

APPENDIX

Charles City County Planning Commission

November 9, 2006 SWOT Analysis Summary

Community Facilities and Transportation

- Water resources – two rivers CF
- Centrally located government CF
- New schools CF
- Richmond Regional Planning District Commission CF(resource)
- Rice Institute CF
- Virginia Department of Game and Inland Fisheries CF
- Cingular telecommunications CF
- New ambulance CF
- Access to Henrico sewage treatment CF
- Groundwater resources – sole source CF
- Reliance on external public safety (Henrico) CF
- Poor soils CF
- Lack of water and sewer (public) CF
- Three-phase power CF
- Lack of telecommunications CF
- No natural gas CF
- Lack of medical personnel CF
- Public safety (volunteer system) CF
- Post secondary education low CF
- Good transportation infrastructure, access to interstate T
- Limited public transportation T
- Free landfill fees for co. citizens for 25 years CF
- Technology innovations i.e. internet CF
- **Education facilities – CIP requests for increased security and classrooms/buildings CF**

Land Use

- Lack of affordable housing (decent) LU
- Environmental regulations LU
- Escalating land prices and real estate taxes LU
- Vanishing farms, right to farm and forestry operations LU
- Uncontrolled growth spilling over into county LU
- Peninsula – surrounded on three sides by water LU
- Limited housing choices (mostly single family) LU
- Limited “good location” properties for commercial sale LU
- Family subdivision provisions LU
- Local commercial, not regional commercial LU
- Industrial Park Reserve Corridor LU/B
- New ability to accept proffers for rezonings LU
- **Development centers too large – difficult to manage LU**
- **Zoning ordinance allows for scattered development LU**
- **Zoning ordinance weak – needs refinement LU**
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Demographics and Governance

- Steady population D
- Communities D
- Unity D
- Small bureaucracy D
- Location, historic and tourism D
- Leadership G
- Legal review and processes G
- Political will to implement G
- Grant awareness G
- County as industrial partner G
- Not over-developed G
- Good land use control ordinances G
- Community involvement G
- Hopewell air quality G
- Eagles G
- Education mandates – no child and SOL G
- Dillon rule state G
- Limited community involvement – volunteerism G
- Perceived lack of education G
- Pressure to change D
- Located between to MSAs G
- **Census data flawed D**

Business/Retail

- Growing industrial base B
- Deep water port B
- 2007 celebration and tourism B
- Rural but quick access to services in metro area B
- Reliance on few large big businesses, number and types B
- Unfunded mandates B
- External threats to landfill – limit trash imports B
- Geographic isolation – businesses B
- Need business licensing B
- Lack of commercial retail B
- No chamber of commerce B
- Lack of youth activities i.e. movies and bowling B
- Lack of employment base and jobs B
- Adjacent localities have good commercial areas B

Strengths

- Communities
- Political will to implement
- Legal review and processes
- Unity
- Small bureaucracy
- Water resources – two rivers
- Location, historic and tourism
- Rural but quick access to services in metro area
- Adjacent localities have good commercial areas
- Good transportation infrastructure, access to interstate
- Leadership
- Centrally located government
- New schools
- Growing industrial base
- Steady population
- Not over-developed
- Good land use control ordinances
- Community involvement
- Free landfill fees for co. citizens for 25 years
- Family subdivision provisions
- Peninsula – surrounded on three sides by water

Weaknesses

- Need business licensing
- Lack of commercial retail
- Poor soils
- Lack of water and sewer (public)
- Lack of affordable housing (decent)
- Three-phase power
- Lack of telecommunications
- No chamber of commerce
- No natural gas
- Limited community involvement – volunteerism
- Lack of emergency medical personnel
- Public safety (volunteer system)
- Post secondary education low
- Limited public transportation
- Lack of youth activities i.e. movies and bowling
- Lack of employment base and jobs
- Limited housing choices (mostly single family)
- Limited “good location” properties for commercial sale
- **Development centers too large and too difficult to manage**
- **Zoning ordinance allows for scattered development**
- **Zoning ordinance weak – needs refinement**
- **Census data flawed**

Opportunities

- Richmond Regional Planning District Commission
- Grant awareness
- Rice Institute
- Virginia Department of Game and Inland Fisheries
- Cingular telecommunications
- New ambulance
- Local commercial, not regional commercial
- 2007 celebration and tourism
- Deep water port
- Access to Henrico sewage treatment
- County as industrial partner
- Industrial Park Reserve Corridor
- New ability to accept proffers for rezonings
- Technology innovations i.e. internet
- Located between to MSAs

Threats

- Groundwater resources – sole source and may be used by others
- Uncontrolled growth spilling over into county
- Escalating land prices and real estate taxes
- Hopewell air quality
- Eagles
- Vanishing farms and right to farm and forestry operations
- Reliance on external public safety (Henrico)
- Reliance on few large big businesses, number and types
- Unfunded mandates
- Pressure to change
- Education mandates – no child and SOL
- External threats to landfill – limit trash imports
- Environmental regulations
- Dillon rule state
- Geographic isolation – businesses
- Perceived lack of education by outsiders
- **Education facilities – CIP requests for increased security and classrooms/buildings**