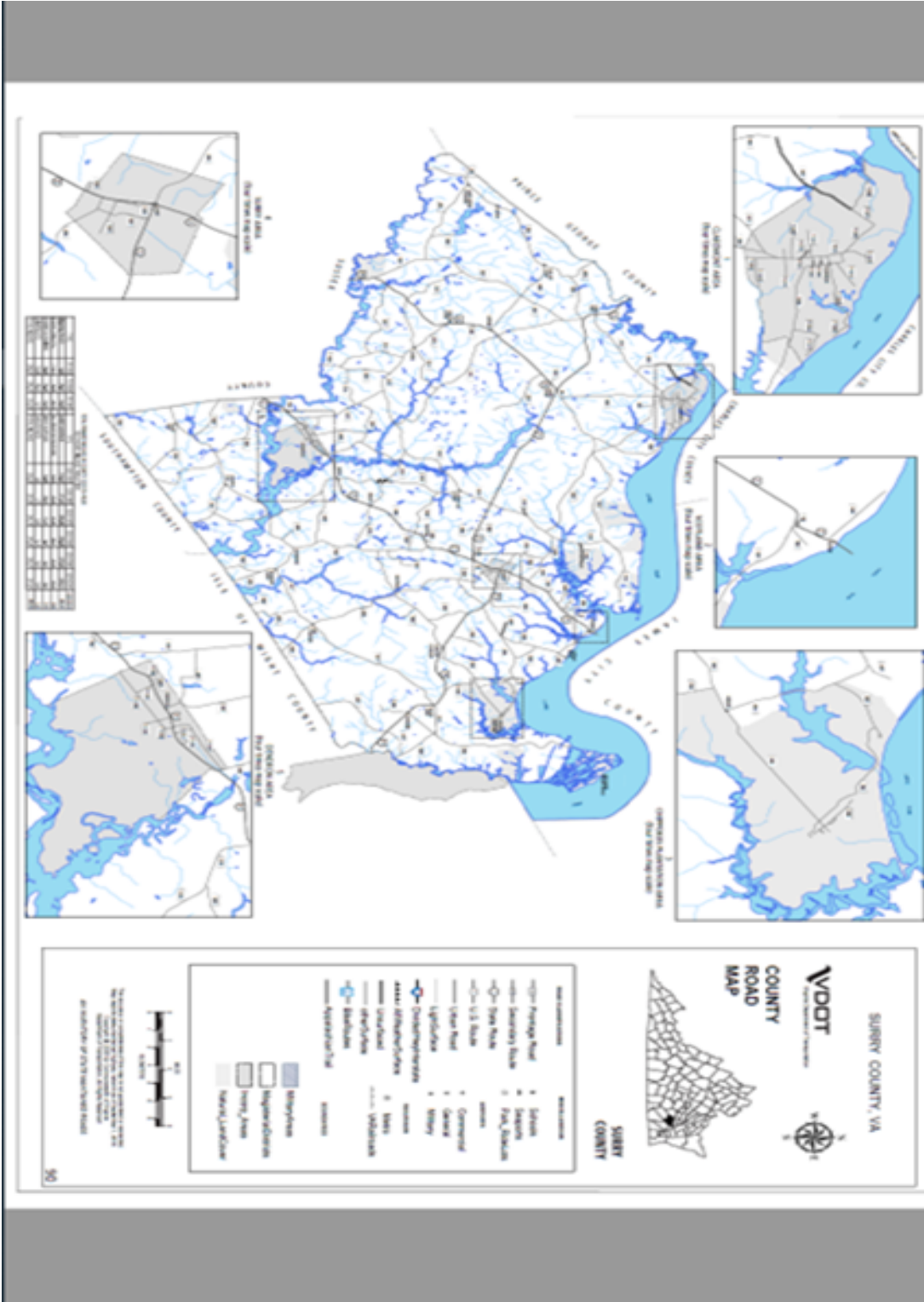
Meadow. The plantation stayed in the Harrison family until after the American Revolution when William Allen purchased it.

After the Civil War, the Allen's and the plantation fell on hard times and the plantation was sold to J.F. Mancha. Claremont was officially incorporated in 1886 and it was to be the period of the area's greatest growth, which continued into the first quarter of the twentieth century, with an estimated population of one thousand persons.

By World War II, the Town had significantly declined and today maintains a population of 305 as of 2020, which is increased by seasonal residents who occupy riverfront summer homes.

Claremont is situated on the northernmost point of Surry County on the South bank of the James River.

MAP: Location Map



POPULATION ANALYSIS

This section analyzes Claremont's population characteristics and will be used to project a population trend, which provides a basis for establishing public service priorities and for setting Town goals and policies. Data from the 2014 through the 2020 U.S. Census will be compared.

Trends and Estimates

Claremont is located in the Crater Planning District, an area where the population increased between 2014 and 2020. This growth occurred when new industries were established in the nearby cities of Colonial Heights, Hopewell and Petersburg.

Claremont's population experienced a decrease throughout the years between 2014 and 2020. The 2010 Claremont population, according to the Census, was 378, an increase of 35 persons over the 2000 population.

A review of the population trends in the state and the Crater Planning District gives a scale for comparing growth in Surry. According to the 2020 Census, the state has experienced an increase of population in recent years, having grown 3.66 percent between 2010 and 2020. During this period, the population of the Crater Planning District increased at a rate of 3.09 percent.

Between 2010 *and* 2020, the population of Surry County decreased 3.02 percent while the population of the Town of Claremont experienced a decrease of 19.3 percent, from 378 to 305 persons.

Population Characteristics

Population characteristics present statistics on age, race, and sex. Such statistics are useful in evaluating the Town's labor force, its dependents, and the structure of community facility programs needed to serve Claremont's population.

Age

The age profile of Claremont's population is determined by using age groups. The Town of Claremont has a lower proportion of its population in the youth age group (birth to 24) and a higher proportion in the elderly dependent group (over 65) than Surry County or Virginia.

This results in an older overall population for the Town. Because of its older population, Claremont currently has a relatively small labor force (ages 25 to 64). A labor force is a prerequisite for attracting industry.

About forty percent of Claremont's labor force was above 45 years old in 2010 and will all reach retirement by the 2020's. These retirees would normally be replaced by younger workers from within the community. This will be a different case, however, in Claremont, for the 5 to 67 age group has a combined population of only 65.4 percent of the total population. (American Community Survey)

Race and Sex

In 2020, there were more White residents than Black residents in Surry County. Black residents accounted for 40.6 percent of the County's population. For the Town of Claremont, White residents accounted for 71.4 percent of the Town's population; only 22.9 percent of the 2020 population were Black residents. Hawaiian was .006 percent and "other" was .022 percent.

According to the 2020 Census, there were more males (50.1 percent) than females (49.9 percent) in Surry County and in Claremont, there were more males (56.2 percent) than females (43.8 percent).

Population Projections

Claremont's projected population is based on an analysis of past and current population trends and the extension of these trends into the future. Population projections reflect both historical and current population trends and a sense of local economic and physical development factors. Population projections should be used only as a guide because unforeseen factors, such as the location of a new industry, or location of a new river crossing close to Claremont, may cause the population to increase. By contrast, the loss of an industry could cause further population decline.

Population gains and losses for Surry County and Claremont have historically run a parallel course. State population projections for Virginia's counties and cities are prepared by the Virginia Employment Commission. Although projections are not made for towns, Claremont's 2020 population is 305 persons and steadily decreasing, but has the possibility to increase due to the addition of high-speed internet which was added in 2022.

Population Change 2014-2020

	2014	2020	Rate of Change 2014-2020
Town of Claremont	378	305	-19.312
Surry County	6,765	6,561	-3.02
Crater Planning District*	174,761	180,165	+3.09
State of Virginia	8,326,289	8,631,393	+3.66

SOURCE: US Bureau of the Census 2020

* Includes the population of the Counties of Dinwiddie, Greensville, Prince George, Surry and Sussex; the Cities of Colonial Heights, Emporia, Hopewell, and Petersburg.

Population Characteristics

Claremont and Surry County
As of 2020

	Surry	Percent of Total Population	Claremont	Percent of Total Population
Population	6,561		305	
White	3,661	55.8	218	71.4
Black	2,663	40.6	70	22.9
Other	237	3.6	17	5.7

By Age	Surry	Percent of Total Population	Claremont	Percent of Total Population
Under 5	328	5.0	3	1.0
5-9	1096	16.7	10	3.3
10-14			11	3.6
15-19			32	10.5
20-24			3	1.0
25-29	3503	53.4	18	5.9
30-34			29	9.5
35-39				
40-44			46	15.0
45-49				
50-54			25	8.2
55-59				
60-64			38	12.4
65-69	1635	24.9	54	17.6
70-74			18	5.9
75-79				
80-84			19	6.2
85 +				
By Sex				
Male	3,288	50.1	172	56.2
Female	3,274	49.9	134	43.8

SOURCE: U.S. Bureau of the Census 2020; 2017 American Community Survey

ECONOMIC ANALYSIS

Income

Median family income information was collected as a part of the 2020 Census. This data revealed that the median family income level in both the Town and Surry County fell far below that for the State as a whole.

Median Family Income –	
Claremont	\$48,125
Surry County	\$61,105
Virginia	\$80,963

SOURCE: U.S. Bureau of the Census 2020, *Decennial Census*

Employment

Information gathered during the 2020 census indicated that the employment rate for Claremont was 43.9% compared to employment rate of 57.5% for Surry County.

NATURAL RESOURCES

The natural resources of an area, such as topographic features, geologic materials, and

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availability of groundwater, influence decisions concerning suitability for agricultural, forestall, residential, and industrial development. Activities causing overuse of groundwater, increased surface drainage, or air and water pollution can adversely impact land use.

Physiographic

Claremont is located in the Coastal Plain Physiographic Province of Virginia. The Coastal Plain consists of a series of broad, relatively flat areas referred to as terraces, separated by relatively steeper areas referred to as scarps. The terraces decrease in elevation seaward and toward rivers.

Claremont is situated on a coastal plain terrace approximately 110 feet in elevation. Steep ravines dissect the terrace, directing surface water flow to the James River or to Brandon Gut and Sunken Meadow Creek, which form tributaries to Upper Chippokes Creek and the James River respectively.

Geology and Soils

Surgical sedimentary deposits in the Claremont area are assigned to the Moorings unit and consist primarily of clayey silt and fine sand which grades downward into sand and gravel. Soils, which have developed within the upper 70 inches, are classified as Craven loam throughout more than 50 percent of the area, and mostly as Emporia fine sandy loam and Kempsville fine sandy loam throughout the remainder of the area. These soils are moderately well drained to well drained, exhibit slow permeability, exhibit low natural fertility, and are strongly to extremely acidic. The U.S. Department of Agriculture Soil Conservation Service has interpreted the soils for land use management as follows:

Cropland

Cultivated crops are moderately well suited to this soil. Economic yields can be obtained by applying lime and fertilizer based on soil test results and a management plan. Wetness in the spring restricts tillage operations, harvesting, and alfalfa growth. Management practices that maintain organic matter content and tilth, reduce crusting, and reduce runoff and erosion are minimum tillage, cover crops, returning crop residue to soil, grassed waterways and diversions, and crop rotations that include grasses and legumes.

Pastures

Pastures and hay grasses and legumes are moderately well suited to this soil. The carrying capacity of pastures is increased by establishing and maintaining a mixture of grasses and legumes, proper stocking rates, and rotating and deferring grazing. Economic yields can be obtained by applying lime and fertilizer based on soil test results and a management plan. Compaction of the surface layer of the soil, damages to grasses and legumes, and increased erosion occurs by grazing during periods of seasonal wetness.

Woodland

The potential productivity for loblolly pine is very high; the site index is 88. The estimated annual production of wood is 125 cubic feet per acre. Wetness limits the use of equipment for managing timber. Plant competition limits the establishment of desirable tree species.

Community Development

Septic tank absorption fields are limited by slow permeability and a seasonable high-water table. Unsatisfactory performance of septic tank absorption fields can adversely affect public health. Sanitary landfills are limited by slow permeability and a seasonal high-water table. Building sites are limited by low strength and moderate shrink-swell potential. Excavations are limited by a perched high-water table. Vehicular traffic is limited when the clayey subsoil is wet.

Hydrology

Water is obtained from surface water supplies, such as rivers, streams, and lakes, and from groundwater, which is water stored in the ground within permeable sediments, in layers, at specific depths below the ground surface. When water from rainfall reaches the ground surface, it moves laterally across the surface as runoff and infiltrates the ground to deeper subsurface zones. Best Management Practices have been outlined by the Department of Environmental

Quality in order to prevent runoff from causing soil erosion and from allowing water to flow into streams and rivers instead of infiltrating downward as groundwater. Proper groundwater management can create a perpetual adequate water supply to communities and agricultural areas even in times of drought.

Permeable sands and gravels, which are saturated with water at specific depths, in zones or layers, are referred to as aquifers. In the Claremont area, there are four major aquifers, which can supply groundwater. The aquifers are separated from each other by relatively impermeable sediments. The water table aquifer is the first aquifer encountered below the ground surface. It consists of sand, silt, and some gravel at depths generally less than 50 feet and is usually adequate to supply pumping rates of 10 to 50 gallons per minute of domestic needs. The water table aquifer is not level; rather, it reflects the ground surface topography and decreases in lower areas such as ravines. In addition, the water table aquifer does not maintain a constant level; it fluctuates seasonally with varying amounts of precipitation. Groundwater from this aquifer has highly variable water quality with respect to iron and hydrogen sulfide content and may be easily polluted. The Miocene aquifer is encountered at depths between 100 feet and 150 feet and is separated from the water table aquifer by a relatively impermeable silt and clay unit. With impermeable sediments above and below, this aquifer is referred to as a confined aquifer. Water infiltrates or recharges the aquifer where its sediments are exposed at the ground surface west of Surry County in Sussex and Dinwiddie Counties. The aquifer slopes gently seaward and is covered by younger deposits. Groundwater from the Miocene aquifer is commonly used for domestic purposes and yields approximately 50 gallons per minute. The water quality is generally good; pollution would enter the aquifer from the recharge area.

The Paleocene aquifer is another confined aquifer; it is encountered at depths between 350 and 400 feet. This aquifer is similar to the Miocene aquifer, having a recharge area in Sussex and Dinwiddie Counties and yielding approximately 50 gallons per minute. Water quality from the Paleocene aquifer is good; pollution would enter the aquifer from the recharge area.

The Cretaceous aquifer is encountered at depths of 460+ feet. The recharge area for this aquifer is in Dinwiddie County. Yields from this aquifer are adequate for large municipal and industrial use, generally 700 gallons per minute. Fluoride and sodium concentrations are commonly high in water from the Cretaceous aquifer; pollution would enter the aquifer from the recharge area.

The intense use of groundwater elsewhere has prompted the Department of Environmental Quality (DEQ) to designate a contiguous area of seven cities and five counties, including Surry County, as a groundwater management area. A groundwater management area is defined in Section 62.1-44.85 of the Code of Virginia as an area in which the DEQ has deemed the levels, supply, or quality of groundwater to be averse to public welfare, health, and safety. The DEQ found declines in water level, water depletion, interference between water wells, and potential pollution from saltwater in the management area.

Designation as a groundwater management area means that industrial and commercial enterprises must have a Certificate of Groundwater Right to withdraw over 50,000 gallons of groundwater per day. A certificate is not required for the use of groundwater for agriculture, human consumption, or domestic purposes, or by local governments such as Claremont.

Residents and businesses in the Town are served entirely by groundwater. Groundwater will continue to be the sole source of drinking water for the foreseeable future. For this reason, measures must be taken to protect the entire recharge area of the aquifer. The confined aquifers are especially important to protect because they recharge regional flow systems.

Climate and Air Quality

The Claremont area has a temperate climate with normal daily maximum temperatures ranging seasonally from approximately 46°F to 88°F and normal minimum temperatures ranging seasonally from approximately 26°F to 78°F. Normal precipitation is 44 inches and normal relative humidity ranges from 53% to 90%. Mean annual wind speed is 7.6 mph, generally from the NNE in February and October and from the S and SSW the remainder of the year.

The Federal Clean Air Act of 1970 established national air quality standards for allowable amounts of suspended particulate matter, carbon monoxide, sulfur dioxide, nitrogen oxides, ozone, and lead. Areas near Claremont currently exhibit air quality better than the required standards. Surry County does not have any ambient air monitoring sites. In consideration of the general wind directions, the closest monitoring sites to Claremont are located at Waverly (monitoring suspended particulate matter), Suffolk (monitoring ozone), Newport News (monitoring carbon monoxide), and West Point (monitoring suspended particulate matter).

HOUSING

Claremont's housing inventory, trends, projections, and problems are discussed below. In developing the background data, the Census of Housing for 2000 as prepared by the U.S. Bureau of the Census, was used.

Housing Inventory

Housing Types

Claremont's dominant housing types are traditional single-family structures. In 2000, there were 205 single-family units in Claremont, which is a decrease of 28.3 percent over the number of single-family units in 1990. During the same time period, there was a 100 percent decrease in the number of multi-family units. There were 43 manufactured housing units, 3 units more than the 1990 Census figure. The total number of year-round housing units decreased by 84 units, or 25.3 percent during the last decade.

Housing Units by Type of Structure
Claremont, Virginia

<u>Structure Type</u>	Number of Units	
	2000	2020
One Family	205	202
Multiple Family	0	
Manufactured Housing, Year-Round Units	<u>43</u>	
TOTAL	248	202

SOURCE: U.S. Bureau of the Census, *Census of Housing*, 2000 and 2020.

Housing Occupancy
Claremont, Virginia

	Number of Units		
	<u>2000</u>	<u>2010</u>	<u>2017</u>
Owner Occupied	119	131	72%
Renter Occupied	28	30	28%
Vacant	93	56	
Seasonal or Occasional Use	<u>8</u>		
TOTAL	248	217	

SOURCE: U.S. Bureau of the Census, Census of Housing, 2000, 2010; 2017 American Community Survey

Conditions of Housing

Substandard housing is defined as those units which lacked complete plumbing facilities, or which were overcrowded. Overcrowding exists when a unit contains 1.01 or more persons per room used for living purposes.

According to the 2010 Census of Housing, 3 units in Claremont were identified as lacking complete plumbing facilities. No information on overcrowding was provided by the 2010 Census. Of those 3 units, all of them are vacant or seasonal structures.

However, the Town records indicate that there are no units in Claremont lacking complete plumbing.
SOURCE: U.S. Bureau of the Census, *Census of Housing*, 2010.

Housing Trends and Projections

After discussions with the Planning Commission, it was determined that the Town supplies water to 277 units. Forty-eight of the units are outside of Claremont, bringing the number to 229 units in Claremont.

According to the 2020 Census of Housing, the total housing units in Claremont was 202.

This is a decrease of 46 housing units since the 2000 Census. It is projected that the housing stocks in Claremont will experience a small number of increases for the next ten years.

COMMUNITY FACILITIES

Community facilities and services include those government and quasi-public improvements that serve the general public. Community facilities include buildings, land, and improvements that provide utilities, trash disposal, recreation, and library services. Community facilities are among the basic necessities needed for a community's growth and development.

Utilities

Water:

Claremont's water system was upgraded in 1982. The system's water is drawn from two wells with a total pumping capacity of 50,000 gallons in twenty-four hours. The Ground Withdrawal Permit issued by the Department of Environmental Quality (DEQ) however, limits the system to 47,000 gallons per day, which can cause some problems, particularly during the summer months. The untreated water is stored in a ground level 4,000-gallon tank. Distribution lines are 2" to 6" in diameter. The system serves the Town as well as areas out of the corporate limits. In case of a Dominion Virginia Power electrical failure a 30-kilowatt generator provides backup power to operate the well pumps.

Claremont's water system is capable of meeting existing needs. Additional storage would be an improvement. The Town is currently in the process of upgrading the water system. The Water Upgrade Project consists of the installation of two booster pumps, each rated at 100 gpm at 120 feet TDH, two high service pumps, each rated at 600 gpm at 240 feet TDH, a new booster pump building, a 30,000-gallon ground storage tank, backup power supply, 9100 feet of 8 inch and 5100 feet of 6 inch PVC waterline, and related appurtenances for increased efficiency and reliability of the system.

**Water Source, Storage, and Distribution
Town of Claremont, 2000**

<u>Well Number</u>	<u>Pumping Capacity in Gallons per Minute</u>
#3	400
#4	150 (back-up well)

Water Storage - 4,000-gallon ground level tank

Water Distribution

<u>Pipe Size</u>	<u>Length in Feet</u>	<u>Percent of Total</u>
6"	16,000 (est.)	57
4"	10,000 (est.)	36
2"	<u>2,000</u> (est.)	<u>7</u>
	28,000	100
<u>Fire Hydrants</u> - 30		
	<u>Number</u>	Water Use in Gallons <u>2022</u>
<u>Customers</u>	270	8,515,100

Sewerage:
 Claremont residents have 189 individual septic tanks.

Electricity:
 The Dominion Virginia Power Company supplies Claremont's electricity with 34 Kilovolts. At present there is no problem with this service.

Telephone:
 Verizon provides the majority of Claremont’s landline telephone service. This service is adequate. We now have a 5g/C Band Cell Tower on East Minnesota Avenue and Rural Band Internet Connection available from Prince George Co-op.

Education
 Claremont schoolchildren attend Surry County Schools, which provide instruction from pre-kindergarten through 12th grades. There is one elementary school, one middle school and one high school in Surry County.

Surry County School System

<u>School</u>	<u>Grade</u>	<u>Capacity</u>	Enrollment <u>2023</u>	Est. Number of Teachers
Surry Elementary	Pre-K-4	700	460	30*
L. P. Jackson Middle	5-8	500	205	20*
Surry County High School	9-12	500	219	29*

* Including guidance counselors, librarians & resource teachers.

SOURCE: Surryschoools.net

Institutions of Higher Education near Claremont

Institutions of higher education near Claremont include three four-year colleges and two community colleges offering two-year programs

<u>Name</u>	<u>Degree Program</u>	<u>Distance</u>
Virginia State University	Four-year Bachelor and Graduate degree programs	26 miles in Petersburg
The College of William and Mary	Four-year Bachelor and graduate degree programs	15 miles in Williamsburg

Richard Bland College of The College of William and Mary	Two-year associate degree programs	30 miles in Petersburg
Brightpoint Community College	Two-year associate degree programs	26 miles in Chesterfield County
Christopher Newport University	Four-year Bachelor and Graduate degree programs	29 Miles

Health Services

Surry County has three physicians in private practice. Public health services and home health care services are available at the Surry County Public Health Department and Surry Medical Center/Horizon Health Services, staffed by volunteer physicians, located at 440 Colonial Trail West, Dendron, Virginia.

The nearest hospitals are Tri-Cities Hospital in Hopewell, Riverside Doctors Hospital and Sentara Williamsburg Regional Medical Center in Williamsburg, Southside Regional Medical Center in Petersburg, and Obici in Suffolk. Also, there are several stand-alone ERs in the area including Prince George and Chester.

Public Safety

Police:

Police protection for Claremont is provided by the Surry County Sheriff’s Department. The Surry County Sheriff’s Office consists of the Sheriff and 15 Deputies including one school resource officer, plus 2 part-time court officers. All of the deputies are trained through schools sponsored by the Department of Criminal Justice Services. The Sheriff’s Office has nineteen vehicles; each equipped with a mobile radio and mobile data terminals. They also have a marine unit for river rescue, as well as search and recovery. The Sheriff’s Office, in addition to dispatching for law enforcement, also dispatches for the rescue squad and fire departments.

Fire:

The Claremont Volunteer Fire Department was established in 1945 and has headquarters three miles south of town on Route 646. They continue to maintain the old firehouse building in town. Currently the fire department has 18 volunteers. They house three 1,500-gallon pumpers, a ¾ ton mini-pumper, a utility vehicle, a crash truck and a 4000-gallon tanker at the new firehouse.

Funding: The budget for the fire department comes from grants, county taxes, private donations, and fund-raising events.

Rescue Squad

The Surry Rescue Squad provides the emergency medical services for the Town. It has both BLS and ALS capabilities and operates three medical units. The rescue squad provides an emergency service crew on a 24-hour, seven day per week schedule and is staffed by a 2-person paid crew. They provide a second ambulance crew Monday through Friday, on a 12 hour shift during peak times.

MAP: Existing Land Use



SPECIAL PLANNING CONSIDERATIONS

Not all of the land in Claremont is suitable for development; parts of the area are more easily developed for certain uses than others. Certain land disturbing activities can possibly create hazards if unnatural uses occur. Additional costs may be incurred when overcoming the natural conditions existing in the area or when development in the area disturbs the natural process through environmental degradation, both on and off the site. There are development constraints and several important factors that have affected the Claremont area's growth and will continue to have a major influence on the area's future. Special planning considerations are directed at addressing these development constraints and factors to guide the best possible land uses for the study area in the future.

Chesapeake Bay Preservation Act

Protection of the water quality of the Chesapeake Bay, the James River and its tributaries is essential to the welfare of the Commonwealth and the Town of Claremont. As a natural

resource, the Chesapeake Bay has always been instrumental to the growth and vitality of Virginia. It is an attractive body of water for recreation and transportation, and it has always been a critical component of the State's ecosystem.

In 1988, the Virginia General Assembly passed the Chesapeake Bay Preservation Act (Bay Act) as Virginia's commitment to improving the health of the Chesapeake Bay. The purpose of the Bay Act is to protect and preserve the water quality of the Chesapeake Bay and its tributaries. The adoption of the Bay Act resulted in the creation of a land use management program based upon the premise that human activities, such as construction, farming and other land clearance and disturbance, have significant cumulative impacts on the water quality of the Chesapeake Bay. The intent of the Bay Act is to balance the needs of economic development and environmental protection.

The Chesapeake Bay Local Assistance Department (CBLAD) now within the DEQ Office of Watersheds and Local Government Assistance was created to develop regulations thereby establishing the criteria for local governments to use in designating and managing Chesapeake Bay Preservation Areas in their jurisdictions. All local governments in Tidewater, Virginia, including the Town of Claremont, are responsible for implementing the Bay Act and therefore are required to designate Chesapeake Bay Preservation Areas and adopt a local program regulating the use and development of these areas in a manner consistent with the Bay Act.

Chesapeake Bay Preservation Areas

Certain land areas play a more important role in protecting water quality than do others. The Bay Act attempts to identify and focus on those critical land areas, which if improperly developed, could result in substantial water quality degradation. These areas are called Chesapeake Bay Preservation Areas (CBPA's) and include two components. The two components are the Resource Protection Area (RPA) and the Resource Management Area (RMA).

Resource Protection Areas (RPA's) are to include "areas which consist of sensitive lands at or near shorelines that have intrinsic water quality due to the ecological and biological processes they perform or are sensitive to impacts which may cause significant degradation to the quality of state waters." Areas designated as RPA's include, but are not limited to, the following:

- tidal wetlands,
- non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or tributary streams,
- tidal shores; and
- 100-foot buffer zones adjacent to other RPA components.

Map 3 outlines the Resources Protection Area Boundary for Claremont.

The RPA features filter sediments and pollutants from runoff before they reach the Bay, thus improving water quality. These land areas, preserved in their natural state, work to prevent erosion, absorb water, prevent flooding, provide a protective buffering of the shore, reduce nutrients entering the water, and otherwise prevent sediments and pollutants from entering the water. The uses and development of RPA land, as well as land clearance and the removal of vegetation, are extremely restricted and possible only under certain circumstances by special permitting. Few exceptions exist other than for development defined and determined to be water-dependent, for redevelopment or for lots recorded prior to the Bay Act, which due to their size, shape, or other unique features, cannot be reasonably developed within the requirements of the Bay Act.

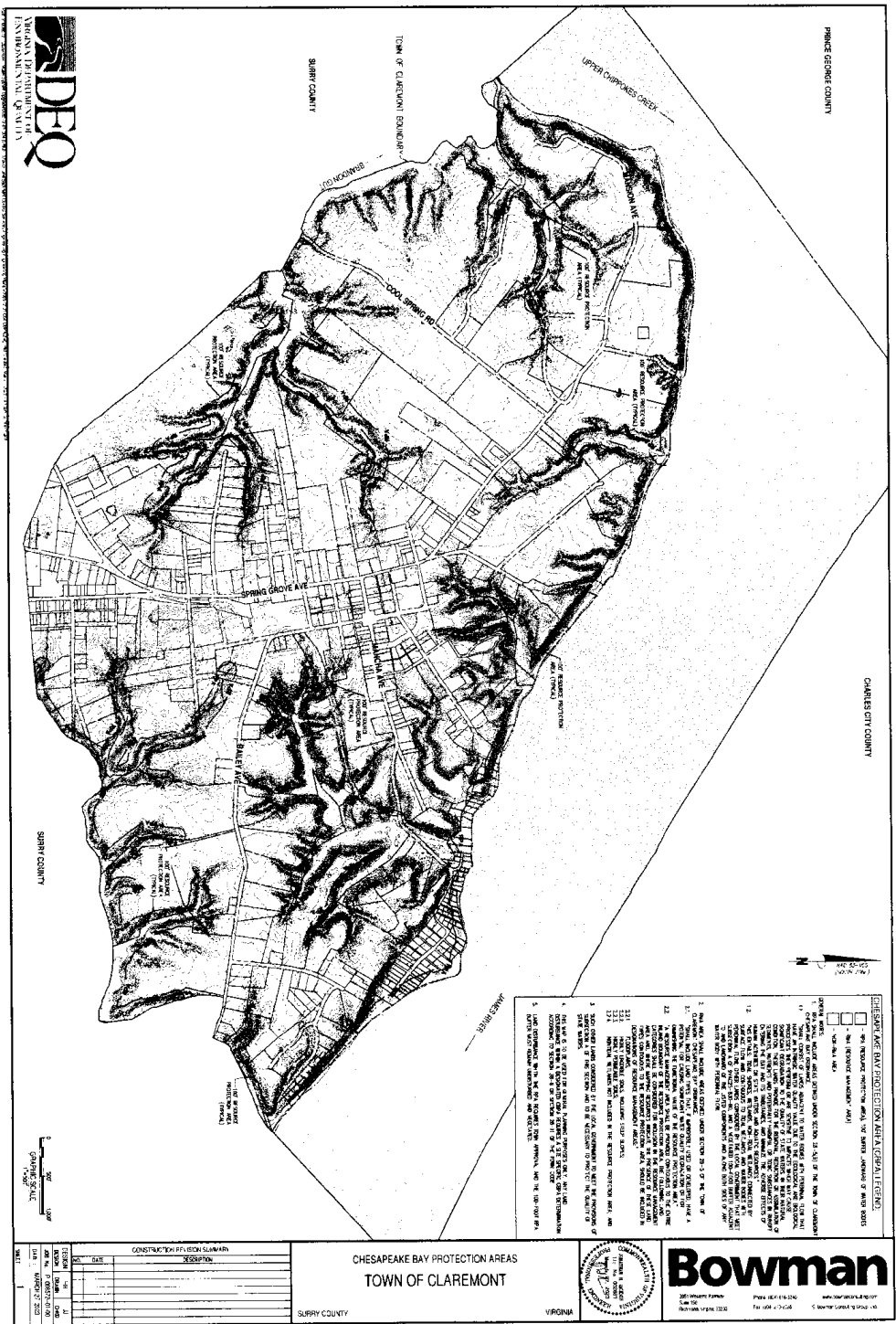
Resource Management Areas (RMA's) are lands, which "have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Areas." These management areas include all areas contiguous to the entire RPA inland boundary.

These areas, if improperly developed, would result in erosion, flooding, and other adverse impacts to the RPA, thereby preventing its proper functioning and degrading water quality.

Included in the Resource Management Areas are such components as:

- 100-year floodplains,
- highly erodible soils,
- highly permeable soils,
- non-tidal wetlands, not included in RPA's,
- steep slopes; and
- other lands as necessary to sustain the quality of state water.

MAP: Chesapeake Bay Preservation Areas



MAP: Special Planning Considerations

CLAREMONT



Land development and disturbance activities in Chesapeake Bay Preservation Areas must generally limit land disturbances to a minimum, maintain a 100-foot buffer from protected water and wetland features, strictly control erosion and sediment on the site, preserve natural vegetation to the greatest extent possible, minimize impervious coverage and manage storm water runoff generated by the development.

Following the Chesapeake Bay Preservation Act's designation guidelines, the Town of Claremont designated the entire jurisdiction a Chesapeake Bay Preservation area in June 1992. The area consists of both RPAs and RMAs. The Town updated the Comprehensive Plan in December 2016 and amended the zoning ordinance on April 6, 2022, subdivision ordinance on May 11, 2022, and the CBPA Ordinance on May 11, 2022. Land uses as permitted by local zoning are permitted within RMAs; however, best management practices must be employed where necessary in order to prevent or reduce surface water pollution. The regulations of the CBPA's are administered and enforced by the Town of Claremont zoning officer and through a Memorandum of Understanding with Surry County dated January 4, 2023.

Redevelopment

Intensely Developed Areas (IDA's) are usually confined to either the redevelopment of existing developed sites or new construction on a limited number of remaining parcels. IDA's are further characterized as development areas where the natural landscape has been changed considerably and impervious surface coverage is greater than 50 percent, housing densities equal or exceed four units per acre and areas are served by public water and sewer systems. The concentration of intensive use coupled with the absence of natural vegetation and extensive impervious coverage contribute to non-point pollution of surface waters. No areas in the Town of Claremont are considered for IDA designation.

Even without the identification of IDA's, the Town of Claremont will continue to seek ways to improve water quality on individual redevelopment and renovation projects. Currently, renovation projects in the Town are primarily individual single-family home construction activities.

Floodplains

Floodplains are those areas along streams and rivers where flooding is likely to occur. Floodplains are important environmental resources due to their function as a natural and economical storm water management system, as well as their value as wildlife habitat and recreational areas.

The James River borders the corporate limits of the Town of Claremont on the North and flows eastwardly toward the Chesapeake Bay. An examination of the Flood Hazard Areas map of Claremont reveals that most of the flood plains in the area are located along the

banks and beaches of the James. Because of its relatively high elevation, few structures were identified to be located in the flood plain, except those in the Sloop Point area. FEMA, the Federal Emergency Management Agency, prepared the maps in 2022 presented on page 25.

In general, flood plains are best left in a natural state. In addition to serving surface water hydrological functions, they are a prime habitat for animal and plant life. If left undisturbed, flood plains can provide a useful function of filtering eroded soils and other debris resulting from land-disturbing activities. Preserving flood plains in a natural state can also serve as a quiet reserve for passive recreation activity. Flood plains are crucial to the environment and ecological balance and must be protected. The flood hazard history and its impacts to Claremont are presented on page 31.

Waterfront Access

The Virginia Outdoors Plan 2002 recognizes that the James River area near the Town of Claremont is a beautiful area. It further recommends that public water access and water related recreational opportunities in this area should be considered. Provision of public access is an important part of the Commonwealth's overall strategy for improved stewardship of its natural resources; citizens will be more likely to develop a sense of ownership and appreciation for Virginia's coastal environment if they are able to experience these resources personally. In turn, these citizens will become more likely to support coastal resource protection programs.

In the spring of 1993, a Waterfront Access and Recreation Plan were prepared by consultants for Surry County. As recommended in the report, the following is a list of waterfront access points located in Claremont:

Town Beach/Walnut Tree: This beach is for the use of residents of Claremont, identified by a sticker on their vehicle which can be obtained at Town Hall. The area is used for sunbathing, swimming and picnicking. A picnic table is available.

Claremont Beach: Claremont beach is a private, mostly vacation home community with perhaps one of the best natural areas for a bathing beach in the County. The beach area is privately owned and for the exclusive use of owners and their guests.

Brandon Gut: The drive to the mouth of Brandon Gut is one of the most scenic areas in the County and is obviously used for such purposes. However, the scenic drive and turnaround area is the subject of a disagreement between the Town of Claremont and the adjacent landowner.

Because of the potential for environmental damage at these waterfront access points, the Town has guidelines for land use and development as stated in the Chesapeake Bay Preservation Act Overlay District Ordinance adopted on May 11, 2022, to ensure the

protection of this valuable resource. Map 4 identifies waterfront access areas. All of these sites are privately owned, however, there may be future possibilities for public access.

Ground Water Contamination Threats

According to the Virginia Department of Environmental Quality, underground storage tanks (USTs) are the primary source of groundwater contamination in Virginia. Many streams are fed by groundwater and therefore any spill may adversely impact surface water quality.

Most underground storage tanks (USTs) contain petroleum products stored in tanks constructed of steel. The average life of a steel tank is approximately 15 years. The threat that USTs pose is primarily because the tanks are not visible. Leaks of USTs may not be detected until a substantial amount of pollutants have seeped into the surrounding soil. Corrosion of the tanks over time produces pinhole type leaks resulting in discharge of many gallons over a short time period. Gasoline contains benzene, toluene and xylene, all of which are detrimental to health. It has been estimated that one gallon of gasoline is sufficient to contaminate one million gallons of water. Older tanks are being replaced by new tanks made of material resistant to corrosion to eliminate leakage. Tanks, which store more than 1,100 gallons, are regulated by the Department of Environmental Quality, which reports that there have been approximately 2 USTs in the vicinity of Claremont. One of them is in operation and none were reported leaking. Gasoline is the material stored in the tanks. The following is information about the USTs in Claremont.

<u>Name of User</u>	<u>Status of Tanks</u>	<u>Substance</u>
Circle Store	Currently Closed	Gasoline

While there is no indication of groundwater pollution within the Town, the Town should take into consideration the groundwater pollution potential of land development when considering certain land use types in order to take proper design and planning precautions.

Shoreline and Stream Bank Erosion

Shoreline and stream bank erosion is caused by both human and natural forces. Natural forces include wave action, storm events with high winds, increased tidal action, and upland runoff. Human forces can include construction and land disturbing activities such as grading and clearing, boat wakes, improperly sited development, and increased storm water runoff from overbuilding. Shoreline and stream bank erosion can affect water quality through the introduction of increased sediments and nutrients.

Map 4 illustrates the conditions of the shoreline in the Town of Claremont as identified in a study by the Virginia Institute of Marine Science. Erosion in this area is identified as slight to moderate with historical erosion rates averaging 1.0 to 1.2 feet per year. No structures are threatened by this rate of erosion. The shoreline areas of Claremont are suitable for

Placeholder for FEMA Map

low-density usage such as recreation areas. Any development should be in harmony with the natural surroundings.

A windshield survey of the Town's major slope areas was conducted in the winter of 1999. It appears that stream bank erosion is not an issue in the Town of Claremont.

Soil Suitability

The suitability and limitations of the soils in an area have a great impact on development. Soil factors such as depth, absorption, percolation, shrink-swell conditions, wetness and filtering action all have an effect on development. The Soil Conservation Service conducted a preliminary soil survey, which identifies general soil characteristics and slopes within Claremont, as shown in Map 5. Because the soil types are general and not site specific, the soil information does not replace the need for identifying the general location of soil types and certain areas that may need special attention in relation to potential soil problems.

Steep Slopes

Slopes unsuitable for development generally occur along streams, creeks, riverbanks and ridgelines. The percentage of slope considered to be unsuitable for development will vary depending upon soil type; however, slopes greater than 15 percent consistently present significant water quality problems for development and their stabilization generally requires more expensive structural solutions. Steep slopes are among the land categories to be considered for inclusion in Resource Management Areas.

SOIL Map

Legend

- Well drained, medium textured soils
- Moderately well drained, medium textured soils
- Well and moderately well-drained, clayey soils
- Steep side slopes
- Marshes, swamps, floodplains (hydric soils)
- Other soils
- Inland water

		<u>Acreage</u>
	<u>Other soils</u>	28
42	Udorthents, smooth gently sloping (residential areas)	
□ 90	Inland Water	
□ 92	Inland Water	<u>18</u>
	Total	1,638

Map Unit Symbols Town of Claremont

	<u>Acreage</u>
□ <u>Well drained, medium textured soils</u>	191
7B Emporia fine sandy loam, 2 to 6% slopes	110
43B Emporia gravelly fine sandy loam, 2 to 6% slopes	39
50B Kempsville fine sandy loam, 2 to 6% slopes	23
51B Kenansville loamy sand, 2 to 6% slopes	3
12B Uchee loamy sand, 2 to 6% slopes	16
□ <u>Moderately well drained, medium textured soils</u>	16
10B Slagle loam, 2 to 6% slopes	8
53B Ocilla sandy loam, 0 to 5% slopes	8
	<u>Acreage</u>
□ <u>Well and moderately well drained, clayey soils</u>	596
8A Mattaponi silt loam, 0 to 2% slopes	5
8B Mattaponi silt loam, 2 to 6% slopes	220
8B3 Mattaponi silt loam, 2 to 6% slopes, severely eroded	22
83B Craven loam, 2 to 6% slopes	304
83B3 Craven clay loam, 2 to 6% slopes, severely eroded	22
83C3 Craven clay loam, 6 to 10% slopes, severely eroded	9
85B Craven-Slagle complex, 2 to 6% slopes	14
□ <u>Steep side slopes</u>	728
60C Craven-Uchee complex, 6 to 10% slopes	180
72D Nevarc-Remlik complex, 10 to 15% slopes	21
72E Nevarc-Remlik complex, 15 to 24% slopes	27
72F Nevarc-Remlik complex, 25 to 80% slopes	500
□ <u>Marshes, swamps, floodplains (hydric soils)</u>	61
92 Bibb fine sandy loam, 0 to 2% slopes, frequently flooded	18
84 Johnston silt loam, 0 to 2% slopes, frequently flooded	7
35 Levy silt loam, 0 to 1% slopes, frequently flooded	11
90 Mattan mucky sandy loam, 0 to 1% slopes, frequently flooded	25

Slopes greater than 15 percent are usually a deterrent to development not only because of

their topography, but also because the soils often associated with them are much more easily eroded. Highly erodible soils on slopes greater than 15 percent are particularly difficult to stabilize once disturbed by either natural causes or site development. In addition to soil stabilization problems, development on a steeply sloped site can be cost-prohibitive because of the excessive grading usually necessary to stabilize foundations. Further, erosion resulting from development on steep slopes causes significant water quality problems in the long term, requiring the use of expensive retaining walls, which must be periodically repaired or replaced.

Careful site design and installation of Best Management Practices (BMP's) can alleviate many problems on slopes in the 15 percent range. Development should be avoided on very steep slopes (those with slopes of 25 percent or greater) because the engineering necessary to properly stabilize these slopes is often cost-prohibitive and severe water quality problems can arise if such solutions are not used.

Map 4 presents units 72 E and 72 F area slopes greater than 15 percent in the Town of Claremont.

Wetlands

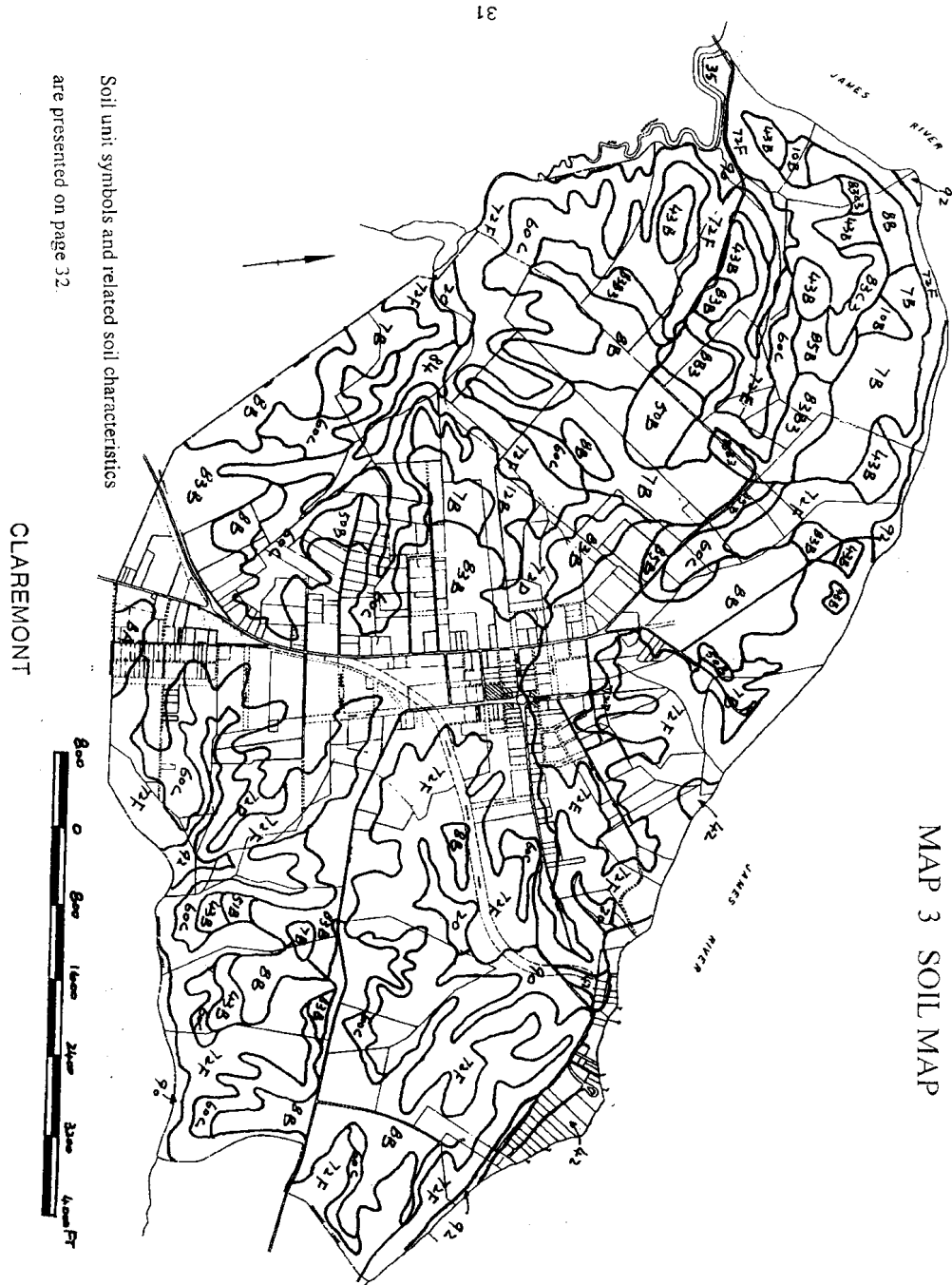
Wetlands are a valuable natural resource. They reduce floodwater peaks by storing the floodwater and reducing velocity, serve as groundwater discharge and recharge areas, improve water quality, and provide food and habitat for fish and wildlife. Wetlands are defined by the Clean Water Act as "areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support the prevalence of vegetation typically adapted for life in saturated soil conditions." Section 404 of the federal Clean Water Act empowers the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency to regulate the placement of fill or dredged material into the waters of the United States, including wetlands. The Town relies on Surry County's Wetlands Board for tidal wetland impacts.

Wetlands can create problems if not managed well. Wetland soils do not normally support structures, roads or waste disposal facilities. In Claremont, there are extensive areas of both tidal and nontidal wetlands. Tidal wetlands are found primarily along the Brandon Gut and from the northwestern corner boundary of the Town. Nontidal wetlands are found along the nontidal portion of the stream tributary to the James River and that portion of the headwaters to the Brandon Gut and Brandon Creek.

Wetlands are protected by both state and federal regulations. They are presented on Map 3. For planning purposes, wetlands are recommended to be conservation areas and are best left undisturbed.

Placeholder for Map 5 – Steep Slopes

MAP: Soil Map



HAZARD MITIGATION

Mitigation is commonly defined as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. Hazard mitigation focuses attention and resources on community policies and actions that will produce successive benefits over time. A mitigation plan states the aspirations and specific courses of action that a community intends to follow to reduce vulnerability and exposure to future hazard events.

A local mitigation plan is the physical representation of a jurisdiction's commitment to reduce risks from natural hazards. Local officials can refer to the plan in their day-to-day activities and in decisions regarding regulations and ordinances, granting permits, and in funding capital improvements and other community initiatives.

This section will be a useful tool for Claremont by increasing public awareness about local hazards and risks, while at the same time providing information about options and resources available to reduce those risks. Teaching the public about potential hazards will help the Town to protect itself against the effects of the hazards and will enable informed decision making on where to live or locate businesses.

Although all types of disasters are possible for any given area. The most likely hazards, based on the past history that could potentially affect Claremont are flooding, hurricanes, wind, and winter snowstorms. Other hazards such as drought, tornados, wildfires, and earthquakes are not addressed because of its infrequency of occurrence in the region.

In general, floods were found to be the most significant hazard in the Claremont area. Flooding occurs primarily along the James River. Flood durations typically range between a couple of hours to a few days.

Wind and hurricanes are hazards with localized impacts throughout the Town. The impacts may last several months. Estimated losses are primarily from wood frame buildings and residential structures. In addition, hurricanes can bring heavy rain and sometimes tornados. Winter storms in the Town are often a mix of snow, ice, sleet, and rain. Winter weather may cause road closures and loss of power, cell and internet service.

Following the hazard identification and risk assessment, a list of actions is developed. The actions will be prioritized and then incorporated into the public safety section of the goals, objectives, and policies chapter of the comprehensive plan. The overarching goal for hazard mitigation and the comprehensive plan is to develop and maintain Claremont into a community, which is more resilient to natural disasters.

Flood Hazard

History

November 9, 1985

Due to significant rainfall in western Virginia producing landslides and flooding, the James River swelled from the runoff and was 24 feet above flood level. Many residential structures and fields were flooded in Surry County. Fifteen private docks and piers along the James were lost. Damage is estimated at \$228,000. (Source: The Sussex-Surry Dispatch).

September 18, 2003

On the afternoon of Thursday, September 18, a severe storm system entered Virginia, peaked around 7:00 p.m. ending Friday morning September 19 (Hurricane Isabel). This storm produced moderate rainfall (4.4 inches in Richmond) and winds (sustained winds at 40 mph with gusts up to 70 mph). Throughout the region this event downed trees and power lines, blocking roads, flooding, and damaging homes, smashing cars, and leaving almost everyone without power. Strong winds knocked down power lines and removed roofs. Sewer systems backed up and telephone service was disrupted. Massive numbers of trees were uprooted.

Schools were closed and power was out for several weeks in many locations. The Town of Claremont is located on a bend in the James River. The James serves as the boundary for the Town on three sides. Hurricane Isabel destroyed many streets in the Town. (Source: The Sussex-Surry Dispatch).

Impacts

A flood occurs when an area that is normally dry becomes inundated with water. Floods may result from the overflow of surface waters, overflow of inland and tidal waters, or mudflows. Flooding can occur at any time of the year, with peak hazards in the late winter and early spring. Snowmelt and ice jam break way contribute to winter flooding, and seasonal rain patterns contribute to spring flooding. Torrential rains from hurricanes and tropical systems are more likely to occur in late summer. Development of flood-prone areas tends to increase the frequency and degree of flooding.

Floods typically are characterized by frequency, for example, the “1%-annual chance flood”, commonly referred to as the “100-year” flood.

Floods pick up chemicals, sewage and toxins from roads, factories, and farms, therefore any property affected by the flood may be contaminated with hazardous materials. Debris from vegetation and man-made structures may also be hazardous following the occurrence of a flood. In addition, floods may threaten water supplies and water quality, as well as initiate power outages.

Some other impacts to be considered include infrastructure and utility failure such as roadways, water service and wastewater treatment. These impacts can affect the entire Town, making the area vulnerable to limited emergency services.

Sewer pump stations and wastewater collection facilities are within the flood plain located at Claremont Beach.

Floodplain Management

The Town of Claremont started participating in the National Flood Insurance Program (NFIP) on October 16, 1990. In return, the NFIP makes federally backed flood insurance available for properties in the Town. The Claremont Flood Insurance Rate Map (FIRM) was in effect on November 2, 1990, and is over fifteen years old. The Town has adopted a local floodplain ordinance as a requirement of participation in the NFIP. This ordinance was updated in 2022.

Hurricane Hazard

History

August 23, 1933

On the evening of August 22, 1933, a severe storm entered Virginia producing strong winds with gusts up to 80 mph and rain, which continued into August 23. This storm event caused no injuries but significant damage due to high winds and heavy rain. Telephone and electric service were disrupted throughout all areas. Damage was mostly to trees, roofs, and awnings. Falling debris was a major concern. Many trees were uprooted causing damage to residences, blocking roads, and knocking down fences and utility lines.

Heavy damage to towns and beaches along the James River were reported. The pier at Jamestown Surry Ferry was severely damaged. Almost all of the cottages and stores at Burwell's Bay were completely destroyed. The Claremont Ferry dock was swept away. The Crouch's Creek Bridge was destroyed. Many houses had flood damage and several boats were damaged or washed up on land.

October 15, 1954

On the morning of October 15, 1954, a severe storm system entered Virginia from NC producing light rain but strong gale winds of more than 70 mph from the east that intensified mid-afternoon. Wharves at Claremont were almost completely demolished. (Source: The Sussex Surry Dispatch)

September 18, 1999

On the afternoon of September 15, 1999, a severe storm system entered Virginia producing high winds and rain. Throughout the region, trees and power lines were down, roads were blocked and washed out.

The area of Surry County received 14 inches of rain with particular damage occurring in the Claremont District, Sunken Meadow and Claremont Beach, Poplar Lawn Road, Spring Grove Road, College Run and New Design Road were completely washed out. Crop damages estimated at \$1.15 million. (Source: The Sussex-Surry Dispatch).

Impacts

Depending on strength, the low-pressure systems over tropical or sub-tropical waters are classified as hurricane or tropical storms. They involve both atmospheric and hydrologic characteristics, such as severe winds, storms, surge flooding, high waves, coastal erosion, extreme rainfall, thunderstorms, lighting, and, in some cases, tornadoes. Storm surge flooding can push inland, and ravine flooding associated with heavy inland rains can be extensive. Parts of the Town are flat and intense prolonged rainfall tends to accumulate without ready drainage paths. High winds are associated with hurricanes, with two significant effects: (1) widespread debris due to downed trees and damaged buildings, and (2) power outages.

Winter Storm Hazard**History****March 8, 1962**

On March 8, a severe storm system entered Virginia combining the effects of a winter blizzard with an offshore Northeaster. Gale force winds and near-record tides sent rivers and the Atlantic Ocean surging over sea walls and beaches. This event flooded low-lying areas and caused destruction inland along rivers and bays. This storm produced up to three feet of snow blocking roads and knocking out power. (Source: The Progress-Index)

January 26, 1977

Several weeks of ice, snow (11.1 inches) and record low temperatures produced one of the coldest winter seasons. The James River was frozen. Residences and businesses were dealing with frozen and burst pipes. Ice and freezing temperatures caused the Surry Nuclear Power Plant to shut down. Ice in the James River stopped ferry service. (Source: The Sussex-Surry Dispatch)

March 10, 1994

A severe ice storm hit the region from February 8 through February 12, helping to produce the harshest winter in a decade. In Surry County, this ice storm damaged a water tower for the school system, knocking out heating and cooling for thirty hours. (Source: The Sussex-Surry Dispatch)

January 13, 1996

From January 6 through January 15, two snow fronts striking first from the south and then from the north produced large and prolonged snowfall. Snow and rain froze on roads producing hazardous conditions and numerous accidents. More than 14 inches of snow fell in Surry County. (Source: The Sussex-Surry Dispatch)

Impacts

The impacts of winter storms are minimal in terms of property damage and long-term effects. The most notable impact from winter storms is the damage to power distribution networks and utilities. Severe winter storms have the potential to inhibit normal functions of the community. Governmental costs for this type of event are a result of the needed personnel and equipment for clearing streets. Private sector losses are attributed to lost work when employees are unable to travel. Homes and businesses suffer damage when electric service is interrupted for long periods of time.

Health threats can become severe when frozen precipitation makes roadways and walkways very slippery, when there are prolonged power outages, or if fuel supplies are jeopardized. Occasionally, buildings may be damaged when snow loads exceed the design capacity of their roofs or when trees fall due to excessive ice accumulation on branches. The primary impact of excessive cold is increased potential for frostbite, and potentially death as a result of over-exposure to extreme cold.

The other effects presented by extreme/excessive cold are a danger to livestock and pets, and frozen water pipes in homes and businesses.

Mitigation Plan

The hazard mitigation planning process applied here is a typical problem-solving methodology. It started with identification of the problem (History), followed by estimating the impacts the problem could cause, then assessing what safeguards exist that might already or could potentially lessen those impacts, and finally using this information to develop a list of goals, objectives, and policies. The recommended policies are presented on page 43.

GOALS AND OBJECTIVES

Following are the goals, objectives and policies for Claremont regarding Land Use, Public Safety, and Community Facilities and Services.

As defined in the Virginia Citizens Planning Association Handbook, "The Comprehensive Plan":

A goal is a general statement of a future state, which is considered desirable for the community; it is an end toward which actions are aimed.

An objective is a clear statement of a way in which a goal is to be reached; it refers to some specific accomplishment, which is reasonably attainable.

A policy is a statement of a fundamental commitment, which is used to guide decisions. It prescribes a definite course of action or method of doing something and is selected from alternatives based on an assessment of existing conditions and future expectations.

Land Use

Goal: To provide a balanced pattern of land use that will meet the future needs of all of Claremont's citizens and promote both social and economic development.

Residential Land Use

Objective: Provide for continued safe and attractive housing areas.

Policies:

1. Encourage residential development that is compatible with nearby residential development.
2. Encourage new housing only where land is suitable for septic tank installation.

3. Recognize manufactured housing as an alternative affordable housing option and plan for its future development.
4. Explore possibilities for the limited use of residential areas for small businesses.
5. Establish a web site for the distribution of information on building and zoning codes to facilitate the use of proper procedures by prospective homebuilders and those planning home improvements.
6. Explore demolition or restoration of existing dilapidated buildings in residential areas.

Commercial Land Use

Objective: Upgrade and expand the current commercial areas.

Policies:

1. Promote the establishment of new businesses and the remodeling of existing ones.
2. Explore demolition or restoration of current dilapidated buildings in commercial areas.
3. Implement the use of special use permits to encourage small businesses in residential areas that do not conflict with current zoning laws.

Historic Preservation

Objective: Encourage the preservation of local historic homes and buildings.

Policies:

1. Adopt ordinances to preserve historic landmarks in Claremont as established by the Virginia Department of Historic Resources.
2. Follow guidelines set down by the National Trust for Historic Preservation to protect historic structures.

Environmental Protection

Objective: Sensitive lands at or near shorelines that have intrinsic water quality value due to the ecological and biological processes they perform should be protected from the adverse effects of indiscriminate land development patterns and practices.

Policies:

1. Enforce the Town's Chesapeake Bay Preservation Act program.
2. Protect ecologically and environmentally sensitive areas for open space and passive recreational use.
3. Reserve flood hazard areas for open space and passive recreational use.
4. Restrict development in areas of critical environmental importance.
5. Collect and refine land use information or physical constraints, then direct future development away from these areas.
6. Achieve a reduction in existing pollution sources.
7. Work with the Department of Environmental Quality to prevent and remediate underground storage tank spills.
8. Coordinate with state, county, and regional agencies to address any potential health and water resources contamination issues.

Public Safety

Goal: To reduce the loss of life and personal injuries from all hazards.

Objective: Continue current support of the Claremont Volunteer Fire Department, Surry Rescue Squad and Sheriff's Department.

Policies:

1. Encourage private and public support for the Claremont Volunteer Fire Department, Surry Rescue Squad and Sheriff's Department.

Objective: Increase public access to warnings regarding hazardous weather events.

Policies:

1. Provide NOAA weather radios to public facilities.
2. Enhanced Reverse 911 system, Iris Alert System, Town Facebook page or other public notification system.
3. Backup power for the Town Hall of Claremont.

Objective: Ensure that electricity and other resources are available to continue providing critical facilities during and after a disaster.

Policies:

1. Consider providing necessary electrical hook-up, wiring, and switches to allow readily accessible connections to emergency generators at key critical public facilities.
2. Identify the need for backup generators, communications and/or vehicles at critical public facilities.
3. Investigate all public utility lines to evaluate their resistance to flood, wind, and winter storm hazards.
4. Work with VDOT, and private utilities and/or private homeowners to trim or remove trees that could down power lines.

Objective: Identify ways to reduce risk by improving natural and man-made storm water management systems.

Policies:

1. Investigate and implement a channel maintenance program consisting of routine inspections and subsequent debris removal to ensure free flow of water in local streams.
2. Inspect and clear debris (or encourage VDOT to) from storm water drainage system.

Objective: Reduce the number of at-risk structures within the floodplain.

Policies:

1. Prevent development in the undeveloped floodplain (and/or wetlands) areas. Use these areas as public open space for passive recreational uses.
2. Identify existing flood-prone structures that may benefit from mitigation measures such as elevation.

Objective: Conduct facility assessments to determine the resistance of critical facilities to natural hazards.

Policies:

1. Investigate the Town Hall and Fire Station to evaluate their resistance to flood and wind hazards. Particular attention will be given to the HVAC system and structural integrity of the buildings.

Objective: Develop and deliver generator and preparedness information to town residents.

Policies:

1. Distribute information packets to raise awareness regarding the risks present in the Town and provide disaster preparedness information.
2. Publicize the location of local shelters and emergency phone numbers. (The local Red Cross shelter for Claremont is the Claremont Fire Station at 1261 Spring Grove Road.
3. Inform the public of and/or encourage the purchase of flood insurance.
4. Educate homeowners about flood insurance.

Objective: Utilize regulations to implement hazard mitigation.

Policies:

1. Continue to enforce zoning and building codes to prevent construction within the floodplain and RPA (Resource Protection Area).

Community Facilities and Services

The quality, range and accessibility of community facilities and services are critical factors in planning for the future of the community.

Goal: To provide and maintain a high quality of community facilities necessary for the continued growth of the area.

Utilities

Objective: Continue to provide a safe public drinking water supply and distribution system to the Town and Cypress Point residents.

Policies:

1. Protect the quantity and quality of the Town's potable water supply by working with the Virginia Department of Health to complete the upgrade of the Claremont Water System
2. Maintain the dry hydrant Claremont Beach
3. Install new fire hydrants as needed

Library Service

Objective: Support Library services in the Town

Policies:

1. Support the continuation of the Blackwater Library services to the Town.

Recreation

Objective: Provide and maintain adequate recreational facilities

Policies:

1. Continue to develop recreational activities for all ages.
2. Establish a playground.
3. Maintain the basketball court

Litter Control

Objective: Maintain the cleanliness of the Town of Claremont.

Policies:

1. Promote the "Adopt-A-Street" program in Claremont Encourage private and public support of community-wide recycling program.

Capital Improvements Program

Goal: To bring the Town Hall and Town Property up to acceptable stands of occupancy and repair neglected public areas for the safety of all residents.

Objective: To encourage, wherever possible, the town residents to form work parties that will address the blighted areas and render repairs using town funds for materials and professional supervision.

Policies:

1. Inspect the electrical system in the Town Hall and bring it up to code specifications.
2. Inspect the basement of the Town Hall for safety hazards to include the railings.
3. Encourage revitalizing downtown, to include stores
4. Paint the auditorium and outside of the Town Hall and seal windows periodically.
5. Establish a playground for ages up to 12, to include equipment, fencing and signage.
6. Maintain the surface, nets & picnic table at the basketball court.
7. Provide fill dirt as needed in low areas of the Town Hall rear yard.
8. Replace the Water/Sewer maintenance shed.
9. Periodically restore the sand at the Town Beach.
10. Establish a volunteer group to keep the Town Beach area clean.
11. Tear down the old water tower and block building.

THE PLAN

The history of a town affects its present and future. Therefore, this plan includes an analysis of past trends and developments as well as projections for the future. In formulating the plan, consideration has been given to the Town's current inventory, status and financial standing, as well as citizens' wishes for its future development. The Plan serves as a guide to direct future growth in the Town of Claremont.

Residential

The plan recommends continued expansion of single-family detached dwellings in conformity with the present make-up of the Town, while seeking to ensure that new developments only build on land that will meet the requirements of the Chesapeake Bay Preservation Act. It encourages the Town to pursue ordinances to enforce the restoration of abandoned buildings and deteriorating structures, or to demolish them.

The needs of single-family residential development, such as safety and reduced traffic, noise and other nuisances, should be considered first in making land use decisions. Examples of secondary uses appropriate to this category include churches, parks, home occupations and open space areas. It is the intent of the future land use plan to preserve the existing character of the Town's neighborhoods; new residential development should constitute infill development in areas, which are predominantly characterized as residential. Residential development should be low density, in keeping with the existing character of the Town, and should consist of single-family houses on individual lots.

Waterfront residential land use proposes to allow for a mixture of single-family homes, vacation, beach houses and other forms of dwelling units. It encourages creative development such as clustering to allow for higher density while promoting the single-family residential nature of Claremont.

Commercial

Commercial land uses should continue to be concentrated in the areas where they currently exist. It is intended to promote business uses that serve local needs by providing for the conduct of limited businesses, which provide convenience, goods and services to local neighborhoods, and residents of surrounding rural areas. Therefore, commercial land is not appropriate for housing, apartments, or residential use. Commercial land is designated on the map located on page 18.

The Town wishes to promote new "cottage industry" type businesses in the existing land zoned for commercial use and to expand into, with limited special use permits, some land currently zoned residential. It encourages owners of dilapidated and deteriorating buildings to upgrade and improve such structures or to demolish them and build new ones.

Historic Preservation

With its historic past, many of the current homes and buildings have historic significance and the plan encourages the Town to preserve these landmarks.

Utilities

Water: The plan believes that it is imperative that every citizen of the Town have access to necessary water. The Town is in the process of upgrading the water system that will include new mains, a ground storage tank, booster pumps and fire hydrants.

Public Safety

The plan encourages financial support for the Claremont Volunteer Fire Department, Surry Rescue Squad and the Sheriff's Department. It also recommends a hazard mitigation action plan to prepare the Town to be more resilient to natural disasters.

Capital Improvements Plan (CIP)

The capital improvements program should include restoration of Town Hall, installation of sidewalks, curbs and gutters where necessary.

Communication

Broadband is available throughout the Town. The Town has a Facebook page to communicate with citizens and a portable electronic sign. An IRIS alert system is in use. The Town should continue to keep pace with technological innovations for communication with its citizens.

IMPLEMENTATION

Full implementation of the Claremont Comprehensive Plan is as important as the preparation and adoption of the plan. The value of the plan to the Town will be determined by the extent to which it guides future development in the Town.

The State Code mandates the review of the adopted comprehensive plan at least once every five years. Due to the mid-range time frame of the plan, periodic monitoring and evaluation is necessary to ensure its adequacy and appropriateness against changed values and other conditions. The maintenance of current data upon which the plan was predicated is a prerequisite to such periodic monitoring and evaluation.

There are a number of techniques that could be employed in Claremont to implement the plan once the Council has approved it. These include both direct and indirect methods. The more direct methods include a zoning ordinance, subdivision regulations, and capital improvement programming. The State legislation enabling the Town to implement these mechanisms already exists. These mechanisms and others are discussed in the following paragraphs.

Adoption or Revision of Land Use Regulations

Claremont adopted its current zoning ordinance on April 6, 2022. It is probably the single most important land use regulation that can be used in Claremont to effectuate the comprehensive plan. A zoning ordinance consists of a text and a zoning district map. The text may regulate in each district the use of land and the size, height, area, bulk, and location of structures. The zoning district map divides the locality into the various districts described in the text. A properly prepared zoning ordinance will enable Claremont to achieve many of the objectives delineated in the comprehensive plan.

Claremont adopted its current subdivision ordinance on May 11, 2022. Through regulating the division of land in preparation for sale and/or development, the Town is in a good position to protect the interests of those affected by such development.

Peanut Soil and Water Conservation District currently enforces a Soil Erosion and Sedimentation Control Ordinance for the Town of Claremont. This ordinance regulates certain "land-disturbing activities" by requiring the submission of soil erosion and sediment control plans prior to the approval of certain types of development. Land-disturbing activity means any land change, which may result in soil erosion from water or wind and the movement of sediments into water or onto land including clearing, grading, excavating, transportation and filling of land.

Capital Improvements Programming

Many private investments hinge on the availability of public facilities and services. The availability of recreational and cultural facilities, water and sewer services and other community facilities can cause the growth and development of certain areas. This gives the Town the opportunity to channel growth and development, commensurate with its financial capabilities, in a manner compatible with the goals and objectives of the comprehensive plan. Community facilities and services should be provided on a priority basis only in those areas in which growth and development are anticipated.

Citizen Cooperation and Coordination

It is obvious from the foregoing discussion that a number of public and private decisions will be involved in the implementation of the Claremont Comprehensive Plan. The importance of consistent decisions and the facilitation of citizen support of the Plan cannot be overstated. Successful implementation of the plan requires openness and the cooperation of all of the parties involved.

Summary

A comprehensive plan is an official public document adopted by a local government as a policy to guide decisions about the physical development of the community. Thus, the comprehensive plan is an instrument by which general guidance is applied to issues addressed by the Town Council and Planning Commission regarding decisions directly or indirectly related to future development.

The above-mentioned implementation techniques are those which are essential to realizing Town objectives. However, it should be remembered that implementation is a process of coordination and decision making which is consistent with planning policies. Thus, it is the processes which will help the Town reach its goals and objectives.