

# Port Royal Planning Committee

## Results of Planning Exercise

The Port Royal Planning Committee identified major themes that have an impact upon the future development of the immediate Port Royal Planning Area (Intersection of Rt.17 & 301). After identifying these themes, at a later meeting they performed a ranking exercise to identify the top 3 issues in each category. The results are shown below:

### Results of Key Parcel Analysis

- All the corners of Route 301 & 17 – **Rank #1**
  - Wildlife Refuge – promotion of ecotourism – **Rank #2**
  - Brown’s Motel
  - Northwest quadrant of the intersection of Route 301 & 17
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- **Constraints, Opportunities & Themes for Future Development of Port Royal Area;**
    - Whole intersection needs to be improved
    - Without essential services future development is hampered – water, sewer, drainage, police, etc.
    - Cooperation between the County & Town is essential for “good” development to occur.
    - NW quadrant offers an opportunity for a mixed use project to provide a larger market to support new retail development
    - Gateway to the Rappahannock Valley and/or Middle Peninsula
    - The Education & Visitor Center for the wildlife refuge is to be located within the Town of Port Royal
    - Traffic generated by Center could be a problem – parking & pedestrian issues

### Results of Community Resource Analysis

- Historic resources – **Ranked #1**
  - Native American
  - Plantations
  - Homes & Structures dating from the 1740s
  - Revolutionary War
  - Major Port during Early Settlement of America
  - John Wilkes Booth
  - Masonic Lodge & Doctor’s Office
  - Archeological

- Rappahannock River & environs – **Ranked #2**
- Location & access – **Ranked #3**
- Historic Society
  - intersection of 2 major roads, gateway to Middle Peninsula
- A.P. Hill
- Wildlife Refuge
- Traffic – tourism traffic is heavy but the key is to get them an attraction for the tourists to stop and stay
- Town Water System

### **Results of “Hot Button Issues”**

- Appearance of town and environs; old signs, empty commercial buildings, “eye-sores” etc. – **Ranked #1 (tie)**
- Lack of water/sewer system – **Ranked #1 (tie)**
- Town – County Cooperation – **Ranked #2**
  - Develop a fund to be included on the County’s CIP that would be used to offer a match to a community’s grant application so that the communities in the County can get some projects accomplished,
  - An enhancement grant or incentive fund that would be used to offer the matching share for State and Federal grants – this would permit the County and communities to accomplish things that neither can do on its own.
- Town Water System – **Ranked #3**
- Brown’s Motel
- Police Protection – possibly a new public safety building which would house the fire department which contained a police sub-station
- Drainage, road, and infrastructure improvements
- Real enforcement of pump out regulations
- Real enforcement of sign regulations
- Crosswalks & Lighting on Rt. 301
- Sidewalks and trails linking the wildlife area, visitor center, the river and links to the Town of businesses on 301 & 17.