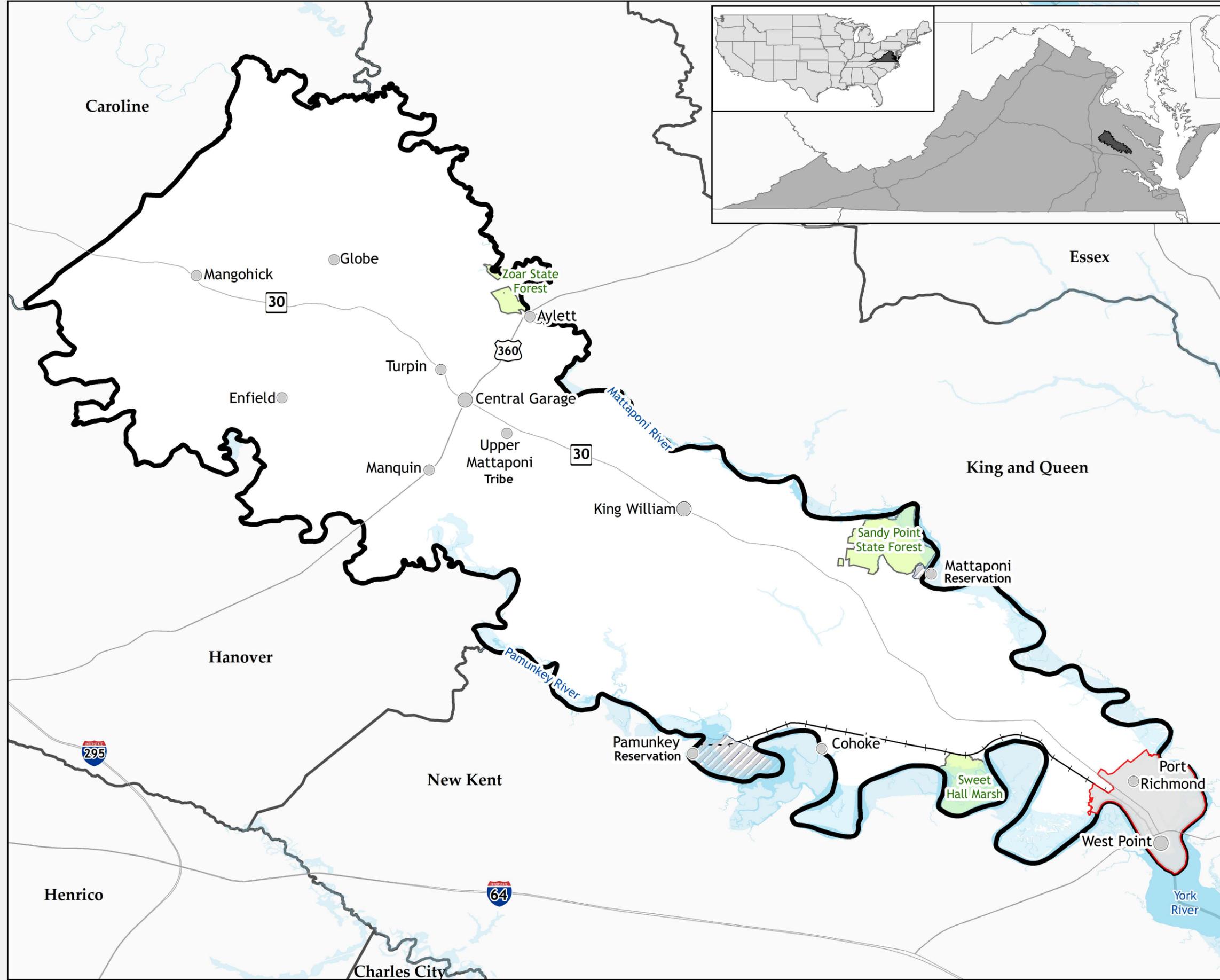


**BLUEPRINT 2041**  
**KING WILLIAM COUNTY**  
**COMPREHENSIVE PLAN**

**KING WILLIAM COUNTY, VA**  
**REGIONAL LOCATION**



- Legend**
-  Town of West Point
  -  Communities
  -  Railroads
  -  Interstates and Highways





*View Top Left:  
Plan view of an example where a site can maintain rural character while incorporating a housing development.*

- **Careful Site Development Planning** that celebrates and preserves rural character and scenic/environmental features of property and surrounding environs (e.g. fields, farms, fences, mature trees, etc.)
- **Maintain rural countryside view from road.**
- **Gently add housing density adjacent to existing homestead.**
- **Variety of housing** including single-family, cottage housing, and more.
- **Planned Neighborhood Development** that includes connected streets, pedestrian lighting and connections, community parks and green spaces, and attractive, diverse housing types and styles.

*View Bottom Left:  
Aerial perspective view of example housing development on an existing rural property. The agricultural land maintains a prominent feature of the development. Housing is concentrated in the wooded portion of the property.*



### STANDARDS FOR QUALITY DEVELOPMENT

- Initial site planning to identify environmental features
- Creative development scenarios to protect and enhance natural features
- Support biodiversity
- Connectivity
- Shared common spaces
- Vegetative buffers and tree lines
- Maintain scenic vistas

### PRESERVING RURAL LANDSCAPE

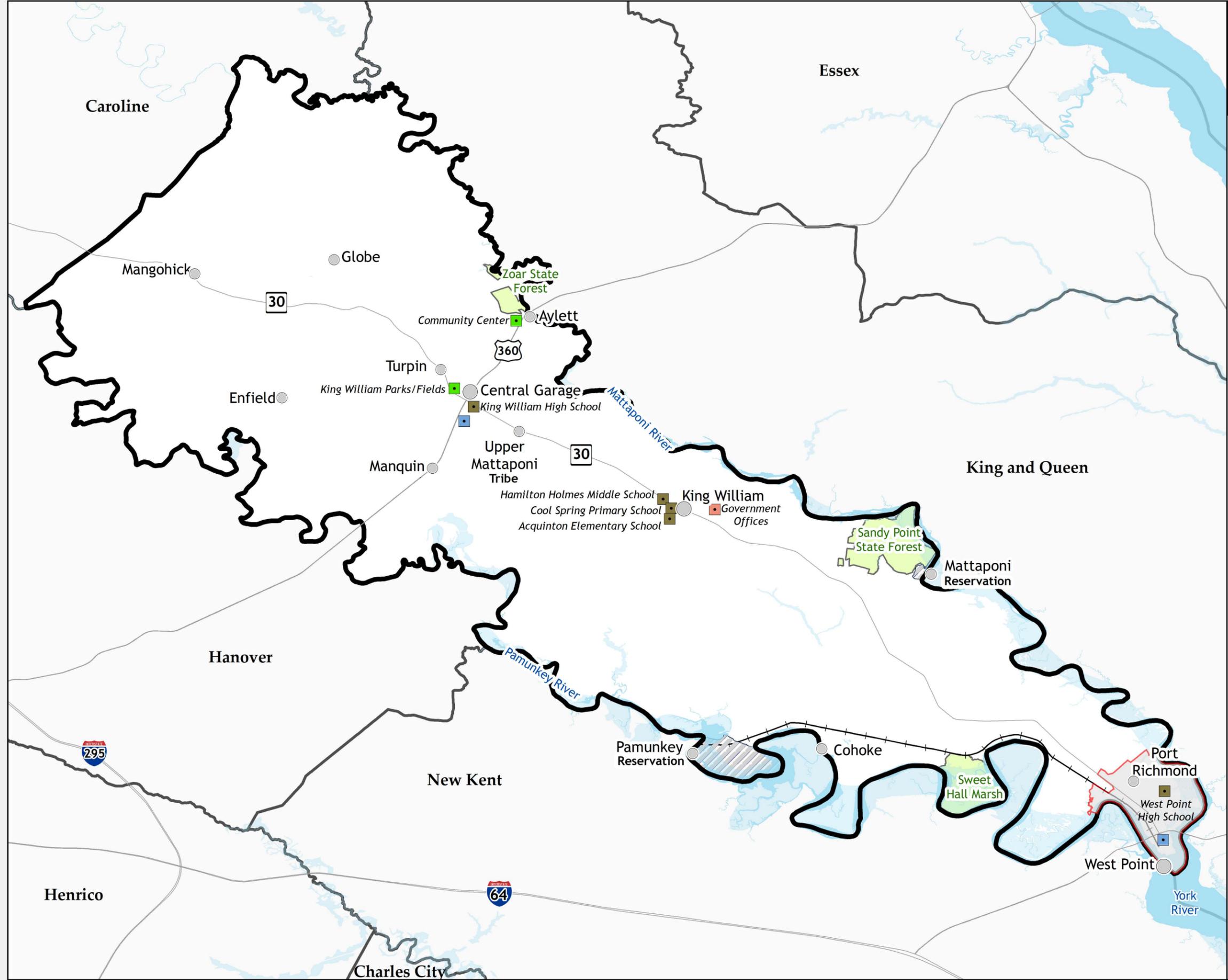
Wise stewardship and land use planning of rural areas in King William County are essential to preserving its celebrated natural landscapes.

Aesthetically, rural landscapes provide open spaces that allow opportunities for passive and active recreation while also preserving natural, historical, and cultural features. These spaces also provide crucial environmental contributions like riparian buffers, habitats for wildlife, and areas for natural vegetation to grow. Economically, agricultural activities contribute greatly to the local economy in terms of direct sales, relying on local sources for supplies, etc. In turn, suppliers provide employment opportunities.

### TOOLS FOR MANAGING DEVELOPMENT

- Conservation Easements
- Agricultural & Forestal Districts
- Updated regulations and standards for Planned Unit Developments and Cluster Subdivisions





**PUBLIC FACILITIES**

Government Facilities

**Legend**

-  School
-  Parks/Recreation
-  Government Offices
-  Library



**View Top Left:**  
*Potential Improvements of King William County Recreational Park*

- **New additional access road at northwest corner**
- **Improved vehicle traffic and pedestrian circulation**
- **Additional parking with ADA improvements**
- **Paved roads/parking areas improved from existing gravel**
- **Expanded site to wooded area to include mountain bike and hiking trails as well as potential waterside camping**
- **Expanded central building for larger classes and additional office space**
- **Improved stormwater management throughout park**
- **Potential expansion of park to adjacent property for the development of multi-purpose ballfields and parking**



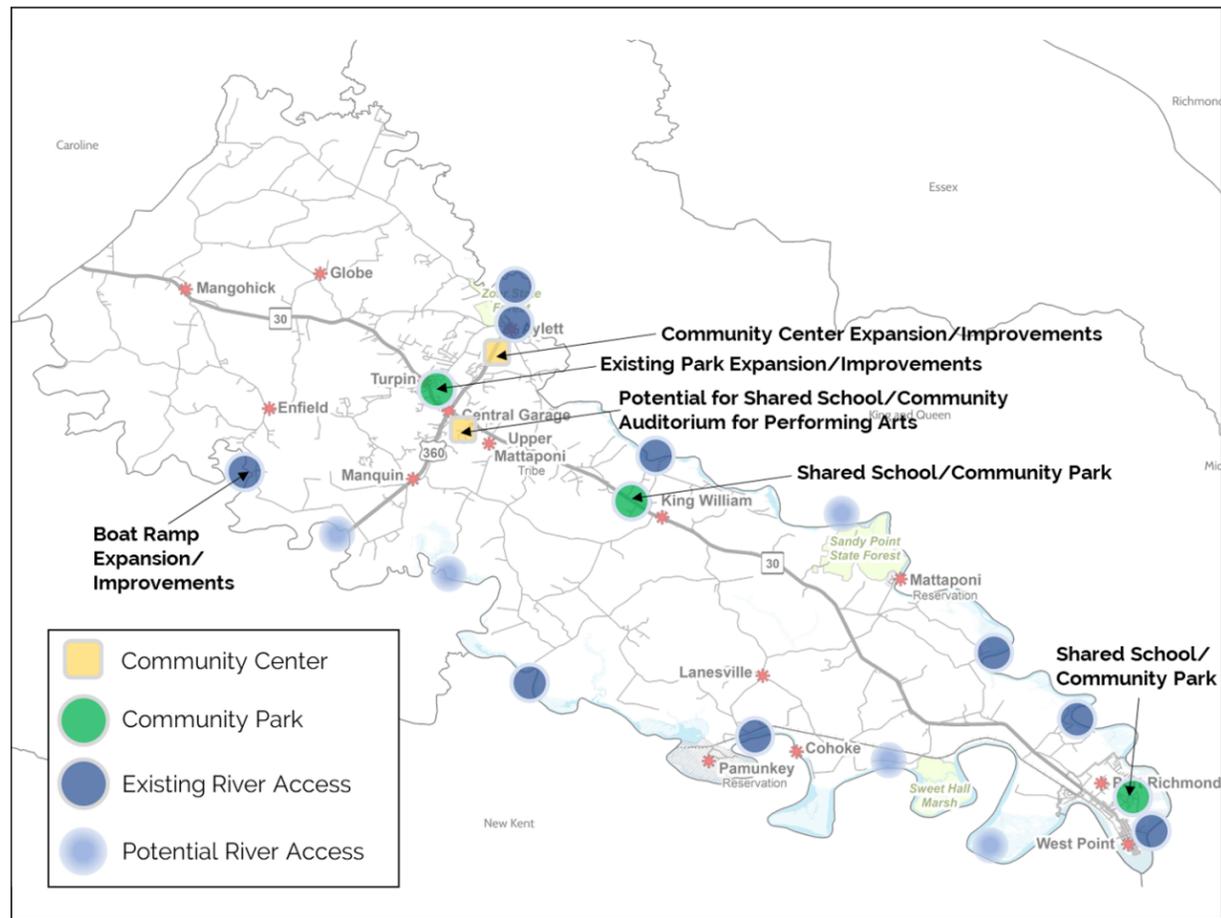
Example of Public Park with Aquatic Amenities Connected by Trails in Lynchburg, Va



Existing Facilities at King William County Recreation Park

**View Bottom Left:**

- **Map showing new potential river access locations to provide a greater opportunity for recreational use based on existing river access locations. Map is also showing existing community parks and community centers including a proposed auditorium development at King William High School for performing arts.**



**OUTDOOR RECREATION**

King William County has outstanding natural environments, water resources on three surrounding sides, agricultural landscapes, and opportunity for increased outdoor recreation amenities. Shared green space, waterways, and recreational areas are essential to improving quality of life and growing economic prosperity. They also provide direct health benefits by providing spaces for physical activity and social interaction. In addition, trails offer the ability to access scenic areas by pedestrians and bicyclists that can provide a package of benefits by connecting the community. Lastly, these areas preserve essential natural landscapes and offer opportunities for protecting ecological species. These shared opportunities utilizing natural areas such as forests and rivers, relates directly to the scenic and cultural preservation of the landscape in King William County.

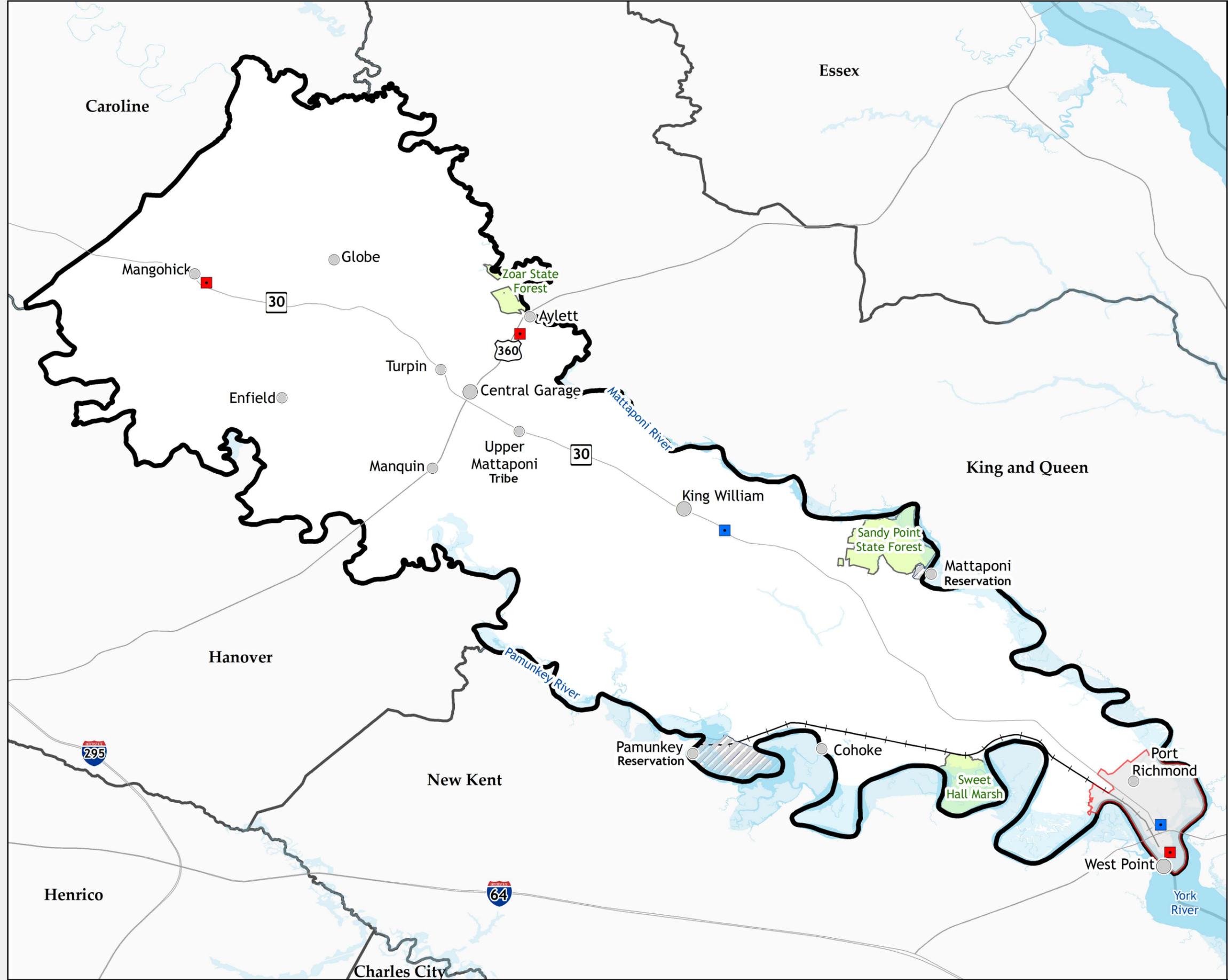
**POTENTIAL RECREATION ELEMENTS**

- Strategic river access planning such as boat ramps and fishing docks
- Maintain existing community centers, parks, and trails while increasing accessibility throughout King William

**NEXT STEPS FOR EXPANDED RECREATIONAL OPPORTUNITIES**

- Build public and private partnerships
- Target and expand funding opportunities through outreach and awareness





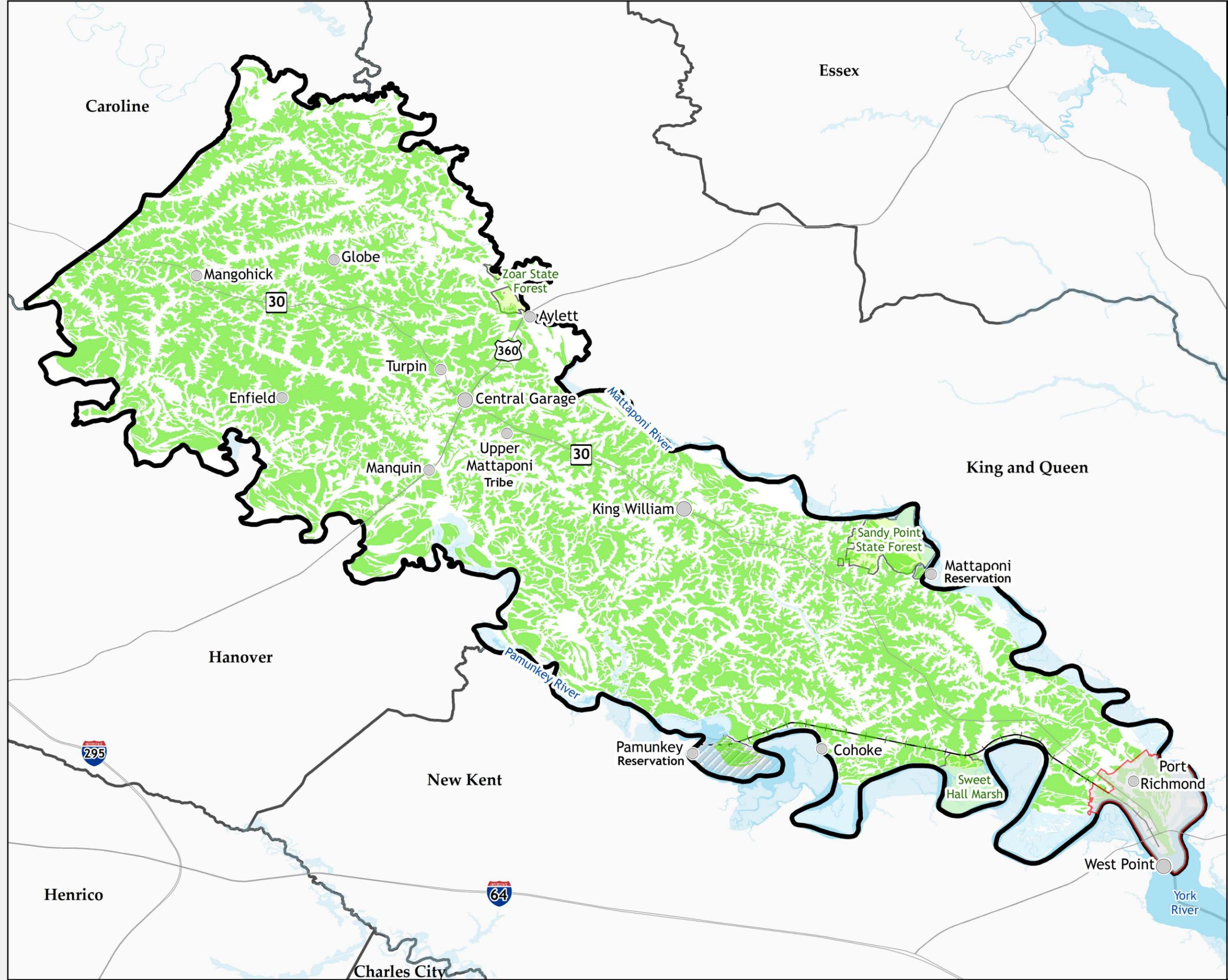
**PUBLIC FACILITIES**

Safety and Emergency Services

**Legend**

- Sheriff
- Fire Station





**PRIME FARMLAND**

Prime Farmland is based on soil survey from USDA Natural Resources Conservation Service

**Legend**

 Prime Farmland



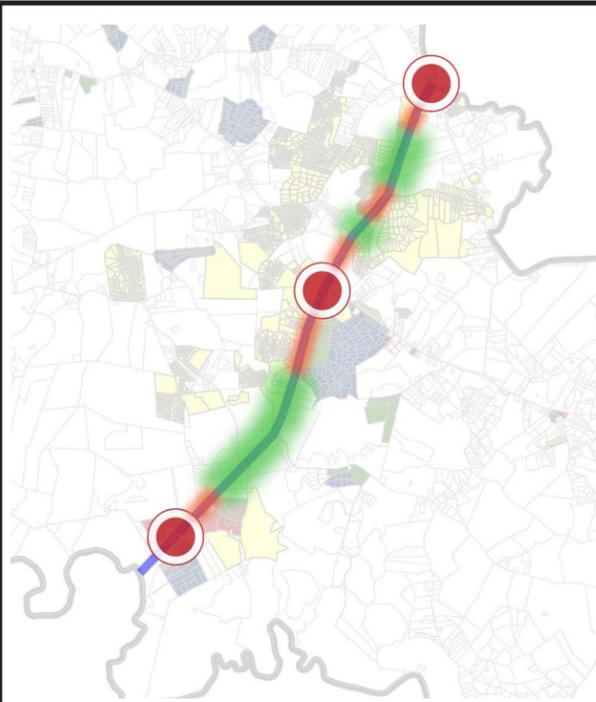


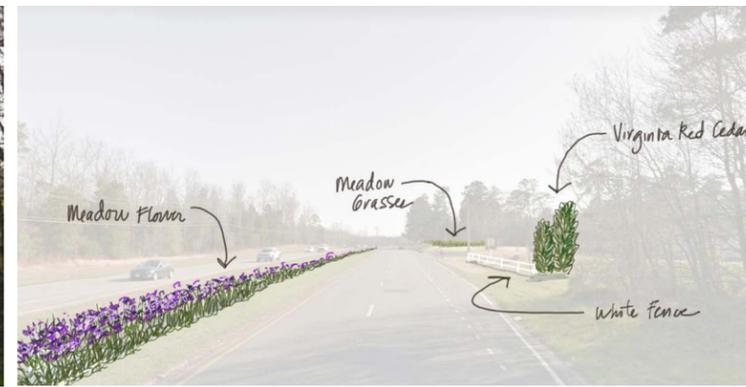
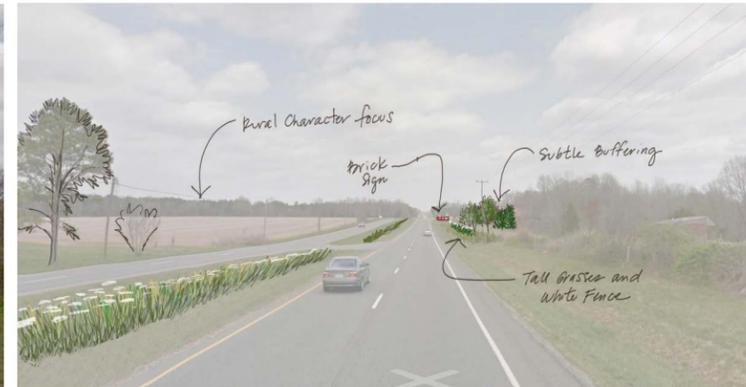
Illustration Above:

Route 360 Corridor through King William County showing nodes of development at Manquin, Central Garage, and Aylett. Note that developed areas (red) have agricultural (green) vistas between them which provide opportunities for enhanced gateway plantings and treatments.

Illustrations Right:

Existing views before and after along Route 360 corridor from southeast County entrance at Prestley Barn to northeast County Community of Aylett.

“After” Drawings show enhanced views of corridor vistas by adding entrance welcome sign, media plantings, supplemental trees along the corridor, and improving street frontage, parking and pedestrian areas.



## GATEWAYS & CORRIDORS

Gateway corridors into the County are important. They provide a sense of community identity and create lasting impressions for residents, visitors, and businesses.

The Route 360 and Route 30 are primary entrances into King William County that deserve careful management of entrances, business areas, and corridor clutter. Careful attention should be given to creative landscaping, attractive signage, and maintaining scenic views.

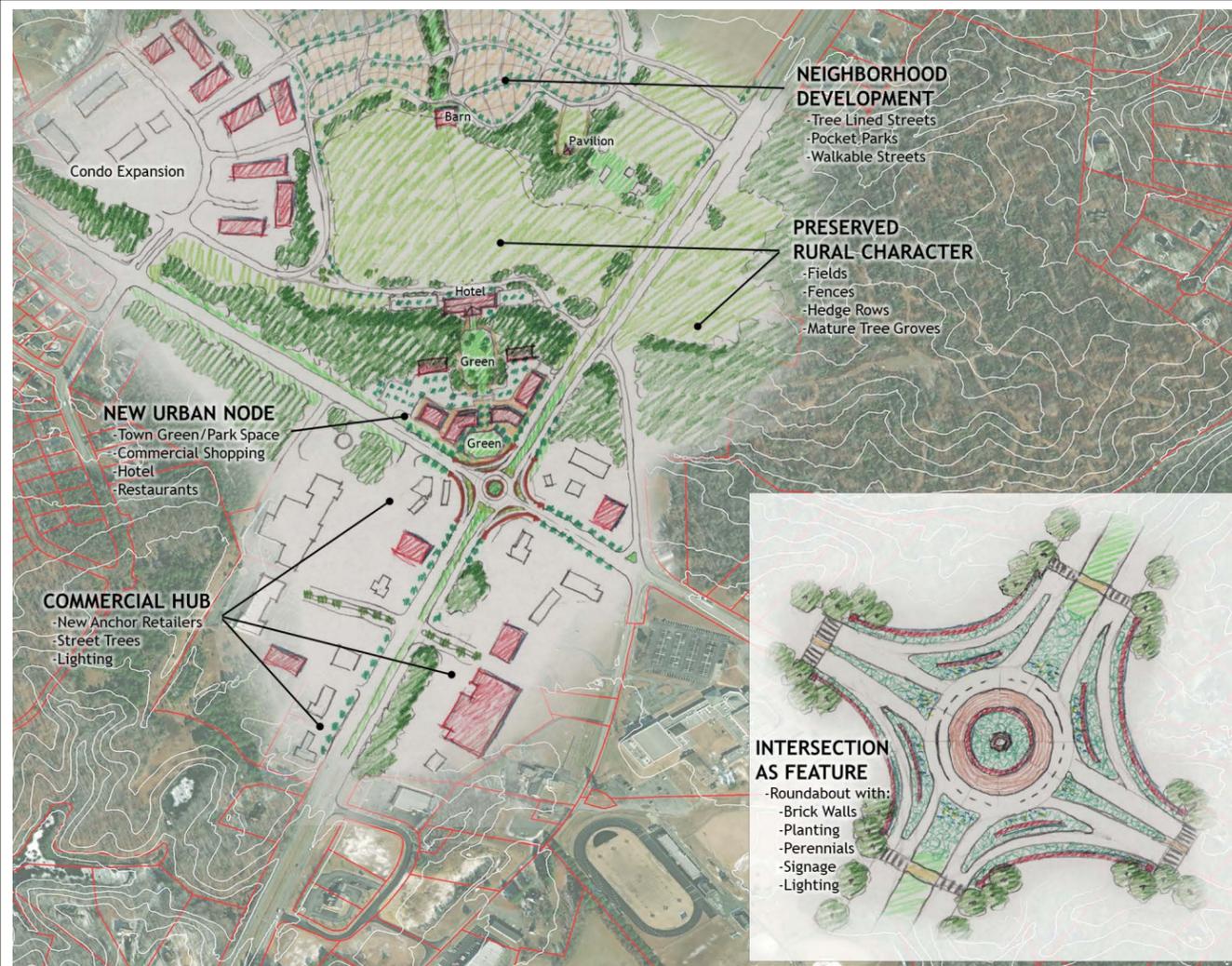
## QUALITY CORRIDOR DESIGN

- Managed, consistent scenery and views
- Landscaped medians and building frontages
- Controlled, attractive signage
- Buffers for distracting land uses
- Connecting elements (trees, fencing, planting)
- Controlled access and entrances
- Dark-sky friendly lighting

## TOOLS FOR IMPROVING CORRIDORS

- Corridor Overlay Design District
- Sign regulations (temporary & permanent)
- Landscaping program
- Welcome signs at County entrances





**View Top Left:**  
Plan view of development patterns at Central Garage and Intersection of Routes 360 and 30.

- **Traffic Circle** at intersection with dedicated turn lanes, truck apron, signage, lighting and landscaping.
- **New Urban Development Node** at northwest corner that includes dense commercial buildings (hotel, restaurants, retail) arranged around a community green space that connects to surrounding trail and park spaces.
- **Expanded Retail** businesses, street trees and lighting at other corners to create enhanced commercial hub.
- **Planned Neighborhood Development** that includes connected tree-lined streets, pedestrian lighting and connections, community parks and green spaces, and attractive, diverse housing types and styles.
- **Careful Site Development Planning** that celebrates and preserves rural character and scenic/ environmental features of property and surrounding environs (e.g. fields, farms, fences, mature trees, etc.)



**View Bottom Left:**  
Aerial perspective view of desired future development at Central Garage and Intersection of Routes 360 and 30. Note the developed density on the northwest corner that provides significant building mass and a landscaped street frontage while also centering new development around a large community green that connects to adjacent parks, pedestrian trails, and neighborhoods.

## CENTRAL GARAGE DEVELOPMENT

Central Garage is positioned as a major center for business and development along the busy Route 360 Corridor. This area is identified for continued growth for both business and residential uses. The intersection of Route 360 and Route 30 is critical in setting the standard for and guiding future development.

Improvements for utilities, transportation and mixed land uses must be carefully planned to achieve the desired development mix and building patterns.

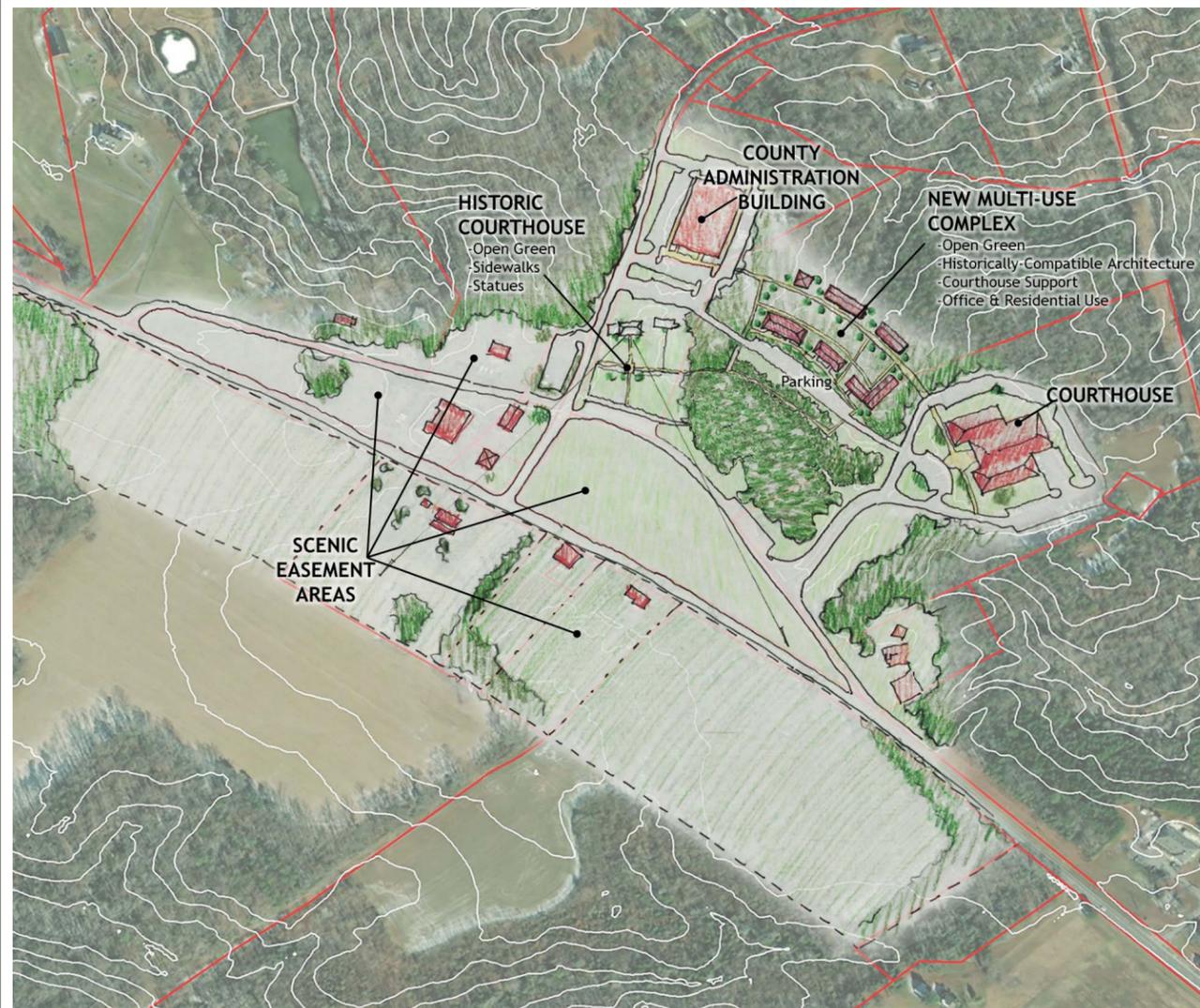
## STANDARDS FOR QUALITY DEVELOPMENT

- Attractive, landscaped public spaces and corridors
- Comfortable pedestrian accommodations (walkways, lighting, landscaping)
- Connectivity between residential, business, and recreational uses
- Appropriate development density to preserve rural character environs

## TOOLS FOR MANAGING DEVELOPMENT

- Updated development regulations with that guide building/site design, land uses, connections, landscaping, and amenities
- Active, participatory business and community organizations





*View Top Left:*

*Plan view of new infill village development between King William Administration Center, Historic Courthouse and current Courthouse Complex.*

- Cluster of architecturally appropriate buildings fronting on a common green.
- Protected views of historic courthouse.
- Potential uses could include professional offices, retail and services businesses, and housing (upper floors).
- Local farmers market could be operated in the large green space between developd area and Route 30. Parking would be easily accessible and temporary canopies and tables could provide suitable market spaces for vendors.
- Public events could be held on multiple green spaces throughout the Village Complex.
- Trails and walkways could connect facilities.



*View Bottom Left:*

*Aerial perspective view of new village development at King William Courthouse. Note clustered buildings around central green, perimeter parking, and farmers market/event space.*

## COURTHOUSE DEVELOPMENT

Historic King William Courthouse has been a center for social and governmental activity since the construction of the first building in 1725. While the Courthouse Village today still provides significant governmental functions in a central County location, the village lacks important support businesses and services. A new business village between the two governmental complexes can greatly benefit the area and provide County residents and employees with additional business, housing, and social experiences.

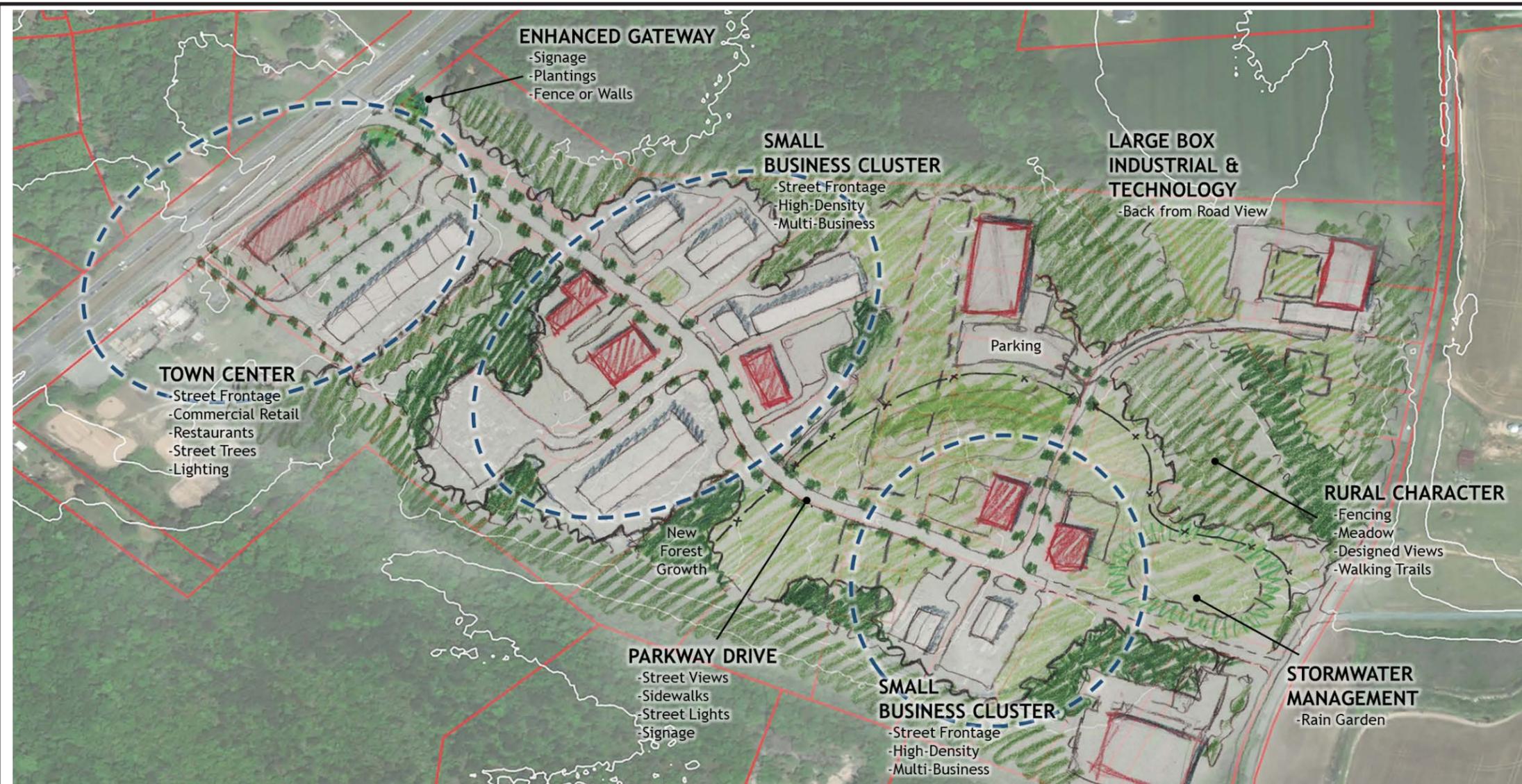
## STANDARDS FOR QUALITY DEVELOPMENT

- Attractive, landscaped central green and public spaces
- Architectural standards for building and site design
- Connecting walks and trails to developments and common spaces
- Careful planning for historic and archaeological features, including interpretation opportunities
- Parking minimized, pavement hidden from view, trees and landscaping prominent

## TOOLS FOR MANAGING DEVELOPMENT

- New historic business district with specified uses and architectural standards for buildings and site placement
- Consistent signage regulations
- Procedures for public events and markets

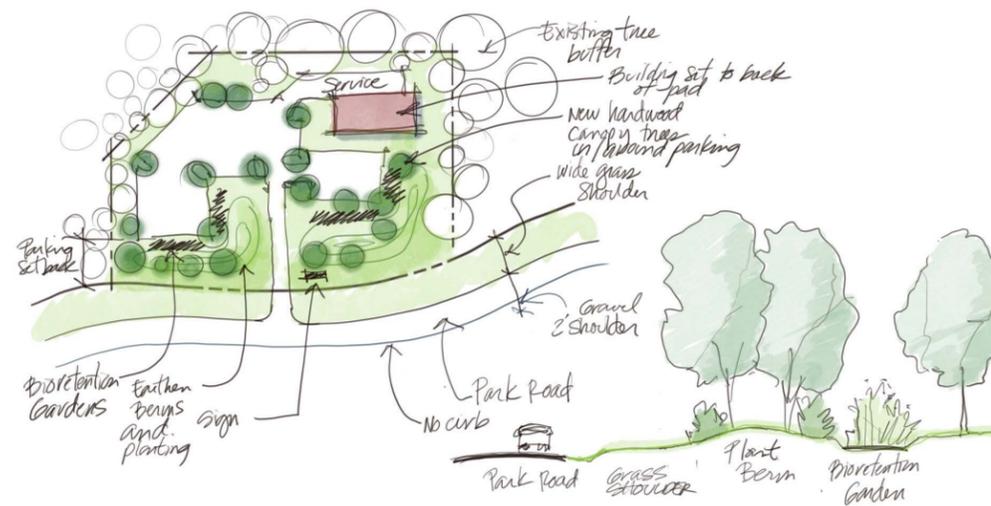




View Top:  
Plan view of improved business park.

- Site development that takes advantage of site environmental features (forests, fields, natural drainage ways, scenic views, outdoor trail, etc.)
- Gateway sign and entrance landscaping
- Business services area (retail, restaurant, child care, printing, etc.)
- Parkway entrance corridor with trees, sidewalks, decorative lights, directional signs
- Buildings sited in dense, clustered pattern with landscaped frontages
- Public utilities and stormwater management as an attractive natural feature

View Side Right:  
Illustration of example site development for business park showing importance of green corridor approaches and landscaping of roads, buildings and parking areas. Consider natural features in early site planning to take advantage of natural amenities.



## BUSINESS PARK DEVELOPMENT

Attractive, well-planned business parks mean economic vitality and employment. They provide first and lasting impressions for new businesses and customers.

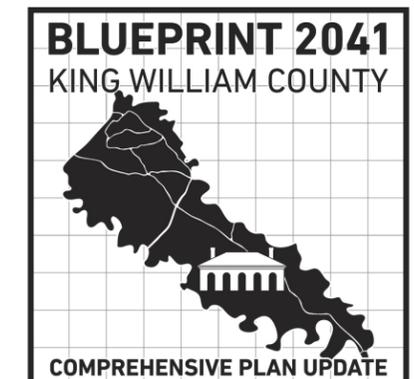
Creating an attractive and productive business environment requires early site planning and adopted development and architectural standards. Corridor approaches, front yard views, and a diverse business mix are key elements.

## STANDARDS FOR QUALITY DEVELOPMENT

- Attractive, landscaped corridors and common green spaces
- Landscaped building frontages
- Parking and loading areas to side or rear
- Architectural design features for buildings, especially front facades
- Connecting walks and trails to developments and common spaces
- Business support services within campus (business services, child care facility, etc.)
- Screened views to storage and operations
- Coordinated, attractive signage

## TOOLS FOR MANAGING DEVELOPMENT

- Design covenants for business and site development
- Public utilities

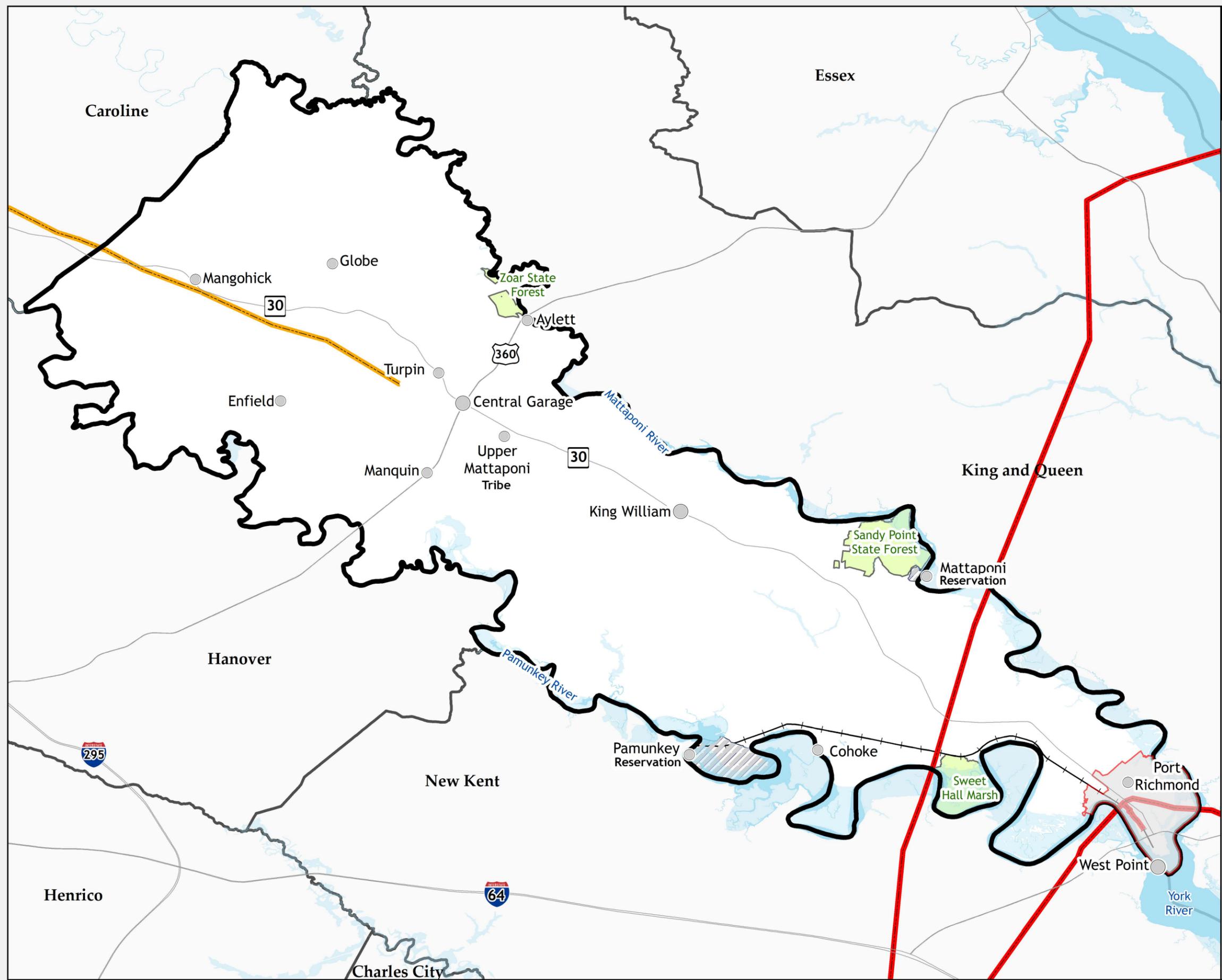


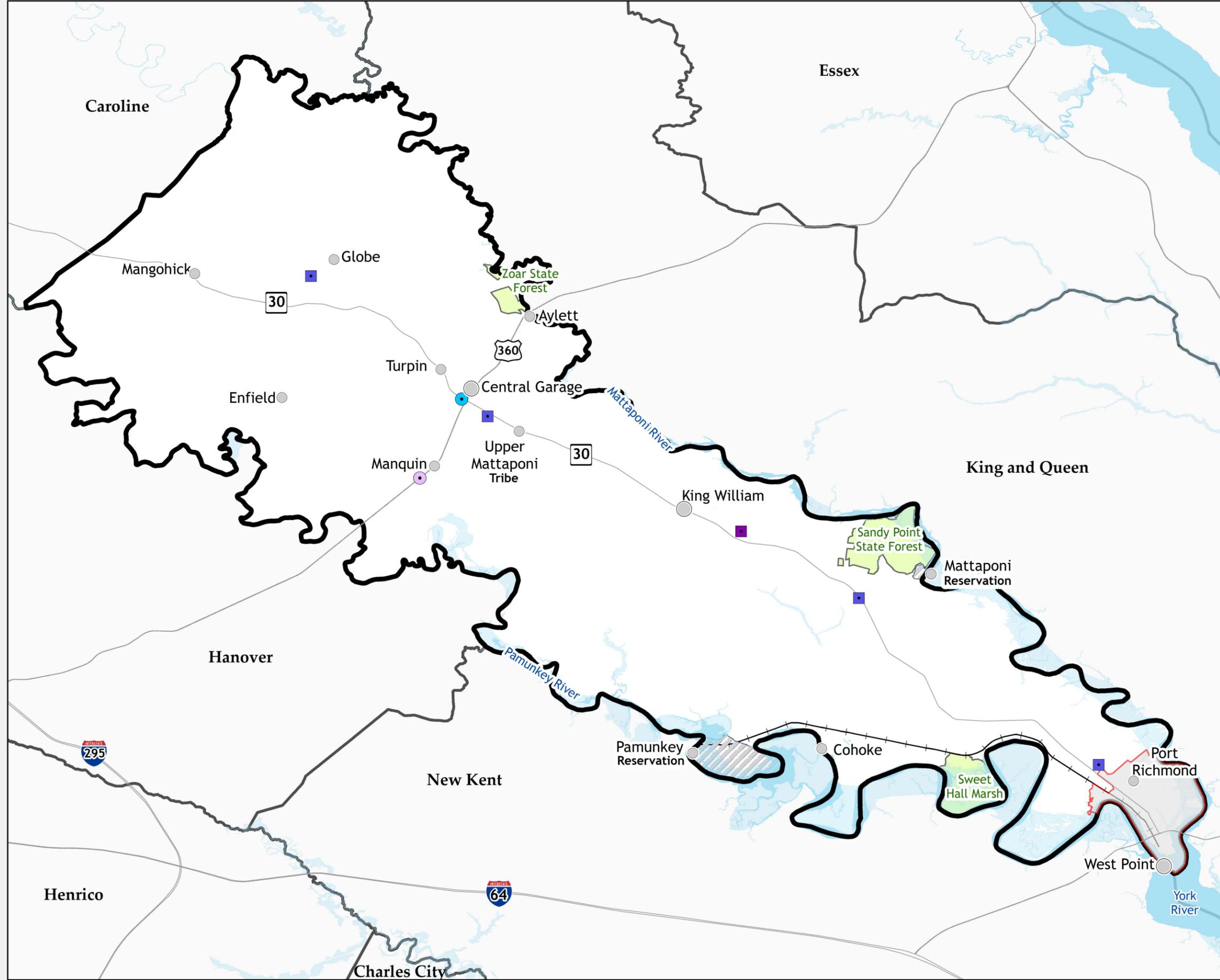
**ELECTRICAL TRANSMISSION LINES**

Data obtained from the Energy Information Administration (EIA)

**Legend**

-  115 Kilovolts
-  230 Kilovolts





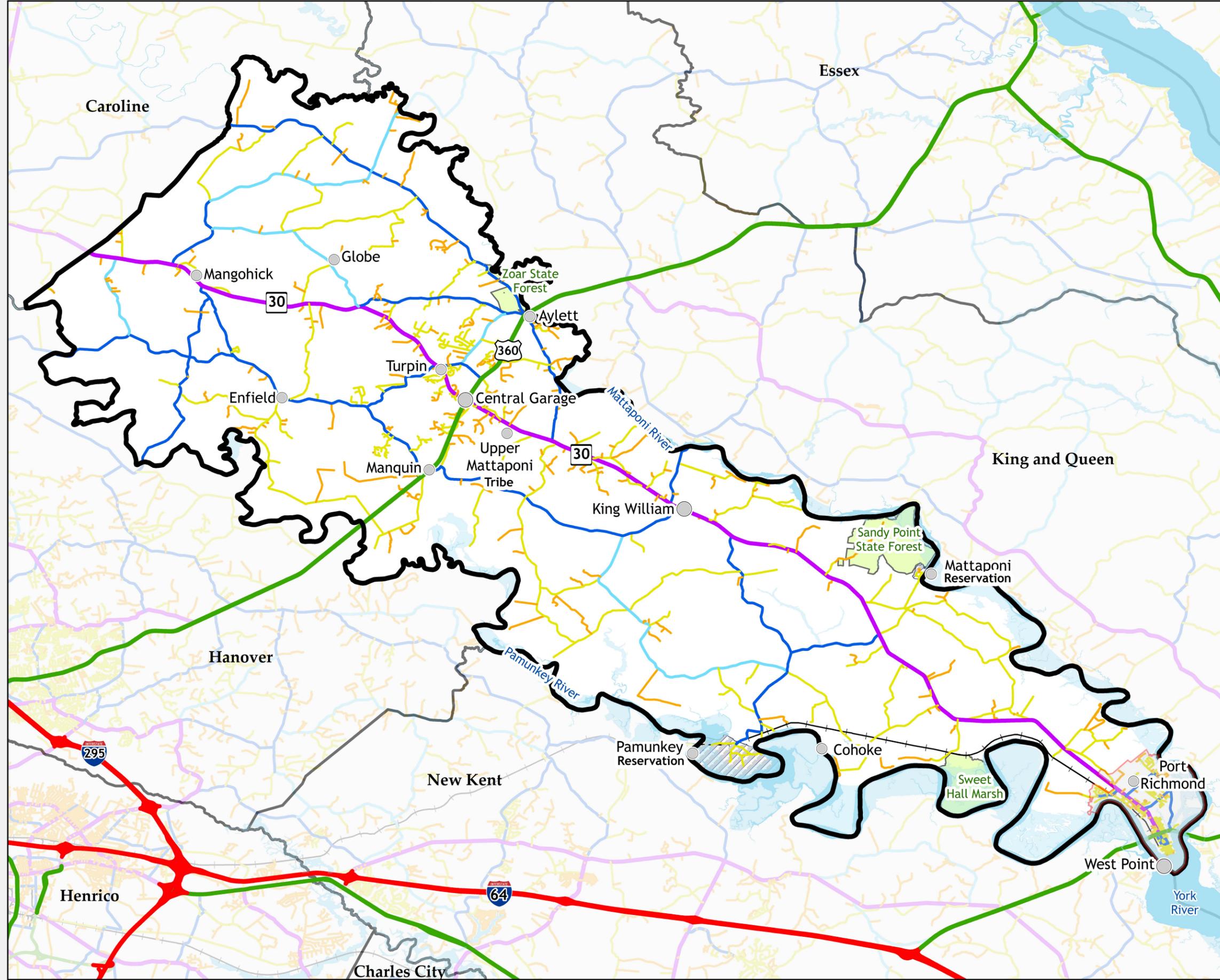
**PUBLIC FACILITIES**

SERVICES

**Legend**

- Animal Shelter
- Waste/Recycling
- Central Garage Water Tank
- Proposed Manquin Water Tank





**VDOT ROADS BY  
 FUNCTIONAL  
 CLASSIFICATION**

**Legend**

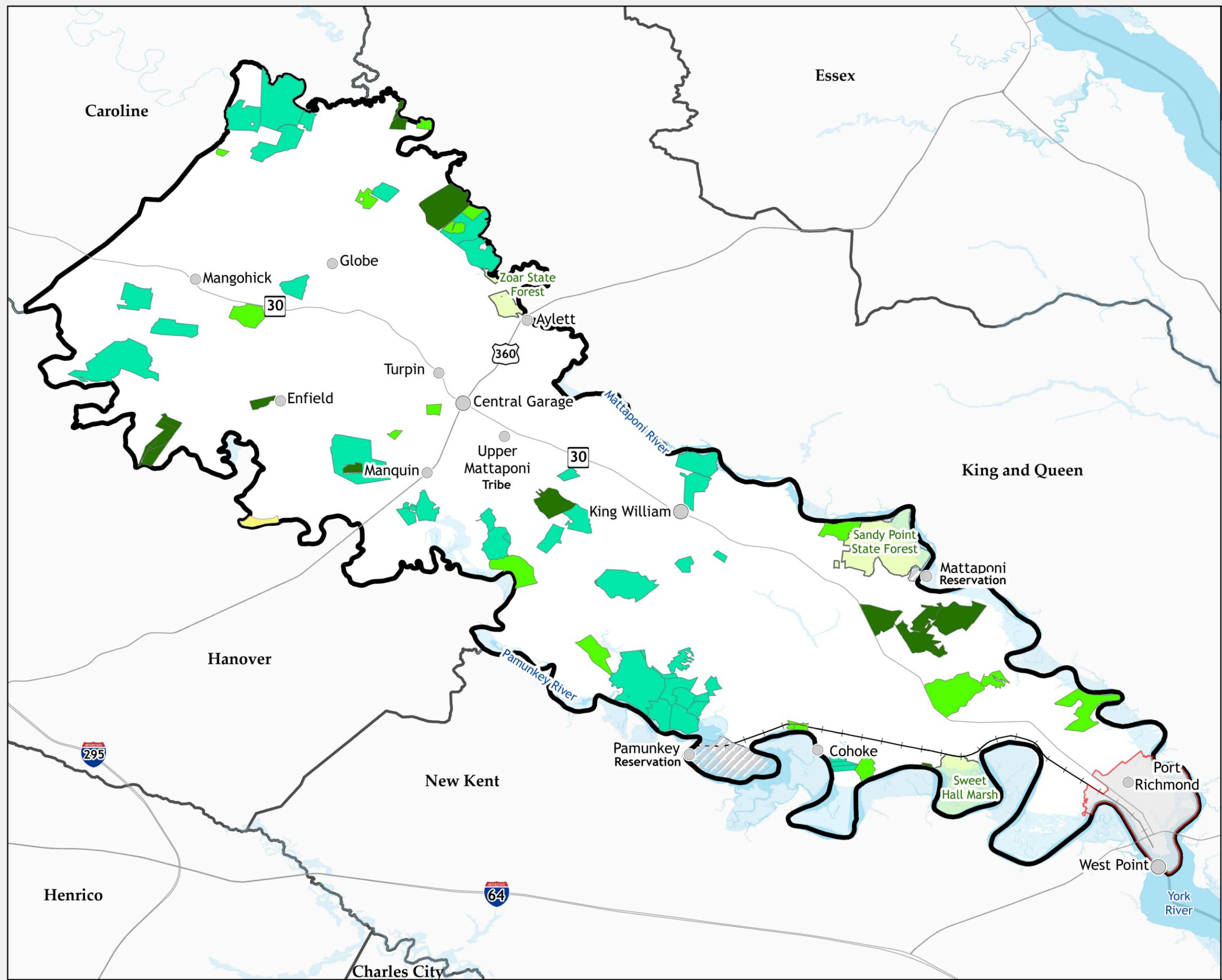
- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Unclassified



**LAND UNDER  
 CONSERVATION  
 OR EASEMENTS**

**Legend**

-  Private Easements
-  State Easements
-  Virginia Outdoors Foundation Easements
-  Federal Easement
-  Conservation Land

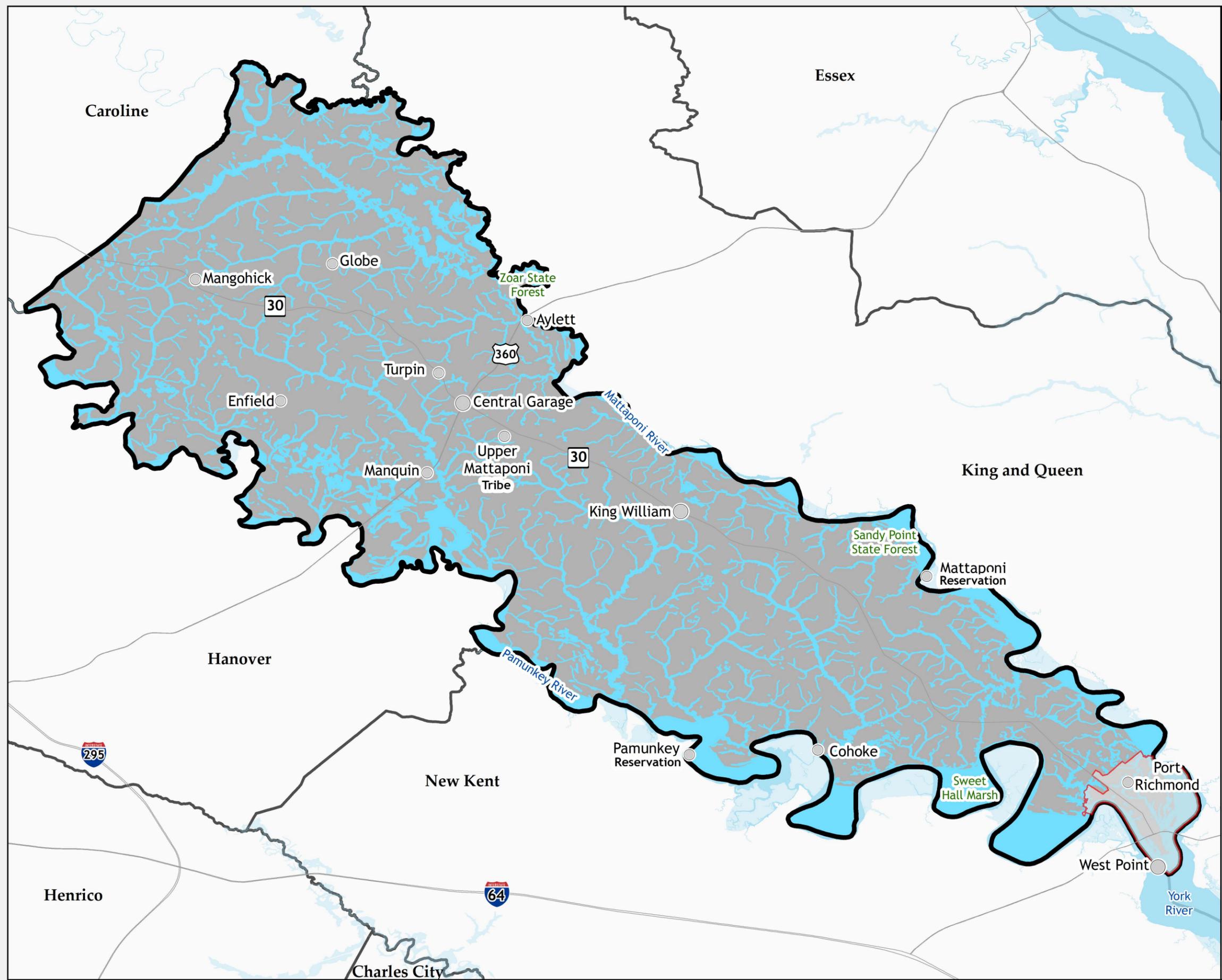


**CHESAPEAKE BAY  
 PRESERVATION AREAS**

NOTE: All of King William County is within a Chesapeake Bay Preservation Area

**Legend**

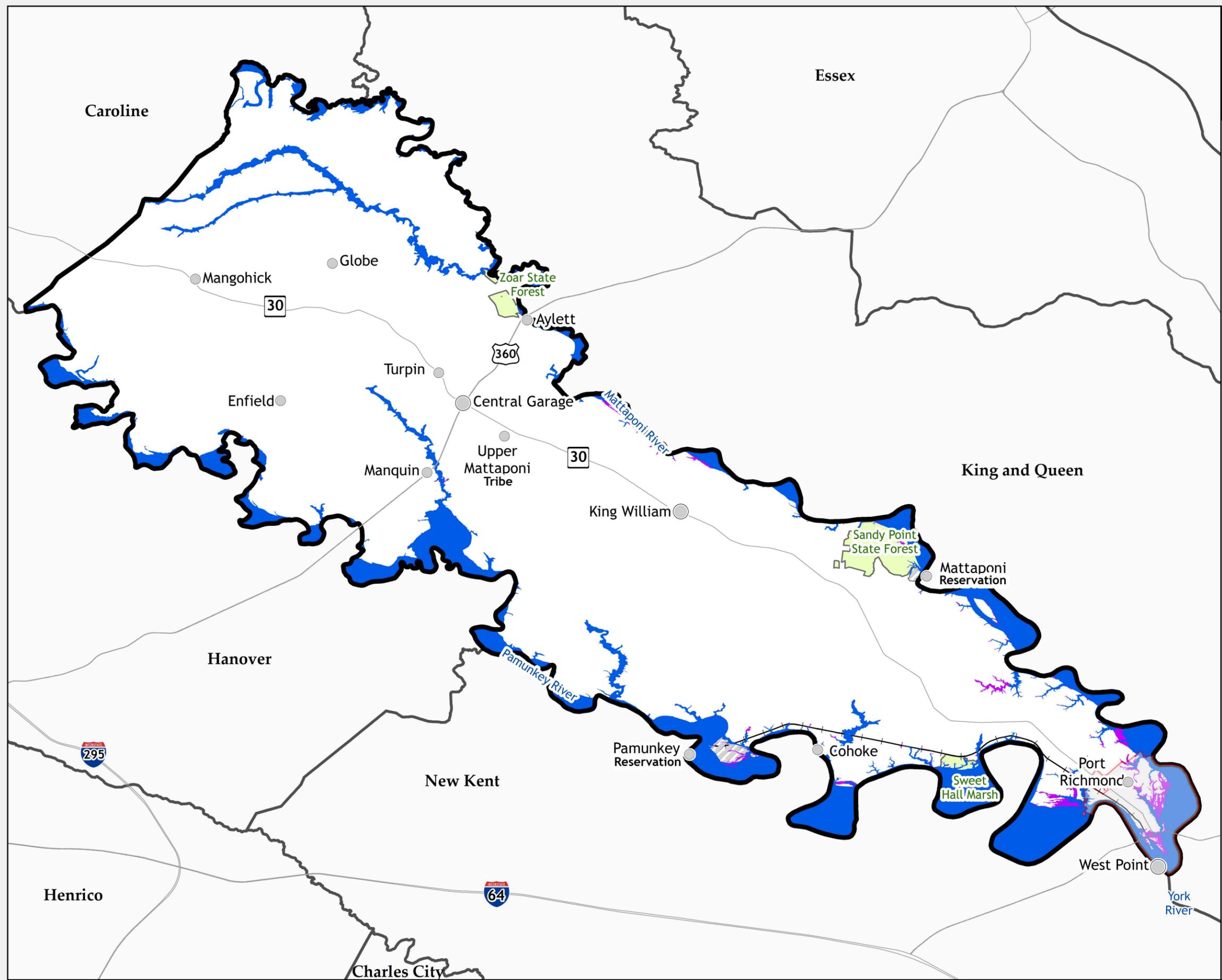
-  Resource Protection Area  
(land within 100 feet of tidal or nontidal wetlands)
-  Resource Management Area  
(land with potential for significant water quality degradation)



**FLOOD HAZARD**  
**(FEMA)**

**Legend**

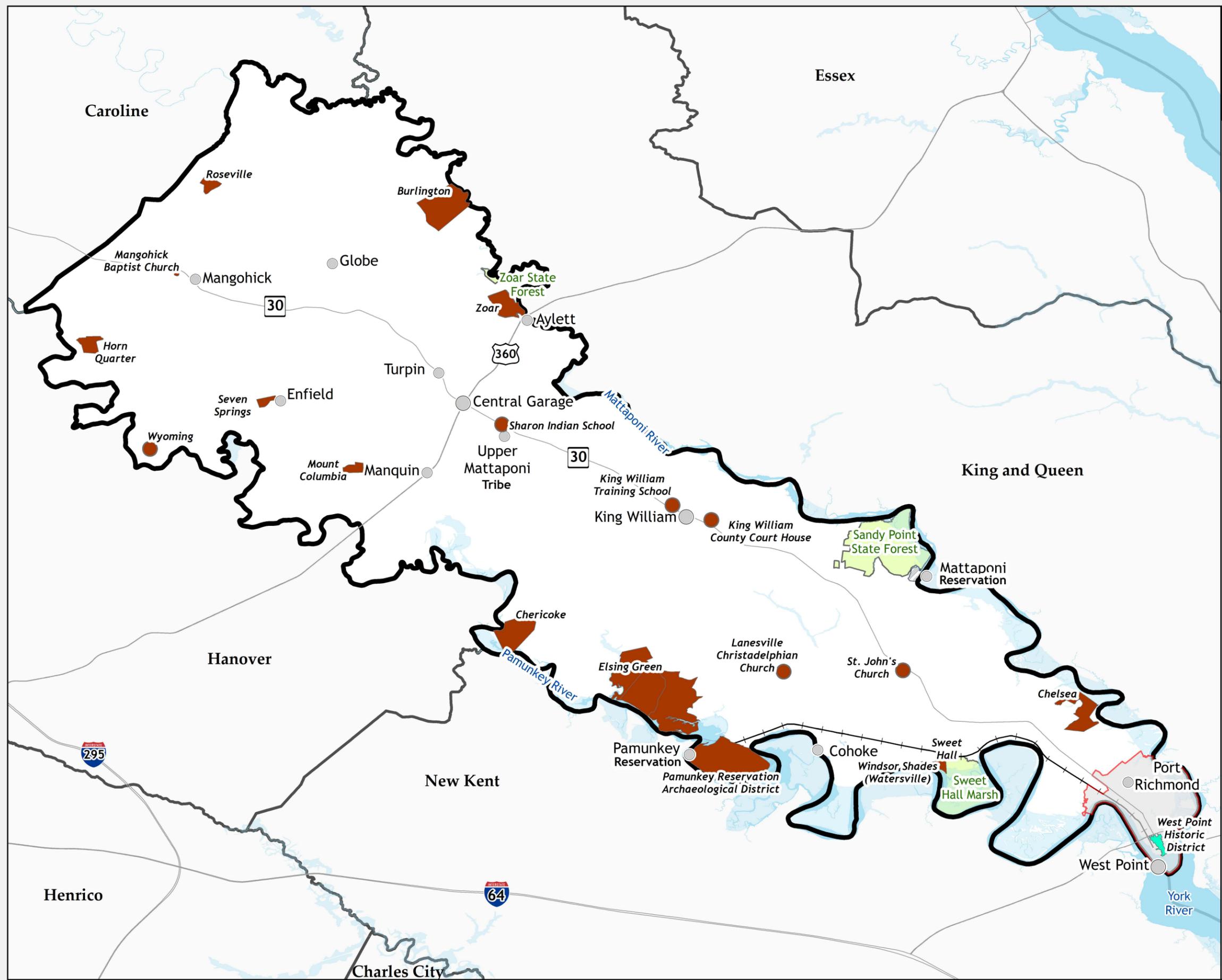
- 100 Year Floodplain
- 500 Year Floodplain



**HISTORIC RESOURCES**

**Legend**

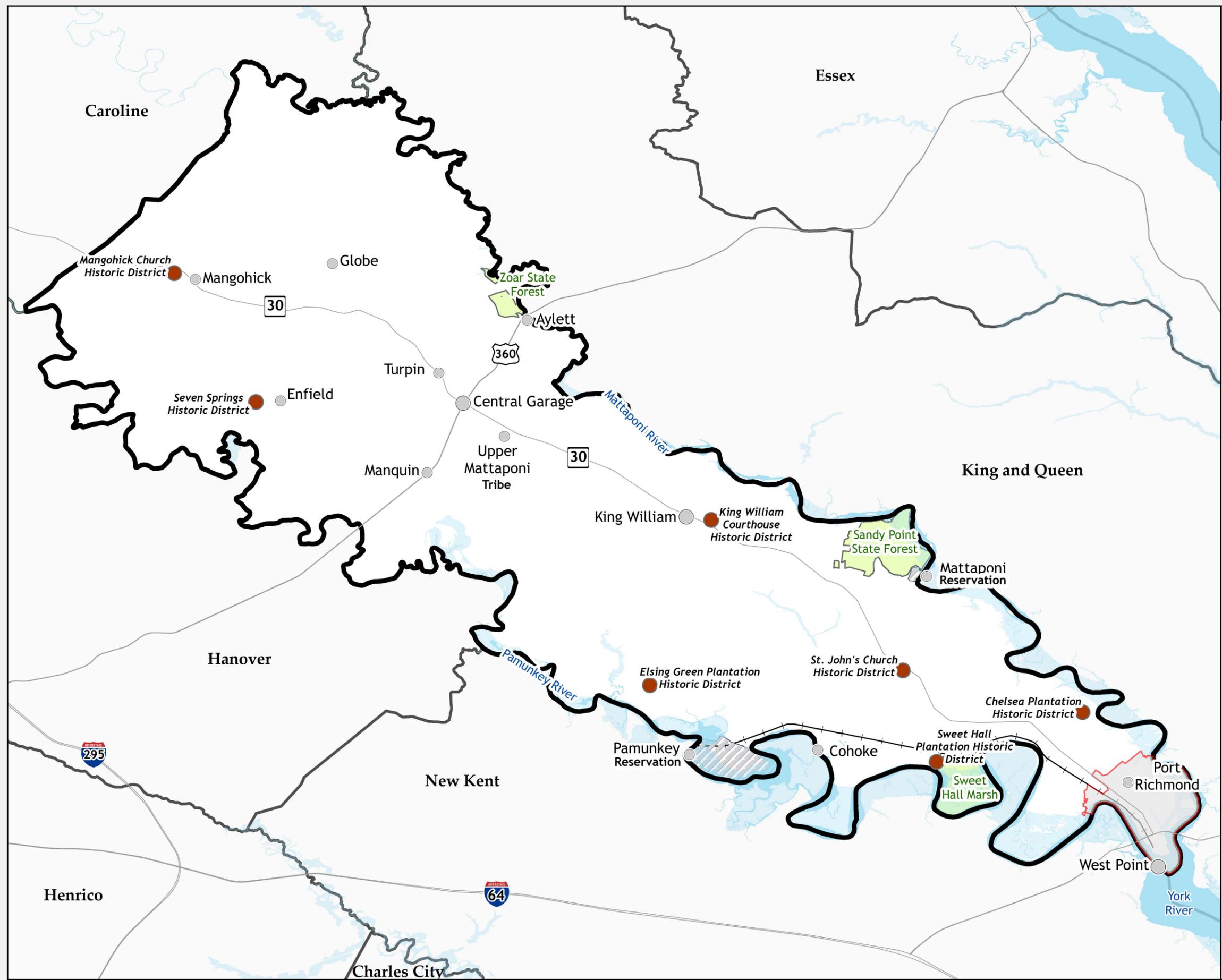
-  National Register Historic Place
-  National Register Historic District



**HISTORIC PRESERVATION  
 OVERLAY DISTRICTS**

**Legend**

-  Local Historic District





# BLUEPRINT 2041

## KING WILLIAM COUNTY

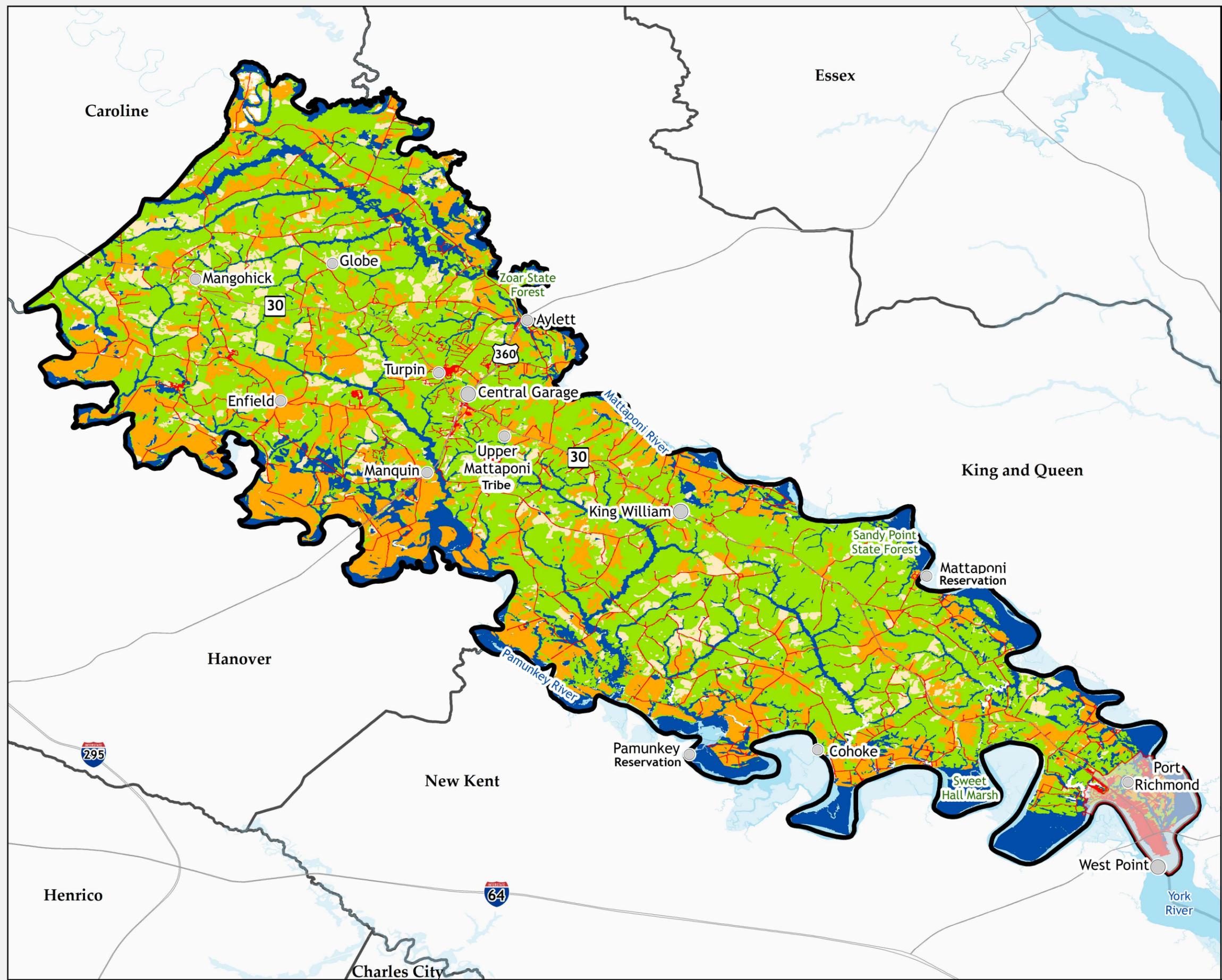
### COMPREHENSIVE PLAN

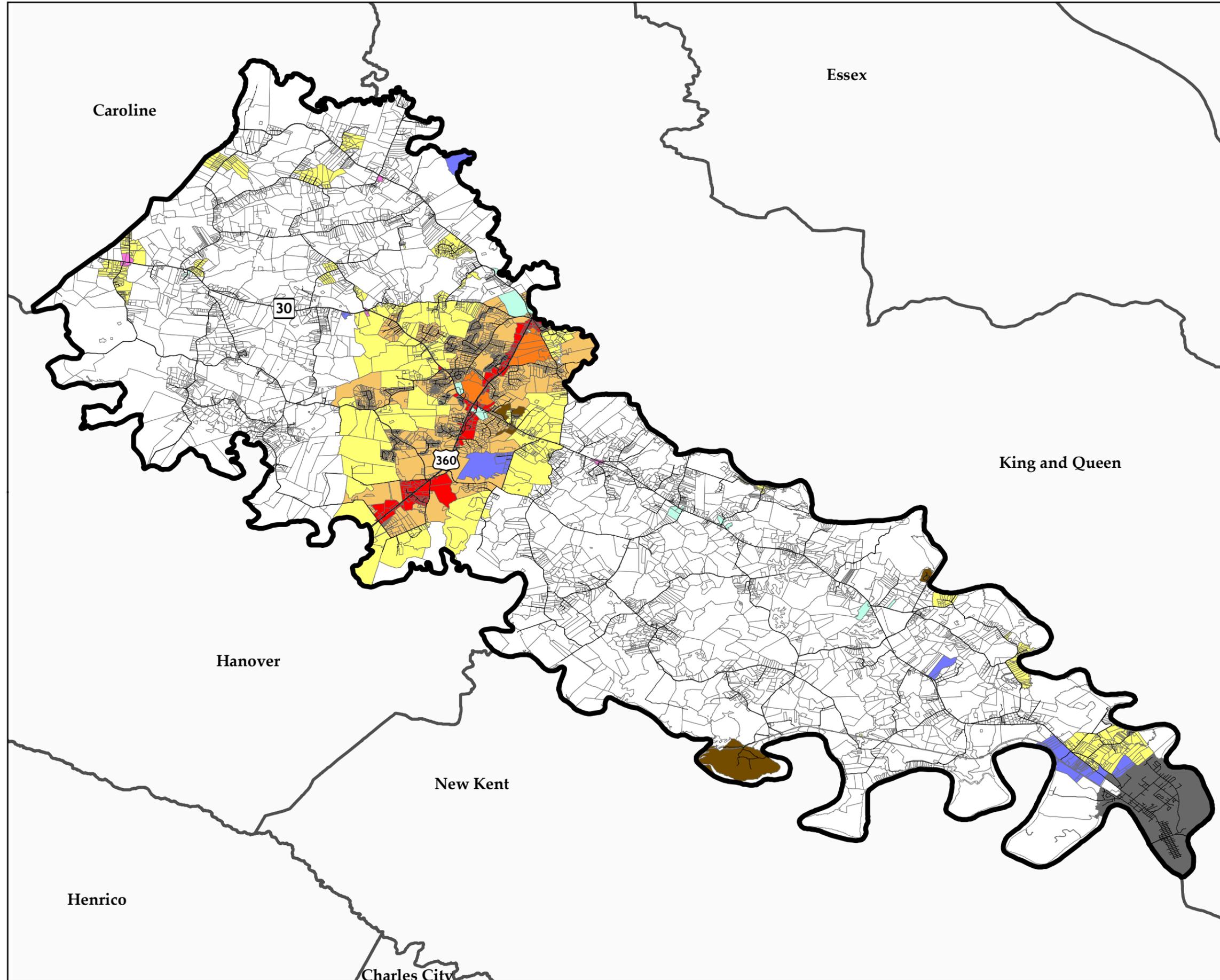
### LAND COVER

USGS National Land Cover Dataset 2019

#### Legend

- Developed Land
- Cultivated Crops
- Pasture
- Wetlands
- Forests





**FUTURE LAND USE**

**Legend**

- Rural Residential
- Medium Density Residential
- Mixed Use-Planned Unit Dev.
- Commercial
- Rural Commercial
- Industrial
- Agricultural Conservation
- Public
- Tribal Lands
- Town of West Point





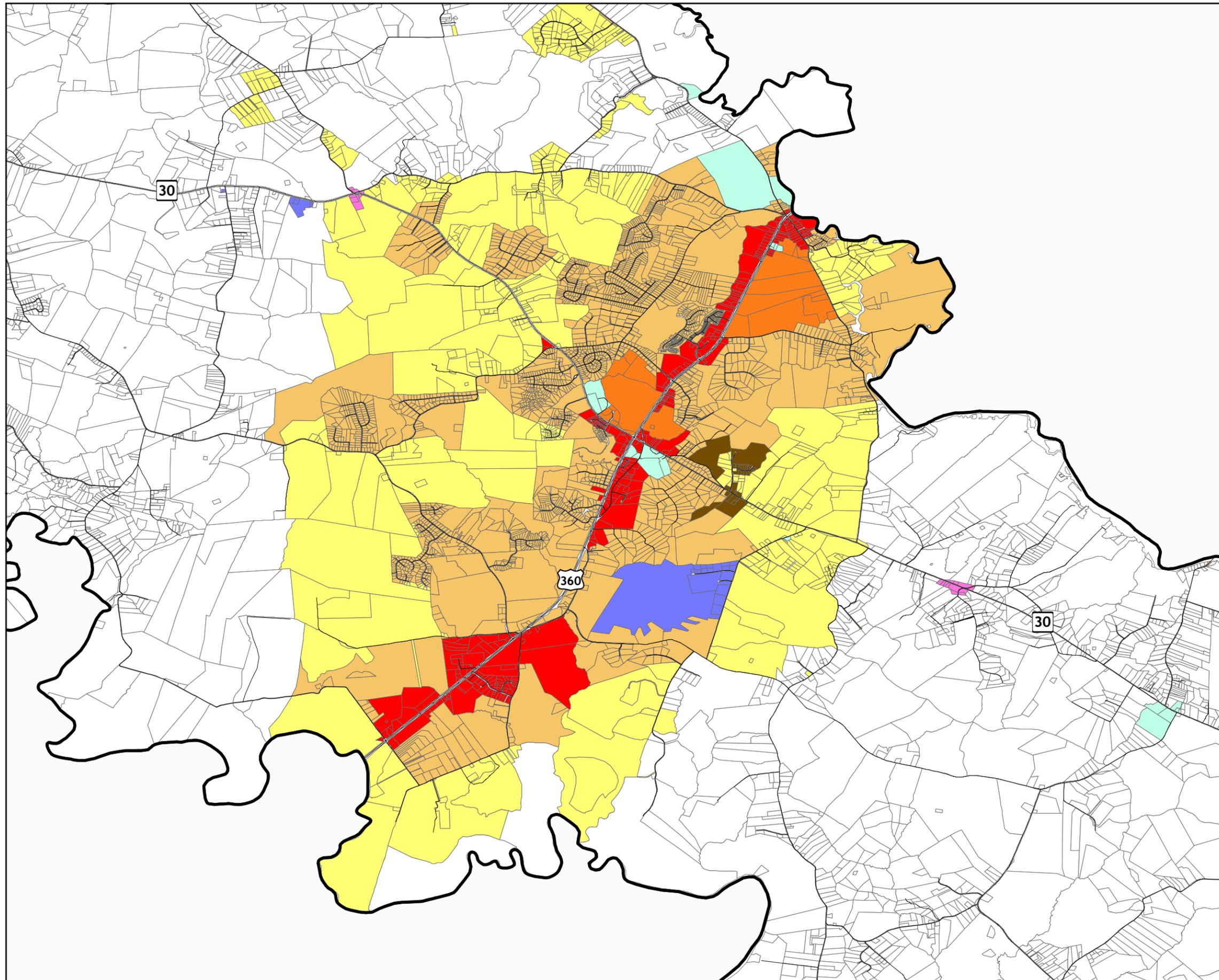
# BLUEPRINT 2041

KING WILLIAM COUNTY  
COMPREHENSIVE PLAN

## FUTURE LAND USE

### Legend

- Rural Residential
- Medium Density Residential
- Mixed Use-Planned Unit Dev.
- Commercial
- Rural Commercial
- Industrial
- Agricultural Conservation
- Public
- Tribal Lands
- Town of West Point



0 0.475 0.95 1.9 2.85 mi

**Potential Development Opportunities**

- Legend**
-  U.S. Route 360 Corridor Improvements
  -  Business Park / Industrial Development
  -  King William Courthouse Village
  -  Central Garage
  -  Green Infrastructure and Rural Character Preservation
  -  Outdoor Recreation

