

CHAPTER 2: LAND USE & DEVELOPMENT



INTRODUCTION

Land use and development is one of the core determinants of a locality's character and quality of life. The way that a place develops influences aspects of everyday life, such as the type and quantity of housing available; the distances between residential, shopping, and work areas; and the amount of green space preserved. These significant and tangible impacts make land use & development a key priority for local government, and consequently, the Comprehensive Plan.

Culpeper County's current pattern of land use is the result of its history and location. At its inception, the County was agrarian in nature, with small rural communities developing at the crossroads. This rural character has been a persistent and defining trait of the County for its entire history.

The Town of Culpeper, located at the approximate geographic center of the County, became the County Seat in 1759, and is the only incorporated town in the County. The Town of Culpeper continues to function as the primary business, commercial, service, and cultural center for Culpeper County. It is important to note that the Town of Culpeper manages its own land use policies, and is not subject to the land use policies pursued by the County of Culpeper.

In the face of the rapidly growing Washington D.C. Metropolitan Area to the northeast and, to a much lesser extent, the expanding City of Charlottesville to the southwest, Culpeper County is experiencing increasing pressure for growth. The sources of this pressure range from people looking for a more affordable and/or a more rural/suburban lifestyle away from urban areas, new entrepreneurs and established businesses seeking to enter the Culpeper economic market, and industries, especially in the information and technology sector, searching for land to build new bases of operation.

Although this nearby growth and associated pressure provide the County with new opportunities to grow and connect with the wider regional and global communities, they also present a challenge and a potential change to the County's primarily quiet, rural heritage. This duality necessitates a proactive response that will influence the shape of future land use & development so that it is in line with the needs and desires of Culpeper County residents and protects goals, such as preserving the County's predominantly rural identity.

This chapter aims to provide an overview of the County's existing land use & development regulations, an analysis of current and future land use concerns and trends, and a list of the goals, objectives, and action items that will address these identified concerns. These statements will outline the County's land use & development related aspirations for the next several years, influencing how it will carry out future decisions such as ordinance changes and rezonings. Each of these generalized goals will include detailed objectives and accompanying action items that will provide the framework for how the County can work towards achieving them.

CURRENT LAND USE

PROCESS

Development in Culpeper County is regulated by the Zoning Ordinance, the Official Zoning Map, and the Subdivision Ordinance. The Zoning Ordinance is Appendix A of the Culpeper County Code and sets forth use limitations, bulk regulations such as setbacks and minimum lot size, and the procedures for land development. The Zoning Map identifies the location of various zoning districts, which are regulated through the text of the Zoning Ordinance. Finally, the Subdivision Ordinance, which is Appendix B of the Culpeper County Code, establishes the standards, procedures, and other relevant regulations related to the division of land. The links to both of these ordinances are available on the Department's website.

The first Zoning Ordinance was adopted by the Board of Supervisors on December 5, 1967. The use of a parcel and its existing zoning may not always match. If the use was established prior to the Zoning Ordinance, it is classified as a legal nonconforming, or "grandfathered", use and may continue until such time as the owner wishes to alter or change the building or the property on which the use is located.

The existing land uses in the County are shown on Map 2-1 on page 2-5. This data comes from the Culpeper County Real Estate Assessment Data. These designations are the Property Class Codes created by the Virginia Department of Taxation.

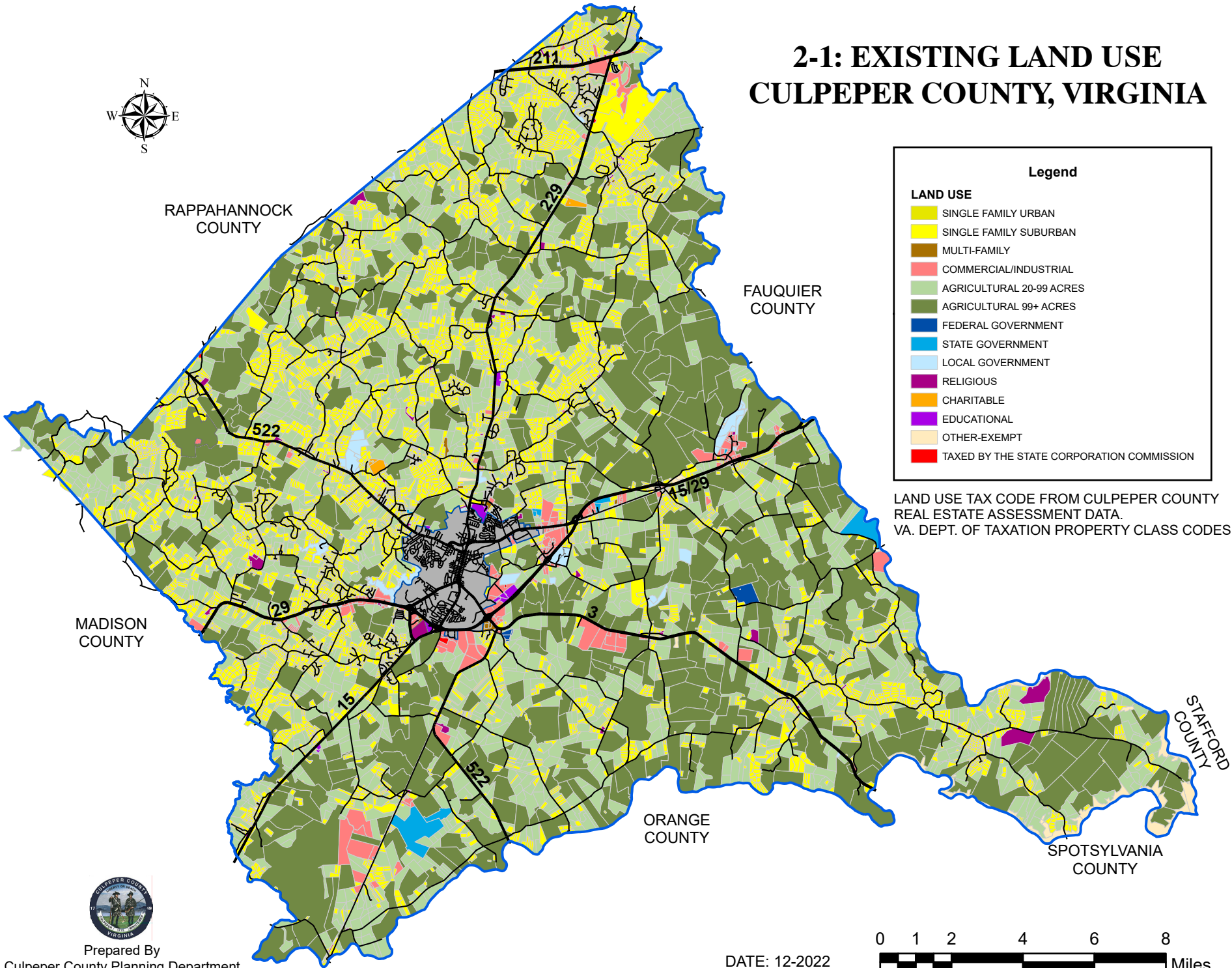
It is possible for a parcel's zoning district to change through the process of a rezoning or zoning map amendment. This process requires the landowner to go through a detailed application process which includes working with the Planning Department, review and recommendation from the Planning Commission, and then ultimately approval from the Board of Supervisors to effectuate a zoning map amendment.

2-1: EXISTING LAND USE CULPEPER COUNTY, VIRGINIA



Legend	
LAND USE	
[Light Yellow]	SINGLE FAMILY URBAN
[Yellow]	SINGLE FAMILY SUBURBAN
[Brown]	MULTI-FAMILY
[Pink]	COMMERCIAL/INDUSTRIAL
[Light Green]	AGRICULTURAL 20-99 ACRES
[Dark Green]	AGRICULTURAL 99+ ACRES
[Dark Blue]	FEDERAL GOVERNMENT
[Light Blue]	STATE GOVERNMENT
[Light Blue]	LOCAL GOVERNMENT
[Purple]	RELIGIOUS
[Orange]	CHARITABLE
[Light Purple]	EDUCATIONAL
[Light Tan]	OTHER-EXEMPT
[Red]	TAXED BY THE STATE CORPORATION COMMISSION

LAND USE TAX CODE FROM CULPEPER COUNTY
REAL ESTATE ASSESSMENT DATA.
VA. DEPT. OF TAXATION PROPERTY CLASS CODES



MADISON COUNTY

RAPPAHANNOCK COUNTY

FAUQUIER COUNTY

ORANGE COUNTY

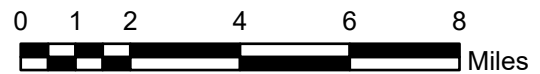
SPOTSYLVANIA COUNTY

STAFFORD COUNTY



Prepared By
Culpeper County Planning Department

DATE: 12-2022



ZONING

The total land area within the boundaries of Culpeper County is approximately 385.6 square miles or 246,566 acres. The Town of Culpeper encompasses approximately 6.3 square miles or 4,024 acres. The existing land uses in the County are distributed among the categories of land use identified in this chapter. Note that although a parcel of land may have a particular land use district, its zoning may not match because the use existed prior to the zoning ordinance, or subsequent amendments to the zoning ordinance have taken precedence. There are currently fifteen different zoning districts in Culpeper County: two agricultural/rural, six residential, three commercial, two industrial, and the Planned Unit Development District (PUD) and Planned Business District (PBD) for mixed use development. The sizes of each district are also summarized in Figure 2-2 on page 2-9, and are current as of April 2022 based on information from the County Real Estate Assessments Office. Additionally, Map 2-2 at the end of this section will show the existing Land Use Districts throughout the County. Finally, the following definitions of the County's existing zoning districts include quotations from the County's Zoning Ordinance.

AGRICULTURAL/RURAL

The Agricultural/Rural Category accounts for 217,468 acres, which is 88.2% of all land in the County. Although this category is separated into two different zoning districts, both are characterized as being agricultural-centric, aiming to support and protect the existing rural way of life.

The Agricultural District (A-1) is for “conserving, protecting and encouraging (i) the commercial production of food and other agricultural and forestal products; (ii) the conservation and protection from urbanization of prime agricultural and forestal lands as valued natural and ecological resources which provide essential open space for clean air sheds, watershed protection, wildlife habitat and aesthetic purposes; and, (iii) the use of agricultural and forestal land as an economic and environmental resource of major importance.” Currently, this district covers 162,757 acres, which is 74.8% of all land in the Agricultural/Rural Category and 66% of all land in the County.

The Rural Area District (RA) is created to establish “a transition between prime commercial agriculture, forestal production, open space and conservation uses within the most rural areas of the County and village centers. This transition is intended to be accomplished through orderly low-density development.” Currently, this district covers 54,711 acres, which is 25.2% of all land in the Agricultural/Rural Category and 22.2% of all land in the County.

Figure 2-1 illustrates the parcel size breakdown of the two zoning districts, with analysis of how many of the parcels have dwellings on them.

RESIDENTIAL

The Residential Category accounts for 16,478 acres, which is 6.7% of all land in the County. The districts are divided by intensity, with some of the distinguishing differences being the minimum required lot areas and setback regulations.

The Rural Residential District (RR) is “designed to promote and encourage a suitable environment for family life where there are children and to prohibit most activities of a commercial nature. To these ends, development is limited to low concentration, and permitted uses are limited basically to single-unit dwellings providing homes for the residents, plus certain additional uses such as schools, parks, churches and certain public facilities that serve the residents of the district.” Currently, this district covers 146 acres, which is 1% of all land in the Residential Category and less than 0.1% of all land in the County.

The R-1 Residential District “is composed of certain quiet, low-density residential areas, plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to promote and encourage a suitable environment for family life where there are children and to prohibit all activities of a commercial nature. To these ends, development is limited to relatively low concentration, and permitted uses are limited basically to single-unit dwellings providing homes for the residents, plus certain additional uses such as schools, parks, churches and certain public facilities that serve the residents of the district.” Currently, this district covers 14,568 acres, which is 88.4% of all land in the Residential Category and 5.9% of all land in the County.

The R-2 Residential District “provides moderate development opportunity in a semi-rural, residential atmosphere. The district is established to encourage diversity of residential development and create a density conducive to alternative types of housing in the rural setting. Single-family detached dwellings are the principal permitted structures utilizing individual septic service or the community wastewater management system based on physical characteristics of the land and the capabilities of the surrounding area.” Currently, this district covers 1,254 acres, which is 7.6% of all land in the Residential Category and 0.5% of all land in the County.

AGRICULTURAL (A-1)	# OF PARCELS	PARCELS W/ DWELLINGS	VACANT	RURAL AREA (RA)	# OF PARCELS	PARCELS W/ DWELLINGS	VACANT
ACREAGE				ACREAGE			
0-4.99	2,146	1,792	354	0-4.99	3,145	2,627	518
5-9.99	1,313	966	347	5-9.99	567	395	172
10-24.99	1,556	894	662	10-24.99	1,012	658	354
25-99.99	590	20	570	25-99.99	363	177	186
100+	769	582	187	100+	84	48	36
TOTAL	6,374	4,254	2,120	TOTAL	5,171	3,905	1,266

Figure 2-1

Source: Culpeper County Real Estate Assessments Office

The R-3 Residential District “provides for a diversity of single-family and low-density multifamily dwelling units at three (3) to eight (8) units per acre (maximum). It establishes a range of lifestyles from detached to attached units to accommodate the changing patterns of growth in the County. In order to provide for such densities, adequate buffering, access, recreation and open space must be supplied either on each parcel or in common, reserved areas of public access. An atmosphere of community and neighborhood must be maintained that blends in with the existing character of the surrounding area.” Currently, this district covers 432 acres, which is 2.6% of all land in the Residential Category and 0.2% of all land in the County.

The R-4 Residential District “provides for high-density, multifamily uses to ensure a diversity of housing units and adequate rental units for County residents. Located along high-access highways, these uses provide a transition to higher-density uses from the rural area and offer a significant alternate for elderly, young families and single professionals. This district also establishes the requisites of land, open space and recreation to create a community character for these uses. Maximum development density of the district is twelve (12) dwelling units per acre, and public sewer and water service is required.” Currently, this district covers 78 acres, which is 0.5% of all land in the Residential Category and less than 0.1% of all land in the County.

The Residential Mobile Home Parks District (RMH) “is intended to accommodate mobile home parks exclusively.” To date, this particular zoning district has not been employed in the County. There are, however, existing mobile home communities that continue to operate within the County.

COMMERCIAL

The Commercial Category accounts for 572 acres, which is 0.2% of all land in the County. The districts are divided by intensity, with some of the distinguishing differences being the kind of commercial uses allowed, and the building sizes.

The Convenience Center District (C-C) “provides for limited convenience commercial uses to serve rural residents and supplement neighborhood and community areas. Typically, a country store providing essential goods in the rural areas, a number of uses are included to consolidate facilities at the crossroads of rural activity. The convenience center is the least intense of commercial services and is intended for only those uses of immediate need to a limited rural area.” It also allows for principal and conditional uses in the R-1 district. Currently, this district covers 3 acres in Culpeper County, which is 0.5% of all land in the Commercial Category and less than 0.1% of all land in the County.

The Village Center Commercial District (VC) “provides for neighborhood commercial areas which primarily serve the local residents, but also offer diverse services to the entire County. Commercial enterprises in this district might include grocery stores, restaurants, pharmacies and other community services. These facilities bring together the economic and social functions of the neighborhoods which surround them.” It also allows for principal and conditional uses in the R-1, R-2, R-3, and C-C districts. Currently, this district covers 53 acres, which is 9.3% of all land in the Commercial Category and less than 0.1% of all land in the County.

The Commercial Services District (CS) “provides for community and business services that need accessibility to serve the community and the region. Such services include all levels of retail service, professional offices, hotels, etc. These are intense commercial uses requiring adequate access, buffering and careful land planning and coordination.” It also allows for principal and conditional uses in the R-1, R-2, R-3, C-C, and VC districts. Currently, this district covers 516 acres in Culpeper County, which is 90.2% of all land in the Commercial Category and 0.2% of all land in the County.

MANUFACTURING/INDUSTRIAL

The Manufacturing/Industrial Category accounts for 2,981 acres, which is 1.2% of all land in the County. The districts are divided by intensity, with the biggest distinguishing difference being the intensity of industrial activity allowed.

The Light Industry-Industrial Park District (LI) “provides for light industry, research and development and related uses in planned park setting and/or at appropriate locations within the community. Related uses include offices, retail, assembly, manufacturing and accessory uses. Activities should be carried out in a planned layout with coordinated use, circulation, access, development staging and infrastructure.” Currently, this district covers 1,577 acres in Culpeper County, which is 52.9% of all land in the Manufacturing/Industrial Category and 0.6% of all land in the County.

The Industrial District (HI) creates “an area where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor compatible with, residential, institutional and neighborhood commercial service establishments.” Currently, this district covers 1,404 acres, which is 47.1% of all land in the Manufacturing Category and 0.6% of all land in the County.

PLANNED DEVELOPMENT

The Planned Development Category accounts for 2,618 acres, which is 1.2% of all land in the County. The districts are divided by use, with the biggest distinguishing difference being whether the zone is promoting a more residential-commercial village or a commercial-industrial business park.

The Planned Unit Development District (PUD) “is intended to accommodate the development of large tracts of land and provide incentive for design flexibility and the creation of a more desirable, coordinated living environment than would be possible under the strict application of traditional zoning. The regulations of this district are intended to recognize that changing community and land use trends have created a need for a consolidated zoning district which promotes an integrated planned community within which commercial, office, light industrial, research and development, residential, recreation and a variety of uses are conveniently linked.” Currently, this district covers 2,613 acres , which is 99.8% of all land in the Planned Development Category and 1.2% of all land in the County.

The Planned Business Development District (PBD) is created “to promote the efficient use of commercial/industrial land by allowing a range of land uses and densities and the flexible application of development controls. This may be accomplished while also protecting surrounding property, the natural features and scenic beauty of the land.” Currently, this district covers 5 acres, which is 0.2% of all land in the Planned Development Category and less than 0.1% of all land in the County.

Agricultural	Acreage	% of District	% of County	Manufacturing	Acreage	% of District	% of County
A-1	162,757	74.8%	66%	LI	1,577	52.9%	0.6%
RA	54,711	25.2%	22.2%	HI	1,404	47.1%	0.6%
Total	217,468	100%	88.2%	Total	2,981	100%	1.2%
Residential	Acreage	% of District	% of County	Planned Development	Acreage	% of District	% of County
RR	146	1%	>0.1%	PUD	2,613	99.8%	1.2%
R-1	14,568	88.4%	5.9%	PBD	5	0.2%	>0.1%
R-2	1,254	7.6%	0.5%	Total	2,618	100%	1.2%
R-3	432	2.6%	0.2%	Other	Acreage	% of District	% of County
R-4	78	0.5%	>0.1%	Town	4,024	N/A	1.6%
Total	16,478	100%	6.7%	Right of Way & Misc.	2,425	N/A	1%
Commercial	Acreage	% of District	% of County	Grand Total	246,566	N/A	100%
C-C	3	0.5%	>0.1%	* The RMH Zone District is not included due to the minimal amounts of land zoned as such			
VC	53	9.3%	>0.1%				
CS	516	90.2%	0.2%				
Total	572	100%	0.2%				

Figure 2-2

Source: Culpeper County Real Estate Assessments Office

2-2: EXISTING ZONING CULPEPER COUNTY, VIRGINIA



RAPPAHANNOCK
COUNTY

FAUQUIER
COUNTY

MADISON
COUNTY

ORANGE
COUNTY

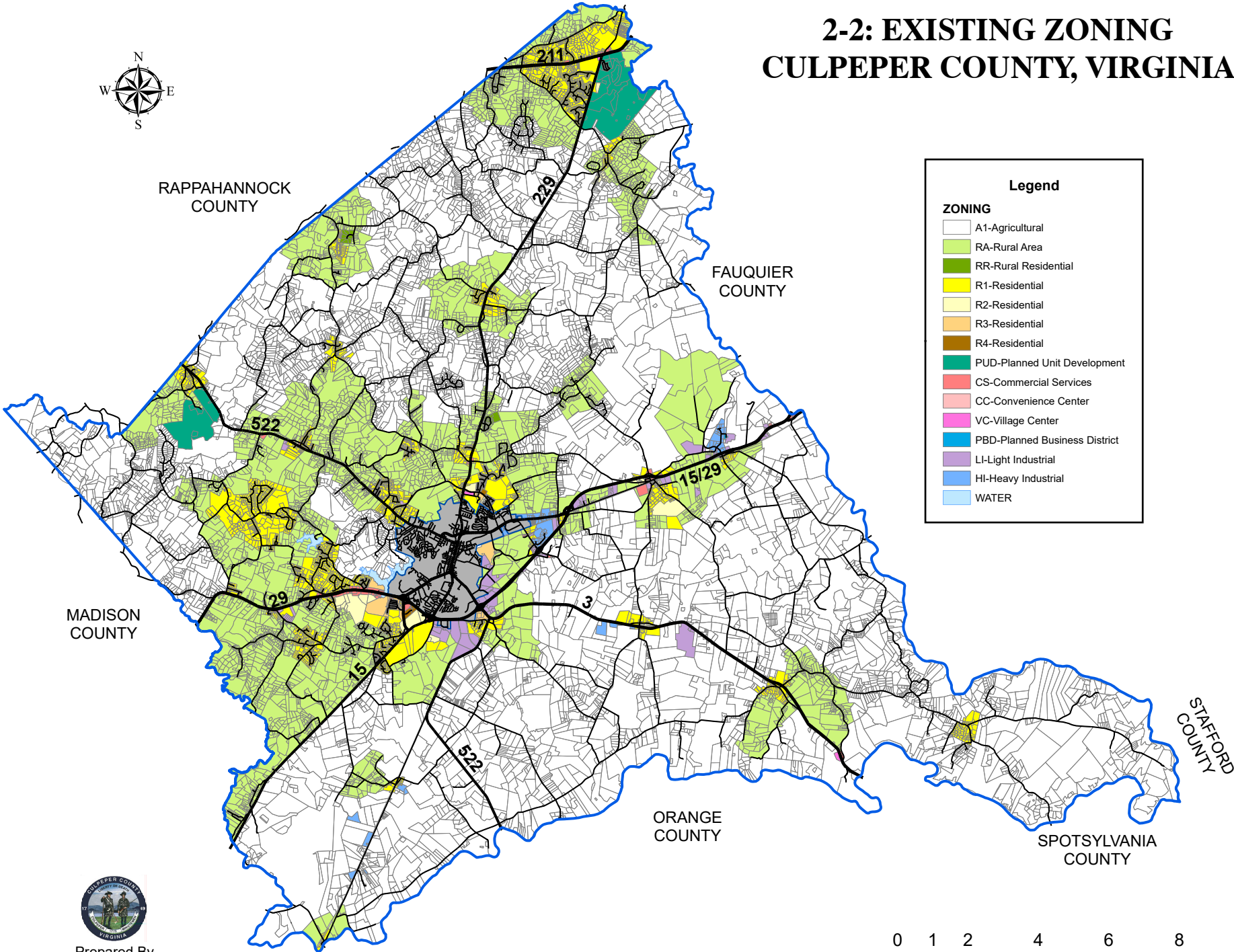
SPOTSYLVANIA
COUNTY

STAFFORD
COUNTY

Legend

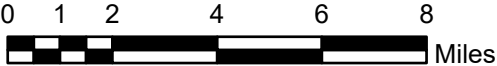
ZONING

- A1-Agricultural
- RA-Rural Area
- RR-Rural Residential
- R1-Residential
- R2-Residential
- R3-Residential
- R4-Residential
- PUD-Planned Unit Development
- CS-Commercial Services
- CC-Convenience Center
- VC-Village Center
- PBD-Planned Business District
- LI-Light Industrial
- HI-Heavy Industrial
- WATER



Prepared By
Culpeper County Planning Department

DATE: 12-2022



SPECIAL TOPICS

AGRICULTURAL & RURAL RESOURCES

Culpeper County is a predominantly agricultural area, which is a key part of its identity. As mentioned previously, the Agricultural Zoning Category covers a supermajority of all land in the County. As of the most recent 2017 Agricultural Census conducted by the US Department of Agriculture, there are 682 farms with a total combined size of 124,390 acres. Compared to 2012 data, these are 7% and 2% decreases respectively. The average farm size in 2017 is 182 acres, up 5% from 2012. 97% of these farms are considered to be family farms.

Land use taxation provides tax relief to farm and forest enterprises that meet the requirements detailed in Section 58.1-3230 of the Code of Virginia and provided for in Article II, Section 12-14 of the Culpeper County Code. Approximately 137,533.07 acres of agriculture and forestland are currently enrolled in the program. This equates to 55.8% of all land within Culpeper County falling under the taxation relief. This is illustrated in Figure 2-3.

Agricultural and Forestal Districts are established under guidelines set forth by the Code of Virginia, §15.2-4300, and Article 8E of the Zoning Ordinance, to protect agricultural and forestal lands. Districts are initiated by local landowners on a voluntary basis. As of March 30, 2022, there are 41,996.125 acres of land in fourteen Agricultural and Forestal Districts in Culpeper County representing 18.99% of total County land. The newest Agricultural and Forestal District, Point of Fork, was created in June 2007. The Hazel River Agricultural and Forestal District was terminated in September 2020.

Agricultural and Forestal Districts allow the County to protect and encourage the development and improvement of its agricultural and forestal lands for the production of food and other agricultural and forestal products. These districts are a land use tool to provide support to the local agricultural economy. See Map 2-3 and Figure 2-4 for more information regarding the Agricultural and Forestal Districts.

Land Use Taxation	Acres	% in Land Use	% of County
Agricultural Use	79,249.00	57.6%	32.1%
Forestal Use	58,283.59	42.4%	23.6%
Total Acres in Land Use	137,533.07	100%	55.8%

Figure 2-3

Source: Culpeper County Real Estate Assessments Office

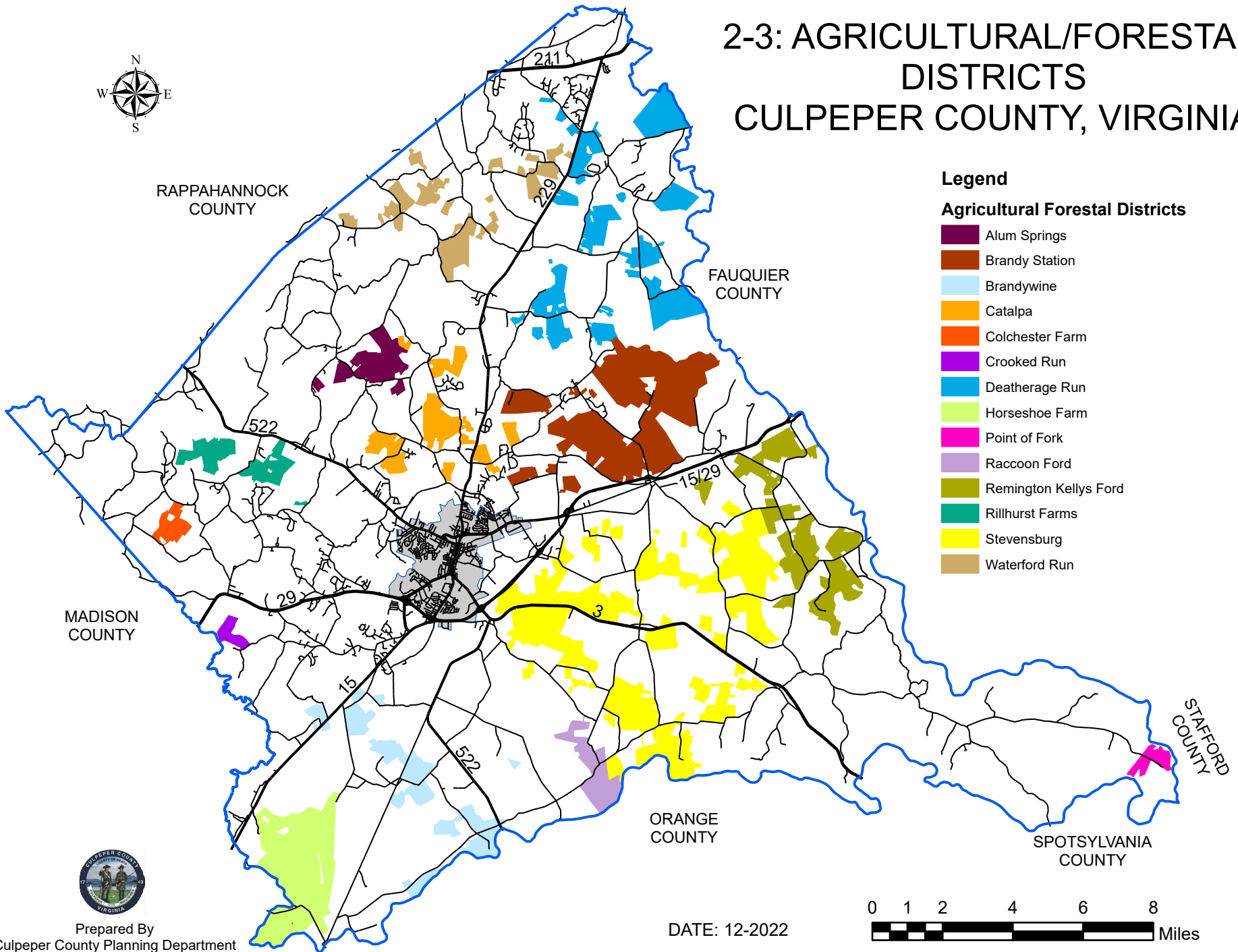
District	Size in Acres	Renewal Date
Alum Springs	1,163.008	28-Aug
Brandy Station	6,686.840	28-Aug
Brandywine	2,510.920	28-Aug
Catalpa	2,108.440	28-Aug
Colchester Farm	427.880	25-Mar
Crooked Run	249.170	26-Jan
Deatherage Run	4,490.400	28-Aug
Horseshoe Farm	4,225.790	22-Sep

District	Size in Acres	Renewal Date
Point of Fork	290.580	23-May
Raccoon Ford	1,052.730	28-Aug
Remington/Kelly's Ford	3,591.350	29-Sep
Rillhurst Farms	1,188.440	24-Nov
Stevensburg	11392.46	28-Aug
Waterford Run	2,118.117	28-Aug
Total	41996.125	

Figure 2-4

Source: Culpeper County Planning and Zoning

2-3: AGRICULTURAL/FORESTAL DISTRICTS CULPEPER COUNTY, VIRGINIA



Legend

Agricultural Forestal Districts

- Alum Springs
- Brandy Station
- Brandywine
- Catalpa
- Colchester Farm
- Crooked Run
- Deatherage Run
- Horseshoe Farm
- Point of Fork
- Raccoon Ford
- Remington Kellys Ford
- Rillhurst Farms
- Stevensburg
- Waterford Run



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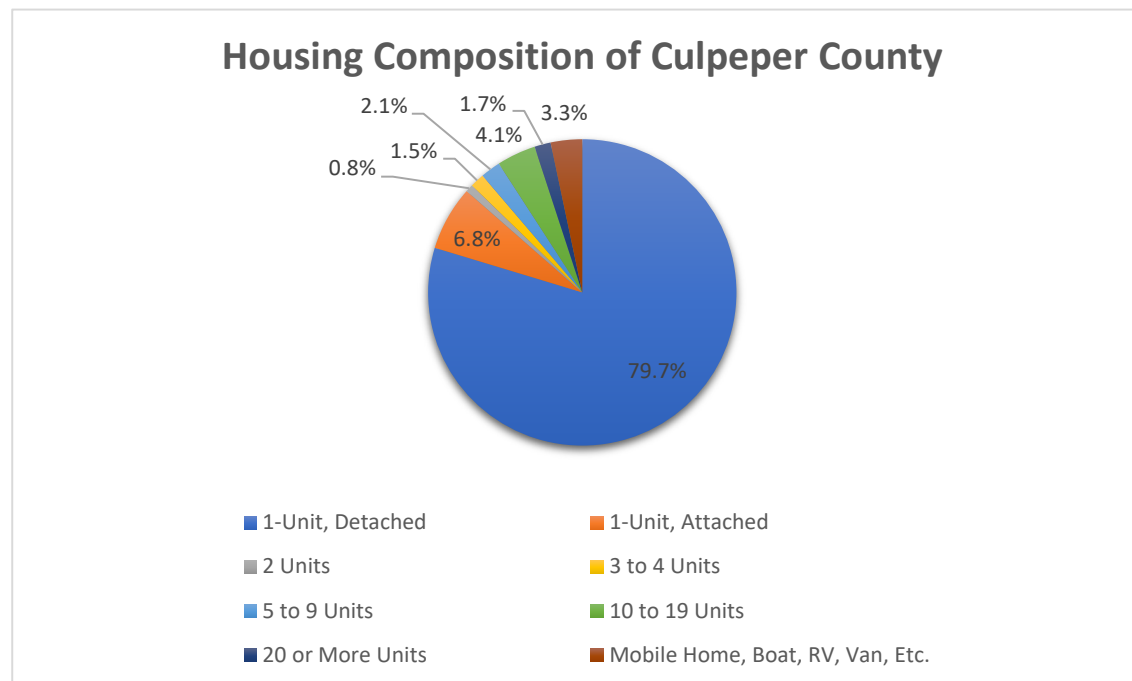
HOUSING

Although Culpeper County allows for a wide range of housing types, 79.7% of the County's total housing stock, which is up to 18,959 individual units, is categorized as single-family detached units. A single-family detached unit is the technical wording for the average American home, one house for one family. This percentage increases to 86.5% when accounting for attached single-family dwelling units, which includes designs such as townhomes. The remaining 13.5% is divided between multi-unit structures, which range from duplexes to apartment structures, and other forms of living arrangements which include mobile homes, recreational vehicles, etc.

Out of the 18,959 housing units, 17,474 units are occupied. Of these occupied units, 73.4% are owner-occupied, while 26.6% are renter-occupied. The remaining 1,485 units are vacant. The estimated homeowner vacancy rate is 2% and the rental vacancy rate is 3.7%.

Roughly 65.3% of the County's total housing units were built before the year 2000, indicating a largely older and aging housing stock. Additionally, most of the housing built after the year 2000 was built between 2000 to 2009, declining sharply after the 2008 recession.

In 2020, the median value of an owner-occupied home was \$310,700 with 70.6% of these units under a mortgage. The 2020 American Community Survey data shows that 73.1% of owner-occupied units with mortgages spend less than 30% of their income on housing. For housing units that are rentals, the average rent is \$1,201, with 53.5% of renter-occupied housing spending less than 30% of their income on housing.



CONSTRAINTS & CONCERNS

RURAL PRESERVATION

MANAGING GROWTH GENERALLY

The single largest land use issue in Culpeper County is properly balancing growth pressure and interests with the desire of preserving the agricultural, rural, and small town heritage of the County. As people continue to move away from dense urban areas in search of more affordable housing and more rural environments, large tracts of rural lands become more likely to be developed. While some growth is to be expected, and can be beneficial to the County, large-scale development away from existing infrastructure into the heart of agricultural and aesthetic rural lands can threaten the County's current quality of life and its valued historic and rural resources. The threats and challenges include the loss of farming soils and aesthetic viewsheds, unsustainable traffic volume increases on rural roadways, and higher demand for services, such as emergency services and schooling, in areas not well covered by existing facilities. In addition, rapid growth, especially residential development in the rural areas of the County, could necessitate an increase in taxation rates to pay for expected service expansion. In light of these potential outcomes and challenges, the County needs to continue to find the right balance in addressing growth pressure and the preservation of what makes Culpeper County unique, specifically its rural character.

UTILITY-SCALE ENERGY SYSTEMS

The infrastructure for utility-scale energy systems are central to the everyday functions of a locality. While necessary, this type of infrastructure can have significant and disruptive land use impacts, such as sizable building footprints, large structural height, air emissions, increased stormwater runoff, and the generation of light and noise. These potentially disruptive qualities necessitate additional County involvement in the installation of new systems.

The construction of these facilities at a utility-scale creates potentially disruptive land use changes in the County. Specifically, the development of large tracts of rural land for utility-scale energy generation and storage can significantly alter the rural character of the area. This concern resulted in the creation and implementation of a Utility-Scale Solar Facility Development Policy while the County continues to work further in adopting new Zoning Ordinance amendments that will address this unique land use. Figure 2-5 shows a nearby utility-scale solar facility in Fauquier County as an example.

DATA CENTERS

As the development of data centers continues to expand outward from Northern Virginia, there are potentially disruptive impacts associated with this land use that require additional consideration. The large building footprints that are typical of data centers, the need for nearby connection to high-capacity power lines, the potential need for large land areas that could impact existing rural viewsheds and agricultural uses, the possible generation of noise, and the potential demand for other utilities, such as water and sewer, are all factors that need to be considered. These factors necessitate careful consideration on where future data centers should be located to minimize their impact on the County's varied land use goals. Data center developments should strive to be sited in areas that can accommodate this use with the least amount of disruption to land areas not associated with the development. Figure 2-6 shows one of the data centers that already exists in the County.



Figure 2-5
Source: Remington solar farm



Figure 2-6
Source: Equinix: CU3 Culpeper Data Center

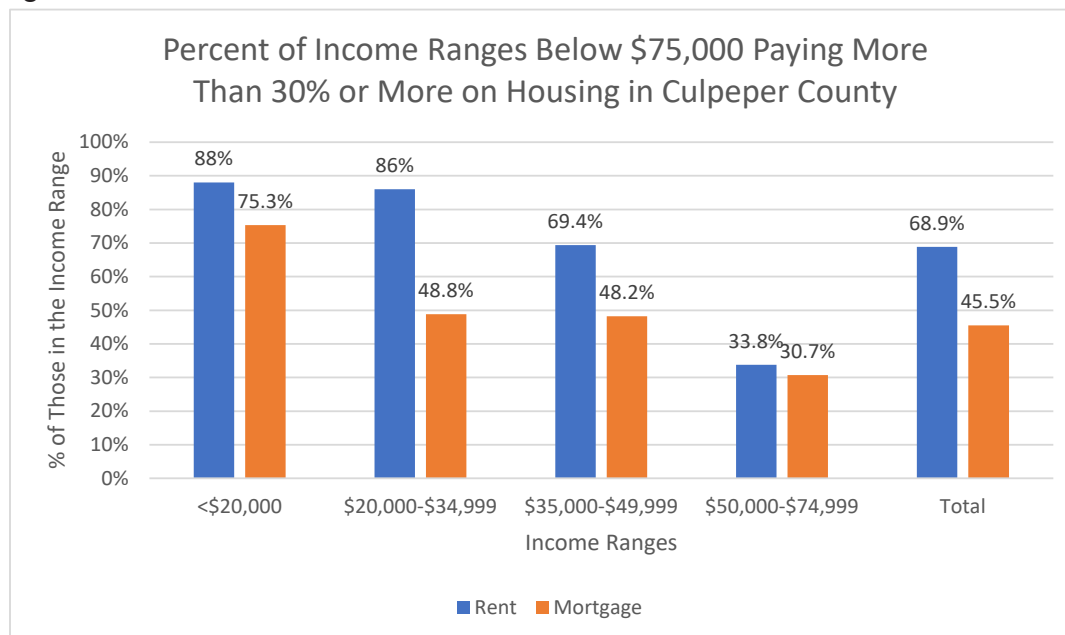
LACK OF ATTAINABLE/ALTERNATIVE/WORKFORCE HOUSING

RISING HOUSING COSTS

The growing increase of housing prices is a national crisis that is affecting the financial wellbeing of Culpeper County residents, specifically for those who make below the area median income. As outlined in the 2020 Rappahannock-Rapidan Regional Commission Regional Housing Study, it is estimated that 45.5% of Culpeper County households that have a mortgage and make less than \$75,000 are cost-burdened, and that 68.9% of Culpeper County households that pay rent and make less than \$75,000 are cost-burdened. For reference, a household that pays more than 30% of their income on housing is considered cost-burdened. These rates differ from the state and national rates, which are 41.2% (VA) and 39.7% (US) cost-burdened for mortgages respectively, and 66.6% (VA) and 63.7% (US) cost-burdened for rents respectively. These high rates of cost-burdened households are indicative that the demand for housing, especially for affordable/attainable/workforce housing, outpaces the existing supply within the County, and at the regional, state, and national levels.

ELDER HOUSING

The elderly population is expected to be one of the fastest growing age groups in Culpeper County, due to an aging population and incoming migration. This trend will create additional demand for housing, especially for more accessible and attainable alternatives. These alternatives can range from remodeling of the existing housing stock for accessibility, to the need for new construction of specially designed homes for the elderly, including one-level homes with no stairs. Not addressing the needs that will arise from this demographic trend could result in additional strain on the housing market and some elderly households residing in unsuitable housing conditions.



GOALS, PATHWAYS, & ACTION ITEMS

LAND USE & DEVELOPMENT VISION

Preserve the predominantly agricultural & rural nature of Culpeper County while providing opportunities for growth in identified areas at the appropriate scale.

GOAL 1: Maintain a balanced growth approach that shifts development pressure away from the outlying agricultural & rural areas and direct it to the Urban Services Boundary and the identified Future Growth Areas, identified on pages 2-26 through 2-42.

PATHWAY 1: Ensure that agricultural, forestal, and other important rural lands are protected from growth pressure and that new uses are compatible with these areas.

ACTION ITEM: Maintain the Agricultural Zoning District in the County Zoning Ordinance & in the Future Land Use Plan to keep use densities and intensities to a minimum, so as to limit urban sprawl into the countryside.

ACTION ITEM: Ensure that a large majority of the land that is already designated as Agriculture or Rural Area maintains that current zoning district.

ACTION ITEM: Continue utilizing the Agricultural & Forestal Districts that help preserve farming areas and promote rural character.

ACTION ITEM: Maintain the Land Use Taxation system that keeps taxes low on agricultural uses.

ACTION ITEM: Revise the Agricultural Lands Preservation Program, located in Appendix D of the Culpeper County Code of Ordinances, to create a working purchase of development rights program that will conserve and protect rural land.

ACTION ITEM: Explore alternative ways to facilitate additional revenue streams for agricultural, forestal, and rural lands.

ACTION ITEM: Revise portions of the Zoning and Subdivision Ordinances, such as acreage requirements and minor subdivision rules, to limit the amount and impact of development in areas outside of identified growth areas, specifically on land zoned as Agricultural (A1) and Rural Area (RA).

PATHWAY 2: Steer general community growth towards the Urban Services Boundary and the identified Future Growth Areas to efficiently utilize existing infrastructure and to preserve largely undeveloped rural areas.

ACTION ITEM: Encourage the construction of master-planned neighborhoods and mixed-use developments in the Urban Services Boundary and-identified Future Growth Areas, so as to fully capitalize on the existing infrastructure and community systems.

ACTION ITEM: Determine if all areas within the Urban Services Boundary and identified Future Growth Areas are properly supplied with the appropriate amount and type of infrastructure, such as suitable transportation and utility networks, to accommodate and incentivize development, and if that infrastructure is not available, look into developing small area plans to address the lack of infrastructure.

ACTION ITEM: Revise portions of the Zoning and Subdivision Ordinances, such as minimum lot sizes, allowed uses, and specifically the Planned Unit Development (PUD) District's acreage minimum, to encourage and incentivize dense, mixed-use development in the aforementioned areas.

PATHWAY 3: Ensure that existing and new developments positively contribute to quality-of-life factors.

ACTION ITEM: Implement traffic calming measures within developments to improve safety, facilitate connectivity, and discourage cut-through traffic.

ACTION ITEM: Protect features such as floodplains, steep slopes, streams and rivers, viewsheds, etc., through measures such as buffering, tree preservation, and environmental impact analysis.

ACTION ITEM: Ensure financial impacts for service expansion associated with developments are mitigated whenever possible.

ACTION ITEM: Review and update the Entrance Corridor Overlay District, discussed in Chapter 4, and the Landscaping And Screening Articles of the Zoning Ordinance to improve screening and buffering provisions.

PATHWAY 4: Revise and rewrite the zoning district regulations in the Zoning Ordinance.

ACTION ITEM: Emphasize clarity in reworked definitions to minimize the potential for confusion in policy goals.

ACTION ITEM: Revise definitions so that they are more conducive to facilitating Goal 1, such as zoning districts associated with growth areas encouraging more diverse and dense development, and agricultural districts maintaining the rural character.

PATHWAY 5: Ensure that the Future Land Use Plan accurately reflects planning expectations regarding existing and future development.

ACTION ITEM: Conduct an annual review of the Future Land Use Plan to keep the map reflective of existing and future development expectations, with a special focus on areas designated as Residential-Low in more isolated areas of the County.

GOAL 2: Ensure that future utility-scale energy systems development does not significantly alter or impact existing rural and residential surroundings.

PATHWAY 1: Create provisions and restrictions for utility-scale energy systems development that address concerns that can negatively affect surrounding rural and residential neighbors.

ACTION ITEM: Implement provisions regarding the location, sizing, landscaping, screening, decommissioning, etc., of utility-scale energy systems. This is discussed more on pages 2-43 through 2-44.

ACTION ITEM: Encourage future utility-scale energy system projects towards areas designated as industrial in the Existing Land Use Map and/or Future Land Use Map.

GOAL 3: Ensure that future data center development does not significantly alter or impact existing rural and residential surroundings, while providing suitable areas for data centers closer to existing business areas.

PATHWAY 1: Create provisions and restrictions for data center development that address concerns that can negatively affect surrounding rural and residential neighbors.

ACTION ITEM: Implement provisions regarding the location, sizing, landscaping, screening, etc., of data centers. This is discussed more on pages 2-43, and 2-45.

PATHWAY 2: Continue to prepare industrially zoned areas to accommodate data center and other technological uses.

ACTION ITEM: Determine if areas designated for data centers and other technological uses are properly supplied with the appropriate amount and type of infrastructure, such as suitable transportation and utility networks, to accommodate and incentivize development, and if not, look into developing small area plans to address the lack of infrastructure.

GOAL 4: Support a diverse housing mix with a range of sizes and types that meet the needs of citizens throughout all stages of life and at all income levels, specifically within Urban Services Boundary and identified Future Growth Areas.

PATHWAY 1: Enact Zoning Ordinance changes regarding the types of housing allowed in various higher density residential zoning districts.

ACTION ITEM: Revise policies and ordinances to allow and encourage smaller lot sizes and alternative housing types within the Urban Services Boundary and identified Future Growth Areas, so as to steer as much growth as possible away from Culpeper County’s rural areas and to increase the amount of affordable/attainable/workforce housing in areas close to existing resources and amenities.

PATHWAY 2: Explore opportunities to conduct studies related to affordable/attainable/workforce housing needs.

ACTION ITEM: Search and apply for appropriate federal, state, and nonprofit grant opportunities related to affordable/attainable/workforce housing.

ACTION ITEM: Reach out to relevant parties that can provide insight to affordable/attainable/workforce housing barriers and challenges specific to Culpeper County.

ACTION ITEM: Explore potential partnerships with relevant parties to facilitate the creation of affordable/attainable/workforce housing within the Urban Services Boundary, in identified Future Growth Areas, and potentially on County-owned land.

PATHWAY 3: Work in conjunction with community groups and departments, such as Culpeper County Human Services, to ensure plans are in place for housing-displaced families and homeless persons.

ACTION ITEM: Work with Human Resources, the Town of Culpeper, and other community partners to develop temporary, transitional or “step-up” housing developments.

PATHWAY 4: Maintain existing affordable/attainable/workforce housing stock.

ACTION ITEM: Preserve existing mobile home communities and other affordable/attainable/workforce housing.

GOAL 5: Expand upon the existing cooperation between the Town of Culpeper and Culpeper County regarding concerns related to Land Use & Development.

PATHWAY 1: Expand the role of the Joint Planning Advisory Committee (JPAC).

ACTION ITEM: Under the purview of the JPAC, create area plans for identified Future Growth Areas that are within the Urban Services Boundary to address land use, transportation, utility, and other concerns that would impact both the Town and the County.

ACTION ITEM: Explore the possibility of JPAC providing advisory input on development and other relevant projects that occur on parcels in Future Growth Areas that are within the Urban Services Boundary.

ACTION ITEM: Solicit JPAC advisory input regarding the Comprehensive Plan in future updates.

FUTURE LAND USE PLAN

The Future Land Use Plan reflects the County's land use & development expectations and aspirations, informed by the goals mentioned earlier. While this specific iteration of the Future Land Use Plan serves as a snapshot of the County's current land use objectives, the overall plan expresses a desire to conserve our land while planning for future growth in appropriate areas. The Future Land Use Plan identifies those areas planned for future growth and the anticipated land use associated with such growth. It also identifies those areas which the County desires to protect from growth, such as floodplains and agricultural & forestal lands. Companion documents and other chapters in this plan directly relate to the Future Land Use Plan, and their corresponding maps detail specific functional areas identified in the Comprehensive Plan. These areas include such items as public facilities, transportation, other community resources such as emergency services, schools and recreation. These important functions of the community must be evaluated, addressed, and coordinated with all future development.

The Future Land Use Map does not stand alone and is not, by itself, the future plan for the County. 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 neither an assurance of community acceptance nor a commitment to development by the County. Many factors identified throughout the Comprehensive Plan affect the need or appropriateness of any 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 historic resource protection (e.g., wetlands, historic site interpretation, etc.).

The land use concept incorporated into the Comprehensive Plan recognizes the historic communities and economic centers of the County; and where feasible, 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. It also facilitates the concentration and maximization of infrastructure and related services necessary to support growth, thereby avoiding strip development along arterial highways.

FUTURE LAND USE MAP

One of the central parts of the Future Land Use Plan is the Future Land Use Map, which is Map 2-4. This map communicates how the County generally expects the land will be used over time. Below is a description of each of the Future Land Use Plan designations. It is important to note that there are no legal implications of how an area is depicted in the map. The map is consulted by the Planning Commission and the Board of Supervisors regarding land use & development concerns and plays a part in the deliberation process when considering land use matters.

The **Floodplain** designation depicts the 100-year floodplain in accordance with Federal Emergency Management Agency (FEMA) maps. The County relies on maps produced by FEMA to depict such areas. The most current floodplain maps and associated ordinance were adopted in February 2021. 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.

The **Conservation Easements & Open Space** designation depicts conservation and historic easements and areas dedicated to open space which are critical in supporting native species, maintaining ecological processes, and sustaining air and water resources. The presence of these conserved open spaces preserves the County's rural character and heritage. Many of the areas in this category are publicly-owned lands or lands which have been voluntarily placed in permanent conservation easements.

The **Parks** designation depicts existing public parks in Culpeper County.

The **Agricultural & Rural** designation depicts areas in which the primary uses are agricultural and forestal uses, as well as those that are accessory and complementary to said uses. Residential, commercial, and industrial uses are to be discouraged. Uses of a commercial nature which are compatible with the primary uses, such as country stores, and businesses and services oriented towards the agricultural community, may be appropriate and should be considered case by case. The zoning districts associated with this future land use zone are Agricultural (A-1), Rural Area (RA), Rural Residential (RR), and some uses within Convenience Center (C-C).

The **Residential - Low-Density** designation depicts areas that are intended to allow for primarily single-family neighborhoods. Residential support services may also be located in these areas. The zoning district associated with this future land use zone is the Residential District R-1. Additionally, some areas shown as this designation that are not near existing or planned growth areas are only illustrating existing residential development. This is not indicating future growth, but only that the development that has occurred functions as a residential area.

The **Residential – Medium/High-Density** designation depicts areas that are intended to allow for a higher amount of single-family housing per acre and, preferably for different housing opportunities, such as attached single-family housing, duplexes, and other multifamily housing. This designation is suitable in the Urban Services Boundary and the identified Future Growth Areas due to existing transportation and utility infrastructure, as well as close proximity to commercial uses and community resources. Public sewer and water will be required in most instances. The zoning districts associated with this future land use zone are the Residential Districts R-2, R-3, and R-4.

The **Commercial** designation depicts areas that are suitable to facilitate economic, social, and/or service activity in the County. Offices are included among the uses envisioned in this category. The Commercial Designation is divided into a hierarchy of types to serve the various sizes and locales in the County. While the most intensive uses, restricted to the Commercial Services (CS) Zoning District, are located around the Town and in growth areas, the more suburban and rural commercial areas are more suitable for moderate and light intensive uses respectively. The zoning districts associated with this future land use zone are Commercial Services (CS) for the urban areas, Village Center (VC) for the suburban areas, and Convenience Center (C-C) for the suburban areas, and the Agricultural/Rural areas that are near major transportation corridors and/or sizable developments. Although the County's commercial districts allow for residential of a similar density, areas with the Commercial designation in the Future Land Use Plan are intended for primarily commercial and professional uses.

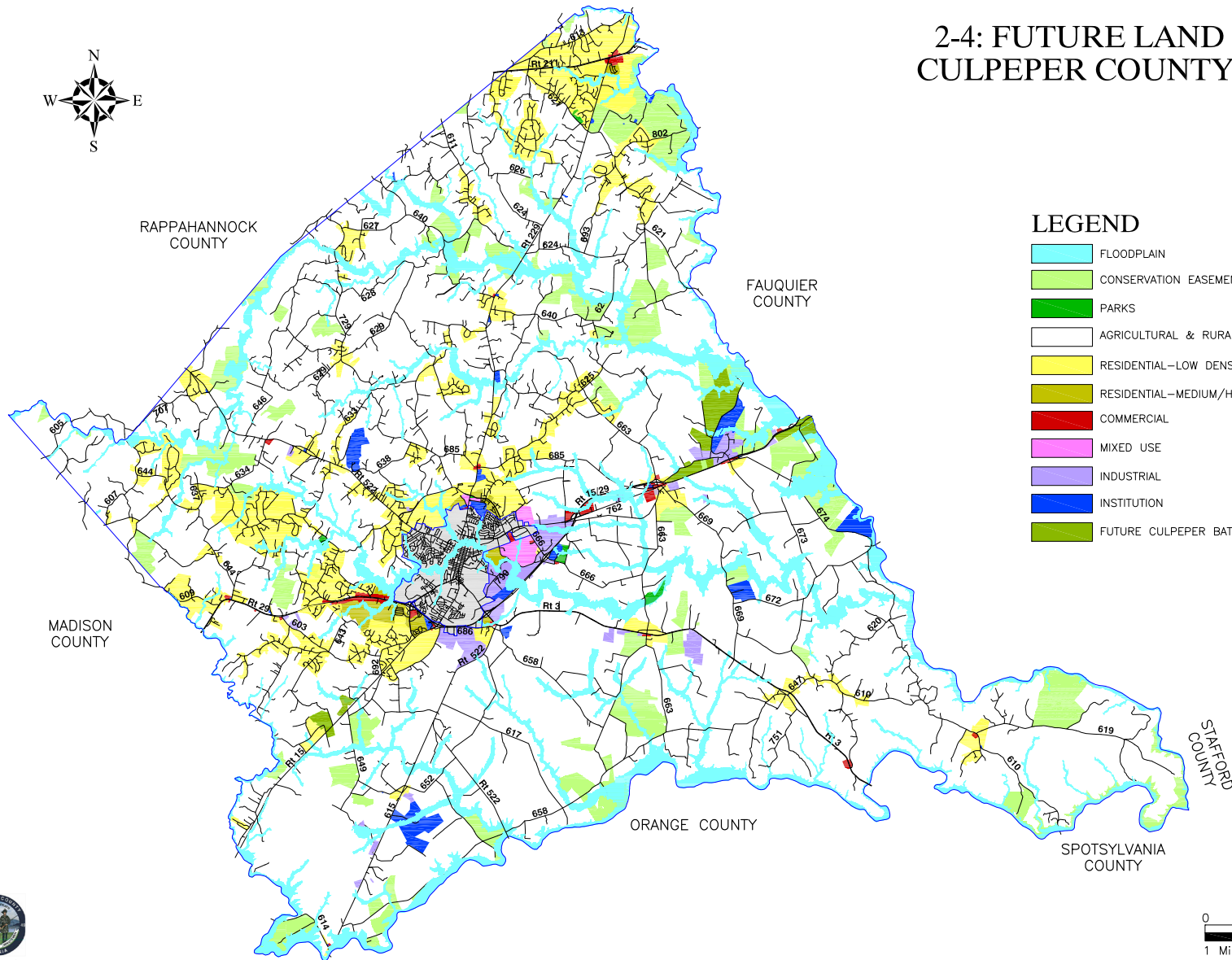
The **Mixed-Use** designation depicts areas that are most suitable for a mix of moderate-to-high density residential and commercial development, as well as mixed-use structures that have multiple uses. This designation is primarily located in identified Future Growth Areas and within the Urban Services Boundary. The zoning districts associated with this future land use zone are the Residential Districts R-2, R-3, and R-4, as well as the Commercial Districts of Village Center and Commercial Services, and the Planned Unit Development (PUD). The use of the PUD zoning district would be highly encouraged in these areas due to the zoning district's design and use flexibility.

The **Industrial** designation depicts areas intended to provide for the reservation of suitable areas for either current or future employment centers. This designation does not generally allow residential uses. 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 that will serve as a County-wide or regional employment base. The zoning districts associated with this future land use zone are Light Industry-Industrial Park (LI) and Industrial (HI).

The **Institution** designation depicts areas that are owned by the government, regardless of whether the owner is local, state, or federal, and of what use is conducted on the property.

The **Future Culpeper Battlefields State Park** designation depicts areas that are to be included in the new state park.

2-4: FUTURE LAND USE PLAN CULPEPER COUNTY, VIRGINIA

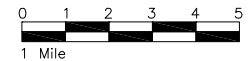


LEGEND

- FLOODPLAIN
- CONSERVATION EASEMENTS & OPEN SPACE
- PARKS
- AGRICULTURAL & RURAL
- RESIDENTIAL—LOW DENSITY
- RESIDENTIAL—MEDIUM/HIGH DENSITY
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- INSTITUTION
- FUTURE CULPEPER BATTLEFIELDS STATE PARK



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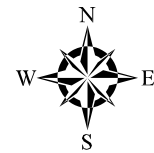
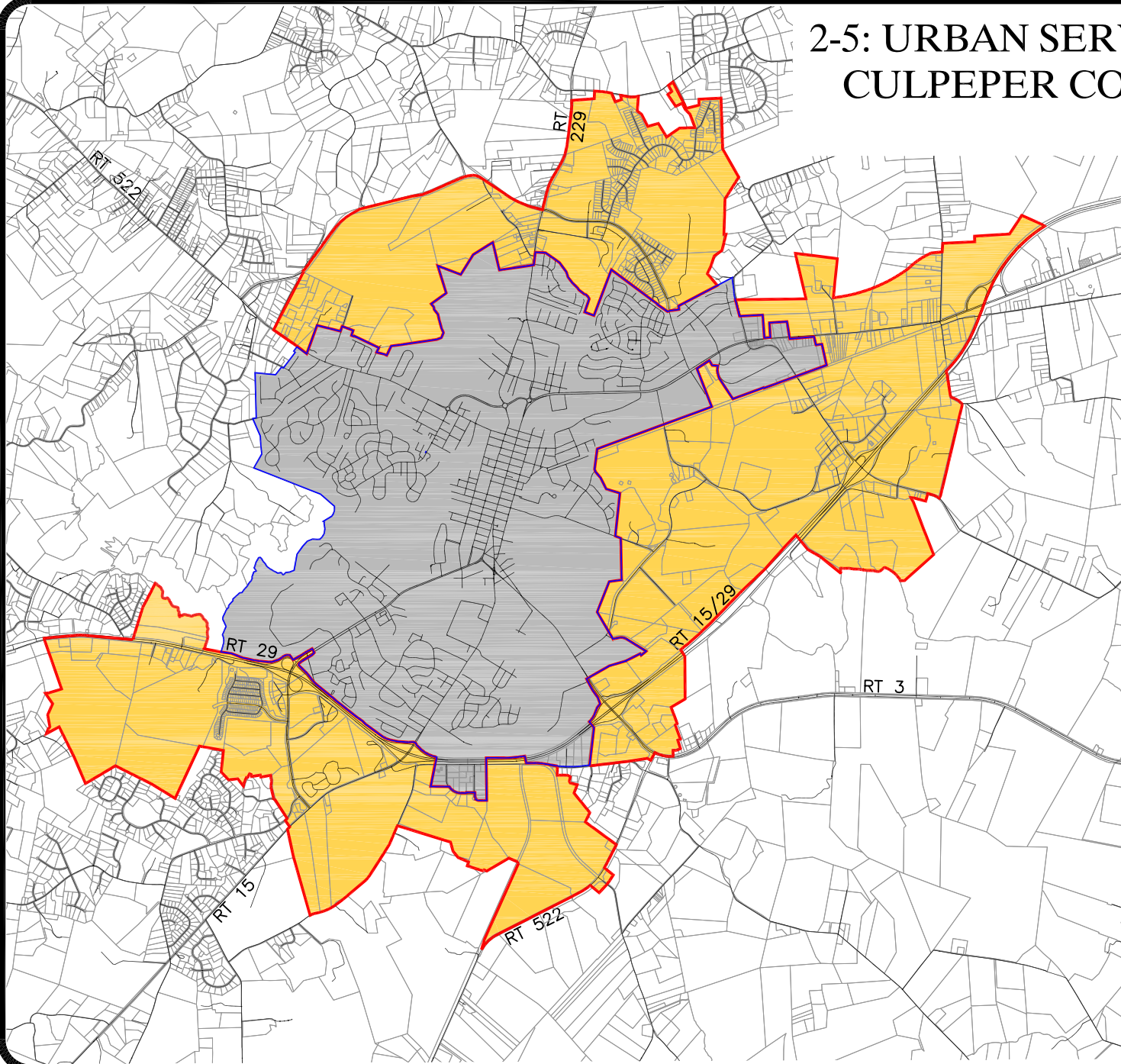
DATE: 01-2023

URBAN SERVICES BOUNDARY

One of the key aspects of the Future Land Use Plan is the concept of concentrating development in areas that are already suitable for growth. This aspiration translates to the creation of a small number of nodes of development where services and infrastructure can be provided in a cost-effective manner, while agricultural lands and the overall rural atmosphere are preserved in the majority of the County.

The Town of Culpeper serves as the largest node in the County. The services available in the Town and the Town environs, 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 urban development should not occur. Map 2-5 provides for an Urban Services Boundary which should be generally adhered to. The Urban Services Boundary is not meant to suggest that all urban land uses should be contained within the boundary. The Urban Services Boundary is intended to provide an edge to dense urban development similar to that found within the Town Corporate Limits. Currently, there are some areas within the Urban Services Boundary that are not currently served by Town utilities. The provision and expansion of public water and sewer services is addressed in the County's Water & Sewer Master Plan, which can be found on the official County website.

2-5: URBAN SERVICES BOUNDARY CULPEPER COUNTY, VIRGINIA



Prepared by
Culpeper County Planning Department
DATE: 12-2022

COMMUNITY CENTERS

Although the Town of Culpeper is the County Seat and is the main economic and social core of the County, there are multiple, albeit smaller, communities spread throughout the County. Due to the impact and local importance of these smaller community centers, it is necessary that there is additional and tailored focus on the land use of these areas. These Community Centers are divided into 2 tiers: Future Growth Area and Existing Rural Village Center. These are illustrated in Map 2-6 and in Map 2-11.



Source: Culpeper County Economic Development Life in Culpeper

FUTURE GROWTH AREA

The Future Growth Area classification identifies growth areas for moderate to high densities and intensities of residential and commercial development. These places were identified as either having the sufficient infrastructure, or having the realistic capability to expand infrastructure, to accommodate sizable growth, while minimizing the impact on the County's agricultural and rural character. Additionally, the large tracts of land in these areas can facilitate different kinds of developments, including features such as pedestrian orientation, safe and attractive streets and paths, interconnection within and outside of the development, parks and open space, mix of uses and housing types such as zero lot line & duplex housing and live-work structures, and clear edges with rural areas.

While it is possible to develop these areas in a piecemeal fashion, a master planned development encompassing most, or all, of the designated area can help facilitate a more interconnected and unified framework for development. This unified framework would help create spaces not usually seen in piecemeal development, such as significant internal connectivity, alternative road configurations, a mixture of uses in close proximity, and more manicured connections to the surrounding areas.

New development carries with it many impacts, which, if not properly designed, will stress County services and result in a negative fiscal impact to the community. Development of these areas should pay for itself in terms of infrastructure needs such as water and sewer service, road improvements, schools, fire and rescue, and law enforcement. Infrastructure capacity is identified as an Action Item under Goal 1, Pathway 2 on page 2-20. Additionally, general policy guidelines regarding sizable developments are discussed on page 2-43 through 2-45 as well.

Most forms of residential development inevitably impact the school system and lead to the need for expansion. All development must be fully evaluated as to its likely impact on our education infrastructure. New school sites, where appropriate, and funds for school construction should be provided as part of any development commensurate with the impact anticipated from that development. School sites within Future Growth Areas, which would be within walking distance for as many potential students as possible, would be especially appropriate.

Future Growth Areas, by definition, are intended to concentrate development in a specific location. Inherent is the need for fire and rescue and law enforcement services. Culpeper County currently relies heavily on volunteer fire and rescue personnel. As the population of the County grows, it will become increasingly necessary to have paid fire and rescue personnel. Equipment upgrades also create a significant expense that will require advance capitalization. An increase in personnel for the Sheriff's Office is warranted, commensurate with population increases. The associated financial impacts relating to these services must be mitigated whenever possible.

Every development proposal is reviewed for traffic impacts. Road improvements which will be necessary are determined in conjunction with the Virginia Department of Transportation (VDOT). Design should specifically incorporate neighborhood-scale roads and streets. All necessary road improvements which are required as a result of new development are expected to be paid for, and constructed by, the developer. Other transportation issues must also be evaluated. Commuter parking lots may be required for larger Future Growth Areas, as well as potential designated areas for connecting to local and/or regional transit systems. Pedestrian access should be assured and bicycle infrastructure present. Internal access and interconnection of roads are strongly encouraged to minimize the need for local traffic to utilize arterial roads, and to preserve the character and viability of the neighborhood concept. Traffic calming measures within developments should be implemented to improve safety and discourage cut-through traffic. Chapter 3 provides more detail regarding transportation concerns.

It is the goal of this Plan to have all development within Future Growth Areas connected to public water and sewer. It is the responsibility of the developer to pay for the cost of any necessary water supply and wastewater processing facilities, line extensions, pump stations, etc. The use of public water and sewer is far more desirable than the use of individual wells and septic systems in terms of long-term viability and protecting the environment. The Master Water and Sewer Plan addresses groundwater supply; however, more detailed studies resulting in assurances that adequate water is available must be required in advance of any development.

Every significant development proposal should include a fiscal impact study. Revenue-positive results will be the goal for Future Growth Area development. While commercial development generally results in positive revenue for the County, residential development generally does not pay for itself. Projects which include a mix of uses and provide incentives and mitigation measures which ensure that the development 'pays for itself' will be the standard.

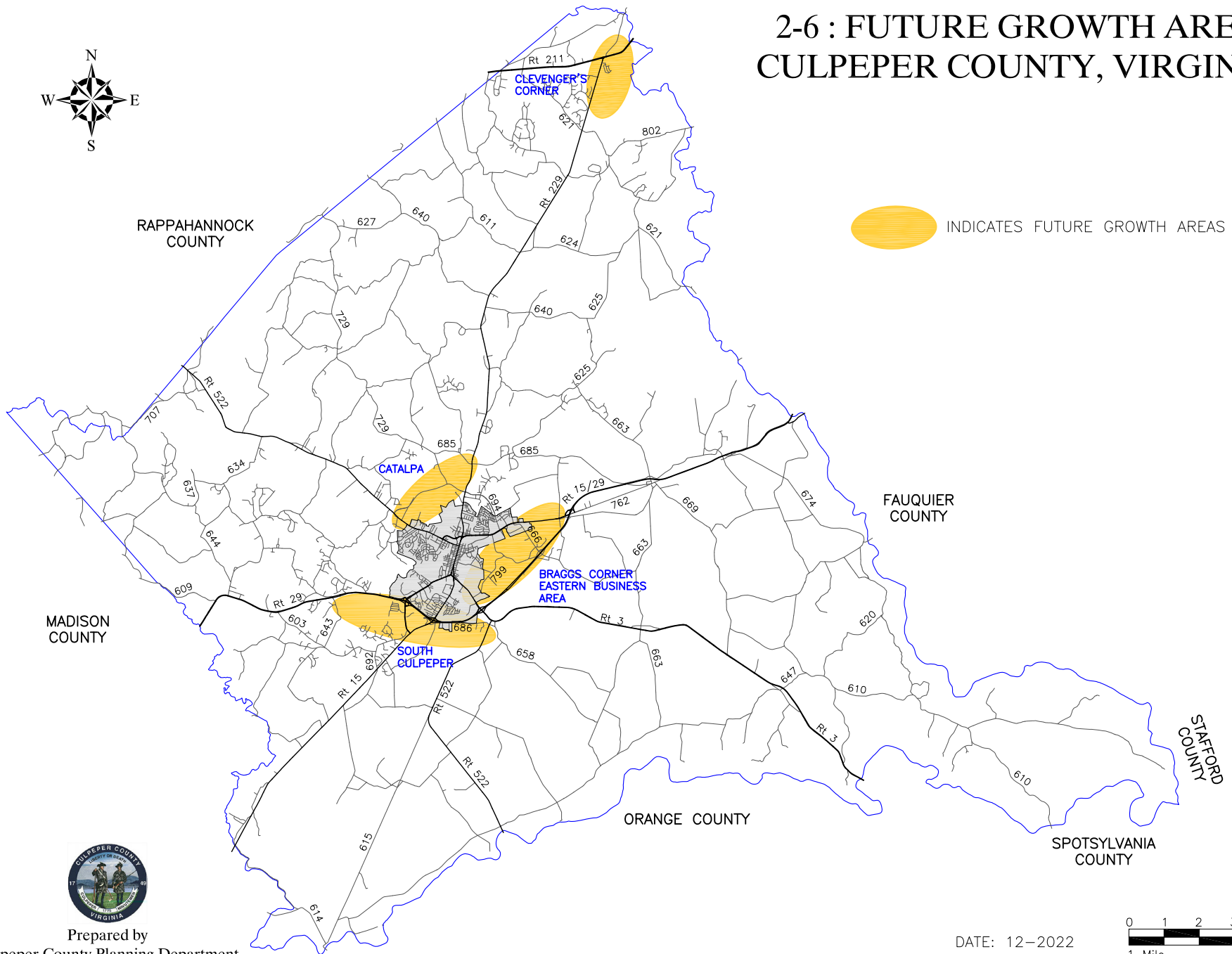
Protection of the environment is of the utmost importance in evaluating any development proposal. Physical features such as floodplains, steep slopes, streams and rivers, etc., must be buffered and protected. Other environmental concerns include outdoor lighting impacts, tree preservation, storm water runoff, soil erosion, and protection of historic resources.

Currently, there are four identified Future Growth Areas. These are Braggs Corner/Eastern Business Area, Clevenger's Corner, Catalpa, and South Culpeper.

2-6 : FUTURE GROWTH AREAS CULPEPER COUNTY, VIRGINIA

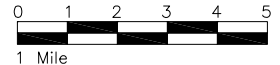


 INDICATES FUTURE GROWTH AREAS



Prepared by
Culpeper County Planning Department

DATE: 12-2022



Braggs Corner/Eastern Business Area

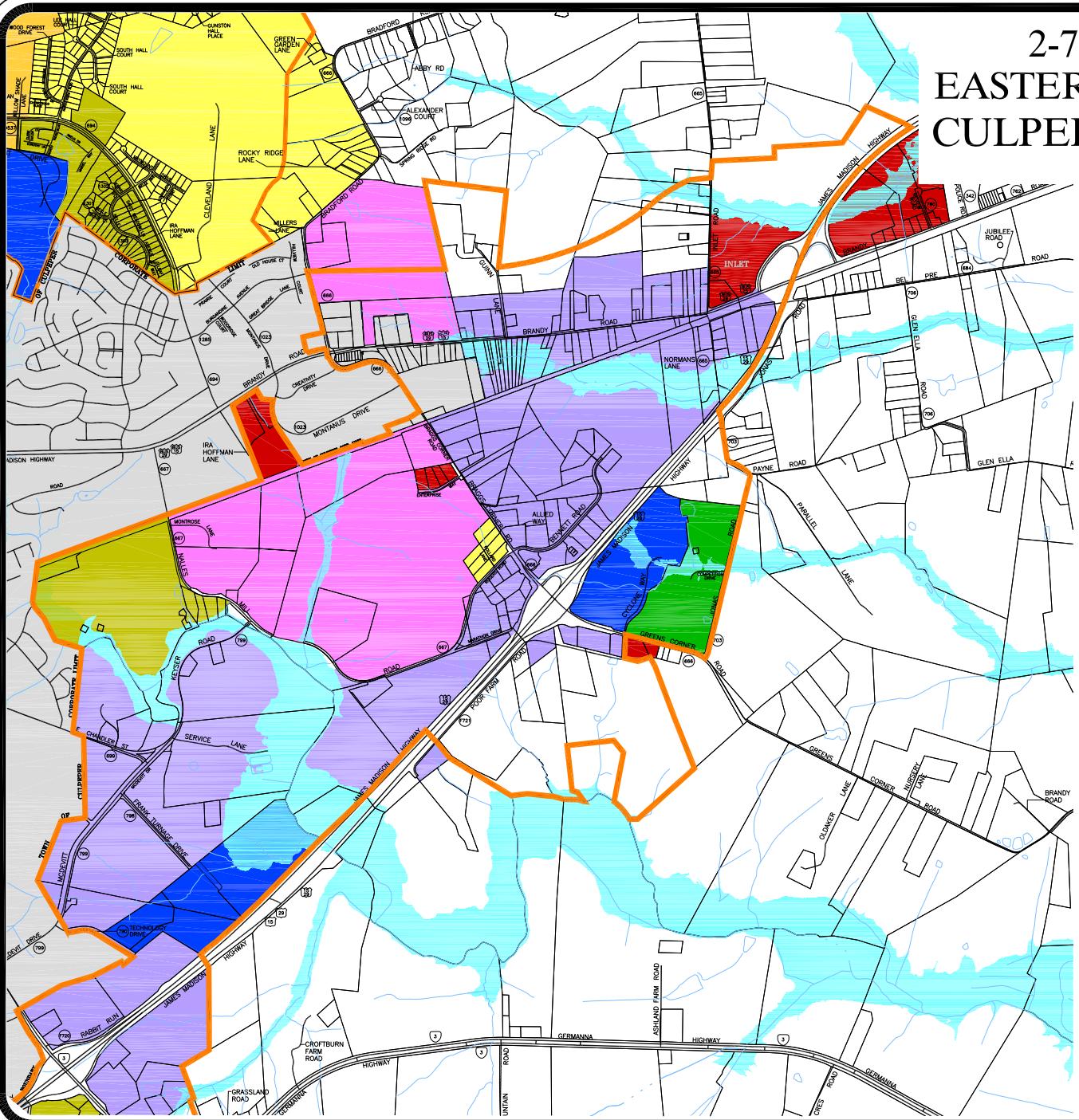
The Braggs Corner/Eastern Business Area Future Growth Area covers the land that is cut off from the rural countryside by James Madison Highway (Rt. 15/29) to the south and east, and by the Town to the north and west. Factors which support development include its proximity to the Town; the potential connection to Town infrastructure due to the Urban Services Boundary, shown in Map 2-4, and nearby existing served areas; the direct access to the highway; nearby existing residential, commercial, light industrial, and institutional developments; and the hard development barrier that James Madison Highway (Rt. 15/29) can serve to contain growth. Map 2-7 outlines the area considered to be in this Future Growth Area.

Due to existing conditions of the area and its surroundings, many land uses are compatible here, with a more residential focus near the Town boundaries, and a more commercial and potentially technological focus along the highway. The Residential Districts of R-2, R-3, and R-4 as well as the Village Center (VC), Commercial Services (CS), Light Industry-Industrial Park (LI), Planned Unit Development (PUD), and Planned Business Development (PBD) Districts would be the most suitable zoning districts for this area regarding future development. It is envisioned that industrial uses in this area, specifically south and west of Nalles Mill Road (Rt. 667), are to be technological uses, such as data centers.












Any future developments should be designed with additional consideration to the sizable floodplains that cut across the area, the presence of Mountain Run, and the dam inundation zone. These features provide unique environmental and recreational opportunities that could enhance the quality of future developments.

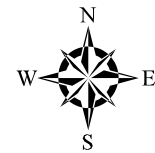
Any future development will also need to consider the existing Norfolk/Southern rail line that separates this area from the Town of Culpeper, and how it could hinder the possibility of significant development for this area. Studies will need to be conducted to demonstrate impacts to the existing crossings and explore the possibility of constructing a new elevated road crossing across the rail line. Transportation concerns and improvements are discussed further in Chapter 3 on 3-44 through 3-46.

2-7: BRAGGS CORNER/ EASTERN BUSINESS AREA PLAN CULPEPER COUNTY, VIRGINIA



LEGEND

-  FLOODPLAIN
-  PARKS
-  AGRICULTURAL & RURAL
-  RESIDENTIAL-LOW DENSITY
-  RESIDENTIAL-MEDIUM/HIGH DENSITY
-  COMMERCIAL
-  MIXED USE
-  INDUSTRIAL
-  INSTITUTION
-  TOWN OF CULPEPER
-  EXISTING SERVICE AREA BOUNDARY



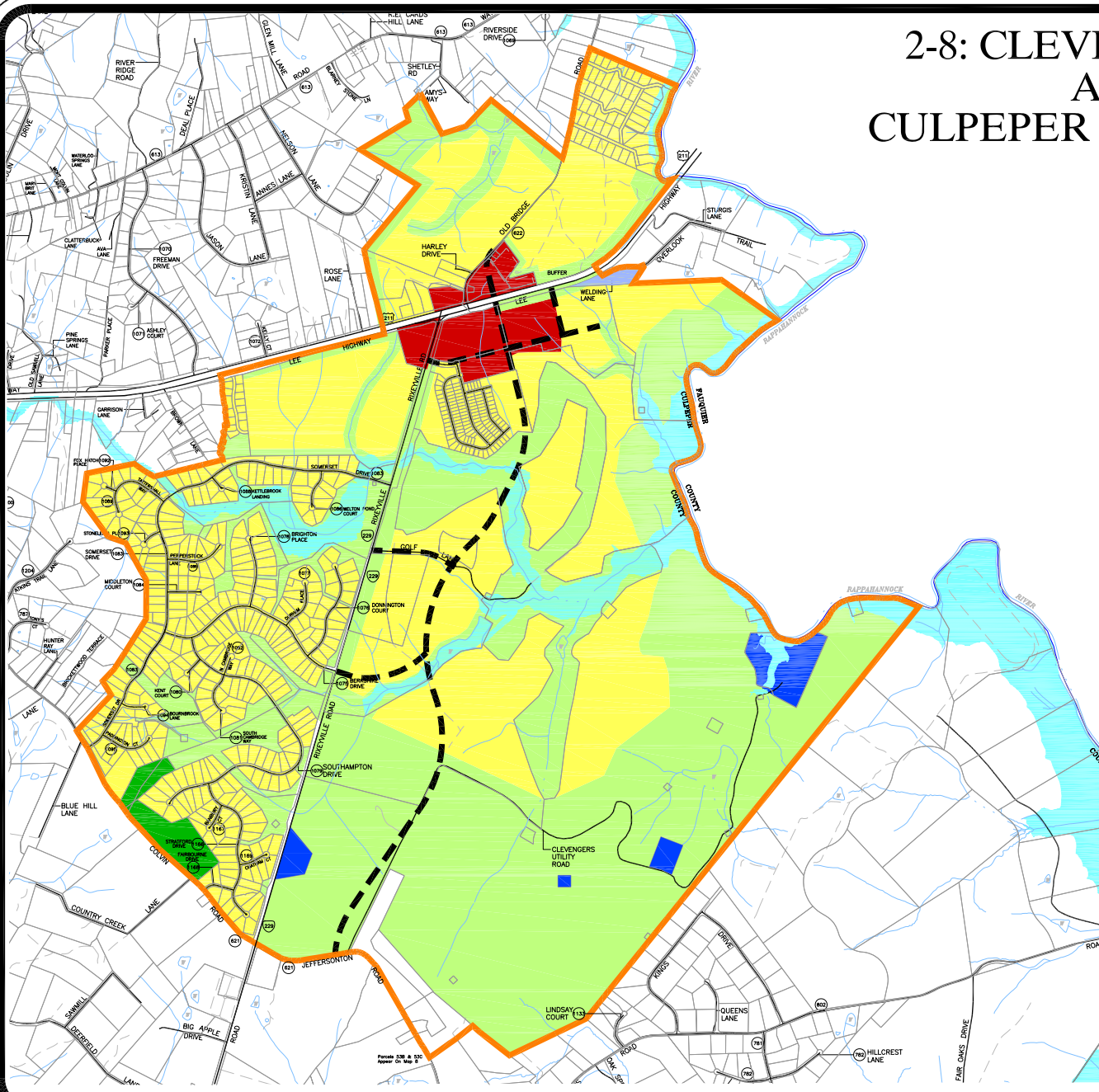
Prepared by
Culpeper County Planning Department
DATE: 12-2022

Clevenger's Corner











The Clevenger's Corner Future Growth Area reflects the influence of Lee Highway (Rt. 211) and its access to Northern Virginia via Warrenton. Factors which support development include the availability of water and sewer; 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. This Future Growth Area is focused primarily south of Lee Highway (Rt. 211), however there is planned commercial and residential development to the north as well. Much of the area is already in process of being developed. Any areas that still have development potential would best facilitate additional low-to-moderate density residential and some low-to-moderate intensity commercial development that does not significantly impact the quality of the nearby Rappahannock River, the existing utility infrastructure, and planned transportation infrastructure. Map 2-8 outlines the area considered to be in this Future Growth Area.

Finally, a small area plan should be conducted to allow the County to proactively plan for impacts on the transportation network and County resources.

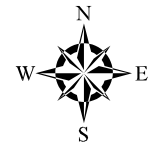
2-8: CLEVANGER'S CORNER AREA PLAN CULPEPER COUNTY, VIRGINIA



LEGEND

-  FLOODPLAIN
-  OPEN SPACE/
RECREATION
-  PARKS
-  AGRICULTURAL & RURAL
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTION
-  EXISTING SERVICE AREA
BOUNDARY
-  POTENTIAL ROAD ALIGNMENTS

NOTE: THIS MAP ONLY REPRESENTS THE LAND USE DESIGNATIONS WITH THE SERVICE AREA BOUNDARY.



Prepared by
Culpeper County Planning Department
DATE: 12-2022

Catalpa

The Catalpa Future Growth Area covers the land between the Town of Culpeper and the expanded portion of Ira Hoffman Lane (Rt. 784/Rt. 694), which creates a boundary for future growth around the Town. It also expands along Rixeyville Road (Rt. 229) until the intersection with Chestnut Fork Road (Rt. 685). Factors which support development include its proximity to the Town; the potential connection to Town infrastructure due to the Urban Services Boundary, shown in Map 2-4, and nearby existing served areas; the nearby access to existing services, such as schools; the existing nearby residential, commercial, institutional developments at moderate densities; and the hard development barrier that Ira Hoffman Lane (Rt. 784/Rt. 694) can serve to contain growth. Map 2-9 outlines the area considered to be in this Future Growth Area.

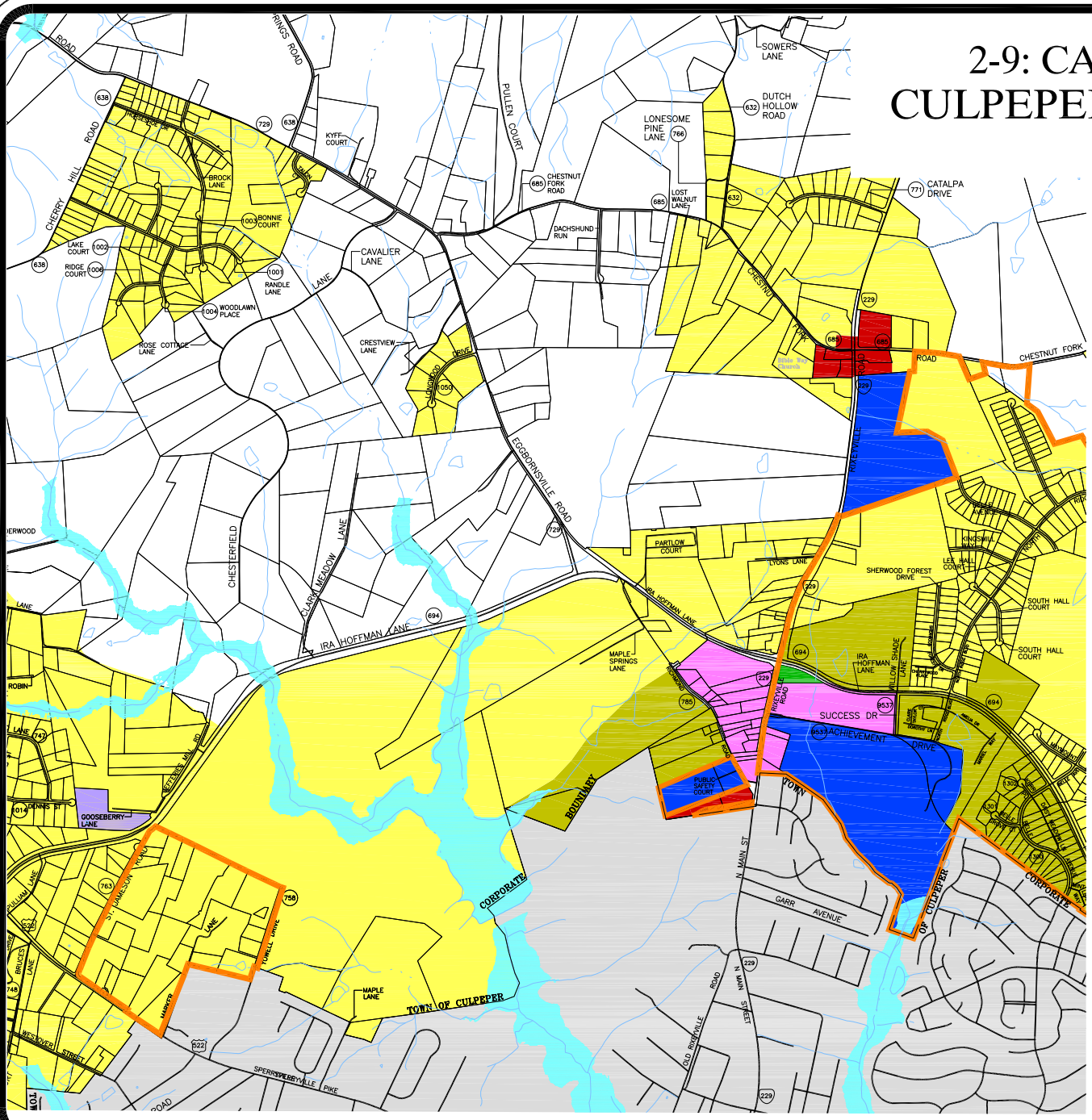
Due to the nearby land uses being primarily residential and agricultural, the development potential of this area should focus more on low-to-moderate density residential development with only some low-to-moderate intensity commercial uses. The Residential Districts of R-1 and R-2, as well as a mix of commercial zoning, and Planned Unit Development (PUD) Districts would be the most suitable zoning districts for this area regarding future development.

It is important to note that any development on this land should be sensitive to, and not significantly disrupt, Balds Run, Rudasill Branch, and the lake that these streams flow into. These water features provide important environmental functions and feed into the Rappahannock River further down in the County. These natural features also present an opportunity for future recreational activities, such as parks and trails.

Additionally, the County owns an undeveloped 39.83 acre parcel just south of the Rixeyville Road (Rt. 229) and the Chestnut Fork Road (Rt. 685) intersection. This parcel presents an opportunity for the County to expand community services to nearby existing and future development, and to explore potential public-private partnerships on projects not usually handled by local government alone.

Finally, a small area plan should be conducted to allow the County to proactively plan for impacts on the transportation network and County resources.

2-9: CATALPA AREA PLAN CULPEPER COUNTY, VIRGINIA



LEGEND

- FLOODPLAIN
- PARKS
- AGRICULTURAL & RURAL
- RESIDENTIAL-LOW DENSITY
- RESIDENTIAL-MEDIUM/HIGH DENSITY
- COMMERCIAL
- MIXED USE
- INSTITUTION
- TOWN OF CULPEPER
- EXISTING SERVICE AREA BOUNDARY



Prepared by
Culpeper County Planning Department
DATE: 12-2022

South Culpeper

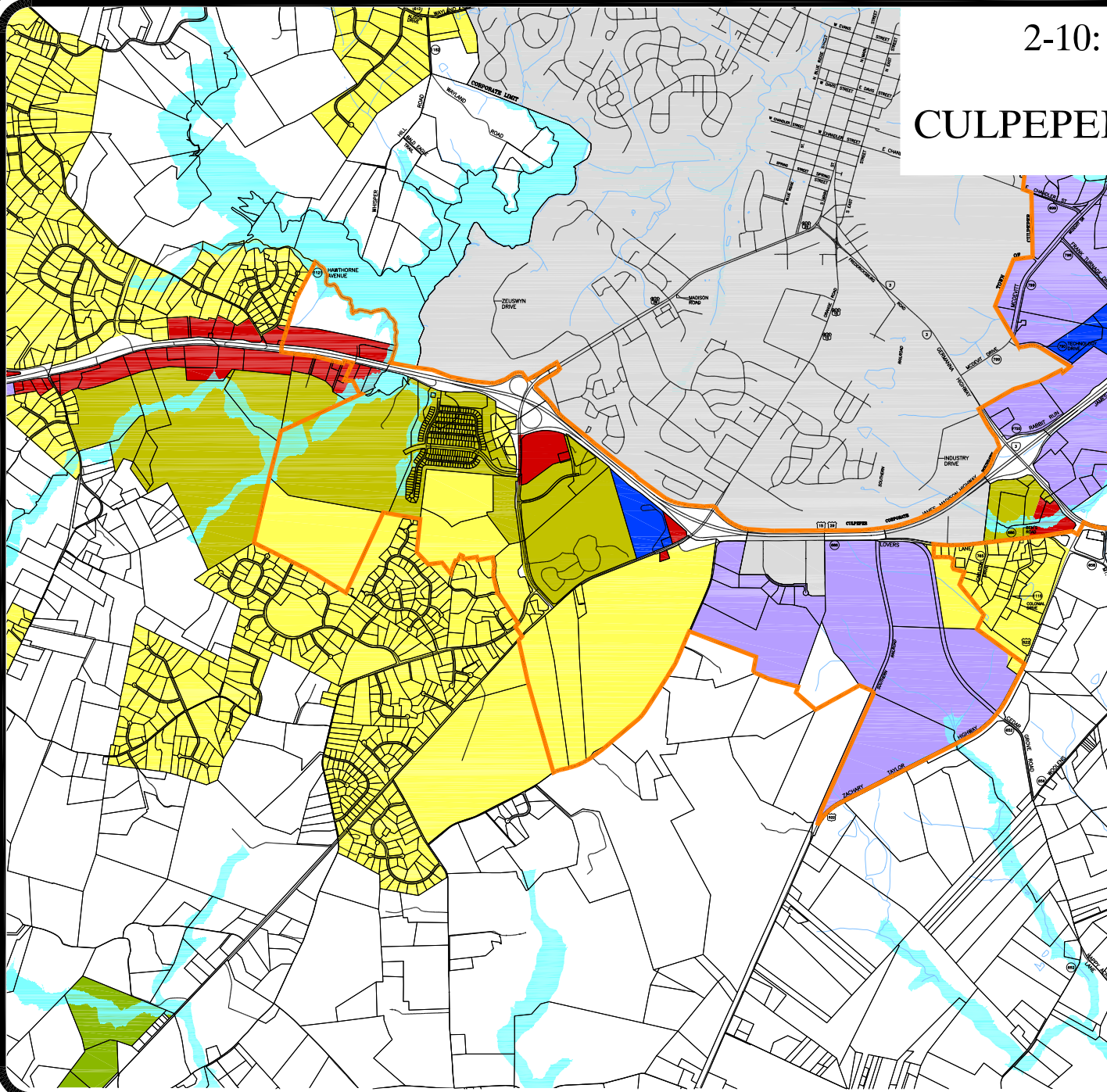
The South Culpeper Future Growth Area covers the land south and west of the Town of Culpeper, which includes James Monroe Highway (Rt. 29) to Merrimac Road (Rt. 643), Madison Road (Rt. 299), James Madison Highway (Rt. 15) to Kettle Club Road (Rt. 601), Lovers Lane (Rt. 686), and Zachary Taylor Highway (Rt. 522) to Browning Road. Factors which support development include its proximity to the Town; the potential connection to Town infrastructure due to the Urban Services Boundary, shown in Map 2-4, and nearby existing served areas; the nearby access to existing services, such as schools; the existing nearby residential and institutional developments at moderate densities; and the existing by-right zoning districts for residential development at all densities in the southwestern portion of the Future Growth Area, high density commercial development along Madison Road (Rt. 299), and industrial development along Lovers Lane (Rt. 686). Map 2-10 outlines the area considered to be in this Future Growth Area.

Due to the presence of large tracts of working agricultural and historically important land south of this Future Growth Area, development should be concentrated on parcels that already have the appropriate zoning districts for development. Parcels in this Future Growth Area should not be rezoned to higher densities, especially those that have the Future Land Use Designation of Agricultural & Rural. Additionally, residential and commercial development should be oriented towards existing intersections, especially along Madison Road (Rt. 299) and James Madison Highway (Rt. 15). Finally, a significant portion of this Future Growth Area is within the Watershed Management District, necessitating additional care regarding future development.











It is important to note that many of the industrial areas along Lovers Lane (Rt. 686) border the Norfolk-Southern Railway, are within a Technology Zone, which is described in further detail in Chapter 5, and have close access to James Madison Highway (Rt. 15/29) and Germanna Highway (Rt. 3).

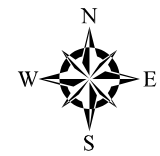
Finally, a small area plan should be conducted to allow the County to proactively plan for impacts on the transportation network and County resources.

2-10: SOUTH CULPEPER AREA PLAN CULPEPER COUNTY, VIRGINIA



LEGEND

-  FLOODPLAIN
-  AGRICULTURAL & RURAL
-  RESIDENTIAL—LOW DENSITY
-  RESIDENTIAL—MEDIUM/HIGH DENSITY
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTION
-  TOWN OF CULPEPER
-  FUTURE CULPEPER BATTLEFIELDS STATE PARK
-  EXISTING SERVICE AREA BOUNDARY



Prepared by
Culpeper County Planning Department
DATE: 01-2023

EXISTING RURAL VILLAGE CENTER

The Existing Rural Village Center classification is for smaller crossroad communities and for those of historic importance. Resources that qualify for historic importance include historic buildings, such as churches and private homes. These areas should be compact, and the land use should be limited to low-density residential and low intensity commercial uses that will primarily serve nearby residents. The primary goal is that these centers remain as they currently exist as much as possible. The areas recognized as Existing Rural Village Centers are Brandy/Elkwood, Boston, Jeffersonton, Lignum, Mitchells, Reva, Richardsville, Rixeyville, Stevensburg, and Winston. These are shown on Map 2-11

Brandy Station/Elkwood

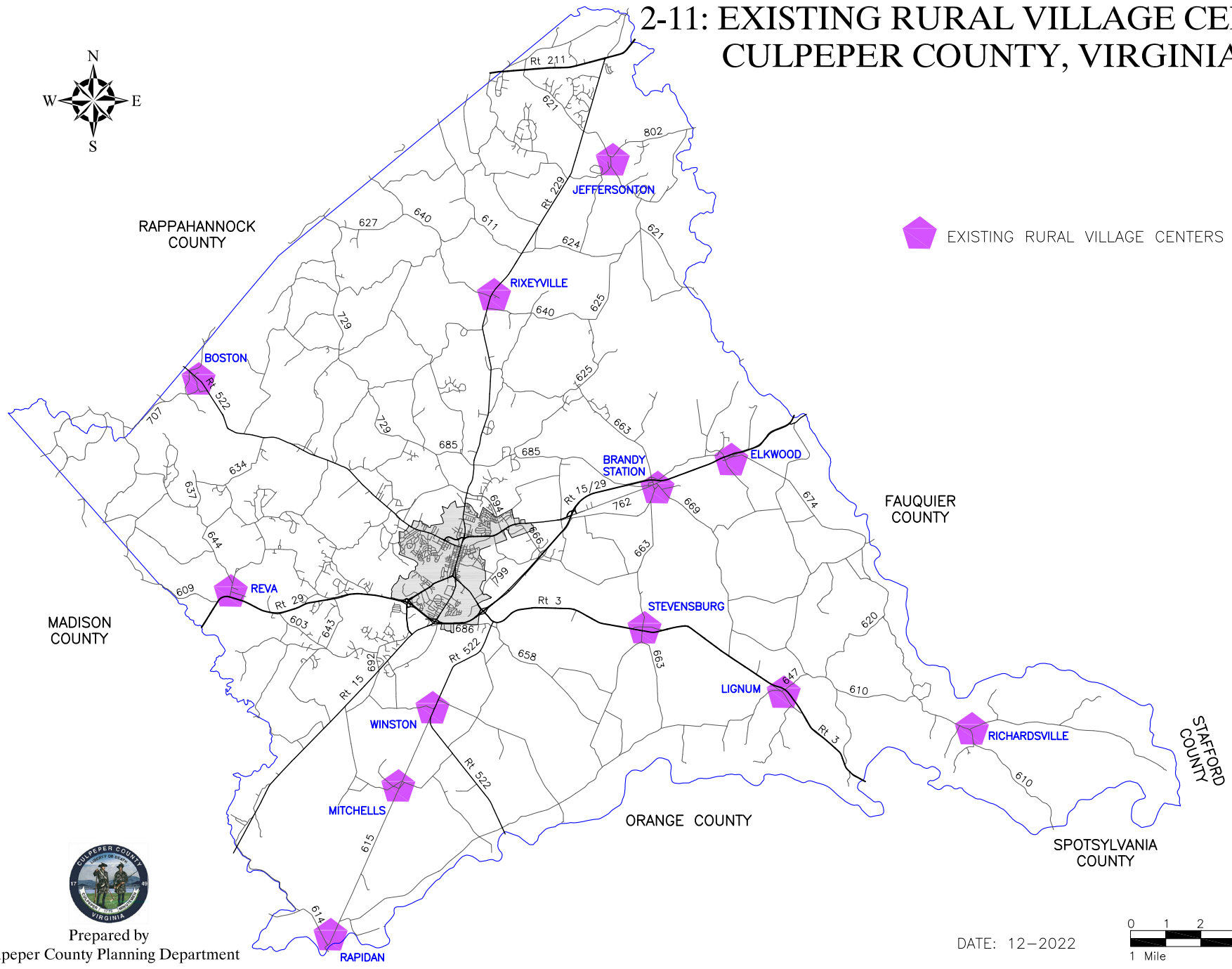
The combined Brandy Station/Elkwood Existing Rural Village Center reflects the existing residential clusters, commercial services, and the airpark with its associated industrial area. Equally important to this area is the numerous historic resources, comprising of Civil War battlefields and historic structures, located in and around Brandy Station and Elkwood.

Any future development should not create significant or negative impact on these historic resources. New development should have additional buffering and screening to minimize audio, visual, and lighting impacts. Significant development, especially when there is limited site mitigation, can detract from the preservation and enjoyment of these environmental and historic resources.

The previous statement is amplified by the fact that this area will eventually host a state park that will include many of the surrounding battlefields and host various exhibits. The state park is discussed in further detail in Chapter 4, Environmental & Historic Resources.

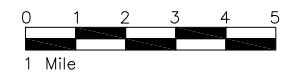
Map 2-12 outlines the area considered to be in this Existing Rural Village Center.

2-11: EXISTING RURAL VILLAGE CENTERS CULPEPER COUNTY, VIRGINIA

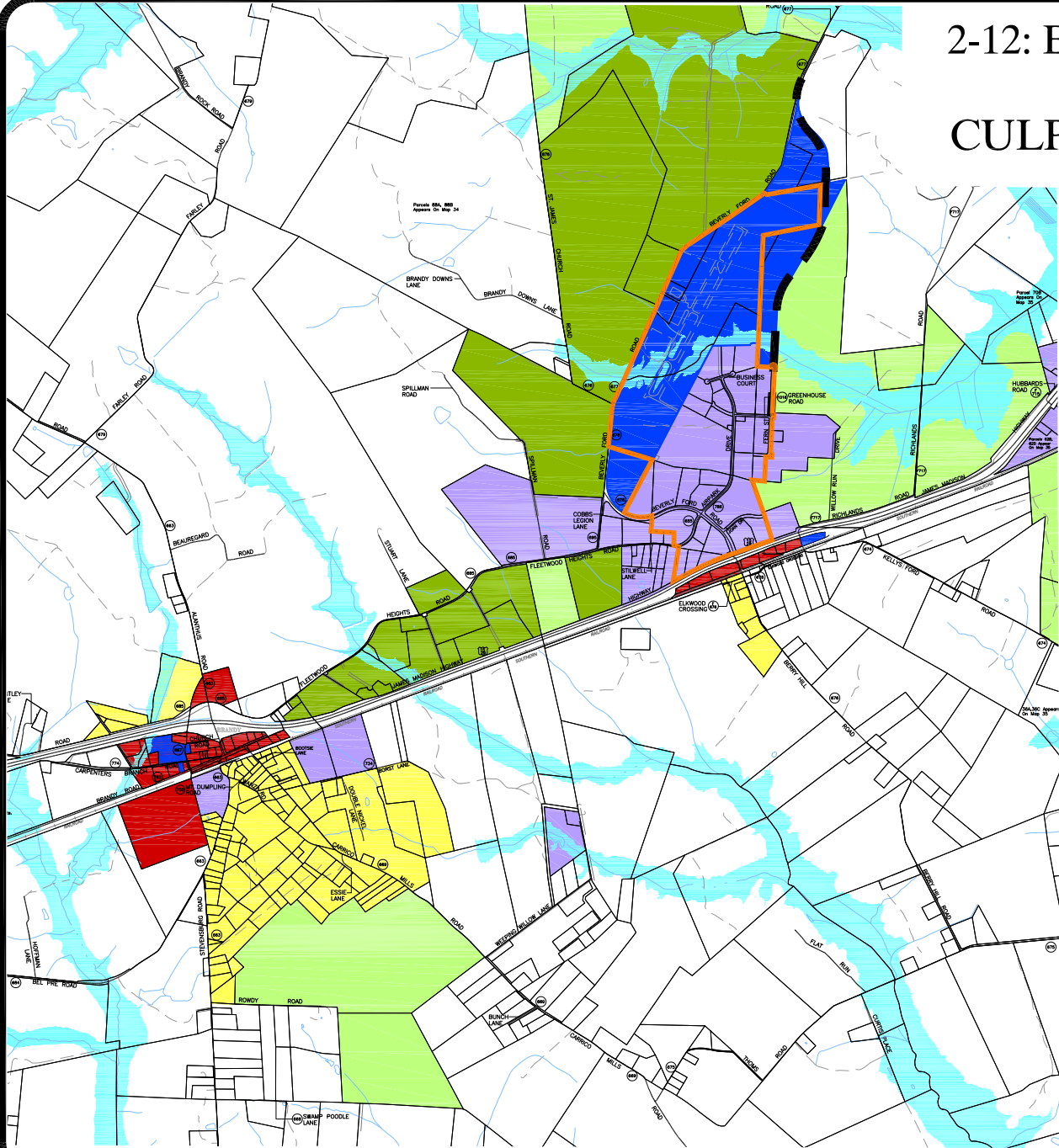


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DATE: 12-2022

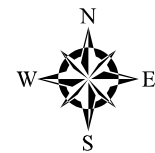


2-12: BRANDY STATION/ELKWOOD AREA PLAN CULPEPER COUNTY, VIRGINIA



LEGEND

-  FLOODPLAIN
-  CONSERVATION EASEMENTS & OPEN SPACE
-  AGRICULTURAL & RURAL
-  RESIDENTIAL-LOW DENSITY
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTION
-  FUTURE CULPEPER BATTLEFIELDS STATE PARK
-  EXISTING SERVICE AREA BOUNDARY
-  POTENTIAL ROAD ALIGNMENT



Prepared by
Culpeper County Planning Department
DATE: 01-2023

INTENSIVE & EXTENSIVE NON-AGRICULTURAL LAND CONSUMPTIVE DEVELOPMENT

GENERAL GUIDELINES

Intensive and extensive non-agricultural land consumptive development, such as residential subdivisions, commercial uses requiring Village Center or Commercial Services zoning, and industrial uses, should have heightened standards to mitigate impacts on the surroundings, especially if it requires a rezoning or conditional use permit. This type of development outside of Future Growth Areas, especially in areas designated as **Agricultural & Rural** in the Future Land Use Plan, are discouraged. Listed below are guidelines to be considered.

- Projects should provide economic, environmental, groundwater, historic/cultural resource survey, noise generation, school, traffic (for both during construction and during use once in operation), utility, and/or viewshed impact analyses before or during the application process where applicable.
- Contact communities directly affected by the proposal, such as neighbors, to notify them of the application and address concerns.
- Use best management practices for erosion & sediment control, stormwater runoff, and other applicable runoff or effluent.
- Maintain existing riparian buffers and other significant environmental features such as forests on the site.
- Avoid areas that contain agricultural soils and other significant environmental features, or contain/are adjacent/nearby to cultural/historic resources. If this is not avoidable, large setbacks should be used.
- Use enhanced screening and/or buffering that incorporate natural features, native vegetation, and blend in with the surroundings.
- Provide a full concept or site plan for the entire project if it is to be built in phases or if there are plans for additions in the future.
- Large projects, such as on sizable or multiple parcels, should incorporate phasing in construction.

UTILITY-SCALE ENERGY SYSTEMS

Utility-scale energy systems, primarily utility-scale energy generation and storage facilities, are a significant intensive & extensive non-agricultural land consumption practice. These facilities' footprints are generally hundreds of acres, and require significant infrastructure to connect to the power grid. For the purpose of these guidelines, utility-scale shall be considered as any project that is not generating energy primarily for use on the property, is 20 acres or larger, and requires a substation. These build off of the general guidelines.

- Utility-scale energy generation and storage systems should comprise at most about 1% of the County's total land area, roughly 2,400 acres.
- Be at most 0.5 miles from existing electrical transmission corridors, so as to not facilitate the creation/expansion of infrastructure, like transmission lines and substations.
- Be on either a single parcel or grouped with adjacent parcels.
- Co-locate with nature, such as creating pollinator gardens and having native plantings as part of the site.
- Shall provide a detailed decommissioning study/plan, which should also identify how discarded items unique to energy systems, such as solar panels, would be disposed of, especially if it is to utilize County waste operations.
- Employ conservation easements if in predominantly agricultural/rural areas so that if the site is decommissioned and is not reused for a similar use, it can return to a more agricultural/rural use.
- Utilize property line setbacks of at least 200 feet.
- Projects that are of a size that do not necessitate the need for a new substation or other substantial infrastructure are preferred. If a project will require a substation; this infrastructure should be planned toward the interior of a project so that it is less impactful to any adjacent properties.

DATA CENTERS

Data centers are a significant intensive & extensive non-agricultural land consumption practice. These facilities have sizable building footprints and require significant infrastructure to connect to the power grid. These build off of the general guidelines.

- Located in areas currently designated as **Industrial** the Future Land Use Map.
- Be at most 0.5 miles from existing electrical transmission corridors or other suitable electrical sources, so as to not facilitate the creation/expansion of infrastructure, like transmission lines and substations.
- Located near existing data centers or other similar uses, such as warehouses, and offices.
- Provide sound studies and mitigations if close to residential uses.

Chapter Source Appendix & Resources

- 2017 Census of Agriculture https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Virginia/cp51047.pdf
- 2020: American Community Survey 5 Year Estimates Data Profiles Selected Housing Characteristics <https://data.census.gov/cedsci/table?t=Housing%20Units&g=0500000US51047&d=ACS%205-Year%20Estimates%20Data%20Profiles&tid=ACSDP5Y2020.DP04>
- Culpeper County Code of Ordinances, Appendix A, Zoning Ordinance https://library.municode.com/va/culpeper_county/codes/code_of_ordinances?nodeId=CD_ORD_APXAZOOR
- Culpeper County Code of Ordinances, Appendix B, Subdivision Ordinance https://library.municode.com/va/culpeper_county/codes/code_of_ordinances?nodeId=CD_ORD_APXBSUOR
- Culpeper County Code of Ordinances, Appendix D, AGRICULTURAL LANDS PRESERVATION https://library.municode.com/va/culpeper_county/codes/code_of_ordinances?nodeId=CD_ORD_APXDAGLAPR
- Culpeper County Economic Development Life in Culpeper <https://www.culpeperva.org/explore/life-in-culpeper/>
- Culpeper County Home Page <https://web.culpepercounty.gov/>
- Culpeper County Planning and Zoning <https://web.culpepercounty.gov/planning>
- Culpeper County Real Estate Assessments Office <https://web.culpepercounty.gov/assessor>
- Culpeper Star Exponent (Culpeper Airport to get \$2.9 million in federal funding) https://starexponent.com/business/culpeper-airport-to-get-2-9-million-in-federal-funding/article_07542818-ae66-550a-a5cf-5854ee2a43f2.html
- Equinix: CU3 Culpeper Data Center <https://www.datacenters.com/equinix-cu3-culpeper>
- Greater Piedmont Realtors <https://www.gprealtors.net/real-estate-stats/index>
- Rappahannock-Rapidan Regional Commission Regional Housing Study https://www.rrregion.org/program_areas/housing/regional_housing_study.php
- Remington solar farm (Photo by Dominion) https://www.fauquiernow.com/fauquier_news/article/fauquier-20-megawatt-remington-solar-farm-goes-on-the-grid-2017