

11. FUTURE LAND USE

INTRODUCTION

The 2010 Culpeper County Comprehensive Plan represents the culmination of a process in which the adopted 2005 Plan was reviewed in its entirety. Demographic data was updated, land use and land characteristics were considered, development patterns were studied, natural resources and land capacity were evaluated; and even new state regulations played a role. The Future Land Use Plan reflects the limits of the land and the needs of the community, both currently and into the future. While the analysis targets the next 20 years, to the year 2030, the overall plan expresses a desire to conserve our land by planning for future growth well beyond the year 2030. This planned growth is best verified by the passage of time, and the Comprehensive Plan, with all its parts, must be periodically reviewed to assure relevance with land use needs.

This chapter sets forth the Future Land Use Plan which is the primary land use element of the Comprehensive Plan. It identifies those areas planned for future growth and the anticipated land use associated with such growth. It also identifies those areas which we wish to protect from growth, such as floodplains and agricultural and forestal lands. Companion documents and other chapters in this Plan directly relate to the Future Land Use Plan, and their related maps detail specific functional areas identified in the Comprehensive Plan. These areas include such items as public facilities, transportation, schools and recreation: issues which must be addressed, implemented and coordinated with development.

The Future Land Use Map does not stand alone and is not itself the future plan. Rather, the map, text, goals and objectives, data and several companion documents incorporated into this Plan by reference are all part of the future land use plan for Culpeper County. These collectively represent the Comprehensive Plan and the context and interpretation for its use in guiding future land use decisions. The Comprehensive Plan not only identifies where growth generally should occur in the County, but also the appropriate timing, extent and intensity. Significant conditions that limit each area are also identified.

The identification of potential growth areas in the Future Land Use Plan is not an assurance of community acceptance or a commitment to development by the County. Many factors identified throughout the Comprehensive Plan affect the need or appropriateness of a particular proposed development and these must be taken into account along with the Future Land Use Map. As the term *comprehensive* implies, the factors impacting land use are not viewed in isolation. Many factors are taken into consideration including the function of the intended area; the current character of the surrounding area and the compatibility of the proposed use; the scale of the proposal in relation to the area in which it is proposed; the timing and its relationship to both infrastructure development and the orderly succession of uses in each area; and the restrictions imposed by environmental or historical resource protection (e.g., wetlands, historic site interpretation, etc.). The land use concept incorporated into the Comprehensive Plan recognizes the historical communities and economic centers of the County, where feasible, and consolidates proposed growth in and around those centers. This enables the protection of major agricultural and forestal lands as well as environmentally sensitive areas of the County which tend to follow the major water channels such as the Hazel River and Mountain Run. It

also facilitates the concentration and maximization of infrastructure and related services necessary to support growth, thereby avoiding strip development along arterial highways.

Village centers identified in this Plan coincide with significant development factors in the vicinity of their location in the County. Lesser development, primarily rural transitional or large lot residential and limited commercial have been concentrated around other historic centers which serve as focal points. These centers have been designated as either convenience or cultural centers, based upon their size and intended future use. The majority of development, both commercial and residential, will be focused in and around the Town of Culpeper corporate limits. The Town is viewed as the primary village for Culpeper County.

VILLAGE CENTERS

A village center is intended to be the primary focus for rural residential development and commercial services. These include low and medium density residential land uses and neighborhood retail, general business, and offices which are conducive to rural community development. The village center is intended to serve the needs of the population residing within at least a five-mile radius of it. The village centers designated in the Culpeper County Comprehensive Plan are:

- Brandy Station / Elkwood
- Clevenger's Corner
- Stevensburg

Each village center has its own unique characteristics and function within the County of Culpeper. The purpose of these centers is not merely to consolidate rural development, but also to function as the rural neighborhoods that represent the vitality and cohesiveness of rural life. The centers are intended to create an identity for each County area, and by concentrating residential growth in these places, the surrounding agricultural areas are planned to remain as such. These centers are also intended to provide for the different needs of County residents by providing opportunities for housing, services, jobs, recreation, etc. The scope of development at each village center will vary significantly depending upon many conditions. Each village center is individually addressed in Chapter 12 of this Plan.

Brandy Station/Elkwood

These two communities have been combined to serve as a single Village Center with separate, yet complementary functions. Brandy Station is intended to act as the focus of residential and related activities such as retail and personal services, while Elkwood is to be the focus of County commerce and related business services. The commerce center is focused both north and south of Route 29 at Elkwood in the vicinity of the Culpeper Regional Airport and the Culpeper Industrial Airpark. Areas of planned development south of Route 29 face an access challenge due to the location of the railroad running parallel to Route 15/29. The residential center is primarily focused south of Route 29 at Brandy Station, thereby building on the historic base of that community. The two communities are separated by an area composed of historic Fleetwood Hill north of Route 29 and the floodplain areas of Flat Run south of Route 29. A greenway, or open space corridor should be preserved through that area.

Significant factors which support development include Route 29, access to Northern Virginia, the airport and airpark infrastructure, the potential for expanded water and sewer service, the rail line with potential for a commuter rail station and the existing historic community. Limiting factors include soil conditions, groundwater availability, protection of historic resources and access challenges. The Master Water and Sewer Plan addresses the plans for public utilities in the area. The abundance of historic resources requires careful siting and development review to protect identified historic features. Environmental restrictions will limit eventual development of the area south of Route 29. All development must be closely staged with area infrastructure improvements, without which significant development cannot occur.

Clevenger's Corner

This center reflects the influence of Route 211, a four-lane arterial, and its access to Northern Virginia via Warrenton. It has replaced historic Jeffersonton as the focal point for development in the northern part of the County. Factors which support development include arterial access as well as market access to Fauquier and Rappahannock Counties, natural resources including the Rappahannock River and its tributaries, the existing residential community, including South Wales, and an adequate supply of land suitable for development. The village center is focused primarily south of Route 211, however there is planned commercial and residential development to the north as well. Buffering along Route 211 to enhance the visual quality of the entrance corridor is essential, with primary access and visibility of commercial development limited to Route 229.

Stevensburg

Stevensburg is a rural village center with access to Route 3. It serves as a rural neighborhood center for the surrounding farm community. Its geographic center is along Route 600, just off Route 3, with services along Route 3. The area to the northeast is likely to be the only section developable without sewer and water services, due to the existing soil conditions. Mountain Run serves as the northern boundary of the village. Significant historic resources in the area include Salubria to the southeast and the site of a Civil War Winter Encampment on Hansborough's Ridge to the northeast. It is anticipated that residential development will occur primarily to the north of Route 3, with services and agriculture to the south. Stevensburg is accessible from Brandy Station in terms of public water and sewer services, and as such, line extensions from Brandy Station would be necessary as opposed to locating an individual sewage treatment plant in the area. Based upon location, the village of Stevensburg is envisioned as an ideal location for a future neighborhood elementary school.

The village center concept is expressed in the land use plan as the focus of most of the future growth, that is, the majority of the County's population should be in or near these centers (including the Town of Culpeper). Convenience and cultural centers are also recognized and are described in the next section.

CONVENIENCE CENTERS

A convenience center is intended to provide opportunities for limited local convenience services to serve rural residents and supplement neighborhood and community areas. It is intended that these services be concentrated at the crossroads rather than spread out along highways or isolated as home occupations. These crossroad locations tend to reinforce past farm patterns, and in turn, can be a focal point for future community activities. Most of the convenience centers identified are also the locations of rural post offices in the County.

The convenience center designations in Culpeper County are:

- Boston
- Reva
- Mitchells
- Richardsville
- Rixeyville

Each convenience center has its own unique characteristics which are briefly described below:

Boston

Boston is located at the intersection of Routes 522 and 707. It is the site of a general store and post office. Boston has experienced some residential growth and is unique due to the location of the property known as Longlea and the Communications of America (CCA) property just to the south of Boston. CCA is a commercial mailing facility. Longlea is a conference center facility surrounded by approximately 800 acres of rolling hills and mountain views. Although the Longlea property is zoned as a planned unit development (PUD) which could accommodate expanded commercial facilities and substantial residential development, large scale development of the property is limited by infrastructure requirements and is no longer encouraged.

Reva

Reva, for the purposes of this Plan, is located at the intersection of Route 29 and Route 633 where a heavy volume of traffic flows through the County. The intersection lies close to the Madison County line. This location serves as a convenience center based on the post office and store currently existing there. The historic and true location of Reva is at the crossroads of Rotes 644 and 637, and this location could be utilized once again at some point in the future. However the Reva Park Market and Reva Post Office located on Route 29 at Route 633 has become commonly referred to as Reva by many, and the location on a primary road most likely will insure that it remains the most viable location.

Mitchells

Mitchells is located at the intersection of Routes 615 and 615/652 between Winston and Rapidan. There are three churches, the old Ruritan building, a country store which has not operated in many years, as well as industrial activity (Remington Mulch Company). South of Mitchells are several stone quarries. In addition, the Virginia Department of Corrections constructed Coffeewood, a 1,200 bed medium security correctional facility is located approximately 3/4 of a mile south of the Mitchells Community. This facility employs approximately 300 people. On the same site, there is a juvenile detention facility comprised of approximately 260 beds which employs an additional 200 people. The Virginia Department of Corrections constructed a waste water treatment facility for Coffeewood with an excess capacity of 20,000 gallons per day for use off-site. This capacity provides sewer to many homes in the Mitchells Community. It is anticipated that there will be the addition of limited local convenience services to support the general community and the employees of the correctional facility. Mitchells has the potential for historic recognition by the state.

Richardsville

Richardsville is a small community off Route 610 located in the southeastern part of the County. Due to the proximity of the Rappahannock River, the area includes recreational facilities for canoeing and camping. Richardsville is expected to experience minimal growth. The location of the existing store, post office, and volunteer fire department in Richardsville provide vital services for citizens of the County that are located in a somewhat remote area. It should retain its rural character in the future and continue to be the focus of an otherwise fairly isolated area of the County.

Rixeyville

Rixeyville is located at the intersection of Routes 640 and 229 and consists of a country store, a post office and a church. This center serves the surrounding low density residential and rural transitional areas.

CULTURAL CENTERS

A cultural center designation identifies an area with historical significance that may contain churches, post offices, community centers and some commercial development. These centers are intended to remain as they currently exist, with existing commercial services. Where none exists, the addition of a country store would be appropriate in some instances. Those areas designated as cultural centers are:

- Griffinsburg
- Jeffersonton
- Lignum
- Rapidan
- Winston

Griffinsburg

Some rural residential development has taken place in the area of Griffinsburg. Several small businesses have operated in existing structures located in the vicinity of the intersection of Routes 633 and 522. In addition, to its rural neighborhood function, the potential of a regional cultural and arts facility exists due to the ownership of a key property by the Windmore Foundation for the Arts. The area is also the location of several buildings with historic significance.

Jeffersonton

Jeffersonton is located at the intersection of Routes 802 and 621. The center consists of several historic churches, a post office and a community center, and a long-standing pattern of historic homes. The services located at Jeffersonton should not be expanded, and care should be taken to protect the character of this historic village which has potential for state recognition.

Lignum

Lignum is located southeast of Stevensburg on Route 3 at the intersection of Route 647. There are several historic churches and other historic buildings, a post office, and a community center located in Lignum. Route 3 bypassed Lignum as part of the four-laning of that road, and as a result, retail commercial services may not be feasible at this location.

Rapidan

Rapidan is located at the southernmost tip of Culpeper County on Route 615. Rapidan is on the National Historic Registry as an historic district because of the many historic homes and churches located there. There is also a fire and rescue facility at Rapidan to serve the surrounding agricultural area.

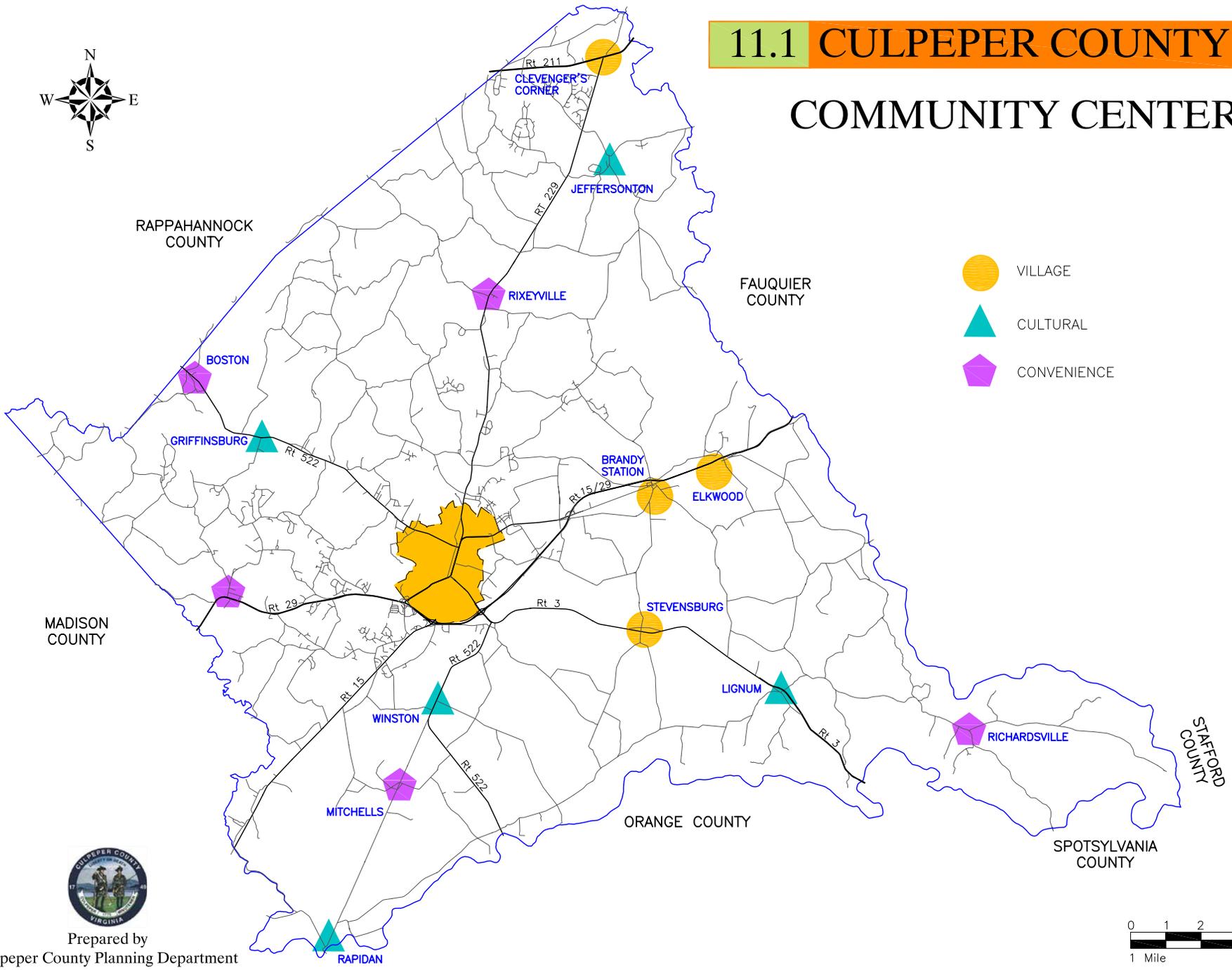
Winston

Winston is located at the intersection of Routes 522 and 617. There is a general store at Winston, and an historic church. The area is primarily known as the location of Commonwealth Park, an equestrian center with excellent potential for a number of diversified recreational and cultural events.

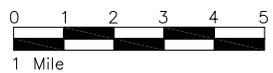
11.1 CULPEPER COUNTY 2010 2030

COMMUNITY CENTERS

-  VILLAGE
-  CULTURAL
-  CONVENIENCE



Prepared by
Culpeper County Planning Department



GREEN INFRASTRUCTURE PLAN

Green Infrastructure is defined as an interconnected network of waterways, wetlands, woodlands, and other natural areas; namely working farms, forests, and public parks that support native species, maintain ecological processes, and sustain air and water resources; thereby contributing positively to neighboring landscapes and to the health and quality of life for the human community as a whole.

As future development commences within the County of Culpeper, it is critical to find a balance between this growth and the existing natural and rural character of the County. In defining Green Infrastructure within the County of Culpeper the groundwork is set forth, for a strategic approach to land conservation. This approach is not intended to conflict with development; instead it should act as one of several guiding factors for new growth. The science of ecology informs us that the conservation of open space and natural habitat must not be undertaken in a piecemeal fashion or in isolation from planned development. The existing Green Infrastructure of Culpeper County is not delineated purely for the sake of conservation but as a new tool in considering where new infrastructure should be built and existing infrastructure redeveloped..

Green infrastructure, in contrast to human or built infrastructure, is already extant as a natural resource and need only be identified and protected to be realized. The concept of green infrastructure repositions open space protection from simply a community amenity to a necessity for the protection of natural resources. As one example, when forest land is lost, a certain amount of healthy and plentiful water is also lost. Studies have documented that the larger the forested area in a watershed, the lower the cost to treat drinking water. Preserving and expanding natural assets is thus also central to sound economic and health policies. The elements of a green infrastructure network need to be protected over the long term. This will require an ongoing community commitment and the incorporation of a defined Green Infrastructure within the long range planning efforts of the County of Culpeper.

With the aid of data obtained from the Virginia Department of Conservation and Recreation, Virginia Natural Landscape Assessment Program (VaNLA), Culpeper County has spatially identified multiple ecological cores and corridors. These ecological cores and corridors have been further augmented with in-house G.I.S. layers that are comprised of flood plains, public parks, and private land subject to permanent conservation easements. Together, these areas form an interconnected network of hubs or cores. Identifying, protecting, and restoring connections between preserves and other important ecological areas is a key concept for conservation and the practice of ecosystem management. A connected system of farmland, forests, and waterways helps to provide viable habitat for our native species, provides recreational opportunities for County citizens, and protects environmental health for all.

Ecological 'cores' identified by the VaNLA program rank areas based on multiple attributes including size, connectivity, environmental diversity, species diversity, and contiguous forest cover. These cores provide habitat for various species; and their size provides 'interior habitat' ranges for species that do not tolerate conditions existing along 'edge habitat' in more fragmented forest areas. Their rankings, classes 1-5, correspond with the amount of connectivity to adjacent habitat and to their size and ecological importance, Class 1 being most favorable in the ranking order.

Article 8A of the Culpeper County Zoning Ordinance prescribes the Floodplain Overlay District, which serves as an important feature providing connectivity for various habitat cores within the Green Infrastructure Plan. In general, no structures may be built within the 100-year floodplain, and it is thereby a natural choice for greenway corridors. Other green infrastructure lands are proffered open space areas and private land with permanent deed restrictions that prohibit development under the Virginia Outdoors Foundation conservation program or similar programs. Also included are various public parks that provide necessary wildlife habitat in addition to outdoor recreation opportunities for citizens.

Once green infrastructure is lost within a community, it is expensive or often impossible to reconnect parcels or restore the ecological functions of the natural landscape; and some species do not survive the fragmentation. The loss of our natural assets to unguided growth goes beyond land use issues. It threatens possible future economic development of the County of Culpeper related to its rural character, heritage and rich natural landscape. Strategically linked green corridors maximize the various positive ecological effects of having viable environmental cores and enhance outdoor recreational opportunities to meet the needs of a growing population. The protection of undeveloped lands provides essential benefits to society at large; relatively cleaner air, cleaner water, and a *sense of place* reflected in the nature of open space.

Since landscape conservation is often linked to the integrity and enjoyment of historic or cultural sites, assets such as battlefields or historic homes can also be included in the assessment inventory.

A basic way to think about what constitutes a green infrastructure approach is how resources are or could be tied together (travel for plants and animals, hydrology, etc.), instead of considering a park, forest, or wetland as an individual site. Taking a green infrastructure approach requires identifying and understanding natural systems and protecting those systems before development begins, as well as seeking to restore connections and habitats in already-developed landscapes. Green infrastructure planning is not anti-development. Rather it helps guide construction to the most appropriate places while conserving vital forests, farms, wildlife habitats and water resources that are necessary for healthful lifestyles and strong economies.

11.2 CULPEPER COUNTY 2010 2030

GREEN INFRASTRUCTURE PLAN



RAPPAHANNOCK COUNTY

FAUQUIER COUNTY

MADISON COUNTY

ORANGE COUNTY

STAFFORD COUNTY

VA NATURAL LANDSCAPE ASSESSMENT
DEPT OF CONSERVATION & RECREATION

-  Parks & Open Space
-  Conservation Easements
-  Flood Hazard Areas

Natural land network.shp

-  5

Cores.shp

-  2
-  3
-  4



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LAND USE CATEGORIES

The Future Land Use Plan, Map 11.3, depicts the general land use pattern envisioned for Culpeper County. The map is general in nature and must be considered only in concert with the other data, goals, and objectives found within the Comprehensive Plan as a whole. The following land use categories are described in support of their depiction on the Future Land Use Plan.

Floodplain

The Future Land Use Plan depicts the 100-year floodplain in accordance with Federal Emergency Management Agency (FEMA) maps. County Code generally prohibits construction within the floodplain. In keeping with the Green Infrastructure Plan, floodplains are seen as a means of creating corridors which tie together large open space areas in the County. These help to provide for the movement of wildlife. Primarily, floodplains are designated for protection of the health, safety, and welfare of County citizens and for the protection of property.

Conservation / Parks / Open Space

A very important aspect of the Comprehensive Plan is the preservation of natural resources. Open spaces, forests and recreational areas are critical in supporting native species, maintaining ecological processes, and sustaining air and water resources, thereby contributing to the health and quality of life of the citizens of Culpeper County. These may be public or private lands existing in their natural condition, which may include natural resources, environmentally sensitive areas, geologic features and historic resources. Parks, conservation and historic easements and areas dedicated to open space are also included in this land use category. Generally, the Green Infrastructure Plan is utilized to identify areas which can be connectively linked to the 100-year floodplain. Many of the areas in this category are publicly owned lands or lands which have been voluntarily placed in permanent conservation easements.

By-right land subdivision in this category should be the same as that in agriculturally designated areas. Rezoning within these areas should be discouraged, or approved only with great care and mitigation of potentially negative impacts.

Agricultural

The agricultural section of the land use map represents the areas in which residential, commercial and/or industrial uses are discouraged. The primary land uses in the agricultural and forestal areas are intended to be:

- Agricultural and Forestal operations of all types
- Accessory and complementary land uses for agriculture

Significant agricultural and forestal soils are located throughout the County with a predominant belt running northeast from the point where Route 15 enters the County just north of Brandy Station, to Lakota on the Rappahannock River. Many of these soils are also associated with major stream and river courses. A list of the significant agricultural soils in the County can be found in Chapter 5. The agriculturally designated areas on the future land use plan also take into account the existing Agricultural and Forestal Districts.

Some residential development can occur by right in the agriculturally designated areas. This ability must be preserved; however clustering should be encouraged through zoning regulations and/or incentives. More intensive development requiring rezoning should only occur when the Land Evaluation Site Assessment (LESA) analysis indicates that the removal of this land will not have a negative impact on surrounding agricultural and forestal operations.

The current residential lot size required is predominantly five acres or more with an overall density considerably less than 0.2 units per acre in the areas designated for agricultural use. Clustering which would allow lot sizes of 1-2 acres, and a cap on total residential density would provide for increased preservation of farmland and open space and would be better suited to a potential transfer of development rights (TDR) program. As such, the zoning ordinances should be reviewed for potential revisions which would better serve the goals of the Comprehensive Plan.

Rural

The rural sections of the map also represent areas which are inappropriate for any high density residential development. High intensity commercial and/or industrial uses are also inappropriate. Transitional uses of a commercial nature which are compatible with low density residential and agricultural land uses may be appropriate and should be considered case by case. The predominant uses in rural areas, in addition to agricultural uses are intended to be:

- Low-density residential development on marginal agricultural land, not to conflict with agricultural and forestal land use.
- Limited commercial enterprises which are most appropriate in rural areas, such as country stores, or uses which require substantial amounts of land for adequate buffering.

The rural area is intended to be a mix of agricultural use, which may include land in agricultural and forestal districts, and rural residential use. Rural areas adjacent to agricultural land uses and areas which have inadequate infrastructure should be limited as to residential development. Rural designations which are closer to village centers and which have access to adequate roads may be appropriate for low-density residential development, through a rezoning process. Clustering would be especially appropriate in these areas. The purpose of this area is to provide a smooth progression from the more intense uses associated with a village center to those less intense uses such as agriculture. Rural areas are also identified in locations which are not adjacent to village centers, but which have been substantially developed and which do not include intense agricultural operations. These rural

areas will most likely contain a mixture of other uses, both existing and future, where such uses would serve to provide the desired progression, as well as the buffering of incompatible uses. The rural areas should be flexible so that this buffering can occur in the most efficient way. The RA (Rural Area) zoning district should be the predominant zone rather than RR (Rural Residential). The RR zone, which permits significant residential development, should only be utilized directly adjacent to village center areas and only where it can be shown that there is compatibility with surrounding uses.

Water and sewer are generally provided by on-site wells and septic systems. The rural areas are not intended to be developed to full subdivision potential, but are to act as a buffer between agricultural use and more intense development. Any proposed residential development should take into account any existing agricultural and forestal districts (See Chapter 5).

The current residential lot size required is predominantly three acres or more with an overall density considerably less than 0.33 units per acre in the areas designated for rural use. Clustering which would allow lot sizes of 1-2 acres, and a cap on total residential density would provide for increased preservation of farmland and open space and would be better suited to a potential Transfer of Development Rights (TDR) program. As such, the zoning ordinances should be reviewed for potential revisions which would better serve the goals of the Comprehensive Plan.

Residential

Future residential development is planned to closely follow the Village Centers in order to concentrate housing where services, utilities and infrastructure either already exist or are planned to exist. This strengthens the neighborhood / village concept and reinforces public and private service investments in the community. Each village center, including the Town of Culpeper, is afforded a range of residential uses that generally decrease in density from the center out. These residential areas may then be buffered by a rural transition area. This provides for a progression of residential density from the core of the village center to the areas in agricultural use.

The principal areas of residential concentration include several areas around the Town of Culpeper, Clevenger's Corner and Brandy Station. The area around the Town will be defined by establishing an 'urban services boundary' (see Map 11.4). The urban services boundary is intended to create an edge beyond which utilities are not expected to extend. The Town urban services area and village areas such as Clevenger's Corner and Brandy Station are geographically spaced so as to independently capture different primary housing markets in the County.

In general, the areas along the Hazel River, Thornton River and Muddy Run are floodplains which are highly susceptible to erosion and consist of prime agricultural lands. Also, the Triassic Basin is an area of poor soil which is highly susceptible to groundwater recharge contamination from surface runoff. The use of these areas for residential development would compromise natural resources and/or cause the discontinuance of agricultural enterprises on prime farmlands and eco-tourism potential, and therefore, residential development should be limited in these areas.

The Future Land Use Plan (See Map 11.3) contains two residential land use categories: Low and medium / high density development. The latter is appropriate near the core of the village centers. These proposed densities are intended to be a guide, not an absolute. Densities are just one part of the Comprehensive Plan, and it is the entire Comprehensive Plan with all its components which guides future land use decisions.

Residential – Low Density

Low density residential areas are intended to allow for a maximum of one dwelling unit per acre. Residential support services may also be located in these areas.

Residential – Medium / High Density

Medium / High Density residential designations will allow for residential support services and a maximum of 2 - 8 dwelling units per acre. This range of housing density provides for different housing opportunities, with the densities decreasing as they move away from the core of the village center. The higher densities can be mixed with retail and commercial services to form a transition between the business core and the surrounding residential. Public sewer and water will be required in most instances. This category, along with mixed use, is a good fit for the Urban Development Areas.

Commercial

Commercial facilities are at the heart of the village center concept, although commercial designations are not limited to village centers. These facilities bring together the economic and social functions of the surrounding neighborhoods and provide focus and an identity for the village centers. Offices are included among the uses envisioned in this category. Historically, the rural farm communities functioned in much the same manner; therefore, it is appropriate that commercial and office facilities continue to form the cultural tie within the County's village centers. Their inherent efficiencies have been overlooked for many years.

Commercial services are proposed in a hierarchy of types to serve the various sizes and locales in the County. The highest and most diverse services are in the Town of Culpeper, which is the most prominent place in the County and which has the greatest concentration of people. The Town's retail base serves a population larger than the County and it will continue to do so.

Village centers form the second level of commercial services. These are neighborhood areas that primarily serve the local residents, but also offer diverse services to the entire County. The commercial enterprises to be located in the village centers are likely to include grocery stores, restaurants, pharmacies, general merchandise, professional offices, banks and other community services. Commercial areas are intended to be concentrated in the village centers of the County to encourage the consolidation of retail and service development and to discourage strip development. Consideration should be given to providing service drives as the means of access along the County's primary roads.

The third level of commercial services are to be located in the convenience centers of Boston, Reva, Mitchells, Richardsville and Rixeyville. These areas provide a focal point for the consolidation of limited commercial/retail and social services at the crossroads for the convenience of the County's rural residents. This pattern exemplifies past rural development, and it is the intent of the County to maintain this historic trend into the future. Examples of services that would typically be located in an area with a convenience center designation would include a country store, gasoline sales, beauty and/or barber shop, post office and the sale of other related convenience goods.

Small commercial areas are currently located within the areas designated by the County as cultural centers. These include Jeffersonton, Griffinsburg, Lignum, Rapidan and Winston. The cultural centers are historical places within the County and are intended to remain as they currently exist, with at most an existing country store for local services.

Industrial

Those areas designated as industrial on the Future Land Use Plan are intended to provide for the reservation of suitable areas for either current or future employment centers. This designation does not generally allow residential uses. Future office uses, data centers, manufacturing, and a variety of employment generating uses could be accommodated.

Employment centers require good access, utilities, and other infrastructure. The Future Land Use Plan does not identify every employment opportunity; however, it does suggest major employment areas. Although every village center will have some employment opportunity, not every center is appropriate for County recognition as an industrial or commerce center serving as a County-wide or regional employment base.

The Brandy Station/Elkwood Village Center possesses a unique opportunity to capitalize on existing County infrastructure. The Elkwood area has been identified as a “commerce center” providing specialized employment opportunities in the County. The County's commitment to the Culpeper Regional Airport and the infrastructure in the adjacent industrial airpark has established a suitable atmosphere to attract airport related industries. The surrounding area can support office, light industry, wholesale/distribution and research and development activities that can take advantage of adjacent airport capabilities, access to Route 29 and proximity to Dulles Airport, Northern Virginia and University of Virginia to the south. Ancillary uses include business and support services such as accommodations, restaurants, recreation, conference facilities, telecommunications, freight forwarding and other related services. Allied residential and retail uses can be located at or near Brandy Station. Industrial uses south of Route 29 present challenges due to soil structure and access restrictions presented by the at-grade railroad crossings. Commercial and office uses are designated at Elkwood, south of Route 29. Residential and mixed uses are proposed east of Brandy Station. These uses would be consistent with the location of a commuter rail station should such a service be extended from Manassas to Culpeper in the future. Care must be taken to avoid compromising area historic resources.

There are two areas adjacent to the Town of Culpeper which have been identified for industrial development. The Lover's Lane area, inclusive of the property known as 'Wingspread,' lies along Route 686 between the Route 3 and Route 15 interchanges with Route 29. The area combines rail access, access to Route 29 and utility availability, to form an attractive area for a diverse mixture of industry and office use. The Wingspread area extends to the south, bounded by the railroad to the west and by Route 522 to the east. The established neighborhood (Carleton Drive and Colonial Drive) which is located at the east end of Lover's Lane should be well buffered from industrial development. The development closest to this neighborhood should be limited to research and development, and office use if possible.

The second area lies inside the Route 29 Bypass and northeast to Inlet. This area provides a similar mix of components necessary for industrial development. However, this area is not only a designated Technology Zone, it is an active technology zone with industries such as S.W.I.F.T. and Terremark currently in place. The construction of McDevitt Drive for access and the location of water and sewer, electric, and fiber optic utilities has positioned this area to become a major employment area for the County.

Mixed Use

The Mixed Use category of land use is designated within village centers and in Urban Development Area locations. This designation anticipates a mixture of high density residential uses and commercial / office use. The implementation of “new urbanism” or “traditional neighborhood development” concepts is especially important in these areas.

FUTURE LAND USE PLAN

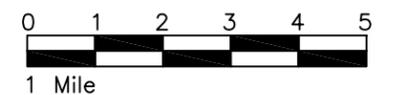
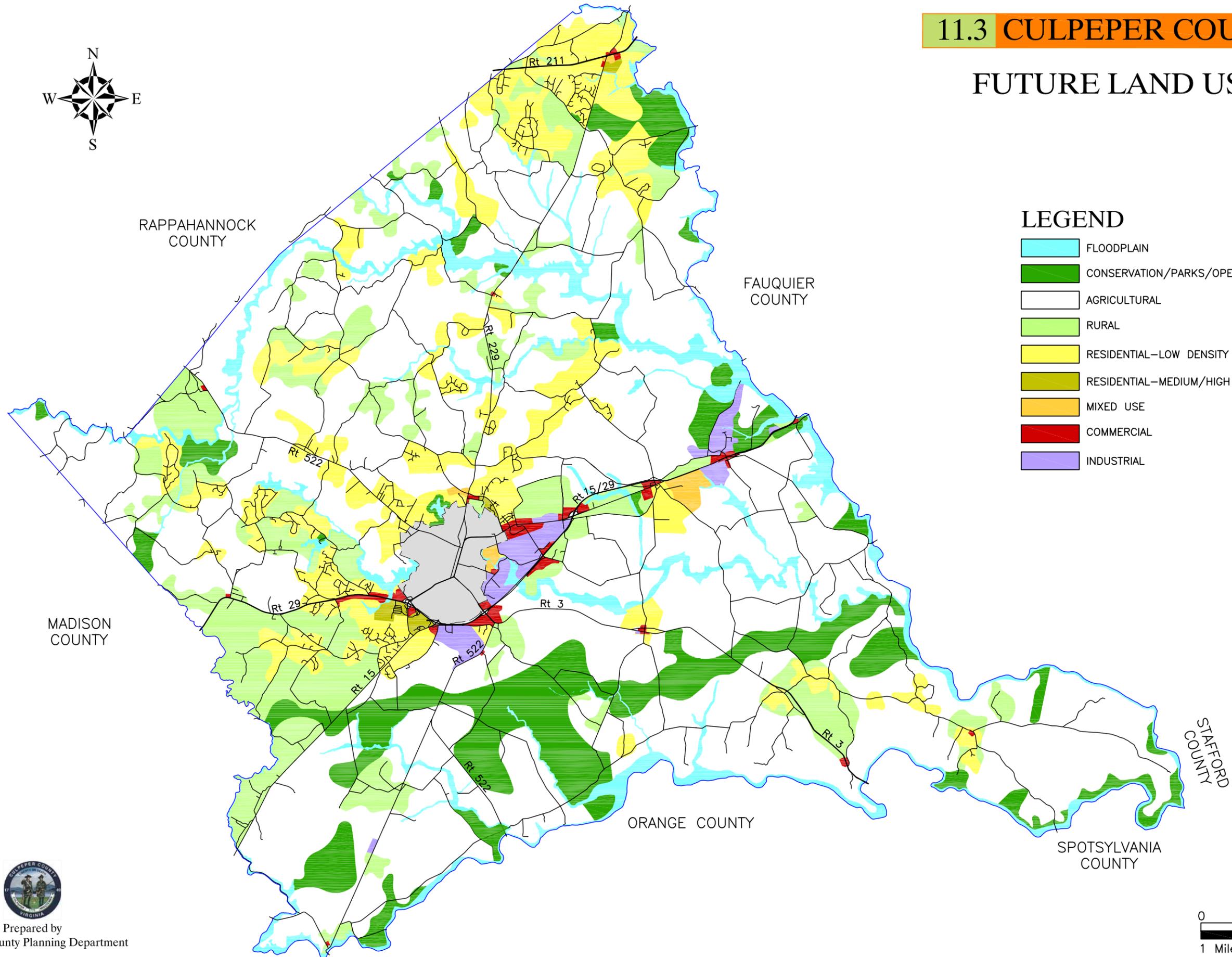
The following map (Map 11.3) is a general guideline for land use in Culpeper County. It should be utilized in conjunction with all aspects of this Plan. It is recognized that the designation of some areas is not consistent with either existing zoning or existing land use or both. As such, areas will not be used solely for the purposes that have been designated.

FUTURE LAND USE PLAN



LEGEND

- FLOODPLAIN
- CONSERVATION/PARKS/OPEN SPACE
- AGRICULTURAL
- RURAL
- RESIDENTIAL-LOW DENSITY
- RESIDENTIAL-MEDIUM/HIGH DENSITY
- MIXED USE
- COMMERCIAL
- INDUSTRIAL



URBAN SERVICES BOUNDARY

The basis of the Culpeper County Comprehensive Plan is the village center concept, which suggests nodes of development in certain areas where services and infrastructure can be provided in a cost effective manner while agriculture, open space and a rural atmosphere are preserved in the majority of the County. The Town of Culpeper serves as the largest village center in the County. The services available in the Town and the Town surrounds, as well as the road network, clearly suggest that the most substantial development in the County should occur in and around the borders of the Town.

Based upon this premise, it is important to define the areas around the Town which are appropriate for development and to establish a boundary beyond which very urban development should not occur. Map 11.4 provides for an “Urban Services Boundary” which could be generally adhered to, or potentially adopted as a matter of policy, in order to establish a limit on dense development and on the extension of services such as water and sewer. The areas inside the Urban Services Boundary should not be construed as areas in which water and/or sewer service could be expected with any certainty.

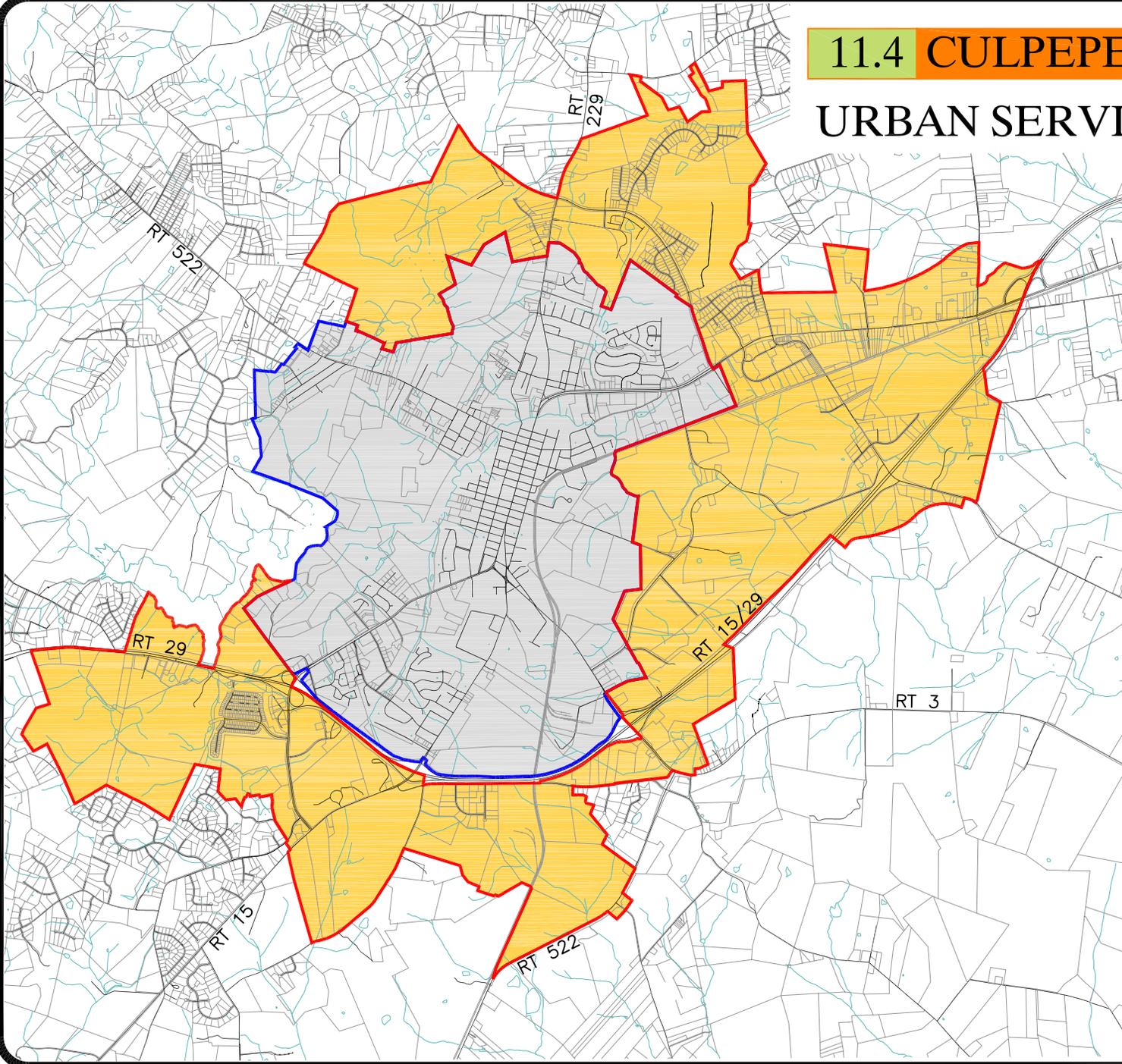
The Urban Services Boundary is not meant to suggest that all urban land uses should be contained within the boundary. On the contrary, neighborhood commercial services in outlying areas are encouraged. The Urban Services Boundary is intended to provide an ‘edge’ to dense urban development similar to that found within the Town Corporate Limits.

EXPANSION OF TOWN BOUNDARIES

This Plan does not specify areas which may be appropriate for expansion of the current Town boundaries. The Urban Services Area would serve as a general guideline to limit such expansion, but it should not be construed to suggest that the entire area is appropriate for expansion. Land use should be the primary determining factor for boundary expansion decisions.

11.4 CULPEPER COUNTY 2010 2030

URBAN SERVICES BOUNDARY



Prepared by
Culpeper County Planning Department



