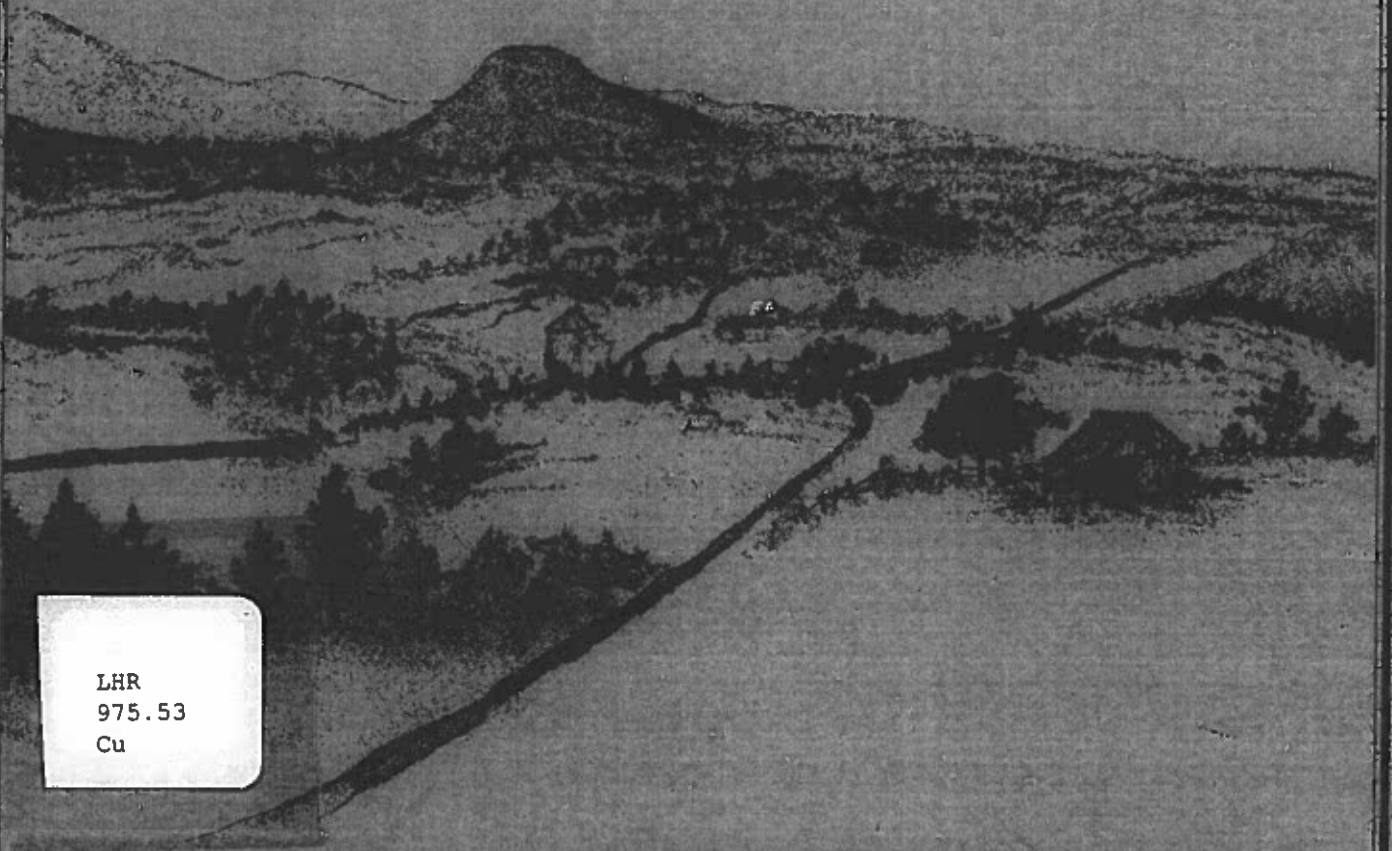


1993

CULPEPER COUNTY

COMPREHENSIVE PLAN



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ADOPTED APRIL 6, 1993

Planning Commission
(703) 825-0355

COUNTY OF CULPEPER
Courthouse Building
135 West Cameron Street
Culpeper, Virginia 22701



RESOLUTION OF ADOPTION - 1992 COMPREHENSIVE PLAN

WHEREAS, the Code of Virginia, Section 15.1-454 requires review of the Comprehensive Plan by the local Commission every five years; and

WHEREAS, the Culpeper County Planning Commission has undertaken such a review and wishes to replace the 1984 Culpeper County Plan in order to reflect current and proposed future land uses; and

WHEREAS, the Planning Commission has collected and analyzed data pertaining to population, environment, economy, transportation, land use, and other related studies in order to develop a set of goals and objectives for the purpose of guiding and implementing future land use decisions; and

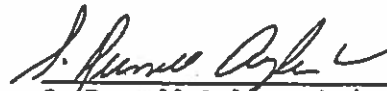
WHEREAS, the Commission has held a series of community meetings and numerous work sessions culminating in a public hearing held Thursday, September 24, 1992, and;

WHEREAS, the Commission has duly considered all public comment;

NOW, THEREFORE BE IT RESOLVED, that the Culpeper County Planning Commission feels that the proposed 1992 Comprehensive Plan meets all requirements of the Virginia State Code, provides appropriate guidelines for future land use decisions in the County, and has obtained general community support;

BE IT FURTHER RESOLVED, that the Culpeper County Planning Commission recommends to the Culpeper County Board of Supervisors that the proposed 1992 Comprehensive Plan be adopted as amended.

Resolved, this 14th day of October 1992.



G. Russell Aylor, Chairman

Attest:



John C. Egerton, Planning Director

11502
D.

74486

RESOLUTION OF ADOPTION
1993 COMPREHENSIVE PLAN

WHEREAS, the Culpeper County Board of Supervisors wishes to replace the 1984 Comprehensive Plan in its entirety with a newly drafted 1993 Comprehensive Plan; and

WHEREAS, the Planning Commission, after a great deal of study and a public hearing held on September 24, 1992, has forwarded the 1993 Draft Plan with a recommendation for the Board to adopt it; and

WHEREAS, the Board has considered public comments received at a hearing on February 3, 1993, and as a result directed minor revisions which were completed; and

WHEREAS, the Board has held an additional public hearing on April 6, 1993 regarding the final draft dated March 23, 1993;

NOW, THEREFORE BE IT RESOLVED, that the Culpeper County Board of Supervisors feels that the proposed 1993 Comprehensive Plan meets all requirements of the Code of Virginia, provides appropriate guidelines for future land use decisions in the County, and is supported by the community as a whole; and

BE IT FURTHER RESOLVED, that the Culpeper County Board of Supervisors adopts the 1993 Comprehensive Plan, to be effective immediately.

Resolved, this 6th day of April 1993.



Jack E. Fincham, Chairman

Attest:



Norma Dunwoody, County Administrator

ACKNOWLEDGEMENTS

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- THE FOLLOWING INDIVIDUALS AND AGENCIES ARE ACKNOWLEDGED AND THEIR PARTICIPATION GREATLY APPRECIATED IN THE FORMATION OF THIS PLAN

Virginia Department of Transportation
Cooperative Extension Office, Culpeper
Culpeper County Health Department
Culpeper County Recreation Association
Scott Yancey, County Economic Development
Charles K. Gyory, former Planning Commission member
Antoinette A. Flory, former Comprehensive Planner
John E. McClintock, former Zoning Administrator
Frank R. Zinn, former Planning Commission member

Rappahannock-Rapidan Planning District
USDA Soil Conservation Service (SWCD)
Culpeper Chamber of Commerce
Benchmark Engineering
Charles F. Carter, AICP
Rosser H. Payne, AICP
C. Christopher Mothersead, AICP

RESERVED

CULPEPER COUNTY COMPREHENSIVE PLAN, 1993

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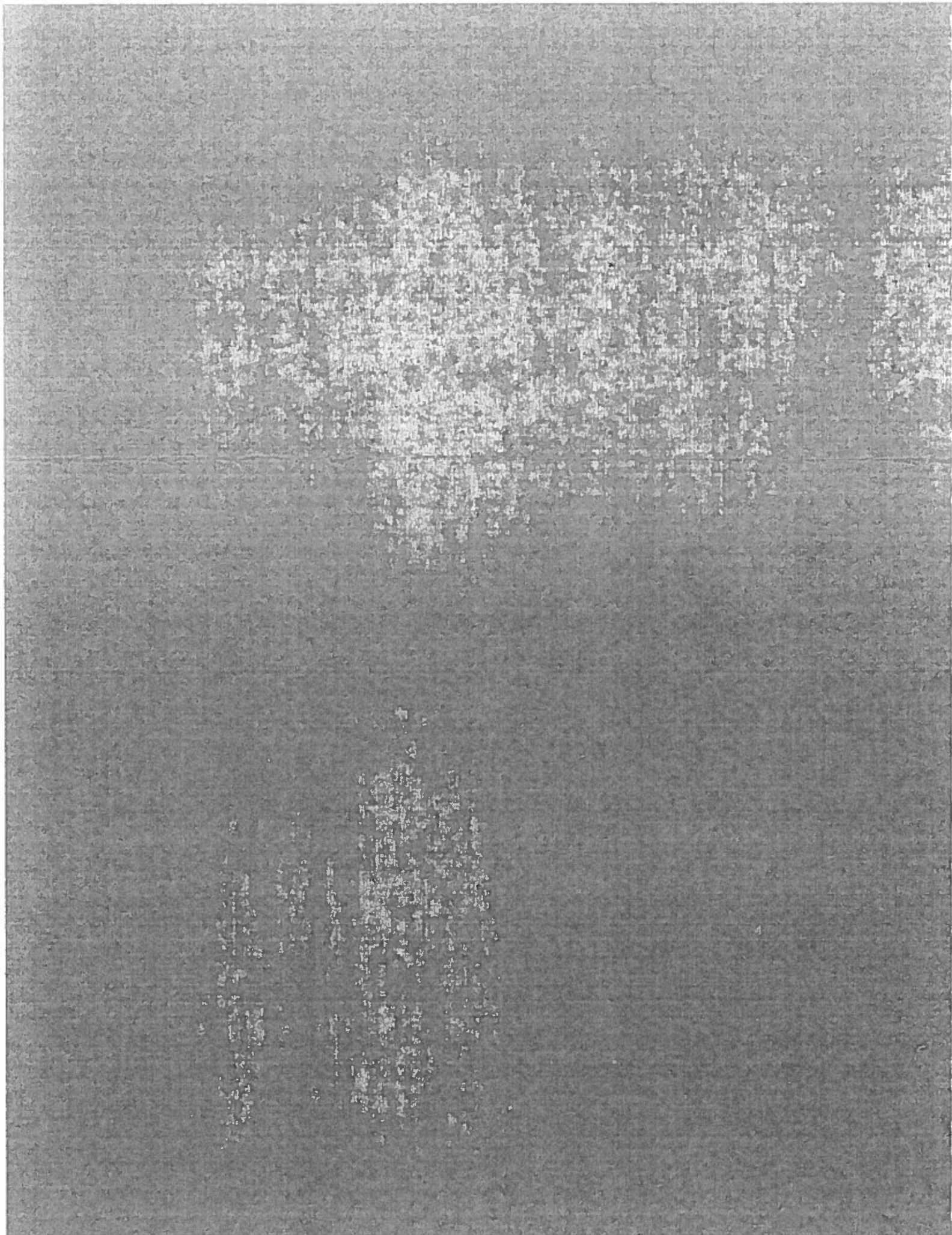
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RESERVED

I. INTRODUCTION



I. INTRODUCTION

COMPREHENSIVE PLAN OVERVIEW

Culpeper County's first Comprehensive Plan was adopted by the Culpeper County Board of Supervisors on September 1, 1964 and was entitled Future Land Use Plan for the Town and County of Culpeper. The Comprehensive Plan has been amended several times since 1964, with the June 5, 1984 plan serving as the most recent official policy guide for the County. Since the adoption of the 1984 Comprehensive Plan, the rural nature of Culpeper County has experienced increasing pressures from population growth due to the County's central location within the Northern Virginia region and the improved highway network that serves the area. It is anticipated that population growth will continue at rates similar to that of the last decade which will in turn place further demands on developable land within Culpeper County, a county which in turn wishes to maintain its rural character while avoiding becoming a bedroom community to the nearby metropolitan area around Washington, DC. Culpeper County hopes not only to maintain, but to expand its economic base to support and address the needs of the citizens of the County. This Comprehensive Plan, while building on the concepts of the 1984 Plan, attempts to address the new challenges that will face Culpeper County over the next five to twenty years and to provide the framework that will help guide the decision makers to meet the goals and objectives of the residents of Culpeper County.

PURPOSE OF THE PLAN

The Comprehensive Plan is Culpeper County's official policy guide for current and future

land-use decisions. This Plan should be considered long-range in nature and should provide a picture of how Culpeper County wishes to develop over the next 5 to 20 years. As a policy document, the Comprehensive Plan provides a means for the County's residents and decision makers to determine the best methods or strategies for achieving the goals conceptualized in this Plan.

AUTHORITY FOR THE PLAN

The Commonwealth of Virginia requires that every local governing body in the State adopt a Comprehensive Plan. Section 15.1-446.1 of the Code of Virginia states in part that the local planning commission must prepare a plan which "shall be general in nature..." and "...shall show the commission's long-range recommendations for the general development of the territory covered by the plan". The Comprehensive Plan may include, but is not limited to, the designation of land-use, transportation systems, public services and facilities, historic areas and areas for renewal. In addition, the Plan must include methods of implementation such as a zoning ordinance and a capital improvements plan.

State law also requires that each locality's Comprehensive Plan be reviewed by the local Planning Commission at least once every five years to determine how closely the Plan is being adhered to and whether it should be amended.

THE PLANNING PROCESS

The Culpeper County Comprehensive Plan is the result of a series of events and actions which have blended technical data and theories with community ideas. The process used in developing this plan is summarized

below:

- As required by state law, the Planning Commission reviewed the 1984 Comprehensive Plan and determined that the Comprehensive Plan should be amended to reflect current and proposed future land uses.
- Information pertaining to the County's population, environment, economy, housing, transportation and land-use was collected and analyzed. The data was compiled from a variety of sources including the 1990 Census.
- The viewpoint of the County's citizens on the issues facing Culpeper County was obtained through the use of a county-wide questionnaire and through community meetings held at Lignum, Brandy Station, Salem, Mitchells, Jeffersonton and at the County Courthouse.
- A set of goals was developed utilizing the demographic data, the results from the questionnaire and the comments from the community meetings. These provide the current philosophy directing the official policy towards future development in Culpeper County.
- A draft of the Plan was presented to the Planning Commission and a series of work sessions were then held to address any concerns regarding the proposed amendment to the Comprehensive Plan. The draft then underwent further revisions.
- As required by State law, the Planning Commission held public hearings on Sept. 24 and Oct. 14, 1992, and on Oct. 14, 1992 recommended to the Board of Supervisors that the proposed 1993 Comprehensive Plan be adopted to

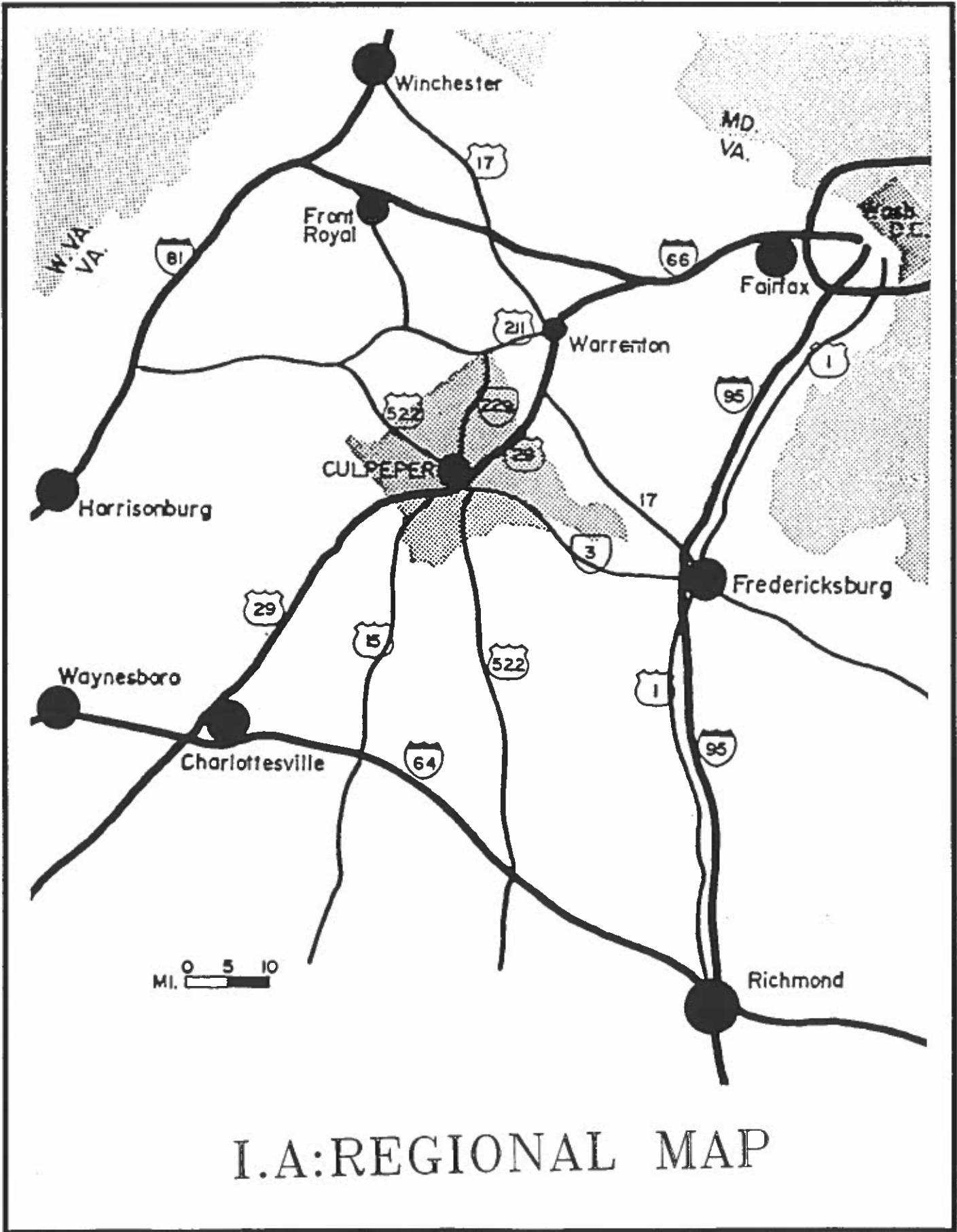
replace the 1984 Comprehensive Plan in its entirety.

- The Board of Supervisors held a public hearing as required by state law on February 3, 1993, and following a work session, held an additional hearing on April 6, 1993. The amended Comprehensive Plan becomes effective on April 6, 1993.

The planning process does not end with the adoption of this amendment to the Plan. The recommendations contained in this plan must be implemented through the methods outlined in Section XIV and through amendments to the Zoning Ordinance and Capital Improvements Plan. Annual review and update of this plan will also be undertaken. Chart I.A, located at the end of this section, presents the general framework for the Comprehensive Plan.

USING THIS PLAN

This plan is divided into sections which address Culpeper County's existing demographics, economic development, environment, agriculture, public services and facilities, housing, transportation, historic areas and existing land use and zoning. Each of these sections contains the background information upon which the Future Land Use and Development Plan section is based, as well as the Public Facilities/Capital Improvements section. Another section addresses the goals and objectives for the 1993 Comprehensive Plan. The final section provides the mechanisms for the implementation of this Comprehensive Plan, as well as providing the strategies and framework for future actions.



I.A:REGIONAL MAP

CULPEPER COUNTY PRESENT AND PAST

Present

Culpeper County is located in the foothills of Virginia's Blue Ridge Mountains and lies entirely within the Piedmont Plateau. The County varies in landscape from open fields to forested hills, with numerous rivers and streams, all of which flow to the Rappahannock River, a tributary of the Chesapeake Bay. Culpeper County, itself, is bounded by the Rappahannock River to the northeast, the Rapidan River to the southeast and the Hughes Branch, Crooked Run and the Robinson Rivers to the west.

Culpeper County, situated in north-central Virginia, is a rural community of 27,791 people with a strong agricultural base and a diversity of service and production industries. As one of 95 counties in the Commonwealth of Virginia, Culpeper County encompasses 381⁽¹⁾ square miles and contains 243,840 acres. The Town of Culpeper is the county seat which is located in the approximate geographic center of the County. As the only incorporated Town in the County it is the business, service and cultural center for the County.

Culpeper County is located centrally between four major localities. Washington, DC/Northern Virginia (see Map I.A) is located 75 miles northeast of the Town of Culpeper, is the largest of these and is responsible for most of the development pressures which face Culpeper County. The second largest nearby locality is the City of Richmond which is located 90 miles southeast of Culpeper. The two other areas which are somewhat smaller but closer in proximity to Culpeper County are Charlottesville, located 45 miles to the southwest, and Fredericksburg which is 30 miles to the east. These localities are linked to Culpeper by several major roads which

include Routes 29, 15, 3, 522 and 211. Additionally, Interstate Routes 66, 64, 81, and 95 are all within a forty mile radius of Culpeper County.

Culpeper County is governed by an elected seven member Board of Supervisors. One member represents each magisterial district and each serves a four year term of office (see Map I.B). A county administrator oversees the daily operation of the County government.

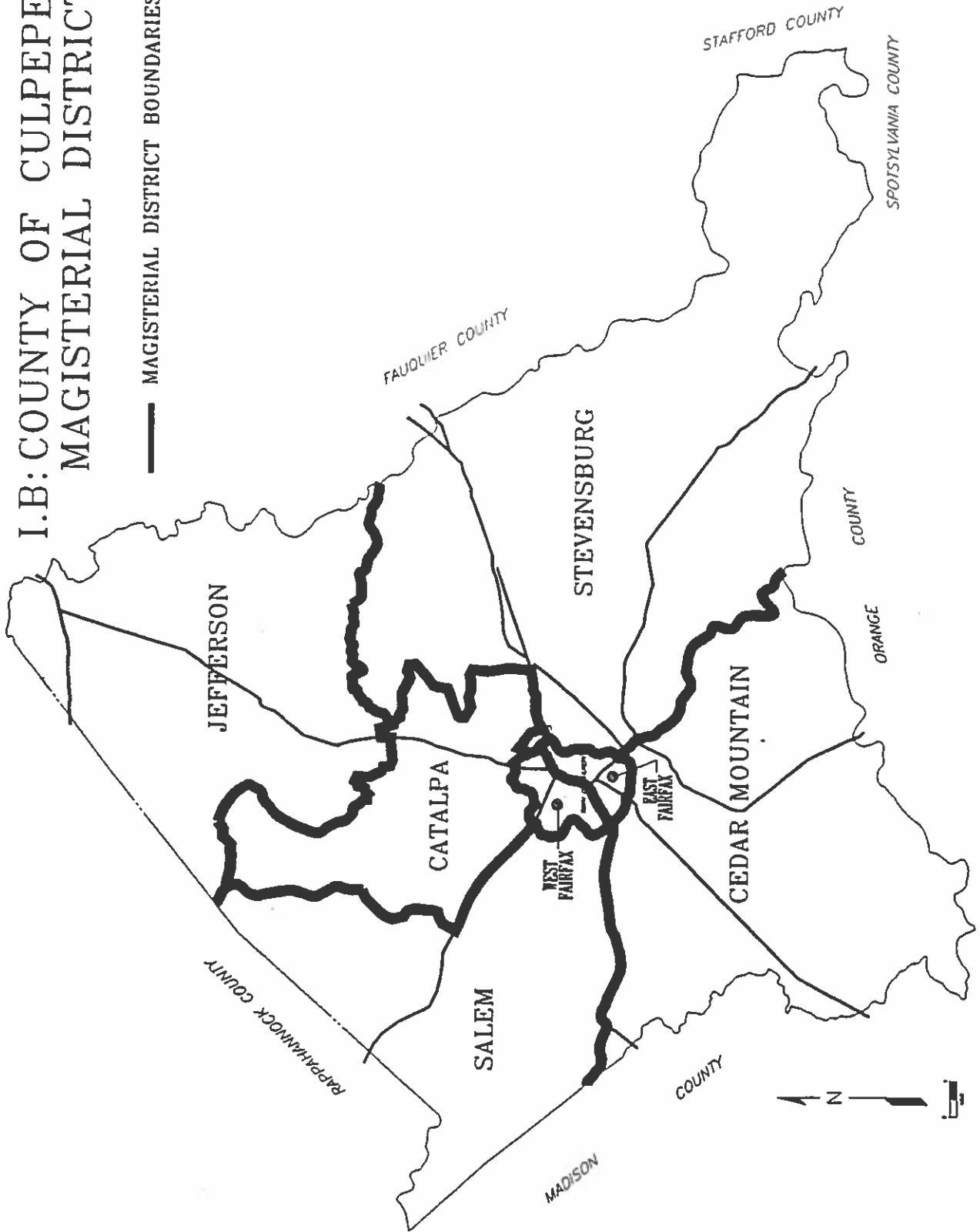
Past

In 1648 King Charles II of England granted 5,282,000 acres to seven British proprietors, one of which was Lord John Culpeper. Lord John Culpeper's property consisted of 629,120 acres, called the Northern Neck Proprietary, which encompassed all of the land located between the Rappahannock and Potomac Rivers. Lord Thomas Culpeper, Colonial Governor of Virginia from 1680-83, inherited the Northern Neck Proprietary from his father, John Culpeper. When Thomas Culpeper died in 1689, his property was left to his wife and his daughter Catherine, who married Thomas, the Fifth Baron of Fairfax in 1690. Their son, Thomas, the Sixth Baron of Fairfax, Baron of Cameron, inherited the property which remained in his name until the end of the Colonial era.

The first permanent settlement in what was then Orange County, occurred in 1724 at Stevensburg. In 1748, the Virginia House of Burgesses divided Orange County into two separate counties, one to retain the name Orange and the other to be named Culpeper after Catherine Culpeper. Culpeper County originally contained the areas now in Culpeper, Madison and Rappahannock Counties. Madison became an independent county in 1792 and Rappahannock in 1831. At the time of Culpeper's formation, the county was agrarian as cattle, sheep and hogs were raised. Tobacco, corn, wheat and other grains

I.B: COUNTY OF CULPEPER MAGISTERIAL DISTRICTS

— MAGISTERIAL DISTRICT BOUNDARIES



were the primary crops of that era. Grains were ground into meal and flour at the approximately thirty water-powered grist mills located throughout the County.

In May 1749, the first Culpeper Court convened in the home of Robert Coleman, not far from where the Town of Culpeper is presently located. In July 1749, 17 year old George Washington, was commissioned as the first County surveyor. One of his first duties was to lay out the County's courthouse complex which included the courthouse, jail, stocks, gallows and accessory buildings. By 1752 the complex stood at what is presently the northeast corner of Davis and Main Streets. The courthouse village was named the Town of Fairfax after Thomas, the Sixth Baron of Fairfax.

At the Virginia convention held in May 1775, the colony was divided into sixteen districts. Each district had instructions to raise a battalion of men "to march at a minute's notice." Culpeper, Orange and Fauquier, forming one district, raised 350 men who came to be called the Culpeper Minute Men. The Minute Men, marching under their flag depicting a rattlesnake and inscribed with the words "Liberty or Death" and "Don't Tread on Me", took part in the Battle of Great Bridge -- the first Revolutionary battle on Virginia soil. The Culpeper Minute Men reorganized in 1860 in response to the impending Civil War and became part of 13th Infantry's Company B.

Culpeper County was the site of several battles during the Civil War, most notably the Battles of Cedar Mountain and Brandy Station. Both the Union and Confederate Armies marched through, fought and camped in the County repeatedly throughout the duration of the War. The Battle of Brandy Station, which occurred on June 9, 1863, was the *greatest cavalry battle ever to take place in the western hemisphere*⁽²⁾. Hansboro Ridge, just north of Stevensburg, was the location of a large

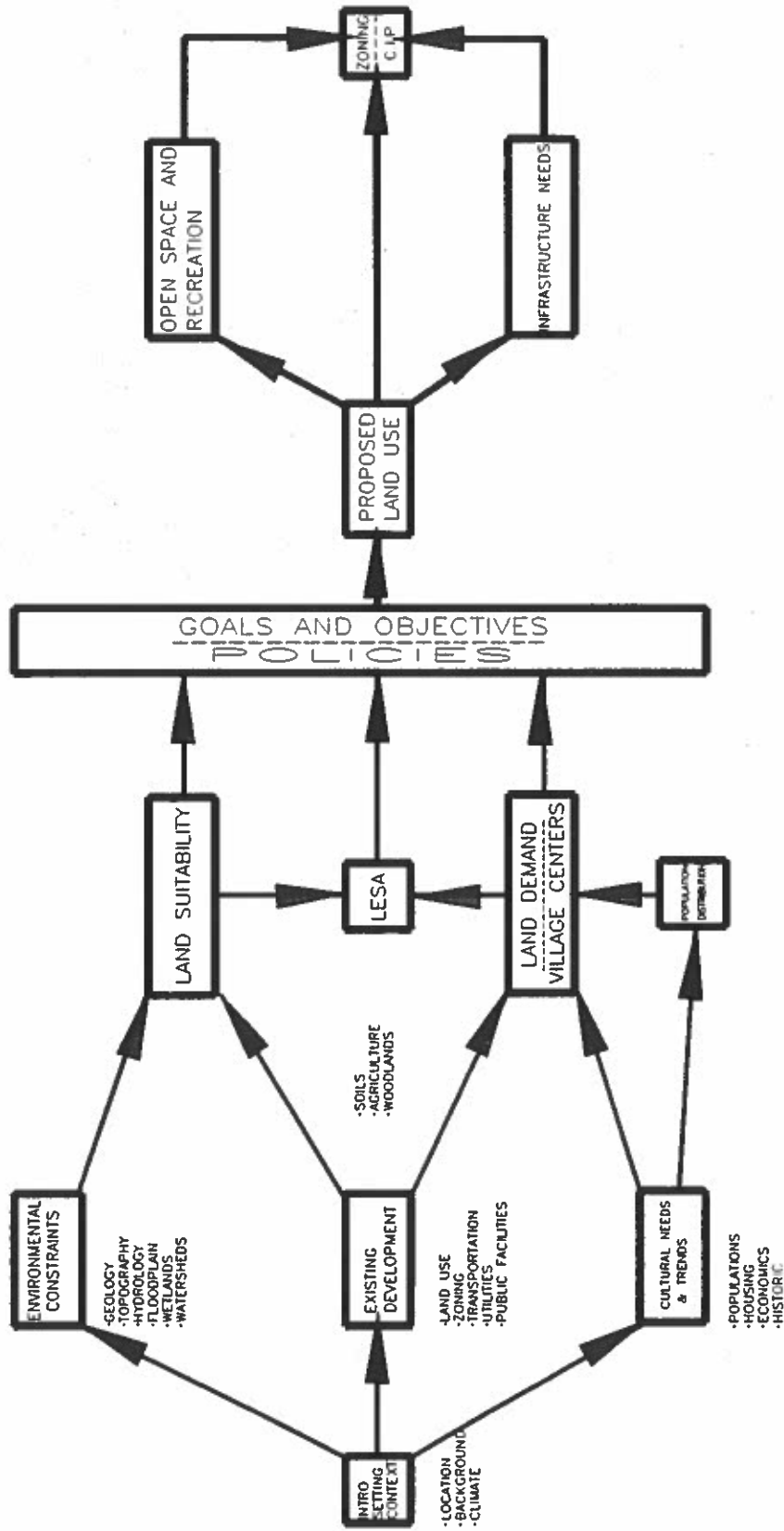
encampment of Union soldiers under the direction of General Grant during the winter of 1863-64.

Culpeper County has numerous homes and buildings that are historically significant. Several structures, both in the Town and in the County, have been listed on the National Register of Historic Places. Additionally, several areas in the County have been designated as historically significant. The Village of Rapidan, located in the southern most tip of the County, has been recognized as a historic district, in part, for the structures in the village and for the important role it once played in moving goods and services to and from the region in Colonial times.

(1) Source: 1990 Census of Population and Housing; Summary Population and Housing Characteristics, Virginia.

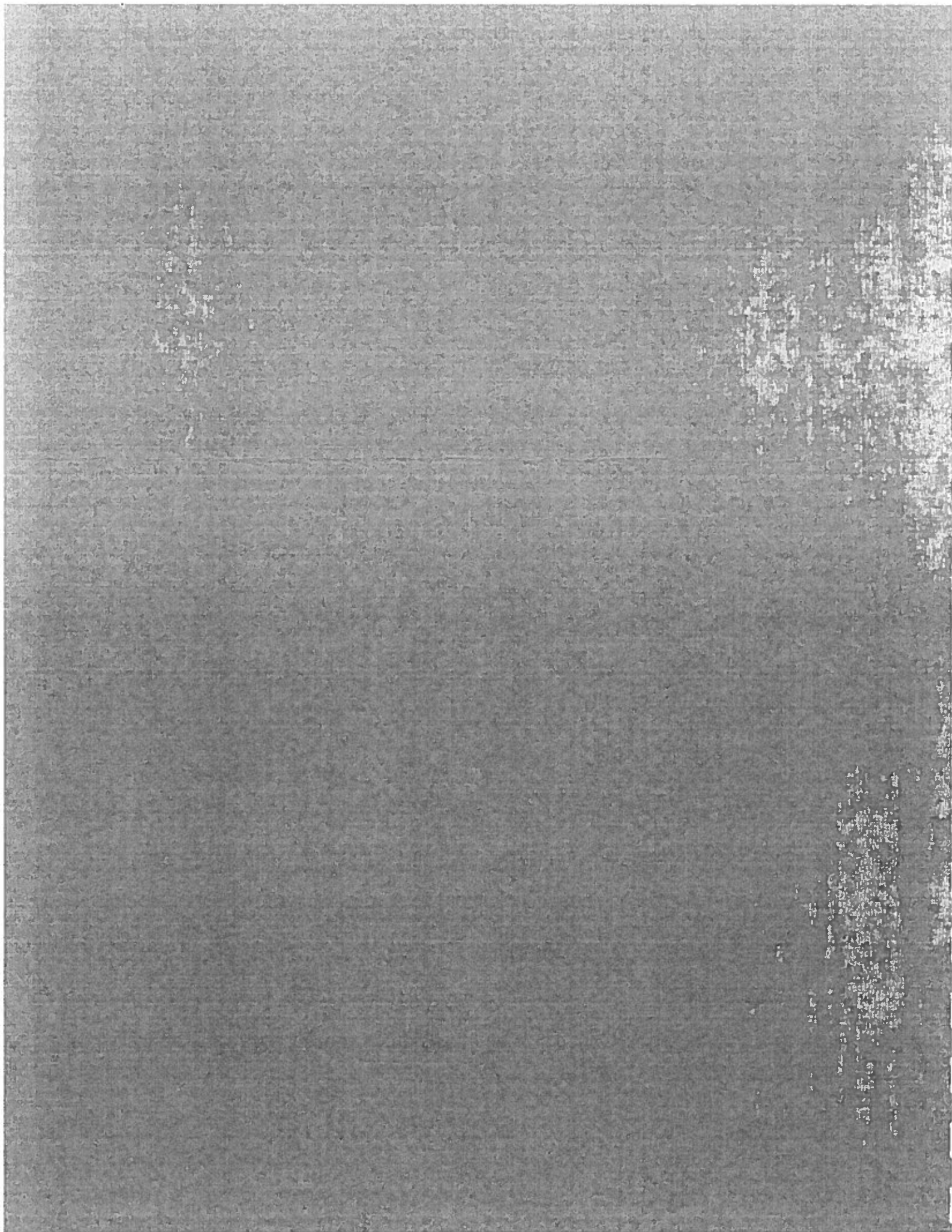
(2) Source: Historic Culpeper, prepared and published by the Culpeper Historical Society, Inc., Culpeper, Virginia, 1974.

I.A:1993 COMPREHENSIVE PLAN



RESERVED

II. DEMOGRAPHICS



II. DEMOGRAPHICS

PURPOSE

Demographics is the statistical study of population trends based on data such as housing age and size, household size and age distribution of occupants, school enrollment, density, and income. Demographic studies and population projections form the basis for most land-use planning policies, social service programs, and capital expenditures. The data collected on Culpeper County's population was evaluated to understand past growth patterns, predict future growth trends and map out future land use. Population projections provide a reliable idea of future housing size, quantity and location, which then allows overall demand for public services such as fire and police protection, recreation, utilities and solid waste disposal to be estimated. Projections based on needs of future dwelling units for infrastructure requirements, that is schools, sewer, water and roads, are reasonably reliable. These projections can be used to indicate more closely the type and scope of services required and the potential impacts that will result from growth, that is vehicles per housing unit, gallons effluent per housing unit, and so forth. Projections of school enrollment for children between the ages of 5 to 17 years are used to estimate demand for school facilities. All of these forecasted future demands represent major public investments and obligations to current and future budgets.

METHODOLOGY USED FOR ESTIMATING FUTURE POPULATION

A twenty year term, from 1990 to 2010, was chosen to provide the framework from which to

estimate for future population growth, capital improvements and private development. A number of techniques were then used to estimate population trends and the most relevant and/or realistic future population projections were chosen. The estimates generated were compared with development trends and building permits issued over the previous decade to verify that the future projections were in line with previous growth patterns.

Two different data sources and three different estimating techniques were utilized to forecast the County's population for the years 2000 and 2010, see Table II.1. The University of Virginia's (UVA) Center for Policy Studies and the Virginia Employment Commission (VEC) produce future population estimates for communities within the State of Virginia. The VEC projections are based on national and local economic trends while the UVA series is a cohort-survival projection based on local birth and death rates. The effects of in-migration, that is people moving into Culpeper County from other jurisdictions, are significantly underestimated in the University of Virginia (UVA) study and therefore the UVA study's projections were not used.

It is estimated that by 2010, there will be 44,875 persons living in Culpeper County. This estimate was produced by utilizing approximately the same growth-rate that the County experienced from 1980 to 1990 and adjusting it slightly upward to reflect the Town's projected growth rate. It provides a reasonable base from which to compare estimates generated by other means. For example, VEC's revised projection for the County's population for 2010 is 39,987, which somewhat under estimates the local impact of in-migration.

TABLE II.1
ALTERNATIVE FUTURE POPULATION ESTIMATES
1990-2010⁽¹⁾

	1990	2000	2010
VEC⁽³⁾	27,100	33,395	39,987
UVA	26,600	30,580	34,560
1960-1980: LINEAR REGRESSION	26,200	33,500	38,200
1980-1990: USING % INCREASE⁽⁴⁾	27,791	35,550	44,875
BLDG. PERMITS(A)⁽²⁾	29,007	34,778	39,783
BLDG. PERMITS(B)	29,025	35,925	42,000
BLDG. PERMITS(C)	29,298	37,863	45,351
1984 COMP PLAN	26,900	30,200	---

(1) SOURCE: UNIVERSITY OF VIRGINIA, CENTER FOR POLICY STUDIES, THE VIRGINIA EMPLOYMENT COMMISSION AND CULPEPER COUNTY STAFF CALCULATIONS.

(2) BUILDING PERMIT TIME FRAMES:

(A) 1980-89 TREND; HOUSEHOLD SIZE RANGE 2.85 - 2.48

(B) 1983-89 TREND; HOUSEHOLD SIZE RANGE 2.80 - 2.55

(C) 1985-89 TREND; HOUSEHOLD SIZE RANGE 2.85 - 2.60

(3) SOURCE: VIRGINIA EMPLOYMENT COMMISSION POPULATION PROJECTION UPDATE, SEPT. 1992.

(4) THE TOWN OF CULPEPER WISHES TO MAINTAIN AN ANNUAL GROWTH RATE OF 2.5% AND IS PROJECTING AN ANNUAL GROWTH RATE OF 3.5% BETWEEN 1990-2000 AND 4.5% BETWEEN 2000-2010. SOURCE: PRE-PUBLIC HEARING DRAFT OF THE PROPOSED CULPEPER ZI PLAN.

These estimates were then compared with actual building permit trends in Culpeper County in order to adjust the future population predictions to reflect actual development. Permits for new housing units were projected over three alternate time periods between 1980 and 1989 and those units were converted to obtain a population estimate. The population estimate was then adjusted to reflect the historically declining household size for both the Town and County of Culpeper. National and regional trends in household size were also reviewed because much of the future county population will be a product of in-migration (especially from Northern Virginia) with potentially larger household sizes. These adjustments were then factored into the population estimates for years 2000 and 2010,

thereby producing the average household sizes shown in Table II.2.

The resulting population estimate is a combination of the 1983 - 1989 building permit trend, proportionate population increases, the VEC projections and the Town's projected growth rate. This adjusted estimate reflects the predicted in-migration from Northern Virginia and development growth trends without overstating future growth. The projections shown in Table II.2 have been adjusted to be in-line with recent 1990 census results. A 63.8 percent increase in population is expected in Culpeper County, excluding the Town of Culpeper, over the next 20 years. This represents an average annual growth rate of 3.2 percent. This is comparable with the 58.0 percent increase experienced from 1970 to

TABLE II.2
POPULATION, HOUSEHOLDS & SCHOOL ENROLLMENT
HISTORIC & PROJECTED FOR CULPEPER COUNTY

	COUNTY - POPULATION ^(1,2)			PROJECTED POPULATION			% INCREASE	2010	% INCREASE
	1970	1980	1990	1990	2000	2010			
POPULATION:									
TOTAL (COUNTY & TOWN)	18,218	22,620	27,791	27,791	35,550	44,875	52.5	44,875	61.5
COUNTY ONLY	12,162	15,999	19,210	19,210	24,820	31,470	58.0	31,470	63.8
TOWN ONLY	6,056	6,621	8,581	8,581	10,730	13,405	41.7	13,405	56.2
HOUSEHOLDS: (ALL OCCUPIED HOUSING UNITS)									
TOTAL (COUNTY & TOWN)	5,323	7,605	9,757	9,757	--	--	83.3	--	--
COUNTY ONLY	3,267	4,994	6,326	6,326	9,025	12,012	93.6	9,025	89.9
HOUSEHOLD SIZE:									
AVERAGE (COUNTY & TOWN)	3.36	2.93	2.79	2.79	--	2.41	(17.0)	--	--
AVERAGE (COUNTY)	3.30	3.16	3.00	3.00	2.75	2.62	(10.0)	2.75	(12.7)
SCHOOL ENROLLMENT:									
TOTAL CHILDREN ENROLLED	--	4,807	5,332	5,332	7,555	8,652	--	7,555	62.3
PRIVATE	--	207	440 ⁽³⁾	440	600	1,100	--	600	150.0
PUBLIC ⁽⁴⁾	4,675	4,600	4,892 ⁽⁴⁾	4,892 ⁽⁴⁾	6,955 ⁽⁴⁾	7,552 ⁽⁵⁾	--	6,955 ⁽⁴⁾	54.4
	--	(95.7)	(91.7)	(91.7)	(92.1)	(87.3)		(92.1)	
SCHOOL BUILDINGS:									
	7.0	7.0	7.0	7.0 ⁽⁴⁾	8.0 ⁽⁴⁾	9.0 ⁽⁴⁾	--	8.0 ⁽⁴⁾	

(1) SOURCE: BUREAU OF THE CENSUS, CENSUS OF POPULATION FOR 1980 AND 1990 AND COUNTY OF CULPEPER STAFF CALCULATIONS.

(2) SOURCE: VIRGINIA STATISTICAL ABSTRACT, 1989 EDITION, PREPARED BY CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA.

(3) SOURCE: COUNTY OF CULPEPER STAFF SURVEY. PRIVATE SCHOOLS WITHIN CULPEPER COUNTY HAVE A LIMITED CAPACITY TO HANDLE GROWTH. 1992 CAPACITY IS 388 STUDENTS. THERE ARE CURRENTLY 52 STUDENTS IN HOME STUDY PROGRAMS.

(4) SOURCE: CULPEPER COUNTY SCHOOL BOARD.

(5) SOURCE: VIRGINIA STATISTICAL SERIES: PROJECTIONS OF EDUCATIONAL STATISTICS TO 2010, BY DR. M. A. SPAR, S.H. SAKURADA, AND DR. J. H. MARTIN; CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA, JUNE 1991.

1990, which represents an average annual growth rate for Culpeper County, excluding the Town, of 2.9 percent. The percentage increase for the County and Town combined is expected to be 61.5%, slightly higher than the preceding 20 year period (see Table II.2).

HOUSEHOLDS

Total households for years 2000 and 2010 were estimated from both a projection of dwelling units (from current building permit

trends) and from a projected population based on a range of household sizes. The range was a product of:

- Larger household sizes (3.10 - 3.20) applied to the growth in new households 1990-2000 and 2000-2010 and
- direct extrapolation of the declining town/county household size (2.41 in 2010).

TABLE II.3
SELECTED CHARACTERISTICS FOR HOUSEHOLDS
CULPEPER COUNTY⁽¹⁾

TOTAL FAMILIES:	1980	% OF ALL FAMILIES	1990	% OF ALL FAMILIES	%CHANGE
TOTAL(COUNTY & TOWN):	6,022	--	7,431	--	23.4
FEMALE HH⁽²⁾	735	12.2	972	13.1	32.2
PERSONS 65+(OR 75⁽³⁾)					
LIVING ALONE	326 ⁽⁴⁾	5.4 ⁽³⁾	783	10.5	--
PERSONS/FAMILY	3.35	--	3.20	--	(4.5)
PERSONS/HH	2.93	--	2.79	--	(4.8)
COUNTY ONLY:	4,203	--	5,185	--	23.4
FEMALE HH	406	9.7	509	9.8	25.4
PERSONS 65+ LIVING					
ALONE	(3)	(3)	391	7.5	--
PERSONS/FAMILY	3.5	--	(4)	--	(4)
PERSONS/HH	3.16	--	3.00	--	(5.1)

(1) SOURCE: BUREAU OF CENSUS, CENSUS OF POPULATION FOR 1980 AND 1990.

(2) FEMALE HEAD OF HOUSEHOLD IS DEFINED AS NO HUSBAND PRESENT. FEMALE HEAD OF HOUSEHOLD (HH) MAY ALSO BE COUNTED UNDER PERSONS 65+ AS THE TWO CATEGORIES ARE NOT EXCLUSIVE.

(3) THE 1980 CENSUS CHANGED THE CATEGORY TO 65+. THE 1990 CENSUS USED 75+; THEREFORE, THE 1980 AND 1990 NUMBERS ARE NOT DIRECTLY COMPARABLE.

(4) STATISTICS NOT AVAILABLE UNTIL 1990 CENSUS DATA IS RELEASED IN ITS ENTIRETY.

The average of the range of household sizes was actually used with the resultant household size (County only) identified in Table II.2. The declining household size occurrence implies higher growth in households (89.9%), and therefore dwelling units, than population (63.8%) over the next 20 years. An alternate interpretation would be to anticipate smaller unit sizes and higher demand for townhouse and cluster development in response to smaller households. Both of these dwelling types require less land for construction, but still produce demands for recreation and common services.

Other characteristics of households that are of interest are the number of female heads of households and the number of households in which the occupant is elderly and living alone (see Table II.3). The numbers for these two types of households are not exclusive, meaning that a female, age 65 and living alone, will be counted under both categories. The number of female heads of household increased from 12.2 percent of all families in 1980 to 13.1 percent of all families in 1990. The number of elderly living alone was 10.5 percent in 1990. The census data for 1980 indicated persons 75 and older living alone; therefore, no percentage change can be

provided. From 1980 to 1990, persons per family and persons per household declined from 3.35 to 3.20 and 2.93 to 2.79, respectively. Persons per household include all persons living within the household including boarders, roomers, etc.

CURRENT POPULATION

Culpeper County has been steadily growing since 1960 (see Table II.4), at an average annual growth rate of 2.1% between 1960-1970, 2.4% between 1970-1980 and 2.3% between 1980-1990. These rates include the Town of Culpeper, which experienced a large population increase in 1968 through annexation. In the past, "natural increase" produced most of the population growth. This was replaced in the 1970's by in-migration of residents which accounted for 71.4% of the County's growth between 1970 and 1980 and 79.7 percent between 1980 and 1990 (see Tables II.5 and II.6). This trend is expected to continue into 1990 and 2000 as "natural increase", that is births minus deaths, continues to decline and in-migration increasingly becomes a larger factor in the composition of County population (estimated at 17.0% of the 1990 population).

TABLE II.4
POPULATION TRENDS FOR CULPEPER COUNTY

1940 - 1990⁽²⁾

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1988</u>	<u>1990</u>
TOTAL POPULATION:	13,365	13,242	15,088	18,218	22,620	27,791	41,980
CULPEPER COUNTY:	11,099	10,715	12,676	12,162	15,999	19,210	31,470
TOWN OF CULPEPER:	2,316	2,527	2,412	6,056 ⁽¹⁾	6,621	8,581	10,510

(1) INCLUDES 3,766 PERSONS IN ANNEXED AREA BY THE TOWN OF CULPEPER ON JAN. 1, 1968.

(2) SOURCE: BUREAU OF THE CENSUS, CENSUS OF POPULATION FOR 1940, 1950, 1960, 1970, 1980 AND 1990.

TABLE II.5
COMPONENT RATES OF POPULATION CHANGE
FOR CULPEPER COUNTY^(1,2)

RATES/1000 POP OF BASE YEAR:	CENSUS			
	1950-60	1960-70	1970-80	1980-90
BIRTH RATE	25.8	25.2	20.0	16.3
DEATH RATE	12.4	14.1	13.1	10.4
NET INCREASE	13.4	11.1	6.9	5.9
NET MIGRATION	0.5	11.7	17.7	17.0
NET GROWTH	13.9	22.8	24.6	22.9

(1) SOURCE: CULPEPER COUNTY COMPREHENSIVE PLAN, MARCH, 1975.

(2) SOURCE: DATA SUMMARY, FEB. 1992, PREPARED BY RAPIDAN PLANNING DISTRICT COMMISSION.

The population of Culpeper County and the Commonwealth of Virginia has maintained the same percentage of males to females, that is 49 percent to 51 percent since 1970 (see Table II.8). The percentage of minorities has declined in the County from 24.2 percent in 1970 to 18.8 percent in 1990. The Commonwealth of Virginia's percentage of minorities increased over the same time period from 19.2 percent in 1970 to 22.6 percent in 1990.

New residents coming into Culpeper County often bring with them different needs and expectations regarding quality of life. Families moving into Culpeper County also may be larger than those already residing here. An assessment of Northern Virginia household sizes in 1990, reveals that Prince William (with an average of 3.04 persons per household), Stafford (3.05), and Spotsylvania (3.01) Counties have a higher average household size than Culpeper County (2.82). Other counties have household sizes similar to

Culpeper County such as Fauquier (2.89), Fairfax (2.75) and Loudoun (2.80). The average number of persons per household for the Commonwealth of Virginia during 1990 was 2.61. While many of these families may be relocating from urban areas with a variety of urban services, they are very likely to be moving here to partake in the County's atmosphere and unique community character. Rather than moving here with high service demands, many new residents are willing to trade-off higher levels of service in exchange for certain quality of life considerations.

Culpeper County does not appear to have closely approximated national demographic trends. The "Baby Boom" of the 1950's and 1960's did not affect the County by creating the meteoric rise in birth rates found in many urban areas nor was there a pronounced drop in those rates during the 1970's as experienced in other areas. Nationally, the "Echo Effect" (offspring of the Baby Boom generation) will remain influential through the

TABLE II.6
POPULATION, HOUSEHOLDS AND MIGRATION
CULPEPER COUNTY, 1960-1990⁽¹⁾

	1960	1970	1980	1990
TOTAL POPULATION	15,088	18,218	22,620	27,791
% INCREASE	--	20.7	24.2	22.9
COUNTY POPULATION	12,676	12,162	15,999	19,210
NET CHANGE	1,846	3,130	4,402	5,171
NATURAL INCREASE⁽²⁾	1,779	1,670	1,261	(EST)1,052
NET MIGRATION	+67	+1,460	+3,141	+4,119
% OF NET CHANGE	3.6	46.6	71.4	79.7
MAGISTERIAL DISTRICTS:				
CATALPA	4,817	2,894	3,226	3,687
CEDAR MOUNTAIN	1,992	2,295	3,186	3,713
JEFFERSON	1,791	2,432	3,180	4,461
SALEM	1,802	2,162	3,141	3,969
STEVENSBURG	2,274	2,379	3,266	3,380
EAST/WEST FAIRFAX	2,412	6,056	6,621	8,581

(1) SOURCE: U.S. BUREAU OF CENSUS, 1960-1990.

(2) NATURAL INCREASE IS BIRTHS MINUS DEATHS.

mid-1990's. However, in Culpeper County, continued moderation in birth rates suggests that this will not be a significant factor in future population trends. Migration and household size remain the predominant issues affecting county growth and development.

Table II.6 documents the changes in Culpeper County's population distribution by Magisterial District. Although the boundaries of the districts have been altered through

redistricting recently, the movement of population west (Salem) and north (Jefferson) is quite apparent. Population increases in the Cedar Mountain and Catalpa areas (around the Town of Culpeper) are also obvious.

AGE DISTRIBUTION AND SCHOOL ENROLLMENT

The age distribution of the population is used to assess changes in the character of the

TABLE II.7
CULPEPER COUNTY AGE DISTRIBUTION
AS PERCENT OF POPULATION
1960 - 2010^(1,2)

	U.S. CENSUS				PROJECTED ⁽²⁾	
	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
0-4 YEARS	13.2%	9.0%	7.1%	8.0%	7.1%	6.9%
5-17	23.2	26.6	22.3	18.0	18.5	18.0
18-20	3.8	4.2	4.6	4.9	4.7	3.9
21-44	28.4	28.3	33.7	38.1	35.7	32.5
45-64	19.7	20.3	19.5	18.5	21.6	25.9
65+	11.7	11.6	12.8	12.5	12.4	12.8
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
MEDIAN AGE:						
COUNTY:	29.6	29.0	31.3	33.3	--	--
STATE:	27.1	26.8	29.8	32.6	--	--

(1) SOURCE: U.S. BUREAU OF THE CENSUS, CENSUS OF POPULATION 1960, 1970, 1980 AND 1990; AND COUNTY OF CULPEPER STAFF CALCULATIONS.

(2) SOURCE: VIRGINIA EMPLOYMENT COMMISSION, POPULATION PROJECTION UPDATE, SEPT. 1992.

community and to anticipate facility and service needs commensurate with each group. For instance, the 5-17 age group represents school age population who require education. This group may be educated either in public and private schools or home schooled. The 0-4 age group helps assess potential demand on County schools by identifying the size of a group of potential school-age children soon entering into the school system. The 21-44 age group identifies growing families potentially looking for a first or second home and the

45-64 age group represents the "empty nest" group with totally different expectations. The 65+ age group are "senior citizens", although with the increasing prevalence of early retirements and second careers this definition may soon change. Each group has a different lifestyle and service needs that can be predicted through utilization of population and age trends.

School children are estimated from the percentage of population aged 5-17 years. These are the prospective students for grades

TABLE II.8
POPULATION BY AGE, RACE AND SEX
FOR CULPEPER COUNTY⁽¹⁾

	<i>MALE</i>			<i>FEMALE</i>		
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
0-4	820	781	1,051	819	825	1,128
5-14	1,963	1,887	1,969	1,837	1,854	1,787
15-24	1,366	1,854	2,064	1,420	1,906	2,014
25-34	1,086	1,728	2,406	1,067	1,786	2,470
35-44	1,002	1,367	2,124	1,021	1,327	2,129
45-54	1,010	1,121	1,500	1,000	1,161	1,393
55-64	613	1,023	1,093	841	1,109	1,183
65 +	<u>1,072</u>	<u>1,1192</u>	<u>1,409</u>	<u>1,281</u>	<u>1,699</u>	<u>2,071</u>
TOTAL	8,932	10,953	13,616	9,286	11,667	14,175

% TOTAL POP.

COUNTY: 49.0	48.4	49.0	51.0	51.6	51.0
STATE: --	49.0	49.0	--	51.0	51.0

	<i>BLACK/OTHER</i>			<i>WHITE</i>		
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
0-4	511	363	462	1,128	1,243	1,717
5-14	1,161	946	775	2,639	2,795	2,981
15-24	787	1,011	862	1,999	2,749	3,216
25-34	468	715	993	1,685	2,799	3,883
35-44	434	485	735	1,589	2,209	3,518
45-54	402	423	455	1,608	1,859	2,438
55-64	298	356	426	1,156	1,776	1,850
65 +	<u>349</u>	<u>487</u>	<u>514</u>	<u>2,004</u>	<u>2,404</u>	<u>2,966</u>
TOTAL	4,410	4,786	5,222	13,808	17,834	22,569

% TOTAL POP.

COUNTY: 24.2	21.2	18.8	75.8	78.8	81.2
STATE: 19.2	20.9	22.6	80.0	79.1	77.4

(1) SOURCE: U.S. BUREAUS OF CENSUS, CENSUS OF POPULATION 1970, 1980 AND 1990.

K-12 in or about to enter the County's school system. Some will graduate early, several will leave prior to completion of their education, while others will use a private school system (home schooled, parochial schools, boarding schools, etc.). However, a majority of these children can be expected to use the public school system. Table II.2 shows estimated school children for 2000 and 2010 based on

estimates provided by the Culpeper County School Board and on the projected population aged 5-17 years (K-12). The public school enrollment for 1990 is also shown and represents 91.7% participation in public education. The remainder of the group is educated via private schools and home education. Data from previous years indicates a slightly declining rate of public school

TABLE II.9
CULPEPER PUBLIC SCHOOL ENROLLMENT AND CAPACITY
FOR 1989-90 SCHOOL YEAR⁽¹⁾

SCHOOL	YEAR BUILT	1989-90 ENROLLMENT⁽³⁾	PROGRAM CAPACITY⁽⁴⁾
FARMINGTON	1965	466	404
PEARL SAMPLE	1972	558	528
SYCAMORE PARK	1960/62	580	405
A.G. RICHARDSON⁽²⁾	1936/52 ⁽²⁾	391	427
FLOYD T. BINNS	1949/89 ⁽⁵⁾	717	671
JR. HIGH SCHOOL	1977	1,091	1,362
C. CO. HIGH SCHOOL	1969	<u>988</u>	<u>1,267</u>
		4,791	5,064

(1) SOURCE: CULPEPER COUNTY SCHOOL BOARD.

(2) A.G. RICHARDSON WAS REPLACED AND THE NEW FACILITY (BY THE SAME NAME), WAS OCCUPIED FOR THE 1991-92 SCHOOL YEAR. THE FACILITY HAS AN ESTIMATED STUDENT CAPACITY OF 700.

(3) MAXIMUM CLASS SIZE AT THE ELEMENTARY SCHOOL LEVEL VARIES FROM EIGHT TO TWENTY-FIVE TO THIRTY STUDENTS, DEPENDING UPON THE PROGRAM. AS STUDENTS DO NOT COME TO SCHOOL IN GROUPS THAT ARE EXACTLY DIVISIBLE BY THE DESIRED CLASS SIZE, IT IS DIFFICULT TO UTILIZE THE MAXIMUM CAPACITY OF THE BUILDING WITHOUT OVERCROWDING SOME CLASSROOMS. IF MAXIMUM CAPACITY IS NOT TO BE EXCEEDED IN ANY CLASSROOM, USABLE CAPACITY (I.E. PROGRAM CAPACITY) IS ABOUT 85 PERCENT OF MAXIMUM BUILDING CAPACITY.

(4) THE ENROLLMENT FIGURES ARE FROM SEPTEMBER 30, 1989, AS SUCH THEY DO NOT MATCH TABLE II.2 ENROLLMENT FIGURES WHICH ARE FOR SCHOOL YEAR 1990-1991..

(5) FLOYD T. BINNS WAS ORIGINALLY BUILT IN 1949 AS A HIGH SCHOOL. IT WAS REMODELED TO SERVE GRADES 4 THROUGH 6 IN 1989.

participation as private and home schools increase in popularity. Based on the 1980-89 trend, the participation rate for public school enrollment is estimated to be 87.3 percent in 2010, with a net increase in the number of students enrolled in public schools at 54.4 percent.

The increasing number of students enrolled in public schools will require a minimum of one additional school or equivalent capacity by the year 2000 and 2 additional schools by 2010. The expansion of Farmington and the Culpeper County High School are currently under consideration. There are mandatory school-size reduction programs in place which will also affect the number of additional facilities required. An elementary school will most likely be needed in the northern part of the county as in-migration is expected to occur as the result of approved and proposed development in the area. Table II.9 provides the 1989-90 enrollment of each of the Culpeper County Schools and their respective program capacity. From Table II.9, it can be seen that future need will shortly surpass capacity. The School Board has prepared a separate plan to address the education needs of the County and Town of Culpeper.

The percentage distribution of age groups in Culpeper County from 1960-1990 is shown in Table II.7. These percentages were projected by the Virginia Employment Commission to produce a population distribution for 2000. The same population distribution was then used for 2010. As a percentage of total population, the 0-4 age group is expected to decline although there will be a numeric growth in this age group due to increasing County population. The 21-44 age group will continue to maintain at least a one third share of the population as a result of continued in-migration into Culpeper County. The percentage share of the population held by the 45-64 and the 65+ age groups will continue to grow as the result of in-migration

and aging County population. Culpeper is increasingly gaining a reputation as an attractive place for retirement which will place future emphasis on consolidated services, transportation access (even mass transit), fire/rescue services, housing programs for the elderly, and part-time employment opportunities for the 55 to 75 age bracket.

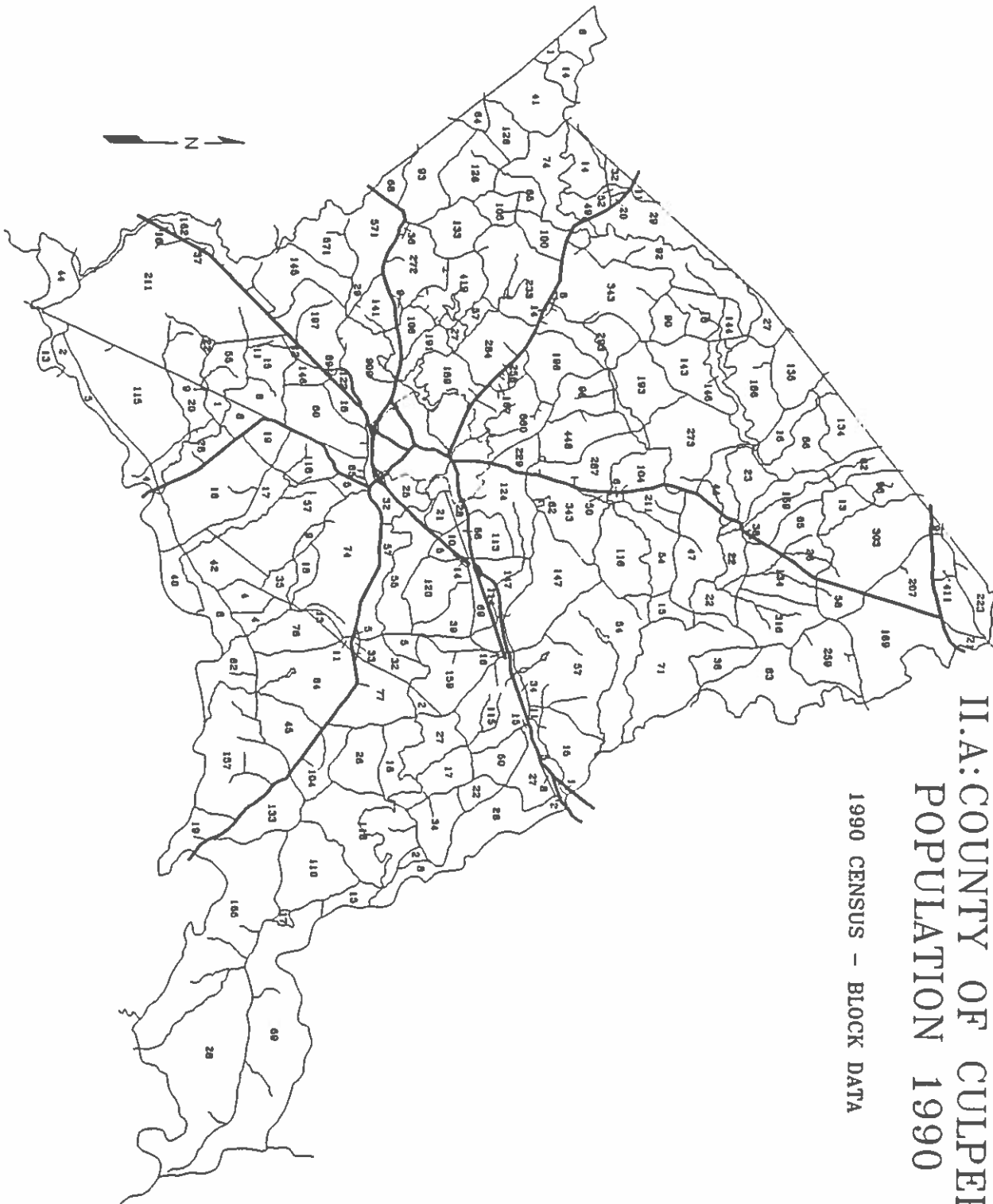
POPULATION DISTRIBUTION

In addition to the projection of demographic variables, it is also helpful to assess the distribution of population in various areas of Culpeper County and evaluate the implications for future growth and development patterns. Table II.6 identifies the population of the County by magisterial district from 1960 to 1990 and Maps II.A and II.B identifies the distribution of population in the County according to the 1980 and 1990 Census. In 1970, the highest concentrations of people were located around the Town of Culpeper and in the Mountain Run Lake area. By 1980, the northern areas were beginning to grow and have continued to grow steadily through 1990. Future growth will be encouraged to occur around the Village Centers identified in this Comprehensive Plan.

County areas where growth is anticipated include Clevenger's Corners, Griffinsburg, Brandy Station and areas adjacent to the Town of Culpeper on the north and west sides. Areas of continued modest growth include Stevensburg, Richardsville, Dunkard Church (Route 729) and Rixeyville. Village Center areas are expected to receive 55.1% of the County's growth from 1990 to 2010 resulting in 49.9% of the population concentrating in and around Village Centers. Convenience and Cultural Center areas are expected to attract 12.7% of the anticipated growth even though their commensurate share of county population will decline from 25.4% to 20.1% over the next twenty years.

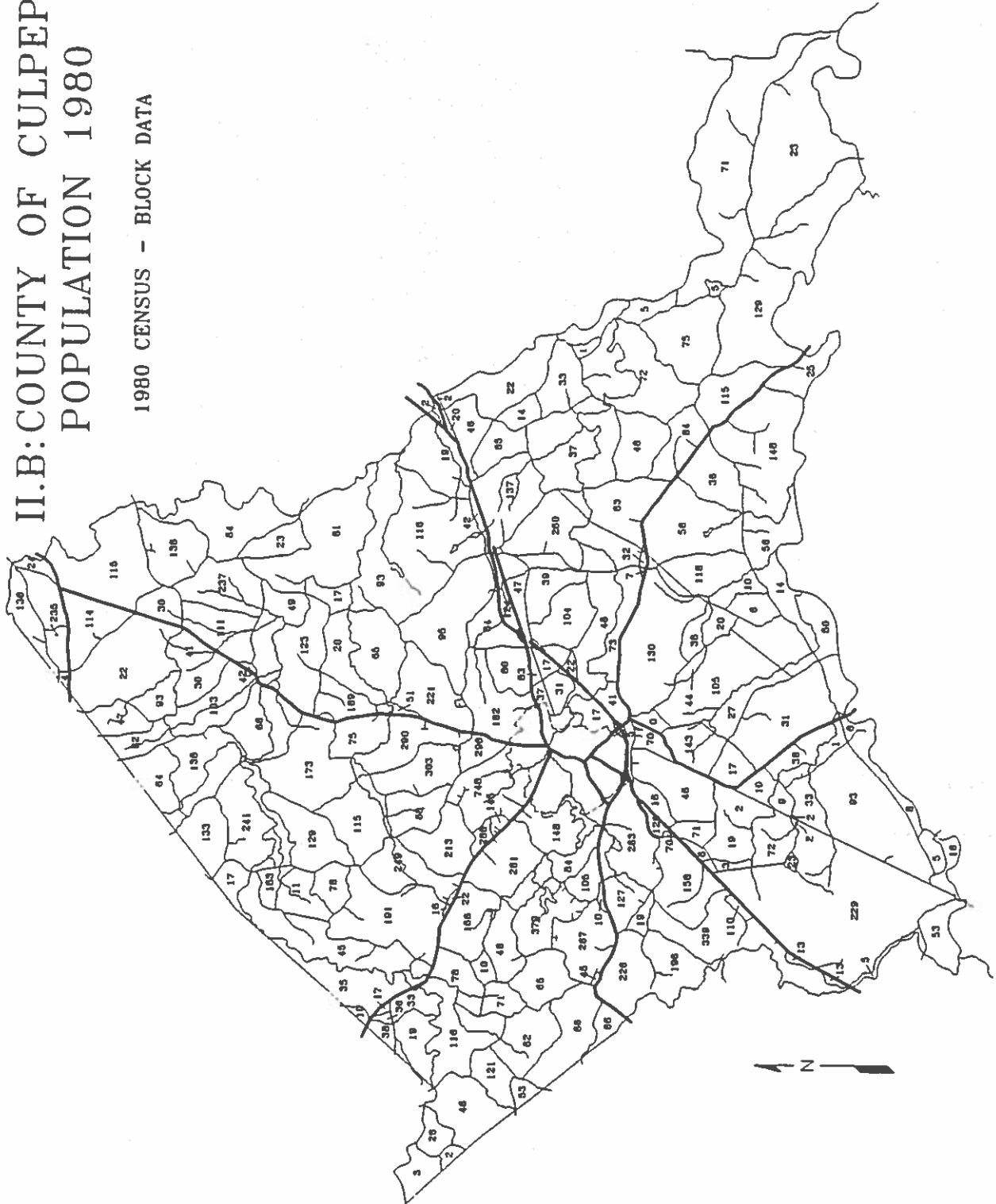
II.A: COUNTY OF CULPEPER POPULATION 1990

1990 CENSUS - BLOCK DATA



II.B: COUNTY OF CULPEPER POPULATION 1980

1980 CENSUS - BLOCK DATA



RESERVED

III. ECONOMICS

III. ECONOMICS

The economic vitality of Culpeper County is a function of its residents, their skills and occupations, and the businesses that are attracted to Culpeper. Historically, businesses and employers have located in the Town of Culpeper where the labor force and services are concentrated. The construction of the Route 29 By-Pass, improvements to other County roads such as Routes 3 and 211, the population growth to the north and west of Town, and the creation of industrial parks to the east of Town have altered that trend. The outward expansion of Northern Virginia, facilitated by improved roads, has added to the demand for housing, services and jobs in Culpeper and has made commuting to and from Culpeper County a more viable option. Culpeper is also similarly influenced, although to a lesser degree, by the growth in Charlottesville and Fredericksburg.

LABOR FORCE

The labor force in Culpeper County consists of those employed, those temporarily laid off from

a job, and those unemployed actively seeking employment. In 1987, there were 13,265 Culpeper County residents in the labor force. Unemployment for the County in 1987 was 3.3 percent or 424 persons. During the same time period, the unemployment rate for Virginia was 4.2 percent and for the United States, 6.2 percent. In December of 1991 the estimated unemployment rate for Culpeper County was 9.3 percent, a 181.8 percent increase over the rates in 1987. The unemployment rate for the U.S. increased from 6.2 percent in 1987 to 6.8 percent in December 1991. During that same period the unemployment rate for Virginia rose from 4.2% to 5.5%. It can be seen from the unemployment rates shown in Table III.1, that the current downturn in the economy has impacted the labor force residing in Culpeper County to a much greater extent than at the national or state levels.

The U. S. Census categorizes all those persons 16 and over as being eligible to participate in the work force. The availability or capacity of the community's labor force for

**TABLE III.1
UNEMPLOYMENT RATE**

	<u>1987</u> ⁽¹⁾	<u>Dec.</u> <u>1990</u> ⁽²⁾	<u>Dec.</u> <u>1991</u> ⁽²⁾	<u>%Increase</u> <u>1987-1991</u>
UNITED STATES	6.2	5.8	6.8	9.7
VIRGINIA	4.2	4.9	5.5	31.0
CULPEPER	3.3	6.2	9.3	181.8

1) SOURCE: U.S. BUREAU OF LABOR STATISTICS, OFFICE OF EMPLOYMENT AND UNEMPLOYMENT STATISTICS, TAKEN FROM VIRGINIA STATISTICAL ABSTRACT, 1992-93 EDITION, PUBLISHED BY CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA.

2) SOURCE: U.S. BUREAU OF LABOR STATISTICS, UNPUBLISHED DATA ENTITLED: ESTIMATED LABOR FORCE COMPONENTS FOR STATE, MSAS, LMAS, CITIES, SINGLE COUNTIES.

employment is its *participation rate*. Due to infirmity, retirement, pursuit of education, lack of jobs, deferral for care of children and elderly parents, and other circumstances, there is never a 100 percent participation rate. The overall participation rate for Culpeper County was 60.7 percent in 1980 and, based on the April 7, 1992 release of Census of Population and Housing, 1990, has increased to 67.4 percent in 1990, see Table III.2. In 1980, the overall participation rate for Virginia was 64.1 percent and for the United States, 62.0 percent. In 1990, the rate for Virginia was 68.9.

In 1980, of the 9,678 employed residents of Culpeper County, 3,984 or 41.2 percent were women. By 1990, the number of employed residents increased to 13,524. Of these, 5,917 or 43.8 percent were women. The County's employment participation rates in 1980 were 75.2 percent for men and 47.6 percent for women. The rates for 1990 were 75.6 percent

for men and 54.3 percent for women. Nationally, the 1980 participation rate for men was 75.1 percent and for women, 49.9 percent. In Virginia, the 1980 rates were 76.7 percent for men and 52.4 percent for women. Culpeper County's participation rates in 1980, for women, as well as the overall participation rates, were lower than both the national and state rates. The participation rates for men, however, were close to the national rates.

The degree which people travel to and from the county for work forms another component of the labor force, that is, in-commuting and out-commuting. The Census shows that in 1980, 31.0 percent of Culpeper's population regularly left the County for employment in other communities, usually Northern Virginia. In 1990, the percent of out-commuting increased to 36.4 percent. The 1980 census data also indicated that 15.3 percent of the County's workforce commutes into Culpeper County from surrounding communities. Table III.2

TABLE III.2
LABOR FORCE, PARTICIPATION RATES AND COMMUTING
FOR CULPEPER COUNTY, 1960-2010

	1960	1970	1980 ⁽¹⁾	1990	ESTIMATED ⁽²⁾	
					2000	2010
POPULATION:	15,088	18,218	22,620	27,791 ⁽⁴⁾	34,790	42,000
LABOR FORCE:	5,182	6,620	10,260	14,118 ⁽⁴⁾	16,656	20,826
PARTICIPATION RATE:	51.9%	54.2%	60.7%	67.4% ⁽⁵⁾	63.4%	64.0%
PERCENT COMMUTERS:						
OUT-COM:	-14.1	-20.9	-31.0 ⁽³⁾	-36.4 ⁽⁴⁾	-34.7	-39.7
IN-COM:	6.0	11.3	15.3	27.2	39.0	50.0
NET:	- 8.1	- 9.6	-15.7	- 9.2	4.3	10.3

(1) SOURCE: VIRGINIA STATISTICAL ABSTRACT, CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA, 1989 EDITION.

(2) SOURCE: C. CHRISTOPHER MOTHERSEAD, AICP.

(3) SOURCE: VIRGINIA'S LOCAL ECONOMIES, REPORT #3: AN ECONOMIC PROFILE OF THE RAPPAHANNOCK-RAPIDAN PLANNING DISTRICT, BY ANDREW J. HOLLIDAY AND GEORGE E. BARNES FOR THE CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA, OCTOBER 1989.

(4) SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 3 REVISED APRIL 7, 1992.

(5) SOURCE: CENSUS OF POPULATION AND HOUSING, 1990, SUMMARY SOCIAL, ECONOMIC, & HOUSING CHARACTERISTICS, ISSUED MAY 1992.

TABLE III.3
OCCUPATIONS OF THE RESIDENTS OF
CULPEPER COUNTY

	% OF LABOR ⁽¹⁾		% OF LABOR ⁽²⁾		% OF LABOR ⁽³⁾	
	1970	FORCE	1980	FORCE	1990	FORCE
TOTAL LABOR FORCE						
MANAGERIAL, PROFESSIONAL, & SPECIALTY OCCUP:	1,278	18.5	1,717	16.8	2,805	20.7
TECHNICAL, SALES & ADMIN SUPPORT:	1,326	19.2	2,633	25.7	4,053	30.0
SERVICE OCCUPATIONS:	971	14.0	1,328	13.0	1,497	11.1
FARMING, FORESTRY: PRECISION PRODUCTION, CRAFT & REPAIR:	584	8.5	803	7.8	811	6.0
OPERATORS, FABRICATORS, & LABORERS:	1,135	16.4	1,525	14.9	2,095	15.5
TOTAL	<u>6,613</u>	<u>100.0</u>	<u>10,236</u>	<u>100.0</u>	<u>13,524</u>	<u>100.0</u>

(1) SOURCE: CULPEPER COUNTY, A COMPREHENSIVE PLAN, 1972

(2) SOURCE: OCCUPATIONS IN VIRGINIA, DATA FROM THE 1980 CENSUS, PREPARED BY TAYLOR MURPHY INSTITUTE FOR VIRGINIA OCCUPATIONAL INFORMATION COORDINATING COMMITTEE, VIRGINIA EMPLOYMENT COMMISSION, MAY 1983.

(3) SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 3, REVISED APRIL 7, 1992.

shows the historical trend from 1960. The trend shows an apparent increase in both in-commuting and out-commuting.

The type of occupation held by the residents of Culpeper County has shifted from primarily blue collar to white collar between 1970 and 1990. In 1970, 51.7 percent of the residents of Culpeper County had white collar employment such as positions in management, professional specialties, technical areas, sales, administrative support and service occupations. In 1990, the percentage of Culpeper County residents employed in white collar positions increased to 61.8. The percentage of residents employed in farm related occupations declined from 8.5 percent in 1970 to 6.0 percent in 1990. In 1970, the remaining 39.8 percent of employed residents,

held positions in blue collar occupations such as precision production, operators, craft, repairs, fabricators and laborers. By 1990, the percentage of residents employed in blue collar occupations decreased to 32.7 percent, see Table III.3. This trend is expected to continue into the future.

EMPLOYMENT

The type of employment held by the residents of Culpeper County has remained fairly constant over the past decade. Private wage and salary workers, as a percentage of all jobs held by the residents of Culpeper County, increased slightly from 71.5 percent of the work force in 1980 to 73.3 percent of the work force in 1990. During the same time period,

TABLE III.4
EMPLOYMENT BY TYPE FOR CULPEPER COUNTY⁽⁵⁾
1980 TO 1990

	<u>1980⁽¹⁾</u>	<u>% TOTAL JOBS</u>	<u>1987⁽²⁾</u>	<u>% TOTAL JOBS</u>	<u>1990⁽⁶⁾</u>	<u>% TOTAL JOBS</u>	<u>% CHANGE 1980-1990</u>
EMPLOYMENT BY TYPE:							
PRIVATE WAGE &							
SALARY WORKERS:	6,921	71.5	8,602	67.0	9915	73.3	43.3
GOVERNMENT (TOTAL):	1,935	20.0	1,948	15.2	2464	18.2	27.3
FEDERAL	449	--	247	--	513	--	--
STATE	624	--	1,701	--	692	--	--
LOCAL	862	--	(3)	--	1259	--	--
SELF-EMPLOYED/							
PROPRIETORS:	770	8.0	2,291	17.8	1074	8.0	39.5
AGRICULTURAL	262	--	541	--	--	--	--
NON-AGRICULT	508	--	1,750	--	--	--	--
OTHER:⁽⁴⁾	<u>52</u>	<u>0.5</u>	<u>---</u>	<u>---</u>	<u>71</u>	<u>0.5</u>	36.5
TOTAL	9678	100.0	12841	100.0	13524	100.0	

- (1) SOURCE: OCCUPATIONS IN VIRGINIA, DATA FROM THE 1980 CENSUS, PREPARED BY TAYLOR MURPHY INSTITUTE FOR VIRGINIA OCCUPATIONAL INFORMATION COORDINATING COMMITTEE, VIRGINIA EMPLOYMENT COMMISSION, MAY 1983
- (2) SOURCE: VIRGINIA'S LOCAL ECONOMIES, REPORT #3: AN ECONOMIC PROFILE OF THE RAPPAHANNOCK-RAPIDAN PLANNING DISTRICT, BY ANDREW J. HOLLIDAY AND GEORGE E. BARNES FOR THE CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA, OCTOBER 1988.
- (3) THE DATA SOURCE COMBINED LOCAL AND STATE GOVERNMENT EMPLOYEES.
- (4) INCLUDES UNPAID FAMILY WORKERS OR DOMESTIC WORKERS IN PRIVATE HOMES.
- (5) DATA INCLUDES BOTH THE TOWN OF CULPEPER AND THE COUNTY OF CULPEPER.
- (6) SOURCE: CENSUS OF POPULATION AND HOUSING, 1990, SUMMARY TAPE FILE 3, REVISED APRIL 7, 1992.

the number of self-employed persons or proprietors rose from 770 persons to 1074 persons. As a percent of all jobs held by the residents of Culpeper County, however, the percentage of self-employed remained constant at 8.0 percent. As can be seen from the 1987 data, the number of self-employed or proprietorships had risen prior to the economic downturn. The percentage of persons employed in government positions declined slightly from approximately 20.0 percent in 1980 to 18.2 percent in 1990 (see Table III.4).

Employment can also be further analyzed by industry type. Table III.5 differentiates the total number of employed persons in Culpeper County with the type of industry in which they

are employed and the percentage share of that industry in the total employment numbers. Data is provided for 1960, 1970, 1980, 1987 and 1990 in order to present historical growth patterns. The percentage change from 1980 to 1990 is used to identify more recent growth trends.

Agriculture

Farm and forestal employment accounted for 841 jobs or 6.2 percent of all employment held by the residents of Culpeper County in 1990, a reduction of 186 jobs from 1987. In 1960, approximately 1,039 persons, or 19.6 percent of all employment, worked in farm or forestal activities. During that same time period, the

**TABLE III.5
EMPLOYMENT CHARACTERISTICS
FOR CULPEPPER COUNTY**

	% TOTAL 1960 JOBS	% TOTAL 1970(1) JOBS	% TOTAL 1980(2) JOBS	% TOTAL 1987(3) JOBS	% TOTAL 1990(4) JOBS	% CHANGE 1980-90
LABOR FORCE:						
TOTAL POPULATION:	15,088	18,218	22,620	25,000	27,791	22.9
LABOR FORCE AS % POP	36.5	39.0	45.3	53.1	50.8	--
TOTAL EMPLOYED:	5,306	6,907	9,678	12,841	13,524	39.7
TOTAL UNEMPLOYED:	202	204	558	474	594	--
% UNEMPLOYED	3.8	3.0	5.5	3.2	4.2	--
EMPLOYMENT BY INDUSTRY:						
TOTAL EMPLOYED:	5,306 100.0	6,907 100.0	9,678 100.0	12,841 100.0	13,524 100.0	39.7
AGRICULTURE/FORESTRY:	1,039 19.6	804 11.6	797 8.2	1,027 8.0	841 6.2	5.5
AGRICULTURE	--	--	775 --	881 --	--	--
FORESTRY	--	--	22 --	146 --	--	--
MINING:	--	93 1.3	17 0.2	14 0.1	67 0.5	294.1
CONSTRUCTION:	619 11.7	1092 15.8	1,306 13.5	1,108 8.6	1,918 14.2	46.9
TRANSPORTATION, COMMUNICATION, & OTHER						
PUBLIC UTILITIES:	337 6.4	477 6.9	536 5.5	678 5.3	1,078 8.0	101.1
FINANCE, INSUR., AND REAL ESTATE:	127 2.4	235 3.4	406 4.2	752 5.9	723 5.3	78.1
MANUFACTURING:	734 13.8	1,025 14.8	1,761 18.2	1,654 12.8	1,523 11.3	(13.5)
TRADE:	809 15.2	1,265 18.3	1,582 16.3	2,719 21.2	2,461 18.2	55.6
WHOLESALE	--	533 --	290 --	529 --	503 --	--
RETAIL	--	732 --	1,292 --	2,190 --	1,958 --	--
SERVICES:	826(4) 15.6	1,214(4) 17.6	2,677 27.7	2,941 22.9	3,912 28.9	46.1
PUBLIC ADMINIST./GOVERNMENT:	527(4) 9.9	702(4) 10.3	596(5) 6.2	1,948 15.2	1,001(5) 7.4	68.0
OTHER/ UNCLASSIFIED	288 5.4	--	--	--	--	--
TOTAL	5,306 100.0	6,907 100.0	9,678 100.0	12,841 100.0	13,524 100.0	

(1) Source: Census of Population, 1970: General, Social & Economic Characteristics, Table 123. The Bureau of Census has changed its classification system between the census takings of 1960, 1970, and 1980. Therefore, the 1960 and 1970 census data is only partially comparable to the 1980 and 1990 data.

(2) Source: Occupations in Virginia, Data from the 1980 Census, prepared by Taylor Murphy Institute for Virginia Occupational Information Coordinating Committee, Virginia Employment Commission, May 1983

(3) Source: Virginia's Local Economies, Report #3: An Economic Profile of the Rappahannock-Baldwin Planning District, by Andrew J. Holliday and George E. Barnes for the Center for Public Services, University of Virginia, October 1988.

(4) Number adjusted to include public school teachers in government employees.

(5) The data source distributed the majority of government employees within the data set by including them into the tally by industry (i.e., finance, transportation). See Table III.4 for government worker breakdown.

(6) Source: Census of Population and Housing, 1980: Summary Tape File 3, revised April 7, 1992.

number of farms decreased from 853 farms in 1960 to 492 farms in 1987. The number of acres being farmed decreased from 170,330 acres in 1960 to 121,198 acres in 1987. Forestal employment, consisting of forestry or logging operations, also experienced growth, increasing from 22 workers in 1980 to 146 workers in 1987. The 1990 census data available at this time, does not differentiate between forestal and agricultural employment.

The major sources of farm income in Culpeper are beef, dairy, crops such as corn, and the more intense horticultural uses such as the production of Christmas trees, mushrooms, wine grapes, fruits and vegetables, nursery, greenhouse and turf production. Although Culpeper is a rural community and agriculture is a vital part of the economic base, employment in agriculture as a percentage of all employment, will continue to decline as industries move to the County to take advantage of land planned for industrial use as shown on the Future Land Use Map. This will in turn help create new jobs in other industries as demand for services increase.

Construction

Construction related employment accounted for 1309 jobs or 13.5 percent of all employment by residents of Culpeper County in 1980. In 1990, 1,918 jobs or 14.2 percent of all employment was construction related, a slight increase from 1980. The number of construction related jobs was down in 1987, and as a result of the current economic downturn, construction related employment will most likely remain down for 1992 through 1994. This typifies the cyclic nature of the construction industry. In 1960, only 619 residents held jobs in construction or construction related activities. Construction, in the future, is expected to account for approximately 10 percent of all employment.

Transportation, Communications, and Other Public Utilities

The number of County residents employed in transportation and related fields increased from 337 persons in 1960 to 1,078 persons in 1990. In relation to all jobs held by Culpeper County residents, these job groups increased from 6.4 percent in 1960 to 8.9 percent in 1990. It is anticipated that the level of employment in transportation, communication and other public improvements will remain constant over the next ten years.

Finance, Insurance, and Real Estate

Employment in finance and related fields rose from 2.4 percent of all jobs held by County residents in 1960 to 5.3 percent in 1990. In 1990, there were 723 Culpeper County residents employed in finance and related fields, slightly less than in 1987. Employment in these fields will most likely increase minimally from 1990 to 1994 as development occurs in the County.

Manufacturing

There were 1,523 Culpeper County residents employed by manufacturing enterprises in 1990. In 1960, there were only 734 residents employed in manufacturing. Manufacturing in Culpeper has diversified over the years to include employment in industries such as furniture manufacturing; fabricated metal products; paper and allied products; food and kitchen products; and apparel.

Manufacturing accounted for 13.8 percent of all jobs held by Culpeper County residents in 1960, 14.8 percent in 1970, 18.2 percent in 1980 and 11.3 percent in 1990. The number of jobs available in manufacturing will likely increase over the next 10 to 20 years as more industries which require large tracts of land such as warehousing, research and development, light manufacturing and heavy

industry choose to move to Culpeper County from the more intensely developed suburban areas with higher land costs.

Montanus Trade Center and the Culpeper Airport Industrial Park currently have building lots available with infrastructure in place to accommodate moderately sized industries wishing to move into the area. There are approximately 1,935 acres available for industrial development in Culpeper County including: Montanus Trade Center having approximately 72 acres, Culpeper Airport Industrial Park having approximately 34 acres, Elkwood Downs having approximately 1,475 acres and Elleridge Industrial Park having approximately 54 acres. There are other scattered tracts of land currently zoned for industrial use as well. Development within these industrial parks will, in turn, facilitate the creation of new jobs in other industries such as construction, finance and services. The awarding of the Foreign Trade Zone status in the Spring of 1992 will facilitate the development of some of these industrial parks as well.

Trade

Trade related employment, both wholesale and retail, has increased from 15.2 percent of all jobs held by Culpeper County residents to 21.2% in 1987. The number of jobs held in the trade industry increased from 16.3 percent or 1,582 positions in 1980 to 2,719 positions or 21.2 percent in 1987. Retail trade in Culpeper varies and includes sales of- building and garden materials, general merchandising, food stores, auto dealers and service stations, apparel and accessories, furniture and home furnishings, eating and drinking establishments, and other miscellaneous retail establishments. The wholesale trade consists of those enterprises involved in the provision of durable goods such as metal, glass and paper recycling; structural components; and cabinet distributors and non-durable goods such as

commercial nurseries. Trade related employment should continue to account for 20 to 25 percent of all jobs held by Culpeper County residents.

Services

Service oriented jobs, as a percentage of all jobs held by the residents of Culpeper, rose from 6.0 percent or 301 positions in 1960 to 22.9 percent or 3,912 positions in 1990. As a percentage of all jobs, the rate rose slightly from 27.7 percent in 1980 to 28.9 percent in 1990. Service oriented jobs include a diversity of occupations such as housekeeping, child care, hairdressers, police and health services. Even with the fluctuations in the economy, the service industry over the next twenty years will most likely account for 25 to 30 percent of all jobs held by the residents of Culpeper.

Public Administration/Government

Public administration and government employment accounted for 6.2 percent of all jobs held by residents of Culpeper County for 1980 and 7.4 percent of all jobs in 1990. The census data, starting with 1980, distributed the majority of government employees in the data set into their respective industries (i.e. finance, transportation, and service for example). This accounts for the drop from 10.3 percent of all jobs in 1970 to 7.4 percent of all jobs in 1990. Table III.4 provides a better picture of the number of Culpeper County residents employed in public administration or government positions. Based on the data in Table III.4, the percentage of government employees is 18.2 percent for 1990. The percentage of jobs in public administration and government should hold constant over the next twenty years.

PERSONAL INCOME

The personal income of Culpeper County is defined as the income received by all the

TABLE III.6
PER CAPITA INCOME COMPARISON FOR CULPEPER COUNTY

1980 - 1990

	<u>% DIFF.</u> <u>1980 (1)</u>	<u>% DIFF</u> <u>1987 (1)</u>	<u>% DIFF</u> <u>1988 (1)</u>	<u>% DIFF</u> <u>1989 (1)</u>	<u>1990</u>	<u>% (1)</u>	<u>% CHANGE</u> <u>80-90</u>	<u>88-89</u>	<u>89-90</u>
PER CAPITA INCOME:									
CULPEPER	8,708	15,054	16,036	17,081	(3)	..	96.2	6.5	--
VIRGINIA	9,827	16,530	17,725	18,979	19,746	..	100.9	7.1	4.0
UNITED STATES	9,919	15,425	16,510	17,592	18,685	..	88.4	6.2	6.2
N. VIRGINIA	13,787	23,611	25,405	27,207	(3)	..	97.3	7.1	--

(1) THIS COLUMN REPRESENTS THE PERCENT DIFFERENCE IN PER CAPITA INCOME BETWEEN CULPEPER COUNTY AND THE STATE OF VIRGINIA, THE UNITED STATES, AND NORTHERN VIRGINIA.

(2) SOURCE: VIRGINIA STATISTICAL SERIES: VIRGINIA PERSONAL INCOME, 1980 - 1989, PREPARED BY GERARD W. WARD FOR THE CENTER FOR PUBLIC SERVICE, UNIVERSITY OF VIRGINIA, MAY 1991.

(3) THE VIRGINIA EMPLOYMENT COMMISSION WILL RELEASE THE 1990 PER CAPITA INCOME ESTIMATES IN MAY, 1992. THE PERCENTAGE INCREASE FOR CULPEPER COUNTY AND NORTHERN VIRGINIA IS FROM 1980 TO 1988.

residents of the County. It consists of income received from all sources (less personal contributions for social security insurance). Per capita personal income is the personal income of the County divided by the total residential population of the County. Table III.6 shows the per capita income of Culpeper County compared to the per capita income for the State of Virginia, the United States and Northern Virginia from 1980 to 1990.

Culpeper County's per capita income was \$8,708 in 1980 and increased to \$17,081 in 1989. This reflects an average annual growth rate of 9.6 percent. The per capita income for the State of Virginia between 1980 and 1989 increased from \$9,827 to \$18,979, an average growth rate of 9.3 percent. The per capita income for the State of Virginia was 12.9 percent or \$1,119 higher than the per capita income for Culpeper County in 1980. This gap, in per capita income between the County of Culpeper and the State of Virginia, decreased slightly to 11.1 percent or \$1,898 by 1989.

The per capita income of the United States was \$9,919 in 1980, 13.9 percent higher than the per capita income of Culpeper County. In 1989, the per capita income for the United States was \$17,592, representing an annual growth rate of 7.7 percent. The gap in per capita income between the United States and the County of Culpeper reduced significantly to 3.0 percent or \$511 by 1989.

The per capita income for Northern Virginia is also shown, reflecting that area's influence on Culpeper County. In 1980, the per capita income for Northern Virginia was 58.3 percent or \$5,079 higher than in Culpeper County. By 1989, the gap in per capita income increased to 59.3 percent or \$10,126.

Per capita income increased by 7.1 percent in the State of Virginia during 1989 and by 4.0 percent during 1990. The lower percentage increase in 1990, in Virginia, reflects the beginning of the recent economic slump in the

State. Although regional and local census data has not been released, similar declines are expected in the per capita income for Culpeper County.

TAX BASE

Culpeper County levies two types of taxes, real estate and personal property. The personal property tax has four components or rates: real and personal property of public service corporations; manufacturers machinery and tools; merchants capital and personal property to include motor vehicles and motorcycles, large trucks, tractors and tractor trailers, boats and motors, airplanes, trailers, campers and motor homes, and business equipment (see Table III.7). Merchant's capital is defined as inventory of stock on hand. Mobile homes are treated as real estate and are levied the same tax rate.

Culpeper County requires no merchants' license taxes or professional occupational taxes. The County does, however, levy a utility tax on electric service, exclusive of the Town Power Company, and telephone service. The utility tax is charged monthly at a residential rate of 20 percent of the first \$15.00, not to exceed \$3.00 and a commercial and industrial rate of 20 percent of the first \$50.00, not to exceed \$10.00. The County also imposes a \$20.00 motor vehicle fee for automobiles and trucks and a \$7.00 fee for motorcycles. There is also a \$10.00 motor vehicle fee for unlicensed vehicles. In 1973, the motor vehicle fee for automobiles and trucks was \$15.00 and for motorcycles, \$5.00. In 1991, business equipment, machinery and tools, and merchants capital made up 46.05 percent of all personal property taxes collected.

Taxes collected form the general revenue fund from which the County of Culpeper operates. Additional monies come from the State from taxes such as the gasoline taxes, income taxes

TABLE III.7

CULPEPER COUNTY TAX RATES COMPARISON FOR 1973 AND 1991

TYPE OF TAX	<u>RATE PER \$100⁽¹⁾</u>	<u>RATE PER \$100⁽²⁾</u>
	1973	1991
REAL ESTATE ⁽⁴⁾	\$3.00	\$0.89
PERSONAL PROPERTY	\$3.00	\$6.25
MACHINERY AND TOOLS ⁽⁵⁾	\$3.00	\$5.00
MERCHANTS CAPITAL	\$1.00	\$2.25 ⁽³⁾
MOBILE HOMES	NO SEPARATE RATE	\$0.89
PUBLIC SERVICE CORP ⁽⁵⁾	\$3.00/\$3.00	\$0.89/\$6.25

(1) SOURCE: THE 1975-1995 COMPREHENSIVE PLAN, CULPEPER COUNTY, VIRGINIA, DATED MARCH 1975.

(2) SOURCE: CULPEPER COUNTY COMMISSIONER OF REVENUE.

(3) THE RATE FOR MERCHANT'S CAPITAL IS SCHEDULED TO DROP TO \$2.03 IN 1993.

(4) REAL ESTATE WAS ASSESSED AT 20% OF ITS APPRAISED VALUE IN 1973. ACCORDING TO THE 1975 COMPREHENSIVE PLAN, THE TRUE TAX RATE PER \$100 ASSESSED VALUE WAS \$.75 IN 1973. TODAY, REAL ESTATE IS ASSESSED AT 100% OF APPRAISED VALUE.

(5) THE PUBLIC SERVICE CORPORATION TAX INCLUDES BOTH REAL ESTATE AND PERSONAL PROPERTY. THE RATE IS \$0.89 FOR REAL ESTATE AND \$6.25 FOR PERSONAL PROPERTY, IN 1991.

(6) MACHINERY AND TOOLS IS DEFINED AS MACHINERY AND TOOLS WHICH ARE USED FOR MANUFACTURING, MINING PROCESSING, OR REPROCESSING; RADIO OR TELEVISION BROADCASTING; DAIRY; DRY CLEANING, AND/OR LAUNDRY BUSINESSES.

and sales taxes. These funds are usually earmarked for programs such as education. In addition, monies from the gasoline tax do not come directly to the County. They are earmarked for roads/road maintenance and are administered by Virginia Department of Transportation.

real estate tax relief program for senior citizens and the disabled home owners. Both of these programs are as the result of Culpeper County Ordinances.

The County of Culpeper, through the Commissioner of Revenue, administers land use value taxation. The purpose of this program is to encourage agricultural and forestal enterprises within the County and provide a basis for tax relief for such land use. There are approximately 157,630 acres of agricultural and forestal land enrolled in the land use program as of 1992. The Commissioner of Revenue also administers a

IV. ENVIRONMENT

IV. ENVIRONMENT

GEOLOGY

Culpeper County is located entirely within the Piedmont Physiographic province of Virginia. The underlying bedrock of Culpeper County changes in age and composition from west to east. In the west, the basement consists of Middle Proterozoic (about one billion years old) gneisses, which are banded metamorphic rocks, and granites that form the core of the Blue Ridge anticlinorium (a major geologic structure that forms the Blue Ridge Mountains) and overlying Late Precambrian (between 900 and about 570 million years old) sedimentary and volcanic rocks. The central part of the County is underlain by the Culpeper basin, an Early Mesozoic (about 240 to 200 million years old) fault-bounded trough filled with a thick sequence of sedimentary rocks (river and lake deposits) and interlayered basalt lava flows intruded by diabase sills. The eastern part of the County is underlain by Late Proterozoic to Paleozoic aged metamorphosed sedimentary and igneous rocks. (See Table IV.1 and Map IV.A).

During late Middle Proterozoic time, collision of eastern North America with other continental plates resulted in a major mountain range of deformed and recrystallized rocks whose remnants are seen today as the gneisses and granites in the core of the Blue Ridge anticlinorium (Lovingston Formation). This period of mountain building was followed in the Late Proterozoic by stretching and fracturing of the continent that led eventually to formation of a new ocean basin, the Iapetus Ocean, about 620 million years ago. The Late Proterozoic sedimentary rocks (Mechums River Formation and Lynchburg Group) and basalt lava flows (Catoctin Formation and Chandler Formation), that overlie the core rocks of the

Blue Ridge anticlinorium in the western part of Culpeper County, were deposited along the evolving margin of that ancient ocean.

During the Paleozoic Era, the Iapetus ocean basin was progressively closed as the North American, African, European and South American continental plates drifted towards each other. Collision, at about 500 million years ago, of eastern North America with volcanic islands, that had formed in the Iapetus Ocean, caused deformation and uplift of the Blue Ridge basement and cover rocks, and welding of the colliding islands to the eastern margin of the continent. Those volcanic islands and the sediments they shed form the metamorphosed sedimentary and igneous rocks now present in the eastern part of Culpeper County. By about 250 million years ago, North America had collided with Africa and Europe, closing the Iapetus Ocean and forming the Appalachian Mountains in the process.

In the early part of the Mesozoic Era, forces in the Earth's mantle again began stretching the crust along the trend of the Appalachian Mountains. This stretching opened rift valleys led to the creation of the Atlantic Ocean. These rift valleys are similar in many ways to the presently forming rift valleys of eastern Africa. The Culpeper basin, underlying the central part of the County, is one of a series of fault-bounded rift basins exposed discontinuously from South Carolina to Nova Scotia. Streams flowing into the subsiding Culpeper basin deposited abundant clastic sediments. Periodically, lakes also formed in the basin in which were deposited fine clays and silts. It is in such marginal lake sediments that are preserved the excellent dinosaur tracks in the Stevensburg quarry. As the stretching progressed about 200 million years

IV.A: GEOLOGY OF CULPEPER

- DIABASE
- FINE-GRAINED SEDIMENTARY ROCKS
- GREENSTONE CONGLOMERATE
- MAFIC DIKES
- METAMORPHOSED SEDIMENTARY AND IGNEOUS ROCKS
- CATOCTIN FORMATION
- LYNCHBURG GROUP INCLUDES
- JOHNSON MILL FORMATION
- MECHAN RIVER FORMATION
- ROBERTSON RIVER FORMATION
- LOVINGSTON FORMATION

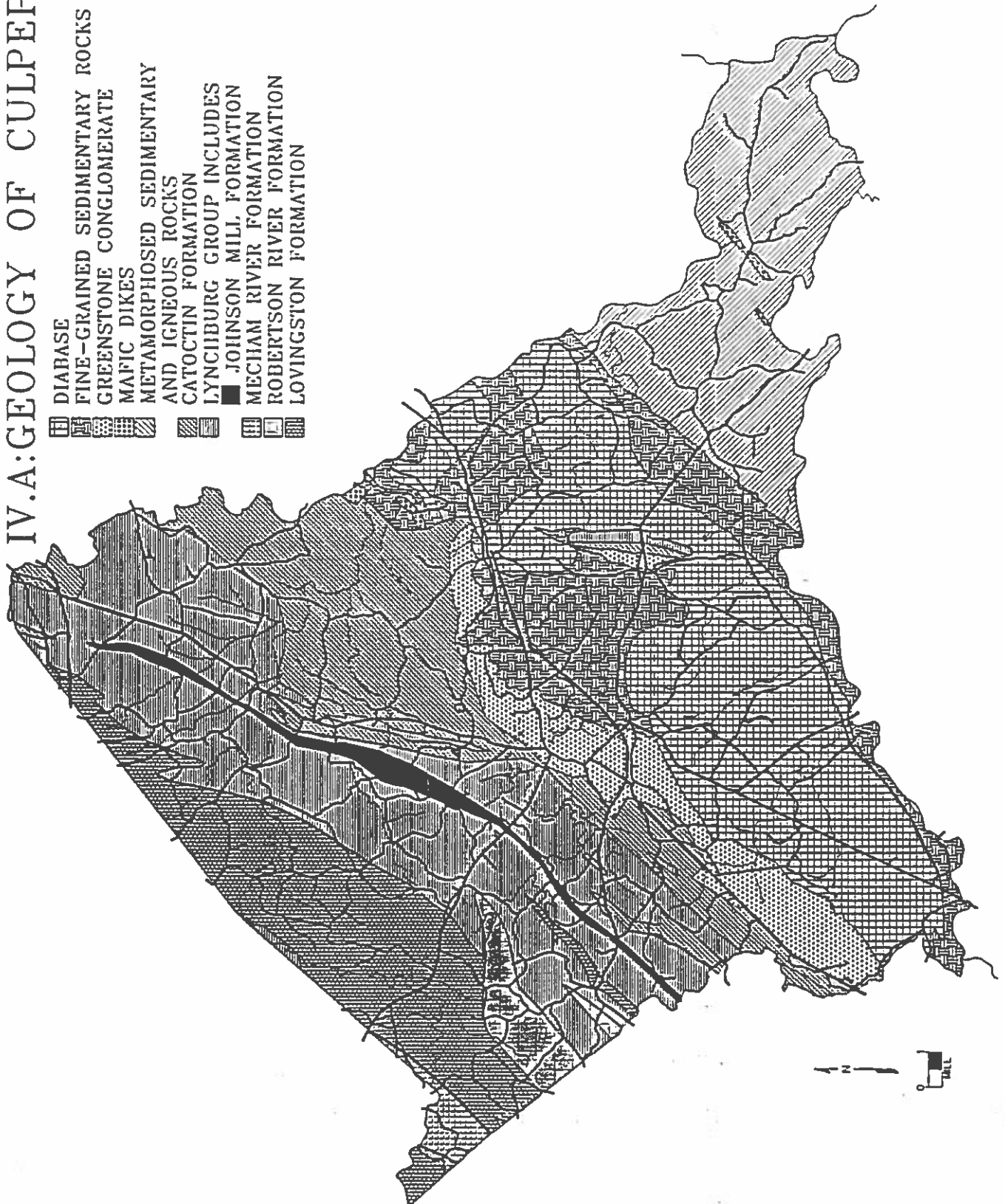


TABLE IV.1

GEOLOGY OF CULPEPER

GEOLOGIC AGE	ROCK UNIT(S)	DRILLED WELL DATA
JURASSIC:	<u>DIABASE</u> : INCLUDES DIKES AND SILLS, ALSO INCLUDES THERMALLY-METAMORPHOSED SEDIMENTARY ROCKS WHICH EXHIBIT CHARACTERISTICS SIMILAR TO DIABASE AND BASALT LAVA FLOWS.	43 WELLS; MEAN DEPTH = 440' MODE DEPTH = 450' MEAN STATIC LEVEL = 40' MEAN YIELD = 3.7 GPM
TRIASSIC:	<u>FINE-GRAINED SEDIMENTARY ROCKS</u> : INCLUDES SANDSTONE, SILTSTONE, SHALE AND ARGILLITE.	77 WELLS; MEAN DEPTH = 205' MODE DEPTH = 180' MEAN STATIC LEVEL = 18' MEAN YIELD = 16 GPM
TRIASSIC:	<u>GREENSTONE CONGLOMERATE</u>	66 WELLS; MEAN DEPTH = 160' MODE DEPTH = 150' MEAN STATIC LEVEL = 15' MEAN YIELD = 40 GPM
LATE PRECAMBRIAN - PALEOZOIC:	<u>MAFIC DIKES</u> : INCLUDES METABASALT, METAGABBRO, AND META-PYROXENITE.	4 WELLS; MEAN DEPTH = 316' MODE DEPTH = NONE MEAN STATIC LEVEL = 20' MEAN YIELD = 28 GPM(1 @ 60)
LATE PRECAMBRIAN - PALEOZOIC:	<u>METAMORPHOSED SEDIMENTARY AND IGNEOUS ROCKS</u> : INCLUDES PHYLLITE, SCHIST, AND GNEISS INCLUDING COLUMBIA GRANITE AND QUARTZ DIORITE.	78 WELLS; MEAN DEPTH = 415' MODE DEPTH = 390' MEAN STATIC LEVEL = 30' MEAN YIELD = 4.2 GPM
LATE PROTEROZOIC:	<u>CANDLER FORMATION</u> : PHYLLITES, MINOR MICACEOUS SANDSTONES AND STONES, MARBLES, LIMESTONES AT TOP OF UNIT.	
LATE PROTEROZOIC:	<u>CATOCTIN FORMATION</u> : MASSIVE METABASALTS AND FLOW BRECCIA, INTERBEDDED ARKOSIC AND GRAYWACKE QUARTZITES.	314 WELLS; MEAN DEPTH = 465' MODE DEPTH = 480' MEAN STATIC LEVEL = 20' MEAN YIELD = 3.6 GPM
LATE PROTEROZOIC:	<u>LYNCHBURG GROUP</u> : INCLUDES CHARLOTTESVILLE FORMATION, FINE-GRAINED META-SILTSTONES AND META-ARKOSE; ROCKFISH FORMATION, META-GRAYWACKE AND META-GRAYWACKE CONGLOMERATES; MONUMENTAL MILLS FORMATION, META-SILTSTONE AND META-GRAYWACKE; FAUQUIER FORMATION, META-ARKOSE AND META-ARKOSE CONGLOMERATES. THIS INCLUDES THE <u>JOHNSON MILL FORMATION</u> CARBON-RICH PHYLLITES AND GRAPHITIC SCHISTS. (WELL QUALITY = POOR, OFTEN VERY HIGH IN IRON AN SULPHUR. LOW Pb) <u>MECHUMS RIVER FORMATION</u> : METAMORPHOSED SANDSTONES, ARKOSES, SCHISTS AND PHYLLITES.	691 WELLS; MEAN DEPTH = 265' MODE DEPTH = 300' (37 WELLS) MEAN STATIC LEVEL = 26' MEAN YIELD = 7.3 GPM
MIDDLE PRO- TEROZOIC:	<u>ROBERTSON RIVER FORMATION</u> : GRANITES, SYENITES AND SUB-VOLCANIC FELSITES.	61 WELLS; MEAN DEPTH = 327' MODE DEPTH = 410' (7 WELLS) MEAN STATIC LEVEL = 20' MEAN YIELD = 6.3 GPM
MIDDLE PRO- TEROZOIC:	<u>LOVINGSTON COMPLEX</u> : INCLUDES FLINT HILL GNEISS, AMISSVILLE GRANITE AND AUGEN GNEISS.	218 WELLS; MEAN DEPTH = 367' MODE DEPTH = 390' MEAN STATIC LEVEL = 37' MEAN YIELD = 11.3 GPM

SOURCE: U. S. GEOLOGICAL SURVEY AND COMMONWEALTH OF VIRGINIA'S DEPT. MINES, MINERALS AND GEOLOGY.

ago, some fractures extended through the crust and tapped mafic magma that was injected and crystallized as diabase dikes and sills and occasionally extruded at the surface as basaltic lava flow.

As the stretching continued, it ruptured the continental crust and formed the Atlantic Ocean. This occurred about 200 million years ago, and since that time the eastern region of North America has been relatively stable. Erosion of the western highland areas exposed the core of the Blue Ridge anticlinorium and formed the present Blue Ridge Mountains. The eroded material from the highlands has been carried by streams to the east and deposited out on the continental shelf creating the Coastal Plain province. Intense weathering, over a long period of time, has also formed an often thick saprolite cover on bedrock units.

MINERAL RESOURCES

Gold was first found in Culpeper County around 1828. The gold deposits were and are found in a 150 mile long by a 10 to 15 mile wide strip which runs from Montgomery County, Maryland to Appomattox County, Virginia. This linear region contains scattered occurrences of pyrite and gold. Known gold deposits tend to be relatively low grade, which makes them uneconomical to mine based on today's mining standards.

In the mid to late 1800's, copper was also found in Culpeper County near Slaughter's Mountain. The Virginia Department of Mines, Minerals and Energy have identified three mines that contain small deposits of copper. They are Batna Mine, Culpeper Prospect and Ellis Mine. Again, these deposits appear to be uneconomical to mine based on today's mining standards.

The Virginia Department of Mines, Minerals and Energy have also located four clay deposits in the southeastern part of Culpeper County. These deposits may have economic

value for the production on building and common brick and tile.

According to the Virginia Department of Mines, Minerals and Energy, in 1991, there were four operating quarries in Culpeper County. The annual tonnage of granite and sandstone quarried from these operations in 1991 was 495,674 tons.

SOILS

Given that Culpeper County is entirely within the Piedmont Plateau Physiographic Province, the soils of the county are predominantly residual from the decay of underlying bedrock. In the north, northwest, western and central portions of the County the soils are from acid crystalline rock materials. A narrow belt of maroon red soils produced from basic igneous rock materials runs northeast from the point where Route 15 enters the County to Lakota on the Rappahannock River. The remaining soils of the County are formed from sandstone, shale and diabase in closely associated and intermixed areas.

Culpeper County has a variety of soils due to the underlying rock formations. Many of the soils are suitable for agricultural purposes, but have limitations such as steep slopes, susceptibility to wind or water erosion, adverse effects of past erosion, shallow soil depth, unfavorable soil structure and workability, moderate salinity or sodium, and permanent wetness problems that reduce the choice of plants. Many soils require careful soil management and conservation practices to prevent deterioration and maintain productivity. See Table IV.4 for a list of hydric soils associated with wetlands.

There are three methods of classifying significant soils for agricultural and forestal suitability. They are:

- Capability Class,

IV.B: GENERALIZED SOILS MAP
 CULPEPER COUNTY

- 1 HAYSVILLE - HALEWOOD - YADKIN
- 2 CECIL - APPLING - ELIOAK
- 3 CULPEPER - ALBEMARLE - ELIOAK
- 4 MANOR - HAZEL - ELIOAK
- 5 RAPIDAN - DAVIDSON - BUCKS - STARR
- 6 IREDELL - ELBERT
- 7 PENN - BUCKS - WADESBORO
- 8 CATLETT - BRECKNOCK - PENN
- 9 MECKLENBURG - ZION - CATLETT - BRECKNOCK
- 10 CROTON - CALERTON - LANSDALE - KELLY
- 11 NASON - TATUM - MANTEO - LIGNUM
- 12 FAUQUIER - ALDINO - CATOCTIN

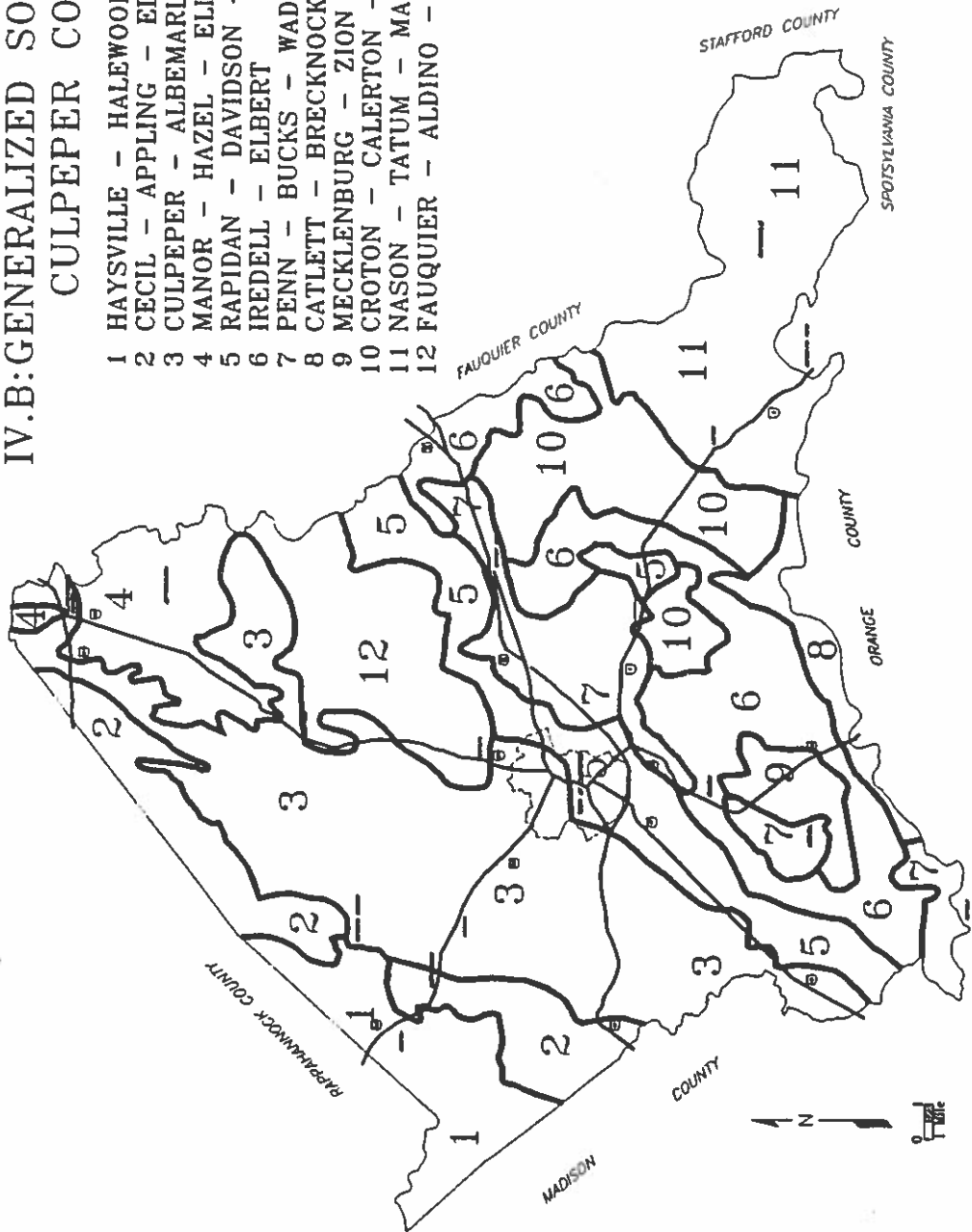


TABLE IV.2
SIGNIFICANT AGRICULTURAL AND FORESTAL SOILS
CULPEPER COUNTY^(1,2,3)

SOIL TYPE	CAPACITY CLASS	SCS CLASS	LESA CLASS	LESA FORESTRY CLASS	ACRES
AGRICULTURAL SOIL:					
Am - APPLING FINE SANDY LOAM	Ile	PRIME	III PRIME	II	655
Ad - ALBEMARLE FINE SANDY LOAM	Ile	PRIME	III PRIME	II	1,735
Ag - ALTAVISTA LOAM	Ilw	PRIME	I PRIME	II	219
Ah - ALTAVISTA LOAM	Ile	PRIME	III PRIME	II	1,071
Ba - BRECKNOCK SILT LOAM	Ile	PRIME	III PRIME	II	2,141
Bc - BUCKS SILT LOAM	Ile	PRIME	II PRIME	II	6,669
Cf - CECIL FINE SANDY LOAM	Ile	PRIME	III PRIME	II	69
Ch - CECIL FINE SANDY LOAM	Ile	PRIME	III PRIME	II	1,035
Ci - CONGAREE FINE SANDY LOAM	Ilw	PRIME	I PRIME	I	2,064
Cm - CONGAREE FINE SANDY LOAM	Ilw	PRIME	I PRIME	I	3,468
Cv - CULPEPER LOAM	Ile	PRIME	II PRIME	II	3,691
Cx - CULPEPER LOAM	Ile	PRIME	II PRIME	II	1,464
Df - DAVIDSON	Ile	PRIME	III PRIME	II	1,583
Fe - FAUQUIER SILT LOAM	Ile	PRIME	II PRIME	I	412
Hf - HAYESVILLE LOAM	Ile	PRIME	III PRIME	I	445
Ho - HIWASSEE LOAM	Ile	PRIME	II PRIME	II	2,124
Hp - HIWASSEE LOAM	Ile	PRIME	III PRIME	II	523
Lb - LANDSDALE SILT LOAM	Ile	PRIME	II PRIME	II	4,618
Lg - LLOYD LOAM	Ile	PRIME	II PRIME	II	416
Mg - MASADA	Ile	PRIME	II PRIME	II	576
Mh - MECKLENBURG	Ile	PRIME	III PRIME	II	1,368
Rc - RAPIDAN SILTY CLAY LOAM	Ile	PRIME	II PRIME	II	5,065
Sa - SENECA SILT LOAM	Ile	PRIME	II PRIME	II	2,227
Sc - STARR SILT LOAM	Ilw	PRIME	III PRIME	I	6,476
Sd - STATE LOAM	Ilw	PRIME	I PRIME	I	567
Wb - WADESBORO SILT LOAM	Ile	LOCAL	II PRIME	II	1,244
				SUB-TOTAL	51,925
FORESTAL SOIL:					
Bb - BUCKS SILT LOAM	IIIe	STATE	IV STATE	II	1,392
Eb - ELIOAK LOAM	IIIe	STATE	IV STATE	II	6,935
Fa - FAUQUIER SILT LOAM	IVe	STATE	IV STATE	I	770
Fb - FAUQUIER SILT LOAM	IIIe	STATE	IV STATE	I	1,618
Hc - HALEWOOD LOAM	IIIe	STATE	IV STATE	II	2,184
Hk - HELENA FINE SANDY LOAM	IIIe	LOCAL	III PRIME	II	274
Hm - HIWASSEE LOAM	IIIe	STATE	IV STATE	II	359
Ha - HIWASSEE LOAM	IIIe	STATE	IV STATE	II	1,081
Lf - LLOYDE LOAM	IIIe	STATE	IV STATE	II	901
Wa - WADESBORO SILT LOAM	IIIe	LOCAL	IV STATE	II	262
Ya - YADKIN LOAM	IIIe	LOCAL	IV STATE	II	702
				SUB-TOTAL	16,478
				TOTAL	68,403

(1) SOURCE: USDA SOIL CONSERVATION SERVICE CAPACITY CLASSIFICATIONS.

(2) SOURCE: LESA EVALUATION FOR AGRICULTURAL AND FORESTAL SOILS.

(3) SOURCE: PREPARED BY USDA SOIL CONSERVATION SERVICE.

- USDA Important Farm rating system, and
- LESA (Land Evaluation and Site Assessment)

Capability classifications are based on the productivity potential of each soil. Productivity is determined by soil structure, slope and drainage. Soils with a capability of classes I and II are designated as important farm and forest soils for the County. These soils are suited to a wide range of plant materials and may be used safely for cultivating crops, pasture and woodland. These soils, through good management, have a low erosion hazard and they are deep, generally well drained and easily worked. They hold water well and are either fairly well supplied with plant nutrients or highly responsive to inputs of fertilizer. Class II soils have slight limitations such as gentle slopes, moderate susceptibility to erosion, occasional flooding and wetness.

The United States Department of Agriculture (USDA SCS) Soil Conservation Service Farmland rating system classifies soils as follows:

Prime Farmland

- Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Farmland of Statewide Importance

- Land in addition to prime that is of statewide significance for production and identified as such by state agencies (USDA SCS and Extension Service).

Farmland of Local Importance

- Land that has productivity potential that is of local importance and identified as such by local agencies. (USDA SCS and Extension Service).

Unique Farmland

- Land that is used for the production of specific high-value food and fiber crops.

Soils with these classifications are considered important soils in Culpeper County.

The Land Evaluation portion of the LESA system was also used in determining the soils that should be recognized as important in the County. The LESA system was developed to facilitate protection of farm and forestland based on the quality of land for agricultural uses as determined by soil surveys. A list of these soils for both Agricultural and Forestal production in Culpeper County were compiled in 1983 by the USDA Soil Conservation Service.

The soils that were identified by each of these classification systems were cross correlated to arrive at a list of significant agricultural and forestal soils in Culpeper County. Table IV.2 provides a list of the significant agricultural and forestal soils and shows that approximately 68,403 acres or 28% of the County have these soils.

HYDROLOGY

Surface Hydrology

The County of Culpeper lies wholly within the Rappahannock River basin. The County is drained by three major tributaries and their stream network into the Rappahannock River. The three major tributaries are the Hazel River, which drains the northwestern portion of the County; Mountain Run, which drains the central portion of the County and consists of

several impoundments that were designed as multi-purpose lakes; and the Rapidan River, which drains the southeastern portion of the County and forms the County's southern boundary. The Rappahannock River itself forms the northern and eastern boundaries of Culpeper County and the confluence of the Rappahannock and Rapidan Rivers border the southeastern tip of the County. The County is also located in the non-tidal portion of the Chesapeake Bay Watershed. Approximately 2075 acres of Culpeper County is covered by water, this is by lakes, rivers and streams.

The 26 square mile portion of the Mountain Run watershed west of the Town of Culpeper contains Lake Pelham and Mountain Run Lake which serve as the primary water supply sources for the Town of Culpeper. These lakes are also used for recreation, including fishing and boating, although gas engines are prohibited. Mountain Run Lake was completed in 1959 and consists of an earthfill structure approximately 700 feet long and 40 feet high that impounds 611 acre-feet of which 531 acre-feet are reserved for water supply storage and 80-acre feet are reserved for sediment storage. The lake has a surface area of 75 acres. Lake Pelham was completed in 1972 and consists of an earthfill structure about 1,000 feet long and 38 feet high. The dam impounds 1,924 acre-feet of which 1,000 acre-feet are reserved for water supply and 942 acre-feet are reserved for sediment storage. Lake Pelham has a surface area of 254 acres (Lake Pelham Watershed Management Plan, 1989 Espey Houston & Associates). There are two additional lakes, Caynor and Merrimac, in the watershed that could possibly be considered for future water supply.



There are 16,542 acres in the drainage area for Lake Pelham, of which about 20% is suburban and 80% agricultural and forestal. The location of the watershed just west of the Town of Culpeper has put growth pressures in

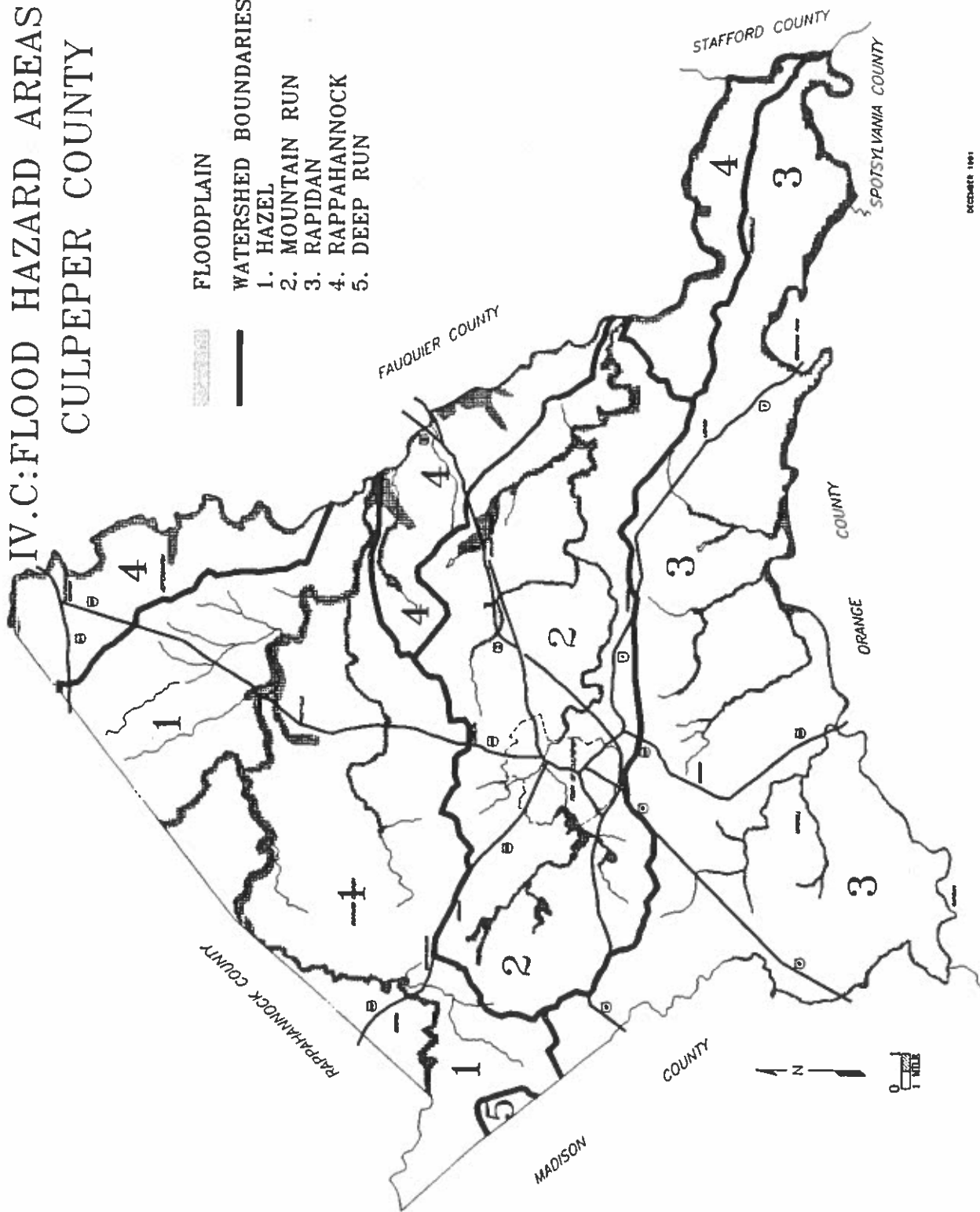
this area thus increasing the potential of point and non-point source pollution. To mitigate the adverse environmental impacts of this growth and associated development, the Town and County have developed a watershed management plan that will protect and enhance the water quality conditions within the watershed. The watershed protection policies, adopted by the Town and County, are reproduced in their entirety at the end of the Environmental Section of this Comprehensive Plan. The following paragraphs provide a brief overview of the intent and purpose of the Watershed Protection Policies. See Map IV.C for the watershed boundaries.

The Watershed Protection Policies of 1990 were adopted by both the Town and County to assure minimal degradation and to reduce the potential for deterioration of water quality in the Lake Pelham Watershed. This will be achieved through the adoption of upper population limits as set out in the Lake Pelham Watershed Plan, limiting non-residential uses, encouraging clustering, requiring buffering along the lakes and their tributaries, restricting impervious areas, the provision of public sewer, adoption of a regional stormwater management plan, farm plans for agricultural areas and the restriction of the storage and use of hazardous materials. Furthermore, septic systems are prohibited in those soils which are prone to water mounding. A Watershed Management District (WMD) Ordinance was adopted by the County on March 3, 1992. This Ordinance puts into place provisions, as mentioned above, to protect the Lake Pelham Watershed.

The combination of buffer strips and the creation of regional stormwater detention ponds will help insure that the water quality of Lake Pelham and Mountain Run Lake will be protected. The Town and County of Culpeper will undertake a regional stormwater management plan which will incorporate the pond sites and set out the timing of the

IV.C:FLOOD HAZARD AREAS CULPEPER COUNTY

- FLOODPLAIN**
 FLOODPLAIN
- WATERSHED BOUNDARIES**
 WATERSHED BOUNDARIES
1. HAZEL
 2. MOUNTAIN RUN
 3. RAPIDAN
 4. RAPPAHANNOCK
 5. DEEP RUN



DECEMBER 1991

construction of these facilities. The plan will also develop procedures by which costs for the facilities will be recovered from the developments which will utilize them. Natural vegetative buffers of at least 200 feet will be provided along Lake Pelham and Mountain Run Lake. A minimum of 100 feet must be provided along primary creeks and streams which flow into Lake Pelham and Mountain Run Lake and at least 50 feet will be required along the secondary tributaries.

Several stream flow gauging stations are maintained throughout the County. The data from these are published annually by the U.S. Geological Survey. Flow information coupled with water quality information can help determine the feasibility of water withdrawals or surface water impoundments along these streams and rivers.

Ground Water

Culpeper County is almost solely dependent on groundwater for domestic, commercial and industrial use. There are a few areas adjacent to the Town of Culpeper that utilize the Town's water system, otherwise, all other development is serviced by individual or community wells.

Culpeper County's groundwater lies in two aquifers, the Piedmont/Mesozoic basin aquifer and the Piedmont Blue Ridge crystalline aquifer. The Piedmont Mesozoic basin aquifer is composed of sandstone, siltstone, limestone and igneous intrusive rocks. The water in this aquifer is very hard and contains large concentrations of dissolved solids and sulfate. The Piedmont Blue Ridge crystalline aquifer is composed of intrusive igneous and metamorphic rocks. The water is generally acidic and has the smallest concentrations of dissolved solids as do the principle aquifers in the State. The water is generally suited for most purposes, with varying degrees of hardness and iron depending on the mineral composition of the host rock. Ground water

within the crystalline rocks of the Piedmont is stored in the pore spaces of the regolith (unconsolidated material overlying bedrock) and in the fractures in the underlying bedrock. Water within the sedimentary rocks of the Piedmont Mesozoic basin is stored in bedding plains, fractures and in pore spaces in the rock and regolith.

Groundwater is a vulnerable resource and its quality is largely determined by how people use the land. Due to Culpeper County's dependence on groundwater, it is imperative that measures are taken to protect this resource. According to the Virginia Water Control Board, the most severe threats to groundwater quality come from leaking surface impoundments used to store, treat and recycle waste products; leaking underground storage-tanks; malfunctioning septic tanks and drainfields; improper uses and inadequate design of landfills; and agricultural use of fertilizers and pesticides.

There are several areas in the County which have been associated with potential groundwater contamination. Petroleum products have been identified in several wells along Business Route 15/29 at Inlet. The State Water Control Board has studied this area and recommended extending the Town water service to those residences and businesses with contaminated water supplies. A site off of Route 706 was identified as an EPA superfund site. Illegally buried barrels of chemicals were discovered and removed from the site. No well contamination resulting from this situation has been identified. The Brandy Station area has water quality problems which result from the combination of malfunctioning drainfields, shallow wells and a fertilizer plant along the rail line which is no longer in operation.

A groundwater protection program should be developed for the County to insure that this vital and limited resource is protected. This cannot be done effectively without the nature,

location and hydrogeology of the groundwater in the County being fully evaluated. Such a study is currently underway and will be completed the summer of 1992. A generalized program, however, for groundwater protection through mandatory and voluntary BMP implementation; recycling programs for used oil and waste reduction in the landfill; household and farm hazardous waste cleanup days; and public education is currently attainable. In addition, the protection of surface and groundwater quality and quantity must be considered each time a land use change is proposed. The County should identify areas for future impoundment or groundwater withdrawals to insure, that water

resources are available as growth occurs and that these areas are adequately protected from the influence of this growth.

FLOODPLAIN

Flood prone areas in Culpeper County occur along all major streams as approximately designated by the Flood Hazard Map (Map IV.C) developed from the 1978 HUD Flood Hazard Boundary Maps. Approximately 17,000 acres in Culpeper County are located in the 100 year floodplain. The Development Constraint Map (Map IV.D) also shows the approximate limits of the 100 year floodplain.

TABLE IV.3

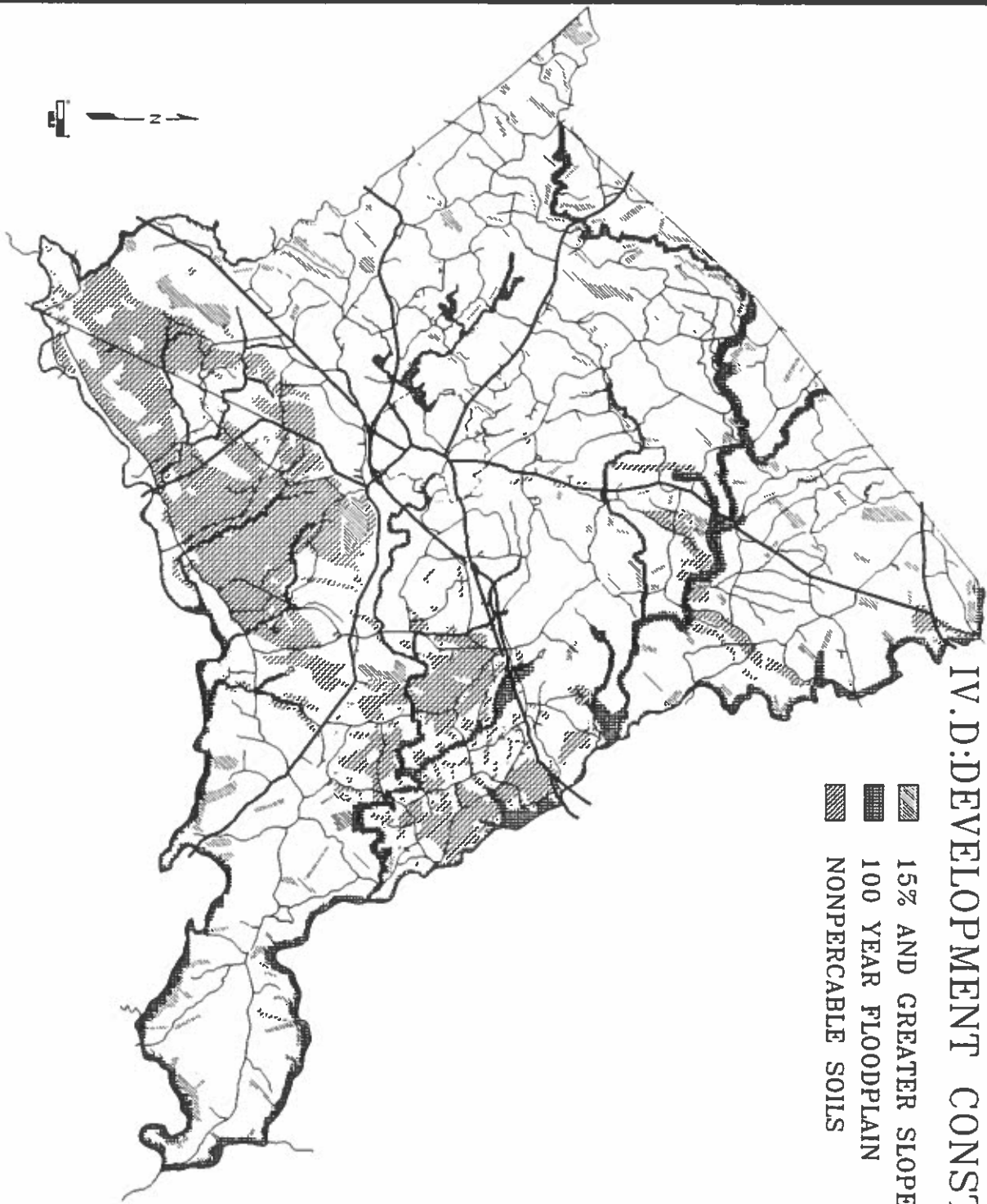
ELEVATIONS OF MOUNTAINS IN CULPEPER COUNTY⁽¹⁾

<u>MOUNTAIN</u>	<u>ELEVATION</u>
Mitchells Mountain	1,160
Scott Mountain	890
Hitt Mountain	882
Bruce Mountain	850
Cedar Mountain	833
Parrish Mountain	817
Mount Pony	790
Fox Mountain	762
Buzzard Mountain	621
Fleetwood Hill	540
Sheds Mountain	540
Coles Hill	510
Hansbough Ridge	470
Stony Point	410

(1) SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAPS FOR CULPEPER COUNTY.

IV. D: DEVELOPMENT CONSTRAINTS

- 15% AND GREATER SLOPES
- 100 YEAR FLOODPLAIN
- NONPERCABLE SOILS



Land uses in the flood prone areas are subject to the provisions contained in the County's Floodplain Overlay District's section of the County Zoning Ordinance. The Floodplain Overlay District outlines permitted uses, special uses and other regulations concerning development and structures within the 100 year floodplain areas. Culpeper County is also a participant in the National Flood Insurance Program that allows for the issuance of flood insurance and disaster assistance in the case of flooding.

TOPOGRAPHY

Culpeper County topography ranges from an elevation of 1160 feet above sea level on Mitchell's Mountain to 130 feet above sea level at the junction of the Rapidan and the Rappahannock Rivers. In general, the land surface slopes southeastward from an average altitude of 600 feet above sea level in the western portion of the county to 350 feet in the southeast. The northwestern portion of the County is generally hilly to steep. The central portion of Culpeper County ranges from mostly level to rolling and the southeastern section of the County is rolling. There are numerous mountains designated in the County, the elevations of these are shown on Table IV.3.

The Development Constraints Map (Map IV.D) designates those areas in the County that are located on slopes of fifteen percent (15%) and greater. These areas have development limitations and, accordingly, restrictions. Development and land disturbing activities, excluding agriculture, on 15-25% slopes require grading permits with erosion and sediment controls prescribed. Additionally, drainfields located on 15-25% slopes require a hydrologic report assuring that ground and surface water will be protected both on and off-site. Those areas located on 25% or greater slopes are restricted from development and drainfields are prohibited.

WOODLAND FEATURES

Culpeper County has 78,007 acres of forested land in tracts that range from small privately owned wood lots to major parcels managed for commercial harvest. These woodlands not only provide raw materials for the forest industries but also provide benefits and amenities for all residents of the County. In addition to commercial timber opportunities, wooded areas also provide the following: watershed protection through stormwater management and erosion control; aesthetic and scenic opportunities; air pollution and noise reduction; groundwater recharge areas; and recreation. Approximately 92% of the wooded areas in Culpeper County are in private ownership, 7% is commercial forest land and the remaining 1% is owned by state and local government. According to the Forest Statistics for the Northern Piedmont of Virginia, (published 1986; Mark J. Brown, USDA Forest Service, Resource Bulletin SE -84), approximately 79% of the timberland in the County consists of hardwoods, 18% consists of pine, and 3% consists of soft hardwoods.

Currently, approximately 32% of the County is wooded. Retention of this acreage will help ensure that the environmental quality of the community is protected. Areas that are managed for commercial timber operations should use best management practices (BMPs -- the most effective, practicable means of prevention or reduction) and should enact a reforestation plan. Areas under development should provide plans that indicate preservation of the existing woodland features and revegetation of areas that are denuded in order to reduce the erosion, sedimentation, and stormwater runoff impacts on downstream areas. Retention of existing woodlands on slopes greater than 15% is required.

TABLE IV.4

CLASSIFICATION CHARACTERISTICS FOR WETLANDS:

WETLAND PLANTS AND SOILS

TYPICAL DOMINANT PLANTS IN VIRGINIA'S WETLANDS:-(1)

<u>COMMON NAME</u>	<u>INDICATOR</u>	<u>COMMON NAME</u>	<u>INDICATOR</u>
TREES:		HERBACEOUS PLANTS:	
RED MAPLE	FAC	SWEETFLAG	OBL
RIVER BIRCH	FACW	GIANT CANE	OBL
GREEN ASH	FACW	FALSE NETTLE	FACW
SWEETGUM	FAC	SEDGES	OBL OR FACW
WATER TUPELO	OBL	JOE PYE WEED	FACW (MOST)
BLACK GUM	FAC	MARSH HIBISCUS	OBL
SWAMP CHESTNUT OAK	FACW	IRISES (VARIOUS)	OBL
BALD CYPRESS	OBL	SOFT RUSH	FACW
SHRUBS:		SEEDBOX	OBL (MOST)
HIGHBUSH BLUEBERRY	FACW	WATERLILIES	OBL
HAZEL ALDER	OBL	SENSITIVE FERN	FACW
BUTTONBUSH	OBL	CINNAMON FERN	FACW
SWEET PEPPERBUSH	FAC	ARROW ARUM	OBL
NORTHERN SPICEBUSH	FACW	COMMON REED	FACW
SWEETBAY MAGNOLIA	FACW	SMARTWEEDS SPP.	OBL
SOUTHERN WAXMYRTLE	FAC	PICKEREL WEED	OBL
WILLOWS (VARIOUS SPECIES)	FACW (MOST)	ARROWHEAD	OBL
VINES:		LIZARD'S TAIL	OBL
COMMON GREENBRIAR	FAC	CATTAIL SPP.	OBL

HYDRIC SOILS FOR CULPEPER COUNTY:-(2)

ALTAVISTA:	LIGHT-COLORED LOAM SOILS WITH A LIGHT YELLOWISH-BROWN CLAY LOAM SUBSOIL. THEY OCCUR ON SECOND BOTTOMS AND TERRACES ALONG THE LARGER STREAMS.
CHEWACLA:	YELLOWISH-BROWN SURFACE SOIL AND A MOTTLED YELLOW, LIGHT -GRAY, AND BROWN SUBSOIL. IT IS SOMEWHAT POORLY DRAINED SOIL OCCURRING IN FIRST BOTTOMS.
CROTON:	OCCURS THROUGHOUT THE TRIASSIC BASIN, IS CHARACTERIZED BY A LIGHT-GRAY TO YELLOWISH-GRAY SURFACE SOIL AND A MOTTLED SUBSOIL WHICH IS HIGHLY PLASTIC WHEN WET BUT HARD AND COMPACT WHEN DRY, ARTIFICIAL DRAINAGE IS REQUIRE TO GROW CROPS.
ELBERT:	LOCALLY KNOWN AS WET BLACKJACK LAND, IS CHARACTERIZED BY POOR SURFACE AND INTERNAL DRAINAGE, NUMEROUS MOTTLEINGS THROUGHOUT THE PROFILE, AND A VERY HEAVY PLASTIC SUBSOIL.
HELENA:	IT IS A FINE SANDY LOAM THAT WHEN COMPARED TO APPLING IS MUCH HEAVIER AND HAS A DEFINITELY MOTTLED SUBSOIL. OCCURS IN ASSOCIATION WITH WILKES AND APPLING SOILS.
IREDELL:	LOCALLY KNOWN AS BLACKJACK LAND AND OCCURS AS LEVEL TO GENTLY ROLLING AND IS CHARACTERIZED BY LIGHT-GRAY SILTY SURFACE SOIL AND VERY HEAVY PLASTIC CLAY SUBSOIL. SURFACE DRAINAGE RANGES FROM FAIR TO POOR AND INTERNAL DRAINAGE IS VERY SLOW.
KELLY:	BROWNISH-GRAY SILT LOAM SURFACE SOIL WITH A VERY HEAVY PLASTIC CLAY SUBSOIL.
LANSDALE:	(0-2% SLOPE ONLY) SURFACE SOIL IS WEAK YELLOW TO PALE BROWN. THE SUBSOIL IS LIGHT YELLOWISH BROWN. THE LEVEL PHASE (SLOPES 0 TO 2 %), IS POORLY DRAINED.
LIGNUM:	IS UNDERLAIN BY AND DERIVED FROM VERY FINE-GRAINED SERICITIC SCHIST.
MIXED ALLUVIAL:	TEXTURE VARIES FROM SILT LOAM TO SAND AND THE SOILS RANGE FROM WELL TO POORLY DRAINED. THE LARGEST AREAS ARE IN THE BIG BENDS OF THE STREAMS AND ARE SUBJECT TO FREQUENT OVERFLOW AND DEPOSITION.
ROANOKE:	USUALLY OCCURS ADJACENT TO UPLANDS ON THE LOW TERRACES ALONG THE RIVERS. IT IS WATERLOGGED DURING THE WET SEASONS.
SENECA:	USUALLY OCCURS IN ASSOCIATION WITH APPLING, ALBEMARLE, ETC. AND IS DERIVED FROM RECENT ALLUVIAL-COLLUVIAL MATERIALS SLOUGHED AND WASHED DOWN FROM THEM. INTERNAL DRAINAGE IS MODERATE TO MODERATELY SLOW.
STANTON:	HAS DEVELOPED FROM BROWN, YELLOW AND GRAY TRIASSIC SHALES IN CLOSE ASSOCIATION WITH CROTON, LANDSDALE, ETC. SOIL CHARACTERISTICALLY HAS POOR DRAINAGE.
WEHADKEE:	OCCURS IN FIRST BOTTOMS ALONG STREAMS AND IS LIGHT-COLORED WITH A MOTTLED SUBSOIL.
WORSHAM:	IT OCCUPIES AREAS AT THE BASE OF SLOPING AREAS BORDERING STREAMS AND IS A POORLY DRAINED SOIL.

(1) SOURCE: CHESAPEAKE BAY LOCAL ASSISTANCE DEPARTMENT.

(2) SOURCE: USDA SOILS SURVEY - CULPEPER COUNTY, VIRGINIA, SERIES 1941, NO. 3

WETLANDS¹⁾

Wetlands are transitional zones between open water and dry land. Nontidal wetlands, as are those found within Culpeper County, often occur where water is found at or near the surface of the ground or in places where the ground is covered by shallow water ranging from a few inches to several feet. Some wetland areas are dry during certain seasons and flooding is common during the winter and spring when rivers overflow their banks. Nontidal wetlands include freshwater marshes and ponds, shrub swamps, bottomland hardwood forests, wooded swamps and bogs.

Wetland Definition

The Federal Manual for Identifying and Delineating Jurisdictional Wetlands identifies three technical criteria which must be met for an area to be considered a wetland. These criteria are the presence of:

- hydrophytic vegetation,
- hydric soils and
- wetland hydrology.

Hydrophytic vegetation (Table IV.4) is defined as macrophytic plant life, which means water-loving plants that the naked eye can see growing in water or in soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. Plants that grow in wetlands are classified in two ways. One way is by their stratum, that is, whether they are trees, saplings, shrubs, vines, herbs or bryophytes (mosses and liverworts). The other way is according to their relative ability to live in either wetlands or uplands. If a plant is found only in wet areas, it is classified as "obligate" (OBL). If it is found in either wetlands or uplands, it is classified as "facultative" (FAC) and if it is facultative but is found more often in wetlands, it is considered

to be "facultative wet" (FACW). Other plants are found only in uplands (UPL) or more often in uplands than in wet areas (FACU). (Specific definitions for these classifications are provided in the Federal manual, currently under revision.) If all of the plants in an area are obligate species, then that area is likely to be a wetland. If more than half of the plants in all of the strata are OBL, FACW or FAC, then hydrophytic vegetation is considered to be dominant in that area, and it is weighed as a consideration along with hydric soils and hydrology.

Hydric soils are saturated, flooded or ponded long enough during the growing season (usually between March and October in Culpeper County) to develop anaerobic conditions, that is oxygen deficient, in the upper layers. Wetland hydrology is characterized by flooding or saturation which is either permanent or which recurs for significant periods of time, with significant periods of time defined as at least seven consecutive days by the 1989 Clean Water Act. The revised Clean Water Act of 1991 proposes a time period of at least fifteen days, however, this is still under review. The Federal Manual gives specific parameters for each of the technical criteria identified above.

The U.S. Army Corps of Engineers, in cooperation with the EPA, administers wetlands through Section 404 of the Clean Water Act and has had, therefore, the primary regulatory authority for preserving non-tidal wetlands in Virginia. Any development plan that involves wetland areas must be reviewed by the Corps and a permit to work in a wetland or a letter indicating that a permit is not necessary must be obtained.

Wetland Preservation

In 1780, it is estimated that there were 220 million acres of wetlands in what is now the continental United States. In 1980, it was

estimated that only 104 million acres of wetlands remained, and that we are continuing to loose wetlands at a rate of 100,000 to 300,000 acres per year. One example of the impact of lost wetlands was documented with respect to migratory fowl. Between 1955 and 1985, pintail and mallard duck populations declined by an estimated 69 percent and 47 percent respectively, primarily due to loss of habitat.

Wetlands perform the following functions:

- By trapping waterborne sediment and its pollutants, wetlands protect the quality of surface waters. Therefore, the preservation of wetlands will help mitigate the water quality impacts that future development will have on the streams and lakes in Culpeper County.
- Wetlands also serve as a natural means of flood control; they absorb and store water during high-runoff periods, thereby reducing flood crests, and protecting life and property.
- Wetlands are critical at times of drought because they maintain critical base-flow to surface waters through the gradual release of stored flood-waters. Wetlands, therefore, can reduce the need to create the reservoirs and other water-storage facilities often constructed as a means to augment municipal water supplies.
- Some wetlands contain important, even unique, communities of wild plant and animal species. They also serve as temporary refuge for migratory birds such as ducks.
- Wetlands provide recreational benefits to hunters, fishermen, and campers, as well as open spaces to buffer incompatible uses.

Wetlands are a valuable resource that must be preserved. Therefore, it will be the policy of Culpeper County to discourage the drainage or destruction of wetlands that meet the criteria as outlined in the Federal Manual for Identifying and Delineating Wetlands (or the most current federal identification and delineation policy). If such disturbance is unavoidable, the proper permits must be obtained from the Army Corps of Engineers. Innovative stormwater management and Best Management Practices (BMPs) methods that preserve, establish and enhance wetland features will also be encouraged.

(1) SOURCE: VIRGINIA COOPERATIVE EXTENSION SERVICE, TECHNICAL PAPER NO. 78, DATED OCTOBER 1992: THE STATUS OF WETLANDS MANAGEMENT IN VIRGINIA, BY DAVID E. BROOMHALL AND WALDON R. KERNS.

ENDANGERED SPECIES

The Virginia Natural Heritage Program was established in 1986 and in 1988 became an organizational component of the Virginia Department of Conservation and Recreation in the Division of Natural Heritage. Natural heritage resources (NHR's) are defined by the Virginia Natural Area Preserves Act as "the habitat of rare, threatened, or endangered plant and animal species, rare or state significant natural communities or geologic sites, and similar features of scientific interest." The Virginia Department of Game and Inland Fisheries and the Virginia Department of Agriculture maintain the lists for these species.

Currently, there are five species of special status known or likely to occur in Culpeper County. They are:

- common barn-owl,
- loggerhead shrike,
- small star-nosed mole,
- river otter, and

- yellow lance mussel.

The status of these five species ranges from federal candidate to state threatened. Special attention should be taken to facilitate the protection of endangered species when ever reasonably possible.

LAND CAPACITY/ DEVELOPMENT CONSTRAINTS

The Development Constraints Map (Map IV.D) identifies both areas that are restricted from building and those with building limitations. This is a generalized map that approximates those areas with development constraints. The map is not intended to be site specific nor all inclusive. Site specific information should be provided for any development project that encounters areas with building restrictions.

The one-hundred year floodplain is an area of building restriction. The allowable activities in a floodplain area include agricultural uses, public and private recreation uses, accessory residential uses such as yard areas and gardens, and accessory industrial and commercial uses to include yard areas, pervious parking areas and airport landing strips.

Soil properties are measured in terms of depth to water table, ease with which water filters through, amount of moisture which can be retained, stability with changes in temperature and moisture content, acidity (ph), corrosivity and a host of other criteria. The relative importance of each varies with the contemplated use. Specifically, we rely on our home sites to provide both drinking water and to clean wastes. The areas designated as unsuitable for drainfields are those in areas where the soils have high shrink-swell potential or shallow depth to bedrock. These soils include Iredell, Elbert, Zion, Mecklenburg, Orange, Lignum, Catocin, Aldino and Penn soils. In general, the soils with the greatest

building limitations are found in the Triassic Basin.

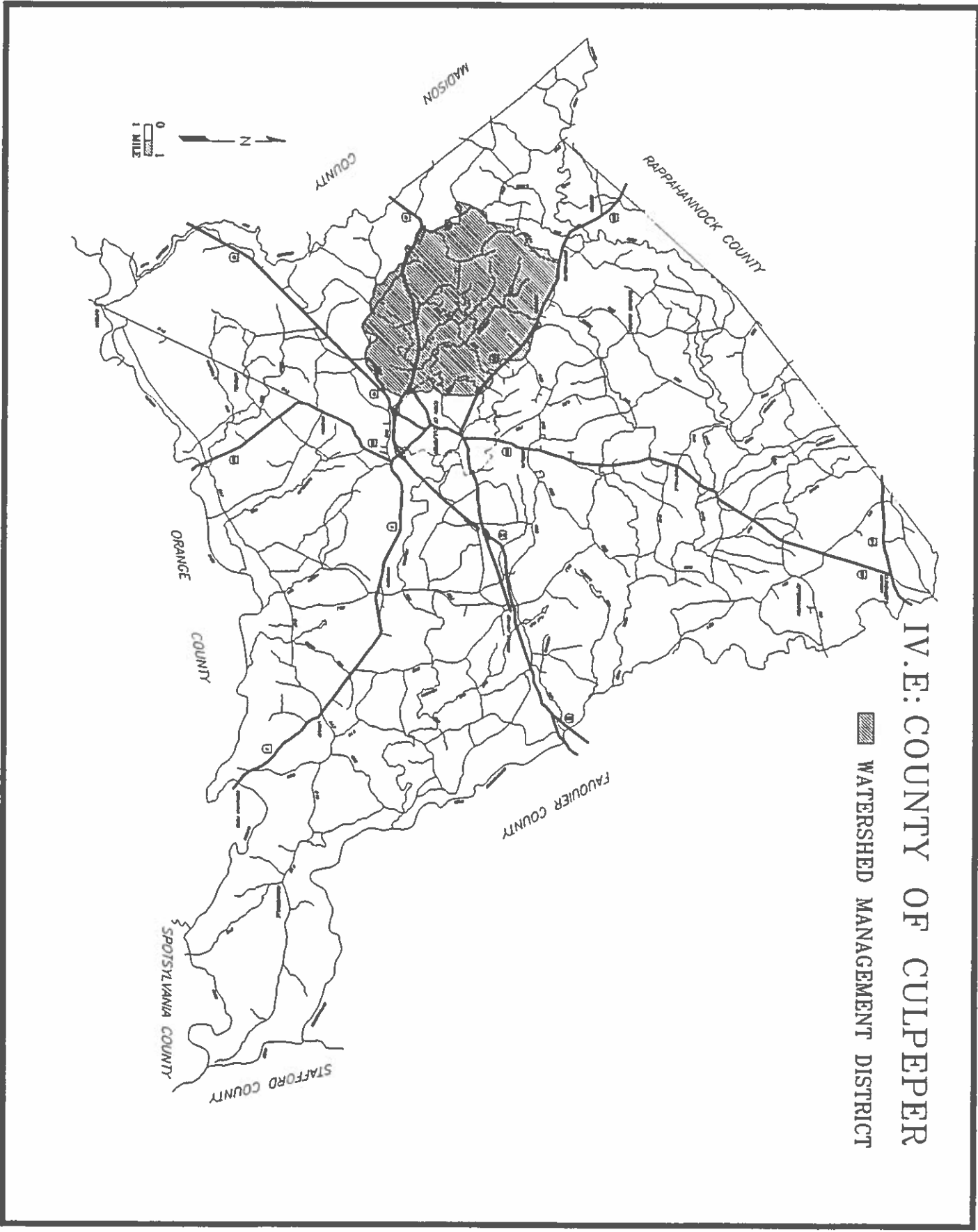
Slope is also designated as both a limiting and restrictive development factor. Any development or land disturbance, excluding Agricultural and Forestal activities, that takes place on 15-25 percent slopes require a grading plan. Land disturbance is prohibited on 25 percent or greater slopes.

The poor water quality associated with the Johnson Mill geologic formation is noted to indicate potential development limitations. The water in this formation lies to the west of Route 229 and extends from Route 211, west of the Town of Culpeper into Madison County, just south of Route 29.

WATERSHED PROTECTION POLICIES: LAKE PELHAM AND MOUNTAIN RUN LAKE WATERSHEDS

These policies were submitted by the Interaction Committee of the Town and County of Culpeper, following due consideration by that committee and by the respective planning boards for the Town and County, for public comment on June 28th, 1990. Following the public hearing, the Town Planning Board, the County Planning Commission, the Town Council and the County Board of Supervisors adopted the policies as presented below as an amendment to the respective Town and County Comprehensive Plans. The Culpeper County Board of Supervisors and the Town of Culpeper Town Council adopted these policies in a joint meeting on June 28, 1990.

On March 3, 1992, the Culpeper County Board of Supervisors adopted Article 8C - **Watershed Management District (WMD)**, into the Culpeper County Zoning Ordinance. The WMD is an overlay zone specific to the Mountain Run Lake - Lake Pelham Watershed.



IV.E: COUNTY OF CULPEPER

WATERSHED MANAGEMENT DISTRICT

IV.F: LAKE PELHAM & MOUNTAIN RUN LAKE

DRAINAGE SUB-AREA DESIGNATION

- BB - BOND BRANCH
- CL - CAYNOR LAKE
- GR - GAINES RUN
- HR - HUNGRY RUN
- LP - LAKE PELHAM
- MR - MOUNTAIN RUN
- VB - VAUGHN BRANCH

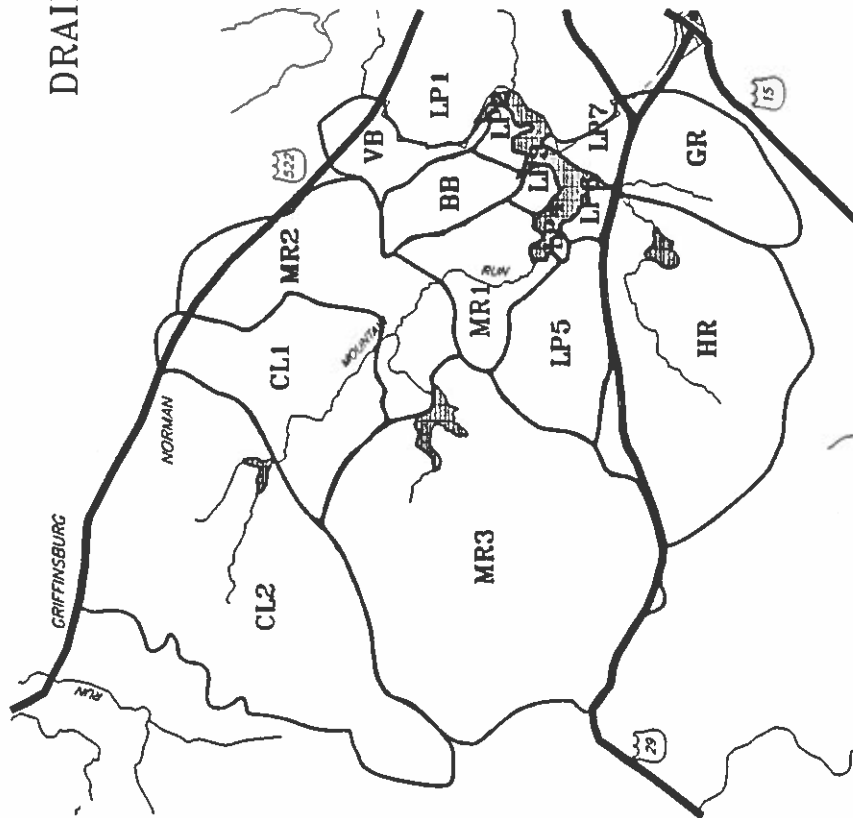


TABLE IV.5

UPPER POPULATION AND DEVELOPMENT LIMITS:
BY DESIGNATED BASIN

SUBAREA	LAND AREA (ACRES)	MAX. DENSITY (DU/ACRE)	DWELLING UNITS	HOUSEHOLD SIZE (P/DU)	POPULATION
BB	355	0.2	71	2.8	200
CL1	772	0.3	188	2.8	526
CL2	2,211	2.0	1,415	2.8	3,962
GR	710	10.0	1,775	2.8	4,970
HR	1,589	5.0	3,972	2.8	11,122
LP1	37	0.2	7	2.8	20
LP2	89	0.2	18	2.8	50
LP3	90	0.2	18	2.8	50
LP4	10	0.2	2	2.8	6
LPS	472	0.3	156	2.8	436
LP6	106	3.0	318	2.8	890
LP7	170	0.2	34	2.8	95
MR1	324	0.3	86	2.8	240
MR2	970	0.3	280	2.8	784
MR3	261	1.0	1,450	2.8	4,060
VB	440	0.3	145	2.8	406

The Ordinance seeks to implement the policies which follow. The maximum densities allowable, as well as other aspects of the ordinance, differ slightly from the policies listed below. As with all of the guidelines set forth in this Comprehensive Plan, these policies are general in nature, and implementation must be undertaken with many considerations in mind, and at the discretion of the Culpeper County Board of Supervisors.

General Policy

- 1. The Town and County seek to outline a set of general policies (goals) and specific or implementing policies (or objectives) which will ***achieve the***

protection of the public health and safety and the assurance of minimal degradation and the prevention of future deterioration in the water quality in the Lake Pelham watershed.

- 2. ***Any strategy for improving the water quality will seek to keep the costs from the preservation or enhancement of the water quality below the benefits from achieving the same.*** In considering benefits, the Town and County will fully consider the costs to the public health from damage to the water supply and where necessary attempt to quantify the same.

- 3. In determining whether the water quality of the water supply is being maintained, *the Town and County will examine the following water quality parameters: (1) the amount of nitrogen, phosphorous, solids, and the effect on dissolved oxygen; (2) the amount and concentration of the following metals and toxics: arsenic, cadmium, chromium, lead, mercury and zinc.* The Town and County will use the Lake Monitoring Program Model as developed by Espey, Huston and Associates as modified.

Specific or Implementation Policies

- 1. *The Town and County hereby adopt Scenario IV, subject to the upper population limits not exceeding the levels set out in Scenario II, as set out in the Lake Pelham Watershed Plan, for purposes of establishing a guide or limit to the types and intensities of uses in the watershed.*
- 2. Because non-residential uses, particularly commercial and industrial uses, involve considerable threats of toxin and metal pollution, both from their own wastes and from heavy auto travel associated with the uses, non residential development, other than what already exists or is planned needs to be severely limited. *Non-residential uses, other than parks, schools, churches and other community facilities, and those public facilities that must locate in the watershed in order to serve development that has or is likely to locate there, shall be limited to the*

area set out in the Scenario. No new areas for non-residential uses shall be created unless another area which otherwise would have been developed for such purposes is removed. In determining the size of the areas for substitution, the Town and County shall be guided by a determination of equivalent impact and not necessarily of acreage.

- 3. The Town and County are relying on residential development densities which are consistent with Scenario IV of the model. If development patterns were to substantially increase the levels in that model, the conclusions and development strategy for protecting the watershed may not work. Therefore, the *average overall density for residential development in any subarea as set out in the above Table* (this being a combination of Tables 4-2 and 4-4) *shall not exceed the density for that area unless adjustments are made to another subarea which would result in the same or lesser impact being achieved.* In modifying overall density, the Town and County will consider factors considered in developing the watershed model, namely distance from the Lake, ability to utilize regional wet ponds and other factors. In addition, the Town and County will consider the effects of different soil types.
- 4. Cluster styles of development, such as cluster subdivisions, planned residential developments, architecturally integrated developments, and planned unit developments, offer the opportunity, although not the certainty, that the development will pose the least adverse impact on the water supply. Cluster provides an opportunity to

improve the use of open space for filtering and to avoid highly erodible soils or steep slopes or other areas where impacts could be difficult to control. The Town and County acknowledge that ***cluster styles of developments that are designed to protect the water supply are the preferred method of development in the watershed. The Town and County will redesign their ordinances to effectuate this change. Among other steps, the Town and County will set up a system which tracks cluster development other than planned unit developments, in as expeditious a manner as it does traditional developments.*** The standards for planned unit developments will limit the amount of non-residential development to 10 percent of the total acreage in the tract and limit the types of uses to only those that directly serve the development. The procedures for review will be addressed and modified to encourage that style of development.

- 5. Because a development pattern may use cluster to use that portion of the tract which is actually closest to the water supply and which could pose the most impact on it, ***the Town and County will require that developments using cluster demonstrate that their densities are actually increasing as they move further from the lakes and primary creeks and streams, or that the developments have been particularly designed to maximize the effectiveness of local wet ponds.***
- 6. *Natural vegetated buffer areas allow*

an opportunity to filter out soils and particles before they reach the water supply. Since many pollutants travel in association with these particles, the filtering mechanism is a proven way to reduce pollution in the water supply. On the other hand, areas along the lakes and creeks leading to them are frequently picturesque and very attractive to development.

- In order to protect the water supply, yet not overly restrict development, ***the Town and County will require that a natural vegetated buffer areas of at least 200 feet be provided along Lake Pelham and Mountain Run Lakes, at least 100 feet be provided along primary creeks and streams leading into those Lakes and at least 50 feet be provided along tributaries to the lakes and to those creeks and streams.*** Adequate mechanisms need to be put in place in development proposals to insure that these areas remain and be maintained in this state.
- 7. At the heart of the watershed protection plan is a reliance on wet ponds and other best management practices with a potential to engineer at the site a regional level a system that will protect the water supply. The amount of runoff in the watershed is directly related to the amount of impervious surface. The quality of that runoff is directly related to the use and intensity of the land uses. ***The Town and County will modify their development standards to require that developments utilize best management practices, to limit the amount of grading in development to only that which is necessary to put roads, utilities, driveways,***

parking areas, principal structures, necessary accessory structures and a reasonable amount of activity space in place. In no event shall the disturbed area on the site exceed 40 percent. For developments which will include a substantial street or road system in the development, such as multi-family developments, planned unit developments, non-residential developments and those single family developments that include footprints for individual dwelling units, driveways and other improvements as part of the development, the maximum impervious surface for the development shall be 25 percent. For other developments, particularly for subdivisions, the maximum impervious surface shall be 12.5 percent for the subdivision development and 12.5 percent for the subsequent development of the lot itself, and the maximum disturbed area shall similarly be split between the subdivision design and lot development.

- 8. Because roads are a significant source of impervious surface in any residential development, every effort needs to be taken to address how to slow down and filter the runoff from these roads. ***The Town and County should revise their road standards to require grass swales and other practices which maintain natural filtration and pollution removal capabilities of the land.***
- 9. Because the principal problem anticipated in the Lake Pelham watershed is nitrification, the Town and

County have decided to encourage development of public sewer. On-lot sewage disposal, while not preferred, is acceptable at the densities and with the buffers set out above, outside the areas denoted as Phase 1 and Phase 2 of the Proposed Water and Sewer Service Area. Alternative methods of sewage disposal, such as package plants, have become synonymous with operational and maintenance problems which if they occurred in the watershed could threaten our water quality. Because of these concerns, ***such alternative methods of sewage disposal shall not be allowed in the watershed.***

- 10. The Lake Pelham Watershed is susceptible to pollution from failed drainfields or highly concentrated pollutant loadings, especially in areas directly abutting Lake Pelham, or within direct stormwater access. In order to avoid future lake degradation and implement policies that properly restrict septic systems in the Lake Pelham area, development in the area designated for potential service by public water and sewer should be encouraged to be timed so as to be built with public water and sewer. ***The Town and County shall encourage those developments in the Lake Pelham area that can reasonably be served by Town water and sewer, specifically the areas designated as Phase 1 and Phase 2 on the Proposed Water and Sewer Area, to wait for the availability of those services. The Town and County shall jointly pursue studies addressing the provision of additional water sources and the implementation of those studies.***
- 11. The special use and variance

procedures offer an opportunity to create specific solutions which could not be addressed at the more general level. ***The Town and County will modify their special use permit and variance requirements to provide that developments select styles of development which achieve the best practical water quality results.***

- 12. Existing and previously approved but not completed developments always present a problem of fairness to policymakers when policies shift. In order not to pose an undue hardship on persons who have relied to their detriment on prior development policies, ***the Town and County will provide that lots that pre-exist the adoption of ordinances contemplated herein, will be grandfathered as regards lot size and density but not as regards impervious surface and buffer areas. However, such lots can not be further subdivided without compliance with these policies.***
- 13. The Town and County believe that water quality would be benefitted from a regional best management practices approach to a regional stormwater management plan. Such an approach allows for public maintenance of a few select protection devices. To achieve that end, the Town and County have identified three areas for regional wet ponds. Efforts will be undertaken to obtain rights to use the land under the proposed ponds for these type of facilities. ***The Town and County will undertake a regional stormwater plan incorporating these ponds sites, setting out the means in which the construction of the***

facilities will be obtained, the timing of the facilities and how those costs will be recovered from development which could utilize them.

- 14. The Town and County wish to jointly state their commitment to protecting prime agricultural land and for encouraging agricultural uses. ***The joint planning commission will adopt strategies for dealing with special hardships that might arise for farmers in order to further the public purpose of protecting farmland.***
- 15. Due to the impact agricultural activities have on water quality resulting from sedimentation and nutrient loading, ***the Town and County will require that all agricultural activities in the watershed operate under a farm plan approved by the U.S.D.A. Soil Conservation Service. These agricultural areas will also be subject to the required stream and lake buffer requirements,*** however, the size of the buffer may be reduced, as approved by the Soil Conservation Service, if alternative conservation practices above these areas are in place.
- 16. Some of the difficulty in reviewing development proposals is the identification of the likely impacts from the development. In order to properly assess all development proposals, the Town and County will require that ***all developments except those on single family lots in previously approved subdivisions will submit an environmental impact assessment which identifies the existing and proposed loadings***

from the development as proposed and under such an alternative development scenario as may be suggested by the Town or County. In addition said environmental impact assessment may be required to consider alternative impacts within each scenario taking into account different best management practices. The Town and County will provide that only those development plans that best protect the water supply consistent with the four general policies set out herein shall be approved.

- 17. The Town and County need to incorporate the State's Erosion and Sediment Control Law of 1973 into their existing standards which cite only the Virginia Erosion and Sediment Control Handbook. *The Town and County require Erosion and Sediment Control Plans for land disturbing activities of greater than 5,000 sq. ft. Single family residential developments will not be exempted from these requirements.*
- 18. A significant by-product of extended utility services and pollutant removal from the watershed is the generation of

TABLE IV.6
SERVICE AREAS IN THE
LAKE PELHAM WATERSHED MANAGEMENT PROGRAM

<u>DESCRIPTION OF SERVICE AREA</u>	<u>STAGE</u>	<u>AREA (ACRES)</u>	<u>NO. UNITS</u>	<u>AVERAGE DENSITY (U/AC)</u>
GR	1	710	1,775	2.5
LP7	1	170	34	0.2
LP1	1	37	7	0.2
VB	1	440	145	0.3
LP6	2	106	318	3.0
HR ⁽¹⁾	2	300	351	1.2
HR, LP2, LP3, LP4, LP5, BB, MR1	3	2,629	3,972	1.5
MR2, MR3, CL1, CL2	NA	6,568	3,333	0.05

(1) NORTHEAST PORTION ONLY (SEE MAP IV.F).

solid waste from BMP structures and treatment systems (water, sewer). *The Town and County agree that, while there should be no disposal of such wastes as sludge in the watershed, the management and disposal of these by-products is a mutual responsibility requiring the creation of collection, disposal site and maintenance plans and the financial resources to accomplish the plans.*

- 19. *The Town and County will create such districts, set out such densities and intensities, limit the allowable uses, establish such standards (including but not limited to performance standards addressing buffer requirements, size and cover, standards for land disturbing activities and criteria for impervious surface limitations) and develop such mechanisms in such a manner and as may be necessary to manage and implement these policies.*
- 20. *The Town and County will monitor density in their subareas and report regularly on the extent to which the densities in the model are being achieved. In the event that non-attainment seems likely, the Town or County will take actions necessary to the extent that they are legally permissible to achieve attainment.*
- 21. *Lake Pelham and Mountain Run Lake are highly susceptible to degradation from hazardous substances that might enter the drinking supply from a spill, surface runoff or groundwater leachate. Under current law, persons possessing hazardous substances must file a report with the*

Culpeper County Department of Emergency Management. The possession of hazardous materials in excess of the filed report must also be reported to the same County Department. The Town and County will undertake additional efforts to gain compliance with existing law in the watershed and restrict the use and storage of hazardous material. In addition, the Town and County will work to develop procedures for the avoidance of hazardous spills and critical response in the event of an incident.

- 22. *The Town and County will establish an inventory of natural boundaries indicating areas that must be preserved to insure that water quality of Lake Pelham is preserved. This inventory should identify wetlands, stream and lake buffers, floodplain, highly permeable soils, and other land necessary to protect water quality.*
- 23. *The Town and County realize that this is a joint undertaking and hereby agree that the costs of any litigation undertaken in furtherance of adopting or implementing these policies will be shared jointly.*

Water and Sewer Service District in Watershed

The Town and County hereby adopt as a prospective service area for water and sewer the area set out as a "Service area" in the Lake Pelham Watershed Management Plan. For purpose of implementing this plan, the Town and County have staged the service into three areas as shown on the accompanying map (see Map IV.F and

Table IV.6). The area identified as Stage 3 will need to be addressed and further staged at some time in the future.

RESERVED

V. AGRICULTURE

V. AGRICULTURE

TRENDS IN AGRICULTURAL EMPLOYMENT

The U.S. Department of Commerce, Bureau of the Census, conducts the Census of Agriculture every five years. The next census will be conducted early in 1993 for 1992. This data will not be released until sometime in 1994; therefore, the data and comparisons presented below are based on the 1987 Census of Agriculture. The Commonwealth of Virginia also collects selected data on a yearly basis from farmers on a voluntary basis. Because this data is voluntary, it does not present a complete picture of trends in the County or the State with respect to agriculture, nor is it directly comparable to the U.S. Census data. Where feasible, data more recent than the 1987 Agriculture Census was used below; however, the more recent trends in agriculture will be tracked when the 1992 Census of Agriculture data becomes available.

Farmland represents the predominant land use in Culpeper County. Of Culpeper County's total land mass in 1987, 49 percent or 121,198 acres were in farm use with 75,691 acres in crop production. Approximately half of the land in the County is used for agricultural purposes; although, according to the Agricultural Census, the number of farms operating in the County has decreased from 530 in 1982 to 492 in 1987. The production of these remaining farms is significant to Culpeper County's economic base. According to the 1988 Virginia agricultural statistics, of the ninety-six Virginia counties, Culpeper County ranked twenty-third in agricultural revenues. Culpeper also ranked eighth in the State based on number of dairy cows and seventh in tons of corn silage produced.

Historically, agricultural employment in Culpeper County has been viewed as the traditional family operated farm. Of the 492 farms existing within the County in 1987, the majority (446) were owned by individuals or families. The remaining 46 farms are owned by partnerships, corporations, or are part of an estate or trust. In 1987, 236 farmers depended on agricultural production as their principle occupation with the average farm consisting of 246 acres and valued at \$426,734.

The number of small farms (1 - 49 acres) operating in Culpeper County decreased from 220 in 1982 to 145 in 1987. This reversed the trend that occurred from 1978 to 1982 when the number of small farms increased by 44 percent. In 1987, 165 or 33.5 percent of Culpeper's farms had sales of \$10,000 or more (19.7 percent of such farms statewide). The total market value of Culpeper's agricultural production in 1987 was \$18,257,000 with livestock and their products contributing 74 percent of that total and crops producing the remaining 26 percent.

Though large farms have grown even larger through the absorption of smaller neighboring farms, much of Culpeper County's farmland has been converted to roads, lakes, and residential uses. In 1969, 61.6 percent of County land was identified as being in agricultural use while the 1989 land use survey conducted by Culpeper County Staff, registered only 49.7 percent of the land in such uses. (See Section X for a complete breakdown of land use in Culpeper County, in 1989.)

TABLE V.2
AGRICULTURAL DISTRICTS⁽¹⁾

	<u>ACRBAGE</u>	<u>EXPIRATION</u>
ALUM SPRINGS	1,251.92	October 1996
BRANDY STATION	4,125.71	December 1996
BRANDYWINE	2,267.08	August 1996
CATALPA	2,122.07	September 1997
DEATHERAGE RUN	7,073.72	August 1996
HAZEL RIVER	1,156.06	October 1996
HORSESHOE	4,115.00	September 1998
RUSSELL INSKEEP	568.16	December 1993
KELLY'S FORD/REMINGTON	3,223.56	June 1997
STEVENSBURG	10,288.48	October 1996
WATERFORD RUN	2,459.65	August 1996
RACCOON FORD	1,443.32	September 1996
TOTAL ACRBAGE	39,316.62	

(1) SOURCE: COUNTY OF CULPEPER STAFF.

economy. Agricultural land uses preserve open space, enhance watershed protection and insure other environmental benefits.

Once an Agricultural and Forestal District is formed, it must be reviewed periodically. State code requires that a review period be set of not less than every 4 years and not more than every 10 years. In Culpeper County, each of the twelve districts were established with an eight year review cycle and a landowner may withdraw at the time of review. When a landowner joins an Agricultural and Forestal District, he waives his right to develop the property to a more intensive use. In return, he is automatically eligible for special land-use taxation rate, protection from nuisance ordinances, consideration of the district in

local land-use decisions, and restrictions on the expenditure of public funds for non-farm related purposes within the district. The Culpeper County Subdivision Ordinance requires that subdivisions abutting property in an existing agricultural and forestal district provide a buffer of no less than 100 feet and not exceeding 200 feet between the nearest dwelling unit and the district.

AGRICULTURAL LAND USE

The Agricultural section of the land-use map (see Section XII) represents the areas that would be inappropriate for high density residential, commercial and industrial uses. The predominant land uses in the Agricultural areas would be:

- Agricultural and Forestry operations of all types
- Accessory and complementary land uses to agricultural
- Low density residential development on marginal agricultural land, not to conflict with agricultural and forestal land use.

Principal agricultural/forestal areas consist of prime agricultural and forestal soils and take into account existing Agricultural and Forestal Districts. Also included in the agricultural section are areas of severe building restrictions such as the triassic basin and other areas with drainfield restrictions, areas of steep slope and minor floodplain. Most of the major floodplain area is included in the open space section of the plan. (See Map IV.D for development constraints.)

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 Section IV.

Some residential development is expected and is permitted by County Code in this area. The approval of rezoning applications for more intensive use than is shown in this Comprehensive Plan should only take place when the Land Evaluation Site Assessment (LESA) analysis indicates that the removal of this land from agricultural or forestal use would not have a negative impact on agricultural and forestal operations. Recognizing the inherent incompatibility between agricultural and forestal operations and residential land uses, a buffer must be provided for residential development in these areas.

It is not the intent of this plan to burden the

farmer by prohibiting alternative land uses as provided by the Subdivision and Zoning ordinances. Rather, it is the intent of the plan to provide protection for the farmer, and encourage continued farm uses where desired by the farmer.

CONSERVATION MEASURES

The County's commitment to the conservation of agricultural lands has been expressed by the provision of land use taxation that provides tax relief to farm and forest enterprises. Approximately 157,630 acres of agriculture and forest land were enrolled in the land use program in 1989. The County also provides for agricultural and forestal districts which offer participants protection from encroaching development. Approximately 39,300 acres of land are currently enrolled in this program.

Agricultural and forestal districts identify the areas where significant commitments have been made to agricultural production. The significant agricultural soils, identified in the Soils Section of this Plan (Table IV.2), delineate soils that have the potential for high agricultural and forestal production. Soils information coupled with the site assessment portion of the Land Evaluation Site Assessment System (LESA) equation which identifies the social and economic viability of existing agriculture and the location of those areas in agricultural districts provides us with a tool to identify significant agricultural areas.

The Land Evaluation Site Assessment System (LESA) was developed by U.S. Soil Conservation Service to help localities protect valuable farmland. LESA involves the evaluation of land in two parts: 1) soil suitability for agricultural and forestal purposes and, 2) site assessment. The site assessment factors are determined by local representatives. These factors are given point values, with maximum points assigned when on site conditions support the continuation of

agricultural use. The maximum points possible for site assessment is 350. This information, combined with the presence of significant agricultural and forestal soils, is the basis for a LESA decision. Any property with a site assessment score of 260 or greater and with 30% or more of the site containing significant soils makes a site very desirable for retention in agricultural or forestal land use.

Participation in agricultural and forestal districts in Culpeper County shall be encouraged. Additions to existing districts and the establishment of new districts would further enhance the current agricultural district program and have a positive economic and environmental impact on the County.

**VI. PUBLIC SERVICES AND
FACILITIES**

VI. PUBLIC SERVICES AND FACILITIES

SANITARY SEWER FACILITIES

There are approximately twenty-two sewage treatment plants, of varying sizes, located within Culpeper County. The Table below lists those treatment plants which generally serve commercial or industrial sites or major residential developments (see Table VI.1 and Map VI.A). The majority of residences and businesses rely on individual septic systems and in a few cases package treatment plants, as the private facilities serve only a small portion of the residences and businesses located within the County.

Town of Culpeper, with approximately 0.09 mgd [or 87,630 gallons per day (gpd)] coming from residences and businesses located within the County of Culpeper. Effluent is pumped through a 20 inch force main to the plant from a lift station, fed by way of a 36 inch trunk gravity sewer serving as a collector for the town sewer systems.

The disposal of sludge is the major limiting factor within the treatment process. Digested sludge can be disposed of through land application such as fertilizer for agricultural land. Culpeper County allows the Town to

TABLE VI.1

SEWAGE TREATMENT PLANTS⁽¹⁾

- | | |
|---------------------------------------------------------------|-----------------------------------|
| 1. TOWN OF CULPEPER | 5. SALVATION ARMY (CAMP HAPPYLND) |
| 2. ITT TEVES | 6. SOUTH WALES INVESTMENT CORP. |
| 3. UTILITY CONSTRUCTION MANAGEMENT (CULPEPER COUNTY AIR PARK) | 7. PIEDMONT TECHNICAL SCHOOL |
| 4. AMERICAN SECURITY COUNCIL | 8. FEDERAL RESERVE BANK |

(1) SOURCE: COUNTY OF CULPEPER.

The largest sewage treatment plant in Culpeper County is located just outside the Town of Culpeper on the east side of Town and discharges to Mountain Run, a tributary of the Rappahannock River. It has a capacity of 3.0 million gallons per day (mgd). The wastewater treatment plant currently treats an average daily flow of approximately 1.45 mgd (see Table VI.2). This plant predominantly serves the needs of the residences of the

spread on agricultural land in the County by conditional use permit only.

The Culpeper County Industrial Airpark, located next to the County Airport has its own community wastewater treatment plant which discharges to Hubbard Run, a tributary of the Rappahannock River. The wastewater treatment plant has discharge authorization by Virginia Pollution Discharge Elimination System (VPDES) Permit No. VA0068586 with

VI.A: PUBLIC UTILITIES

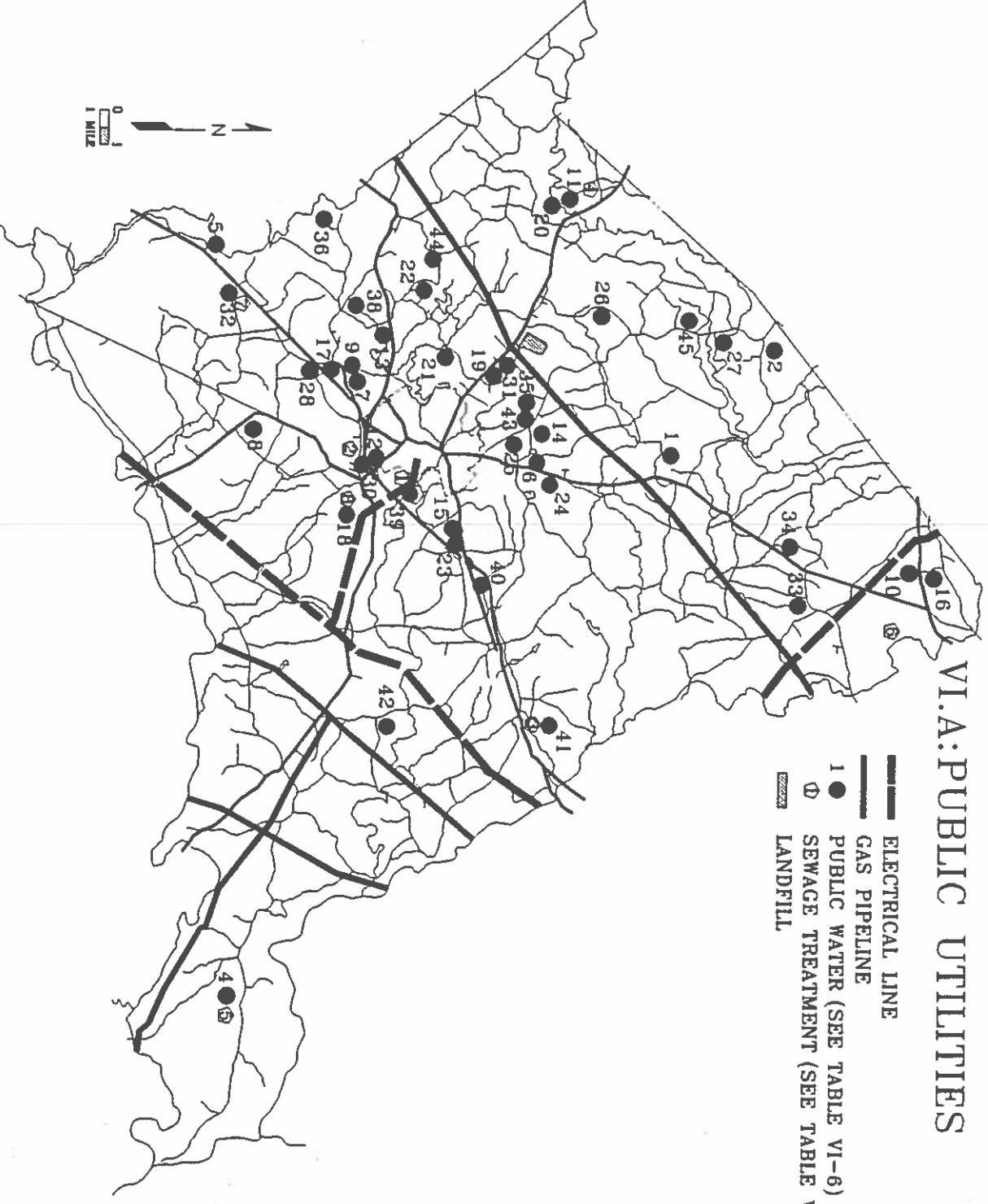


TABLE VI.2
WASTEWATER FLOW DATA FOR
TOWN OF CULPEPER TREATMENT PLANT⁽¹⁾

<u>MONTH</u>	<u>AVERAGE DAILY FLOW (MGD)</u>
DECEMBER 1991	1.539
NOVEMBER 1991	1.106
OCTOBER 1991	1.034
SEPTEMBER 1991	1.024
AUGUST 1991	1.030
JULY 1991	1.444
JUNE 1991	1.218
MAY 1991	1.373
APRIL 1991	1.650
MARCH 1991	1.730
FEBRUARY 1991	1.368
JANUARY 1991	2.250
DECEMBER 1990	1.600
NOVEMBER 1990	1.582
OCTOBER 1990	1.940
SEPTEMBER 1990	1.304
AVERAGE DAILY FLOW	1.450 MGD

(1) SOURCE: TOWN OF CULPEPER

an effective date of February 26, 1990 and an expiration date of February 26, 1995. The wastewater treatment plant is located on Culpeper County property and is owned and operated by Utility Construction Management, LTD. (UCM) through a water and sewer service agreement with Culpeper County dated January 14, 1985 and modified on May 22, 1986.

The existing hydraulic design capacity for the Culpeper County Industrial Airpark wastewater treatment plant is 25,000 gallons per day

(gpd). However, the permit has been written such that the plant can be upgraded to 75,000 gpd without requiring re-issuance. The request for the hydraulic upgrade was based on the anticipated need for additional capacity in the next 5 years. This plant currently treats an average daily flow of 3,050 gpd (see Table VI.3). The existing wastewater collection system at the Culpeper County Industrial Airpark consists of a 12-inch diameter gravity sewer system as well as two sewage pump stations and force mains.

TABLE VI.3
WASTEWATER FLOW DATA FOR
CULPEPER INDUSTRIAL PARK WASTEWATER TREATMENT PLANT⁽¹⁾

<u>MONTH</u>	<u>AVERAGE DAILY FLOW(GPD)</u>
SEPTEMBER 1991	2,680
AUGUST 1991	2,076
JULY 1991	2,281
JUNE 1991	2,085
MAY 1991	2,573
APRIL 1991	2,520
MARCH 1991	2,560
FEBRUARY 1991	2,451
JANUARY 1991	4,289
DECEMBER 1990	7,357
NOVEMBER 1990	3,765
OCTOBER 1990	2,523
SEPTEMBER 1990	2,503
AVERAGE DAILY FLOW	3,051 GPD

(1) SOURCE: MASTER WATER AND SEWER PLAN BRANDY STATION/ELKWOOD VILLAGE CENTER, DRAFT - OCTOBER 30, 1991

WATER FACILITIES

The Town of Culpeper is the major water supplier in the County of Culpeper. The Town's water source is provided by Lake Pelham and Mountain Run Lake. Raw water is withdrawn from Lake Pelham through an 18 inch gravity line to the Culpeper water treatment plant located within the Town's corporate limits. The safe yield for both lakes is 4.0 million gallons per day (mgd). The water plant currently has the capacity to treat 2.0 mgd and the average daily demand on the system is 1.3 mgd. This plant predominantly serves the needs of the residences of the Town of Culpeper, with approximately 0.1 mgd

[or 95,760 gallons per day (gpd)] used by residences and businesses located within the County of Culpeper. The Town of Culpeper is currently in the process of increasing the plant capacity by an additional 2.0 million gallons per day. The addition is not anticipated to be operational until some time in 1994.

Water storage consists of two 0.5 million gallon stand pipes located on the south side of Town and a 0.5 million gallon elevated storage tank located on the north side of Town. The Town of Culpeper is currently in the process of adding another 1.0 million gallon elevated storage tank in the County, on Route 763, which is expected to be on line in mid-summer of 1993.

TABLE VI.4
WATER CONSUMPTION DATA FOR
TOWN OF CULPEPER WATER SYSTEM⁽¹⁾

<u>MONTH</u>	<u>AVERAGE WATER CONSUMPTION</u> <u>GALLONS PER MONTH(GPM)</u>
DECEMBER 1991	33,478,000
NOVEMBER 1991	35,035,000
OCTOBER 1991	39,777,000
SEPTEMBER 1991	36,593,000
AUGUST 1991	38,693,000
JULY 1991	38,916,000
JUNE 1991	38,258,000
MAY 1991	38,496,000
APRIL 1991	37,115,000
MARCH 1991	34,721,000
FEBRUARY 1991	32,284,000
JANUARY 1991	34,995,000
DECEMBER 1990	34,429,000
NOVEMBER 1990	36,892,000
OCTOBER 1990	37,870,000
SEPTEMBER 1990	<u>35,799,000</u>
AVERAGE MONTHLY CONSUMPTION	36,460,000 GPM
AVERAGE DAILY CONSUMPTION (30 DAYS)	1,215,333 GPD

(1) SOURCE: TOWN OF CULPEPER

A groundwater well located on Spring Street is used to supplement the water plant with emergency raw water at a rate capacity of 500 gallons per minute. The existing water supply of 4.0 mgd is estimated to be adequate to serve a population of 38,000.

The Culpeper County Industrial Airpark water

system consists of two groundwater wells with yields of 100 gpm and 120 gpm, respectively. The wells are provided with over 50 feet of 6-inch diameter steel casings with total depths of 220 feet and 295 feet. The Virginia Waterworks Regulations require groundwater systems to be capable of supplying the daily

water demands with the largest well out of service. By this definition, the rated capacity of the existing water system is 144,000 gallons per day (gpd).

The Culpeper County Industrial Airpark water storage system consists of a 300,000-gallon ground storage reservoir with fire pumps having a rated capacity of 2,000 gpm and 12-inch diameter mains. In addition, the distribution system is supplied by a 5,000-gallon hydropneumatic tank. The average daily water consumption over the last 12 months is 5,860 gpd as shown in Table VI.5.

The Virginia Department of Health (VDH) water

quality reports indicate that both wells exceed the secondary maximum contaminant levels for iron and manganese as defined by the Virginia Waterworks Regulations. Currently VDH cannot require treatment of these secondary contaminants. However, as a result of the Safe Drinking Water Act, amended in 1986, 83 contaminants were identified in the Act which require regulatory action by the Environmental Protection Agency (EPA). The most significant impact of these regulations to Culpeper County is the mandatory requirement for disinfection of all public water supplies using groundwater sources. The final deadline to

TABLE VI.5
WATER CONSUMPTION DATA FOR
CULPEPER COUNTY INDUSTRIAL PARK WATER SYSTEM⁽¹⁾

<u>MONTH</u>	<u>AVERAGE WATER CONSUMPTION</u> <u>GALLONS PER MONTH(GPM)</u>	
SEPTEMBER 1991	160,600	
AUGUST 1991	179,400	
JULY 1991	161,500	
JUNE 1991	156,900	
MAY 1991	200,900	
APRIL 1991	198,500	
MARCH 1991	112,300	
FEBRUARY 1991	95,600	
JANUARY 1991	193,000	
DECEMBER 1990	290,300	
NOVEMBER 1990	210,300	
OCTOBER 1990	191,500	
SEPTEMBER 1990	133,000	
AVERAGE MONTHLY CONSUMPTION	175,677	GPM
AVERAGE DAILY CONSUMPTION (30 DAYS)	5,856	GPD

(1) SOURCE: MASTER WATER AND SEWER PLAN BRANDY STATION/ELKWOOD VILLAGE CENTER, DRAFT - OCTOBER 30, 1991.

TABLE VI.6

PUBLIC WATER SUPPLIES (COMMUNITY AND NON-COMMUNITY)⁽¹⁾

- | | |
|------------------------------------|--------------------------------------------------------|
| 1. ASHMORE ACRES | 24. HERITAGE ESTATES |
| 2. BAILEY TRAILER PARK | 25. JIMMIES LOUNGE |
| 3. CAMP HAZEL RIVER | 26. KAVENAUGH MEADS SUBDIVISION |
| 4. CAMP HAPPYLAND | 27. LAKESIDE MOBILE HOME PARK |
| 5. CAMP RAPIDAN | 28. MOUNTAIN VIEW TRAILER |
| 6. CATALPA, THOMAS ALTHER | 29. NORMAN ACRES |
| 7. CEDARBROOKE SUBDIVISION | 30. NORTHTOWN |
| 8. C-Z FARMS, INC. | 31. OLD HICKORY PARK |
| 9. CLAIRMONT SUBDIVISION | 32. OLD SALEM SCHOOL |
| 10. CROSS CREEK CABIN REST. | 33. OMNI SERVICES |
| 11. COMMUNICATION CORP. OF AMERICA | 34. PELHAM MANOR |
| 12. CULPEPER BOWLING LANES | 35. PIEDMONT TECHNICAL SCHOOL |
| 13. CULPEPER AGRICULTURAL ENTER. | 36. PONDEROSA MOBILE HOME PARK |
| 14. CULPEPER INDUSTRIAL PARK | 37. PRIMAVERA |
| 15. CULPEPER MOBILE HOME PARK | 38. RANDLE RIDGE 3 SECTIONS |
| 16. CULPEPER WOOD PRESERVERS | 39. ROLLING ACRES CAMPGROUND |
| 17. DEPARTMENT OF ARMY | 40. SPRINGWOOD SUBDIVISION |
| 18. ERINBROOKE SUBDIVISION | 41. TOWN OF CULPEPER |
| 19. FAIRVIEW FARMS | 42. STATE POLICE 2 ND DIVISION HEADQUARTERS |
| 20. FEDERAL RESERVE BANK | 43. WEST LAKES SUBDIVISION |
| 21. FREEDOM STUDIES CENTER | 44. WESTOVER ESTATES |
| 22. GIBSONS MILL WOODS SUBDIV. | 45. WESTVIEW TRAILER PARK |
| 23. DAVID W. GROVES | |

(1) SOURCE: COUNTY OF CULPEPER

meet this regulation has not been set by EPA as yet; however, the anticipated date is December 1994.

Most of the County depends on groundwater to provide for its needs. The vast majority of residents and businesses rely on individual wells for their water supply. There are

approximately 42 community (residential) and non-community (business) public water systems of varying sizes within the County (Table VI.6).

The shallow groundwater table in the Brandy Station area is considered bacteriologically unsafe for drinking water, primarily due to

failing drainfields in the area. The Culpeper County Health Department, therefore, requires new groundwater wells to be drilled into the deeper aquifer approximately 250 feet deep. The wells are required to have grouted casings into the deeper aquifer to prevent contamination from the shallow aquifer.

ELECTRIC

Electricity is supplied by Virginia Power and is distributed throughout the County by the Town of Culpeper, Rappahannock Electric Cooperative and Virginia Power. Three primary high voltage transmission lines exist in Culpeper County (see map VI.A). Currently there are approximately 27 miles of transmission lines with utility easements up to 150 feet in width. One line crosses the northern part of the County. Another extends from the Rapidan River at Route 522 running northeast to Stevensburg and continues to the Rappahannock River just south of the 29 Bypass. The third line branches off south of Stevensburg and extends west crossing Routes 3 and 29, ending up in the Town of Culpeper.

NATURAL GAS

Natural gas is supplied and distributed in Culpeper by Commonwealth Gas Corporation and Columbia Gas. Commonwealth Gas has approximately 54 miles of pipelines and distribution lines within the Town and County; Columbia Gas also has several miles of pipelines and distribution lines in the County.. The pipelines are 20 inches in diameter with an average utility easement of 30 feet. Distribution pipelines range from 2-6 inches in diameter with service lines generally between 1-2 inches in diameter.

Approximately twenty miles of Commonwealth Gas transmission line extends from Crooked

Run North of 29, northeast across Route 522 at the intersection of 638, to Route 229 south of Route 633, to the Rappahannock River south of Route 802. A 6-inch distribution line connects into the transmission line at the intersection of Routes 522 and 638 and runs south along 522 into the Town of Culpeper. A third pipeline extends from the Commonwealth Gas pipeline at the intersection of Routes 3 and 669 and runs east along the north side of Route 3 and the Rapidan River down to Elys Ford.

A third company, Transcontinental (Transco) Gas Corporation has approximately 9 miles of pipeline running through the County with no services available at this time. Located in the southeastern part of the County, the pipeline extends from the Rapidan River at Potato Run, northeast across Route 3, and to the Rappahannock River just north of Kelly's Ford. Three pipelines between 30-36 inches in diameter exist within a utility easement averaging 40 feet in width.

TELECOMMUNICATIONS

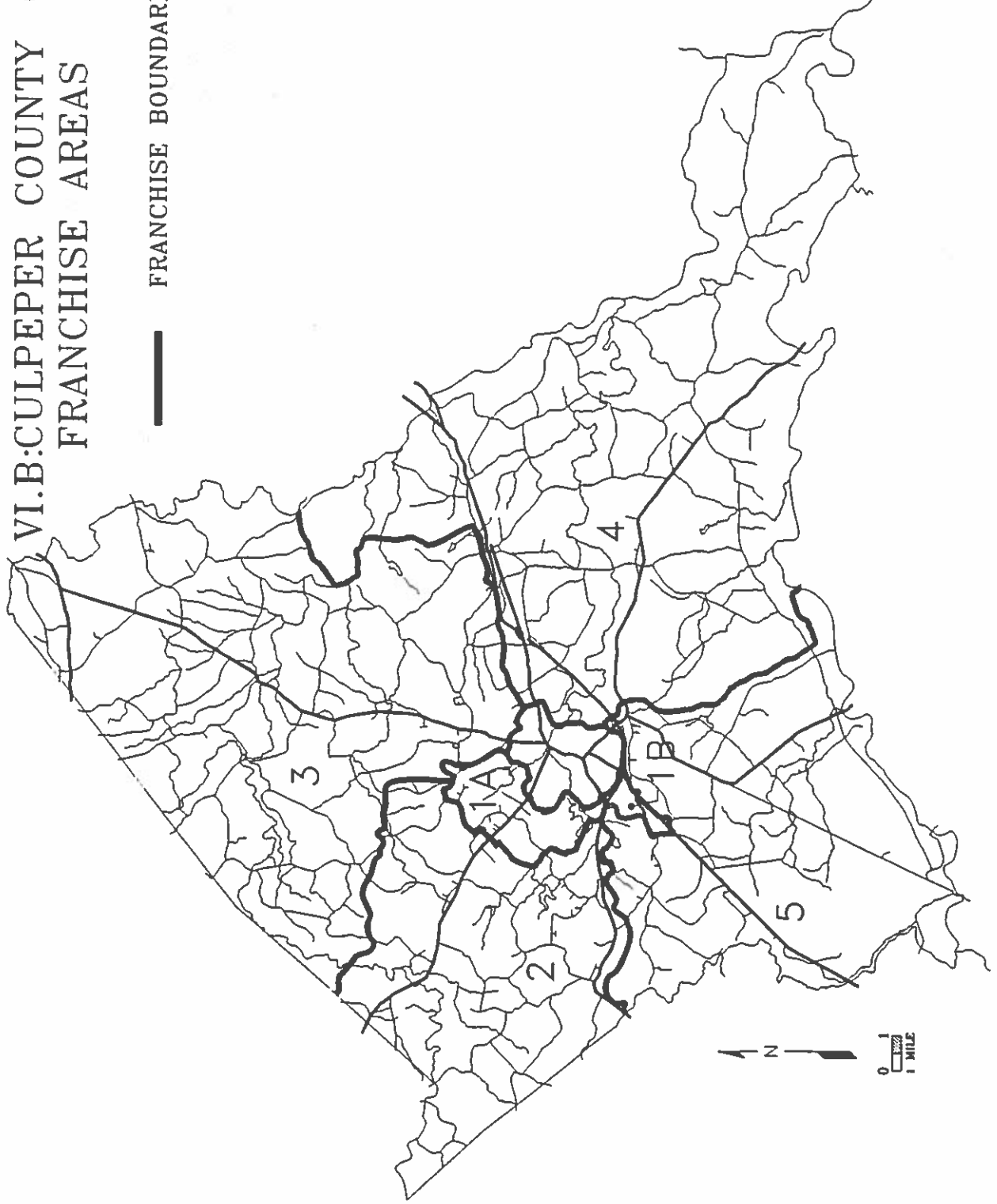
Cable television, with 30 channel service, is currently being provided by TCI of Virginia, Inc. Service areas include the Town of Culpeper and a limited area west of the Town limits. The County is divided into six franchise areas (Map VI.B). At the present, only areas 1A and 1B have been provided with cable service. United Telesystems, Inc., during the Spring of 1992, was awarded the contract to provide cable service to franchise areas 2, 3, 4 and 5.

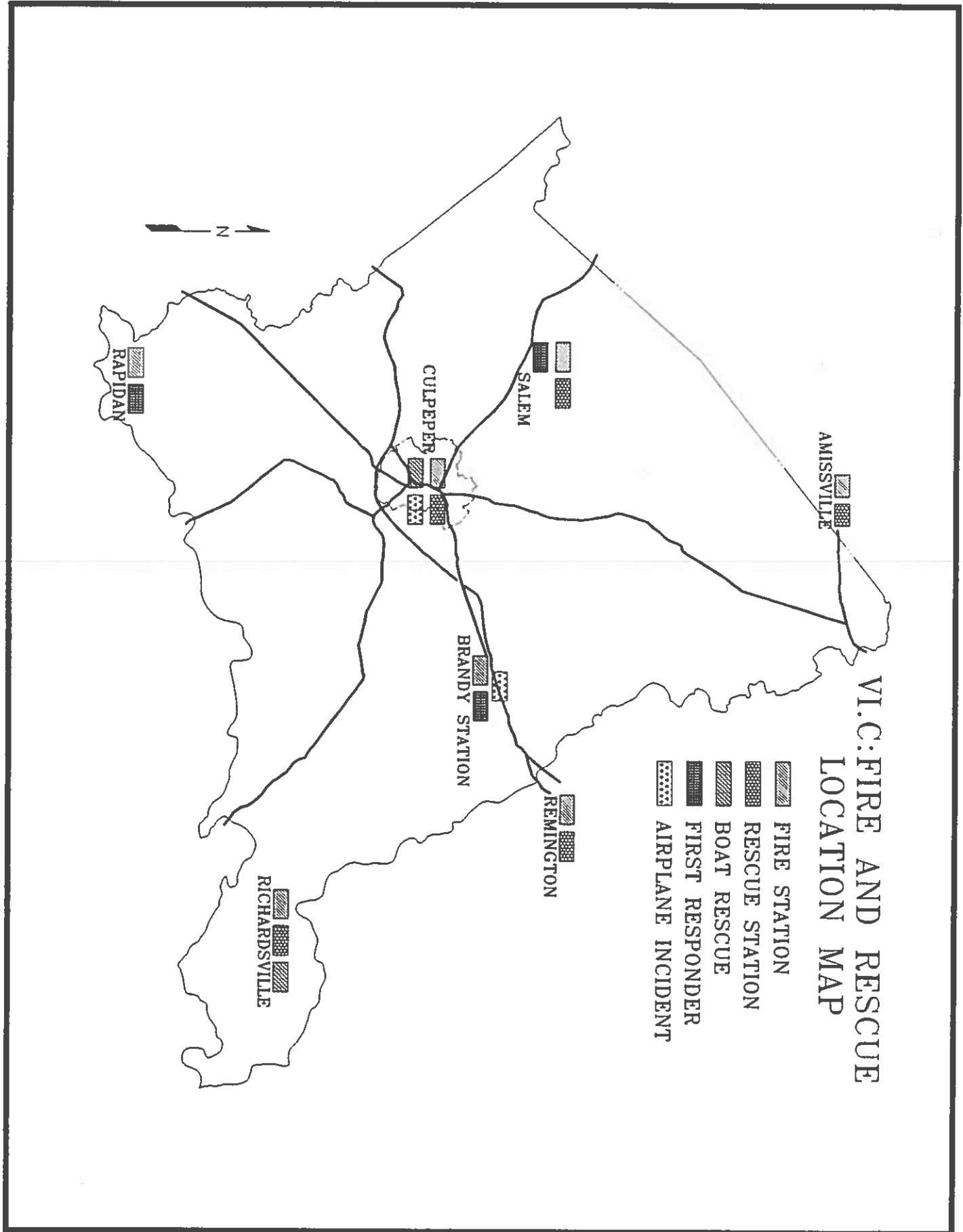
FIRE AND RESCUE

Fire and rescue services are volunteer organizations within Culpeper County. Over 250 volunteers provide round-the-clock services at the County's strategically located fire companies (see Map VI.C). Besides the fire

VI.B:CULPEPER COUNTY CABLE
FRANCHISE AREAS

FRANCHISE BOUNDARIES





companies located at Salem, Culpeper, Rapidan, Brandy Station and Richardsville, more remote portions of Culpeper County are serviced by fire and rescue companies located at Amissville (Rappahannock County) and Remington (Fauquier County). Emergency communications for the fire and rescue services are coordinated via a dispatch system operated by the County Sheriff's office. In 1988, the average response time for all calls to fire and rescue in Culpeper County was 10.57 minutes. This compares favorably with the national standard of 10 minutes for fire response.

Each fire and rescue company owns and maintains its own equipment. The average age of equipment is 10 years, with Richardsville and Rapidan having the oldest equipment and Salem and Culpeper having the newest equipment. Besides providing fire services, Culpeper, Salem and Richardsville provide rescue services, Rapidan, Brandy Station and Salem have first responder units, Culpeper and Richardsville can provide boat rescue services and Culpeper and Brandy Station can respond to airplane incidents. In addition, each fire and rescue company is housed in space which is also used by the community for meetings and as recreation space.

There is a Comprehensive Fire and Rescue Plan for Culpeper County which was adopted July 9, 1991. Copies are available at the Office of the County Administrator.

POLICE PROTECTION

Police service in Culpeper County is the responsibility of the Sheriff's Department. The Sheriff, who is a constitutional officer regulated by the Commonwealth of Virginia, has a full staff that provides county patrols, maintains court security and operates the county jail. The Sheriff's Department has 54 personnel which includes 12 deputies, 5 dispatchers, 2 court

bailliffs, 25 jailers and 10 administrative staff.

The Sheriff's Office is located at the jail in the Town of Culpeper. It houses administrative offices, central dispatch (fire, rescue, deputies) and 44 cells in a recently expanded and renovated facility. The jail is fully utilized and, with the renovation of the old section and the use of alternative programs to manage inmates, is anticipated to provide for County needs through 1995.

The Town of Culpeper maintains a separate police force that numbers 22. In addition, Virginia State Police has its second division headquarters located on Route 762 at Inlet. Eight troopers operate out of this unit.

ENHANCED 9-1-1

The County of Culpeper has hired a private consultant to facilitate the implementation of an Enhanced 9-1-1 system countywide. To date, all private and public roads have been named and structures have been assigned numbers. The Enhanced 9-1-1 system is expected to be operational late 1993/early 1994. Enhanced 9-1-1 allows the dispatcher to easily locate any residence from which an emergency phone call is placed, thereby reducing response time in an emergency situation.

SOLID WASTE

Culpeper County's Department of Waste Management was created in 1991 and is responsible for the development and implementation of waste management programs. Solid waste is collected by public (Town of Culpeper) and private haulers and disposed of at the Culpeper County Laurel Valley Landfill which is located at Routes 522 and 638, approximately 2.3 miles northwest of the Town Limits (see Map VI.A). The Town provides regular collection services within the town limits and a number of private companies

serve County residents through individual arrangements. The bulk of solid waste collected in the County is by the individual resident bringing the solid waste to the County Landfill. The County's Recycling Center, where segregated recyclables are collected, is also located just inside the landfill entrance.

The Culpeper County Laurel Valley Landfill opened in 1978 and is located on a 284 acre site of which approximately 56 acres is used for landfill operations. This landfill is the only municipal waste disposal facility in the County and is operated by a private contractor for the County which serves both town and county residents. A recent assessment of the facility by Joyce Engineering (September 1990) indicated the need to comply with new state regulations that require acceptable land capacity for expansion of the site to accommodate up to 60 years of solid waste disposal needs. This study also made recommendations for the County's recycling program.

As a result of this study, plans are currently being developed for the expansion of the landfill with construction of new facilities to commence by 1994. Anticipated landfill improvements include closure of existing operations by 1992, planning and permitting of expansion areas based on new state regulations, establishment of required monitoring systems, development of collection centers in the County for the convenience of residents and development of a recycling program to meet State goals with the establishment of recycling centers for collection of recyclable goods. Landfill reclamation is also planned including site restoration for recreation purposes. Collection centers have been identified to be located in the general areas of Lignum, Rixeyville and Brandy Station. Recycling facilities maybe added at these sites sometime in the future to supplement the recycling center at the County landfill. Additional centers are also suggested

at or near Mitchell and Fairview Acres (Route 15/692). Each center would be equipped with two or more 40 yard roll-off containers.

RECREATION

Historically, recreation in Culpeper County has been provided through private sources. The large lots associated with rural development and the sparse population have generated limited demand for consolidated, public recreation facilities. Each individual or family provided for their own recreation via on-site improvements (children's equipment, basketball courts, pool, etc.) or subscribed to one of the areas private recreation facilities (tennis club, golf, etc.) (see Table VI.9). The major public investments in recreation have been by the Town of Culpeper (Yowell Meadow Park, Kestner Wayside and Mountain Run Lake Park) and the Culpeper School Board as part of education facilities (playground, ball fields, tennis). In the county, these facilities are used in concert with some private facilities provided by the Culpeper County Recreation Association for seasonal recreation programs.

Subdivisions like South Wales (343 lots) have planned tennis, swimming and trail/path systems as part of the subdivision design. Friendship Heights, a multi-family development on Route 29, proposes a community center and other facilities. These facilities serve residents of the development that they are located in and are often financed and/or operated by a homeowners association.

Existing Facilities

Existing recreation in the county is a combination of public and private facilities. Table VI.8 identifies those sites where public recreation opportunities exist or that are used for seasonal public programs. These sites are identified by acreage and type of recreation or

function they provide to the county. This is based on criteria utilized in the 1989 Virginia Outdoor Plan prepared by the State Department of Conservation and Recreation (see Table VI.7). The Kelly's Ford Conservation Area is unimproved state land. It has a small gravel parking lot, rough trail to the Rappahannock River and contains a statue dedicated to the memory of Col. John Pelham.

Yowell Meadow is the only facility that qualifies as a district park. Its size and diverse facilities (exercise course, 2 tennis courts, soccer field, playground, parking, rest rooms, etc.) provide a broad-based recreation opportunity to the community - both active and passive. Two community parks are identified (Mountain Run and Moore Golf), both have limited facilities. Mountain Run Park is mostly passive (picnic, trail) with some fishing, and Moore Golf Park is a leased facility limited to little league baseball and football. The remaining facilities are neighborhood in size and diversity and all are shared sites. They rely on school facilities (playground, ball fields, tennis courts), industrial sites (J.T. Sisk

or institutions (fire hall, American Legion fields, Ruritan) for joint development of equipment or programs. These sites work well for their specific, single-purpose activity, but cannot satisfy long-term recreational needs.

Private recreation sites are documented in Table VI.9. These include two golf courses, three campgrounds, three swim clubs, two tennis clubs and an equestrian facility (also with camping). Collectively, these represent 18 tennis courts, 27 holes of golf (9 additional holes proposed at the Culpeper Country Club) and 105 campsites. These are all membership or fee based facilities that supplement public services. South Wales covers the northern part of the county where it operates and owns the only facilities available. The campgrounds are in remote locations to take advantage of unique natural conditions, while the others are close to the town where demand has been traditionally concentrated. Public and private facilities are shown on Map VI.D.

In addition, the Virginia Commission of Game and Inland Fisheries has stocked the Rapidan, Rappahannock and Robinson Rivers. Other

TABLE VI.7
LOCAL AREA PARK STANDARDS
STATE OF VIRGINIA⁽¹⁾

	ADMINISTRATIVE RESPONSIBILITY	ACRE/ 1000 PEOPLE	RURAL SERVICE AREA	MINIMUM SIZE
NEIGHBORHOOD	LOCAL	3 ⁽²⁾	1-1.5 mi.	5 Ac.
COMMUNITY	LOCAL	3	3-7 mi.	20 Ac.
DISTRICT	LOCAL	4	10-15 mi.	50 Ac.
STATE	STATE	10	50 mi.	400 Ac.

(1) SOURCE: 1989 VIRGINIA OUTDOORS PLAN
(2) MINIMUM 1200-1500 POPULATION FOR EACH AREA.

private ponds and lakes are also used for fishing. Other recreational opportunities that are only a short distance from Culpeper include the Skyline Parkway, Shenandoah National Park, Rapidan Wildlife Area, historic Fredericksburg, Germanna, and sporting and entertainment events at the University of

Virginia (UVA) in Charlottesville. Also near Charlottesville are Monticello and Ash Lawn.

For evaluation purposes, potential facilities were separated into three primary categories:

- Neighborhood - limited recreational activities convenient to subdivisions and

TABLE VI.8
EXISTING PARKS AND PLAYGROUNDS
CULPEPER COUNTY - 1991⁽¹⁾

NAME	TYPE	ACREAGE
1. STATE CONSERVATION AREA (KELLY'S FORD, & PHELPS WILDLIFE MANAGEMENT AREA)	STATE	343.18
2. YOWELL MEADOW (TOWN)	DISTRICT	123.20
3. MOUNTAIN RUN (TOWN)	COMMUNITY	21.16
4. MOORE GOLF (LITTLE LEAGUE)	COMMUNITY ⁽²⁾	25.00
5. J.T. SISK (SOCCER)	NEIGHBORHOOD	2.75
6. LIGNUM RURITAN (BASKETBALL)	NEIGHBORHOOD	1.00
7. CCHS/CCJHS	NEIGHBORHOOD	8.91
8. SYCAMORE PK/BINNS (PLAYGND/TENNIS)	NEIGHBORHOOD (TOWN)	1.00
9. FARMINGTON (PLAYGND) (TOWN)	NEIGHBORHOOD	1.00
10. AM. LEGION POST 330	NEIGHBORHOOD	12.00
11. BRANDY STA FIRE HALL	NEIGHBORHOOD	2.00
12. COUNTY LANDFILL	COMMUNITY	<u>2.50</u>
TOTAL (COUNTY & TOWN)		543.70
TOTAL (COUNTY ONLY)		397.34

(1) SOURCE: CULPEPER COUNTY RECREATION COUNCIL, 1991

(2) LEASED FOR LITTLE LEAGUE BASEBALL, FOOTBALL; EXPIRES IN 1996.

TABLE VI.9
PRIVATE RECREATION FACILITIES
CULPEPER COUNTY - 1991⁽¹⁾

NAME	ACTIVITIES	ACREAGE
13. COMMONWEALTH PARK	EQUESTRIAN, 2 TENNIS CTS., SWIMMING	200.00
14. CULPEPER COUNTRY CLUB	9 HOLE GOLF, SWIMMING, 3 TENNIS CTS., WEIGHTS (TOWN)	58.25
15. CULPEPER RECREATION CLUB	4 TENNIS CTS., SWIMMING, WEIGHTS, EXERCISE, INDOOR BASKETBALL,	10.00
16. CULPEPER TENNIS CENTER	2 RACQUETBALL CTS., 3 INDOOR TENNIS CTS., EXERCISE, WEIGHTS	1.50
17. LAKESIDE SWIM CLUB	INDOOR SWIMMING POOL	.96
18. RAPPAHANNOCK RIVER CAMPGROUND	45 CAMPING SITES, CANOEING	70.50
19. ROLLING ACRES CAMPGROUND	BASKETBALL, 60 CAMPING SITES, SOFTBALL	18.03
20. SALVATION ARMY CAMPGROUND	ARCHERY, SOFTBALL, SWIMMING, 3 TENNIS CTS.	214.95
21. SOUTH WALES	18 HOLE GOLF, SWIMMING, 3 TENNIS CTS.	259.00
TOTAL (COUNTY & TOWN)		833.19
TOTAL (COUNTY ONLY)		774.94

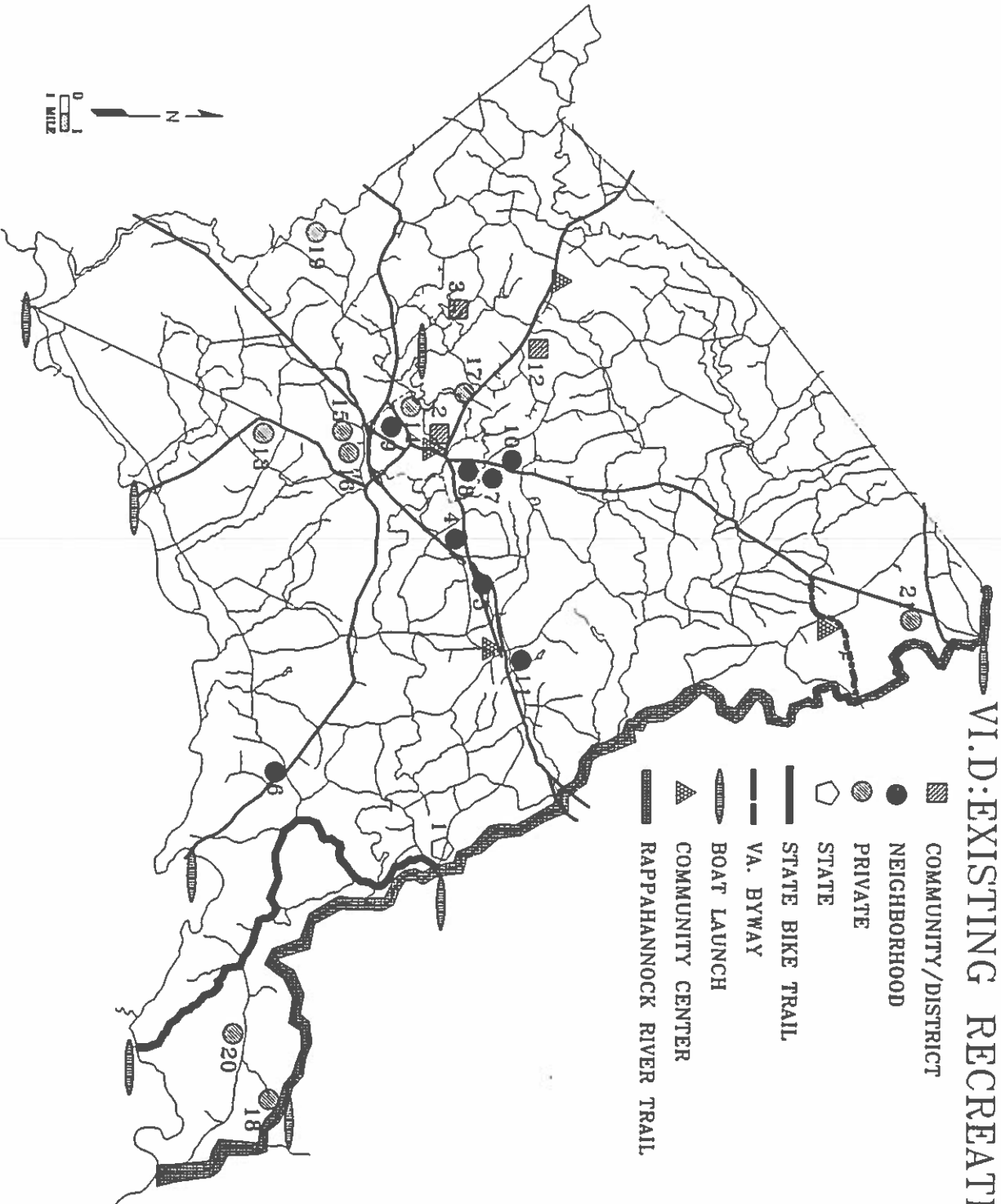
rural areas for family use (playgrounds, courts, trails, open space).

- Community - active areas of intense use serving a broad segment of the county within 10-15 minutes drive (playground, picnic area, hard surface courts, ball

fields, hiking, swimming/fishing etc.).

- District - county wide recreational services with a wide variety of activities and facilities in a 15-25 minute drive (rec center, golf, fitness trails, fields, swimming, etc.).

VI.D: EXISTING RECREATION



VII. HOUSING

VII. HOUSING

HOUSING UNITS

Housing in Culpeper County, which includes the Town of Culpeper, consists primarily of owner occupied single-family dwelling units. According to the 1990 Census, there were a total of 10,471 dwelling units in Culpeper County, of which 7,761, or 74.1 percent, were single family detached and 6,562 units or 67.3 percent of all occupied housing units, were owner occupied (see Table VII.1). The largest percentage increase to housing type was multi-family, showing more than a 300 percent increase; that is, an increase in units from 371 in 1970 to 1,585 units in 1990. The number of rental units, as a percentage of all housing units, however, has remained constant at approximately 33 percent during this same time period. The overall number of housing units increased in the County by 79 percent over the past twenty years from 5,850 units in 1970 to 10,471 units in 1990.

The Census data for housing characteristics can be analyzed for the County of Culpeper by excluding the data for the Town of Culpeper. The following relationships can be seen (see Table VII.1):

- There were a total of 6,824 housing units in Culpeper County in 1990. Of these, 6,326 or 92.7 percent were occupied and the remaining 498 units or 7.3 percent were vacant. The percentage increase in housing units between 1970 and 1990 for the County was 84.7 percent.
- There were 6,326 occupied housing units in the County in 1990, 4,967 or 78.5 percent were owner occupied and the remaining 1,359 or 21.5 percent were renter occupied. In 1970, 71.9

percent of all occupied units were owner occupied and 28.1 percent were renter occupied.

- Although the ratio of rental units to owner occupied units declined over this 20 year period, multi-family housing units, as a percentage of all units, increased significantly from 0.4 percent or 14 units in 1970 to 4.2 percent or 290 units in 1990.
- The number of owner occupied housing units more than doubled from 2,348 in 1970 to 4,967 in 1990; that is an overall increase of 111.5 percent over 20 years.

When comparing housing units between the Town and the County, it can be seen that of the 3,195 rental units, only 1,359 or 42.5 percent are in the County proper, while 1,836 or 57.5 percent are in the Town. As noted above, there are a total of 7,761 single family detached dwelling units in the County as a whole. Of these, 5,907 or 76.1 percent are in the County and the remaining 1,854 or 23.9 percent are in the Town proper. In addition, of the 6,562 owner occupied units, 4,967 or 75.7 percent are in the County and the remaining 1,595 or 24.3 percent are in the Town proper. In summary, the majority of single family and owner occupied dwelling units are located in the County, and the majority of rental units are located in the Town of Culpeper proper.

HOUSING COST

As the population has increased from 18,218 in 1970 to 27,791 in 1990, so also has the demand for housing which is reflected in the median value of owner occupied dwelling units and the median rent charged for a rental unit. The median value of an owner occupied unit in

TABLE VII.1
HOUSING CHARACTERISTICS FOR
CULPEPER COUNTY

	<u>1970⁽⁵⁾</u>	<u>% HOUSING STOCK</u>	<u>1990⁽⁶⁾</u>	<u>% HOUSING STOCK</u>	<u>% CHANGE</u>
ALL UNITS:					
TOTAL (COUNTY & TOWN):	5850		10471		79.0
OCCUPIED UNITS	5323	91.0	9757	93.2	
VACANT UNITS	527	9.0	714 ⁽¹⁾	6.8	
		100.0		100.0	
COUNTY ONLY:					
TOTAL (COUNTY & TOWN):	3695		6824		84.7
OCCUPIED UNITS	3267	88.4	6326	92.7	
VACANT UNITS	428	11.6	498	7.3	
		100.0		100.0	
UNIT TYPE:					
TOTAL (COUNTY & TOWN):	5850		10471		79.0
SF DETACHED	4939	84.5	7761	74.1	57.1
SF ATTACHED	200	3.4	444	4.2	122.0
MULTI-FAMILY	371	6.3	1585	15.2	327.2
MOBILE HOME	340 ⁽³⁾	5.8	546 ⁽⁴⁾	5.2	60.6
OTHER ⁽⁹⁾	NOT IDENTIFIED ---	---	135	1.3	---
		100.0		100.0	
COUNTY ONLY:					
TOTAL (COUNTY & TOWN):	3695		6824		84.7
SF DETACHED	3329	90.1	5907	86.6	77.4
SF ATTACHED	62	1.7	48	0.7	-22.6
MULTI-FAMILY	14	0.4	290	4.2	1971.4
MOBILE HOME ⁽²⁾	290	7.8	516	7.6	77.9
OTHER ⁽⁹⁾	NOT IDENTIFIED ---	---	63	0.9	---
		100.0		100.0	
OWNER OCCUPIED UNITS ONLY:					
TOTAL (COUNTY & TOWN):	3515	66.0⁽⁷⁾	6562	67.3⁽⁷⁾	86.7
SINGLE FAMILY	(12)	---	6151	93.7	---
OTHER	(12)	---	411	6.3 ⁽¹⁰⁾	---
				100.0	
COUNTY ONLY:					
TOTAL (COUNTY & TOWN):	2348	71.9⁽⁷⁾	4967	78.8⁽⁷⁾	111.5
SINGLE FAMILY	(12)	---	4621	93.0	---
OTHER ⁽⁶⁾	(12)	---	346	7.0	---
				100.0	

TABLE VII.1 CONTINUED

	1970⁽⁵⁾	% HOUSING STOCK	1990	% HOUSING STOCK	% CHANGE
RENTAL OCCUPIED UNITS ONLY:					
TOTAL (COUNTY & TOWN):-	1808	34.0%	3195	32.7%	76.7
SINGLE FAMILY	(12)	---	1534	48.0	---
OTHER ⁽¹¹⁾	(12)	---	1661	52.0	---
				100.0	
COUNTY ONLY:					
TOTAL (COUNTY & TOWN):-	919	28.1%	1359	21.5%	47.9
SINGLE FAMILY	(12)	---	588	43.3	---
OTHER ⁽⁶⁾	(12)	---	771	56.7	---
				100.0	
MEDIAN VALUE OF OWNER OCCUPIED UNITS:					
TOTAL (COUNTY & TOWN):-	\$ 15,300		\$ 95,200		522.2
MEDIAN CONTRACT RENT:					
TOTAL (COUNTY & TOWN):-	\$ 63		\$ 402		538.1

- (1) Vacant Units = 174 for rent, 133 for sale, 46 either sold or rented but vacant, 125 for seasonal or recreational use, and 236 other reasons.
- (2) Source: Field study by Culpeper County Staff, and Census data.
- (3) Mobil Home Units = 227 units on individual lots, and 113 units in mobil home parks.
- (4) There are 546 mobile home units, as follows: 387 units are in 8 trailer parks in the County and 30 units are in a trailer park in the Town. The remaining 129 units are on individual lots throughout the County.
- (5) Source: 1970 Census Data and the 1975 Culpeper County Comprehensive Plan.
- (6) Statistics currently not available from 1990 Census data.
- (7) Percentage of occupied units only.
- (8) Source:
- (9) 1990 Census data combines mobile homes and other units as one item in some tables. Other is defined as group homes, boarding houses, etc.
- (10) Other = 51 multi-family units, 303 mobile home units, and 57 other units as defined above in (9).
- (11) Other = 1409 multi-family units, 184 mobile home units and 68 other units as defined above in (9).
- (12) Statistics not provided by the 1970 Census Data.

1970 was \$15,300; in 1980 it was \$44,700; and in 1990, \$95,200; an increase of more than 500 percent over the 20 year period. The median rent charged also increased by more than 500 percent over the same time period. In 1970, the median rent was \$63; in 1980 \$229; and in 1990 it was \$402.

SUBSTANDARD HOUSING

Culpeper County enjoys a long history, which is evident by the many older homes found throughout the County, but especially in some

of the older areas such as Jeffersonton and Brandy Station. Many of these homes have been in the same family for generations. Those homes built prior to 1949 were built without indoor plumbing. Many lack built-in heating for each room, electrical wiring is obsolete and unsafe, and many have exhausted drainfields and hand dug wells rather than drilled wells. According to the census data, in 1970, there were 2,560 dwelling units greater than 30 years old. In 1980, the number was 2,975 units and the number for 1990 is 3,434 units (see Table VII.2).

The census data provides information which may be used to identify substandard housing conditions (see Table VII.2). Substandard conditions include items such as the lack of a complete kitchen facility or bathroom for exclusive use of the household, the lack of built in heating for each room, and the source of water and sewage disposal. In the County proper in 1980, there were 674 dwelling units lacking a complete kitchen, 729 dwelling units lacking complete plumbing, and 1581 dwelling units lacking central heating or room heaters with flues. Although not all of the 1990 census data is available, 428 units have been identified as lacking complete plumbing and 296 units as lacking complete kitchen facilities. The number of units lacking central heating is still not available, however, it would be reasonable to assume that there are many units still lacking heating as the number of dwelling units over 30 years old is 3,434.

In 1989, the County of Culpeper contracted with the Rappahannock-Rapidan Planning District Commission (PD-9) to conduct a comprehensive survey of substandard housing conditions in 4 target areas (see Map VII.A). The areas were Brandy Station, Catalpa, Jeffersonton and Stevensburg. The results of the survey were then used to apply for Community Development Block Grant moneys (CDBG) to rehabilitate the housing units within the target areas. Block Grant money was granted in 1992 for the Catalpa District. It is hoped that moneys will be received in the future to rehabilitate the other targeted districts.

AFFORDABLE HOUSING

In 1991, according to the HUD Office of Economic Affairs, there are 7,844 families in Culpeper County. Of these, 1,606 families or 20.5 percent of all families are classified as *very low income*, that is, having income less than 50 percent of the median income. The

median income for a family of four in Culpeper County is \$39,500 according to the 1990 Census. In addition to the 1606 *very low income* families, there are 1,366 or 17.4 percent of all families classified as low income, that is having income between 50 - 80 percent of the median income. There are, therefore, according to the 1991 HUD statistics, 2,972 families or 37.9 percent of all families in Culpeper County with incomes that qualify them for rental assistance.

There are approximately 1,585 multi-family dwelling units in Culpeper County. Approximately 258 of these units were identified in a survey conducted by the Culpeper Community Development Corporation, in January 1992, as being in the Rental Assistance Programs. There is a zero vacancy rate for these units and waiting lists are greater than one year. Of the 2,972 families that could qualify for rental assistance, only 258 families or 8.7 percent are being assisted due to the lack of units made available for rental assistance.

TABLE VII.2
HOUSING CHARACTERISTICS FOR
CULPEPER COUNTY

	% HOUSING		% HOUSING		% HOUSING	
	1970	STOCK	1980	STOCK	1990 ⁽⁶⁾	STOCK
YEAR BUILT^(1,2)						
TOTAL (COUNTY AND TOWN):						
1939 OR OLDER	2560	43.8	2236	27.1	1901	18.2
1940 - 1949	580	9.9	739	9.0	657	6.3
1950 - 1959	1145	19.6	1032	12.5	876	8.4
1960 - 1969 ⁽⁴⁾	1565	26.7	1614	19.6	1454	13.9
1970 - 1979 ⁽⁴⁾	--	--	2626	31.8	2344	22.4
1980 - 1990 ⁽⁴⁾	--	--	--	--	3239	30.8
TOTAL:	5850	100.0	8247	100.0	10471	100.0
COUNTY ONLY:						
1939 OR OLDER	1587	42.9	1468	26.5	(1)	(1)
1940 - 1949	386	10.4	(3)	(3)	(1)	(1)
1950 - 1959	655	17.7	1072	19.4	(1)	(1)
1960 - 1969	1067	29.0	975	17.6	(1)	(1)
1970 - 1979	--	--	2015	36.5	(1)	(1)
1980 - 1990	--	--	--	--	(1)	(1)
TOTAL:	3695	100.0	5530	100.0	6824	100.0
SUBSTANDARD HOUSING:⁽⁵⁾						
TOTAL (COUNTY & TOWN):						
LACKING KITCHEN	1123	19.2	746	9.0	296	2.8
LACKING PLUMBING	1446	24.7	828	10.0	428	4.9
LACKING HEATING	1101	18.8	1835	22.3	(1)	(1)
COUNTY ONLY:						
LACKING KITCHEN	1020	27.6	674	12.2	(1)	(1)
LACKING PLUMBING	1273	34.5	729	13.2	(1)	(1)
LACKING HEATING	960	26.0	1581	28.6	(1)	(1)

(1) Statistics currently not available from 1980 Census data.

(2) Source: 1970, 1980 and 1990 Census Data.

(3) 1980 Census included this group with the 1950 - 1959 group.

(4) The 1970, 1980, and 1990 Census data include the first 3 months of the census year in the count. This is adjusted with the next census taking.

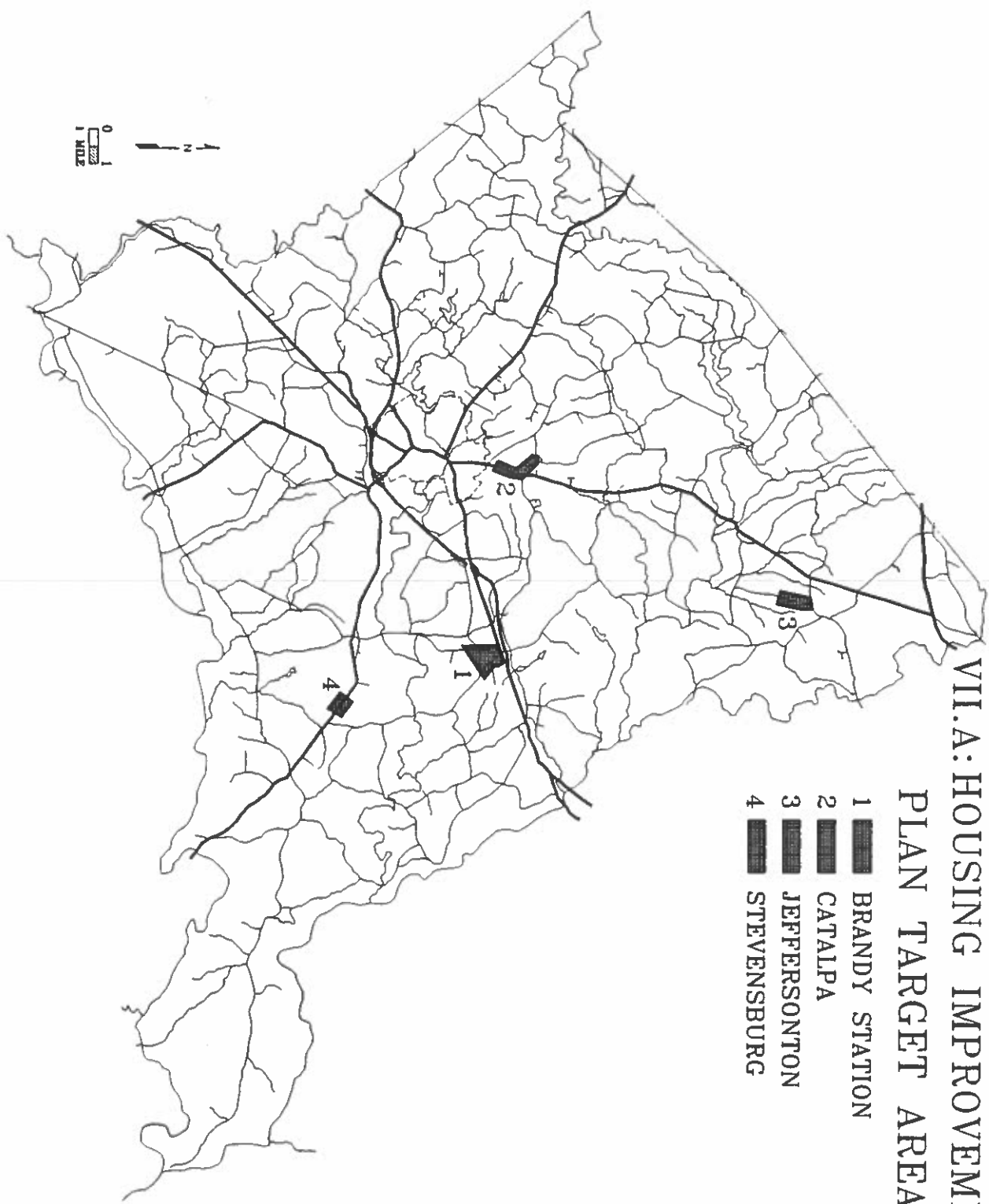
(5) Substandard housing is defined as units which lack one of the following: lacking complete plumbing for exclusive use; lacking complete kitchen for exclusive use; lacking heating or heated by room heaters without flues, fireplaces, stoves or portable room heaters. Other measures may be used which are not part of this study.

(6) Source: 1990 Census of Population and Housing.

VII.A: HOUSING IMPROVEMENT

PLAN TARGET AREAS

- 1 ■ BRANDY STATION
- 2 ■ CATALPA
- 3 ■ JEFFERSONTON
- 4 ■ STEVENSBURG



VIII. TRANSPORTATION

VIII. TRANSPORTATION

ROADS

The location of roads in Culpeper County is historically linked to the earliest settlements in the area, which in turn were influenced by soils, hydrology and topography. A network of roads or trails were then developed to link the farmers to the markets at Culpeper and other settlements. Since that beginning, the roads in Culpeper County and Virginia have changed in size and function to meet new traffic demands such as the Route 15/29 Corridor.

The Virginia Department of Transportation (VDOT) uses the volume of traffic a road carries and the destination of the road, that is within the community or to other communities within Culpeper County, or to other counties, cities and states, to functionally classify roads in Virginia. The following is a list of VDOT 's functional road classification, a definition and how it applies to roads in Culpeper County. Map VIII.A graphically shows the principal and minor arterials and the major collector roads within the County.

- **Rural Principal Arterial** - An integrated network of continuous highways which connect principal metropolitan areas and serve virtually all urban areas with a population greater than 25,000. Their primary function is mobility, that is the moving of goods and people through small communities to urban areas of 25,000 or more, either within the state or between states. Routes 211 and 29 (15/29) are principal arterials in Culpeper County.
- **Rural Minor Arterial** - These routes link cities and towns to each other and serve as a lifeline to a community by connecting it to the principal arterials.

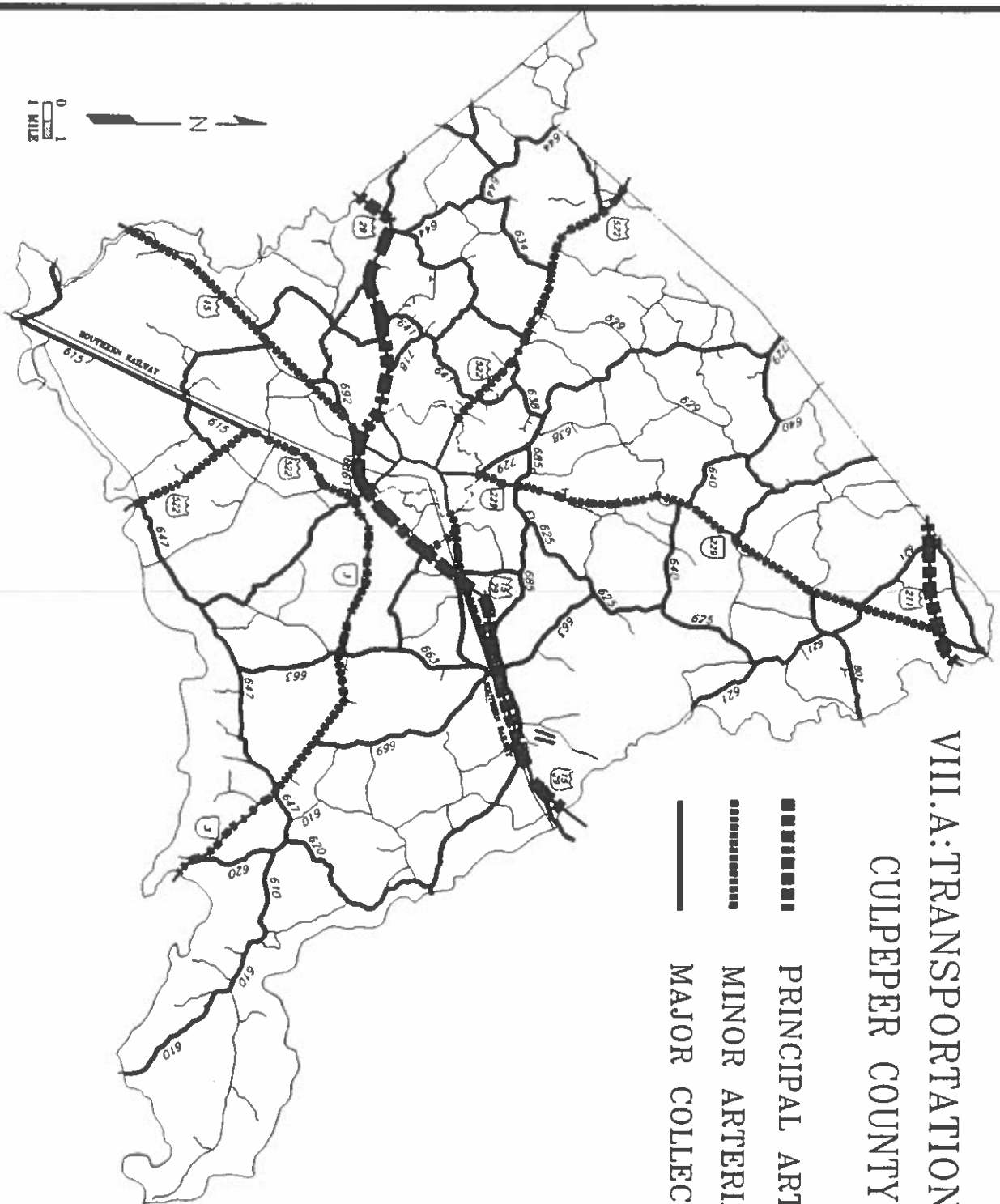
Mobility, both within the state and between counties, is still a significant function, with access to rural communities and major developments a secondary function. County minor arterials include Routes 229, 522, 3 and 15.

- **Major Collectors** - The collector system accommodates the bulk of traffic movements within the county linking subdivisions and rural villages to each other and to the arterial network. Mobility and land access functions are equal and speeds are generally lower due to local road access and vehicle turning. There are numerous major collectors in the county such as Routes 685, 729, 633, 663, 802, 640 and 610.
- **Local Roads** - Local roads function to link the houses, shops and services that make up the community. Their primary function is access to adjacent land and generally serve for short distance travel. They are the local roads, subdivision streets and private lanes of the county (eg: Routes 675, 681, 608, 710, and any number of named subdivision streets with four digit route numbers).

The 1989 Virginia Statewide Highway Plan provides an assessment of selected county highways and indicates what the demands on the transportation network may be over the next twenty years, based on projected growth in Culpeper and surrounding counties. The plan identifies existing traffic counts in 1987, projected traffic volumes in the year 2010 and calculates volume/capacity (V/C) ratios for each network link. These selected routes are organized by functional classification in Tables VIII.1 and VIII.2 which helps to identify existing

VIII.A: TRANSPORTATION PLAN CULPEPER COUNTY

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR



problems as well as identifying where pressures may be put on the system as the result of projected growth. Map VIII.A graphically represents the major arterials and collector roads within Culpeper County.

The Volume/Capacity (V/C) ratios are used to determine the level of service at which a road performs with a given amount of traffic. According to the Virginia Statewide Highway Plan, the minimum design standard for rural arterial roads is level "C". The minimum design standard for rural collector road is "C" or "D" depending on whether the terrain is level or rolling. For level "C" and "D" service, a rural two-lane road has a V/C of 0.70 and 0.85 respectively. Level "C" service is defined as having stable traffic flow with traffic speeds of at least 45 mph. Level "D" service is defined as having unstable traffic flow and speeds of at least 40 mph. Existing and proposed V/C's are shown in Tables VIII.1 and VIII.2).

The Federal Aid System (FAS) uses a different road classification system to identify roads. The categories are: interstate, primary, urban, secondary and non federal aid. Primary roughly corresponds to major arterial and secondary roughly corresponds to collector. The Virginia Department of Transportation uses the FAS classifications for purposes of road funding.

There are no interstate highways in Culpeper; however, four interstates are within short traveling distance of the County. Interstate 95, thirty miles east of Culpeper, serves the north-south Atlantic Coast corridor. Thirty miles to the west is Interstate 81 which serves the corridor along the Appalachian Mountain chain. Interstate Route 64, thirty miles south of Culpeper, connects Interstates 95 and 81. Interstate Route 66, located twenty miles north of Culpeper, serves as the connector between Interstate 95 in the Washington, D.C. area and Interstate 81.

Arterial Network/Primary

The 1989 Virginia Statewide Highway Plan identified approximately 75 miles of primary highways in Culpeper County, which include Routes 3, 15, 29, 211, 229, and 522 (1987 data, see Table VIII.1). Improvements to primary roads are controlled by the Virginia Department of Transportation (VDOT) through the Primary Highway Improvement Program. This is a six-year program that is revised annually and approved by the Commonwealth Transportation Board. Culpeper County currently has two projects in the program - Route 29 Business/29 By Pass Interchange, finished May, 1992 and the four-lane improvement to Route 3 (Lignum to Germanna Ford).

Collector Network/Secondary

The 1989 Virginia Highway Plan identified approximately 128 miles of secondary roads which serve as major collectors for Culpeper County (1987 data, see Table VIII.2). In the past, these have been farm-to-market roads that now serve rural residences and subdivisions. Significant collectors include Routes 729, 718, 685, 762, 609, 669, 638 and 633 (near Route 29 south). Improvements to the secondary road system are accomplished through a number of public and private resources. The principal mechanism is the Six-Year Secondary Road Program jointly administered by Culpeper County and the Virginia Department of Transportation (VDOT). Eligible projects are proposed by VDOT, reviewed and evaluated by the Culpeper County Planning Commission and prioritized and approved by the Board of Supervisors. The update and review process occurs every two years. The current list identifies thirty-one (31) local and collector roads, bridges and intersections scheduled for improvement (roughly \$8 million over six years). Other public road funding programs include

TABLE VIII.1

EXISTING AND PROJECTED TRAVEL VOLUMES

SELECTED ROUTES IN CULPEPER COUNTY

PRINCIPAL ARTERIAL	LENGTH (MI)(1)	EXISTING* (1986/87)(1)	PROJECTED (2010)(1)	VOLUME/CAPACITY (1986/87)(1)	FUTURE VOLUME/CAPACITY(1)	REVISED EXISTING (1990)(2)	CURRENT VOLUME/CAPACITY(2)
Rt. 211 (Rappah CL** to Rt.229)	2.95	9,470	18,010	0.30	0.58	10,990	0.36
Rt. 211 (Rt. 229 to Fauq. CL)	.91	4,840	9,060	0.15	0.29	5,610	0.18
Rt. 29 (Madison CL to Culp. CL)	6.48	12,470	28,070	0.40	0.91	13,270	0.43
Rt. 29 (Rt. 29 Bus-Rt. 15)	0.99	8,570	24,320	0.26	0.74	9,840	0.30
Rt. 15 (Rt. 15-Bus. to Rt.3/522)	1.48	8,590	20,160	0.26	0.62	10,075	0.31
Rt. 15 (Rt. 3/522 to Rt. 15/29Bus.)	3.71	9,930	27,180	0.30	0.83	11,360	0.35
Rt. 15 (15/29 Bus. to Fauq.CL)	7.20	10,850	20,720	0.33	0.63	12,780	0.39
	23.72						
MINOR ARTERIAL							
Rt. 3 (Culp. CL to Rt. 522)	.66	7,680	17,140	1.39	3.10	8,965	1.62
Rt. 3 (Rt. 522 to Rt. 647E)	9.09	6,000	18,490	1.08	3.34	6,085	1.10
Rt. 3 (Rt. 647 to Orange CL)	3.52	6,000	18,490	1.20	3.70	6,085	1.22
Rt. 15 (Madis. CL to Rt. 686)	8.52	4,080	9,270	0.81	1.85	4,550	0.91
Rt. 15 (Rt. 686 to Rt. 15 Bus.)	.15	4,080	9,270	0.12	0.28	4,550	0.14
Rt. 229 (Culp. CL to Rt. 685)	1.00	5,660	10,740	1.13	2.15	6,580	1.32
Rt. 229 (Rt. 685 to Rt. 640)	5.13	4,620	9,460	0.92	1.89	5,305	1.06
Rt. 229 (Rt. 640 to Rt. 211)	7.6	3,220	6,960	0.64	1.39	3,420	0.69
Rt. 522 (Orange CL to Rt. 617S)	4.16	2,630	5,800	0.43	0.96	2,670	0.45
Rt. 522 (Rt. 617S to Rt. 3)	3.12	3,090	6,800	0.51	1.13	3,810	0.64
Rt. 522 (Culp. WCL to Rappah.CL)	8.22	2,320	3,720	0.46	0.74	2,525	0.51
	51.22						
TOTAL ARTERIAL (IN MILES)	74.94						

(1) SOURCE : 2010 VIRGINIA STATEWIDE HIGHWAY PLAN, OCTOBER, 1989.

(2) SOURCE : COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION, AVERAGE DAILY TRAFFIC VOLUMES ON INTERSTATE, ARTERIAL & PRIMARY ROUTES, 1990.

* Travel volumes expressed in average vehicle trips per day. ** CL = County Line

TABLE VIII.2

TRAVEL VOLUMES ON MAJOR COLLECTORS

CULPEPER COUNTY

MAJOR COLLECTOR	LENGTH (MI)(1)	EXISTING* (1986/87)(1)	PROJECTED (2010)(1)	VOLUME/ CAPACITY (1986/87)(1)	FUTURE VOLUME CAPACITY(1)	REVISED EXISTING (1991)(2)	CURRENT VOLUME/ CAPACITY(2)
Bus. Rt.15 (Rt. 15/29 to Fauq. CL)	0.56	2,560	6,670	.59	1.54	3,200	0.74
Bus. Rt. 15 (Culpeper/CL to Rt. 15/29 Bypass)	2.07	8,780	19,150	2.03	4.43	11,360	2.63
Rt. 603 (4)	0.70	601	-	-	-	1,026	-
Rt. 609 (Rt. 29 to Madin. CL)	2.00	1,300	2,160	0.37	0.62	1,879	0.54
Rt. 610 (Rt. 647- Rt. 620S)	1.02	450	980(3)	0.12	0.27(3)	890	0.24
Rt. 610 (Rt. 620S to Rt. 731)	2.52	450	710	0.13	0.20	564	0.16
Rt. 610 (Rt. 731 to Rt. 619)	1.80	450	710	0.16	0.25	588	0.22
Rt. 610 (Rt. 619-Spots. Co.)	4.00	260	860(3)	0.07	0.25(3)	645	0.19
Rt. 611 (Rappah. CL to Rt. 618)	2.50	460	710	0.16	0.25	543	0.20
Rt. 611 (Rt. 618 to Rt. 229)	2.50	570	870	0.13	0.21	842	0.20
Rt. 614 (Madin. CL to Rt. 615)	2.30	230	300(3)	0.08	0.11(3)	266	0.10
Rt. 615 (Rt. 522 to Rt. 653)	5.10	430	820	0.15	0.30	617	0.23
Rt. 615 (Rt. 653 to Rt. 647)	1.40	430	820	0.12	0.23	590	0.17
Rt. 615 (Rt. 647 to Orange CL)	0.97	580	950(3)	0.16	0.27(3)	781	0.23
Rt. 620 (Rt. 610 to Rt. 682)	2.90	320	530(3)	0.11	0.19(3)	428	0.16
Rt. 620 (Rt. 682 to Rt. 670)	1.50	200	325(3)	0.07	0.12(3)	275	0.10
Rt. 620 (Rt. 670-Fauq.Co.)	1.30	240	620(3)	0.08	0.23(3)	504	0.18
Rt. 621 (Rt. 625 to Fauq. CL)	2.34	230	300	0.08	0.10	224	0.08
Rt. 621 (Rt. 229 to Rt. 625)	3.70	860	1,790	0.31	0.65	462	0.17
Rt. 625 (Rt. 621 to Rt. 640)	3.50	360	550	0.13	0.20	393	0.14
Rt. 625 (Rt. 640 to Rt. 663)	2.50	360	550	0.13	0.20	379	0.14
Rt. 627 (Rt. 640 to Rt. 729)	2.00	340	550(3)	0.12	0.20(3)	461	0.17
Rt. 629 (4)	3.70	100	-	-	-	-	-
Rt. 633 (Rt. 644 to Rt. 29)	0.35	1,010	1,830	0.36	0.66	1,215	0.45
Rt. 634 (Rt. 522 to Rt. 637)	2.90	330	610(3)	0.12	0.22(3)	465	0.17
Rt. 637 (Rt. 644 to Rt. 634)	0.80	240	400(3)	0.08	0.15(3)	341	0.13
Rt. 638 (4)	1.05	1,285	-	-	-	1,353	-
Rt. 640 (Rt. 627 to Rt. 229)	4.18	490	780	0.17	0.28	702	0.26
Rt. 640 (Rt. 229 to Rt. 625)	3.20	250	320	0.09	0.11	309	0.11

Rt. 641 (4)	2.40	480	-	-	-	477	-
Rt. 643 (Rt. 603 to Rt. 295)	1.64	590	630	0.21	0.23	781	0.29
Rt. 644 (Rt. 637 to Rt. 633)	2.85	620	1,190	0.22	0.43	613	0.22
Rt. 647 (Rt. 610 to Rt. 3)	0.90	620	960(3)	0.17	0.28(3)	884	0.26
Rt. 647 (Rt. 3 to Rt. 663)	4.10	220	270	0.08	0.09	256	0.09
Rt. 649 (4)	2.01	410	-	-	-	467	-
Rt. 658 (Rt. 662 to Rt. 3)	2.60	640	1,200	0.23	0.43	748	0.27
Rt. 663 (Rt. 625 to Rt. 685)	3.44	480	930	0.17	0.34	651	0.24
Rt. 663 (Rt. 685 to Rt. 15)	0.08	480	2,000(3)	0.11	0.48(3)	1,667	0.40
Rt. 663 (Rt. 15 to Rt. 3)	4.46	260	320	0.09	0.11	274	0.10
Rt. 663 (Rt. 3 to Rt. 647)	2.96	550	660	0.15	0.19	615	0.18
Rt. 665 (4)	1.51	521	-	-	-	585	-
Rt. 666 (Rt. 15E to Rt. 667/15 Byp.)	1.02	810	2,160	0.19	0.52	1,665	0.40
Rt. 669 (Rt. 762 to Rt. 675)	2.28	2,040	3,040	0.55	0.83	1,360	0.37
Rt. 669 (Rt. 675 to Rt. 672)	2.10	410	1,300(3)	0.13	0.42(3)	1,021	0.33
Rt. 669 (Rt. 672 to Rt. 3)	1.60	580	1,260	0.15	0.34	969	0.27
Rt. 674 (4)	3.30	162	-	-	-	239	-
Rt. 685 (Rt. 729 to Rt. 229)	1.25	1,560	3,380	0.37	0.81	1,797	0.44
Rt. 685 (Rt. 229 to Rt. 665)	2.69	900	2,060	0.26	0.59	1,023	0.30
Rt. 692 (Rt. 15N to Rt. 15S)	1.80	790	1,600(3)	0.28	0.59(3)	1,410	0.52
Rt. 700 (Rt. 669 to Rt. 663)	0.16	640	880	0.23	0.32	590	0.22
Rt. 707 (Rt. 522 to Rapp.CL)	2.49	460	580	0.16	0.21	431	0.16
Rt. 718 (4)	1.10	1,412	-	-	-	2,102	-
Rt. 729 (Rt. 714-Rapp.Co.)	4.26	740	1,640	0.21	0.47	1,342	0.39
Rt. 729 (Rt. 638 to Rt. 714)	3.86	1,430	3,340	0.41	0.96	1,616	0.47
Rt. 729 (Rt. 229 to Rt. 638)	2.58	2,830	6,530	0.81	1.88	3,364	0.97
Rt. 762 (Rt. 15 Byp. to Rt. 780)	0.35	1,610	3,800(3)	0.31	0.74(3)	2,759	0.53
Rt. 762 (Rt. 780 to Rt. 669)	2.10	2,060	4,230	0.47	0.97	2,168	0.50
Rt. 802 (Rt. 621N to Rt. 229)	1.57	770	1,690	0.22	0.48	679	0.20
TOTAL MAJOR COLLECTORS (IN MILES)	128.82						

(1) SOURCE : 2010 VIRGINIA STATEWIDE HIGHWAY PLAN, OCTOBER 1989.
(2) SOURCE : COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION, CULPEPER COUNTY SECONDARY TRAFFIC TABULATION, APRIL-MAY 1991.
(3) SOURCE : STAFF CALCULATION.
(4) SOURCE : VIRGINIA DEPARTMENT OF TRANSPORTATION 1989 TRAFFIC COUNTS. THIS ROUTE NOT PART OF 2010 STATEWIDE HIGHWAY PLAN.
* Travel volumes expressed in average daily vehicle trips.

Industrial Access (used at the Culpeper Industrial Road), Revenue Sharing (50/50 participation used on Routes 619, 626 and 699 improvements) and Rural Additions (anticipated for part of the northern Town bypass - Route 694).

Culpeper County received authority in 1989 to accept off-site improvements or proffers as part of conditional zonings. These proffers are typically obtained from the developer prior to the approval of rezonings, preliminary subdivision plans and special use permit applications. Proffers may be used in the future to obtain needed road improvements.

ROUTE 29 CORRIDOR

Recent focus on the Route 29 Corridor has come about as the result of the new Federal transportation law entitled Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). This Act designates the Route 29 Corridor from Greensboro, North Carolina to the District of Columbia as a high priority corridor on the National Highway System. In general, its purpose is to allow the Secretary, in cooperation with the States, to prepare long-range plans and feasibility and design studies for the upgrading of each corridor to the appropriate standard for highways on the National Highway System. It also allow the States to give priority funding for the construction of these corridors and it provides provisions for increased funding for segments of these corridors that have been identified for construction.

As a result of ISTEA, representatives of the Virginia Department of Transportation (VDOT), along with legislators, local government representatives, Planning Districts 9 and 10, and many other interested parties, met to begin the process of creating a transportation task force. The purpose of the task force is to prepare a regional plan for the portion of the Route 29 Corridor that is bounded by

Interstate 66 to the north, Interstate 64 to the south, Interstate 95 to the east and the Blue Ridge Mountains to the west. This regional plan should include such items as:

- corridor preservation,
- a congestion management plan,
- improved intermodal planning,
- strengthened state/local planning requirements and
- improved coordination of regional transportation planning.

In addition, the task force will look at rail access with respect to promoting economic development and the feasibility of commuter rail.

AIRPORT

The Culpeper County Airport (T.I. Martin Field) is located on Route 677 in Elkwood, Virginia. Construction began in 1966 on a 273.7 acre parcel; and the airport was dedicated in 1968 as a general aviation facility to serve recreation and corporate aircraft activity. The airport currently has a terminal building and service hangar, a 4002 foot by 75 foot runway with partial parallel taxiway, navigation equipment, five (5) "T" hangars and thirty-seven (37) based aircraft. The County, operating all facilities, provides a variety of services including flight instruction, aircraft rental, aircraft repair/maintenance, fuel sales/service and ramp parking (29 spaces).

There have been numerous improvements at the airport to enhance its viability and usefulness to the public. A 100,000 square foot corporate hangar was built on a 2.5 acre leased parcel by Omni Inc.; an access ramp was built to the former LoadMaster Corporation site off Runway 4; a non-directional Beacon was installed for radio navigation assistance;

twenty (20) new "T" hangars have been privately built as Phase I of a ninety (90) hangar project; and numerous renovation projects have been completed to upgrade the facilities (terminal, service hangar, beacon, etc.). In 1984, the county separated 106 acres of the airport property for the Culpeper County Industrial Park in order to capitalize on the availability of the airport infrastructure. The County has subdivided the land into fourteen (14) industrial sites (some with access to the runway), adopted restrictive covenants, installed access roads using the state industrial access program and developed water and sewer facilities using industrial revenue bonds. Ten of the sites are developed or committed which represents 70.2% (74.45 acres) of the park.

The airport is listed in the Virginia Air Transportation System Plan and designated as a "Regional Airport Facility". This recognizes the airports' potential to serve both regional and local general aviation needs and provide a role in regional aviation services. The Airport Master Plan is currently being updated by consultants Espey, Huston and Associates, Inc. in conjunction with the Airport Commission. Once adopted, the Airport Master Plan will guide future expansion and improvements at the Airport.

RAIL

Culpeper's sole rail line is a 2-track right-of-way (with only one track remaining) which traverses the County from Rapidan in the southeast; through Mitchells and Winston on Route 522; through the boundary of the Town of Culpeper; and then east along Route 29 through Brandy Station and Elkwood. Owned by the Norfolk-Southern Railway, the line connects Charlottesville on the south to Manassas, Alexandria and Washington, D.C. to the north with freight and passenger service. The right-of-way is also used for utility

easements as communication lines and other services use the continuous line for access to different communities.

Although passenger trains are scheduled to stop at the Town of Culpeper Station, current rail activities focus on freight activities. Twelve freight trains move through the county daily providing industrial service to county and other businesses. Local demand generates approximately 25 cars per week in freight activity. Existing sidings in Culpeper include Rapidan Station, Buena Quarry, Winston Station, ITT Teves (Route 686), Cargill/Keller (Route 29 Bypass), Old Dominion (Route 667 vacant), Farmers Co-op (Route 29 Bus.), County Farm Service (Route 666), Culpeper Wood Preservers Route 666), Brandy Station, Elkwood and in the Town of Culpeper, Culpeper Station, Bingham-Taylor, and Rochester Rope. An additional siding is planned for Dalrymple Quarry south of Mitchells. It is expected that rail will continue to play an important role in the economic development of the County.

Commuter rail now serves Manassas and Fredericksburg. The extension of commuter rail to Culpeper County is a possible outgrowth of the Route 29 Corridor Regional Plan as well as future growth in the County. The timing of commuter rail in the County will be dependent upon significant funding from the state and federal government.

**IX. AREAS OF HISTORIC
SIGNIFICANCE**

IX. AREAS OF HISTORIC INTEREST

OVERVIEW

The County of Culpeper has had a rich and diverse history, which has been well documented. One of the most comprehensive writings is Eugene M. Scheel's book entitled Culpeper, a Virginia County's History Through 1920, published in 1982 by the Culpeper Historical Society. Mr. Scheel starts his narrative of the history of the County with the last ice age, which occurred about 9000 years ago. The Wisconsin ice age was followed by the Archaic Period, characterized by hunting societies and the use of stone implements, and the Woodland Period, characterized by more permanent settlements, the cultivation of crops and the manufacturing of clay vessels. The Woodland Period lasted until the first contact with Europeans in A.D. 1500. Various sites in the County have provided some archaeological evidence of pre-historic settlement in the Culpeper County area. Specific information on these sites is on file with the Virginia Department of Historic Resources located in Richmond. In addition to the archeological sites mentioned above, preserved dinosaur tracks were found at the Culpeper Stone Quarry located in the Stevensburg area of the County. These prints, which date to 201 million years, are relatively rare and are currently on display at the Smithsonian Museum in Washington, D.C.

The Sioux Indians were found to have settled in the area of present day Culpeper County by Capt. John Smith. Capt. Smith mapped the area in 1608, locating four Sioux Villages along and between the Rappahannock and the Rapidan Rivers. Capt. Smith also met three other Indian tribes in the area, of which the Ontponeas, gave their name to Mount Pony. Legend has it that the Ontponeas are

responsible for the carvings inscribed in rock overhangs near Mount Pony's 791 foot high summit.

In 1649, Charles II granted 5.28 million acres of land to seven proprietors. A century later, 629,120 acres, known as the Northern Neck Proprietary, became Culpeper County. Boundary disputes over the initial land grants occupied both the courts of England and Virginia from 1705 to 1745. However, in 1649, the seven proprietors were busy with the political situation in England and had little inclination or desire to deal with their properties in the New World. Thomas, the Sixth Lord of Fairfax, in 1735, became the first owner of the Northern Neck Proprietary to set foot on his property. In 1748, the General Assembly created Culpeper County. The name Culpeper, surname of Lord Fairfax's mother, was chosen because Fairfax County already existed.

The first German settlers were sponsored in 1714, by Lieutenant Governor Spotswood. The settlement became known as Germanna, after the settlers homeland and Britain's Queen Anne. Several of these German settlers left Germanna, and between 1728 and 1752, established Little Fork German colony in what is now Culpeper County. Between 1724 and 1734 there were also about forty property transfers of land that became part of Culpeper County. Several of these property transfers were in the Great Fork area of the County. The Great Fork area was near what is present day Richardsville.

Tobacco was the prime medium of exchange for land as well as all other goods and services. In 1728, for example, Samuel Wright sold 400 acres in the Great Fork to John Finlason for 4,000 pounds of tobacco and

4,000 nails. By 1730, currency regulated all property transfers. Virginia's first paper money was issued in May of 1755.

When Culpeper County was created in 1749, there were five churches, three Anglican: Little Fork, Great Fork and Tenant; one German Lutheran (Church of Good Hope) and one German Reform (Little Fork). These churches served some 5,000 people. By the close of the Revolution, there were 15 to 17 churches serving a population of 18,000. In addition, some denominations such as Methodists and Presbyterians met in private homes. Even though there were a great number of religious denominations in the area, it wasn't until 1786 that the Virginia General Assembly passed the Bill for Religious Freedom. Prior to the passage of this bill, Baptist preachers such as James Ireland and Elijah Craig were arrested and incarcerated in the Culpeper jail.

Many of the County's oldest historic sites and structures date back to this point in Culpeper's history. Some of these sites include Salubria, Burgandine House, House Hollow Farm, Hebron, and Gourdvine Baptist Church. At the present time, a complete inventory of all of the significant historic structures and sites located within Culpeper County does not exist. It is a goal of this plan to compile such an inventory. The National Register of Historic Places, the National Historic Landmark Program, Virginia's Landmarks Register and the work of local historians provide information on the significant historic places and archaeological sites located throughout the County. Table IX.1 is a list of several significant sites throughout the County and Town of Culpeper. The list is by no means complete, nor is it intended to be. It is estimated that there are at least 150 sites throughout the County with some level of historic interest and/or significance. An inventory of significant sites will supplement this Comprehensive Plan and aid the preservation aspect of future land use decisions.

Existing resources including, but not limited to the following books, will be used as a basis for beginning the inventory of historic places and sites within the County.

- Culpeper, A Virginia County's History Through 1920, by Eugene M. Scheel, published by the Culpeper Historical Society, Inc., Culpeper, Virginia, 1982.
- An 18th Century Perspective: Culpeper County, Virginia, compiled and edited by Mary Stevens Jones, published by the Culpeper Historical Society, Inc., Culpeper, Virginia, 1976.
- Historic Culpeper, prepared and published by the Culpeper Historical Society, Inc., Culpeper, Virginia, 1974.
- We Were Always Free, by T.O. Madden, Jr. and Ann L. Miller, published by Norton, 1992.
- Genealogical and Historical Notes on Culpeper County, Virginia, compiled by Raleigh Travers Green, originally published in 1900, republished in 1971 by Regionl Publishing Company.

Additionally, the Virginia Department of Historic Resources has files on numerous sites within the County.

The compilation of a complete inventory identifying these areas of historic significance is an immediate goal of this plan. Such an inventory would be designed to identify very specific sites for preservation. Until such a study is complete, preservation decisions will be made on a case by case basis in conjunction with land use decisions.

CIVIL WAR BATTLEFIELDS

The Brandy Station/Elkwood area has unique historical significance to Culpeper County. Fleetwood Hill was the location of the Civil

TABLE IX.I
HISTORIC SITES^(1,2)
IN THE COUNTY OF CULPEPER
NATIONAL REGISTER OF HISTORIC PLACES* AND OTHER PLACES OF
HISTORIC INTEREST

DISTRICTS

CULPEPER HISTORIC DISTRICT *
 RAPIDAN HISTORIC DISTRICT *
 BRANDY STATION BATTLEFIELD
 ARMY OF THE POTOMAC WINTER ENCAMPMENT
 (HANSBOROUGH RIDGE)
 CEDAR MOUNTAIN BATTLEFIELD

HISTORIC STRUCTURES

DATE

A.P. HILL BUILDING *	1770
AFTON	1840
ANNANDALE	1835
ARLINGTON	1840
AUBURN	1813
BURGANDINE HOUSE	1749
CARRICO'S MILL	1778
DOYLE HOUSE	PRE-1800
ELMWOOD *	1870
FARLEY *	1801
GREENSVILLE *	1847
GREENWOOD *	1760
HILL MANSION *	1855
HEBRON	COLONIAL
HOUSE HOLLOW FARM	PRE-CIVIL WAR
LEVEL GREEN	1780
LOCUST GROVE *	1700
MT. AIRY	1853
MADDEN'S TAVERN *	1842
MOUNTAIN VIEW	1812
NORTHCLIFF	1843
PLEASANT HILL	1800
PRESQUE ISLE	1815
RILLHURST	1800
SALUBRIA *	1743
SLAUGHTER-HILL HOUSE *	1825
WESTERN VIEW	1824

TABLE IX.I CONTINUED

HISTORIC SITES IN THE COUNTY OF CULPEPER

<u>HISTORIC CHURCHES</u>	<u>DATE</u>
ALUM SPRINGS	1856
BETHEL BAPTIST	1803
CROOKED RUN BAPTIST	1853
GOURDVINE BAPTIST	1791
JEFFERSONTON BAPTIST	1848
LITTLE FORK EPISCOPAL CHURCH *	1776
MITCHELL'S PRESBYTERIAN CHURCH *	1879
OAKLAND BAPTIST	1872
ST. PAUL'S BAPTIST	1868
ST. STEPHEN'S EPISCOPAL	1821

(1) SOURCE: HISTORICAL CULPEPER, PREPARED AND PUBLISHED BY THE CULPEPER HISTORICAL SOCIETY, INC., CULPEPER, VIRGINIA, 1974.

(2) SOURCE: AN 18TH CENTURY PERSPECTIVE: CULPEPER COUNTY, VIRGINIA, COMPILED AND EDITED BY MARY STEVENS JONES, PUBLISHED BY THE CULPEPER HISTORICAL SOCIETY, INC., CULPEPER, VA., 1976.

War Battle of Brandy Station. In addition, Beverley's Ford, Kelly's Ford, the Green House, St. James Church, and the Cunningham House have been identified as historic preservation areas. Some of these historic preservation areas will be protected as part of the overall development of the Brandy Station/Elkwood Village Center. Projects involving Federal funding require a Section 106 review in accordance with the National Historic Preservation Act of 1966 (NHPA). The review process is administered by the Advisory Council on Historic Preservation, an independent Federal Agency. It is unclear at this time what effect, if any, this process will have on the future development of the Brandy Station/Elkwood Village Center.

Hansborough Ridge served as the Winter Encampment for Union soldiers under the direction of General Grant during the winter of 1863-64. This site is currently under consideration to be included on the National Registry of Historic Places.

The Cedar Mountain Battlefield is located approximately 6 miles southwest of Town, on the west side of Route 15. The Wiseman Farm contains the most heavily fought over portion of the Cedar Mountain Battlefield and is the site of a number of markers and monuments placed by the Union veterans around the turn of the century.

HISTORIC PLACES AND VILLAGE CENTERS

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. Often a post office was established at these crossroads. The postmaster generally set up a storehouse (country store) to take economic advantage of the weekly mail trips. Many of these communities continue to serve the County's population as village, convenience and cultural centers as identified in Section XII of

this Comprehensive Plan. A brief historical description of each is provided below.

Village Centers

Boston

Boston most likely was named after the Massachusetts Boston by the first postmaster, Charles Smith, in 1841.

Brandy/Elkwood

One story behind the naming of Brandy dates back to 1813. Apparently some soldiers passing along the Old Carolina Road stopped at Isaac and Hannah Herring's tavern demanding brandy. When none was forthcoming, they left after scribbling "Brandy" on the tavern's walls. The stopover soon became known as Brandy House. When the Orange and Alexandria Railroad reached Brandy House in 1852, the stop became known as Brandy Station. The Brandy Station post office was established the same year.

Brandy Station, in postwar years, was an important shipping point for oak and pine lumber, mainly railroad ties, shingles and lathes. By the turn of the century, there were five stores, the largest run by William J. Parr. Brandy boasted a soap factory, a broom factory and a steam-powered grist mill, as well as a wheelwright and blacksmith shop. The legendary seven barrooms had dwindled to three by 1900. The locals called the village Brandy, and in 1924, the U.S. Post Office officially changed the name from Brandy Station to Brandy. In 1956, the name was officially changed back to Brandy Station.

Elkwood took its name from a 4,000 acre tract of land on the Elk River "called Elkwood". This tract was granted by Lt. Gov. Alexander Spotswood to Robert Beverley in 1719. In 1738, William Beverley, the son of Robert

Beverley, made Elkwood his home. Apparently the name "Elkwood" came from the numerous red deer which roamed freely over the plantation and the Hazel River was often called the Elk through the first part of the 19th century.

A post office was established in 1892 and was called Nalls after the local businessman Dr. Orville Nalle, who helped to get the village on its feet. By 1894, the post office became known as Elkwood, however. In 1906, Bruce William Stringfellow donated land to the Southern Railroad to build a depot in exchange for a pass for his family. The depot was built, but no pass was ever given.

Richardsville

Richardsville came about because of Falmouth's John Richards, who owned a mercantile store in Fredericksburg and wanted to get his goods to Culpeper. In 1779, John's son, William, convinced the General Assembly to establish a ferry at the Rappahannock River into Culpeper. William Richards also convinced the County to lay out a road from the ferry to a point where it met the established road to Ely's Ford. By 1828 there was a tavern at the road fork named Smith's Tavern. By December of that year, a post office was established and also called Smith's Tavern. The village was the midway traveller's rest between Culpeper Court House (i.e., the Town of Culpeper) and Fredericksburg. The village did not prosper, however, as Madden's Tavern became the more popular stop as a result of the crossing at Germanna Ford which was much easier. The Smith's Tavern Post Office was discontinued and in 1831, William Richards became the postmaster of Richardsville.

Stevensburg

Stevensburg, established in 1782, was the second town to be established in Culpeper County. Its earliest name was York, after the city in England, and in 1749, at the time of Culpeper County's formation, there existed a tavern, a blacksmith shop and a huddle of homes at the crossroads of the Kirtley Trail (German Road) and Carolina Road. Although Stevensburg was on the Culpeper Court House-to-Fredericksburg stage road, much of the Carolina Road traffic shifted to Brandy. In 1835, Stevensburg consisted of 150 people, 20 homes, two stores, and two physicians. In 1850 there were two merchants and blacksmiths, a saddler, wheelwright, tailor, doctor and a population of 96 free persons and an undetermined number of slaves. By 1860, the census no longer listed the village as a town. In the 1880's and 90's, the village had three to four stores. Richard B. Burton manufactured coaches and wagons in the 1890's, and until 1925, was one of the village's three blacksmiths.

Winston

In 1887, a post office was established at Winston at the request of Lucien Dade Winston, who donated land for the railroad station. The brick store complex was built by T.O. Curtis about 1910.

Convenience Centers

Catalpa

Catalpa is an Indian word meaning 'winged head'. It is also the name of a tree brought over from Essex, England by Philip Clayton. Philip Clayton named his plantation after the tree. The post office was established in 1898 by Samuel F. Rixey, who named the village Catalpa. Prior to 1898, the village was known

as Chestnut Forks.

Griffinsburg

Griffinsburg was named for the Griffin family, who in 1798, along with the Mansell family, bought 146 acres of land in the area now known as Griffinsburg. The first post office was named Haste River Mills, and it wasn't until 1819 that Griffinsburg became the official name. In 1920, the old Griffin homestead was converted into a convalescent home for World War I servicemen.

Merrimac

Thomas H. Freeman established a post office at Merrimac in 1900. He named the post for the Merrimack, a Union screw-steamer, which was named for the Merrimack River in New England.

Midway

Midway got its name due to its location midway between the Culpeper and Orange Court Houses. The post office was established at Midway in 1825.

Rixeyville

Rixeyville was named after William Rixey in 1818, the year the post office was established. William Rixey and his sons owned 12,000 acres in the area. Rixeyville was on the Washington-to-Charlottesville stage road.

Cultural Centers

Jeffersonton

Tavern-keeper Joseph Coons petition to the General Assembly to establish a town called Jefferson, after Thomas Jefferson, was approved in 1798. In 1799, the first post office was established with the name of

Jeffersontown. Jefferson was located on the main road between the Fauquier to Culpeper Court Houses.

Lignum

Lignum is the latin word for wood and was so named by Rev. Frank P. Robertson. The area had been known as the Fork, because the roads forked to Richardsville and Germanna Ferry. Absalom Graves Willis built a portable steam-powered sawmill at the end of the Civil War to take advantage of the vast forests of the Chinquapin Neck. Messrs. Taylor and Harne manufactured shooks (barrel staves and headings) from the areas' hardwood. In 1907, Lignum became known for its high school, built on land donated by E.O. Willis.

Mitchells

Mitchells was named for Uncle Billy Mitchell, Jr., who opposed the taking of his land by the railroad. Mr. Mitchell arranged to be allowed to name the depot. He also required that all the trains blow their whistle every time they passed his farm. If the engineers failed to blow the trains whistle, he had his slaves pull up the track. The name Mitchell's Station was established in 1854.

Rapidan

Rapidan was first known as Waugh's Ford, after Alexander Waugh of Orange County. In 1854, with the coming of rail, the post office called Rapid Ann Station was opened. In 1886, the village became Rapidan. With the railroad, Rapidan became a main shipping point for lumber and wood products.

RESERVED

**X. EXISTING LAND USE
AND ZONING**

X. EXISTING LAND USE AND ZONING

EXISTING LAND USE

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. 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 business, commercial, service and cultural center for the County of Culpeper.

In more recent years, Culpeper County has become enmeshed with the Northern Virginia/Washington, D.C. economy. The rural nature of the county is being encroached on as more families seek rural areas in which to live and more affordable housing. The widening of Interstate 66 and improvements to Routes 3, 15, 29, 211, and 522 have aided the immigration to the County, which in turn has influenced the rural versus urban setting and the demand for services.

The total land area within the boundaries of Culpeper County is approximately 389 square miles or 243,840 acres. The Town of Culpeper encompasses approximately 6.7 square miles or 4342 acres. The existing land uses in the County are distributed among the seven categories of land use identified below (see Table X.1 and Map X.A). Please note that although a parcel of land may have a particular land use on it, its zone may not match because the use existed prior to the zoning ordinance, or subsequent amendments to the zoning ordinance, and such uses are generally grandfathered.

AGRICULTURAL/FORESTAL

Agricultural and forestal land uses comprised approximately 86.4 percent of the total land area in Culpeper County in 1989. This is a decrease of approximately 10.1 percent since 1972 (see Tables X.1 and X.2). Agricultural land use, which is classified as undeveloped land, encompasses the following: agricultural land that is farmed or is an integral part of a farm operation; forestal land in large wooded tracts; lakes and ponds; streams and rivers; and some large tracts of land which are not utilized agriculturally, but are open expanses of unused property. Agricultural land use as part of a farm encompassed approximately 57.5 percent of the agriculturally developed land, while forestal use comprised approximately 36.8 percent and all other uses comprised approximately 5.7 percent in 1989 (see Table X.2).

RESIDENTIAL

Residential land uses comprised approximately 7.2 percent or 17,518 acres of the total land area in Culpeper County in 1989, an increase of 5.6 percent since 1972 (see Table X.2). Single family homes comprised approximately 97.4 percent of the residentially developed land, while multi-family housing such as apartments and duplexes, and mobile homes comprised only 2.6 percent. There were 3,195 rental units and 6,562 owner occupied housing units in the County.

The single family housing stock in Culpeper County consists of approximately 40 percent of homes greater than 30 years old, about 40 percent of homes between 10 to 30 years in age and about 20 percent are homes 10 years or less in age. Many of those homes greater than 30 years in age are substandard in that

TABLE X.1
EXISTING LAND USE/NUMBER OF ACRES
CULPEPER COUNTY

USE	ACRES OF USE 1972.(1)	% DEVELOPMENT 1972.(1)	ACRES OF USE 1989.(2)	% DEVELOPMENT 1989.(2)
RESIDENTIAL	3,627	1.6	17,518 (3)	7.2
COMMERCIAL	127	0.05	65	0.03
INDUSTRIAL	110	0.05	1,107	0.47
PUBLIC/TRANSPORTATION	N/A	--	3,788	1.6
RECREATION	N/A	--	1,377	0.6
INSTITUTIONAL/ASSEMBLY	4,642	1.8	4,904	2.0
VACANT LAND	N/A	--	3,817 (5)	1.6
TOWN OF CULPEPER	N/A	--	4,342	1.8
AGRICULTURAL/FORESTAL	235,739	96.5	210,920 (4)	86.4
	244,245	100.00	243,840	100.00

(1) Source: Culpeper County Comprehensive Plan - 1972.

(2) Source: Staff field study and report - 1989.

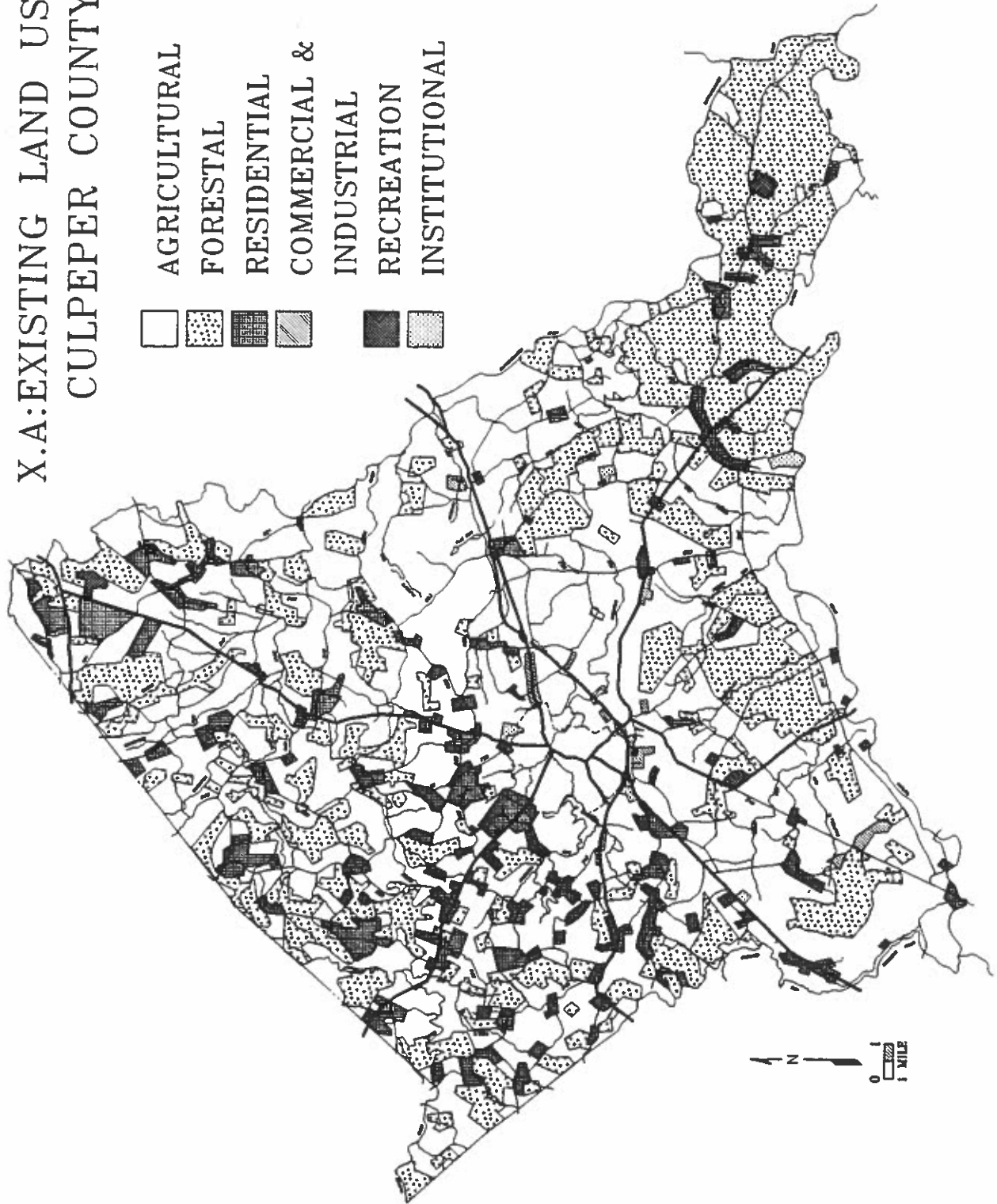
(3) Includes all residential uses such as single family homes, multifamily, and mobile homes.

(4) Includes all undeveloped land such as agricultural, forestal, lakes and ponds, streams and rivers, and vacant land which is not utilized agriculturally, but is open to agricultural use.

(5) Vacant land is defined as unoccupied land which has been subdivided, or is in a position to be developed.

X.A:EXISTING LAND USE CULPEPER COUNTY

- AGRICULTURAL
- FORESTAL
- RESIDENTIAL
- COMMERCIAL & INDUSTRIAL
- RECREATION
- INSTITUTIONAL



they do not have an adequate water source, functioning drainfields or sewer, central heating, complete kitchens, complete indoor plumbing or safe electrical wiring.

COMMERCIAL

Commercial land uses experienced a decrease of approximately 50 percent between 1972 and 1989. This is primarily due to annexation of the commercial tracts by the Town of Culpeper. Both then and now, commercial services are generally provided within the Town of Culpeper for the County residences. The 1989 acreage being utilized for commercial use is 65 acres compared to 127 acres in 1972.

There were approximately 298 acres in the County with Commercial zoning of which 7 acres still has the designation of Highway Interchange. Most commercial development is located along the Route 15/29 corridor; however, the majority of land in the County zoned commercial is vacant. The predominant examples of commercial uses within the County include general stores which include gasoline sales, offices, car dealerships and a hotel.

INDUSTRIAL

There were 1107 acres of industrial uses in Culpeper County in 1989, a net increase of 997 acres since 1972. The industrially developed land generally consists of light manufacturing such as is found at the Culpeper Industrial Park, fuel storage, warehouses, warehouse distribution centers, trucking facilities and rock quarries. The expansion in industrially developed land since 1972 is predominantly due to the expansion of light manufacturing as is found at the Culpeper Industrial Park.

INSTITUTIONAL/ASSEMBLY

Institutional land uses consist of publicly owned property such as the Warrenton Training Center, the Federal Reserve, and the local public schools. Other institutional or assembly uses include the Virginia Baptist Home; Childhelp, Inc.; numerous churches located throughout the County some of which may provide daycare; and the Culpeper Memorial Hospital located in the Town of Culpeper.

TRANSPORTATION/PUBLIC

Public Land use consists of approximately 3300 acres of public right-of-ways located throughout the County. Also included under public land use is the Culpeper County Airport (T. I. Martin Air Field) and the Culpeper County Laurel Valley Landfill.

VACANT LAND

Vacant land falls into two categories, developed and undeveloped land. Vacant land which has been developed is land which is unoccupied but has been subdivided or is in a position to be developed. There are approximately 3893 acres of vacant land in this category. There are 10,000 acres of vacant land which is classified as undeveloped land, that is large expanses of unused property that is not used for any purpose including agricultural.

EXISTING ZONING

Development in the County of Culpeper is regulated by the Zoning Ordinance and the official zoning map. The map identifies the location of various zoning districts which are regulated by the text of the Zoning Ordinance. The text of the Zoning Ordinance sets forth use limitations, bulk regulations such as setbacks and minimum lot size, and the procedures and

TABLE X.2
LAND USE IN
CULPEPER COUNTY FOR 1989

LAND USE	ACREAGE	% OF DEVELOPED OR UNDEVELOPED LAND	% TOTAL
DEVELOPED LAND:			
SINGLE-FAMILY	17,055	51.8	7.0
MULTI-FAMILY	13	0.1	0.0
MOBILE HOMES	450	1.4	0.2
COMMERCIAL	65	0.2	0.0
INDUSTRIAL	1,107	3.4	0.5
INSTITUTIONAL/ASSEMBLY	830	2.5	0.3
RECREATION	1,377	4.2	0.6
PUBLIC/TRANSPORTATION	3,788	11.5	1.6
VACANT	3,893	11.7	1.6
TOWN OF CULPEPER	4,342	13.2	1.8
SUBTOTAL	32,920	100.0	13.6
UNDEVELOPED LAND:			
AGRICULTURE	121,198	57.5	49.7
FORESTAL	77,646	36.8	31.8
LAKES/PONDS	1,076	0.5	0.4
STREAMS/RIVERS	1000	0.5	0.4
VACANT	10,000	4.7	4.0
SUBTOTAL	210,920	100.0	86.4
TOTAL	243,840	--	100.0

SOURCE: 1989 COUNTY LAND USE FIELD STUDY; STAFF CALCULATIONS; U.S. CENSUS, AND TOWN OF CULPEPER.

permits for land development. There are currently fifteen different zoning districts in Culpeper County: two agriculture, five residential (including RMH), five commercial, two industrial and the Planned Unit Development District (PUD) for mixed use

development. Prior to November 6, 1991, there was only a single commercial district and two industrial districts. Those districts have been repealed, but remain on the official map. Table X.3 lists the nine existing zoning districts currently on the map, along with the acreage

currently zoned for that district and the percentage that district encompasses within the County. Residential Mobile Home District (RMH) is not included in the Table due to the minimal amount of land zoned RMH.

Culpeper County undertook a massive County-wide rezoning which was adopted in May of 1989. This rezoning not only reclassified large areas of land, it revised the text including changing the bulk regulations of existing

districts. The new districts, added in November of 1991, were: Convenience Center District (C-C), Village Center Commercial District (VC), Commercial Services District (CS), Office District OC, Shopping Center District (SC), Light Industry -Industrial Park District (LI), and Industrial District (HI). The use of these districts is a key component for implementation of the Future Land Use Plan and the Village Center concept. The Zoning Ordinance provides specific criteria for each of these districts.

TABLE X.3
ZONING DISTRICT ACREAGES
OCTOBER 1990⁽¹⁾

DISTRICT	ACREAGE	% TOTAL	% GROUP	% COUNTY
A-1	160,437.2	72.0	66.7	65.8
A-2	62,508.5	28.0	26.0	25.6
TOTAL	222,945.7	100.0	92.7	91.4
R-1	15,541.5	89.2	6.5	6.4
R-2	1,162.2	6.7	0.5	0.5
R-3	477.9	2.7	0.2	0.2
R-4	236.6	1.4	0.1	0.1
TOTAL	17,418.2	100.0	7.3	7.2
AGRI/RESID	240,363.9	--	100.0	98.6
C-2 ⁽²⁾	298.3	100.0	8.6	0.1
M-1	2,322.8	73.1	66.8	1.0
M-2	855.0	26.9	24.6	0.3
TOTAL	3,177.8	100.0	91.4	1.3
TOTAL C & M	3,476.1	--	100.0	1.4
GRAND TOTAL	243,840.0	--	--	100.0

(1) SOURCE: COMPREHENSIVE REZONING, MAY 1989; STAFF UPDATE AND CALCULATIONS.

(2) INCLUDES EXISTING LAND ZONED H-1.

The Planned Unit Development District (PUD), a key component for Village Center implementation, was adopted on December 3, 1991. This district supports the Village Center concept and is intended to accommodate the development of large tracts of land and to provide incentives for design and 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. The PUD is intended to supplement the Village Center concept; however, a large parcel of land does not necessarily need to be within an area designated as a Village Center in order to be considered for a Planned Unit Development District. It is important however, that any PUD compliment, and not compromise, a Village Center.

that grandfathered designation, as well as those aspects of the district which are grandfathered.

The process of establishing zoning classifications for Culpeper County has been an ongoing process. The first Zoning Ordinance was adopted by the Board of Supervisors on December 5, 1967. Because zoning is an ongoing process, 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 nonconforming use and may continue as such until such time as the owner wishes to alter or change the building or the property the use is located on. Land zoned prior to an amendment to the Zoning Ordinance which deletes or alters that zone maybe considered "grandfathered". The Zoning Ordinance explicitly identifies those districts grandfathered and the criteria for maintaining

RESERVED

XI. GOALS AND OBJECTIVES

XI. GOALS AND OBJECTIVES

INTRODUCTION

A set of standards for creating goals and objectives, with respect to the Comprehensive Plan, was adopted by the Culpeper Board of Supervisors on January 5, 1982. These standards were set for the purpose of establishing a firm base from which to make future land use decisions for our community. The premise for enacting these standards at that time is equally appropriate today. This statement of intent is reprinted below.

Culpeper County can exercise influence over the amount, type and location of development by:

- * *enacting policies, ordinances and programs which further the purposes of the Plan;*
- * *measuring the environmental, fiscal and social impact of proposed development against the desired results of the Plan;*
- * *providing mechanisms for citizen involvement from the policy-making stage on through proposal review; and*
- * *matching development proposals to appropriate locations irrespective of political subdivision boundaries.*

The following is an itemized list of the desired goals and objectives as they relate to the Comprehensive Plan and general community development considerations:

ECONOMY

GOALS: ENCOURAGE NEW ECONOMIC DEVELOPMENT AS WELL AS ENCOURAGE EXISTING BUSINESSES TO REMAIN IN CULPEPER COUNTY.

OBJECTIVES:

- 1. Provide for a variety of industrial environments within the County and emphasize the unique attributes of each, including the opportunity for rail access.
- 2. Encourage diversity in the type of industrial prospects so that one type of industry does not monopolize the labor market.
- 3. Maintain a balance between the agricultural, industrial and commercial sectors of the economy.
- 4. Encourage light industries and businesses that are consistent with the characteristics of the County.
- 5. Establish a Foreign Trade Zone (FTZ) in Culpeper County, jointly with the Town of Culpeper, to increase the County's attractiveness to new industry and to encourage existing industry to remain.
- 6. Participate in Virginia's Community Certification Program by becoming "Certified", to take advantage of the State's Economic Development marketing efforts.
- 7. Participate in the U.S. Economic Development Administrations "Overall Economic Development Program" in order to take advantage of grant opportunities to provide infrastructure such as water, sewer and roads.
- 8. Establish an active recruitment program.

- 9. Participate in state and regional recruitment activities, including the attraction of foreign companies to the County.

GOALS: ASSURE COMPATIBILITY OF INDUSTRIAL PROSPECTS WITH COMMUNITY NEEDS AND DESIRES.

OBJECTIVES:

- 1. Cluster industries and businesses of similar intensity for economic delivery of services and efficient use of land.
- 2. Require environmental impact assessments for proposed industrial development and avoid industries which cannot be accommodated in a manner which protects the County's environmental quality.
- 3. Seek industries appropriate to the available locations.
- 4. Encourage industries and businesses which complement the existing industrial and business base and create jobs.
- 5. Use public site and service improvements to induce new industry which can further the goals of this plan.
- 6. Encourage the establishment of industries which use raw farm products.

GOALS: EXPAND EMPLOYMENT OPPORTUNITIES IN CULPEPER COUNTY AND GENERATE PUBLIC REVENUES.

OBJECTIVES:

- 1. Attract industries which will fill voids in the existing job markets and will offer local job opportunities to the commuting labor force.

- 2. Encourage industry and commerce which generate substantial local support employment.
- 3. Encourage the development of tourism and tourism related businesses.

ENVIRONMENT

Many of the goals and objectives of the County are also representative of the goals and objectives of agencies which assist the County and its residents with environmental concerns. The Culpeper Soil and Water Conservation District (SWCD) and the USDA Soil Conservation Service are two such agencies. (1)

GOALS: RESPECT THE LAND'S ABILITY TO SUPPORT DEVELOPMENT.

OBJECTIVES:

- 1. Base decisions about the scale and intensity of development first on the environment and then on peripheral considerations.
- 2. Plan within the constraints of existing and anticipated support facilities.
- 3. Establish site and area carrying capacity standards.

GOALS: MAINTAIN THE RURAL CHARACTER OF CULPEPER COUNTY.

OBJECTIVES:

- 1. Limit sprawling, land-consumptive development through containment policies and development incentives.
- 2. Concentrate urban services in and around village centers and within the urban boundary.

- 3. Encourage the effective maintenance of open space by restricting strip development and offering cluster alternatives in its place.

GOALS: PROTECT THE ENVIRONMENTAL QUALITY OF CULPEPER COUNTY.

OBJECTIVES:

- 1. Reduce erosion and subsequent loss of soils into surface waters.
- 2. Utilize groundwater studies to minimize excessive and inappropriate ground water withdrawals.
- 3. Require an impact assessment from any use which proposes to introduce hazardous wastes into the atmosphere, soil or water as a condition of review and approval.
- 4. Protect environmentally sensitive areas from inappropriate development.
- 5. Support and promote the preservation of significant wetlands as identified by the Federal Government.
- 6. Encourage the development and preservation of forested lands which provide long-term environmental benefits to water quality, as well as benefit recreation, tourism, general aesthetics, and reduce air and noise pollution.
- 7. Promote preservation of wildlife through the creation of recreation areas which utilize natural features and by discouraging landowners from draining wetlands.

GOALS: PROTECTION OF ALL WATER RESOURCES AND WATER QUALITY FROM DETERIORATION FROM NON-

POINT AND POINT SOURCES.

OBJECTIVES:

- 1. Provide technical assistance to farmers through SWCD to reduce soil erosion on crop and pasture fields, implement the Virginia Agricultural Best Management Practices (BMP) cost Share Program and to better manage nutrient and pesticide applications.
- 2. Recommend to forestland owners that they develop, through the assistance of SWCD, a forest conservation plan which addresses timber stand improvements, utilization of damaged timber, sound harvesting techniques, pest control and reforestation practices.
- 3. Implement erosion and sediment control programs, review plans for compliance and perform inspections to insure compliance.
- 4. Ensure that municipal waste is properly treated before being discharged. This includes limiting or prohibiting the use of individual septic systems in development areas and waste water pre-treatment and/or testing for businesses and industries.
- 5. Ensure informed decisions on rezoning applications are made as to their affect on water quality by obtaining information on sensitive areas, water quality, prime farm and forest land, urban and agricultural best management practices and stormwater management.
- 6. Require both above ground and below ground storage tanks to install containment measures to prevent contamination of surface and groundwater due to leaks and overfills.

GOALS: PROVIDE FOR A GREATER SUPPLY OF SUBSURFACE WATER FOR THE INDIVIDUAL RURAL USERS THAT ARE DEPENDENT UPON WELLS.

OBJECTIVES:

- 1. Inventory present water needs and supplies; locate water supply sources; and assess future supplies.
- 2. Ensure that water resources are available as growth occurs and that these areas are adequately protected from the influence of this growth.
- 3. Encourage ground water testing and hydrologic studies.
- 4. Utilize information programs on chemical mixing loading areas and back siphoning; and septic field location and contamination.
- 5. Prevent local pollution of groundwater through the use of BMPs; the establishment of recycling programs for used oil; reduction of waste in the landfill; sponsoring household and farm hazardous waste cleanup days and implementing public education programs.
- 6. Encourage the Virginia Department of Health (VDH) to assist owners of existing community and non-community wells treat secondary contaminants such as iron and manganese.
- 7. Prepare and maintain a list of all community and non-community wells in conjunction with the Virginia Department of Health.
- 8. Work with VDH to minimize potential well failures.

GOALS: ENCOURAGE WATER SUPPLY PROTECTION AND FLOOD PREVENTION.

OBJECTIVES:

- 1. Develop a stormwater management plan and/or ordinance to help reduce soil erosion, reduce flooding potential, improve water quality and maintain existing water supply.
- 2. Develop and implement a watershed plan with the Town of Culpeper and Culpeper County in Lake Pelham/ Mountain Run watershed. (The Watershed Management Plan was adopted at a joint session of the Town and County on June 28, 1990 and the policies have been incorporated into this Comprehensive Plan under Section IV. The Watershed Management District (WMD) Ordinance was adopted by the Board of Supervisors, on March 3, 1992. The WMD ordinance is the County's implementation program for the Watershed Management Plan.)
- 3. Consider development of watershed plans for the Rappahannock, Rapidan and Hazel River basins regarding current land use and future residential, commercial, and industrial development.
- 4. Develop a public policy regarding water quality: drinking water and effluent discharge; as well as underground water sources for agriculture, residential, commercial and industrial development.
- 5. Encourage the development of educational programs in the school systems to teach conservation, wise use of resources, and environmental awareness.

(1) SOURCE: CULPEPER SOIL AND WATER CONSERVATION DISTRICT: LONG RANGE PROGRAM 1991-1996 PUBLISHED BY THE CULPEPER SOIL AND WATER CONSERVATION DISTRICT.

GOALS: PROTECT, PROMOTE AND ENHANCE AGRICULTURE AND FORESTRY AS A LAND USE.

AGRICULTURE

Many of the goals and objectives of the County with respect to agriculture and preservation of agricultural land are also representative of the goals and objectives of agencies which assist the County and its residents. The Culpeper Soil and Water Conservation District and the USDA Soil Conservation Service are two such agencies. Another agency which is important to the agricultural community is the Virginia Cooperative Extension Service. (1)

GOALS: MAINTAIN AGRICULTURE AS A VIABLE PORTION OF THE COUNTY'S ECONOMIC BASE.

OBJECTIVES:

- 1. Encourage the continued use of prime agricultural land for farm and agricultural uses.
- 2. Maintain monetary incentives to encourage continued agricultural production. Methods such as land use taxation serve to encourage agricultural use and provides incentives to maintain open and forested lands which do not generate demand for services.
- 3. Work with the appropriate state and local agencies to promote agriculture and forestry and expand markets for Culpeper County agricultural and forestal products.
- 4. Encourage the development of agricultural and forestal support businesses and industries within the County.

OBJECTIVES:

- 1. Encourage the protection of prime and important agricultural lands.
- 2. Encourage the establishment of agricultural and forestal districts and other conversion abatement programs with emphasis on maintaining existing farmland.
- 3. Protect farming operations from encroachment of incompatible land uses.
- 4. Structure plans and ordinances to ensure appropriate development of lands adjoining agricultural areas.
- 5. Weigh the value of land use and policy decisions against its impact on agriculture.
- 6. Implement local land use policies that protect farmland from development.
- 7. Encourage landowners to convert marginal pasture or cropland to forestland.
- 8. Encourage woodland landowners to develop and use a woodland conservation plan which addresses timber stand improvement, utilization of damaged timber, sound harvesting techniques, pest control and reforestation.
- 9. Encourage landowners to utilize the forestry practices offered in the Chesapeake Bay Cost Share Program.
- 10. Study the feasibility of clustering, Transfer Development Rights (TDR) and

Purchase Development Rights (PDR).

GOALS: EXPAND AGRICULTURAL OPPORTUNITIES IN CULPEPER COUNTY.

- 1. Develop flexible policies which facilitate agriculture-related development.
- 2. Attract enterprises which expand the role of agriculture in the economy.
- 3. Encourage the establishment of industries which use raw farm products.

(1) SOURCE: CULPEPER SOIL AND WATER CONSERVATION DISTRICT: LONG RANGE PROGRAM, 1991-1996 PUBLISHED BY THE CULPEPER SOIL AND WATER CONSERVATION DISTRICT.

PUBLIC SERVICES AND UTILITIES

SANITARY SEWER AND WATER FACILITIES

GOALS: DEVELOP AND IMPLEMENT A COUNTY-WIDE MASTER UTILITY PLAN FOR WATER AND SEWER THAT WILL ADDRESS A 20-30 YEAR ASSESSMENT OF NEED, RESOURCE CAPABILITY, DEMAND EVALUATION AND CAPITAL AND OPERATING IMPLICATIONS.

FOCUS ON SERVICES FOR DESIGNATED VILLAGE CENTERS IDENTIFIED IN THIS COMPREHENSIVE PLAN, AS WELL AS THE LAKE PELHAM WATERSHED AREA AND THE CULPEPER INDUSTRIAL AIRPARK.

OBJECTIVES:

- 1. Establish the potential of providing sewer and water services to various county areas to serve existing and projected growth. Specifically areas of

analysis are: the Town of Culpeper and the proposed Village Centers of Stevensburg, Richardsville, Winston, Clevenger's Corner, Griffinsburg and Elkwood/Brandy Station.

- 2. Determine location and nature of all existing water systems in the County - both public and private and determine potential sources for new water, both ground and surface.
- 3. Project water consumption for each village center and compare 20 year projections versus ultimate build-out and resultant cost differential of the recommended improvements.
- 4. Project areas where centralized sewerage systems are warranted and review opportunities for in-stream or options for alternate discharge methods. Identify areas of existing failing septic tanks and other related concerns and provide solutions to sludge and septic disposal issues.
- 5. Evaluate water sources, whether they are groundwater, surface impoundments, or streams, with respect to suitability for a public supply, and for suitability as a wastewater effluent receiving stream.
- 6. Investigate innovative treatment of wastewater effluent with such systems as wetlands, land irrigation and other systems.
- 7. Evaluate the impacts of the Safe Drinking Water Act on water treatment facilities and of the Clean Water Act on wastewater treatment facilities, as well as the requirements and constraints imposed by various governmental permits.

- 8. Obtain preliminary engineering of alternate distribution and/or collection systems for each of the village centers. Studies should include size and routing of lines, facility locations including pumping stations and/or gravity sewers as required, and cost estimates for the alternatives for each village center.
- 9. Review system management alternatives (service authorities, sanitation districts, service districts, etc), to include public and private administrative mechanisms, funding sources and implementation steps including sludge disposal.
- 10. Evaluate the potential of ground water and surface water sources to meet current and future Town and County water supply needs within the watershed. Identify additional supply options such as dredging Lake Pelham and Mountain Run, raising the dam on one or both, groundwater, and surface water supply which is adjacent to the watershed (i.e., Hazel River or Catalpa Lake).
- 11. Evaluate the existing water and wastewater systems and determine resources and facilities to meet current and future demands of the Industrial Airpark/Elkwood Village Center. (A draft report dated October 30, 1991, entitled Master Water and Sewer Plan for Brandy Station/Elkwood Village Center, prepared by Wiley & Wilson, has been submitted for County review).

GOALS: IDENTIFY THE RAPIDAN, RAPPAHANNOCK, AND HAZEL RIVERS AS VALUABLE RESOURCES FOR THE COUNTY OF CULPEPER.

OBJECTIVES:

- 1. Insure that Culpeper maintains access to these rivers as potential water resources. This may entail filing permit applications to the Commonwealth well in advance of actual water withdrawal operations.
- 2. Evaluate future impoundment opportunities including any necessary land acquisition.
- 3. Recognize that these rivers are valuable natural resources to the County and its residents.

FIRE AND RESCUE⁽¹⁾

GOALS: IMPROVE THE PROVISION OF PUBLIC SAFETY THROUGH EMERGENCY SERVICES COUNTY-WIDE.

COORDINATE FUTURE FACILITIES AND SERVICES WITH PLANNED GROWTH AREAS WITHIN THE COUNTY.

OBJECTIVES:

- 1. Achieve a ten-minute emergency response time from the time a vehicle is placed "in service" to arrival at the scene to all parts of the County. Areas that have been identified as being inadequately served are Jeffersonton, Rixeyville, Reva and Batna/Raccoon Ford.
- 2. Upgrade all stations, both existing and proposed, to Advanced Life Support rescue capability and equipment.
- 3. Develop and implement the E9-1-1 dispatch assistance system to improve emergency response effectiveness.

- 4. Update intra-county and Mutual Aid Agreements to ensure close coordination of services in the County and surrounding areas and to avoid unnecessary duplication of services.
- 5. Reinforce the County commitment to volunteerism through coordination with the public schools, formal recognition of volunteer efforts in the community, establishment of a program of community education about volunteer services and provision of incentives for volunteers.
- 6. Establish emergency procedures for coordination of services in the County to deal with airport incidents, hazardous materials and critical response areas.
- 7. The County should develop reliable water sources, either water towers or ponds, for fire protection in areas remote from the Town of Culpeper.
- 8. Insure that there is capable manpower and adequate equipment available to meet the increasing demands for services consistent with proper training standards and contemporary apparatus.
 - A. Increase initial training.
 - B. Initiate ongoing training on an annual basis.
- 9. Insure adequate personnel and equipment to accommodate County needs over the next twenty years.

(1) SOURCE: COMPREHENSIVE PLAN FOR FIRE AND RESCUE IN CULPEPER COUNTY, VIRGINIA. PREPARED BY THE FIRE AND RESCUE COMMITTEE OF THE CULPEPER COUNTY BOARD OF SUPERVISORS, DATED SEPTEMBER, 1990.

POLICE PROTECTION

GOALS: ENSURE THAT THE HEALTH AND SAFETY OF ALL THOSE WORKING AND RESIDING IN CULPEPER COUNTY ARE PROTECTED.

OBJECTIVES:

- 1. Expand the capabilities and improve the responsiveness of civil defense in providing overall coordination of emergency services during natural calamities.
- 2. Improve and consolidate the communication capabilities of police, fire and rescue services in and around Culpeper County.

GOALS: PROVIDE ADEQUATE FACILITIES AND PERSONNEL FOR INCARCERATION AS REQUIRED BY THE DEPARTMENT OF CORRECTIONS.

OBJECTIVES:

- 1. Evaluate options to meet increased capacity requirements to facilitate local law enforcement agencies. As, there is no further on-site expansion potential for jail located in the Town of Culpeper, the options include another site or county participation in a regional facility. It is anticipated that a 100 percent increase in jail facilities will be required by 2010.
- 2. Under current state standards, a 53 percent increase in staff will be required by 2010.

SOLID WASTE

GOALS: PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE CITIZENS OF CULPEPER COUNTY BY PROVIDING AND PLANNING FOR THEIR PRESENT AND FUTURE SOLID WASTE MANAGEMENT NEEDS.

PROVIDE FOR THE EFFICIENT AND ECONOMICAL MANAGEMENT OF SOLID WASTE.

DEVELOP AN INTEGRATED APPROACH FOR THE MANAGEMENT OF SOLID WASTE AND COMPLY WITH ALL STATE REGULATIONS RELATED TO THE MANAGEMENT OF SOLID WASTE.

OBJECTIVES:

- 1. Categorize incoming waste to the landfill in detail to gain a better understanding of the waste stream. Using this information, make informed decisions on how to spend limited funds to meet local, regional, and State goals and maximize the impact of those funds.
- 2. Aggressively pursue State and Federal funding for solid waste related activities.
- 3. Begin a voluntary annual solid waste reporting program for industry and business. Use this information in audits to determine current recycling rates and to design future programs.
- 4. Close the existing section of the landfill in accordance with State regulations and permit and develop expansion areas in conformance to all local, regional, and State regulations.

GOALS: PROMOTE RECYCLING ACTIVITIES AND MAKE A SUBSTANTIAL EFFORT TO COMPLY WITH THE STATE MANDATED RECYCLING RATES OF 15 PERCENT IN 1993 AND 25 PERCENT IN 1995.

MINIMIZE THE AMOUNT OF SOLID WASTE DISPOSED OF AT THE CULPEPER COUNTY LAUREL VALLEY CENTER IN ORDER TO PRESERVE VALUABLE AND LIMITED LANDFILL SPACE.

EFFECTIVELY AND EFFICIENTLY USE LIMITED NATURAL RESOURCES AND PROTECT THE ENVIRONMENT FROM THE MISMANAGEMENT OF SOLID WASTE.

OBJECTIVES:

- 1. Continue and increase participation in County, Town and privately sponsored recycling programs through better accessibility and increased public awareness.
- 2. Establish residential waste collection centers in the vicinity of Lignum, Rixeyville, Brandy Station, Mitchell, and Fairview Acres. Additional centers are suggested at Route 229/802, Route 29 South/Reva, Agricultural Enterprises, Route 29 and at the Culpeper County High School and Junior High School. Such centers may include collection of recyclable materials.
- 3. Adopt legislation giving preference to the purchase of paper made from recycled materials.
- 4. Expand public education programs to make Citizens more aware of opportunities for practicing source reduction, reuse and recycling.

- 5. Establish recycling programs for all principal recyclable materials which include newspaper, ferrous scrap metal, non-ferrous scrap metal, used motor oil, corrugated cardboard and kraft paper, container glass, high-grade office paper, tin cans, cloth, automobile bodies, plastic, clean wood, brush, leaves, grass and other arboreal materials.
- 6. Develop recycling programs for secondary recyclable materials which include construction rubble, tires, concrete and similar inert materials, batteries, ash, sludge, large diameter tree trunks, or other materials.
- 7. Implement a chipping program for brush and related arboreal materials collected at the landfill.
- 8. Utilize reclamation areas for recreational purposes.

RECREATION

GOALS: EXPAND THE LEISURE-TIME OPPORTUNITIES AVAILABLE TO CITIZENS.

OBJECTIVES:

- 1. Establish a mechanism to hold and maintain public recreation lands.
- 2. Induce the cooperation of civic organizations in providing recreational opportunities.
- 3. Protect and enhance open space corridors in residential areas.
- 4. Design and sequentially implement a plan for the ultimate conversion of the landfill site to recreational use.

- 5. Encourage and enhance the use of scenic road segments where appropriate in support of the Commonwealth of Virginia's Scenic Trails/Roads Program.

GOALS: INCORPORATE RIVER AND BIKE TRAILS RECOMMENDED BY THE STATE'S RECREATION PLAN⁽¹⁾.

OBJECTIVES:

- 1. Rappahannock River Trail, suggested on land owned by the City of Fredericksburg along the river and other private easements.
- 2. Bike trail along Routes 620 and 610 (Kelly's Ford to the Rapidan River/ Spotsylvania County).

GOALS: LINK AND/OR SUPPLEMENT THE ABOVE TRAILS.

OBJECTIVES:

- 1. In the north, utilize the utility corridor, with some road trails, in order to link South Wales to Rixeyville, the County Landfill and Mountain Run Lake Park.
- 2. In the south and east, electric and gas corridors can link the Villages of Elkwood, Stevensburg, Winston and Richardsville (via Route 610). A separate improvement along Route 3 (Route 663 to Route 669) would be required to link utility corridors. These corridors can be designated as rough/trails or improved in the future to offer alternate visual and pedestrian/bike opportunities.
- 3. A trail loop is also proposed in the Lake Pelham/Gaines Run/Hungry Run area of the watershed opening up ecological resources to pedestrian

activities around the lake. Parking would be required at Lake Pelham, south of Route 29, for public access.

GOALS: ENCOURAGE THE COMMONWEALTH OF VIRGINIA TO PURCHASE ADDITIONAL PROPERTIES TO EXPAND WILDLIFE MANAGEMENT AREAS AND TO PROVIDE PUBLIC ACCESS.

- 1. Encourage the Commonwealth to purchase additional properties that will expand the Phelps' Wildlife Area.
- 2. Encourage the Commonwealth to purchase additional properties along the Rappahannock and Hazel Rivers for the purpose of expanding Wildlife Management Areas.
- 3. Encourage the Commonwealth to expand the trail system throughout the Wildlife Management Areas and to create additional public access points to the Rappahannock and Hazel Rivers.
- 4. Encourage the Commonwealth to expand the trail system in the Kelly's Ford Conservation Area.

GOALS: IDENTIFY PROSPECTIVE SITES IN THE COUNTY FOR FUTURE RECREATION FACILITIES, TO INCLUDE EXISTING ALLIED INSTITUTIONS, NEW LAND ACQUISITION BY THE COUNTY, AND/OR OFFERED AS PART OF A DEVELOPMENT APPROVAL. ALLIED INSTITUTIONS INCLUDE FIRE COMPANIES, RURITAN FACILITIES, CIVIC ORGANIZATIONS (VFW, AMERICAN LEGION, ETC.) AND SCHOOLS. THE PROSPECT OF JOINT FACILITY OR PROGRAM DEVELOPMENT WITH

PRIVATE RECREATION IS ALSO POSSIBLE (VIA FEE OR LEASE ARRANGEMENT).

OBJECTIVES:

- 1. South Wales: Approval of the property west of Route 229 for subdivision included a 7.5 acre park site optioned to the County on Route 621. It could be connected to the Virginia Power right-of-way and the South Wales trail system to serve the Clevenger's/Jeffersonton area as a neighborhood park. Subsequent development may provide a community scale site of 25 or more acres.
- 2. Rixeyville School: The old school site on Route 708 at Rixeyville is 4.62 acres suitable for neighborhood park development. It is owned by Culpeper County.
- 3. Culpeper County Landfill: As part of the restoration of the phased landfill use, picnic and ball fields are proposed (Laurel Valley Center Final Use Plan, Roy F. Weston Consultants, June 1981) for approximately 80 acres. With additional trails and equipment (playground, courts, restrooms), this site could easily become a future community park to serve the area west of Town.
- 4. Piedmont Tech: Expansion of existing facilities on this 11.91 acre site could provide for neighborhood recreation activities.
- 5. Mitchells Ruritan: Existing playground and court equipment already serves area residents and could be expanded for area use.
- 6. Elkwood Downs: Future development of this property will generate both

residential and employee demand for recreation facilities. A site of 50 - 100 acres linked to the south via trails across the new Route 29/685/676 interchange would provide an appropriate community park to serve the Brandy Station/Elkwood area.

- 7. New A. G. Richardson School: The construction of the new school on Route 15 adjacent to a wetland provides a unique opportunity for an outdoor ecological laboratory for students and residents. This special recreation area is currently being planned for incorporation with the school teaching program.
- 8. Hidden Branch/Old Track Site: This Town site is adjacent to F. T. Binns/Sycamore facilities and could be used for a recreation center or recreation department headquarters or expanded to compliment area outdoor facilities in the future.

(1) The Virginia Outdoors Recreation Plan, 1979, published by Commonwealth of Virginia, Commission of Outdoor Recreation.

EDUCATION

GOALS: CREATE CONDITIONS UNDER WHICH EFFECTIVE TEACHING AND LEARNING CAN TAKE PLACE.

OBJECTIVES:

- 1. Meet immediate as well as future building needs.
- 2. Plan for growth and, taking into account maximum useable capacity of the schools, plan for new and/or expanded facilities to adequately

address future needs.

- 3. Replace or upgrade obsolete or inadequate facilities.

GOALS: PROVIDE THE WIDEST POSSIBLE RANGE OF OPPORTUNITIES FOR THE PERSONAL DEVELOPMENT OF COUNTY RESIDENTS.

OBJECTIVES:

- 1. Expand the multipurpose use of public school facilities to include a variety of community interests.
- 2. Support efforts to rehabilitate and train the disadvantaged citizens of the County.
- 3. Expand educational opportunities for County residents.
- 4. Encourage students to pursue higher education.
- 5. Recognize that quality education is a goal of the County of Culpeper as well as the Commonwealth of Virginia.
- 6. Encourage continued support of the Town and County Public Library.

GOALS: WORK TOWARDS CLOSING THE SKILLS GAP BETWEEN THE WORKFORCE AND EDUCATIONAL AND TECHNICAL LEVELS REQUIRED BY EXISTING AND FUTURE EMPLOYERS.

OBJECTIVES:

- 1. Encourage the inclusion of the private sector in developing educational performance standards.
- 2. Promote technical and trade schools as valuable education options.

- 3. Encourage employers to create and support continuing education and training opportunities for employees.
- 4. Encourage residents to access state training and retraining services and promote local availability of such services.
- 5. Encourage the Commonwealth of Virginia to assist the County by providing job training services locally.

HOUSING

GOALS: ENSURE A SUITABLE LIVING ENVIRONMENT FOR CULPEPER COUNTY CITIZENS.

OBJECTIVES:

- 1. Protect residential development with appropriate buffers from other uses such as agriculture, industry, recreation and transportation.
- 2. Limit significant residential development of an area until such time as safe and convenient access can be provided.
- 3. Permit flexible site design and subdivision layouts which maximize open space.
- 4. Encourage residential development around the Village Centers and make provisions for connection to public water and sewer facilities at time of availability.
- 5. Encourage the use of PUD's and cluster development.

GOALS: ENSURE THAT EVERY RESIDENT OF THE COUNTY HAS DECENT, SAFE AND SANITARY HOUSING AS DEFINED BY HUD STANDARDS AS FOLLOWS:

- structurally sound and safe;
- having adequate sanitary water supply and sewage disposal system;
- having a complete kitchen facility and at least one full bathroom for exclusive use of its occupants;
- is weathertight and insulated and has a safe, adequate heating system; and
- having a safe, modern electrical supply rated for at least 100 amperes.

OBJECTIVES:

- 1. Encourage cluster development to keep housing costs down and a blending of affordable units with higher priced units.
- 2. Permit increasing housing densities as distance to services decreases.
- 3. Provide standards for safe and decent housing for all residents of the County of Culpeper.
- 4. Recognize the value of affordable housing and promote its development in all new subdivisions.
- 5. Encourage private sector development of low and moderate priced dwelling units through the provision of incentives such as the use of PUD's and clustering..

Commonwealth of Virginia's Scenic Trails/Roads Program.

- 7. Support the nomination of historic buildings and specific sites to the Virginia Landmarks Register, National Register of Historic Places and as National Historic Landmarks, as is reasonable and in keeping with the goals and objectives of this Comprehensive Plan, in its entirety.
- 8. Encourage tourism in association with the County's historic buildings and sites.
- 9. Research the possibility of developing a local foundation which can hold title to preservation and natural easements in the County.
- 10. Encourage the Commonwealth and its agencies, to respect the desires of the County of Culpeper with respect to any historic district designations.

LAND USE/DEVELOPMENT

GOALS: MAINTAIN THE RURAL NATURE OF CULPEPER COUNTY BY DIRECTING GROWTH AROUND THE TOWN OF CULPEPER AND THE PROPOSED VILLAGE CENTERS.

PROTECT THE RURAL CHARACTER OF THE COUNTY BY LIMITING GROWTH IN THE AGRICULTURAL AND FORESTAL AREAS.

ENCOURAGE RESIDENTIAL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS.

OBJECTIVES:

- 1. Encourage residential and commercial development within the designated village centers where it can be economically and conveniently served by public facilities.
- 2. Establish a public facilities plan which will enable the implementation of the village center concept.
- 3. Limit suburban residential densities in agricultural and natural resource areas.
- 4. Provide rural residential opportunities that are compatible with the character of the agricultural activities.
- 5. Encourage the design of subdivisions which provide adequate open space commensurate with the number and need of prospective residents.
- 6. Use residential area incentives to relieve development pressure on agricultural and environmentally sensitive land.
- 7. Ensure that all proposals for land-use change will accommodate and protect natural site features and landscape wherever possible. Prohibit land uses that have significant adverse environmental impacts that can not be eliminated or minimized.

GOALS: ENCOURAGE RETAIL AND SERVICE BUSINESS DEVELOPMENT THAT SERVES THE NEEDS OF COUNTY RESIDENTS AND FURTHERS THE GOALS OF THIS COMPREHENSIVE PLAN.

OBJECTIVES:

- 1. Consolidate neighborhood retail and service uses in Village Centers.
- 2. Provide commercial services commensurate with the size of the County.
- 3. Provide a hierarchy of commercial goods and services to serve the population of the County.
- 4. Prohibit strip development along arterials.
- 5. Provide the services and infrastructure required that is consistent with these goals.

GOALS: ENSURE THAT THE PROVISION OF CAPITAL IMPROVEMENTS ENHANCE THE QUALITY AND CHARACTER OF THE RURAL NATURE OF CULPEPER COUNTY.

OBJECTIVES:

- 1. Complete a five year capital improvements program to address public utilities and facilities.
- 2. Limit the extension of capital improvements into agricultural and natural resource areas.
- 3. Review fiscal impacts of necessary capital improvements such as roads, schools, water and sewer, and storm water management in land use decisions and plans.

RESERVED

**XII. FUTURE LAND USE PLAN
AND CATEGORIES**

XII. FUTURE LAND USE PLAN

FUTURE LAND USE PLAN

The Culpeper County Comprehensive Plan represents the culmination of a process which reviewed and analyzed the land, its resources and the people who use it. The Future Land Use Plan reflects the limits of the land, the needs of those that are here and plans for those yet to arrive. While the analysis targets the next 20 years, to the year 2010, the Goals and Objectives of the plan express a desire to conserve our land by planned future growth that will most likely progress beyond the year 2010. 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 future land use trends.

This section describes the Future Land Use Plan which is the primary geographic 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, areas such as floodplains and agricultural and forestal lands. Companion documents 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 and recreation, items which must be implemented and coordinated with development.

The Future Land Use Map does not exist alone and is not itself the future plan. Rather, the plan is the map, text, goals and objectives, and the companion documents, including the Master Utility Plan, that accompany the map. These collectively represent the Comprehensive Plan and the context and

interpretation for its use in guiding future land use decisions. The plan does not only identify where growth generally should occur in the County, but also how, the extent, intensity and any significant conditions that limit each area.

The identification of potential growth areas in the Future Land Use Plan is not an absolute assurance of community acceptance or a commitment 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 of land use are not viewed in isolation. Other factors that are taken into consideration include the function of the intended area or village center; 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 (i.e., population guides, goals or geographic area); 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.). In this manner, the plan is staged and provides guidelines for the timing and extent of development and not just the location.

The land use concept incorporated into the Comprehensive Plan utilizes 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,

and the Triassic Basin. It also facilitates the concentration and maximization of infrastructure and related services necessary to support growth, thereby avoiding strip development along the arterial highways. Each village center location coincides with significant development factors in that part of the County. Lesser development, mainly rural transitional or large lot residential and limited commercial, have also been concentrated around other historic centers that serve as focal points. These centers have been designated as either convenience or cultural centers, based on their size and intended future use.

VILLAGE CENTERS

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

- Boston
- Brandy/Elkwood
- Clevenger's Corner
- Richardsville
- Stevensburg
- Winston

Each village center has its own unique characteristics, development factors and function within the County of Culpeper. The purpose of these centers is not merely to

consolidate rural development, but to also 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, thereby allowing surrounding agricultural areas to remain as such. These centers are also intended to provide the County with the occasion to serve the different needs of County residents by providing opportunities for housing, services, jobs, recreation, and so forth. The scope of development at each village center will vary, and is dependant upon market conditions as well as the feasibility of providing water and sewer. According to the preliminary draft of the Master Utility Plan, the provision of water and sewer may not be feasible, at least in the short term, at some of the proposed village centers. The preliminary draft of the Master Utility Plan also suggests either a reliance upon or expansion of existing private facilities to meet the current and future needs of nearby village and convenience centers.

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 in relation to other village centers due to the location of the American Security Council and the Communications of America (CCA) property just to the south of Boston. CCA is a commercial mailing facility with conference center facilities which are surrounded by approximately 800 acres of rolling hills and mountain views. The expansion of these facilities in the future is likely. The preliminary draft of the Master Utility Plan suggests that the sewage treatment plant which serves CCA could be expanded to serve the needs of both the Boston and Griffinsburg areas. Population in the Boston and Griffinsburg area is expected to reach between 2,400 and 3,000 by the year 2010.

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 north of Route 29 at Elkwood in the area of the County airport and industrial airpark. 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 open space buffer composed of historic Fleetwood Hill north of Route 29 and the floodplain areas of Flat Run south of Route 29. Significant development factors include Route 29, access to Northern Virginia, the airport and airpark infrastructure, the rail line, and the existing community development. Limitations include soil and groundwater restrictions necessitating central sewer and water services to accommodate growth. These services will most likely be provided through expansion of the existing Airpark facilities. The abundance of area historic resources require careful siting and development review to protect identified historic features. The area south of Elkwood has many environmental restrictions that will limit eventual development of the area south of Route 29. The Brandy Station development is expected to encompass the area between Jonas Run and Flat Run, with anticipated population of 3,000 by 2010. As a County employment center, the Elkwood area could eventually serve 10,000 employees. All development, as it occurs, must be closely staged with area infrastructure improvements, without which significant development cannot occur.

Clevenger's Corner:

This is a new center reflecting the influence of Route 211, a four-lane arterial, and its access to Northern Virginia via Warrenton. It replaces Jeffersonton as the focal point for development in the northern part of the County, thereby averting the proliferation of subdivisions west of Route 229 and south of Route 621. Development factors include arterial access and market access to Fauquier and Rappahannock Counties, natural resources including the Rappahannock River and its tributaries, the existing community center of nearby Jeffersonton, and land suitable for residential use. The village center will most likely be primarily south of Route 211. Population is anticipated to reach between 3,500 to 4,000 by 2010; however, this will depend on the provision of adequate sewer and water services. Approximately 600-800 jobs are also expected to be created as growth occurs at Clevenger's Corner. The focus of the commercial aspects of the center will be southeast of the Route 211/229 intersection, although not limited to this quadrant. The use of service roads and/or entrance consolidation will be required in order to discourage strip development along the arterials and to reduce safety and traffic problems. Adequate buffering will be required along Route 621 for adjacent agricultural lands and along the Rappahannock River for the protection of that resource. The major land holder in the area, South Wales Inc., currently operates a sewage treatment plant, and holds an additional discharge permit for up to 857,000 GPD. It is likely that water and sewer service to the area will be tied to the South Wales development.

Richardsville:

Richardsville is a small village center located off Route 610 that serves as the cultural focus for the southeastern part of the County. Due

to the proximity of the Rappahannock River and the existence of recreational facilities for canoeing and camping, it currently serves as an area for various County recreational activities. Richardsville is expected to have minimal growth. It should retain its rural character in the future and continue to be the focus of an otherwise isolated area of the County. Combining the community and recreation functions reinforces the historic identity of this center and leaves the surrounding area for major woodland and recreational uses.

Stevensburg:

Stevensburg is a rural village center with access to Route 3 and the adjacent rock quarrying industry. It serves as a rural neighborhood center for the surrounding farm community. Its geographic center is along Route 600, just off of Route 3, with services along Route 3. The area northeast is likely to be the only section developable without sewer and water services and due to the existing soil conditions. Mountain Run serves as the northern boundary. Significant historic resources in the area include Salubria to the southeast and the site of a Civil War Winter Encampment on Hansborough Ridge to the northeast. Village growth is expected to reach 1,500-2,000 by 2010, subject to utilities. It is anticipated that residential development will occur to the north of Route 3, with services and agriculture to the south.

Winston:

Winston has been identified as the focus of new development in the southwestern part of the County due to its access to Route 522, the rail line and proximity to Commonwealth Park Horse Center. These factors combine to support Winston as a rural center over Mitchell or Rapidan. Modest growth to a population of about 1,000 is expected by 2010, subject to

water and sewer, with future services aligned with Commonwealth Park to the east of Route 522. Recreation development is anticipated around Commonwealth Park and modest growth is expected west of the rail line as an adjunct to existing housing in the area. Development concerns center on soils and wetlands located in the area as well as ensuring that excessive entrances onto Route 522 are avoided.

The village center concept is expressed in the land use plan as the focus of most of the future growth, that is, nearly half of the County's population would be in or near these centers. It is not the only type of center utilized in the plan, however. 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.

The convenience center designations in Culpeper County are:

- Catalpa
- Griffinsburg
- Midway
- Merrimac
- Rixeyville

Each convenience center has its own characteristics as described below:

Catalpa:

Catalpa is located at the crossroads of Route 685 and Route 229 and is an area where the majority of north bound traffic flows through the County. A significant amount of residential development has occurred in the areas northeast of Catalpa along Routes 685 and 625. Traffic from this growth area bound for the Town of Culpeper typically passes through this intersection. There is a general store located at this crossroads, and it is a targeted area for Community Development Block Grant monies for rehabilitation of existing housing.

Griffinsburg:

Significant rural residential development has taken place south of Griffinsburg, in an area stretching from Routes 633 and 716, to Route 522. Griffinsburg is currently the center for 400 people. In addition, to its rural neighborhood function, the prospect of a regional cultural/art facility will combine County and neighborhood services. The geographic focus of Griffinsburg is primarily south of Route 522 near the intersection of Route 634. Griffinsburg also extends in both directions along Route 522, nearly incorporating the area known as Salem to the east.

Midway:

Midway has one convenience or general store and is located on Route 15 at Route 648. Midway is so named because it is midway between Culpeper and Orange. It is the only center located on Route 15 in Culpeper County. Midway serves the low density residential area to the west of Route 15 and the agricultural area to the east of Route 15.

Merrimac:

Merrimac is located at the intersection of Route 29 South and Route 643, and has a general store. Significant residential development has occurred in the area around this convenience center. It is anticipated that additional low density residential development will continue in the area around Merrimac.

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 existing commercial development. These centers are intended to remain as they currently exist, with at most, an existing country store providing local commercial services. Those areas designated as cultural centers are:

- Jeffersonton
- Lignum
- Mitchells
- Rapidan

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. The services located at Jeffersonton will supplement the Village Center of Clevenger's Corner.

Lignum:

Lignum is located southeast of Stevensburg on Route 3 at the intersection of Route 647. There are several historic churches, a post office, and a community center located in Lignum.

Mitchells:

Mitchells is located on Route 615 between Winston and Rapidan and there are several churches and a country store located there, as well as some industrial activity consisting mainly of quarrying activities. Mitchells serves the surrounding agricultural area.

The Virginia Department of Corrections is planning to construct an 825 bed medium security prison just south of Mitchells. The construction of the prison and its waste water treatment facility could impact future development trends in the Mitchells area, especially if the Department of Corrections allows off-site sewer connections.

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.

LAND USE CATEGORIES

In addition to village, convenience and cultural centers, there are other land use elements in the Comprehensive Plan. All of the elements and their uses in the plan are described in this section. Various aspects of the village, convenience and cultural centers are also further detailed below.

Agriculture:

The agricultural section of the land use map represents the areas that would be inappropriate for high density residential, commercial and/or industrial uses. The predominate land uses in the agricultural and forestal areas are intended to be:

- Agricultural and Forestal operations of all types,
- Accessory and complementary land uses to agriculture, and
- Low density residential development on marginal agricultural land, not to conflict with agricultural and forestal land use.

Significant or prime 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 soils in the County can be found in Section IV, Table IV.2. The agriculturally designated areas on the future land use plan also take into account the existing Agricultural and Forestal Districts.

It is expected that some residential development will occur by right in the agriculturally designated areas. More intensive development requiring rezoning, however, 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. Recognizing that agricultural and forestal operations are incompatible with residential land use, the proposed residential land use will be responsible for providing a buffer between itself and the adjoining agricultural

use, in order to protect the agricultural and forestal operations from nuisance complaints. The residential lot size will be predominantly five acres or more in the areas designated as agricultural use.

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, is afforded a range of residential uses that decrease in density from the center out. These residential areas are then buffered by a rural transition area. This provides for a reasonable progression of residential density from the core of the village center to the areas in agricultural use. The identified agricultural areas are prime farmlands which may include sensitive natural features such as floodplains, steep slopes, problem soils, groundwater recharge areas, etc., that are not conducive to residential development.

The principal areas of residential concentration include the area around the Town, mostly to the south and west, north at Clevenger's Corner near the intersection of Routes 229 and 211 and east at Brandy Station. The area around the Town can be defined as extending north along Route 229 to Catalpa, west into the Mountain Run Lake area or to Route 633 and south between Routes 15 and 29. These areas are geographically spaced so as to be independent areas that capture different primary housing markets in the County.

Secondary residential areas include Boston, Richardsville, Stevensburg and Winston. These areas would require sewer and water facilities to achieve significant residential densities and to promote the village centers as

significant economic and cultural areas of Culpeper County. Water and sewer service to these villages is not anticipated over the next five years. Additional areas of residential development include Rixeyville, Griffinsburg and the Cultural Centers of Jeffersonton, Lignum, Mitchells and Rapidan.

There are areas which have not been recommended for residential development. They include the area around Lake Pelham and between Lake Pelham and Mountain Run Lake due to soil and surface water features that are subject to contamination from septic systems and the disruption of recharge capabilities from impervious surface coverage. This area is included in the Lake Pelham Watershed Management District. The areas along the Hazel River, Thornton River and Muddy Run are floodplains which are highly susceptible to erosion and represent prime agricultural lands. The Triassic Basin, which runs from Routes 15, 522 and 29 south to Lignum is an area of poor soil which is highly susceptible to groundwater contamination from surface runoff to groundwater recharge. The use of these areas for residential development would compromise natural resources and/or cause the discontinuance of agricultural enterprises on prime farmlands.

The Future Land Use Plan contains three levels or ranges of residential density, with the highest density to be located 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 guide future land use decisions.

Rural:

The rural area is intended to be a mix of agricultural use, which includes land in Agricultural and Forestal Districts, and low density residential use with an anticipated

minimum lot size of three acres for residential development. 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. 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. This is especially true since there are existing uses in these rural areas which are encouraged to continue.

Water and sewer are mainly 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 will need to take into account any existing agricultural and forestal districts (See Chapter V of this Comprehensive Plan).

Low Density Residential:

Low density residential areas are intended to allow for one dwelling unit per acre and for residential support services. This use group is used to define the limits of the Village Center and delineates the anticipated boundary of development, services and infrastructure.

Medium Density Residential:

The medium density residential designation will allow for residential support services and 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.

Commercial/Office:

Commercial/office facilities are at the heart of the village center concept. These facilities bring together the economic and social functions of the surrounding neighborhoods and provide focus and an identity for the village center. 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. Without the commercial center, the area will be no more than a bedroom community lacking identity or connection with the rest of Culpeper County.

Abutting the Town of Culpeper:

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, the most prominent place in the County and with the greatest concentration of people. The Town's retail base serves a population larger than the County and it will continue to do so. Any county retail locations around the Town limits, will either be convenience stores to serve localized neighborhoods or large retail developments, such as a specialty mall, hotels, auto sales, and so forth, that require the access of Route 29. Strip development is not desired; therefore, these commercial facilities must be served by service roads or situated away from the intersections and/or consolidated in such a way as to not cause traffic and safety problems on the County's highways.

Village Centers:

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

considered to minimize safety and traffic issues.

Marston/Hoffman Tract:

The Marston/Hoffman Tract, approximately 473 acres, is located south of the Route 29 Bypass and east of the Town of Culpeper between Inlet and Brandy Station. It is bounded by the Norfolk/Southern Railroad, Route 684 and Route 687. This tract is a prime area for future industrial growth, particularly because of its relatively flat topography and its proximity to the railroad. Prior to any development in this area, however, infrastructure such as water and sewer, adequate rail crossings and roads will need to be either in place or a condition of development.

Brandy Station/Elkwood:

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 airport and the infrastructure in the adjacent industrial airpark has established a suitable atmosphere to attract airport related industries. The future establishment of the proposed Foreign Trade Zone over approximately 2,607 acres adjacent to the airport and inclusive of the County's Industrial Airpark will further increase the areas attractiveness to industry. Increased corporate, cargo and trade activities at the airport will extend this trend and add many allied uses. 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. Infrastructure needed to develop this area includes airport access, sewer and water, access improvements to Route 29 and internal circulation. Allied residential and retail uses can be located at or near Brandy Station.

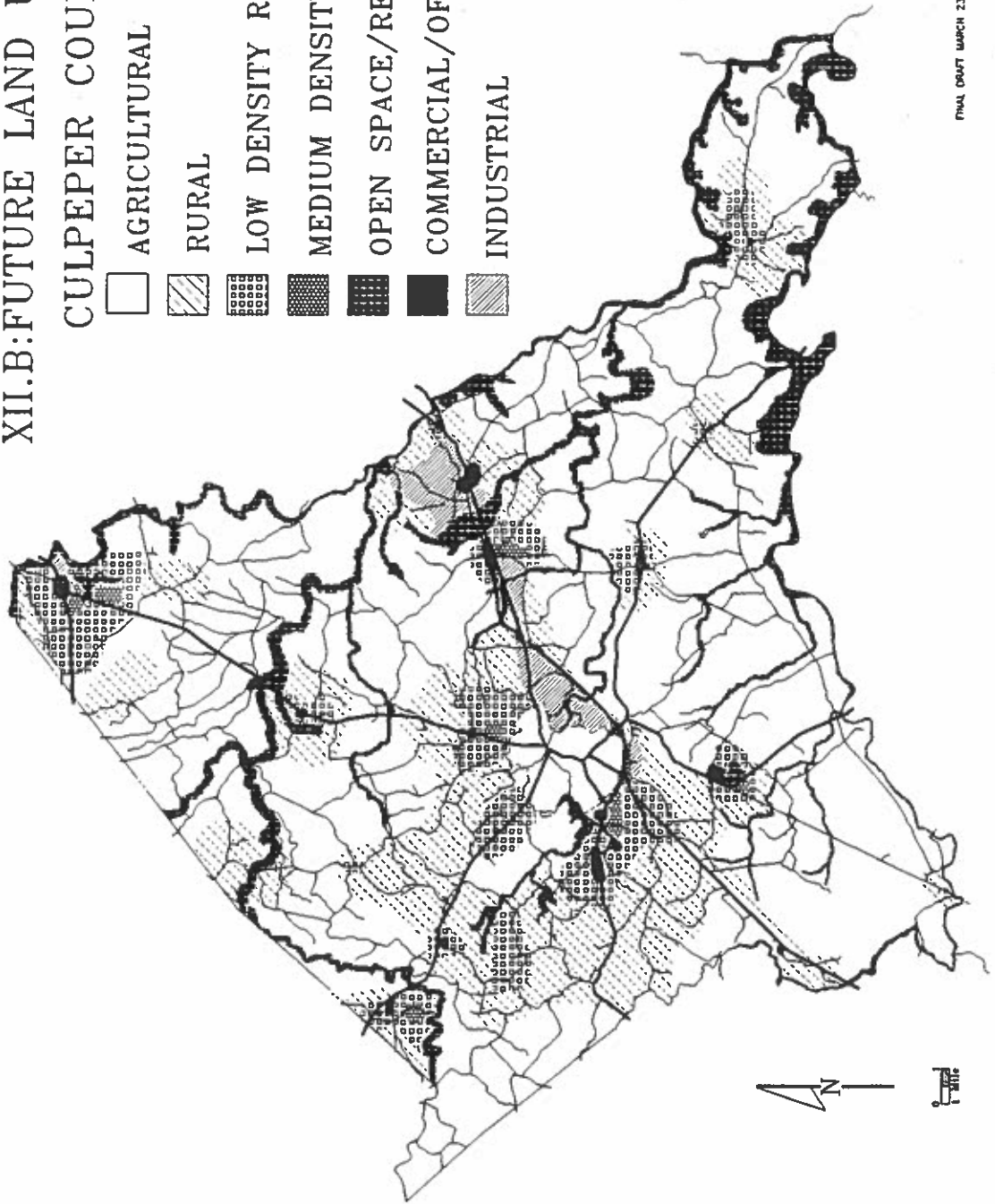
Industrial uses south of Route 29 are limited by soil structure, access restrictions presented by the at-grade railroad crossings and utilities. Limited commercial and office uses are designated at Elkwood, south of Route 29. These would be consistent with a commuter rail station should such a service be extended from Manassas to Culpeper in the future. Densities in the Commerce Center are expected to be quite low, less than a twenty-five percent floor area ratio, due to soils and historic and access limitations. This results in large areas being identified as industrial, but with a very low density of development, in keeping with the rural nature of the County. Special siting of facilities will be required to avoid compromising area historic resources. Significant historic resources are identified as open space on the plan and are to be restricted from future development.

Clevenger's Corner:

The South Wales/Clevenger's Corner area along Route 211, offers another area conducive to County employment. Associated with a growing community and located along a major regional arterial, light industry and related office and commercial uses would create a compatible job base. The area is shown along Route 211; however, access to the four-lane highway must be restricted. The use of a service road or access consolidation with South Wales would insure proper functioning of Route 211. The area identified for light industrial use is small, representing less than 100 acres of low-density development.

XII.B: FUTURE LAND USE PLAN
 CULPEPER COUNTY

- AGRICULTURAL
- ▨ RURAL
- ▤ LOW DENSITY RESIDENTIAL
- ▥ MEDIUM DENSITY RESIDENTIAL
- ▧ OPEN SPACE/RECREATION
- ▩ COMMERCIAL/OFFICE
- INDUSTRIAL



FINAL DRAFT MARCH 23, 1993

Mitchells:

Route 615, which runs parallel with the Southern railway, has developed into a corridor of agriculturally related industry. A seed cleaning plant is located in the center of Mitchells. Just to the south, three stone quarry operations currently exist. A fourth has recently obtained the necessary approvals to begin an operation which will ship stone via the rail. There will be a rail spur directly on the property to facilitate the use of rail. As this part of the County has nonpercolable soils, and the rock is the type typically quarried, it is assumed that this and related industries will continue to operate in this area. Rail access will be a factor for future industrial growth.

The construction of the 825 bed medium security prison just south of Mitchells will also impact future growth in the area. Off-site access to the prison's waste water treatment facility will be especially significant as the soils in the Mitchells area do not perk, thereby limiting all growth.

Open Space/Recreation:

A very important part of the Comprehensive Plan is the preservation of some of our natural resources. 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.

**XIII. PUBLIC FACILITIES/
CAPITAL IMPROVEMENTS**

XIII. PUBLIC FACILITIES/C.I.P.

Many of the goals, objectives and recommendations found in the Comprehensive Plan can only come about through the Capital Improvements Program. This is the primary mechanism for long range planning and funding of various public facilities and improvements such as schools, roads, public sewer and water, and parks.

The Code of Virginia authorizes the governing body (i.e., Board of Supervisors and at their direction, the Planning Commission) to "prepare and revise annually a capital improvements program based on the comprehensive plan of the county... for a period not to exceed the ensuing five years." The Capital Improvements Plan process allows the County to forecast revenues and capital expenditures through the planning process rather than on an ad hoc or crisis situation. This facilitates a more rational approach which permits the County to correlate projects with financial capabilities and anticipated growth.

The following is an abbreviated list of Capital Improvements presented for FY1992, along with a brief description of each proposed program. The Capital Improvements Program budget is reviewed annually in order to respond to changing needs as well as fiscal changes within the County. The long term budget, which covers a 5 year period, has no legal significance, nor does it commit the County to a particular expenditure in a particular year or over any specific time period.

PUBLIC WORKS:

Solid Waste Facility:

The funding for this facility and related items comes almost entirely from the County's

Capital Improvements Program (CIP). Currently, as a budget item, this facility is the second most funded project.

- **ENGINEERING:** This includes design, engineering, permitting and construction management services for the expansion of the Laurel Valley Center.
- **LANDFILL PHASED EXPANSION:** Construction of the expansion is expected to start in FY94. This is the first phase which will comply with the current state code requirements for items such as monitoring wells and liners. The liner protects the ground and surface water by isolating the waste from the earth's environment. Phase 1 of the expansion will encompass 3 to 5 acres of landfill area and will last 2 to 5 years, depending on the physical constraints of the site (i.e., rock, streams, etc.) and waste generation trends. From design through construction takes approximately 2 years, plus or minus 6 months; therefore, planning of Phase 2 will begin upon completion of Phase 1.
- **SITE ACQUISITION:** Several desirable sites have been identified for residential waste collection. These sites were chosen based on even geographic distribution throughout the County and will be in the vicinity of Lignum, Rixeyville, Brandy Station, Mitchells, and Fairview Acres. These collection centers may also be expanded at some time in the future for the collection of recyclable materials.

- *RECYCLING.* Funds are required to purchase containers and related equipment for the collection of recyclables at various collection centers throughout the County.

Water/Sewer Facilities:

- *WATER AVAILABILITY STUDY & MASTER UTILITY STUDY:* The firm of Wiley and Wilson is preparing a Master Utility Plan for Culpeper County. Studies for each of the Village Center areas is currently underway. The raw watershed study for the Lake Pelham Watershed area has been completed and adopted by the County Board of Supervisors and the Town Council. The focus of these studies is to provide the framework from which Culpeper County can develop and implement a County wide Master Utility Plan that will address a 20-30 year assessment of need. The studies are expected to be completed in FY93.
- *DEVELOPMENT OF FACILITIES & SITE ACQUISITION:* Phase 1 of the implementation of the Master Utility Plan will include the prioritization of the sites, acquisition of the sites and begin preliminary design of the facilities.

PUBLIC SAFETY:

Existing Jail:

Renovation of the existing facility includes costs for architectural and construction services to upgrade the existing facility to meet current Department of Corrections standards. The existing jail is expected to be unable to meet the County's needs after 1995.

Fire/Rescue:

The following items are funded, in part, from the County's Capital Improvements Program. Most of the funding for fire and rescue comes from private donations.

- *DISPATCH EQUIPMENT:* Culpeper County and the Town of Culpeper have committed to upgrading the 9-1-1 telephone system to a Countywide addressing system called Enhanced 9-1-1 (E9-1-1). This provides a unique, updated address for every structure and a telephone-computer link that triggers the address, on-screen, of the telephone from which any emergency call is made (including public phone locations). With this instant identity and master location maps, the dispatcher can easily locate an incident and communicate it to the appropriate fire/rescue unit, even if the caller is unable to describe their location.
- *WATER SUPPLY PONDS:* This item facilitates the designation of water sources (i.e., ponds) throughout the County and the identification of which ones require improved access. Existing improved sources include the Town of Culpeper (hydrants), the Culpeper Industrial Airpark (water tower) and South Wales (water tower). Under consideration is a water tank at the proposed Three Flags development. Other sources available are area farm or subdivision ponds that require an easement of access, syphon pipe and dry hydrant at the nearest road/driveway to be useable. Specific sites must be evaluated and selected, but general areas for distribution include Richardsville, Rapidan, Stevensburg/Batna, Winston/Mitchells, Reva, Rixeyville and Dunkard Church.

- *CENTRAL DISPATCH:* A separate central dispatch will be required once the annual calls approach 5000 (anticipated by 1995). This would handle the diversity of calls and special coordination required of emergency dispatch services. (In 1990, 3500 calls were handled, and the number is predicted to nearly triple by 2010).

EDUCATION:

As a budget item, education receives the majority of funding. The projects listed below are readjusted several times during the budget process and are reassessed every year. The rate at which subdivision development occurs in the County influences the rate at which the following projects are completed or amended.

- *CULPEPER COUNTY HIGH SCHOOL:* Projects include the addition of six tennis courts with lights and the relocation of the football field.
- *CENTRAL OFFICE ADDITION:* The addition of 10,000 square feet is currently planned for the Central Office.
- *FARMINGTON:* At Farmington, an addition of six classrooms and a multi-purpose room is planned.
- *K - 5 SCHOOL:* There are currently plans for new K-5 School with capacity of 700.
- *FLOYD BINNS:* Renovations planned include adding air conditioning, and improving lighting, ceilings, carpets, etc. Floyd Binns is planned to become a middle school.

AIRPORT:

Improvements and enhancements to the airport are not funded solely from the County's

Capital Improvements Program. The majority of the funds come from federal and state sources, which are collected from aviation user taxes and user fees. Major improvements and any land disturbing activities have been and will continue to be held up until such time as the Federal and State agencies and the private interest groups come to an agreement on the historic designation of the Airport property. A Section 106 Review is scheduled to be completed in FY1993 to facilitate future improvements to the Airport. All proposed improvements and projected completion dates are subject to delays due to the historic designation case noted above. The proposed improvements to the Culpeper County Airport are shown in the Airport Master Plan, hereby referenced (available in the County Administrators Office), and are as follows:

- *REPLACE HANGER DOORS:* As part of the overall enhancement to the facility, hanger doors will be replaced and new maintenance doors will be added. This work is expected to be completed in FY1993.
- *FENCE PROPERTY:* Operational safety will be increased by installing a deer fence to keep deer off of the runway. Anticipated completion date is FY1993.
- *T-HANGERS:* The construction of additional T-hangers is to occur periodically, eventually reaching a maximum of 90 hangers.
- *FUEL SYSTEM REPLACEMENT:* Underground storage tanks will be replaced with above ground tanks in order to meet JETA-EPA regulations which become effective in FY93. Historic considerations have held up the completion of this project.
- *PARALLEL TAXIWAY:* Extension of the existing parallel runway taxiway is

proposed to be a full-length parallel taxiway to increase operational safety of the airport and better serve users. Anticipated completion date is FY1994, pending the outcome of the historic designation.

- **MAIN RUNWAY EXTENSION:** An increase of the existing runway to the ultimate length of 5000 feet along with widening of the existing runway to 100 feet is planned. Anticipated completion date is 1994, again depending on the outcome of the historic designation.
- **UPDATE MASTER PLAN:** This plan is well underway and should be completed prior to the end of calendar year 1992.

AIRPARK:

Improvements to the Culpeper Industrial Airpark are influenced by the current economic slowdown and the pending historic designation.

- **INDUSTRIAL ROAD EXPANSION:** Roads at the Airpark are scheduled to be completed in FY1993-1994. Actual completion dates remain dependent on the results of the historic designation and the current economic slowdown. The proposed road improvements will make the Culpeper Industrial Airpark a prime place for industry to locate due to excellent internal circulation, access to the Route 29 corridor and access to the Culpeper County Airport. Also pending for the Airpark is the Foreign Trade Zone (FTZ) designation. The Airport/Airpark property is depicted on Map XIII.A. Proposed road expansion projects are as follows:

- **GYORY EXTENSION:** Scheduled for completion by December 1992, unless a new completion date is negotiated.

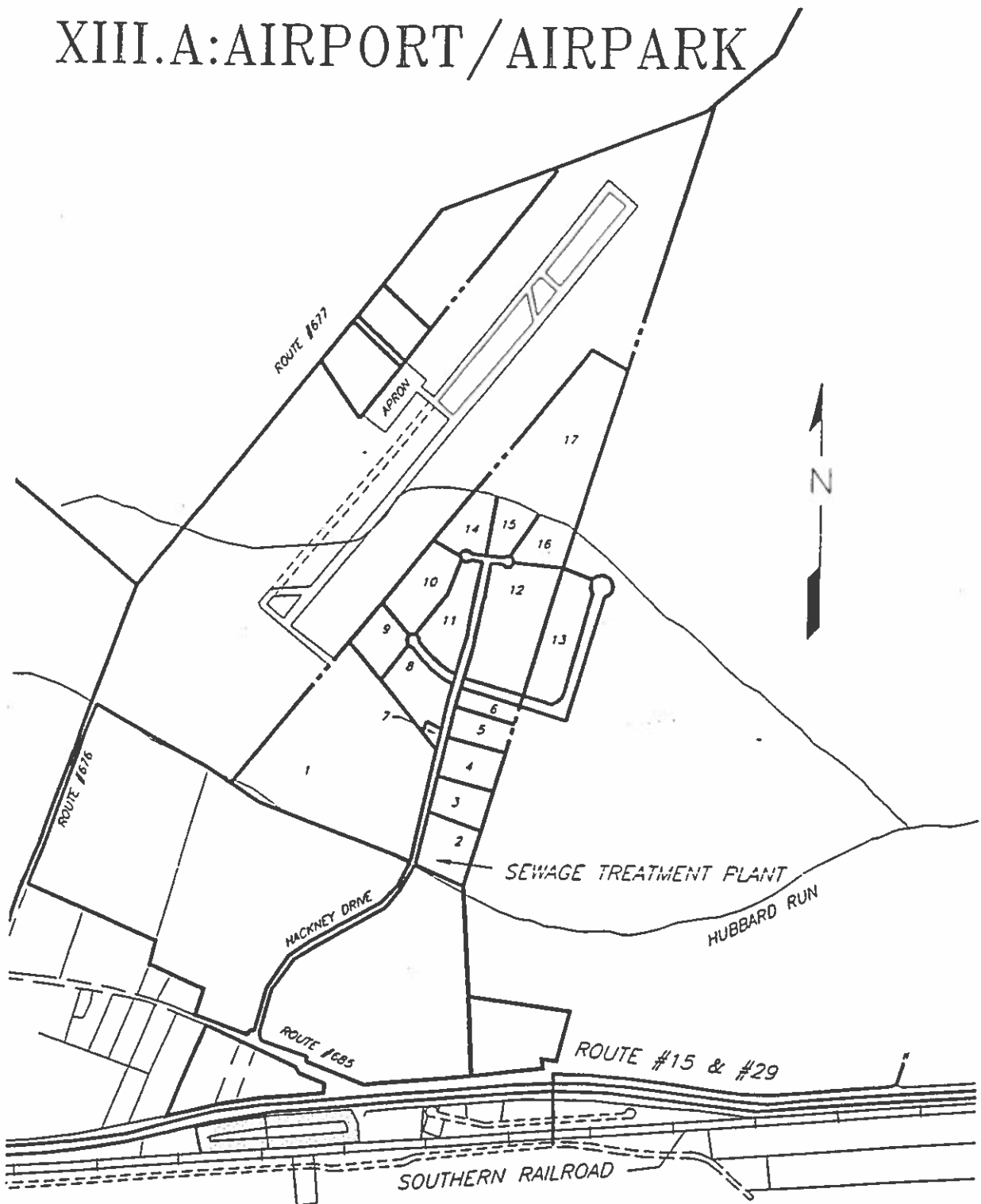
- **ROAD SERVICING LOTS 9 AND 10:** This road is proposed between the existing VCM spec building and a building owned by Leonard/Payne. It provides secondary access to lots 9 and 10 which are currently undeveloped. Money has been allocated in FY1993; however, in order to complete the project, money from the Industrial Access Road fund is needed. The County cannot obtain these funds unless they are associated with a new business locating in the Airpark.

- **LUTH ROAD:** Completed.

- **ACCESS TO 13 ACRE PARCEL (LOT G):** Access to Lot G is a future plan. there is currently no money allocated toward this project.

- **FUTURE UPGRADE AND FACILITY EXPANSION:** The proposed completion dates for the following items range from FY1993 for the engineering, to FY1994 for the stormwater upgrade and facility expansion to FY1996 for the utility expansion. All upgrades and expansions involving Federal funding will potentially require a Section 106 review in accordance with the National Historic Preservation Act of 1966. It is unclear at this time what effect, if any, this process will have on the Airpark. Expansion of the Airpark is also dependent upon economic conditions. Completion of the upgrades and expansion will again increase the desirability of the Airpark for industrial activity. Also under consideration is the extension of water and sewer to the

XIII.A: AIRPORT / AIRPARK



Culpeper County Airport in order to alleviate the failure problems of the current drainfield. The proposed upgrades and expansions are listed below:

- STORMWATER UPGRADE
- ENGINEERING
- FACILITY EXPANSION
- UTILITY EXTENSION
- WATER AND SEWER TO AIRPORT

BUILDINGS AND GROUNDS:

Site Acquisition:

In order to plan for growth, the County sets aside monies from the general revenue funds for future buildings and site acquisition. They are as follows:

- ***ADMINISTRATION COMPLEX:*** The former Post Office building on Main Street has been purchased and is planned for renovation to house the Planning Department, Building Department, County Attorney, and the County Administration. There will also be a new meeting room for the County Board of Supervisors.
- ***COUNTY RECREATION:*** Funds have been allocated for future site acquisition. No specific site or plan has been developed.
- ***LAND FOR PARKING LOT:*** Funds have been allocated for future site acquisition; however, there is no specific site or plan developed.

Construction/Renovation:

These funds are ongoing for all of the buildings owned by the County and generally include items such as exterior painting, masonry repair and electrical work. As many of the buildings are historic, some funding for renovation comes from the State.

- ***COURTHOUSE:*** Current courthouse renovations include painting the roof and bell tower, interior painting, vault renovation, elevator and plumbing work and stairwell repair.
- ***RIXEYVILLE PROPERTY:*** This vacant school lot is owned by the County. Demolition of the existing dilapidated structure is proposed. The site is proposed for a recreation facility, either to be run by the County or by a non-profit organization. No formal plan has been submitted.
- ***A.G. RICHARDSON:*** This is an obsolete school building which has been recently replaced. A study is currently underway to evaluate potential uses for this property.
- ***PARKING LOT REHABILITATION/PAVING:*** The West Street Lot and the Blue Ridge Lot, which are utilized mainly by those with business in the Courthouse and County employees, are currently scheduled for improvement.

TRANSPORTATION:

VDOT Six-Year Primary Road Plan:

The primary road plan is a district-wide plan which is prepared and adopted by the Virginia Department of Transportation (VDOT). The Culpeper District is a nine county area. The six

year primary road plan is reviewed every year, and County representatives are given an opportunity to make requests at a public hearing, usually held in April. The Commonwealth of Virginia Transportation Board finalizes the list based on need and available funding. The following projects in Culpeper County are currently in the plan:

- Route 3 - Germanna, 2 miles west
- Route 3 - 2 miles west of Germanna to Lignum

The Route 29 Bypass/29 Business interchange, which is the southernmost exit from Route 29 into the Town of Culpeper, has just been completed. It is an example of a project which was highly coveted by the County and was successfully added to the list, and eventually was constructed.

The Board of Supervisors has also prioritized additional projects to be requested for addition to the VDOT Six-Year Plan as funding becomes available. These projects are found on Maps XIII.B and related inserts and are listed below:

- Route 29 Bypass/29 Business - Route 15 Connector
- Route 229 - Town Limits to Catalpa (4 lane)
- Route 15-29 Business, north - Town Limits to Inlet (4 lane)
- Route 29 Corridor Interchanges:
 - 29/718
 - 29/663
 - 29 Bypass/666
- Route 522 - Town Limits to Route 629 (4 lane)

VDOT Six-Year Secondary Road Plan:






The six year secondary road plan is a plan prepared by the Culpeper County Board of Supervisors and Virginia Department of Transportation (VDOT). The Board of Supervisors prioritizes projects for VDOT based on VDOT recommendations and review by the Planning Commission. The funding for the projects on this six year plan also comes from VDOT. Because VDOT is the funding source, the projects must reflect funding constraints placed by VDOT on the monies. Specifically, VDOT has earmarked monies for conversion of secondary dirt and gravel roads to hard paved surfaces. Approximately 45 to 50 percent of the monies allocated to Culpeper County must be used for such conversions. The Plan must be updated every two years, and as such, the projects and their priority may change. In addition to paving projects, the secondary road plan also includes bridge replacements, intersection reconstruction, and a fund for maintenance. Currently, there are approximately 180 miles of unpaved secondary roads in the County of Culpeper.

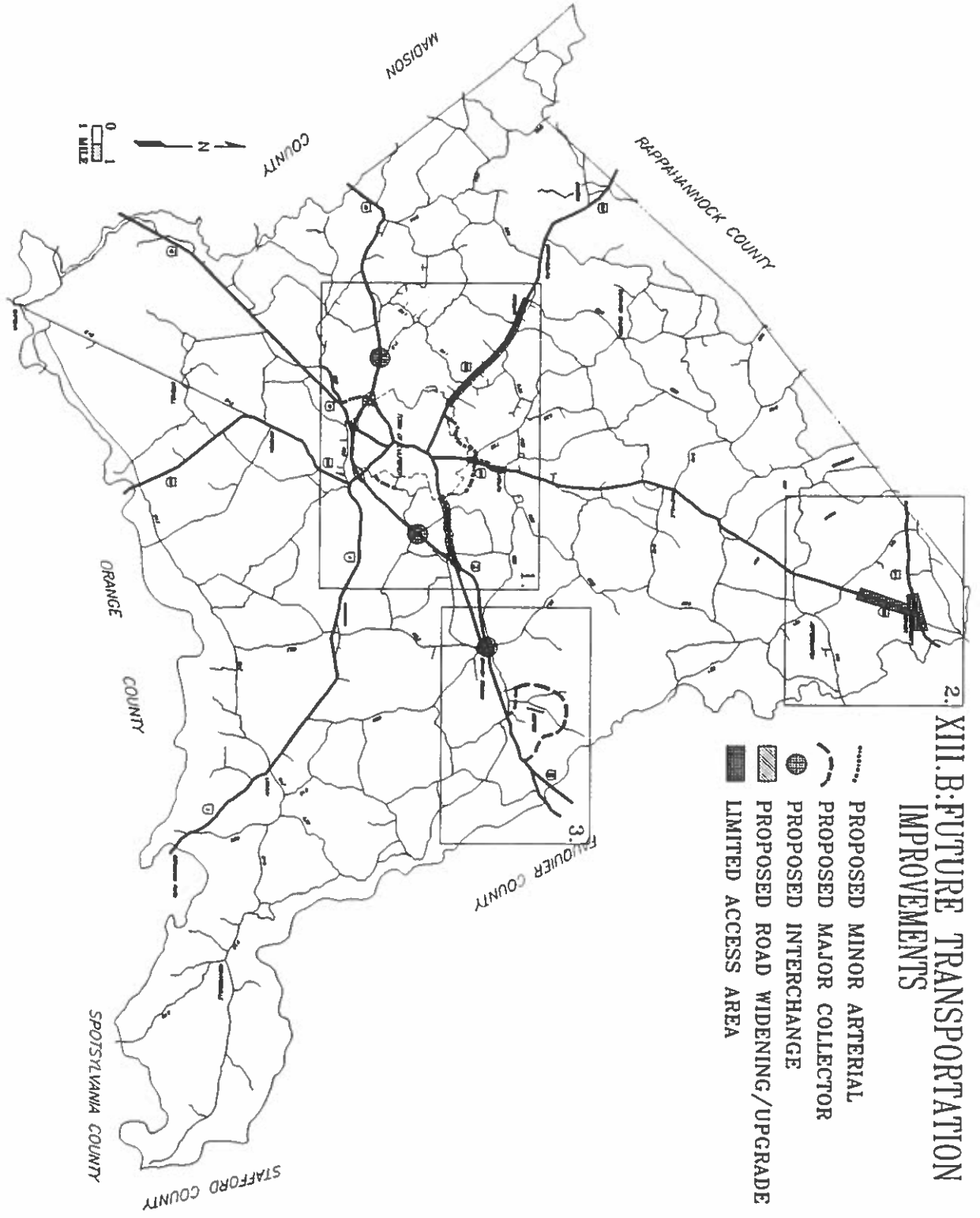
Revenue Sharing:

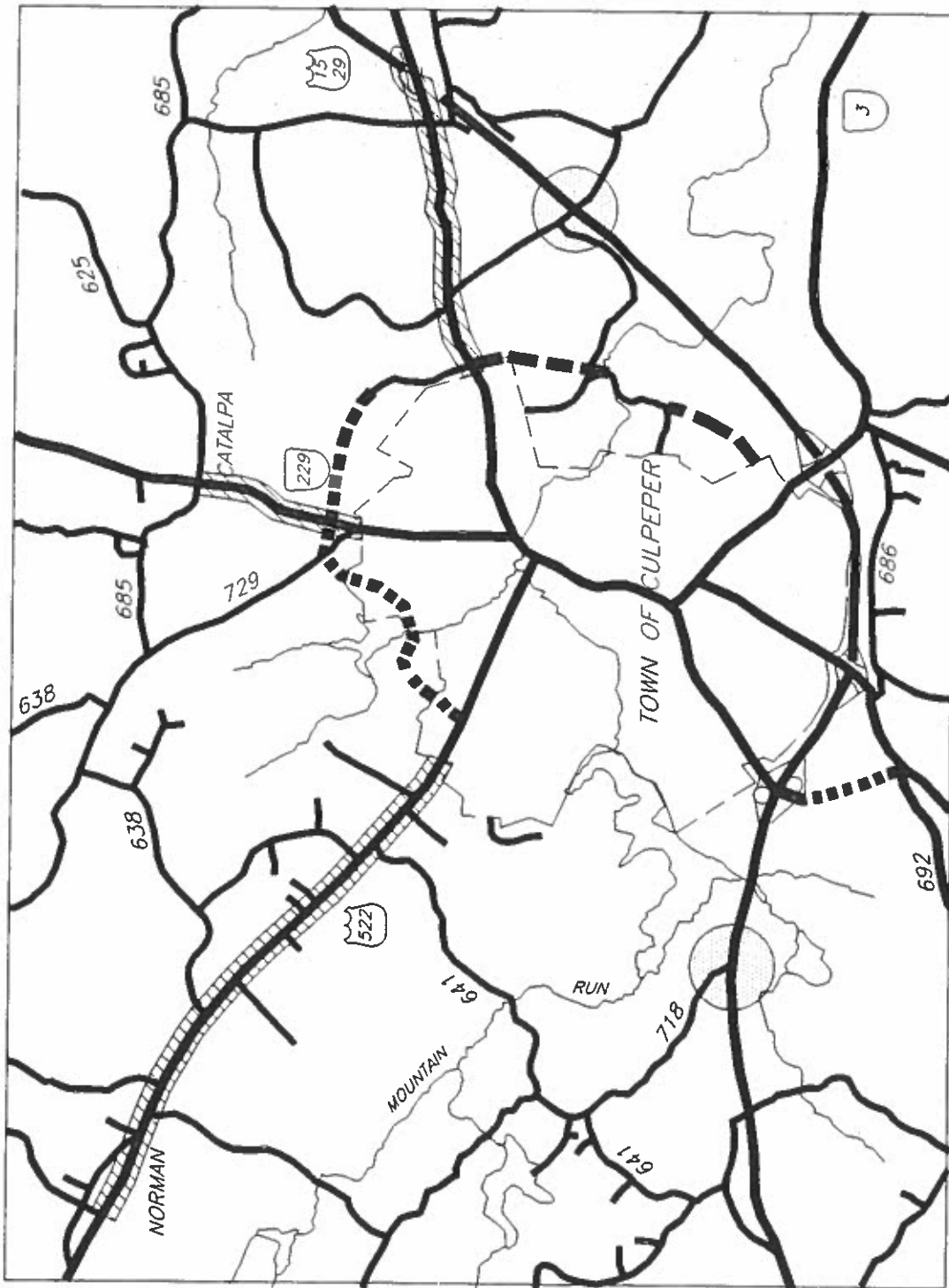
Another source available to fund transportation projects is revenue sharing. Under this program, VDOT will match funds provided by the County out of its general revenues fund to construct road projects. This program allows the County to move a ahead on certain projects rather than waiting for them to move up through the list dependent entirely upon state allocated monies.

The County of Culpeper has utilized revenue sharing only when private monies have been provided to cover the County portion of the costs. Examples of revenue sharing projects include the paving of Route 619, which is

2. XIII.B.FUTURE TRANSPORTATION IMPROVEMENTS

-  PROPOSED MINOR ARTERIAL
-  PROPOSED MAJOR COLLECTOR
-  PROPOSED INTERCHANGE
-  PROPOSED ROAD WIDENING/UPGRADE
-  LIMITED ACCESS AREA





XIII.B1:AREAS ADJACENT TO TOWN

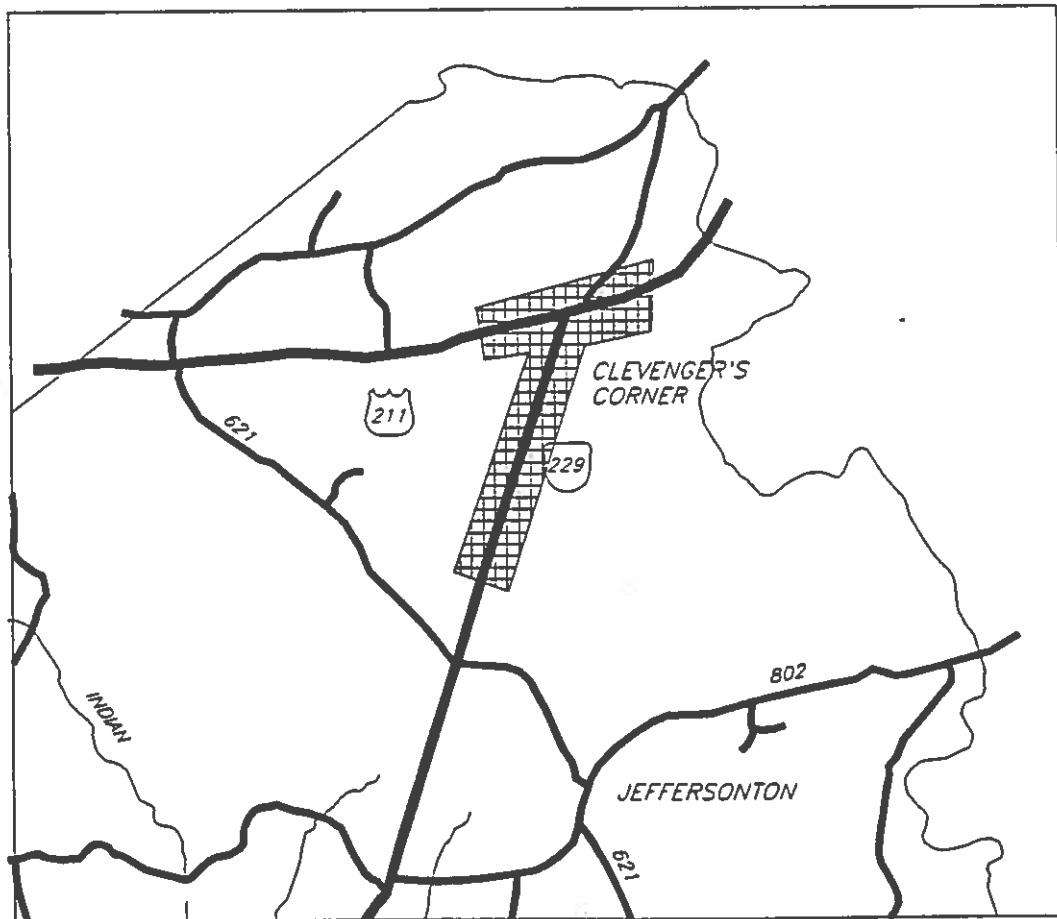
completed. The County share of this project was provided by the Salvation Army Camp Happyland which is located on Route 619. Another project, which has been approved but is not yet under construction, is the paving of a portion of Route 626. Funding for this project was provided by the developers of Quail Ridge Subdivision.

key role in development. These future roads are described briefly below:

- ROUTE 694 EXTENSION - Route 694 which is located just outside the Town limits off of Route 15/29 Business, is anticipated to be extended to connect with Route 229 just north of the Culpeper County High School. Upgrade of the existing Route 694 is currently on the six-year secondary road plan, while extension to 229 is anticipated to take place in conjunction with future private development. This road is also indicated for possible further extension to Route 729 and on to Route 522 to

Future Transportation Improvements:

In addition to improvements which will be completed through the mechanisms described above, Map XIII.B and its inserts illustrate several other future roads which may play a



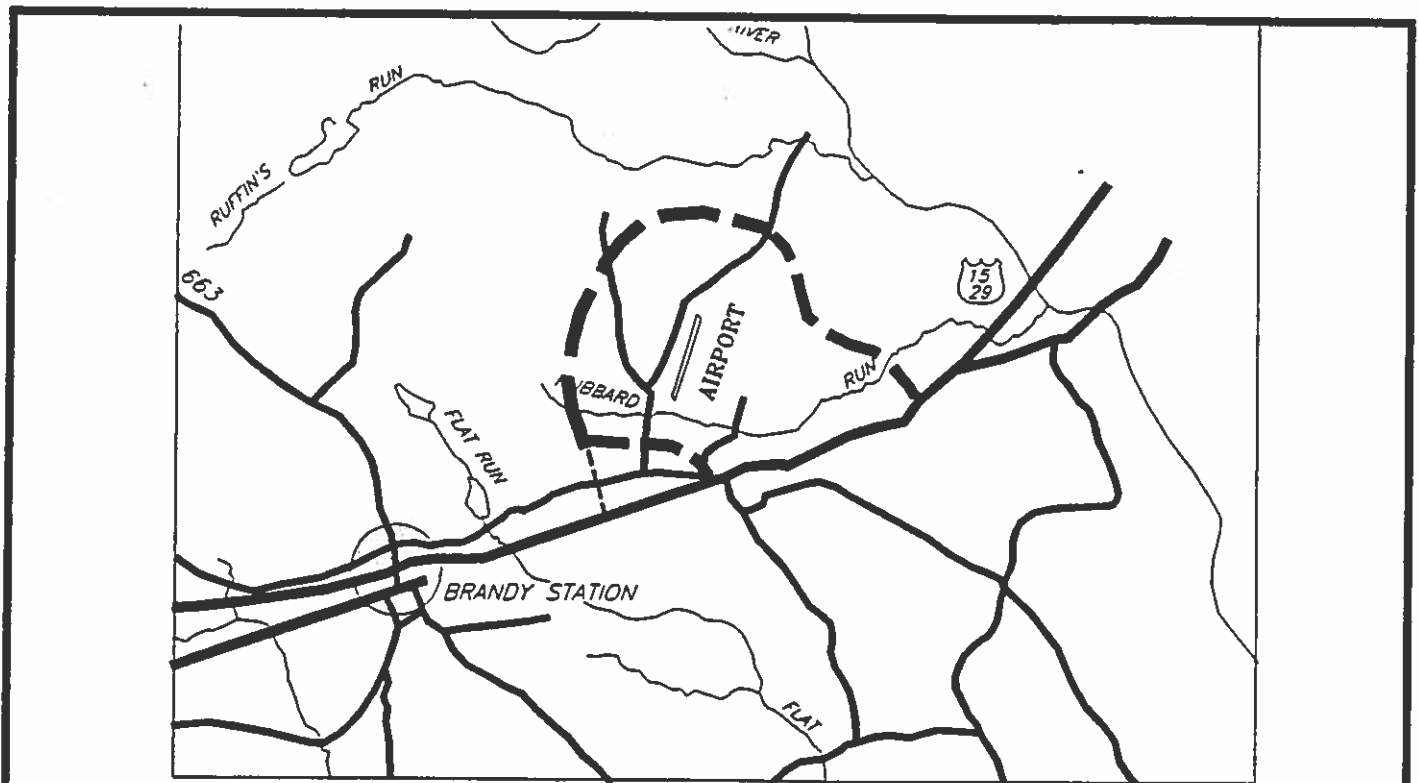
XIII.B2: ROUTES 229/211 LIMITED ACCESS

serve as a bypass to the north of the Town of Culpeper.

- **MCDEVITT DRIVE EXTENSION** - McDevitt Drive, which begins in the Town of Culpeper off Route 3, provides access to industrially zoned property in both the Town and the County of Culpeper. A natural extension of this road would connect it with Route 699. such an extension could be anticipated in conjunction with future development.
- **ROUTE 699** - Route 699, which has been recently upgraded, currently terminates at its intersection with Route 667. In light of the McDevitt Drive extension and the Route 694 extension previously described, an additional connector from the end of Route 699 to Route 15/29 Business is logical. The

connector would intersect Route 15/29 across from Route 694, and immediately adjacent to the west side of a property in the Town which will most likely be developed for commercial use.

- **ROUTES 229/211 LIMITED ACCESS** - An area encompassing the intersection of Routes 229 and 211 is designated as limited access. This reflects the County's desire to avoid multiple access points and congestion which could result in conjunction with the development of the Clevenger's Corner Village Center. Use of service roads are suggested in order to keep the arterial roads flowing.
- **ELKWOOD INDUSTRIAL AREA LOOP ROAD** - The realignment of Route 685 with Route 29 and a loop road



XIII.B3:ELKWOOD INDUSTRIAL AREA

terminating north of the Airport is anticipated in conjunction with the Elkwood Downs project. As a natural extension of this road, completion of the loop is anticipated in conjunction with future development at Elkwood in order to provide major access to the area from Route 29.

XIV. IMPLEMENTATION

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IMPLEMENTATION

The Culpeper County Comprehensive Plan focuses on maintaining the County's rural character, and protecting the environment and the existing agricultural lands, while encouraging controlled growth within and around the village and convenience centers and encouraging growth through the promotion of industry. This Comprehensive Plan is to be used as a policy guide by the County and the development community from which to base decisions in support of achieving the goals identified within the Plan. The *Future Land Use Plan* is general in nature and is intended to provide the framework within which to structure future growth and development in the County. For the Comprehensive Plan to be effective, the *Goals and Objectives* section as well as the *Future Land Use Plan* section contained within this Plan, must be implemented through a variety of tools which include both County and State regulations, policies and procedures. Land use decision making must be based upon surrounding land uses, environmental and economic impacts and many other aspects in addition to considering the Future Land Use Plan and the Comprehensive Plan.

The primary responsibility for implementing the Culpeper County Comprehensive Plan rests with the Board of Supervisors. The Board uses the Code of the County of Culpeper, Virginia, including the Zoning Ordinance and the Subdivision Ordinance, the acceptance of proffers from rezoning applicants, the development of area-specific improvement plans such as the Lake Pelham Watershed Study, special studies such as the Master Utility Plan which will be a complete water and sewer study and is currently under way, and

the County's budget to accomplish this ongoing task. In addition, the Board of Supervisors rely on the various boards, commissions and review agencies to act as key components in the implementation process. They include the Planning Commission, the Board of Zoning Appeals, the School Board, the Culpeper County Health Department, the Agricultural and Forestal District Advisory Committee, the Culpeper Fire and Rescue Association, the Culpeper County Airport Commission, the Culpeper Soil and Water Conservation District, the Virginia Department of Transportation, the Rappahannock-Rapidan Planning District Commission (PD-9) and the Town and County Interaction Committee. These boards, commissions, and review agencies obtain direction from the *Goals and Objectives*, *Public Facilities/Capital Improvements*, the *Future Land Use Plan* and the *Implementation* sections of this Plan, as well as similar documents of their own.

LAND DEVELOPMENT REGULATIONS

Land development regulations, which include the Zoning Ordinance and the Official Zoning Map, the Subdivision Ordinance, and other portions of the Culpeper County Code, are the most frequently used implementation tools of the Comprehensive Plan. These ordinances regulate the use, density, placement, subdivision and construction on all properties located in the County of Culpeper, excluding the Town of Culpeper.

A Subdivision Ordinance has been in effect since August of 1960 in Culpeper County. It has gone through a number of major and minor revisions, most notably a rewrite in 1973,

in order to implement changes to the Comprehensive Plan and the Zoning Ordinance which have occurred over time. The Subdivision Ordinance provides the means to assist implementation of the Comprehensive Plan by the regulation of lots and related streets, public areas and the recordation of plats.

The Zoning Ordinance for Culpeper County was adopted in December 1967. The Zoning Ordinance is used to control the land uses within areas by allowing certain buildings and activities, while phasing out nonconforming uses, and by controlling new development. Special provisions, revisions and reviews are periodically undertaken to ensure that the Culpeper Zoning Ordinance can implement the goals and objectives of the Comprehensive Plan.

The implementation of the recommendations contained in this Plan will require periodic changes to the County's land development regulations. These regulations include, but are not limited to the following:

- Subdivision Ordinance
- Zoning Ordinance
 - Overlay Districts (such as the Watershed Management District and the Flood Plain Overlay District)
 - The various zoning districts including the mixed use PUD
- Chapter 14 - Sanitary Regulations

These regulations are subject to be updated to reflect both changes to the state codes and to reflect current development trends.

PROFFERS AND REZONING ACTIONS

A key feature of this Comprehensive Plan is

the designation of land uses in a range of densities (for example, Medium-Density Residential which ranges from 2 to 8 dwelling units per acre). In interpreting the Plan for future development requests, the low end of the ranges are the presumed densities preferred, providing that the County's minimum standards of development are met. However, land-use decision making shall not be solely based on the Future Land Use Plan.

The Code of Virginia provides that a property owner may proffer reasonable conditions for the use or development of property in addition to the regulations contained in the Zoning Ordinance. Proffers can also include monetary contributions for public infrastructure or physical improvements to public facilities which are impacted by the proposed development. Proffers should be encouraged with each rezoning proposal to assist in the implementation of this Plan. To that end, conditions, for public facilities, may likewise be imposed upon special use permit applications. Proffers and conditions associated with these applications should be encouraged to:

- Preserve existing natural features, including wetlands.
- Encourage planned development.
- Retain stream valleys as open space.
- Provide a variety of housing types, including affordable housing, housing for the elderly, and housing for the handicapped.
- Include pedestrian accessibility and significant landscaping.
- Provide transportation improvements as required by the proposed development along with those that are in keeping with the County's Comprehensive Plan and which address the impact of the proposed and surrounding

developments.

- Provide pedestrian paths/trails.
- Redevelop nonconforming properties.
- Consolidate small commercial parcels along the County's highway corridors.
- Provide cultural amenities.
- Preserve Agricultural and Forestal Land.
- Provide water and sewer facilities in keeping with long-range County plans.
- Provide BMP's (Best Management Practices) and stormwater management.
- Provide funding and/or facilities for fire and rescue.
- Provide funding for schools, parks and other public amenities.
- Preservation of significant historic structures and/or areas in accordance with the goals and objectives of this Comprehensive Plan.

SPECIFIC STUDIES AND PLANS

The Comprehensive Plan is relatively general in nature and often does not provide the level of detail necessary to bring about action. Often, a greater level of detail is necessary in order to further carry out the recommendations contained within this Plan. Some examples of studies or special districts necessary to supplement the County's land use plan are:

- Comprehensive Plan for Fire and Rescue Services in Culpeper County, Virginia, adopted September, 1990.
- Culpeper County Airport, Culpeper, Virginia: Airport Master Plan Study, 1990-2010, draft dated March, 1992.

- Lake Pelham Watershed Management Plan, prepared for Town and County of Culpeper, Virginia, by Epsey, Huston & Associates, Inc., adopted June 28, 1990.
- Master Utility Plan for water and sewer, by Wiley & Wilson, currently in progress.
- Culpeper Solid Waste Management Planning Region Solid Waste Management Plan, prepared by Draper Aden Associates, August 1991.

The following is a brief description of some of these studies and plans and the role they play.

Fire and Rescue

The Fire and Rescue Committee of the Culpeper Board of Supervisors adopted their first Comprehensive Plan for Fire and Rescue Services in Culpeper County, Virginia on September 1990. The plan assessed the existing conditions, analyzed the need and suggested a program of recommendations to promote consistency and long range improvements to emergency services for County residents. The program was designed to provide coordination of County fire and rescue service with anticipated growth and to insure that high quality fire and rescue services continue throughout the County. The fire and rescue comprehensive plan matches the overall County land use comprehensive plan by projecting needs 20 years into the future. The programs and recommendations identified within the plan, however, are generally short term (5 years) in order to target reasonably attainable objectives. It has been suggested that the plan be reviewed every two years to assure continued effectiveness and to allow for adjustments in implementing the programs.

The Board of Directors for each fire and rescue company, is comprised entirely of volunteers, who guide operations and administration of

the facility, raise funds, accept donations, incur debt, construct buildings and hold equipment and supplies to provide fire and rescue services to the public. Each Company is responsible for its own facility and equipment and support comes almost entirely from donations. As such, even though new stations are needed, their establishment can only occur with the active support of the public and concurrence of the Board of Supervisors.

The Fire and Rescue Plan should be considered to be directly related to the Comprehensive Plan, and the two should be utilized concurrently.

Culpeper County Airport Master Plan

The Culpeper County Airport Master Plan, currently in draft form, was prepared by Espey, Huston & Associates, Inc. for the purpose of developing a plan to enable the Culpeper Airport to accommodate both regional and Commonwealth of Virginia aviation needs. As a part of the plan, the County will establish an Airport Safety Zoning Ordinance, as mandated by State Code. This ordinance will establish runway protection zones or building restriction line areas in order to protect airspace and control obstructions.

Watershed Study

The Lake Pelham and Mountain Run Lake Watershed Management Plan, prepared by Espey, Huston & Associates, Inc., September of 1989, was prepared to enable the Town and County of Culpeper to develop and implement a strategy that would enhance and preserve water quality within the water supply watershed and to protect the lakes in the most economically feasible manner. As a result of the Plan, the County and Town, in a joint meeting on June 28, 1990, adopted the watershed protection policies found in Section IV of this plan. In addition, the County of

Culpeper adopted the Watershed Management District (WMD) Ordinance on March 3, 1992.

Master Utility Plan

The Master Utility Plan, for water and sewer, will be a compilation of several studies prepared by Wiley & Wilson. The studies will address the needs of each of the proposed Village Centers and include a raw water study for increasing the Town water supply. By preparing a master plan, the County will have a reasonable idea of the resources necessary to meet current and future growth demands. Preliminary site selection can occur, and new projects can facilitate the implementation of public water and sewer.

Solid Waste Management Plan

In response to the State's mandate that all areas of the State adopt a solid waste management plan, the County of Culpeper and the Town of Culpeper created the Culpeper Solid Waste Management Planning Region (CSWMPPR), and adopted a Solid Waste Management Plan on August 13, 1991. The Town and the County agreed to cooperate in planning for future solid waste management needs and specifically to work together to increase recycling in the County and Town to meet the State's mandated recycling rates.

A solid waste management plan is a document prepared in accordance with State regulation VR 672-50-01. The plan sets forth solid waste management goals and objectives, and describes the planning and regulatory concepts to be employed by the adopting region to meet those goals and objectives. The plan must be adopted by the region and is to be used as a guide for future policy decisions concerning solid waste management. The plan must be updated every five years by the adopting region.

ECONOMIC INCENTIVES

Another ingredient to actualizing the Goals and Objectives of the Comprehensive Plan is incentive to bring development into the County of Culpeper. A key factor to the success of any County is its economic base. Some specific designations or programs that will assist Culpeper in its marketing efforts as well as infrastructure improvements are:

- Foreign Trade Zone (FTZ)
- Virginia Community Certification Program
- Overall Economic Development Program (OEDP)

The following is a brief description of these designations and/or programs and how they will help the County attract more development and/or improve the County's infrastructure.

Foreign Trade Zone

A foreign-trade zone (FTZ) is a site within the United States, in or near a U.S. Customs port of entry, where foreign and domestic merchandise is generally considered to be in international commerce. Foreign or domestic merchandise may enter this enclave without a formal Customs entry or the payment of Customs duties or government excise taxes. Merchandise entering a zone may be: stored, tested, sampled, relabeled, repackaged, displayed, repaired, manipulated, mixed, cleaned, assembled, manufactured, salvaged, destroyed or processed. This allows U.S. firms to have an equal basis for competition with foreign firms with respect to the ability to choose the most cost-competitive components for production from around the world.

Culpeper already has a base of existing users (I.T.T. Teves, Rochester and Euro-composites for example), that will benefit by a FTZ designation. In addition, the foreign-trade zone

will help foster more jobs. These jobs include:

- jobs directly created through foreign investment in domestic FTZ's,
- jobs maintained through the incentive provided by FTZ's for firms to remain in the area, and
- jobs pertaining to the production of merchandise in FTZ's, including freight forwarders and shippers.

The primary area under consideration for the foreign-trade zone designation is the 2,607 acres adjacent to the Culpeper County Airport which includes the Airpark.

The following areas, however, were designated as part of a Foreign Trade Zone earlier this year.

- the 78 acres of the Montanus Trade Center, and
- sub-zones which encompass the I.T.T. Teves 70 acre site and the Rochester Corp. 40 acre site.

The Foreign Trade Zone designation will assist Culpeper County in keeping those industries already located here by providing greater opportunities for those industries to expand their markets. The FTZ designation will also provide an incentive for new industries to locate in Culpeper County, thereby increasing job opportunities and the local tax base. In the Summer of 1992, Culpeper was granted Foreign Trade Zone 185 for those properties listed above, excluding the Airport/Airpark properties.

Virginia Community Certificate Program

The Virginia Community Certification Program was developed to assist communities in

improving job opportunities and capital investments by becoming more attractive for the location of industry and related economic development. A community earning designation as a "Certified" community will be assigned a priority status by the Commonwealth of Virginia's Department of Economic Development staff for the purpose of marketing efforts on behalf of the community. The objectives of the certification program include:

- Providing a program of work by which a community can become better prepared for industrial and economic development.
- Improving the preparedness of the community leadership and enhancing their ability to successfully promote economic development in their communities.
- Providing the Virginia Department of Economic Development with a better inventory of communities to bring to the attention of industrial prospects seeking new plant locations.
- Providing public recognition to those communities making the effort to become better prepared for economic development.
- Enhancing the community spirit within Virginia through involvement by community residents in meeting the several standards of the certification program.
- Providing benchmarks against which a community can measure its preparedness and readiness for economic development.

A community earning designation as a "Certified" community is presented an award by the governor at a public presentation. The

community is also publicly recognized as a prepared community ready for economic investment and the Virginia Department of Economic Development will encourage widespread attention. The community will receive special attention in certain aspects of the Department of Economic Development's advertising program and the community will be awarded highway signs attesting to the community's certification. Certification will assist Culpeper County in its efforts to attract desirable industrial and related development to the County, thereby increasing the tax base and job opportunities for the County residents.

Overall Economic Development Program

The United States Department of Commerce, through the Economic Development Administration (EDA), administers the Overall Economic Development Program (OEDP) to areas which have been designated as a "Redevelopment Area". An area can be designated, after formal application, as a "Redevelopment Area", due to an unemployment rate higher than the national average. The purpose of this program then, is to assist those areas with substantial and persistent unemployment and underemployment to alleviate the conditions of economic distress associated with high unemployment and underemployment rates. Economic distress is measured by such items as having exceptionally high levels of unemployment, extremely low levels of income, large concentrations of low income families, large numbers of business failures, etc.

Under this program, EDA will provide support for designating an area as a qualified "Redevelopment Area", which is key to receiving financial assistance. Each qualified area is required to develop their own Overall Economic Development Program. Federal assistance consistent with the objectives and

priorities established within that program will then be eligible for funding, but the initiative must come from the locality. EDA is currently giving special consideration to proposals from rural areas which are directed toward economic diversification within such areas. EDA may provide grants, typically not to exceed fifty percent of the estimated cost of the project, but under certain circumstances up to eighty percent.

The scope of projects that could potentially qualify under OEDP ranges from the traditional infrastructure needs of water, sewer, and transportation to solid waste and recycling facilities to planning, economic development expansion, community facilities, and education and training programs. A key factor in any project request submitted will be the project's potential impact on reducing the number of unemployed and underemployed, and the conditions associated with low-income families such as housing. The program provides an opportunity for the County to gain financial support for public water and sewer, for example, in the targeted substandard housing areas identified in Section VII of this Comprehensive Plan. Other possibilities include programs related to affordable housing or the funding of the conversion of the County's many miles of dirt roads to hard surface. Infrastructure improvements to the areas targeted in the County for industrial growth is another possible use of the program.

FINANCIAL MECHANISMS

Many of the Comprehensive Plan's goals, objectives and recommendations become actualized through the Capital Improvements Program process. The Capital Improvements Program (CIP), which is the multi-year scheduling of physical improvements, is the primary mechanism for funding various public facilities and improvements such as schools, roads and parks. It sets forth each project or

proposed project and the County's estimated resources available to finance the projected expenditure. Those items identified in the current CIP are discussed in Section XIII of this Comprehensive Plan.

At the direction of the Board of Supervisors, the Culpeper County Planning Commission is responsible for instituting the annual review and update of the Capital Improvements Program and budget. When preparing the CIP budget, the Planning Commission must consult with County officials, and interested citizens and organizations. Public hearings are held when warranted and the program is submitted to the governing body or official charged with preparation of the County's budget.

COMMUNITY SUPPORT AND REGIONAL COOPERATION

The final ingredient necessary to implement the Comprehensive Plan is the active involvement of the public. Every action on the part of the County, whether a zoning change, a Capital Improvements Program, a special use permit, or any of a number of actions which effect the development of the County, is open to public input. Elected officials and the County Boards and Commissions need and want this public input in order to make informed decisions which will benefit and reflect the wishes of the citizens of Culpeper.

Many of the County programs operate solely by volunteerism, that is, both in terms of staff and operational monies. The following is just a brief list of some of the areas in which public support is required:

- Participation at public hearings
- Fire and Rescue, both volunteers and funding
- Recycling, both at home and assisting at the collection centers once a month

for collection activities

- Education, both through parents participating as aides, through the PTA and other education activities
- Civic organizations
- Cultural groups
- Hospital auxiliary groups
- Hospice auxiliary
- Recreation

The County must also seek cooperation with other public and private organizations in order to implement portions of the Plan. The Plan specifically recommends joint cooperation with the Town of Culpeper in the following areas:

- Lake Pelham and Mountain Run Lake Watershed Management Plan
- Master Utility Plan (for water and sewer)
- Recreational Planning
- Transportation
- Schools
- Fire and Rescue
- Jail facilities/police protection/sheriff
- Health Facilities and services

In addition, the County must continue to actively participate in regional organizations aimed at improving the quality of life throughout the Region. The Plan specifically advocates a regional approach in the following areas:

- Rappahannock-Rapidan Planning District (PD-9)
- Transportation, including airport and rail

- Rivers as a resource and flood control management
- Economic Development and tourism