

MILL DAM

HISTORY

- Houses at Start: 35
- Occupied Houses Deemed Uninhabitable: 3
- Population at Start: 112
- Percentage of Land Undeveloped: 44%
- Work Completed:
Housing, Water, Sewer, Streets, Drainage
- Improvement Costs: \$1.7 Million
- Revitalization Completion: 1986

MILL DAM

Background

LOCATION: Located in the Great Neck study area, Mill Dam is bordered on the north by Great Neck Manor subdivision, west by a line midway between Great Neck Road and Shoveller Avenue, south by Sandee Lake subdivision and east by Mill Dam Creek.

POPULATION: 125 persons

COMPOSITION: 89% minority

ZONING: Mill Dam is zoned R-5, medium density.

REZONING: During the past five years, only four rezoning applications have been submitted. All were to rezone to A-1.

LAND USE: Mill Dam is 56% developed (by parcel), single family residential. 44% is undeveloped.

ADJACENT USE & ZONING: Mill Dam Community is predominately surrounded by residential development (R-5, R-8) including a new town house subdivision, Great Neck Town Houses (A-1). Southwest of the community the area is zoned B-2 where a new veterinary clinic, children's nursery and 7-11 convenience store have been built.

UTILITIES: Mill Dam is presently undergoing the installation of water and sewer lines. Street improvements are also in progress.

HOUSING: 51% of the existing housing in Mill Dam is considered feasible for rehabilitation according to the guidelines established in the City of Virginia Beach property rehabilitation standards. 31% is infeasible, 3% new and 11% vacant infeasible.

EDUCATION: The Mill Dam Community is located within the school zones of John B. Dey Elementary, Great Neck Junior High and Cox High School.

TRANSPORTATION: T.R.T. serves First Colonial and Great Neck Roads.

SPECULATION:	Land Use:	Vacant	41%	Absentee
		Residential	26%	Absentee

Zoning:	100% of parcels zoned R-5	32% Absentee
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Note: Absentee ownership excludes city, state and federal.

MILL DAM
Community Development Land Use
Issues

1. As waterfront property, Mill Dam must concern itself with water quality and natural habitat being disturbed by development, grading, run-off and erosion.
2. Mill Dam community has experienced traffic increases along First Colonial Road as well as Great Neck Road.
3. Mill Dam has also been subject to increasing noise levels due to the increasing amount of daily traffic and due to the adjacent commercial uses on Great Neck Road.
4. The community of Mill Dam is divided by a man-made barrier, Mill Dam Road (Old First Colonial Road) as it cuts through the middle of the target area. With this division of such a linear nature, it will be difficult for both sides of the Mill Dam community to maintain cohesiveness.
5. At one time, a proposal to abandon Mill Dam from the community development program was submitted, but the community league expressed opposition and pressured the council into maintaining it as a target area. The community remains divided on this issue.

MILL DAM
Community Development Land Use
Recommendations

OVERALL

A. Mill Dam should remain a single family residential community of low density.

B. Mill Dam is not of sufficient size or density to remain a viable Community Development neighborhood.

SPECIFIC

1. The project boundary lines should be redrawn to exclude vacant property (see map).

2. Any development or redevelopment should require that a planting buffer and fence be established between land zoned B-2 and any residential zoning district (see map).

3. No development should be allowed which would displace existing wetlands (see map).

4. Any fill and fill areas should be strictly controlled as to both the placement of fill material and the type of fill material.

5. All existing roads should be improved to a 50-foot right of way.

6. A separate, detailed study of this area should be undertaken, with its purpose being to establish a program to disengage the Department of Housing and Community Development from this neighborhood.