

**Town of Eastville, Virginia**

**Town Plan**

**2018**

**PUBLIC HEARING DRAFT**

**Prepared By: Sandra Thornton & Northampton County Planning Staff**

**In cooperation with the Town Council of Eastville, Virginia**

**Adopted \_\_\_\_\_**

The Town Council wishes to thank all those Eastville residents and property owners who assisted with this town plan update by attending the public workshop in October 2017 and/or by submitting a completed questionnaire. Your input has been most valuable.

***Mapping disclaimer for Public Hearing Draft:*** It should be noted that, due to various restraints and limitations existing during production of this draft, several of the maps included herein will require format modifications using more precise mapping tools after adoption to eliminate extraneous (former) town boundary lines and legend notations, to ensure accurate depictions of district lines, and, whenever possible, to reflect a standard scale for each. Specifically, for the Chesapeake Bay Preservation Area Resource Management Areas (RMA) map (Figure 4), the northern segment of the proposed expanded RMA should be understood to encompass an area within the Town boundaries that extends 100 feet horizontally from lines drawn perpendicular to Courthouse Road from the lateral northern and southern extents of the wetlands depicted on Figure 3. The Highway Corridor Overlay District Map (Figure 13) will be verified for consistent application of a distance of one-quarter mile on either side of the Rt. 13 right-of-way for land lying within the town boundaries.

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## Introduction

The Comprehensive Plan is an official long-range document that is intended to guide future decision-making related to land use and community development. The Comprehensive Plan is not an ordinance, but rather, a reflection of community goals and objectives. It is intended to be flexible, generalized in nature, and designed for periodic review and revision as mandated by Virginia Law. The Plan includes an inventory and analysis of existing conditions in the community, goals and objectives based upon this analysis, and future plans and implementation strategies to achieve the identified goals and objectives. Once the Plan is adopted, it should be used as the basis for guiding and regulating land use and physical development in the Town.

The Virginia General Assembly, recognizing the need and value for local planning within each area of the Commonwealth, adopted Section 15.2-2223 of the Code of Virginia, which requires that each city, county or town develop and adopt a Comprehensive Plan. Section 15.2-2223 states, "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."

In addition to this mandate, the Virginia General Assembly, recognizing the economic and social importance of ensuring the long term viability of state waters and in particular the Chesapeake Bay and its tributaries, enacted the Chesapeake Bay Preservation Act (Section ~~10.1-2100~~, 62.1-44.15:67 et seq., of the Code of Virginia). The Act is a cooperative effort between the state and local government with a water quality improvement and protection focus. Section ~~10.1-2109 of the Act~~ 62.1-44.15:74.B of the Code states that "Counties, cities, and towns in Tidewater Virginia shall incorporate protection of the quality of state waters into each locality's comprehensive plan consistent with the provisions of this chapter."

To achieve these ends, the Eastville Town Council has adopted the following Comprehensive Plan as an update of the Town's ~~2005~~ 2013 Plan. It is necessary, due to the nature of the Comprehensive Plan and its purpose, that the Town Council regularly review the Plan and update the goals to keep pace with events and development affecting the Town's well-being. As required by the Virginia Code, the document should be reviewed at least once every five years, and amended if necessary to keep pace with the changing conditions facing the Town and County.

**Effective July 1, 2017, Eastville achieved its first boundary adjustment**

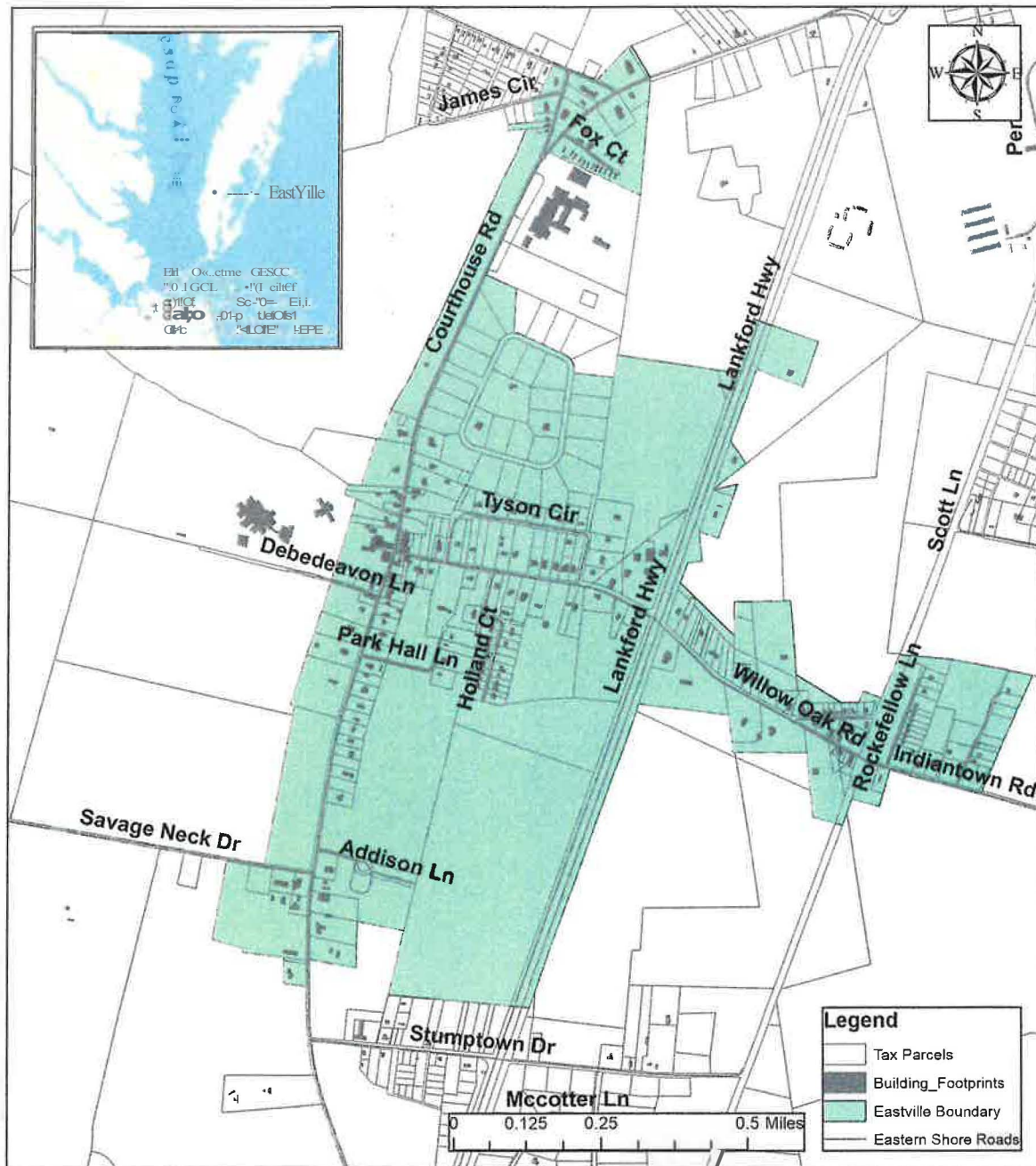
since 1896 to incorporate within its limits one hundred forty-eight (148) additional parcels of land already being served by the town's water system. This update incorporates the new town boundaries as well as population estimates since the 2010 decennial Census ~~Hilt & Hilt~~, but in many ways conditions in Eastville have not changed substantially since the previous plan review was completed. The most obvious change in conditions is the enlarged area encompassed by the town for which planning and zoning are necessary. The town continues to experience impacts stemming from the absence of government facilities on the east side of Courthouse Road in the downtown district, created as Northampton County achieved renovated, and, in some instances relocated, county administration, judicial, and Social Services facilities. ~~accompanied by a newly renovated county administration complex adjacent to the former Courthouse Green. These vacancies, however, have not resulted in reduced traffic volume in town. The offices, including the county Maintenance Shop that formerly occupied space opposite the Green have been relocated to the renovated space and to nearby locations outside the town limits. As the previous Town Plan Update was being written, a new regional jail, Social Services building, and a new county courthouse were under construction just outside Eastville's corporate limits on county owned land west of the existing government administration complex. Those structures are now occupied, and a new Juvenile & Domestic Relations Court Services building and Northampton County Sheriff's Department have also been constructed.~~

## COMMUNITY PROFILE

The Town of Eastville is located in Northampton County, on the Virginia Eastern Shore (see Figure 1). The new corporate limits of Eastville encompass approximately 160 409 acres, ~~or about a quarter of a square mile~~. The town is divided by U. S. Route 13, which splits the town into two sections. The eastern section of Town is known as Eastville Station and formerly had its own post office. The western section contains Northampton County administrative offices, the Eastville Post Office, the historic Eastville Inn and Courthouse Green, and various other offices and commercial enterprises.



**Figure 1: Town of Eastville, VA**



Local government began on the Eastern Shore in 1632 when "commissioners" meeting as a court in homes of individual members or other places such

as taverns or ordinaries. The early court records dating from 1632 were actually kept by the clerks in their homes. In 1667 a new colonial courthouse site was selected in ~~Mit?!~~ the community known as "the Hornes," (referring to its location between two branches of a bayside creek) ~~was the site for colonial court.~~ A deed in 1780 mentioned "the Hornes" ~~Eastville vicinity~~ as Peachburg Town, by which it was known until about 1800 when it became Eastville. While the significance of the name Eastville is not known, it is thought to have been in coordination with the naming of Westville in Mathews County on the Western Shore across the Bay. Eastville was incorporated in ~~1897~~ 1896 and remains today the Northampton County seat. An 1835 article about Accomack and Northampton Counties included the following description of Eastville:

*Eastville P. V. (Postal Village) and seat of justice is in about the middle of the county and two miles from the Chesapeake Bay and the Atlantic Ocean. Eastville has two principal streets running at right angles to each other. Besides the usual county buildings it contains 21 dwelling houses, 4 mercantile stores, 2 taverns, 1 new and handsome Episcopal Church, 1 common school and 1 Bible society. The mechanical pursuits are: 1 coach factory, which completes about \$6,000 worth of work annually; 1 harness maker, 1 cabinet maker, 2 blacksmiths, 2 boot and shoe manufacturers, 3 tailors, 1 house and sign painter and 1 hatter. . . The population is 217 persons, of whom 2 are attorneys and 3 are regular physicians. The inhabitants are not to be surpassed for their morality and hospitality to strangers. (Truman, The Eastern Shore of Virginia, 1603 -1964, p. 168)*

In 1922, most of the eastern downtown section was lost to fire.

## Natural Conditions

This section focuses on the natural resources that exist within Eastville. The identification of these features, such as topography, drainage, wildlife habitat, woodlands and soil characteristics, are important for defining those areas which are most suitable for development.

### Topography and Storm Water Flooding

Land in Eastville is relatively flat, with slopes ranging from 0 - 1%. The highest elevation in Town is approximately 40 feet above sea level. Elevation extends from 22 feet in the westernmost part of Town to 40 feet in the eastern portion.

There are no perennially-flowing surface water bodies in Eastville. As noted in the ~~2011~~ 2016 *Eastern Shore of Virginia Hazard Mitigation Plan*,



drainage ditches in the eastern portion of town drain towards Indiantown and Taylor Creeks and ultimately to the Atlantic Ocean, while ditches on the western side of town drain towards The Gulf and ultimately to the Chesapeake Bay. In 2003 and 2004 spring/summer rain seasons, Eastville experienced unusually high rainfall averages. Inadequate stormwater drainage ditches combined with limited topographic relief resulted in a number of flooded houses (units with basements) and yards. Eastville has no Special Flood Hazard Areas but does not now participate in FEMA's National Flood Insurance Program (NFIP). The threat of coastal flooding in the town is considered minimal, with the entire town being located within the X zone, or the 500-year floodplain. However, areas of the Town do experience significant stormwater flooding. As of the publication of the most recent Eastern Shore of Virginia Hazard Mitigation Plan (2016) there was one flood insurance policy in force in the Town.

## Soils

Soil types found within Eastville are illustrated in Figure 2. Understanding soil types and characteristics are important in determining how the Town should develop. The Soil Conservation Service conducted a soil survey which identifies soil types within the County. Because the soil types are general and not site-specific, the survey does not replace the need of on-site testing for soil suitability prior to development. However, the soil survey is useful for identifying the general location of soil types and certain areas that may need special attention in relation to potential soil problems. The survey indicates that Bojac Sandy Loam and Munden Sandy Loam are the predominant soil types found in Eastville. Within Northampton County, Bojac soils are considered the most suitable for development and septic system use. Individual soil types found in Eastville are discussed below:

Bojac Loamv Sand (BhB): This soil is gently sloping, very deep and well drained, with a surface layer of dark grayish brown loamy sand. Permeability in this soil is moderately rapid in the subsoil and rapid in the substratum. The seasonal high water table is more than 4 feet below the surface. This soil is mainly used for cultivated crops and residential development.

Bojac Sandy Loam (BkA): This soil is nearly level, very deep and well drained. Typically, the surface layer is dark grayish brown sandy loam. Permeability is moderately rapid in the subsoil and rapid in the substratum. The seasonal high water table is more than 4 feet below the surface. This soil is prime farmland and used mostly for cultivated crops and residential development.

Dragston Fine Sandy Loam (DrA):

Nearly level, very deep and somewhat poorly drained. Used mainly for cultivated crops and some woodland. Seasonal high water table, rapid permeability, poor filtering capacity, and hazards of seepage limit this soil for community development.

~~Molena Loamy Sand (MoD): This soil is moderately sloping to steep, very deep and somewhat excessively drained. Typically the surface layer is very dark grayish brown loamy sand. Permeability is rapid. Slope and high permeability limit this soil for community development. This soil is used mainly for woodland and wildlife.~~

Munden Sandy Loam (MuA): This soil is nearly level, very deep and moderately well drained. Typically, the surface layer is very dark grayish brown sandy loam. Permeability is moderate in the subsoil and rapid in the substratum. Available water capacity is moderate. This soil is considered prime farmland and used mainly for cultivated crops. The seasonal high water table, seepage, rapid permeability are the main limitations of the soil for community development.

Nimmo Sandy Loam (NmA): This soil is nearly level, very deep and poorly drained. Surface layer is very dark grayish brown sandy loam. Permeability is moderate in the subsoil and rapid in the substratum. Available water capacity is moderate. The seasonal high water table, seepage, and rapid permeability are the main limitations for community development. Mainly used as woodland, and farmland when drained.



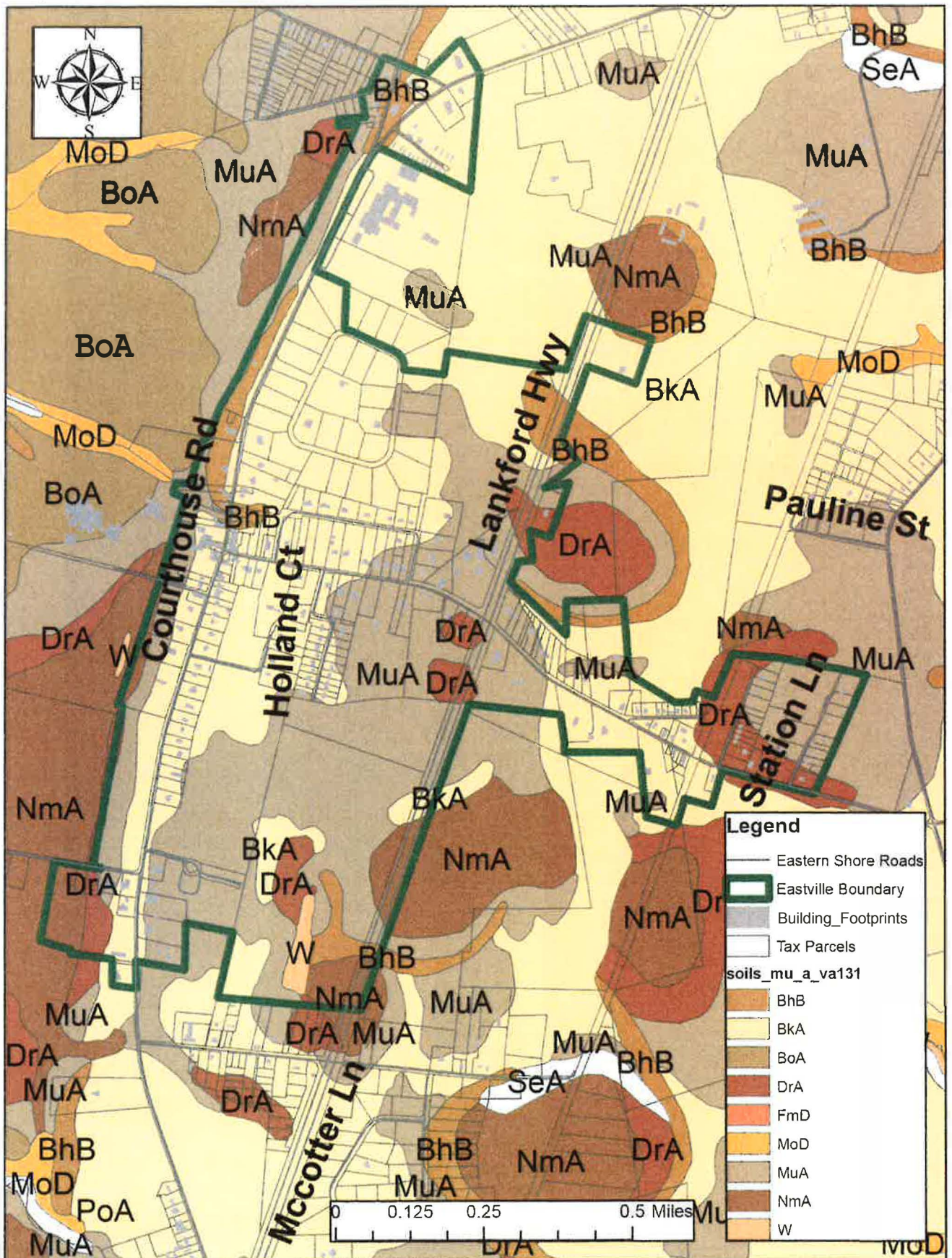


Figure 2: Town of Eastville, VA, SSURGO Soil Survey 2001



## Chesapeake Bay Watershed

Approximately 60% of the Town's land area is situated within the Chesapeake Bay Watershed, draining into the Gulf Creek and then into the Chesapeake Bay. ~~No surface water exists within the Town.~~ There is a pond located within the Town boundaries north of Stumptown Drive; however, it is not connected by surface flow to streams or wetlands. Newly incorporated areas of Town on the west side of Courthouse Road near the high school complex and south of Debedeavon Lane and Savage Neck Drive are adjacent to wetlands identified in the U. S. Fish & Wildlife Service's National Wetlands Inventory. (See Figure 3.)

The Chesapeake Bay has played an important role in the history of the Eastern Shore, providing valuable economic, environmental and recreational resources, and serving as the nation's largest and most productive estuary. However, pollution is causing the Bay's water quality to decline. Pollution can be classified as either point source or nonpoint source; point source pollution results from discharge at a specific point or pipe into surface water, while nonpoint source pollution is not attributable to a distinct, identifiable source, but enters water indirectly. Examples of nonpoint source pollution include stormwater runoff from developed land and impervious surfaces, runoff from agricultural land, and erosion of soil and shorelines. Under natural conditions, water running off the land soaks into the ground and is filtered by soils and vegetation root systems. In settled areas, where much of the land is paved or "impervious," stormwater cannot soak into the ground and runs off very rapidly, carrying with it pollutants such as oil, sediment, chemicals, pesticides and excess nutrients from fertilizer, which eventually reach the waters of the Bay unless filtered or retained by some structural or nonstructural technique.

Land use and development in the Town can potentially degrade the water quality of the Bay by increasing nonpoint source pollution. These impacts can be reduced by land management techniques that minimize the amount of impervious surfaces. Impervious surfaces interfere with the capacity of the land to filter stormwater. The Town has enacted a Chesapeake Bay Preservation Act Program, which allows for the protection of water quality through local land use regulations. The Bay Act is a state law administered under the jurisdiction of the State Water Control Board by ~~the Chesapeake Bay Local Assistance~~ staff in the Virginia Department of Conservation & Recreation, Stormwater Management Division — Environmental

Quality, which administers a regulatory mandate to protect and improve the waters of the Chesapeake Bay and its tributaries by reducing nonpoint source pollution through wise resource management practices.

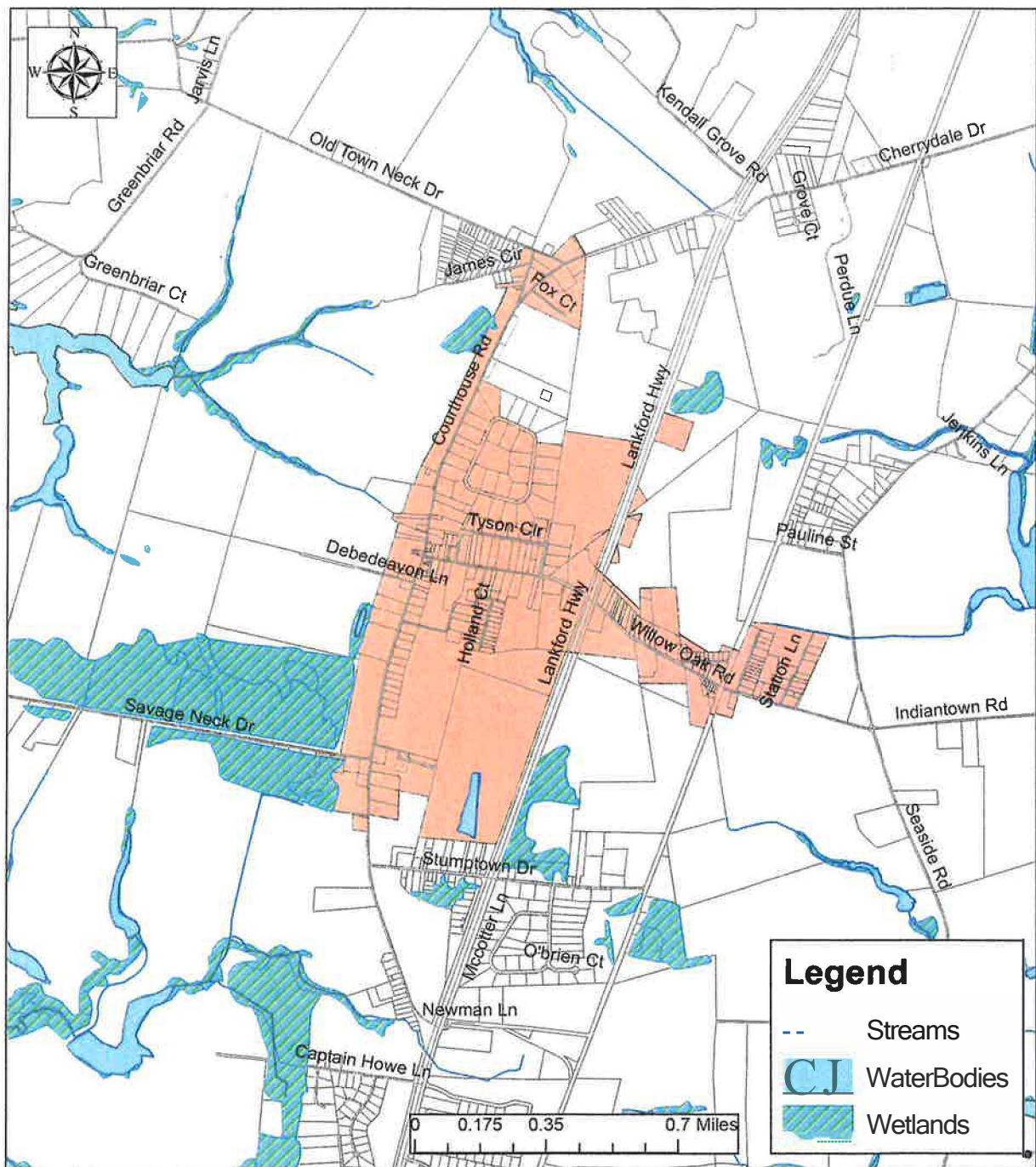
The Town has designated Chesapeake Bay Preservation Areas, as illustrated in Figure 3-4, and has applied additional development criteria to these areas. The Preservation Areas were designated in accordance with the guidelines established by the Chesapeake Bay Preservation Act Regulations. A natural resources inventory was conducted, which included reviewing the U.S. Geologic Survey 7.5 minute topographic-map for the Eastville Quadrangle, the U.S. Fish and Wildlife Service National Wetlands Inventory Maps, the U.S. Soil Conservation Service Northampton County Soil Survey Map, and the Virginia Polytechnic Institute Virginia Geographic Information System Soil Inventory Maps.

Eastville's Preservation Area consists of a Resource Management Area (RMA). No Resource Protection Area features exist within the corporate limits of the Town. The RMA consists of sensitive land types which have the potential for causing significant water quality degradation if they are improperly developed. Although all of the soil types in Eastville present some limitations due to their permeability, the most sensitive soils are concentrated in certain areas in the western portion of Town are contiguous to sensitive soils and wetlands which lie outside the Town boundary. In addition, an area north of the County Complex is situated in close proximity to a stream. Accordingly, the RMA is designated to include these seHs areas and is approximately 500 feet wide, extending from the western boundary of Eastville to Business Route 13, which was designated as the eastern boundary of the RMA for administrative ease. Development in these highly permeable soils with a high water table can cause ground water contamination from septic system failure as well as contamination from improper industrial and agricultural practices. Development within the RMA should be planned in a manner which reduces the impact of nonpoint source pollution.



### Figure 3: Wetlands and Water Features

\*Wetlands data source: United States Fish and Wildlife Service





Lands within the Chesapeake Bay watershed are now subject to additional water quality protection measures due to new Bay clean-up targets established by the U. S. Environmental Protection Agency. Since Eastville does not have any point sources of water pollution, it is assumed at this time that Northampton County's actions to meet the TMDL (Total Maximum Daily Load) objectives will satisfy the Town's requirements.

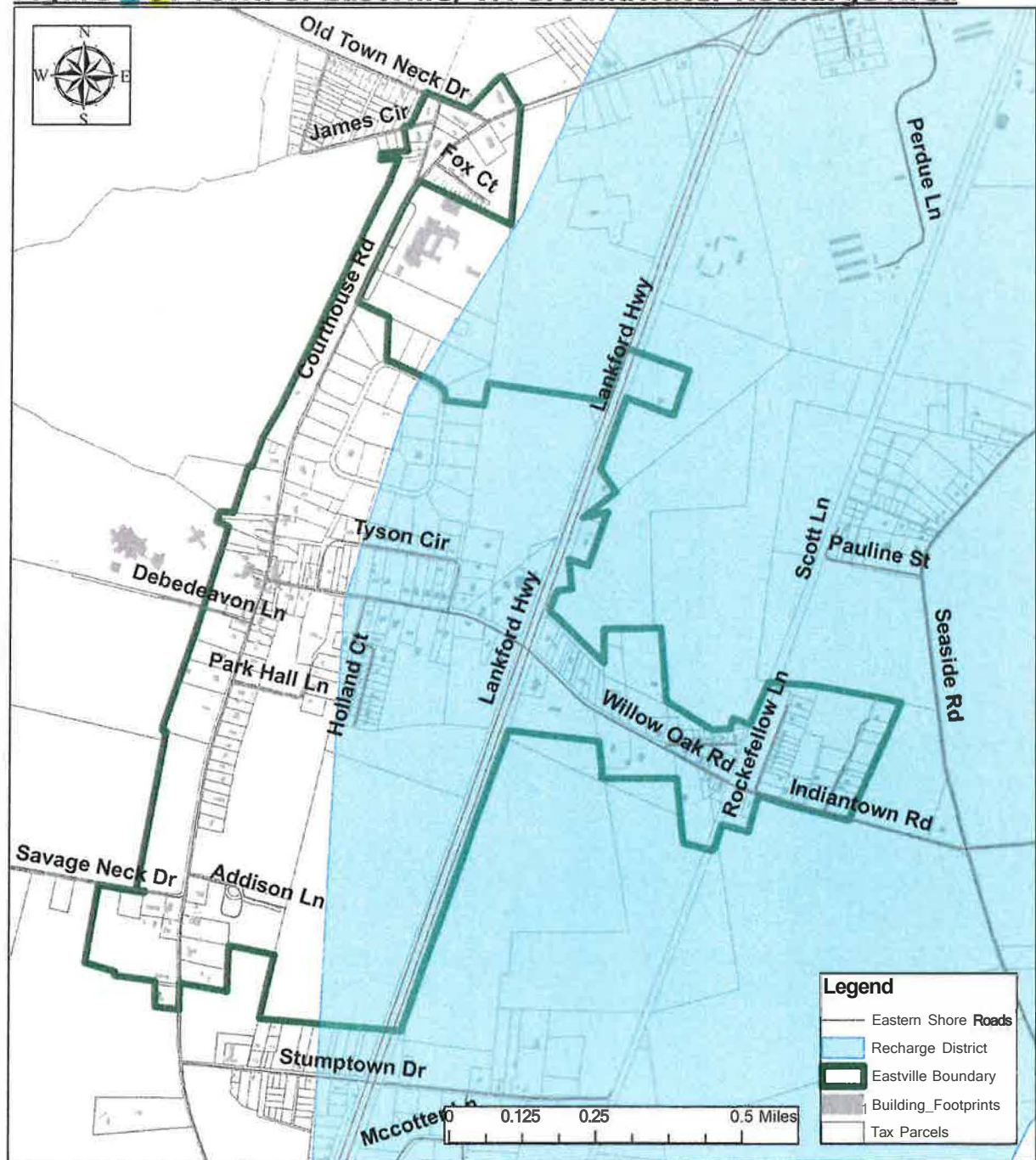
## Ground Water

All residents of Virginia's Eastern Shore depend upon ground water for their water: supply needs. The Town water is provided to all residents through two public wells tapped into the underground aquifers. Aquifers are sediments capable of yielding water. Ground water on the Eastern Shore is made up of a series of aquifers; the uppermost aquifer is called the Columbia aquifer, also known as the water table. Below the Columbia aquifer sits the Yorktown aquifer system, consisting of upper, middle and lower units. The Yorktown aquifer system is separated from the Columbia aquifer by confining layers of clay, which help protect the system from contamination but significantly limit the rate of recharge. The Town's water supply is mostly from the Upper Yorktown aquifer.

Fresh water is supplied into the aquifers by precipitation, which penetrates the soil and filters downward. The Eastern Shore ground water flow system is characterized by brackish water of the Bay to the west and salt water of the Atlantic Ocean to the east, with limited occurrence of freshwater. Most water in the Columbia aquifer flows laterally from the center of the Eastern Shore peninsula, discharging into the Atlantic Ocean and Chesapeake Bay. A much smaller portion of water flows down through the clays and silts that separate the Columbia aquifer from the underlying Yorktown aquifers. Ground water recharge into the Yorktown aquifers is limited to a narrow strip of land running along the center, or spine, of the Eastern Shore peninsula, known as the spine recharge area. Figure 4-5 illustrates the location of the ground water recharge spine in the Town.

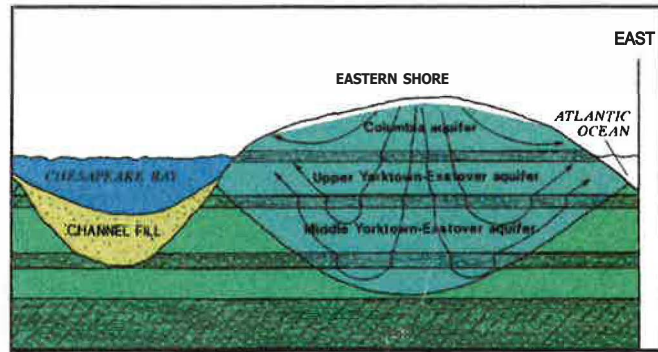


**Figure 4 5: Town of Eastville, VA Groundwater Recharge Area**



Eastville's pumping station is located on County land and is regulated by the State of Virginia to prevent land uses which have the potential to cause contamination within the immediate area. However, these regulations do little to protect ground water supply and quality from

the cumulative impacts of development outside the immediate vicinity.



The Eastern Shore of Virginia depends entirely on a limited supply of ground water for potable water demand, as well as for most non-potable demands such as irrigation water. For this reason, the Eastern Shore of Virginia has been designated a Virginia Ground Water Management Area under the Ground Water Management Act of 1992, Title 62.1, Chapter 25 of the Code of Virginia. In 1997 the U.S. Environmental Protection Agency designated the aquifers beneath the Eastern Shore of Virginia, with the exception of Chincoteague Island and Tangier Island, as an EPA Sole Source Aquifer.

Under the Ground Water Management Act of 1992, the State has adopted regulations that are implemented by the Department of Environmental Quality. These regulations apply only to individual ground water withdrawals in excess of 300,000 gallons in a single month. The Eastern Shore of Virginia Ground Water Supply Protection and Management Plan (2011) and the Technical Analysis for Ground Water Ordinances on the Eastern Shore of Virginia (2001) documented the potential for multiple individual ground water withdrawals in close proximity to each other to exceed the 300,000 gallons per month threshold that would require a ground water withdrawal permit for a single well. **The ground water plan was revised and updated in 2013 (*Eastern Shore of Virginia Groundwater Resource Protection and Preservation Plan*) and continues to emphasize the necessity of wise land use to protect the Eastern Shore's sole source aquifer.**

Threats to ground water in Eastville may be placed into three general categories: (1) saltwater intrusion; (2) hydraulic head depression; and (3) contamination from surface sources. Certain residential developments, commercial businesses and industries that are served by individual private wells can have adverse effects on ground water levels and quality. Individual withdrawals that do not exceed the State limit may, in aggregate with other nearby users, greatly exceed that amount. These aggregated



withdrawals have the potential to have as much impact on the ground water resource as an individual permitted withdrawal.

Protecting the spine recharge is critical in order to maintain the quality and quantity of ground water in Eastville. A limitation on impervious surfaces in the spine recharge area allows precipitation to penetrate into the aquifers as well as for the natural filtration of pollutants.

## Population Characteristics

The study of population and growth within the Town of Eastville provides the essential foundation for planning capital improvements and community services. Changes in the population may create different public demands for housing, private enterprise and government services.

Table 1 indicates the historic population change of the Town of Eastville compared to that of the entire County. Both the town and county have experienced sizable declines in the population since the 1960s the largest emigration for the County occurred between 1960 and 1970. Eastville has experienced large decreases in population every 20 years since the 1960s. The Town of Eastville's **total** population variations **trends** have historically mirrored that of the County (See Figure **5 6**).

The 2010 US Census resulted in a 5.4% decrease for the County, and a 22% decrease for Eastville. The 2010 Census' initial population for Eastville was 305. The Census Bureau's Count Question Resolution (CQR) Program conducted a national level review of census group quarters to determine if any were included in the wrong block. It was discovered that the jail population was included in the town population. This review resulted in removal of 148 people from the initial count to revise the population to 157. This correction **does did** not alter the population of the County. The demographic data will not be updated with this review other than to include in Table 1 total county population estimates for 2016 and 2017 from the U. S. Census Bureau and a 2017 estimate for Eastville based on water connections in the area incorporated in 2017 and the 2016 Census Bureau estimated Northampton County household size (2.32 persons) for those residential units. This ~~will~~ affect Accordingly, the median age statistic, number of people in certain age ranges, as well as sex of individuals **have not been revised, while** some information in the following data tables or figures will be approximations and noted to reflect this review.

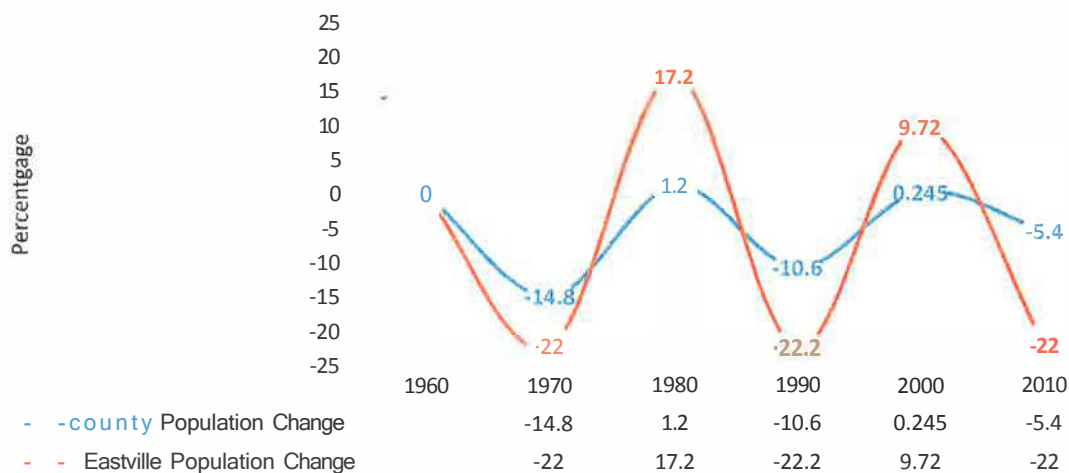
**Table 1: Total Population**

Northampton Countv		Eastville	
Year	Total Population		Total Pooulation
1960	16,966		261
1970	14,442		203
1980	14,625		238
1990	13,061		185
2000	13,093		203
2010	12,389		157
2016 (7/1/16 est)	12,139		168
2017 (7/1/17 est)	11,846		381

Source: 1960, 1970, 1980, 1990, 2000, 2010 U.S. Census, U. S. Census Bureau Quilckfacts, Town estimate

**Figure 16: Population Change**

POPULATION CHANGE (%), 1960 -2010, TOWN OF EASTVILLE



Source: U.S. Census Data

## Age Distribution

Between 1990 and 2000 the town's 18-64 age group grew by 10%. This age group decreased by 11 % between 2000 and 2010. The 65+ age group increased slightly from 18% in 1990 to 23% in 2010.

The median age of Eastville residents was 40.8 years in 2000 and due to the Census Count Question Resolution (CQR) the median age cannot be calculated, however it is safe to assume with the increase in the 65+ age group and the decrease in 18-64 age group, the median age is higher than in 2000. The County's median age has increased from 42.4 in 2000 to 47.8 in 2010.

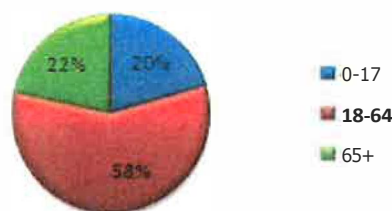
**Table 2: Age Distribution**

	0-17		18-64		65+	
Year						
1990	38	21%	107	58%	40	22%
2000	28	14%	138	68%	37	18%
2010	31	20%	89	57%	37	23%

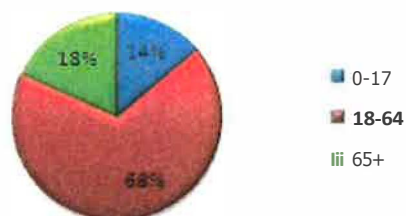
Source: 1990, 2000, 2010 U.S. Census \*Note: Figures assume the 148 people removed as a result of the CQR were between 18-64 years old.

**Figure 7: Population Age**

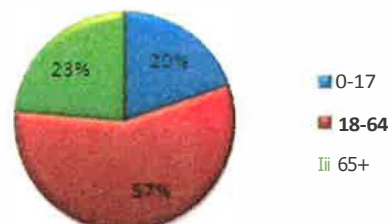
### **Population Age 1990**



### **Population Age 2000**



### **Population Age 2010**



Source: 1990, 2000, 2010 U.S. Census

## Race

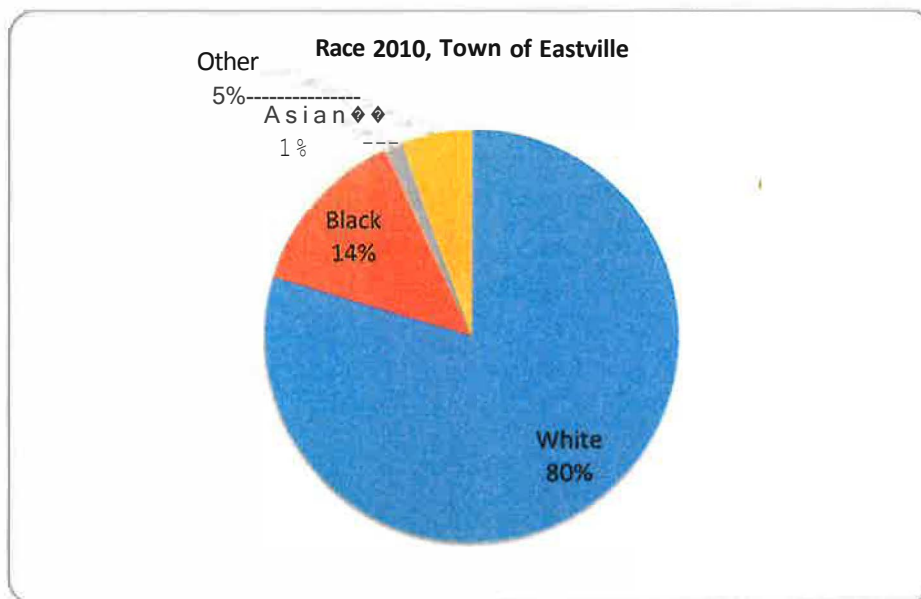
The racial composition of the Town is shown in Table 3. The white population has increased 12% since 2000, from 68% to 80%, and the Black population decreased from 29% in 2000 to 14% in 2010. Figure 8 illustrates the Town's racial composition in 2010.

**Table 3: Racial Composition**

	White		Black		Asian		Other	
1990	163	88 %	13	7 %			2	1 %
2000	139	68 %	59	29 %			3	2 %
2010	117	80 %	20	14 %	2	1 %	8	5 %

Source: 1980, 1990, 2000 and 2010 U.S. Census

**Figure 1S: Racial Composition**



Source: 2010 U.S. Census

## Economic Characteristics

As the Northampton County Seat, the primary economic activities within Eastville are government including Circuit, General District and Juvenile Courts, government services, seven law practices and a U. S. Post Office. The commercial activity includes a funeral home, an insurance company, a bank, a two (2) restaurants, a convenience store, two day care centers, a two (2) Bed and Breakfast inns, the Northampton County Chamber of Commerce, a real estate office, utility office, a lawn care operation, a thrift shop, a home furnishing office, a gift shop, an auto repair service, two (2) auto parts stores, a laundromat, a plumbing/electrical/HVAC service, a horse boarding facility, a fiberglass marine repair shop, and a marine consulting firm. Most residents must travel outside to other locations for employment and shopping opportunities.

## Employment

Table 4 illustrates employment sectors for Eastville Residents (age 16+) in 2010. Eighty (80) persons or 62% of the working age population are employed. The largest employment sector, which represents, representing 25% of the working population, is Public Administration.

**Table 4: Employment Sectors**

<b>2010 Eastville Resident Employment Sector</b>		
Agriculture, forestry, fishing and hunting, and mining	7	8.8%
Construction	5	6.3%
Manufacturing	2	2.5%
Wholesale trade	0	0%
Retail trade	15	18.8%
Transportation and warehousing, and utilities	7	8.8%
Information	0	0%
Finance, insurance, real estate, and rental and leasing	0	0%
Professional, scientific, management, administrative, and waste management services	16	20%
Educational, health and social services	8	10%
Arts, entertainment, recreation, accommodation and food services	0	0%
Other services (except public administration)	0	0%
Public administration	20	25%

Source: 2010 U.S. Census



This table cannot be updated at this time due to lack of revised Census data; however, town residents believe some of the data shown to be inaccurate. The "Finance, insurance, real estate, and rental and leasing" is understated, based on local knowledge.

## Income

The median household income and per capita income for the Town of Eastville are presented in Table 5 and Table 6, respectively.

Median income is where 50% of a distinct group has an income above a specific value, while the other 50% has an income below the value. Table 6 indicates that, based on 2016 Census Bureau estimates, Eastville's median household income of \$55,179.00 \$51,964.00 is substantially larger than Northampton County's at \$35,760.00 median of \$37,011.00. This does, however, reflect a decline of approximately 6% in median household income between 2010 and 2016. When compared to the State, Eastville is was 10% below Virginia's median household income of \$61,406.00 in 2010. This is an improvement over the 2000 Census figure which was 22% under the State's median household income. Again, based on Census Bureau estimates, Eastville's median household income was roughly 22% less than the Virginia figure for 2016.

Per capita income is the total income received by all persons divided by the total population. According to Census 2010, Eastville's per capita income was \$37,164.00, 37% larger than the County's per capita income at \$23,233.00 and 13.5% larger than the State's at \$32,145.00. This reflects an increase of 42% from the 1990 Virginia per capita income.

**Table 5: Median Household Income**

Median Household Income	Virginia	Northampton	Eastville
1990	33,328.00	18,117.00	23,125.00
2000	46,677.00	28,276.00	36,250.00
2010	61,406.00	35,760.00	55,179.00
2016	66,149.00	37,011.00	51,964.00

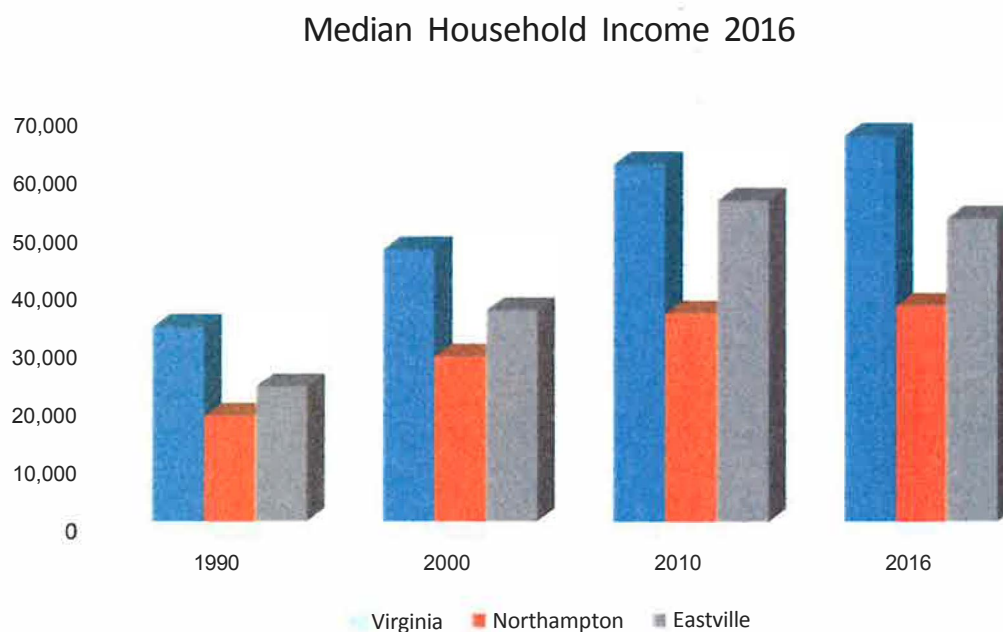
Source: U.S. Census Data, 2012-2016 American Community Survey 5-Year Estimates

**Table 6: Per Capita Income**

Per Capita Income	Virginia	Northampton	Eastville
1990	15,713.00	10,176.00	15,388.00
2000	23,975.00	16,591.00	21,621.00
2010	32,145.00	23,233.00	37,164.00

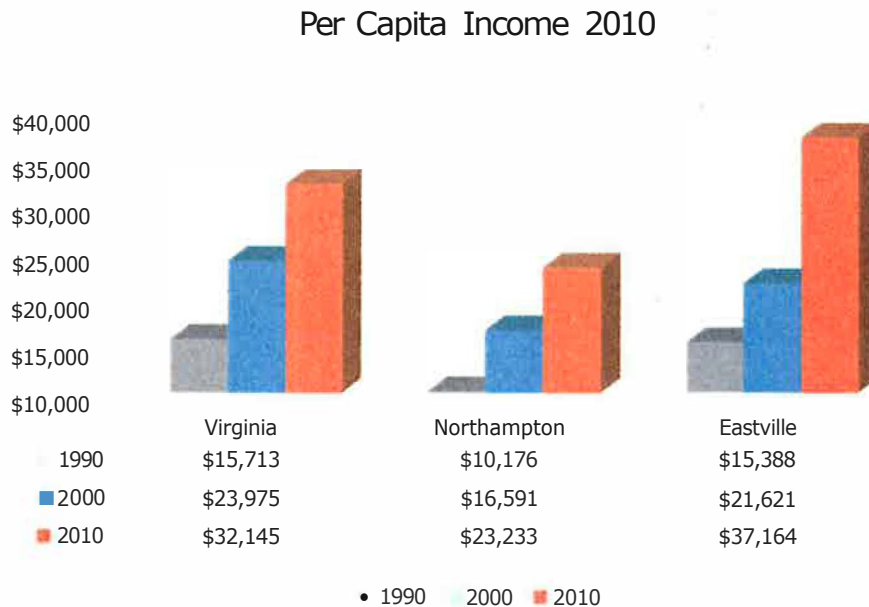
Source: U. S. Census data

**Figure 18' Median Household Income**



Source: U.S. Census Bureau, 2012-2016 American community survey 5-year Estimates

**Figure 10: Per Capita Income**



Source: U.S. Census Bureau

## Housing

The 2010 Census reported a total of 79 dwelling units in Eastville, 69 occupied and 10 vacant. ~~However, County records show a new dwelling unit constructed in 2008, bringing the total to 80 dwelling units, 70 occupied and 10 vacant.~~ The Census Bureau's 2012-2016 American Community Survey 5-Year Estimates indicate a total of 121 housing units in the Town, with a median housing value of \$236,100. The 2017 boundary adjustment area included two (2) manufactured home parks representing 34 units, one duplex, and two (2) small apartment complexes, and current Northampton County real estate records indicate a total of 141 stick-built residential structures. The dominant structures are single-family residences, constituting 95% of the housing stock. The remaining 5% are multi-unit homes. Approximately 75% of the houses are owner-occupied; 25% are renter-occupied; and 10% are vacant. All houses have indoor plumbing facilities.

~~Aside from the new dwelling construction in 2008,~~ New housing construction in Eastville has been relatively stagnant for the past 40 years. ~~with only 8 new homes being added in this time. It is the assumption of~~

many-Town-residents-that-the-community-has-reached-build-out-status. According to a recent study done prior to the 2013 Town Plan update, however, the Town's current zoning will permit an additional 200+ housing units. This figure does not take into account the newly incorporated areas to which temporary zoning was assigned following the 2017 boundary adjustment. Zoning for those areas will be reconsidered upon completion of this Plan update. The Town recently has adopted changes-which-allow zoning provisions allowing accessory dwelling units to create more housing and income options for owners of some of the large residences.

The average household size has increased slightly from 2.20 in 2000 to 2.28 in 2010. While a more recent figure is not available for the Town, the Census Bureau has estimated an average household size of 2.32 persons in Northampton County in 2016.

Table 7 displays land transfers within the county which increased steadily and rather dramatically between 1999 to 2005 but then began to drop. Since 2011 land transfer activity has fluctuated although not dramatically, and activity has not surged as it did in the early 2000s. These numbers are reflective of both the U.S. population shift by Baby Boomer retirees who tend to prefer new suburban resort areas, especially in warmer coastal communities; and the housing bubble that occurred nationwide in the early 2000s, followed by a nationwide economic crisis; and the trend of population shifts to more urban areas evident since 2010.

**Table 7: Number of Land Transfers in Northampton County**

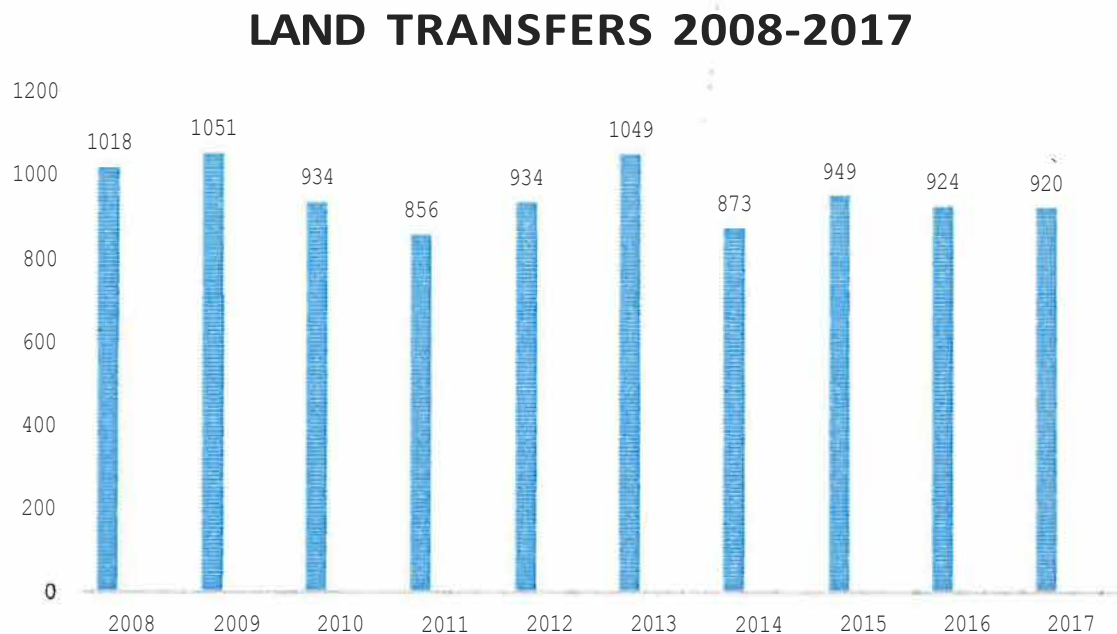
Year	1999	2004	2005	2006	2007	2008	2009	2010	2011
Land Transfers	738	1440	1440	1281	1056	1018	1051	934	856

Year	2012	2013	2014	2015	2016	2017
Land Transfers	934	1049	873	949	924	920

Anecdotally, a number of transfers have occurred recently in the Town. These transfers are not reflected in the data presented.



**Figure fj 11: Land Transfers**



**Source: Northampton County Commissioner of Revenue**

The average household size has increased slightly from 2.20 in 2000 to 2.28 in 2010.

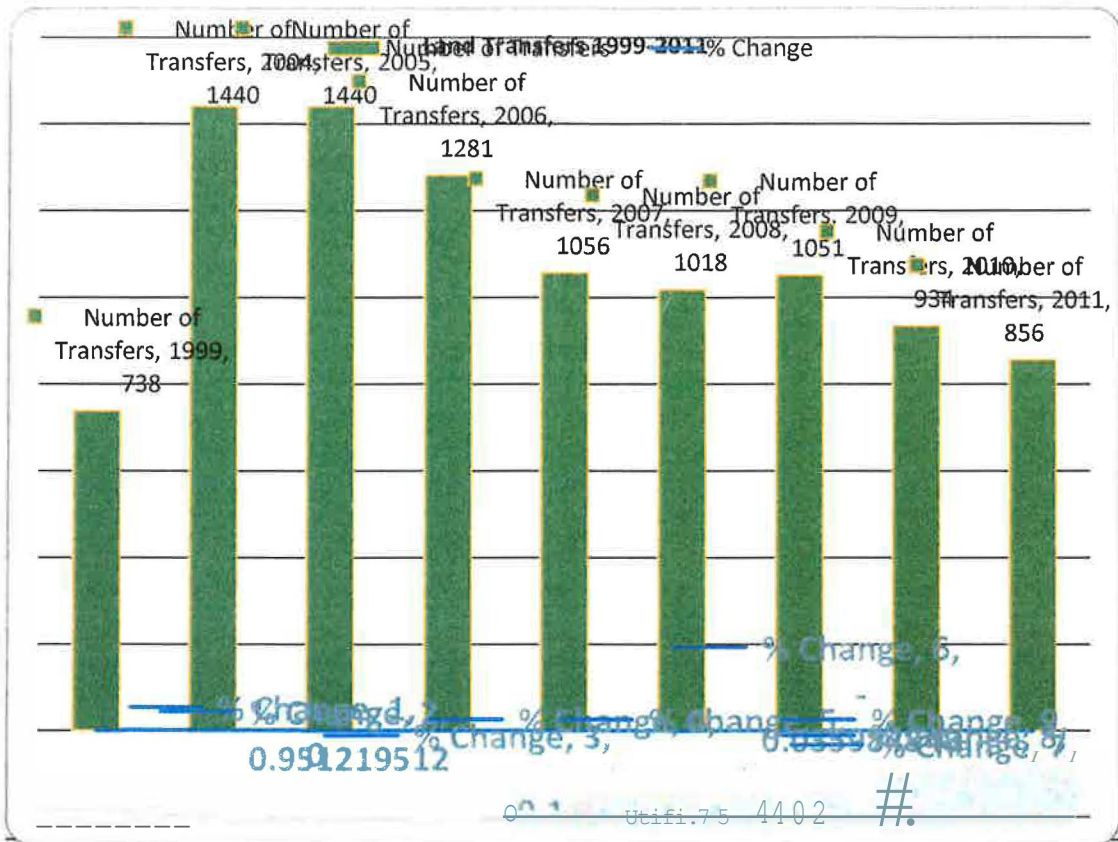
Table 7 displays land transfers within the county which increased steadily and rather dramatically between 1999 to 2005 but then began to drop. These numbers are reflective of both the U.S. population shift by Baby Boomer retirees who tend to prefer the suburban resort areas, especially in coastal communities and the housing bubble that occurred nationwide in the early 2000s, followed by a nationwide economic crisis.

**Table 7: Number of Land Transfers in Northampton County**

Year	1999	2004	2005	2006	2007	2008	2009	2010	2011
Land Transfers	738	1440	1440	1281	1056	1018	1051	934	856

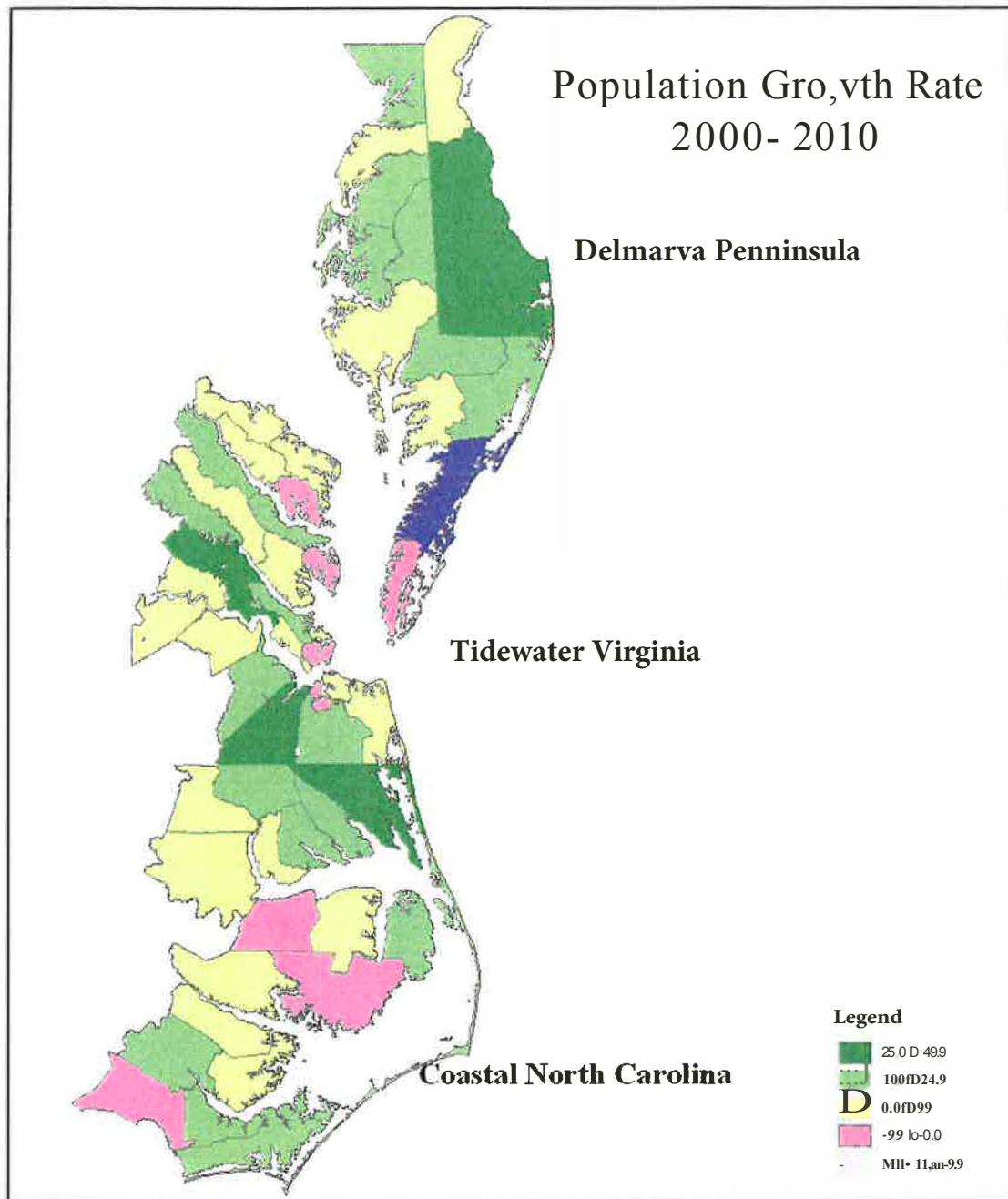
**Figure 18: Land Transfer**





Source: Northampton City Commissioner of Avenue

## Planning Forecasts



Source: US Census Bureau

Current national growth trends indicate that coastal communities are among the fastest growing areas in the U.S., consistent with predictions by the National Oceanic and Atmospheric Administration that the coastal population would continue to increase (2013). Historically the limited access to the Eastern Shore has protected the area from this phenomenon; however, with other waterfront areas reaching buildout and an increasing demand for retirement communities, Northampton County's isolation is no

longer—detering—residential—development,—although—the—pace—of—new development—has—slow—significantly—since—2008—•when—the economy—took—a—major—downturn. However, the surge in development pressure forecast for Virginia's Eastern Shore prior to the national economic crisis in 2008 has not come to pass, and Virginia as well as national population trends suggest that young adults are moving to metropolitan areas with stronger economies and cheaper housing and a rise in retirees leaving Virginia for warmer climates (Weldon Cooper Center, Demographics Research Group, UVA, "2017 Estimates show growth slowing with most concentrated in Northern Virginia," January 29, 2018). The map above indicates that unlike some other coastal areas, Virginia's Eastern Shore has lost population since 2000, although anecdotally there are recent indications that this trend may be reversing in Accomack County. In the Town of Eastville population estimates since the 2010 Census and the increase in population as a result of the boundary adjustment suggest something of a reversal of the trend in Eastville, as well. As a whole, however, Northampton County has experienced more deaths than births since 2006.

In May of 2012 October of 2017 Eastville residents participated in a public workshop designed to gauge issues of concern to the citizens (see Appendix A). The following goals, policies and strategies for community design and land use, community facilities and utilities, and commercial and economic development are a result of these this workshops combined with analysis of completed questionnaires submitted by Eastville residents and property owners during September and October 2017.

## **Summary Vision for Eastville, Virginia**

In the year 2032 2038, Eastville will be a thriving historic small town that has successfully:

- ◆ Preserved its historic architectural and cultural heritage as the County seat and as a cornerstone of its small town character and quality of life;
- ◆ Protected the diverse regional history of the area, including The Forks, Eastville, Eastville Station, Stump Town and Bethel Church;
- ◆ Revitalized and enhanced its central business core with a diverse mix of small-scale and compatible businesses - the businesses are mixed with housing, and are designed to fit in with the historic streetscapes of the Town with mixed-use buildings;



- Allowed for attractive and safety-conscious development of U. S. Route 13 frontage that was incorporated into the Town in 2017;
- Maintained a stable tax-revenue stream and a sustainable budget for Town Services;
- ◆ ~~Worked with State and County partners to provide a safe and adequate supply of drinking water and an environmentally safe method of wastewater disposal and storm water management;~~
- ◆ Controlled the destiny of its resources and surroundings by expanding its boundaries to better manage the impacts and character of development around the Town;
- Allowed for gradual and controlled change and expansion over time while preserving its traditional small-town character, walkability and surrounding open space;
- ◆ Developed as a tourism destination emphasizing local American Indian history and the Town's railroad history in addition to the historic Courthouse Green and court record history;
- ◆ Developed high-tech capabilities to allow for commercial and educational growth and improved technology for educational pursuits.



**Northampton County Courthouse Green**



## Land Use and Community Design

The Town of Eastville consists of approximately 160 409 acres of land, most much of which is established development. The Town was formed in the late English settlement began in Eastville vicinity in the early 1600s; over time Eastville's settlement pattern developed linearly from west to east. This pattern was largely influenced by the arrival of the railroad and train on the east side of town while County government and most commercial activities continued on the west. Route 631 (Willow Oak Road) was the major transportation corridor between these two sections. When U.S. Route 13 was constructed, the highway bisected the Town and created a major barrier within the community. Many residents feel to this day that this obstacle has significantly impeded community unity.

The vast majority of land use within the Town is residential, although a significant portion of the newly incorporated land is undeveloped. Housing consists mainly of single-family units, many of which are situated on 1/2+ acre lots. These homes are located in traditional neighborhood settings which are family-oriented and pedestrian-friendly. Neighborhood character is an important factor in the quality of life for Town residents. Eastville's current design provides a comfortable atmosphere relatively free from traffic congestion, noise, pollution and other nuisances. The Town does contain a significant amount of open land in the residential district. Institutional land use within Eastville is located primarily at the Northampton County Complex. As the County Seat, Eastville contains the County's administrative offices.

Recently, In recent years the County Complex underwent a significant complex expansion with a new Regional Jail, Sheriff's Department, Courthouse, Juvenile and Domestic Relations Court Services, and Social Service buildings being constructed just outside the Town's western incorporated boundary. Other institutional land uses include a fire station, post office, church, and the Northampton County School property, which is currently used for storage and school bus parking.

Commercial and mixed-use land use accounts for a large portion of the total acreage in Eastville. The Eastville main commercial district is centered at the intersection of Business Route 13 (aka Courthouse Road) and Route 631 (aka Willow Oak Road) and includes a variety of historic brick and clai;board structures. Commercial uses include a professional office building, an insurance company, a thrift shop, a restaurant, a civic organization, a funeral home, government services, several law practices, a Post Office, a restaurant, a day care center, a Bed and Breakfast, the

Northampton County Chamber of Commerce, a real estate office, utility office, a lawn care operation, a home furnishing office and a marine consulting firm. Commercial uses in Town include several law practices, a funeral home, an insurance company, a bank, two (2) restaurants, a convenience store, two (2) Bed and Breakfast inns, the Northampton County Chamber of Commerce, a real estate office, utility office, a thrift shop, a home furnishing office, a gift shop on U. S. Route 13, an auto repair service, two (2) auto parts stores, a laundromat, a plumbing/electrical/HVAC service, a horse boarding facility, a fiberglass marine repair shop, and a marine consulting firm. Several vacant commercial buildings are also located in this the main commercial area, as previously noted. Additional commercial properties within the Town include a The bank and a the convenience store, are located at the intersection of U.S. Route 13 and Willow Oak Road. and-a-bed-and-breakfast-inn-located-on-the-eastside.



Many residences such as Sugar Run (in the foreground) have had a number of mixed uses including a store and the first Masonic Hall on the Eastern Shore.

### Historic Heritage

As one of the earliest settlement areas in Northampton County, Eastville contains significant historic resources. Located within the Town is a broad range of building styles which were erected over a span of **300 years. These structures** include a substantial number of private homes that represent major American architectural styles from the eighteenth, nineteenth and

twentieth centuries. These include Colonial, Gothic Revival, Queen Anne, Second Empire and Colonial Revival. The Eastville Historic District was established by the Virginia Department of Historic Resources in 2009 and includes portions of Business 13, Courthouse Road, Willow Oak Road and Rockefeller Lane within the corporate limits of Town, as well as nearby areas outside the town boundaries.

Eastville's historical significance is well documented. The former Northampton County Courthouse, which was listed on the Virginia Landmarks Register and the National Register of Historic Places in 1972, is a vital part of the U.S. colonial heritage as well as Virginia's Eastern Shore. The renovation that was completed in 2011 returned the former courthouse



**19<sup>th</sup> Century Northampton County Courthouse (no longer standing)**

exterior to its 1899 design, and interpretive exhibits pertaining to local history are on display and open to the public in the building. The oldest continuously documented court records in the nation, which originate in 1632, are now housed in the current Courthouse just outside the corporate

**limits of Eastville. A story** of the U.S.'s past is not

only contained in these records but also reflected in the complex's surrounding buildings. The Administration Complex retains its early landscape design with lawyers' offices just outside the former Court building. Structures in the complex include the old courthouse (circa 1732), the debtors' prison (circa 1800), a store (circa 1750), and the 1899 courthouse built in the Romanesque revival style, as well as the Confederate War Veteran's Memorial (built in 1913). The old courthouse, clerk's office and debtors' prison are open to the public and maintained as museums by Preservation Virginia. The entire complex forms a uniquely preserved area that treats visitors to a glimpse of early U.S. colonial history. Efforts are ongoing to investigate the feasibility of further renovation work to preserve the older structures around the Courthouse Green, although the old jail was demolished in 2018.

Eastville's oldest commercial building, circa 1780 1744, is the Eastville Inn. The building has functioned for centuries as a widely-known transportation, business, government and social hub. The Inn has been owned by Northampton County since 1966, and is integral part of the historic courthouse complex. This treasure has been gutted and environmentally-consciously restored, and the main floor functions as a restaurant and historic museum. Future plans include restoration of the upper stories for future commercial development.

Many buildings in Eastville represent various types of historic architecture, including educational, religious, residential, institutional, and community service. "A Walk Through Eastville A Walk Through History" is a booklet published by the town of Eastville which showcases these historic buildings and is included as an appendix to this Plan. The Town's Historic District is an honorary designation. It confirms that listed properties have historical



significance, integrity and value. Property owners of listed properties are eligible for tax credits if easements are donated; the current Historic District, however, does not provide any regulatory protection.



## **A Walk Through Eastville**

### **A Walk Through History**

Site of the Oldest Continuous Court

Records in the United States

1632

### **Goals for Land Use and Community Design**

The following are the general Land Use and Community Design goals for Eastville in this Plan. In the year 2032 2038:

- New development will allow modest growth and change over time.
- + Eastville will maintain a small town quality and historic character.
- The new neighborhoods in the Town will be models of innovative, compatible and ecologically-friendly design, with elements such as traditionally-styled buildings, streets that integrate harmoniously with



the Town and encourage walkability, and open areas set aside to maintain the surrounding rural context.

- There will be a varied mix of housing types and densities throughout the Town, including single-family houses, accessory dwelling units; mixed-use, and a few small-scale multi-family housing types will be encouraged with open spaces being maintained.
- The Town's new residents and neighborhoods will be physically and socially integrated with the established neighborhoods of Eastville - core.
- Eastville will protect its historic small town character that retains its legacy as the County seat, its historic Courthouse Green and its wealth of 18<sup>th</sup> century buildings and other physically attractive features to enhance its tourism appeal.
- Homes and businesses will continue to be revitalized and restored in an architecturally compatible and harmonious way to maintain the historic integrity of the Town's streets and buildings.
- Eastville will continue to retain the look, feel and quality of life of a small town within a thriving rural and natural environment.
- Eastville will pursue a balanced pattern of land use that meets the Town's physical and economic needs and preserves and enhances the safety, function, and capacity of the U. S. Route 13 corridor.

## **Land Use and Community Design Policies and Implementation Strategies**

### Policies

- New growth should be located away from the most ecologically sensitive lands and protect groundwater quality and quantity by limiting impervious surfaces in the "spine" groundwater recharge area.
- All new development should be sited around existing roads.
- Outside town edge residential development should be clustered around historic hamlets.
- Town and County should work together to develop a plan for the County's Town Edge District surrounding the Town.
- Town should work with County to develop incentives for the adaptive reuse, redevelopment, maintenance, conservation, and improvement of

existing housing stock in a manner supporting social and economic diversity within the community.

- Future residential, commercial and mixed development will apply appropriate community-design concepts, including dark-skies lighting, with lot sizes that complement and enhance the Town's existing development patterns.
- Most commercial development should be located in the Mixed Commercial/Residential Development in town and established historic hamlets, although safety-conscious commercial development on U.S. Route 13 frontage will be allowed to enhance the town's tax base.
- A pedestrian- and bicycle-friendly crossing mechanism should be installed at the intersection of U.S. Route 13 and Willow Oak Road.

### Implementation Strategies

#### *General Future Land Use Map*

Balanced land use that protects Eastville's quality of life is among the main purposes of the Comprehensive Plan. This goal requires environmentally sound land use planning and land use regulation that reflect the carrying capacity of the land and the historic character of the Town. The Town of Eastville General Future Land Use Map (Figure 11 12) is the product of a citizens' workshop conducted in 2004 2017 that challenged Town residents to ~~build their community based on ecological sensitivity and economic efficiency factors.~~ consider the Town's future physical character and economic aspirations. This map is intended to guide decisions regarding land use within the Town and surrounding areas. ~~The map was reviewed in 2012 and determined to remain a reflection of the community's aspirations for the future.~~ Reviews should be undertaken every few years to make sure that the land uses described in the map continue to meet the changing needs of the Town. The General Future Land Use Map identifies ~~four~~ three categories of land use: Residential, Commercial, and Mixed Use ~~and Manufacturing~~. In addition to these categories, the Land Use Plan proposes an historic ~~and priority ecologically sensitive~~ overlay district to protect the Town's cultural and natural resources.

#### *Develop Town of Eastville New Construction Design Guidelines*

The purpose of creating a Town of Eastville Design Guidelines Book is to clarify the community's interest in addressing how development impacts the Town's quality of life, with a focus on protecting historic streetscapes and neighborhoods. These guidelines will identify the regulations and incentives needed to seamlessly integrate new development with traditional development patterns and may include a conservation subdivision ordinance. The guideline document is

intended to assist architects, professional planners, engineers or developers in making more informed decisions when submitting or reviewing site plan or re-zoning applications.

*Continue to implement the Town's Chesapeake Bay Preservation Act Program.*

The citizens of Virginia are dependent upon the economic benefits derived from the Chesapeake Bay, and the Town recognizes the importance of the Bay Act in maintaining the integrity of state waters and the Chesapeake Bay. The Town's Bay Act Program is administered and enforced by Northampton County. The Town should continue to support the efforts of the County in administrative and review procedures on stormwater management plans, enforcement of the ordinance and other related procedures.

*Update the Zoning Ordinance*

Balanced land use that protects Eastville's quality of life is among the main purposes of the Comprehensive Plan. This goal requires environmentally sound land use planning and land use regulations that reflect the carrying capacity of the land and protection of protect historic assets that contribute to the development of its tourism economy and the historic character of the Town. The Zoning Ordinance is to promote the health, safety, and general welfare of the public through responsible land use regulations. The current zoning ordinance was adopted on March 7, 2011.

*Support the efforts of Northampton County to protect Groundwater (Spine) Recharge Area.*

Eastville, along with the entire Eastern Shore of Virginia, depends upon ground water as its sole source of drinking water. Ground water is a limited resource and the Town supports the County in any efforts to regulate groundwater withdrawals and to develop regulatory Best Management Practices (BMPs) to limit impervious surfaces.

*Continue to implement the Highway Corridor Land Use District and review and update the Town's regulations as necessary to ensure their effectiveness.*

The Highway Corridor Land Use District (Figure 13) designation is intended to provide for development of highway-oriented businesses, industries, and residential developments while preserving and enhancing the safety, function, and capacity of the U. S. Route 13 corridor in the Town of Eastville. The Highway Corridor Land Use District is also intended to minimize the potential impact of highway-oriented development on existing and future residential areas. As the

Eastern Shore of Virginia's primary route for local and through traffic, U. S. Route 13 represents a significant community investment and contributes to the Town of Eastville's public health, safety, and welfare. U. S. Route 13 provides access to jobs and schools, facilitates delivery of emergency services, and supports movement of goods and services. Furthermore, the U. S. Route 13 corridor serves as a first impression of the Town of Eastville for tourists and the traveling public and, as a safe and accessible highway facility, serves a vital economic development function.

*Continue to allow agricultural uses in town in a manner that is compatible with residential uses.*

Eastville's In-Town Farm District is an innovative way to provide for low-impact and sustainable agricultural uses within the town limits in a manner that is in harmony with adjacent residential uses. This district should continue to be implemented.

~~Investigate the feasibility of a boundary adjustment to include additional land area in the jurisdiction.~~

~~The Town serves a number of water customers outside the Town's limits, and residents have expressed interest in preserving rural viewsheds and vistas adjacent to the Town. Expanding the land area under the Town's regulatory control would serve to insure that a distinct edge remains between the developed areas of town and open areas that are more rural in character.~~

*Be receptive to the possibility of a future boundary adjustment to include additional land area in the jurisdiction.*

During the 2017 boundary adjustment proceedings county residents outside the proposed new territory expressed interest in being served by the Town's water system. While the water lines could be expanded beyond the Town's new boundaries, it may prove more fiscally prudent to include future service areas in the Town limits.

## **Figure 12: Town of Eastville. VA General Future Land Use Map**

The map below is to be deleted and replaced with the Future Land Use Map.



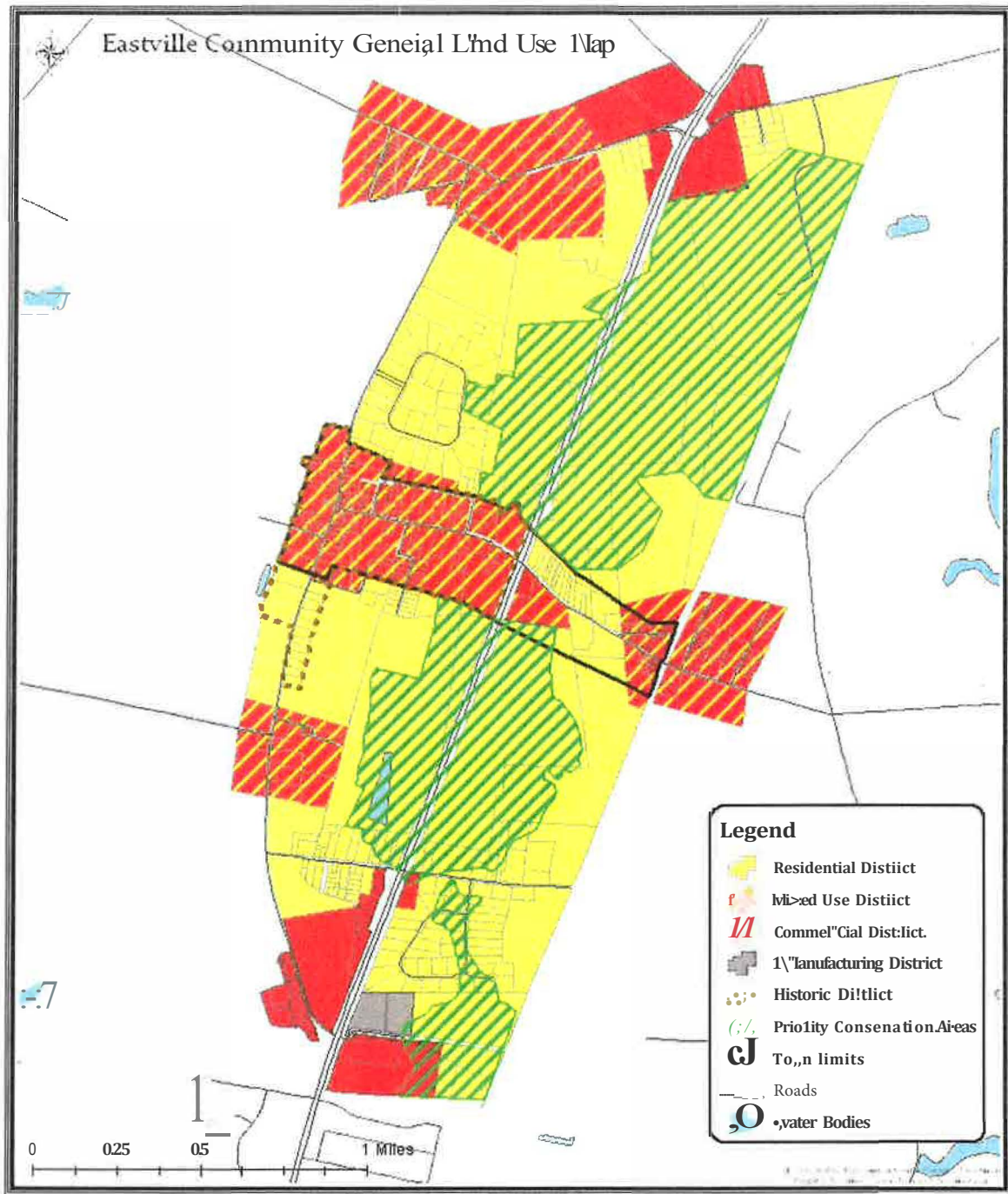
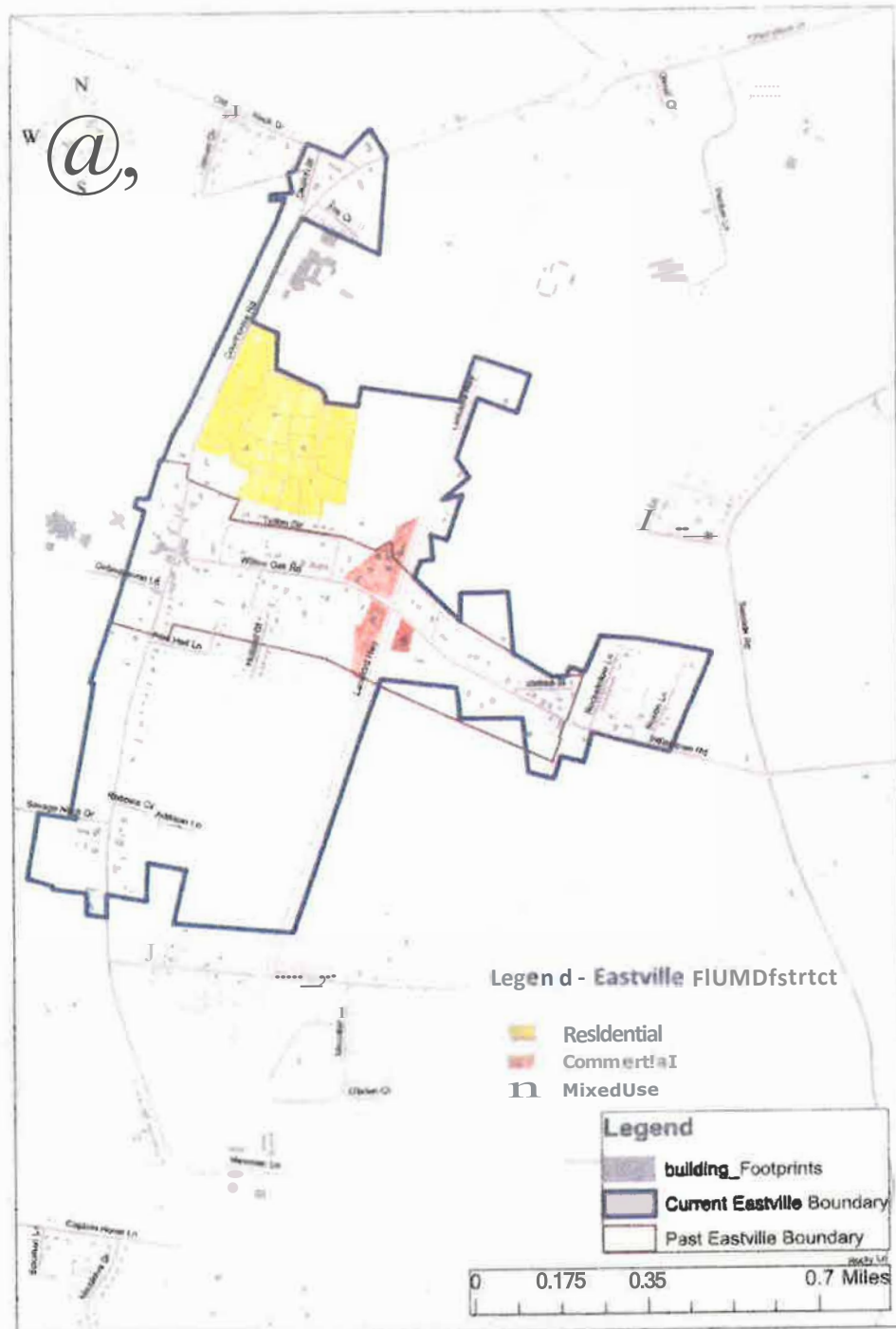


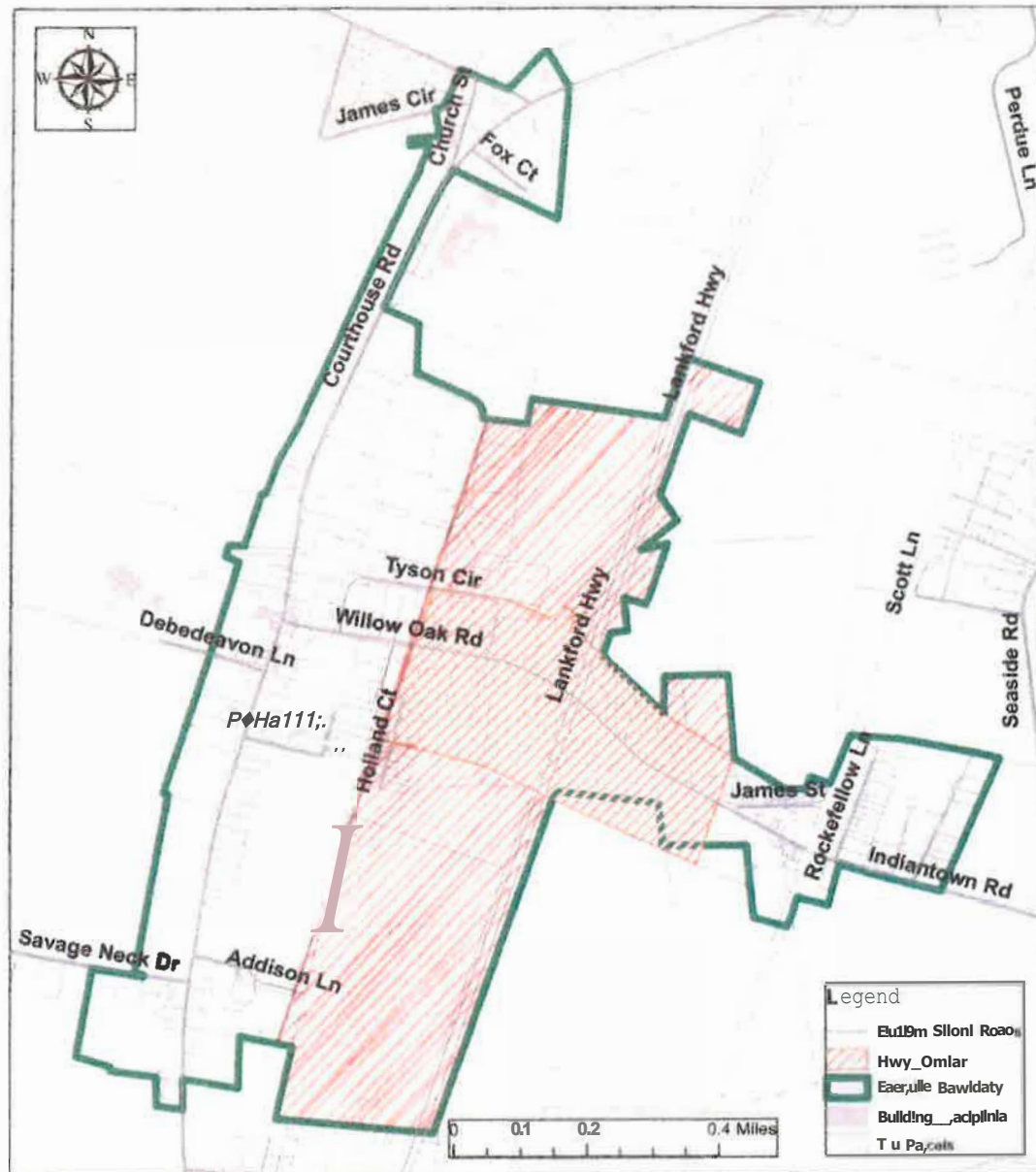
Figure 12: Town of Eastville Future Land Use Map



This map to be deleted and replaced with Figure 13



Figure 13: Town of Etstville Highway Corridor O'llertay DI9tnct





## **Community Services and Facilities**

### Public Safety

Fire protection for the Town is provided by the Eastville Volunteer Fire Department. Police protection is provided by town law enforcement officers. The Northampton County Sheriff's Department and the Virginia State Police also provide additional police services. Ambulance service is provided by the Cape Charles Rescue Squad, located in Bayview, supplemented by back-up service provided by the Northampton County Department of Emergency Services.

### Water Supply

The Town of Eastville operates a ground water source municipal water supply system which is drawn from two wells. The primary well is located near the intersection of U. S. Route 13 and Route 631. The backup well is located just outside the Town's corporate limits, situated near the Town's water tank which is located east of the northern section of Courthouse Road. The water tank has a storage capacity of 75,000 gallons, and average use is 51,000 gallons per day. The Town currently serves 185 hook-ups, 75 of which are out-of-Town's-incorporated-boundary. Water customers include a trailer park. Following the 2017 boundary adjustment, the Northampton County High School and several commercial customers is the only water customer located outside of Town limits. The water supply is good with respect to both quality and quantity. The Town utilizes a generator to serve as a backup source of electricity for the water pump.

### Solid Waste

The Town provides no waste disposal services. Residents take their trash to Northampton County's waste collection convenience centers, or contract with Shore Disposal for trash removal. The closest waste collection center will be located just north of Eastville on Business 13 where recycling facilities will be available. Household hazardous waste collection events are held annually and coordinated by the Accomack-Northampton Planning District Commission.

### School

No public schools currently exist in the Town; Northampton High School is located just outside of the Eastville corporate limits. There is one private day care center located in the vicinity of the Post Office and Town Office.

### Waste Water

Wastewater and sewage treatment in Eastville is done through on-site

septic systems. While much of the town's area is comprised of soils are Bojac soils, which are well suited for septic systems due to permeability, there is now considerable area constituted by Munden soils which are not as effective for treating wastewater and sewage. The Town will continue to rely upon the Eastern Shore Health District to evaluate sites and to design or recommend appropriate sewage treatment systems.

#### Utility Services

Electric services are provided by A& N Electric Cooperative and power lines are owned by Old Dominion Electric Cooperative (ODEC). Broadband service is available at the County Government Complex and is currently expanding into residential areas.

#### Recreation

No recreation facilities exist within the Town, although Eastville is fortunate to be in close proximity to Northampton County Indiantown Park. The County Park offers a range of programs, including soccer, swimming, disc golf, walking trails, playground, and team sports. Up to date information can be found on the County website. A small fitness installation is located adjacent to the County Administration parking area. The Town maintains the town park on Willow Oak Road. The lawn and gazebo provide a venue for community events.

#### Transportation

Eastville's road system is maintained by the Virginia Department of Transportation (VDOT). U. S. Route 13 provides good regional access and directs major traffic flow away from the Town, while Business Route 13 provides safe access into and out of Town. The Town adopted a Highway Corridor Overlay District to implement access management provisions for properties with frontage on U. S. Route 13 through the corporate limits. Although Eastville's regulations mirror those adopted by Northampton County, the regulations have not been as effective as envisioned for managing access along U. S. Route 13 through Eastville, and the Town will reevaluate its regulations with an eye toward strengthening pertinent provisions.

Public transportation is provided by STAR Transit which provides daily bus service along U. S. Route 13, and there are stops in Town. The streets and sidewalks are generally in good condition. The Town employs a person to clean the streets, curbs and gutters on a regular basis.

Town residents have voiced concerns over traffic-related issues. The Town experiences ongoing problems with speeding within the corporate limits;

drag racing has also been observed. VDOT has installed signs warning drivers of children playing near Route 631 and Business Route 13 since the last plan update was done, the Town has hired law enforcement officers to assist in addressing traffic-related concerns. VDOT has consistently refused to lower the speed limit on Courthouse Rd, through town. ~~The new County convenience center will probably increase traffic in town.~~ Town officials and residents have repeatedly requested that the County reopen the historic Jail Alley as a one-way egress from the County Complex to Courthouse Rd.

In addition to speeding concerns, increases in major traffic accidents have occurred at the signalized intersection of U. S. Route 13 and Route 631, the only east-west route in Town. This is a very broad intersection and is the location of a Shore Stop convenience store, the Northampton County School garage, and PNC Bank. In the relatively near future, development of a new Eastern Shore Rural Health facility is expected to commence on property adjacent to and south of Shore Stop. Since U.S. Route 13 is the primary transportation corridor within the County, a number of accidents occur as a result of conflict between local traffic and through traffic. Traffic safety and congestion continue to be concerns when accessing this highway.

Safe access to the new Northampton County Administration Complex, Northampton High School, and proposed residential developments are important issues for Business Route 13 in Eastville. The Eastern Shore of Virginia Bicycle Plan recommends paved shoulders and wide lanes to safely accommodate bicycles along Business Route 13 in and outside the Town of Eastville. Except for a small section in Downtown Eastville, most of Business Route 13 is within Northampton County's jurisdiction. Appendix C provides information on VDOT's population increase scenarios and traffic projections.

## **Goals for Community Services and Facilities**

The following are the general Community Services and Facilities goals for Eastville in this Plan. In the year 2032 **2038:**

- The Town will continue to own and maintain the water supply system and provide an adequate supply of drinking water; both for its current needs, and for anticipated future growth while protecting the environment and the health of its citizens.

- The Town will accommodate safe and ecologically sound measures for wastewater management and storm water management for its current residents and for any anticipated growth areas.
- The appearance, safety and function of the streets in Eastville will be improved through sidewalk extensions, underground utilities and traffic management techniques.
- + Public open spaces in the Town, including the Courthouse Green and Town Park with greens, landscaping and seating areas that accommodate casual strolling and gathering will be maintained.
- The Town will preserve and enhance the safety and function of the U. S. Route 13 corridor within its corporate limits.
- The Town will obtain additional traffic count information from VDOT.

## **Community Services and Facilities Policies and Implementation Strategies**

### Policies

- Manage growth in manner that the Town can provide adequate public services and continue to be fiscally sound.

### Implementation Strategies

Maintain and foster intergovernmental cooperation and coordination between County and Town to ensure adequate provision of fire protection, health care, safety, schools, and solid waste services.

The Town Council of Eastville will adopt a Water Service Plan that identifies the type and level of service to be provided to the community and provides for upgrades as necessary to the aging water distribution system.

The Town will encourage the co-location of Government facilities where they are feasible and can function effectively as multi-purpose community facilities.

The Town Council of Eastville will assess transportation, wastewater and stormwater infrastructure within Town limits and adopt a plan that addresses current problems as well as accommodates future growth.



The Town will continue to work with VDOT to ensure maintenance of sidewalks, streets, and drainage ditches.

The Town will work with Northampton County to improve maintenance of drainage ditches around the Town.

The Town will support the efforts of Northampton County in implementing a program to administer and enforce requirements that septic tanks be pumped out every five years to ensure the viability of privately owned and maintained septic systems.

The Town will agree to manage flood hazard areas by adopting minimum standards such that it can participate in the National Flood Insurance Program.

The Town will continue to implement the Highway Corridor Overlay District.

## **Commercial and Economic Development**

**While acknowledging the challenges faced by rural areas across Virginia with respect to economic development,** the Town envisions expanded opportunities for commercial enterprises which make use of the many historic structures in the Town, **as well as some new commercial activity on U. S. 13, particularly near the new community health center.** Adaptive reuse, mixed-use buildings, and historic restoration create compatible spaces for entrepreneurial endeavors and arts-oriented businesses. Some of these same structures may offer rental housing options which provide economic benefit to the owners. The Town ~~has recently~~ amended its Zoning Ordinance to begin permitting these new options.

## **Commercial and Economic Development Goals**

The following are the general Commercial and Economic Development goals for Eastville in this Plan. In the year 2032 **2038**:

- The Town will remain economically viable with state-of-the-art and technologically-advanced enterprises including a variety of local commercial services and small-scale businesses and shops served by adequate parking.
- The Town will maintain its diversity and provide a range of social, economic and compatible recreational opportunities for its citizens.

- Eastville will remain an affordable place to live and work and will accommodate the needs of current and future residents.
- The historic commercial core will be revitalized but maintain its diverse mix of housing, some housing over shops, and small-scale retail, office and service business tailored to local residents.
- Eastville will continue to be a tourist destination.

## **Commercial and Economic Development Policies and Implementation Strategies**

### Policies:

- Diversify the local economy so that it is not overly dependent on a particular industry sector.
- Coordinate with the County and the Accomack-Northampton Economic Development Office associated with the Accomack-Northampton Planning District Commission to achieve balanced policy-making, planning, and monitoring for successful implementation of the regional economic development strategy.

### Implementation Strategies

The Town Council of Eastville will adopt an Economic Strategy Plan that identifies commercial revitalization opportunities ~~for the strategic commercial areas identified in the public workshop~~ and encourages commercial activity in appropriate locations in Town.

## **Appendix A: October 18, 2017 Public Workshop Summary**

The following is a summary of input received at the public workshop conducted on October 18, 2017, at the Eastville Fire Company Bingo Hall. The meeting was attended by eleven (11) residents of Eastville, five (5) Town Council members, two (2) Town staff members, and one (1) Northampton County staff member. The consultant presented an overview of the plan update process and a summary of the questionnaire responses received to date.

(A) Attendees were asked to participate in a group SWOT (strengths, weaknesses, opportunities, threats) analysis/discussion; the comments as recorded by the consultant follow:

### Strengths

- o History - Court Green
- o Safe community
- o Reasonably stable
- o Accessibility from Rt. 13 - 3 entrances
- o Charm - variety of architecture
- o Recent enlargement of town
- o Good & plentiful water - new 10-year permit
- o Walkable community
- o One of highest elevations on Shore - highest for towns in Northampton County
- o Sense of community - people know each other
- o Good business environment
- o Close to County services
- o Will be close to medical services
- o Strong untapped Native American presence
- o Diversity of allowable uses - housing to rural occupations
- o Fire & police protection outstanding! Lowest fire rate in both counties
- o Number of historic churches for a town this size (4)

### Weaknesses

- o Aging water system to include meters
- o Aging population - changing?
- o Lack of sustainable revenue
- o Lack of 100% - reliable Internet
- o No marketing plan for community, e.g. website
- o Not a restaurant in town - Yuk's now in
- o Lack of affordable apartments for young people
- o No grocery store
- o Speed limit too high in town
- o Lack of a noise ordinance
- o Some water meter locations unknown
- o No central sewer to support commercial development - no wastewater solution

- o Poor drainage on Rockefeller/Indiantown
- o Presence of significant amount of tax-exempt properties
- o Derelict county buildings - old H. S. property/school bus garage

### Opportunities

- o Mistletoe abundance
- o Wedding venue
- o History -National treasure
- o Grants to market historic venues
- o Good place to do business
- o New investment could stimulate development
- o Good stock of vacant homes & other buildings
- o Eastville Inn - need for restaurant
- o Rural Health may stimulate other development to meet needs of patients coming to Eastville
- o Proximity to broadband infrastrctlle

### Threats

- o Old water pipes-financial threat
  - Cast iron
- o Hurricanes - lack of suitable shelter(s), lack of resources
- o CBBT
- o Lack of consistency *with* respect to application of Northampton County Town Edge District - loss of Town input
- o Insufficientrevenue
- o Continuing unfunded mandates from Fed, State (VDOT, DEO. water programs)
- o Some indifference on the County's part toward Town
- o Poultry industry - lack of enforcement for manure management

(B) Attendees divided into small groups to discuss future land uses and were asked to note their comments on maps. Each group made a presentation of their ideas to the group as a whole. Generally, there was support for some additional commercial development along U.S. Rt. 13, but concern was expressed about ensuring that such new development be both safe and attractive. There was also general support for preservation of the In-Town Farm District.

(C) Attendees were asked to vote on the Summary Vision Statements set forth in the 2013 Town Plan. Those present were generally in support of retaining most of the vision in the current plan.



**APPENDIX B: A WALK THROUGH EASTVILLE**  
**A WALK THROUGH HISTORY**



A Walk Through Eastville -  
A Walk Through History

Site of the Oldest Continuous Court  
Records in the United States

1632

A Walk Through Eastville

A Walk Through History

1st Edition 1994

Production: Frances Bibbins Latimer

Mary Miller

Published by Galbe Printing and Graphic Design

2nd Edition, 2012

Production and Photography: Mary Miller

Research: Virginia Department of Historic Resources (VDHR)

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Archivist: Jonny Stephenson

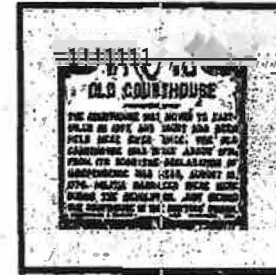
Published by the Town of Eastville



Town 1612, Wendy Martin

Production: Mary Miller

County: Oldham



In 2008, the Virginia Department of Historic Resources conducted an Intensive Level S of Eastville and its environs. As a result of that study, the Department identified and designated the Eastville Historic District. The District includes the communities of Eastville (formerly The Homes, Peachburg Town, and Northampton Court-House), Eastville Station, Jamea Crossroads (one block, now Bethel Church) and Stumptown.

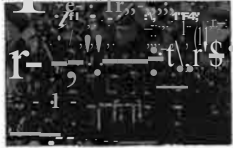
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The Eastville Historic District is a National Historic District. It includes the communities of Eastville (formerly The Homes, Peachburg Town, and Northampton Court-House), Eastville Station, Jamea Crossroads (one block, now Bethel Church) and Stumptown.

Virginia Department of Historic Resources

# Courthouse Road


1.



**Cessford,**  
1801

The last Federal style house built in Eastville. The original dwelling was completed in 1801, with two additions pre-1845. During the Civil War, General H. H. Lockwood of the Union Army occupied Cessford. The home was once part of the Cessford Plantation and a c.1840 Smokehouse and a Servant/Slave Quarters, both local vernacular style, remain on the property.


2.



**Ailworth Hall c. 1900**

The Queen Anne style home shows the influence of the Colonial Revival architecture style that was popular at the turn of the twentieth century.

3.




**James Brown**  
**Dry Goods Store**  
c. 1880

One of the only Italianate buildings in the District, it was built as a general merchandise store by William U. Nottingham. The building remains largely unaltered and is significant as an example of commercial architecture in Eastville.

A partial list of, in the 20th c. business district: a general store, a final clinic, a drug store, a millinery shop, a grocery store, a bank, a post office, a peddler's store, a stable, a blacksmith shop, a mill, a shop, a hotel, a tavern, a auction block, a fire station, a mill, a painter and a of the district, a of the district.

# Courthouse Road


4.



**Old Pride of Virginia Masonic Lodge #18**  
**Grand Order of the Odd Fellows Lodge #2774**  
Roselle's Barber Shop-Miss S. E. Cookshop

Originally built as a storehouse. Sometime after 1880 it was purchased for \$1,000, then in 1890 this vernacular style commercial building was purchased by an African-American Odd Fellows Lodge. It served as an important social center for the African-American community in Eastville until 1936.


5.



**Eastville Mercantile -Eastville Drugstore**

A traditional Chesapeake store-used over the years as a tavern, hardware store, dry cleaners, a dance hall and drug store, and is a testament to local tendencies of adaptive reuse. In front steps were known as "buzards roost"-public notices of deaths were posted on the front door. Much remains of its original material and it contains more evidence of a store's early form than almost any that survive in the south.

6.



**Service Station c. 1950**

This building is one of the last of many service stations in Eastville. It is representative of mid-twentieth-century commercial architecture.

At the turn of the 20th century, Eastville had provisions from both the White and Black communities. A set up shop and offered goods and services to the people of Eastville and the surrounding community.

Frances Bibbins Latimer, Film Edition

## CourthouseGreen

7.



**Eastville Inn c. 1780**

Taylor House

The Inn, on the site of a tavern starting before-1724, has served as the primary social center of Eastville for nearly three centuries. An 1882 advertisement states that board at the Inn was \$1.50 per day and that hacks for transportation to steamers at Cherrystone and Hungar's wharves were available. The building is listed on the National Register of Historic.

8.



**Old Brick Store**

c. 1815

The Store is representative of early nineteenth century commercial architecture in Eastville. The Store sold clothing, boots and shoes. Merchandise was hoisted up and stored on the second floor. The change in use is not uncommon as government related offices were needed.

9.



**Lawyer's Row c. 1820-1985**

A group of four vernacular offices. Placement shows the importance of the courthouse and the convenience and social significance of being located within such proximity to the courthouse. (dates of construction, L to R 1820, 1860, 1910, 1985)

10.



**Fifth Northampton County Courthouse**

1899

This Courthouse was constructed by the B. F. Smith Fireproof Construction Co. for \$8,600, plus materials from the old 1795 courthouse, which was subsequently demolished. B. F. Smith was both Architect and Builder. Building shows elements of Romanesque Revival and Colonial Revival styles, popular at the turn of the twentieth century.

## CourthouseGreen

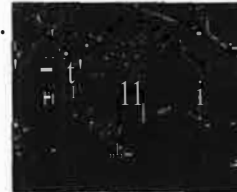
11.



**Jail Alley**

"...in the early 1900's three tradesmen from the Black community would set up shop every Saturday morning. Lir Bibbins, Jake Griffith and Archie Press sold beef, lamb and pork from stands with butcher block--a customer remember.; 'no ice, no covered containers, plenty of flies.'"   
Prudence Bibbs Latimer, & the Edition

12.



**Old Clerk's Office c. 1750**

**Debtor's Prison (rebuilt) c. 1814**

Both the Georgian Clerk's Office and the Vernacular Debtor's Prison are original to the sites. A brick wall connects the two buildings. The Clerk's Office wood paneled interior contains many cabinet doors. It is one of many structures over the centuries to safeguard the oldest continuous court records in the United States.

13.



**Old Courthouse**

1731

The first permanent courthouse in Eastville--where court was held until 1795. From the door of this Georgian-style building, the Declaration of Independence was read on August 13, 1776. Court records date from 1632, and include records of pre-Revolutionary activities--the Northampton Protest, 1652, and the Northampton Disturbances, 1676. In 1913 county officials wanted to tear down the building. It was saved, moved and restored by the local Antislavery branch. (Associated with Preservation of Virginia Antislavery)

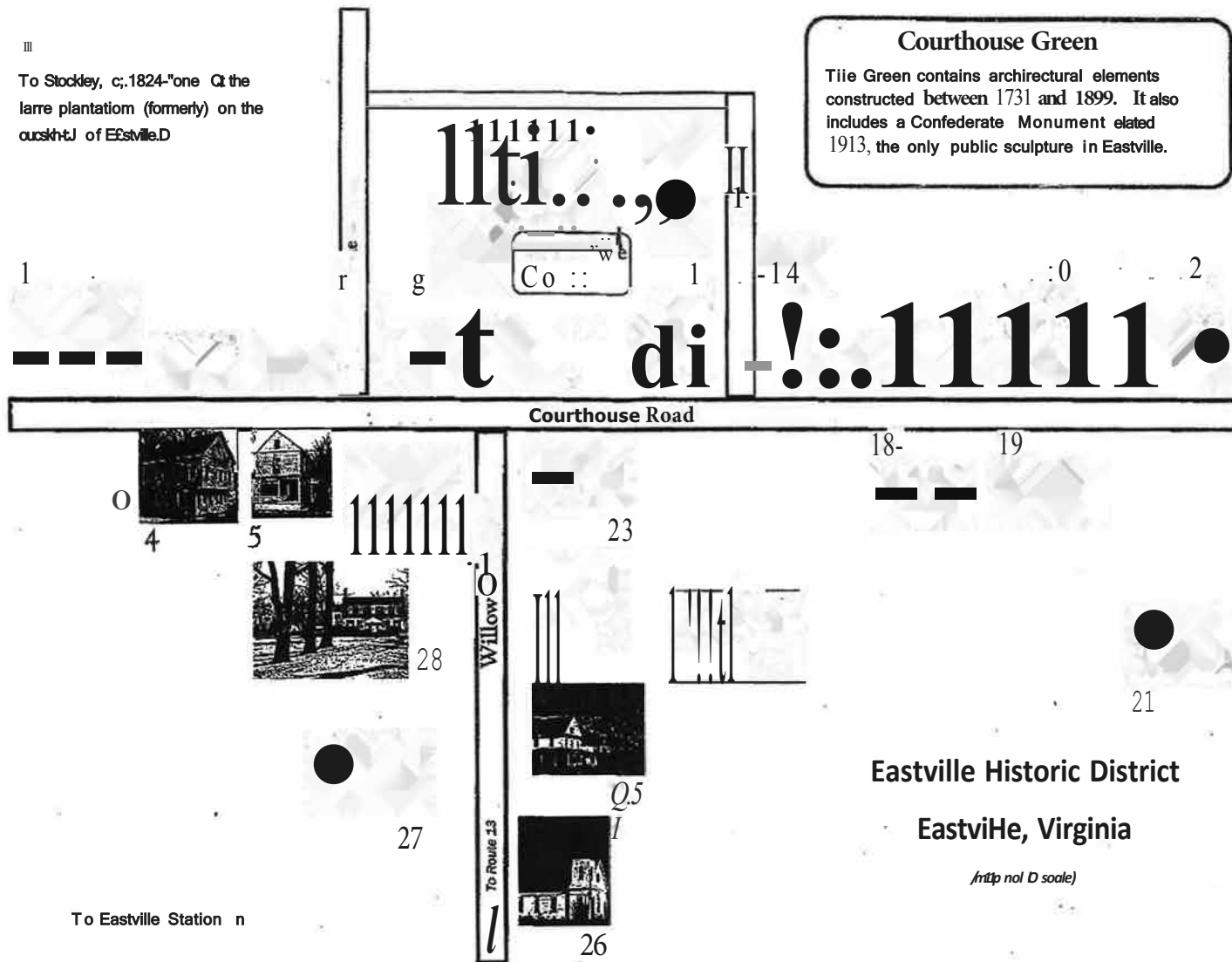


III

To Stockley, c.1824-one of the  
large plantation (formerly) on the  
outskirts of Eastville.

### Courthouse Green

The Green contains architectural elements  
constructed between 1731 and 1899. It also  
includes a Confederate Monument erected  
1913, the only public sculpture in Eastville.





Courthouse Road

14.



little Sugar Run c.1790

This modest, one-story vernacular dwelling is representative of the domestic architecture in Eastville in the late eighteenth century. The house features two end chimneys, one of which is free-standing.

15.



Sugar Run (foreground)

Malonic Hall c.1850

Maria House

c.1799

Sugar Run, is said to be named for the creek running under the street. Vernacular in style, it was originally constructed as a storehouse.

Maria Robb House

The domestic architecture, has an 1850 stable and small family burial ground in the back garden.

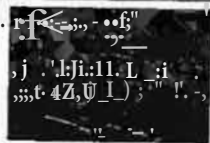
17.



Coventon 1795

During the Civil War, Federal troops occupied the house. An ancestor of the present owner was held prisoner of war here by General Lockwood. Confederate troops came to the house to swear allegiance to the Union after the War. Property includes a mature boxwood garden.

18.



Rose Cottage 1886

The sprawling 1 1/2 story vernacular style house features a steeply pitched roof and wrap-around porch. The style reflects the late 19th Century domestic architecture in the District.

Courthouse Road

19.



'Too Old Rectory & B  
Hungar's Parish Rectory

This high-style Colonial-Revival house of rock face concrete blocks was built as the parish rectory using a Sears mail-order block-building machine, at a cost of \$4,000. One of the few homes in the District associated with mail-order catalogs, and the only one of its kind in the town.

• St. John's Episcopal Church, c.1825



This Federal/Adamesque structure was the first church erected in Eastville, at a cost of \$2,960. The communion service was given to the church by John Custis, father-in-law of Martha Custis Washington, and the alms basin was presented by Lt. Gov. Francis Nicholson, a founder of William and Mary. The cemetery contains about 300 graves, dating from 1843.

21.



Selma C, 1790

An interesting architectural mix of more than three styles from different periods with sections connected by a typical Eastern Shore colonnade. The surrounding land was historically associated with Selma, but has been subdivided. Two small cemeteries are south of the house.

22.



Bethel A. M. E. Church 1901

This Gothic Revival style building is the oldest A.M.E. church in the county, constructed to serve the needs of the African American community of James-Crisp Roads/The Forks. An important visual, social and religious landmark, the church has 81 stained glass windows and is listed in the Guinness Book of World Records.