

# *Special Area Management Planning (SAMP): A Means to Address Coastal Community Development*

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“The Chesapeake Bay enjoys the very best science in the world. It enjoys enormous public support, but what's lacking is the political will to implement existing plans that have been proven to reduce pollution.”

Chesapeake Bay Foundation President William C. Baker

Quote from *Washington Post* article, Chesapeake Remains Ill, Bay Group Report Says, November 14, 2005

# Coastal Community Development

- Where should development go?
- How much development?
- How fast should the community grow?
- What should the development look like?

# Example #1 of policies that affect community development

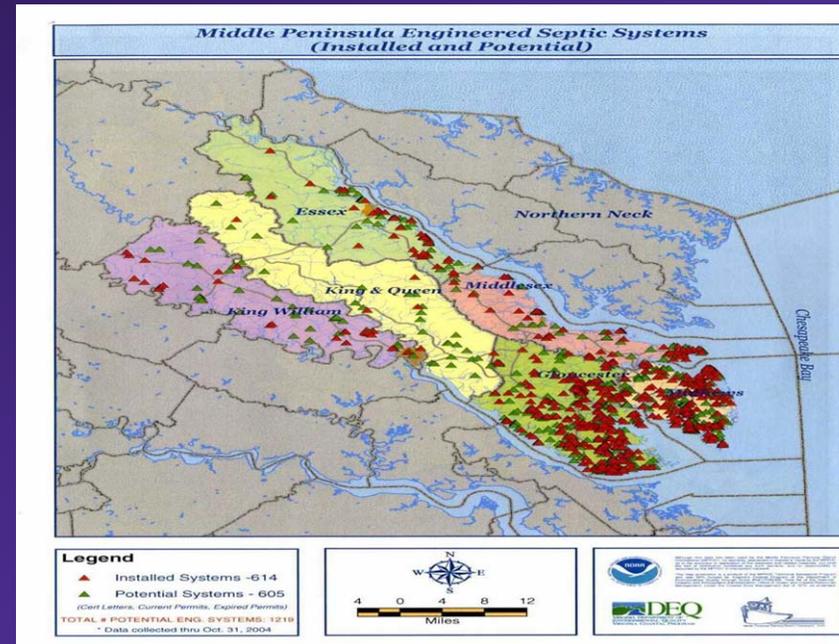
- Locality requires that major subdivisions build a road network that meets state standards
  - Intent: To allay citizen complaints about road quality
  - Practical Outcome: Building to this standard is very expensive and therefore fewer major subdivisions are proposed
  - Rate of Residential Growth Slows
  - Residential development spreads out further (not clustered in major subdivisions)

# Example #2 of policies that affect community development

- Separation distance for septic systems was increased (state law) and at the same time the Health Department approved the use of “alternative/engineered” systems

– Intent: to protect public health

- Practical Outcome: Lots of land area that would have been unsuitable for development (under old or new separation distance requirements) is now suitable
- Rate of residential growth increases
- Location patterns of residential growth changes



# What is wrong with this approach?

In neither of these examples was the intent of the policy to affect the rate, density or location of residential growth

# Example #3 – a better approach?

- A rural community adopts an amendment to their subdivision ordinance to allow for cluster development
  - Intent: to provide a more environmentally friendly development option
  - One actual outcome: A proposal is submitted for a 700 home cluster development (adjacent to a town of only 550 residents).
  - While the cluster development ordinance addressed what the development would look like and where it would go, it did not accurately address the community concerns over the rate of growth

# Alternative Approach???

Comprehensive Coastal Community  
Planning to address growth and  
development and its impacts

- One tool: Special Area Management  
Planning – Section 309 CZMA funding

# Special Area Management Plans

- Fancy word for a community plan
- Requirements:
  - Center around a significant coastal resource
  - Address coordination between multiple levels of government
  - Address issues in a area with history of use-conflict disputes
  - Collaborative planning process

# Virginia's History with SAMPs

- 3 SAMPs
- 5-10 years of work in each area
- Section 306 and Section 309 funding:  
\$1.1 - 2 million
  - Northampton County and Southern Watersheds SAMP each were about \$2 million commitment
  - Dragon Run SAMP = \$1.1 million, so far

# Pros and Cons of SAMPs

## Pros

- Comprehensive (env. and economic focus)
- Long-term commitment
- Focus on Special Areas, not jurisdictional boundaries
- Outcomes can be very innovative
- Locally-driven efforts

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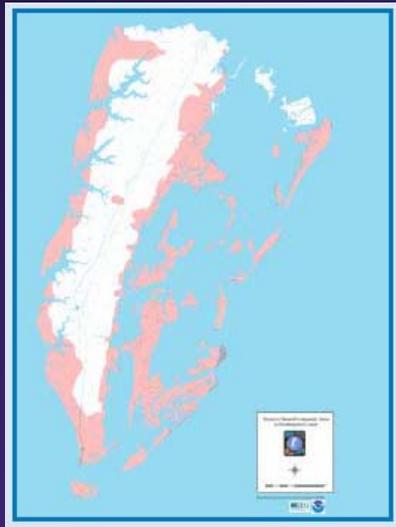
# Special Area Management Plans

“Honest disagreement is often a  
sign of good progress”

-Gandhi

# Northampton SAMP

- Set performance standards for individual developments (what development should look like)



Size of Tree Removed (inches in diameter at breast height)	Option A	Option B
6 to 12	2 trees	N/A
13 to 18	3 trees	1 tree and 3 shrubs
19 to 24	5 trees	3 trees and 6 shrubs
25 to 30	7 trees	5 trees and 9 shrubs
over 30	10 trees	7 trees and 12 shrubs

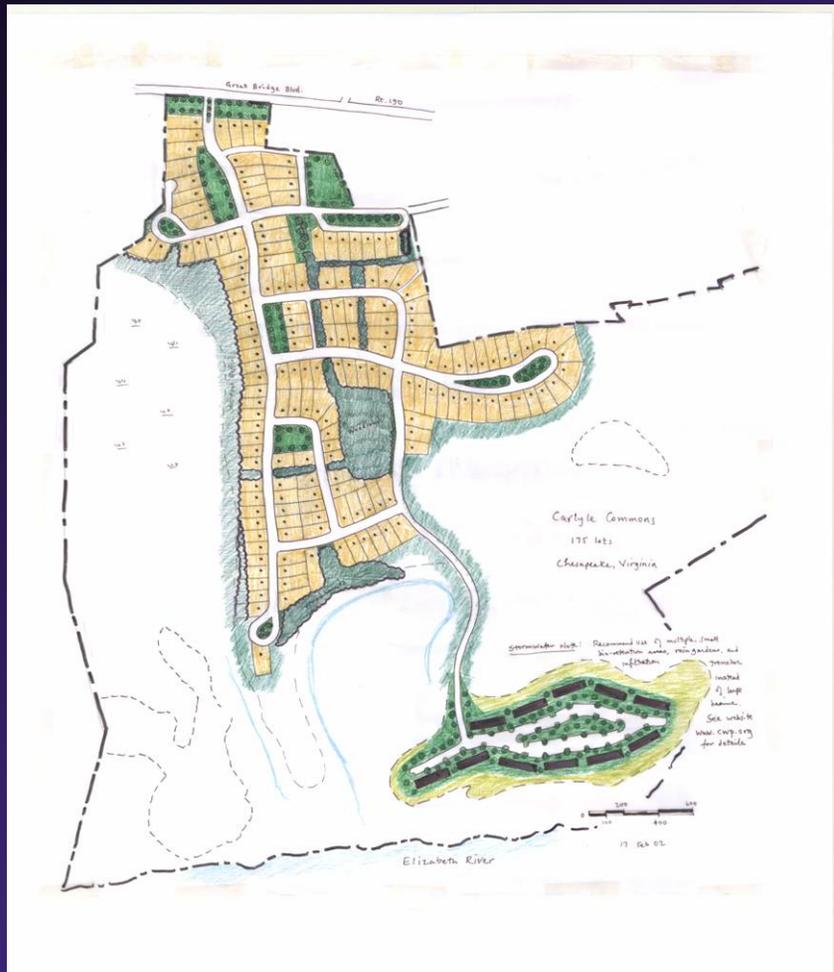
- Supported conservation easement program to protect riparian areas and encourage Ag BMPs (where development should go)

# Northampton SAMP

- Encourage ecotourism as an alternative source of revenue for the County (how much development)



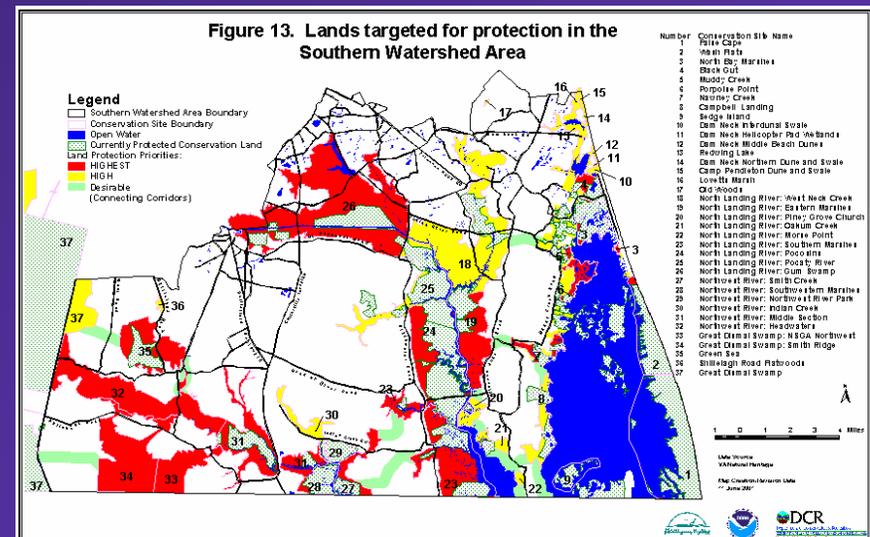
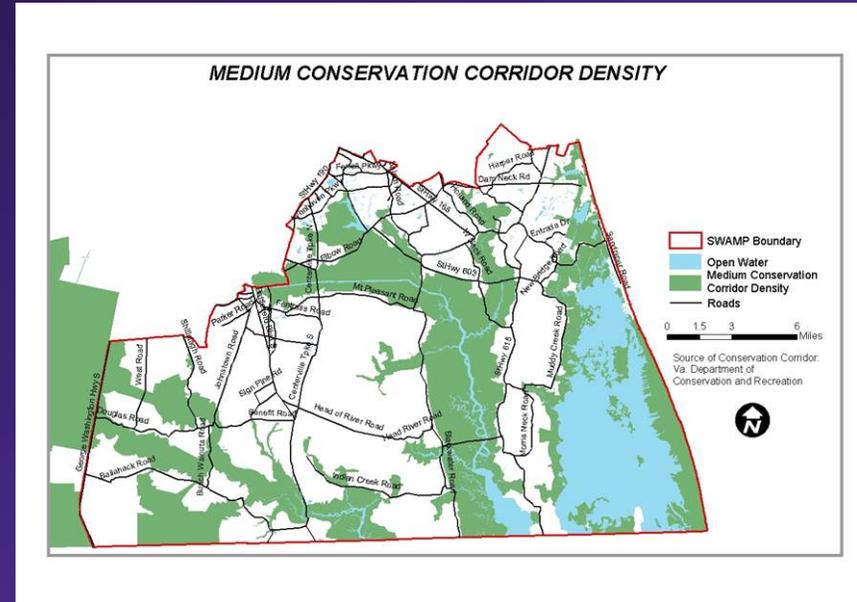
# Southern Watersheds SAMP



- Developed model comprehensive plan and zoning ordinances for the localities that encourage conservation subdivisions (what type of development)
  - Preserve on the Elizabeth

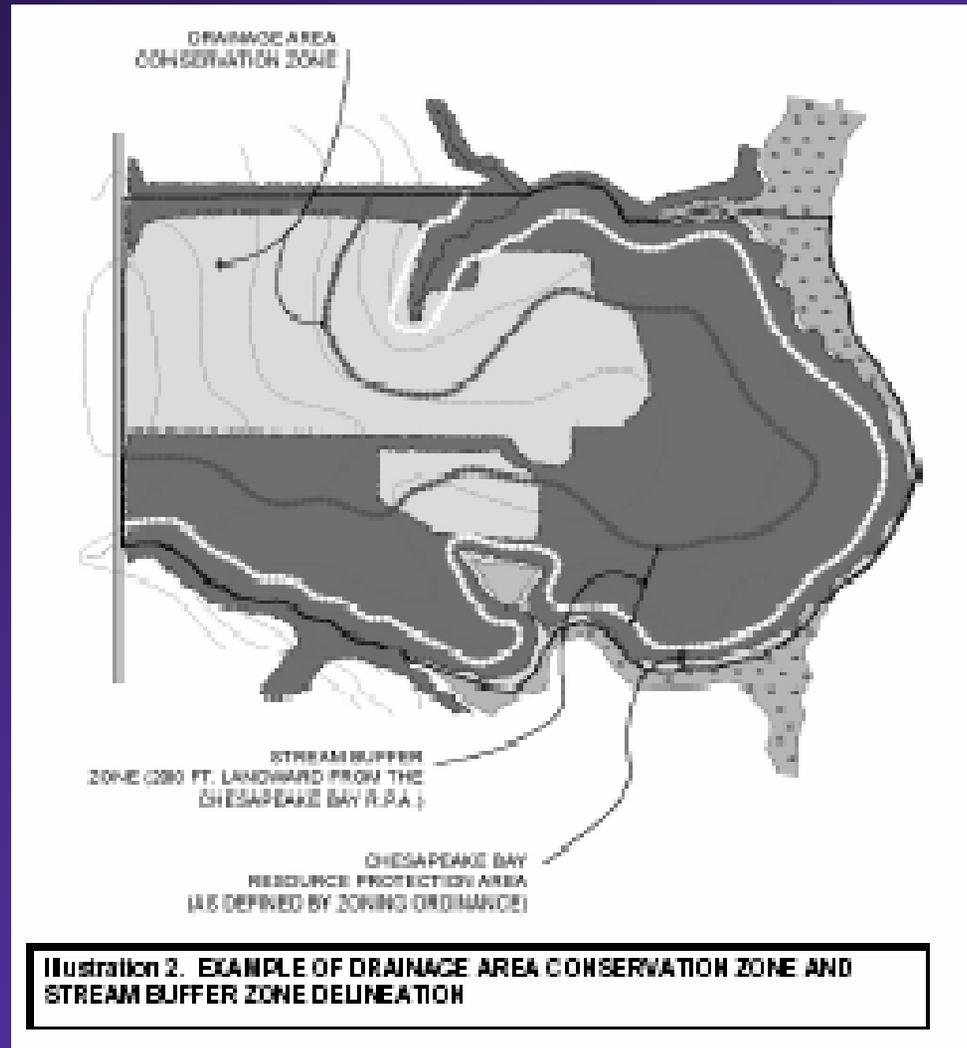
# Southern Watersheds SAMP

- Analyzed land cover, species use and recreation values of land in the region and mapped a conservation corridor system (where should development go)
  - Protecting the corridor system through targeted mitigation
  - Corridor system is primarily riparian



# Dragon Run SAMP

- Addressing development compatibility and streamside protection through comprehensive plan and zoning ordinance revisions (what development looks like and where it goes)



# Dragon Run SAMP

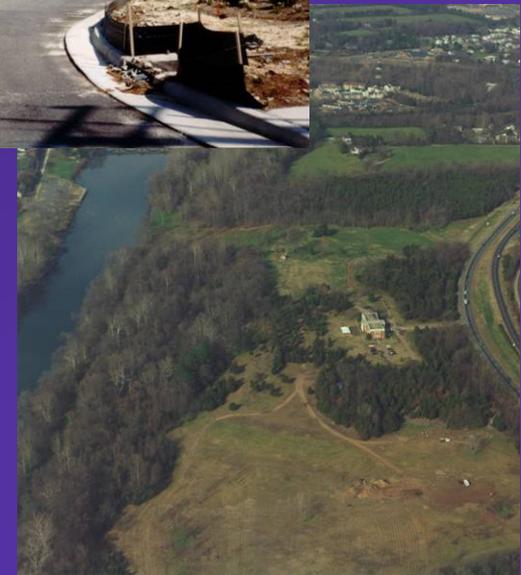
- Promote viability of the farming and forestry industry (how much development and rate of growth)





# CNP Management Measures Implemented

- **MM for Ag and Forestry**
  - Streamside Management Areas
  - Nutrient and Pesticide BMPs
- **MM for Urban Areas**
  - Watershed Protection
  - New Development
  - Site Development
- **MM for Wetlands, Riparian Areas and Vegetated Treatments**
  - Protection of Wetlands and Riparian Areas
  - Restoration of Wetlands and Riparian Areas



# Conclusions

- SAMPs take a long time but they may be the best way to affect long-term permanent change in a community
- The education/outreach components of SAMPs and issue visibility has the greatest affect (not the specific tool put in place)
- SAMP can be proactive approach to NPS prevention
  - key is to offer the community an alternative source of revenue
- SAMPs can be a great nexus between Coastal Nonpoint Programs and CZM Programs

# Vision?

