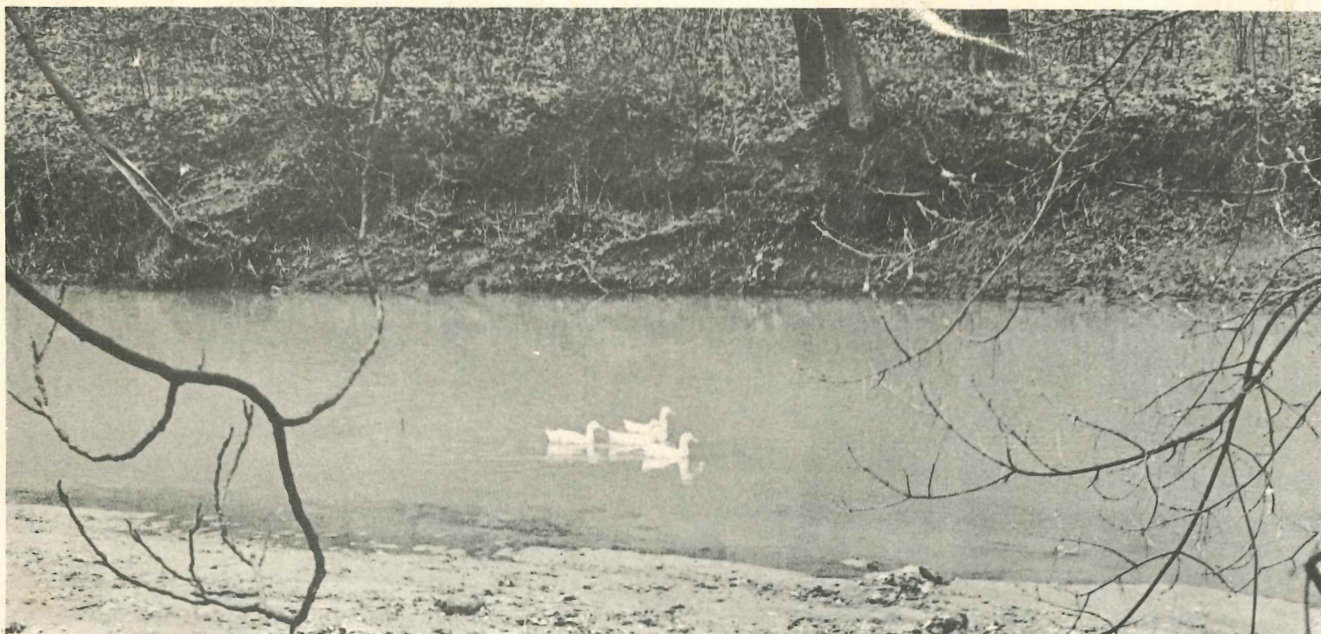
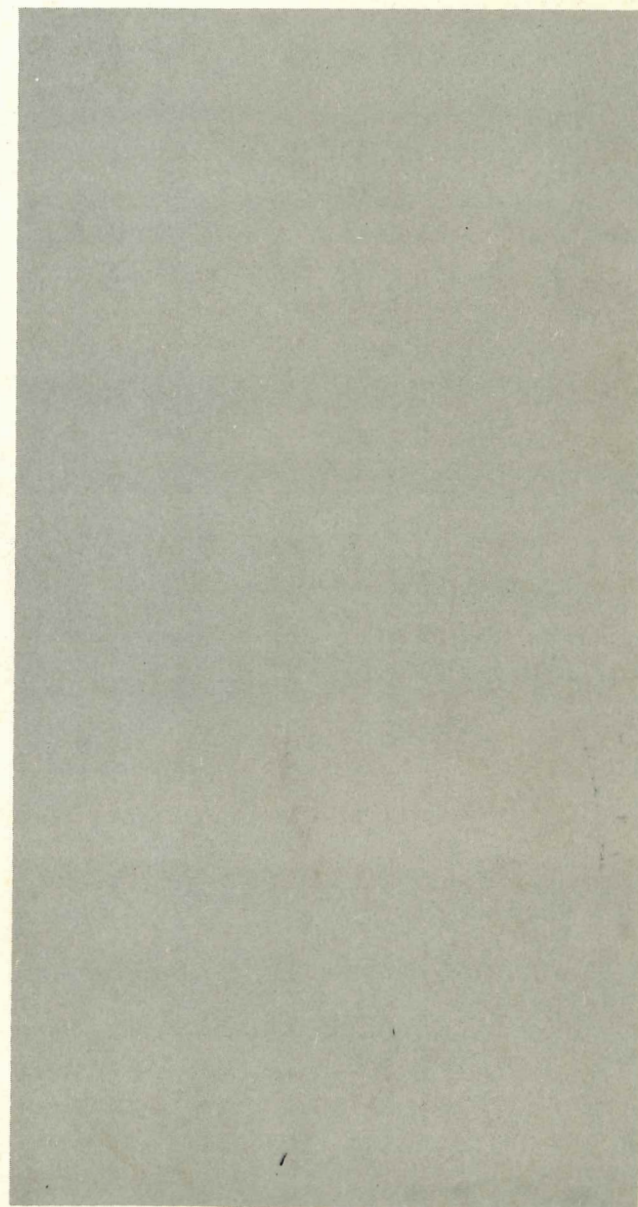


GLADYS R. BOWIE



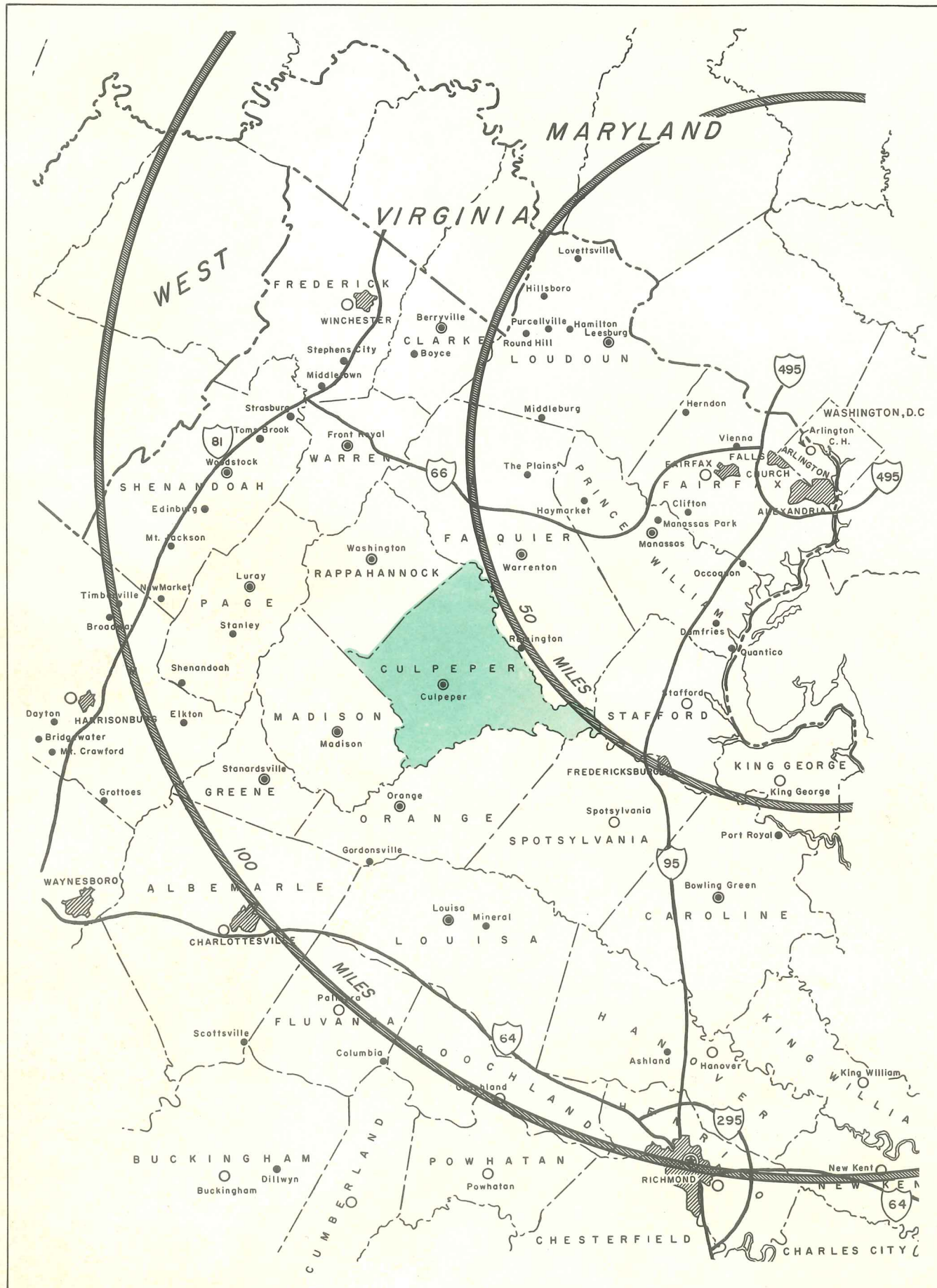
Town & County
**Culpeper,
Virginia**
Comprehensive
Plan



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Town & County Culpeper, Virginia

Comprehensive Plan

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LEFT: The past recalled, the future contemplated.

CODE OF VIRGINIA TITLE 15.1 CHAPTER 11 ARTICLE 4 The Comprehensive Plan

"The local commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction. Such plan, with accompanying maps, plats, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

- 1 The designation of areas for various types of public and private development and use, such as different kinds of residential, commercial, industrial, agricultural, conservation, recreation, public service, flood plain and drainage. . .
- 2 The designation of a comprehensive system of transportation facilities such as streets, roads, highways, parkways. . .
- 3 The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings. . .
- 4 The designation of areas for urban renewal or other treatment.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character and extent of each feature shown on the plan, but it may indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of the community. The comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the area which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity or general welfare of the inhabitants."

**COMMONWEALTH OF VIRGINIA****GOVERNOR'S OFFICE**

OFFICE OF ADMINISTRATION

DIVISION OF STATE PLANNING AND COMMUNITY AFFAIRS

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T. EDWARD TEMPLE
DIRECTOR

December 1, 1968

Culpeper Planning Commission
Culpeper, Virginia

Gentlemen:

I am pleased to present to you for transmission to the Culpeper Board of County Supervisors and the Culpeper Town Council our mutual efforts toward a Comprehensive Plan for the Town and County of Culpeper. This report represents the first revision of the original 1964 plan. The revised plan reviews the planning and development activity of Culpeper as well as proposals for new development.

In the preparation of this plan consideration has been given the present development in the area, including agricultural, residential, existing commercial and industrial, and also acreages yet undeveloped. Within this framework the location of future conservation and agriculture lands, single-family, multiple-family, commercial and industrial areas as well as supporting transportation and community facilities has been shown.

The Comprehensive Plan Map and Zoning Map portion of this report has been adopted by the Culpeper County Board of Supervisors and the Culpeper Town Council after public hearings and your own public hearing and adoption. The text of the report now presented gives guidelines so as to carry out the intent of the Comprehensive Plan Map through future zoning and subdivision implementation.

The planning we have done in this report is only a preliminary step toward a better Culpeper, but it is a beginning.

Respectfully,

JOHN R. KNIGHT

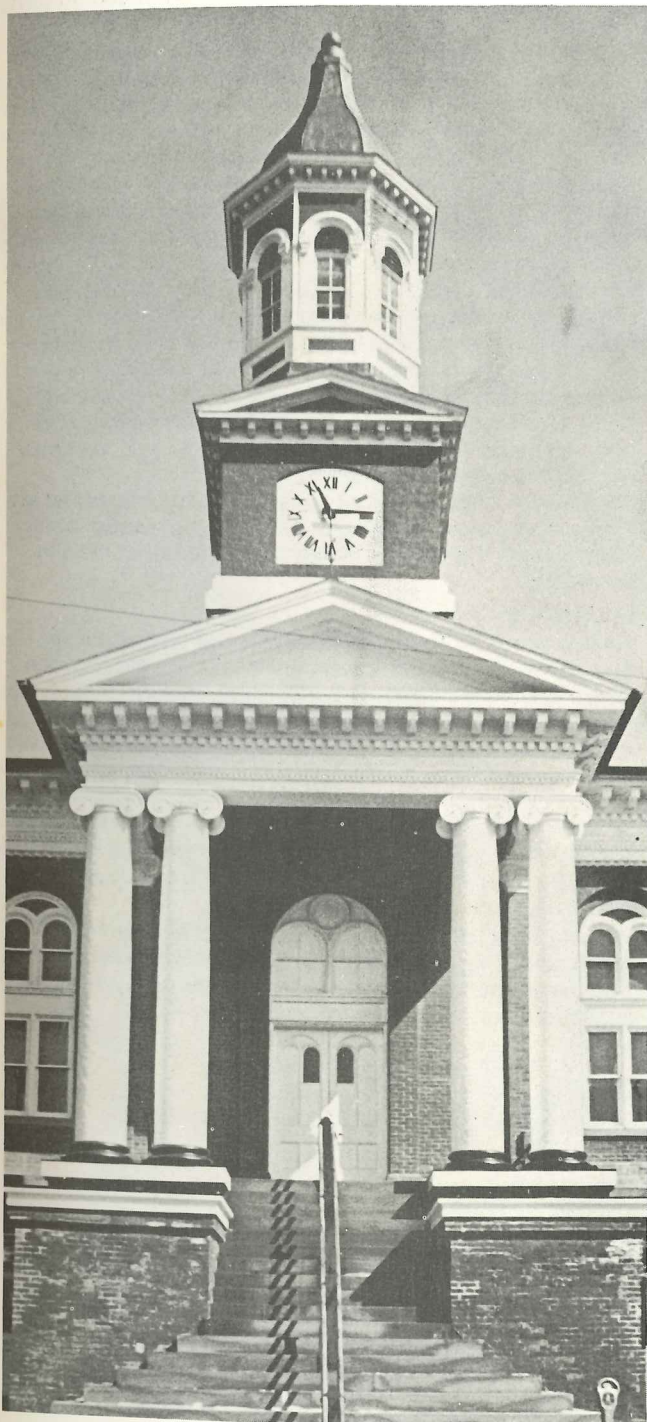
Community Planner

THE NATURE AND PURPOSE OF THE PLAN

The purpose of the comprehensive plan is to act as a general guideline for the future decisions and actions that affect the physical development of an area so that a most beneficial arrangement of land use can be obtained, as well as the orderly and economic provision of the public services for present and future residents.

The plan's purpose is to:

- 1 Coordinate decision making at both public and private levels to achieve a healthful and balanced environment.
- 2 Provide a basis for intelligent discussion by the public and its elected representatives on the future development of their community.



AUTHORITY FOR THE PLAN

Under Title 15.1, Chapter 11, Article 4, *Code of Virginia*, Culpeper County is authorized to prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction. The Act states that the comprehensive plan shall show the long-range recommendations for the general development of the territory within the plan. It may include the designation of a system of transportation facilities such as streets, roads, and highways; the designation of a system of community facilities such as schools, parks, and public buildings; and the designation of areas for urban renewal and rehabilitation. The plan is required to be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan.

The comprehensive plan is acted upon by the Town Council or the Board of County Supervisors upon recommendation by the Planning Commission and after advertised public hearings have been held. After adoption, the plan is reviewed at least once every five years.

On October 4, 1966, the Culpeper County Board of Supervisors adopted the following resolution:

"Whereas, the Culpeper Town and County Planning Commission has recommended to the Board that the Board apply to the Division of Industrial Development and Planning for assistance in the preparation of planning and zoning for the Town and County of Culpeper.

Now therefore, be it resolved that the Board of Supervisors for Culpeper County hereby applies for assistance from the Division of Industrial Development and Planning, in the preparation of a comprehensive plan and zoning for the Town and County of Culpeper."¹

This report is the result of this resolution and is presented as a joint effort of both the Planning Staff and Planning Commission of Culpeper County with the assistance of the Virginia Division of State Planning and Community Affairs, (formerly the Division of Industrial Development and Planning).

PREVIOUS PLANS

The first Future Land Use Plan for the Town and County of Culpeper was adopted on September 1, 1964. Implementation of this plan has been done in the Town by a Zoning Ordinance adopted June 10, 1952, and a Subdivision Ordinance adopted May, 1963. The County plan was implemented by a Subdivision Ordinance adopted August, 1960. As a result of recent trends of development a revision of the 1964 plan was necessary. In addition an updating of the Town Zoning Ordinance and adoption of a County Zoning Ordinance was necessary in order that the realization of this plan can materialize.

¹ Excerpt from the minutes of Culpeper Board of Supervisors, October 4, 1966.

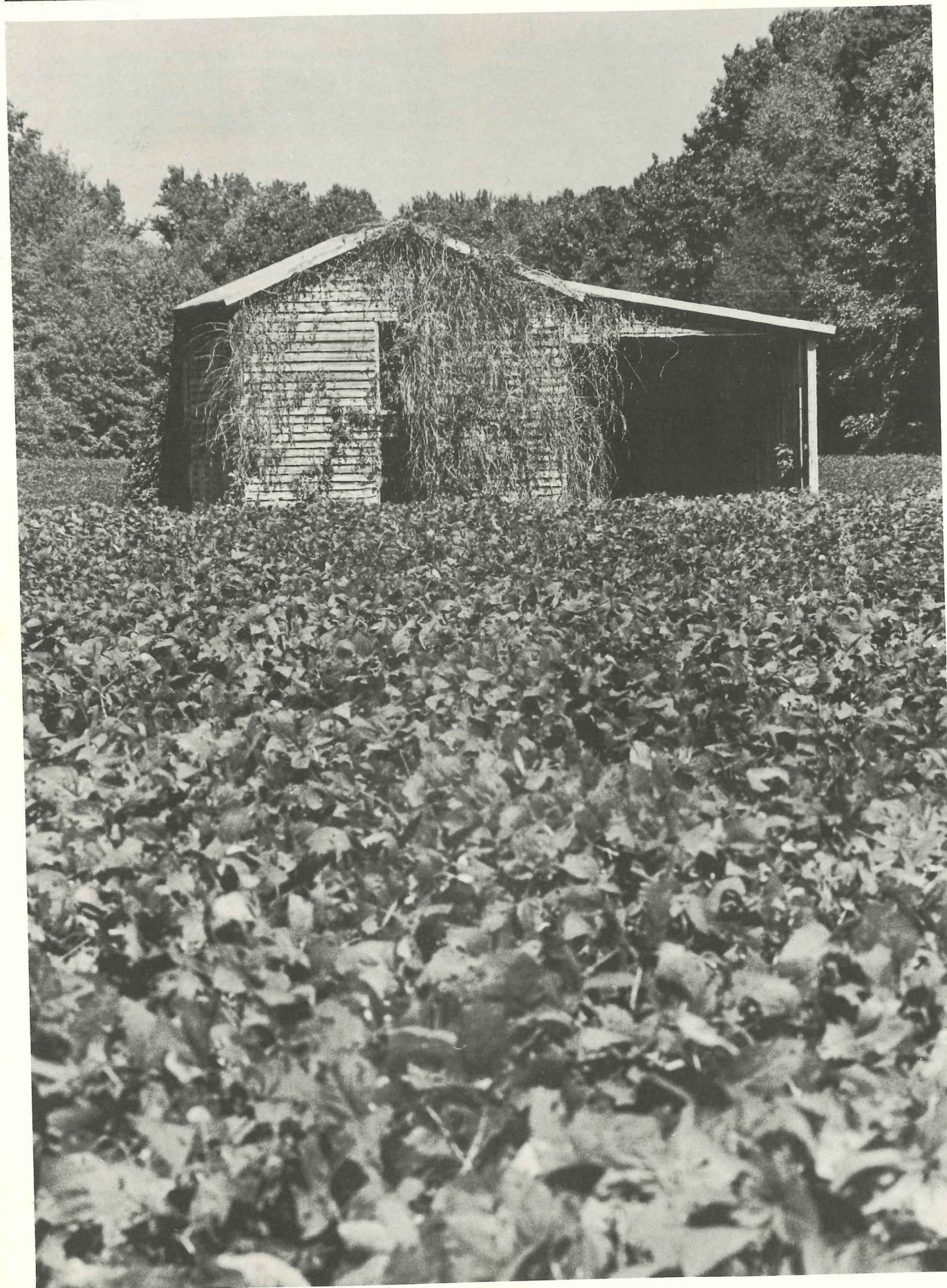
CULPEPER COUNTY

The County of Culpeper includes 389 square miles or 248,960 acres and is in the Rappahannock River watershed. The County is bounded by the Rappahannock River to the north, the Rapidan River to the south, and partially by Hughes Branch, Crooked Run and Robinson River to the west.

Culpeper County was formed in 1749 from Orange County and was named for Lord Thomas Culpeper, the Governor of Virginia in 1680 to 1683.

Several communities are located within the County, the largest of which is the Town of Culpeper. This community serves as the county seat and is the center of trade for much of the County. The Town of Culpeper will be studied as a part of the County plan and in detail when special emphasis is required.

LEFT: Culpeper County Courthouse.



PHYSICAL LAND CHARACTERISTICS

TOPOGRAPHY

The slope of land is a determinant of land use. The increased costs of grading and servicing attaches a higher price in the market place. Level or nearly level land (0-5% slope) is well suited for all types of development. Rolling or greatly sloping land (5% to 10% slope) is best suited for residential development on large lots. Steeply sloping land (above 15%) is best suited for recreational, open space, watershed and erosion protection, and conservation.

SOILS

A study and analysis of soils is important in that soils directly affect land development because their content, permeability and stability can deter agriculture or the construction of such uses as septic tank fields, highways and building foundations.

Generally, the following is true of soils in Culpeper County: agricultural soils occur in a large belt extending in a northeast-southwest direction just east of the geographic center of the County. The soils suitable for farming include the Davidson, Rapidan and Bucks series. In the eastern part of the County there occur large areas of woodland on soils of Nason, Tatum, Lignum and Manteo which are low in natural fertility. The western and northern parts of the County contain mainly the Culpeper, Albemarle, Hayesville, Haleville, Halewood, Hazel, Appling, Manor and Louisburg soils. These soils occur in hilly and eroded areas best suited for woodland and grazing. Several soils within the County exhibit moderate to slow internal drainage including; Worshain, Lignum, Chewoclu, Croton, Stanton, Wehodkee, Lansdale, Zion, Kelly, Helena, Congaree, Iredall, Wilkes, Mecklenburg, Elbert, Altanista, Aldino, Roanoke and Brecknock, that may exclude the use of septic tanks.

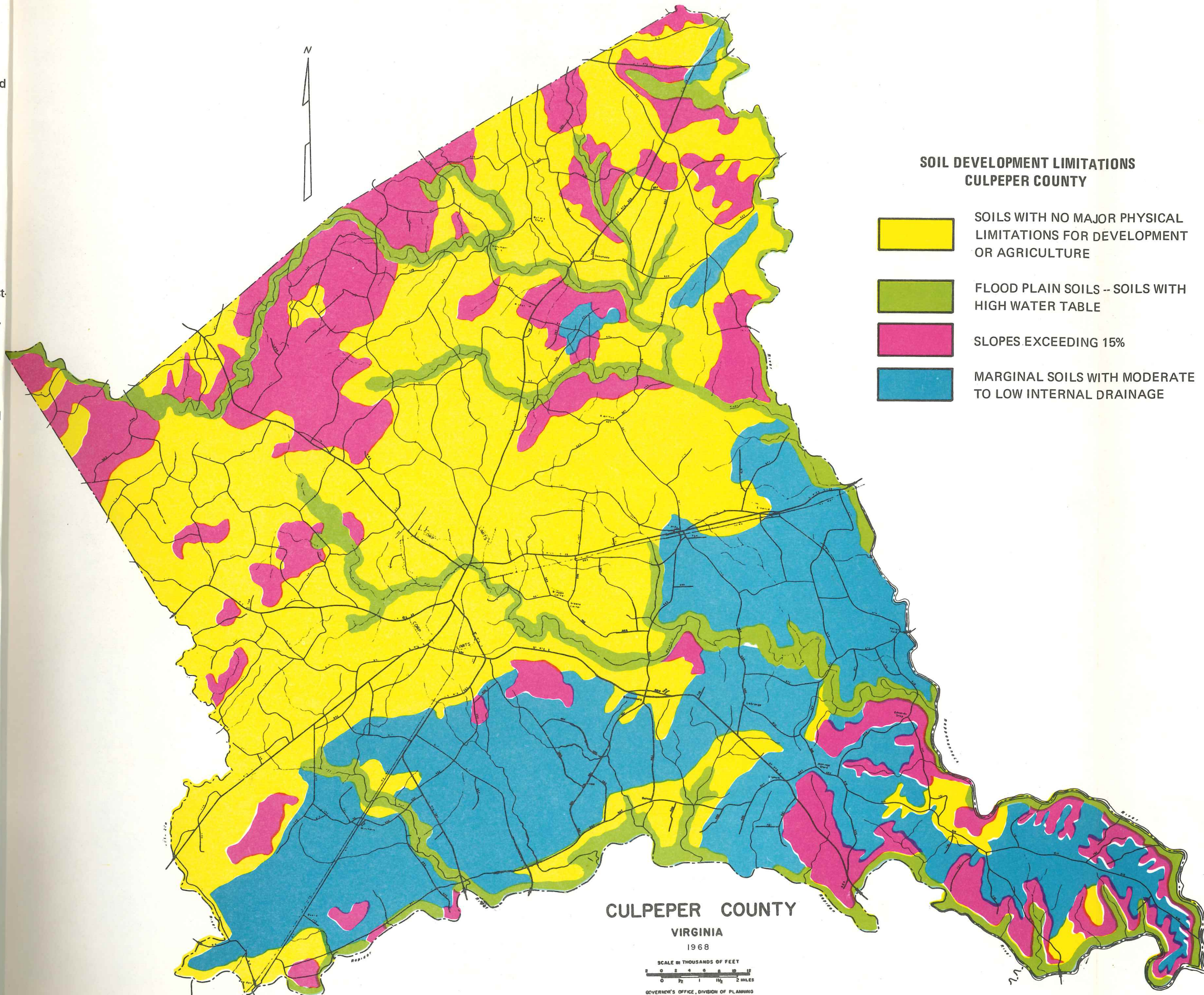
Several soils characteristically occur in bottomlands and are subject to frequent flooding or exhibit a high water table. They include Buncombe, Congoree, State, Chewaclu and Wehodkee.

DRAINAGE

Surface runoff of Culpeper County is channelled toward the Rappahannock River and its major tributary, the Rapidan River. Since Culpeper is an agricultural County, there is generally no major problem of drainage.

In May 1966 a report was completed on the Mountain Run watershed area whose surface drainage periodically overflows in the Town of Culpeper. This report prepared under the authority of the Watershed Protection and Flood Prevention Act (Public Law 566) indicates that a series of lakes will substantially solve the flooding problem. The construction of these lakes is now under way.

As future residential, commercial, industrial and highway development occur preventive actions should be required so that damages attributed to flooding and erosion can be minimized or eliminated.



**SOIL DEVELOPMENT LIMITATIONS
CULPEPER COUNTY**

- SOILS WITH NO MAJOR PHYSICAL LIMITATIONS FOR DEVELOPMENT OR AGRICULTURE
- FLOOD PLAIN SOILS -- SOILS WITH HIGH WATER TABLE
- SLOPES EXCEEDING 15%
- MARGINAL SOILS WITH MODERATE TO LOW INTERNAL DRAINAGE

CULPEPER COUNTY
VIRGINIA
 1968

SCALE IN THOUSANDS OF FEET
 0 1/2 1 1 1/2 2 MILES
 GOVERNOR'S OFFICE, DIVISION OF PLANNING

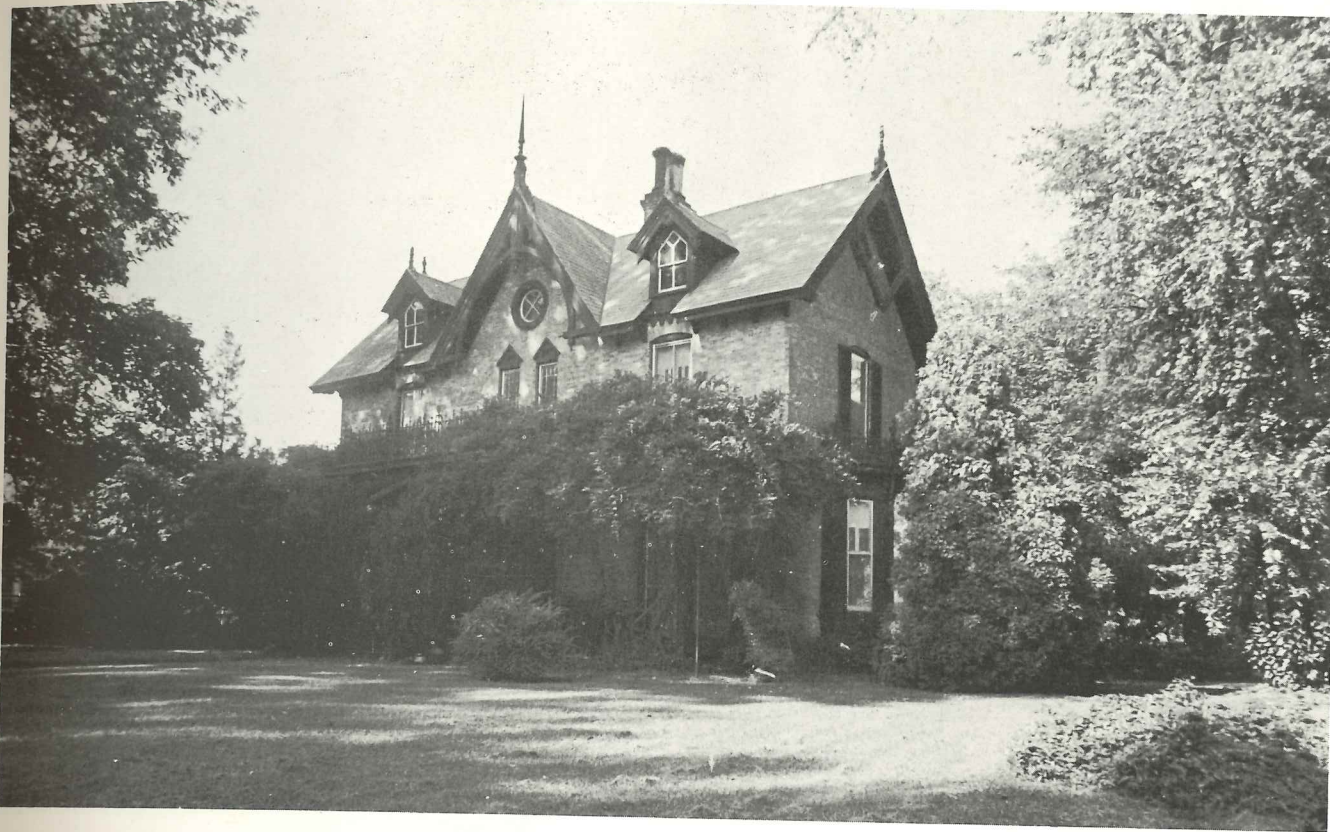


TABLE I
ECONOMIC GROWTH TRENDS
CULPEPER COUNTY AND TOWN

	1954	1958	1963
RETAIL TRADE			
Number of Establishments	173	150	161
Employees	626	700	644
WHOLESALE TRADE			
Number of Establishments	18	19	21
Employees	87	110	114
SERVICES			
Number of Establishments	60	85	90
Employees	118	134	216

Source: U. S. Census of Business 1954, 1958, 1963.

LEFT TOP: Sound housing - an asset to the community.

LEFT BOTTOM: Deteriorating and dilapidated housing - a liability to the community.

ECONOMY AND POPULATION

HOUSING

The 1960 census reported that 680 housing units in the county were in a deteriorating condition and 381 housing units were in a dilapidated condition. In the Town of Culpeper the 1960 census reported 124 deteriorating and 69 dilapidated housing units.

In planning the future of Culpeper County and the Town of Culpeper the past trends of business, manufacturing, employment, population and income should be reviewed. The existence of the Town and County are dependent on these factors. The complex nature of the interdependency of these factors will be reviewed basically in this section in order that the direction of future land use decisions can be determined. The continued growth of Culpeper Town and County will depend on the following factors:

- 1 The continuing attractiveness of Culpeper as a rural or town residence.
- 2 The continuing growth of basic employment.
- 3 The continuance of general economic development.

BUSINESS

The Town of Culpeper serves as the center of retail and wholesale trade in Culpeper County. Several local businesses are located throughout the County but by far the largest amount of trade indicated in Table 1 occurs in the Town. As summarized in this Table the trends in retail trade in the community have shown some fluctuation in the past while wholesale trade and services made steady gains. These trends do indicate that future expansion will take place and, for the purposes of planning, areas should be indicated for this expansion.

EMPLOYMENT AND INCOME

The 1960 census reported that 5,306 persons were employed in the Town and County of Culpeper. Among the larger employers are commercial establishments with 809 employed and manufacturing with 734 employed, but the largest employer is agriculture with 1,023 employed. The average family income in 1960 was between \$3,000 and \$4,000. It should be noted that approximately 1/3 of the families in the Town and County earned less than \$3,000 per year in 1960.



Existing Conditions

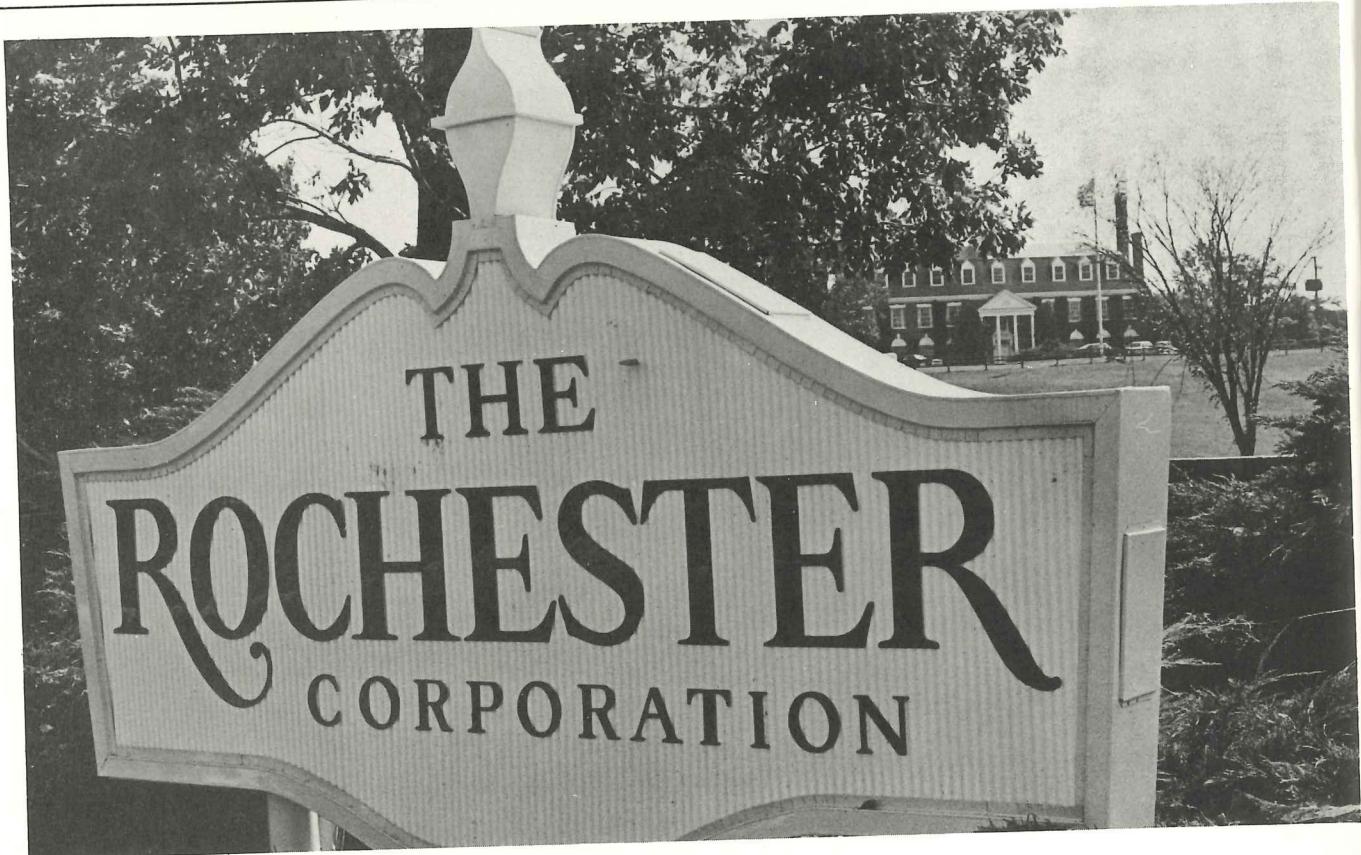
INDUSTRY

In addition to retail trade and agriculture in the Town and County of Culpeper, manufacturing is of primary importance to employment and income. Just as most of the retail trade is located in or near the Town of Culpeper so are the industries. The major manufacturing establishments are listed in Table 2.

Basically three types of industry make up the majority of industrial products, they being wood products, metal products, and clothing. It should be noted that there are also other areas of manufacturing which lend to a healthy diversified economy.

The location of future industries in the Town and County of Culpeper is dependent on several factors. These factors should be reviewed before selecting future industrial sites.

- 1 Served by adequate public utilities.
- 2 Railroad access.
- 3 Located on or near major highways.
- 4 Large level terrain, preferably under single ownership or an industrial park development.
- 5 Site does not conflict with surrounding land uses notably residential.



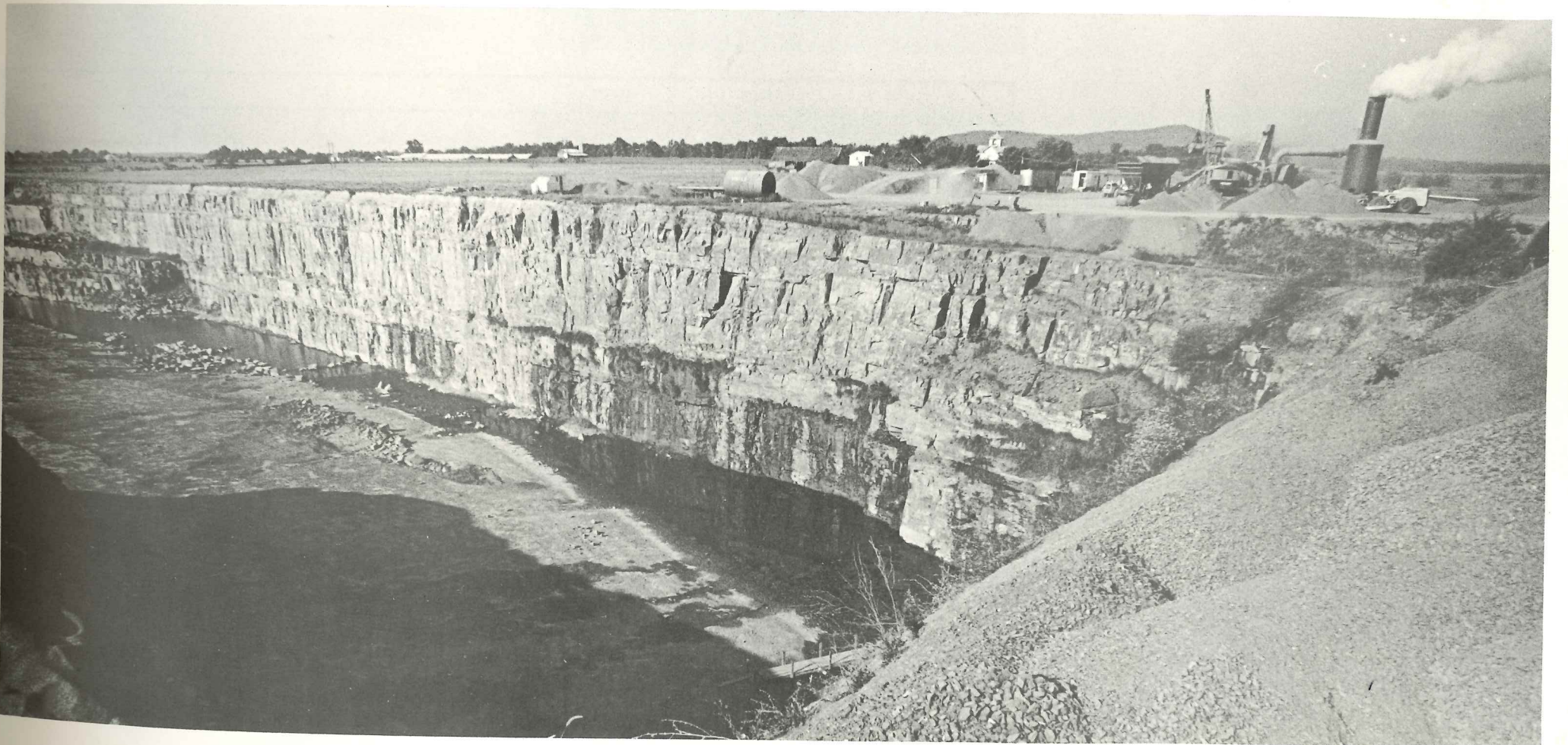
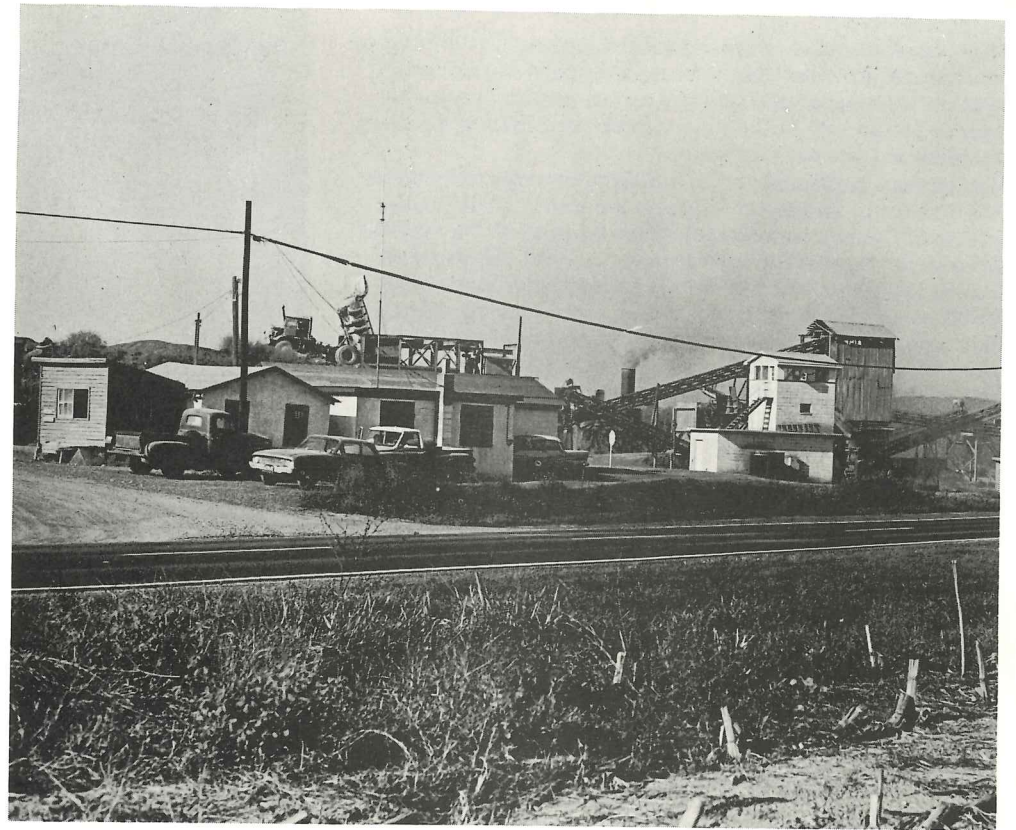
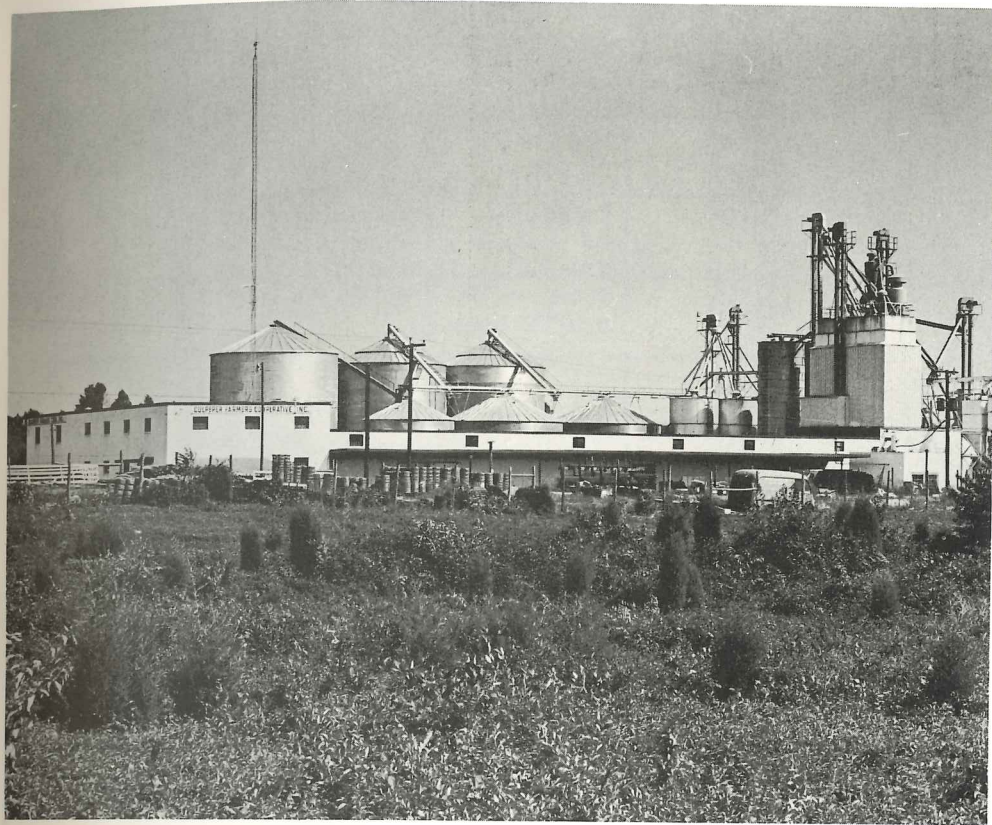
NEXT PAGE:
 LEFT TOP: Grain storage.
 RIGHT TOP: Rock crushing.
 BOTTOM: Quarrying for rock

TABLE 2
 MAJOR INDUSTRIES IN CULPEPER

	Location	Product	Employment Range ^{1/} March 1964
Culpeper Industries	Culpeper	Apparel	100-249
Myers Brothers	Elkwood	Lumber	1-19
William Printz Lumber Corporation	Culpeper	Lumber	1-19
K. & M. Lumber Company	Lignum	Lumber	20-49
Ware-Rue Lumber Company	Culpeper	Hardwood flooring	1-19
Ramoneda Brothers	Culpeper	Staves	1-19
M. F. Blankenbaker	Culpeper	Wood furniture	1-19
O. N. Clore & Son	Culpeper	Wood furniture	1-19
Newspaper Publishing Company	Culpeper	Newspaper	20-49
Community Press	Culpeper	Printing	1-19
Culpeper Stone Company	Culpeper	Treated minerals	50-99
Bingham and Taylor Corporation	Culpeper	Iron foundry	100-249
Rochester Ropes	Culpeper	Steel wire ropes	100-249
Old Dominion Manufacturing Company	Culpeper	Tank trucks	100-249
Rapidan Milling	Rapidan	Flour and feeds	1-19
Triplett Milling	Culpeper	Flour and feeds	1-19
Nehi Bottling Company	Culpeper	Beverage	1-19
Lewis W. Judd	Amisville	Lumber	1-19
R. S. Coleman	Culpeper	Lumber	1-19
Brown - Marean Lumber	Culpeper	Lumber	1-19
C. W. Ayler	Reva	Lumber	1-19
J. W. Stringfellow	Boston	Lumber	1-19
Inlet Steel Company	Culpeper	Metal	20-49
Culpeper Manufacturing Company	Edinburg	Apparel	100-249
Monticello Dairy	Charlottesville	Dairy products	1-19
Keller Industries	Culpeper	Wood furniture	100-249

^{1/}Employment is given as a range in order not to reveal actual figures.

Source: Virginia Employment Commission, Virginia State Chamber of Commerce, and records of the Division of Industrial Development and Division of Planning and Community Affairs.



Existing Conditions

POPULATION

The population growth experienced by an area is a function of the natural increases (excess births over deaths) and net migration (number of people entering less number leaving an area). The growth in Culpeper can be attributed to a natural increase and not net migration.

In Figures 1 and 2 the past and future population trends for the Town and County of Culpeper are shown. The net increase of County population is small because of the result of annexation by the Town on January 1, 1968. It can be assumed that most of the County's population increase since 1950 occurred in the annexed area.

Since no definite trends have been established since annexation, for planning purposes two estimates of future population are given. Provisional estimates indicate that by 1980 a combined Town and County population will total 21,100 persons.

FIGURE 1
COUNTY OF CULPEPER

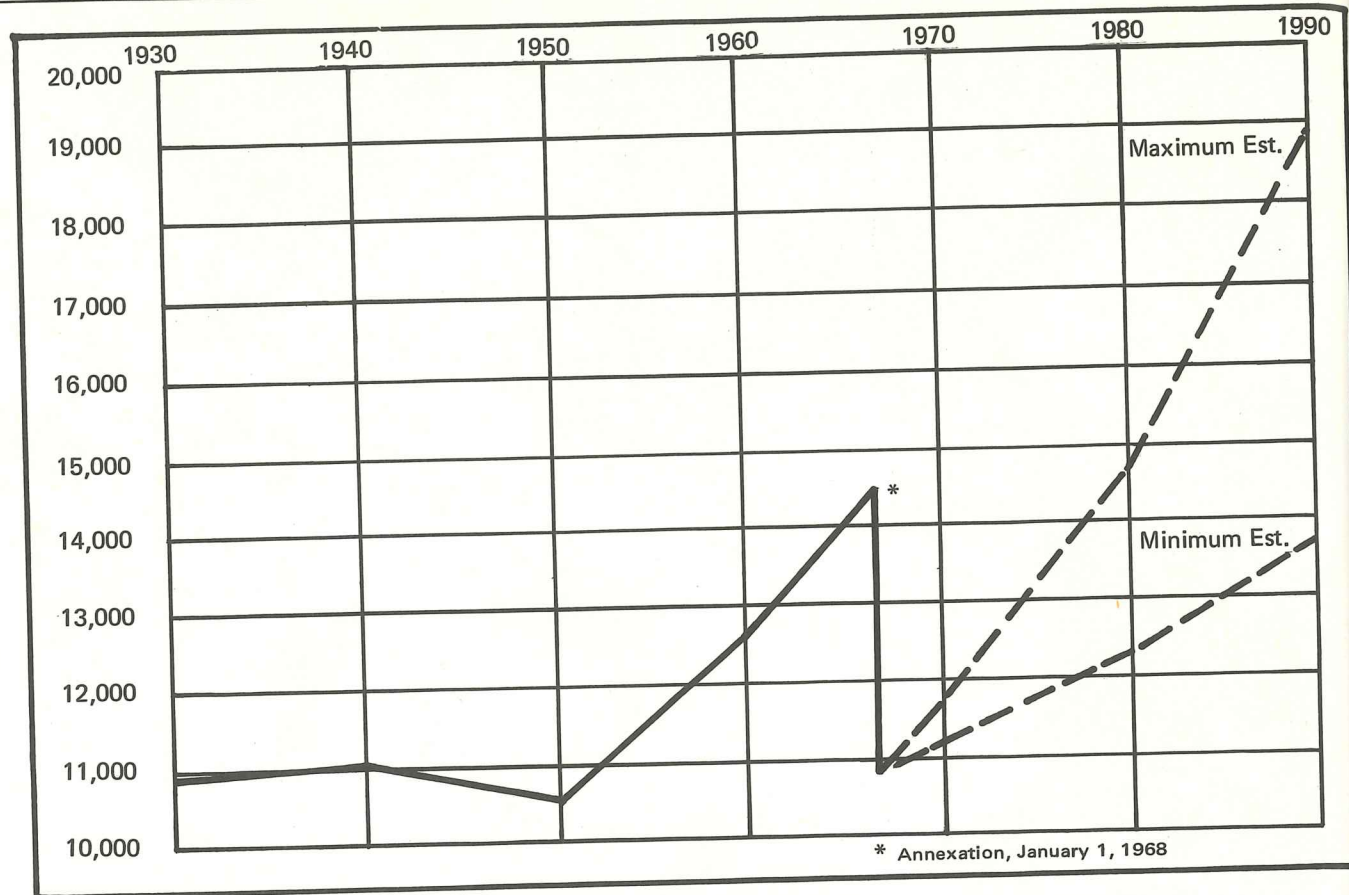
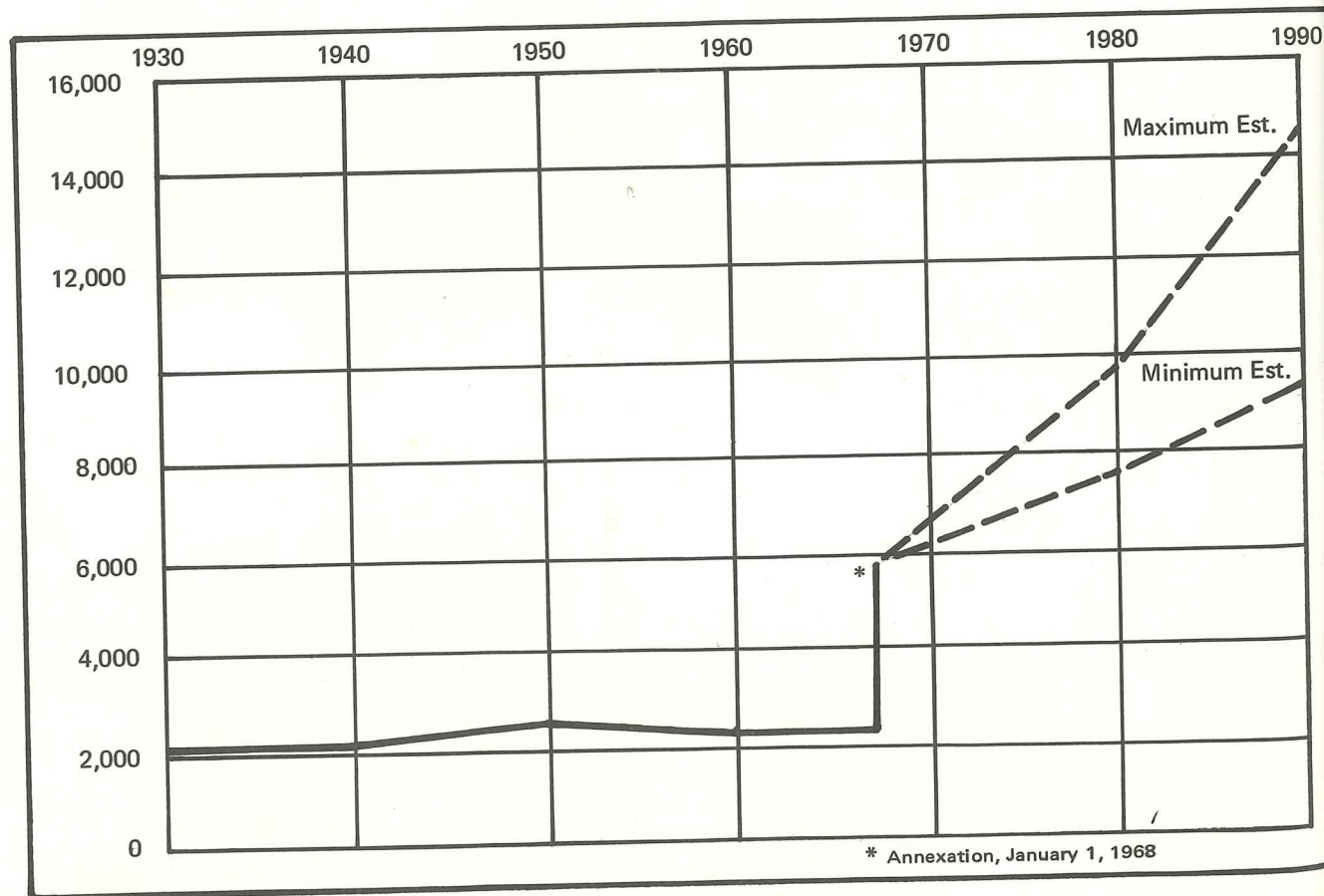


FIGURE 2
TOWN OF CULPEPER



EXISTING LAND USE

One of the many studies undertaken prior to the completion of a comprehensive plan is the existing land use survey. The study of existing conditions is a key in formulating future land use requirements. The summary of existing land use data is contained in Tables 3 and 4.

AGRICULTURAL

Of the 249,000 acres in Culpeper County approximately 122,000 acres are devoted to cropland and pastures. Another large portion, approximately 116,000 acres, is devoted to forests and farm woodlands. Thus almost 95 per cent of Culpeper County is in some form of agriculture, forest or conservation type use.

RESIDENTIAL

Much of the remaining 11,000 acres of Culpeper County is used for residential purposes. Single family areas may vary from several acres to 5,000 square feet or less. The County area contains 2,608 single family dwelling units and 5 multiple family dwelling units. The Town of Culpeper has 811 acres of single family and 20 acres of multiple family.

COMMERCIAL

The county area contains 74 units of commercial. These commercial establishments consist mainly of local businesses of the county store - service station type. Within the Town of Culpeper is the bulk of the commercial establishments. The central business district is located on Main and Davis Streets in Culpeper. In addition a shopping center is located on Route 29 North. These areas total 131 acres of commercial activity.

INDUSTRIAL

The major industrial complexes in Culpeper have already been reviewed. In addition many smaller industrial areas are to be found in both the county and town. In total 40 units are in the county and 214 acres are in the town.

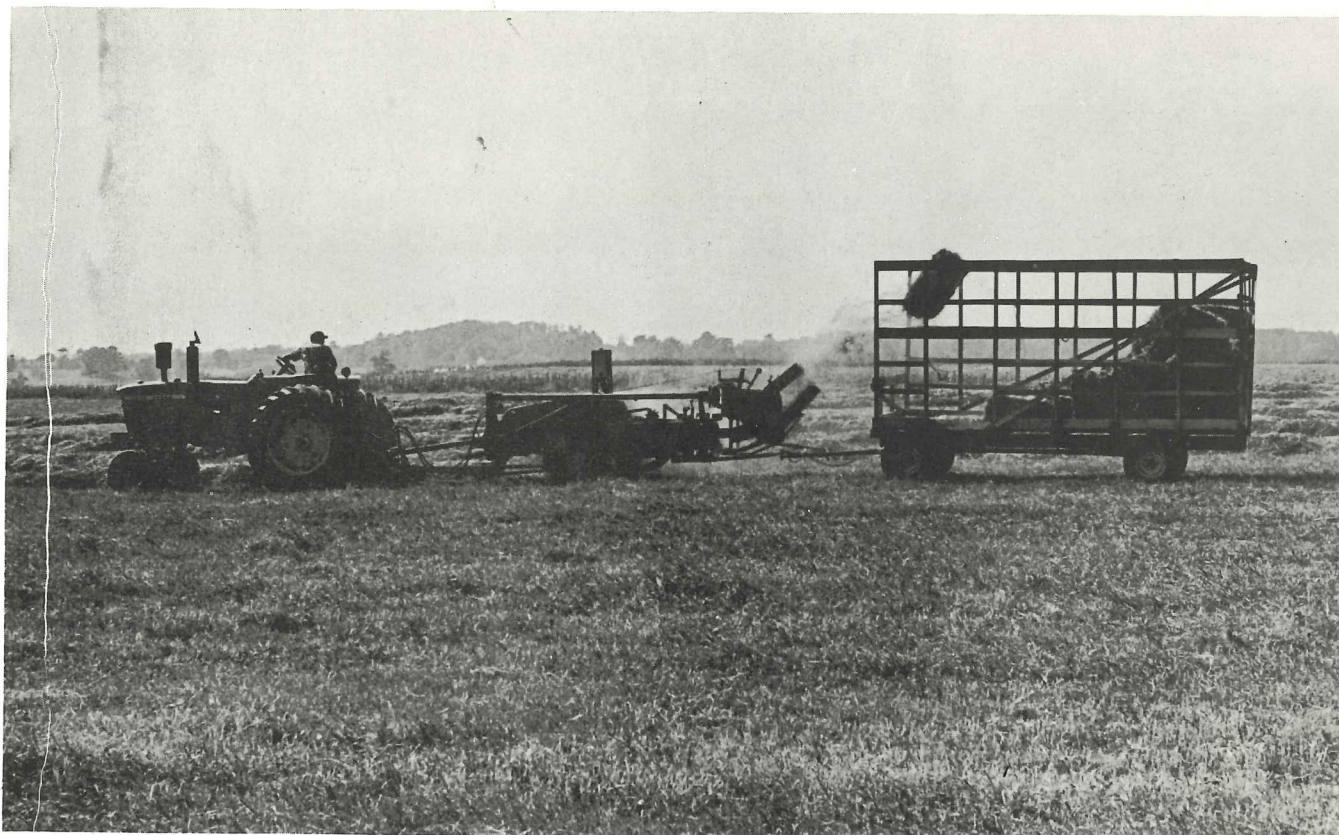


TABLE 3
EXISTING LAND USE
CULPEPER COUNTY

	Units
Single Family	2,608
Multi-Family	5
Trailer	89
Trailer Court	4
Motel	7
Local Business	54
General Business	11
Intensive Business	9
Light Industry	38
Heavy Industry	2
Public Utilities	5
Semipublic	54
Public	13
Public School	11
Cemetery	9
Junk Yard	26

TABLE 4
EXISTING LAND USE
TOWN OF CULPEPER

	Acres
Single Family	811
Multi-Family	20
Trailer	4
Trailer Court	2
Local Business	1
General Business	130
Light Industry	34
Heavy Industry	180
Public	260
Junk Yard	3
Streets & Alley	240
Vacant	3,030
Total	4,715



TRANSPORTATION

INTERSTATE

Culpeper County is not served directly by a limited access interstate route, but indirectly by Interstate Route 66 and Interstate Route 95.

Partially completed Interstate Route 66 will eventually serve east-west traffic between the Shenandoah Valley of Virginia and Washington, D. C. located 15 miles north of Culpeper County. This interstate will be a vital transportation link. Interstate Route 95 for the most part has been completed. This route 20 miles east of Culpeper County serves the north-south corridor between Richmond, Fredericksburg, and Washington, D. C.

PRIMARY SYSTEM

The primary system of highways is divided into three different types, arterial, class I and class II. The arterial highway is designed to carry high volumes of traffic between areas of population concentration and has a minimum right of way of 200 feet. The class I highway may be either divided with a right of way from 160 feet to 200 feet or undivided with a right of way from 80 feet to 110 feet. The class II highway is undivided with a right of way of 80 to 110 feet.

Two highways are designated as arterial: Route 29 and Route 211. The improvement of Route 29 will also include a bypass of the Town of Culpeper.

In order to protect the true meaning of arterial highways, the supplementing of the interstate system, a pattern of strip commercial should be discouraged. While such locations are of great advertising value to the businessman, the land use pattern is contrary to the principles of sound planning and less than desirable from the standpoint of the citizen and consumer. The arbitrary positioning of commercial operations adjacent to arterial highways reduces the carrying capacity of the road through the numerous points of access and egress thus created. In addition to capacity reduction, the number of hazardous and inconvenient left-turn movements is increased. Further, the visual appeal of lengthy strip commercial development is low.

Highways designated as class I undivided are: Routes 15, 3, 229 and 522 northwest of the Town of Culpeper.

Classified as a class II road is Route 522 south of its intersection with Route 3.

SECONDARY SYSTEM

Three types of highways characterize the secondary system of highways, arterial, collectors, and local. The secondary arterial should not be confused with its primary arterial already mentioned, however the function of both is somewhat the same. The secondary arterial main function is to carry traffic between areas of lesser population concentration such as towns, between primary routes, or between secondary routes. In doing so this highway may connect several secondary routes with different route numbers. The secondary arterial has a right of way of 80 to 110 feet. Collectors are roads which collect traffic from local feeder routes and channel this traffic to the arterial system or provide connections between arterial highways. These roads serve a local traffic need and have a right of way from 60 to 80 feet. The last classification is the local road which includes all secondary routes other than arterials and collectors. The function of these roads is to give access to individual properties and the right of way should be a minimum of 50 feet.

Classified as secondary arterial roads are: Routes 609, 614, 615, 620, 663, and 729.

Roads in the County designated as Collectors are: Routes 603, 610, 621, 625, 627, 634, 640, 644, 647, 649, 663, 669, 685, 707 and 802.

SCENIC ROADS*

Routes 15 and 3 south of the Town of Culpeper and Route 229 have been designated as scenic roads. These roads are designated because of the scenic corridor or outstanding scenic vistas and other natural features through which the roads traverse. The three roads so designated should be protected against future encroachment and despoilation.

RAILROADS

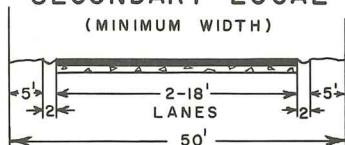
The County and Town of Culpeper are served by the Southern Railroad. This rail line is valuable to the movement of freight and passengers. Although freight is the prime source of railroad activity today it is not unrealistic to visualize one hour rapid rail passenger service from Culpeper to the Washington, D. C. area.

*"A proposed program for Scenic Roads and Parkways", U. S. Department of Commerce, June 1966.

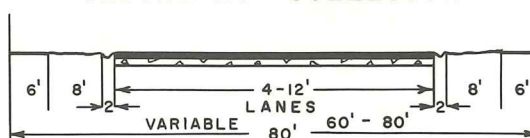


TYPICAL HIGHWAY CROSS SECTIONS

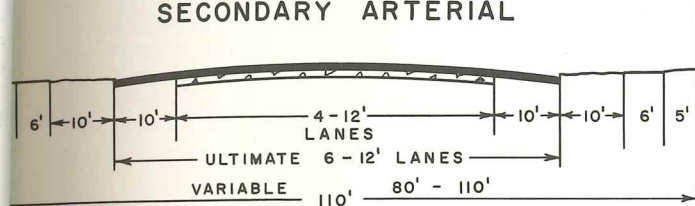
SECONDARY LOCAL
(MINIMUM WIDTH)



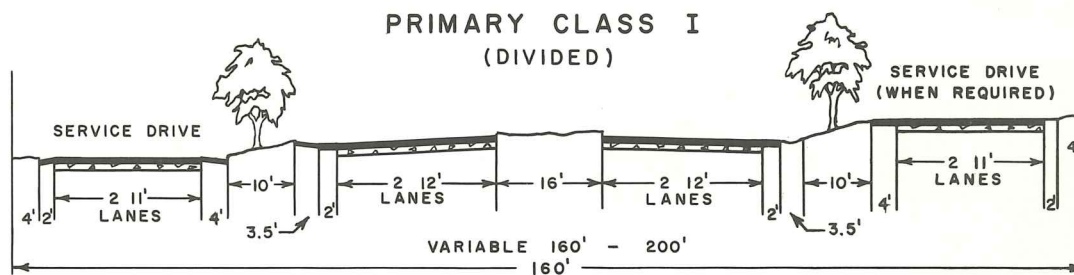
SECONDARY COLLECTOR



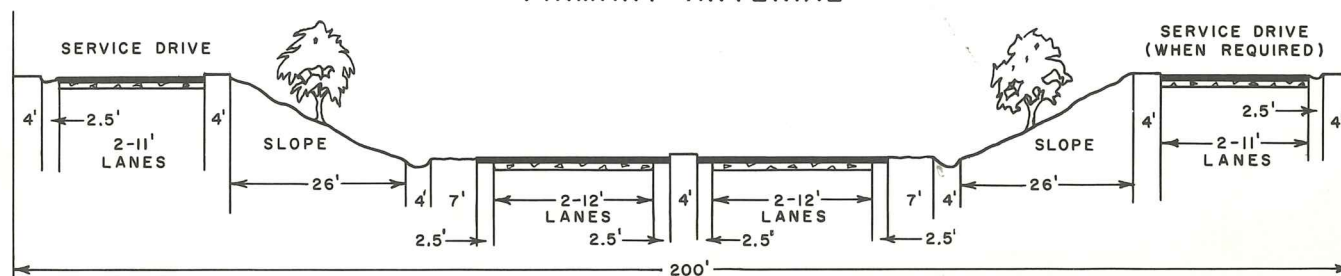
PRIMARY CLASS I
(UNDIVIDED)
PRIMARY CLASS II
SECONDARY ARTERIAL



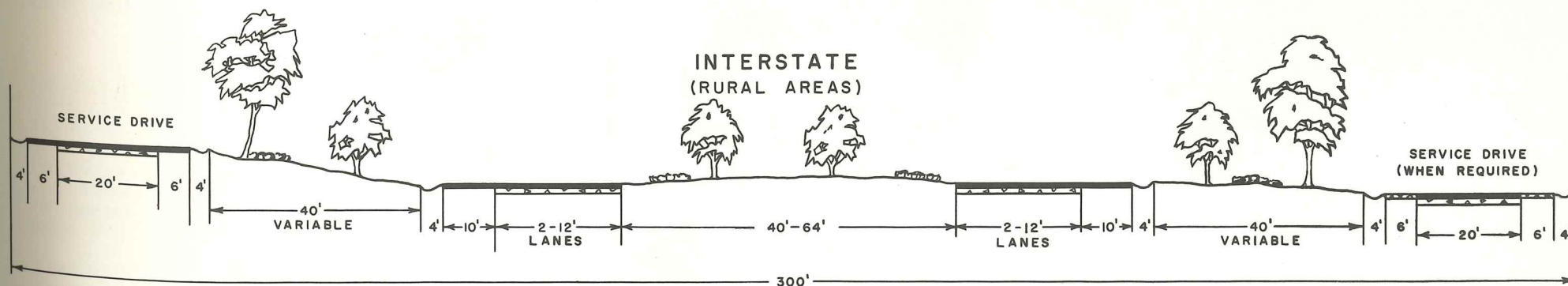
PRIMARY CLASS I
(DIVIDED)



PRIMARY ARTERIAL



INTERSTATE
(RURAL AREAS)



COMMUNITY FACILITIES

SCHOOLS

Seven public schools are located within Culpeper County; five elementary, one junior high school, and one high school. In addition a regional vocation school is operated in the county jointly by Orange, Madison, Rappahannock and Culpeper Counties.

Table 5 gives a summary of projected enrollment and capacity of County schools for the 1968-1969 school year. Planned for 1969 is a new high school that will alleviate the existing high school deficiency. It should be noted that elementary school enrollment is near or over capacity and future population increases will necessitate an expansion of the elementary school system.

PARKS AND RECREATION

Publicly owned recreation areas are limited to playgrounds and play fields adjacent to public schools. Mountain Run Reservoir also offers 75 acres for fishing, rowboating and picnicking. Additional recreational areas are available through private means such as Little League, American Legion, private golf and recreation clubs. A summary of existing private recreation areas indicate that 12 exist in Culpeper that are open to the public and 4 exist that are for closed membership only.¹ Recreation is also provided along the Rapidan, Hazel, Rappahannock, and Robinson Rivers plus at ponds, lakes and reservoirs. These areas provide swimming, boating and fishing but public access is poor. Wild game hunting is provided by permission, on private lands and through hunt clubs.

¹Source: Virginia Outdoor Recreation Study Commission Report, Vol. II.

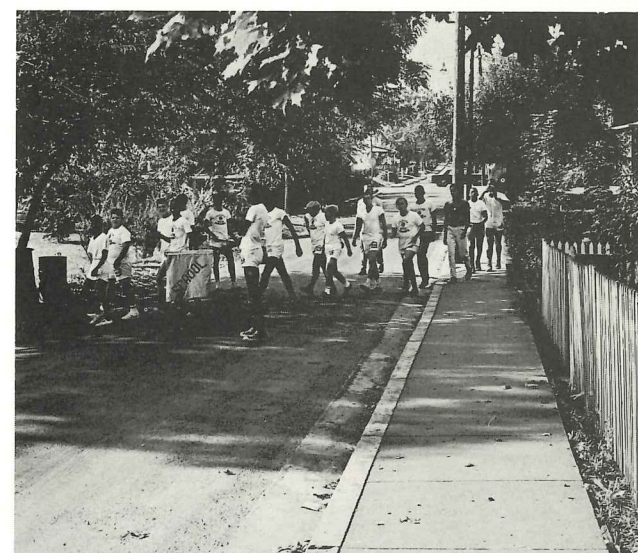
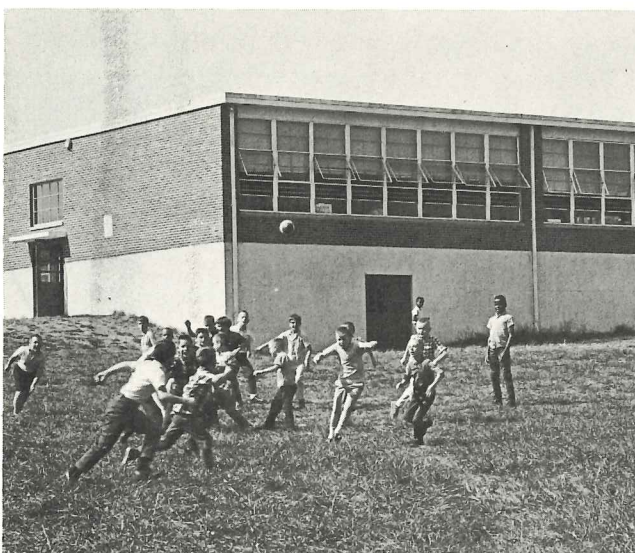
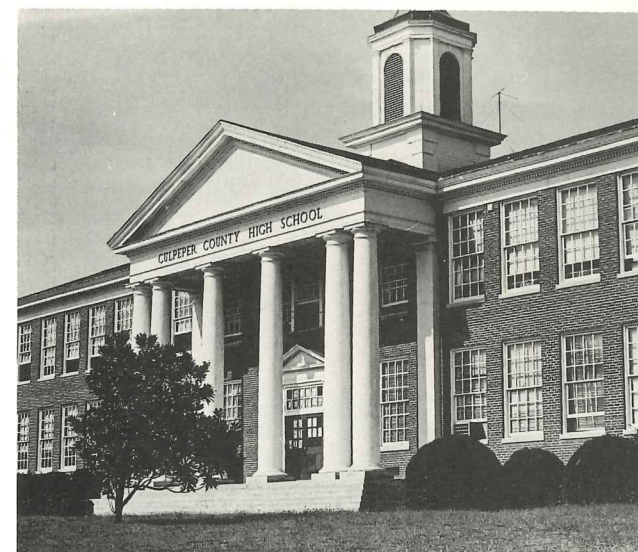
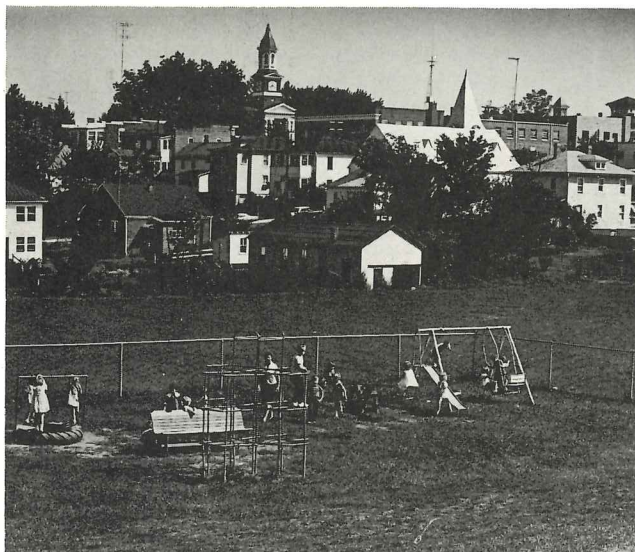
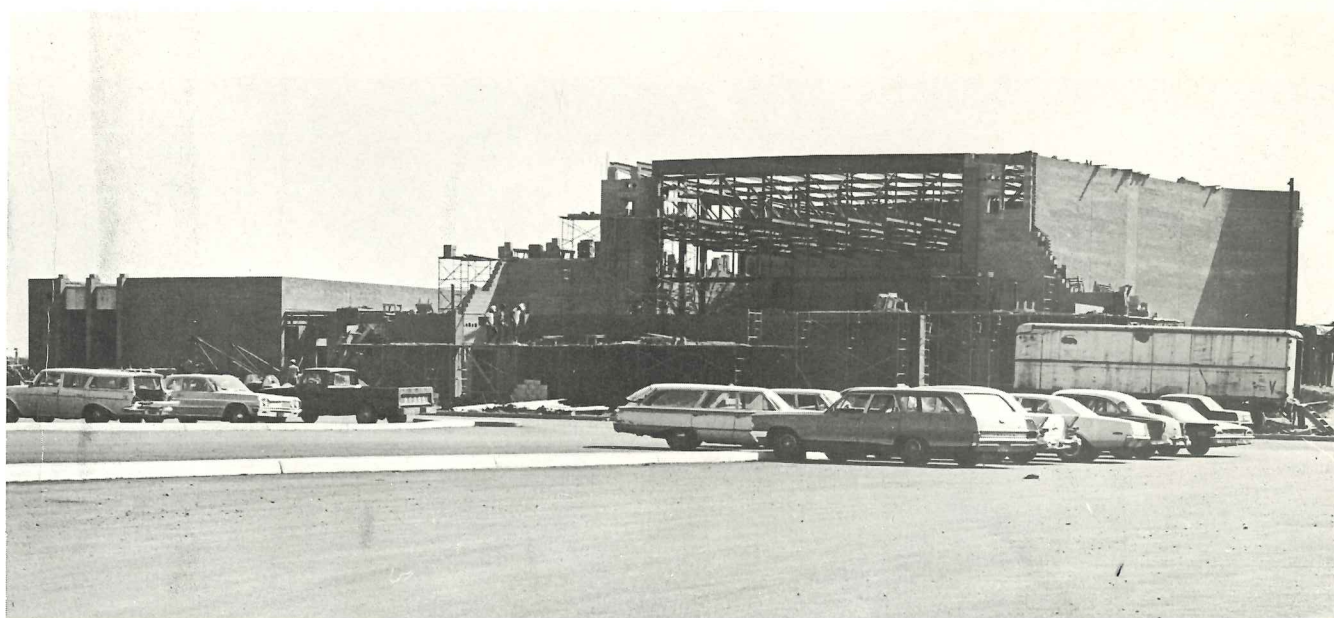


TABLE 5
SCHOOL ENROLLMENT
OCTOBER, 1968

Schools	Capacity	Enrollment October, 1968	Number Students Over or Under Capacity
ELEMENTARY			
Sycamore Park	600	675	+ 75
Farmington	660	789	+129
A. G. Richardson	675	849	+174
Jeffersonton	120	106	- 14
Salem	210	208	- 2
JUNIOR HIGH			
Ann Wingfield	650	610	- 40
HIGH SCHOOL			
Culpeper	650	954	+304

Source: Culpeper County School Board



Existing Conditions

WATER

The present maximum capacity of the Town of Culpeper water system is 2 million gallons per day. Water is stored in 3 tanks of 1/2 million gallons each.

At present the Mountain Run watershed area provides adequate water for Culpeper. As future population expansion occurs other areas such as this should be sought for additional water. A study should be considered to find these areas.

FIRE STATIONS

Two volunteer fire stations are located in the county. These stations are located in the Town of Culpeper and at Brandy. As future development occurs in both the Town and County additional stations should be built at strategic locations.

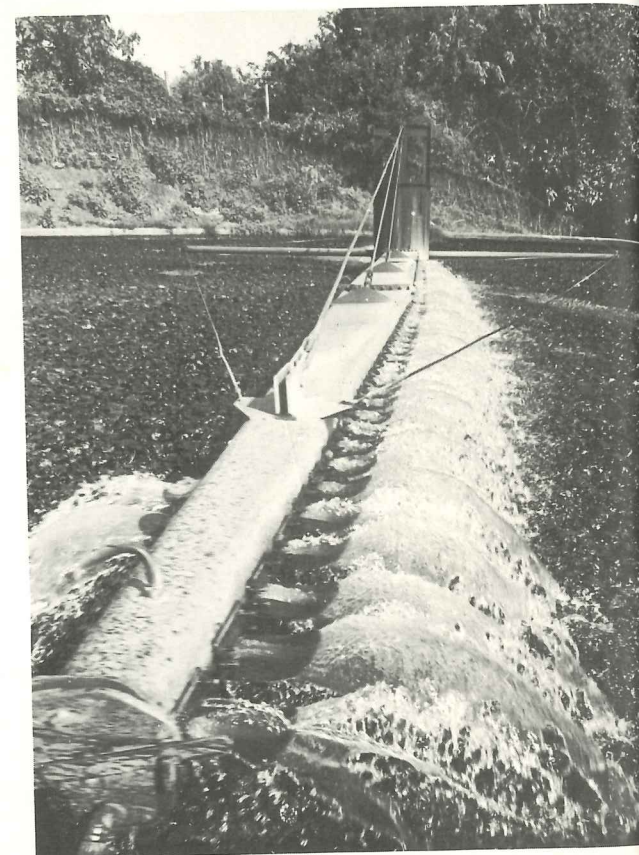
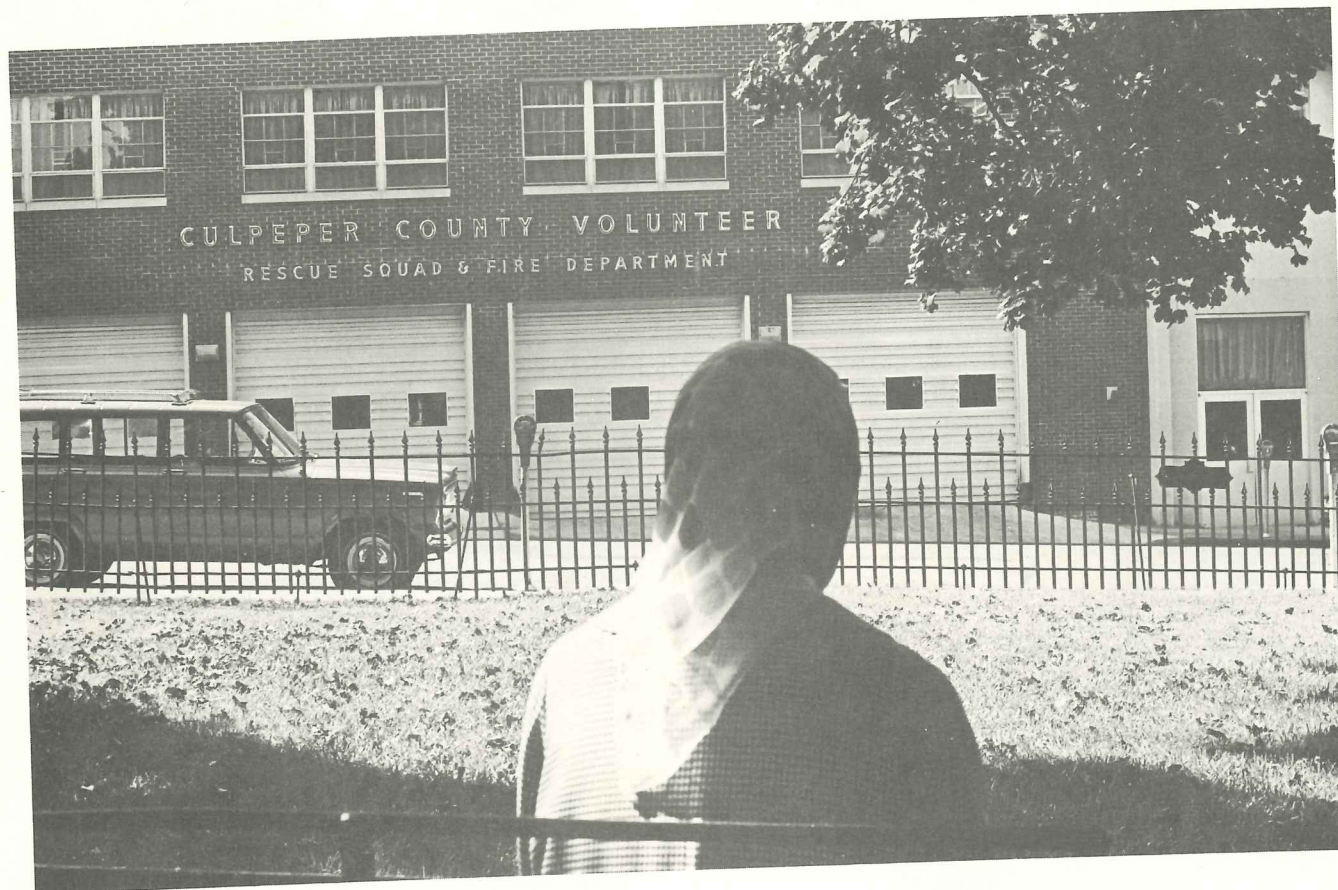
LIBRARIES

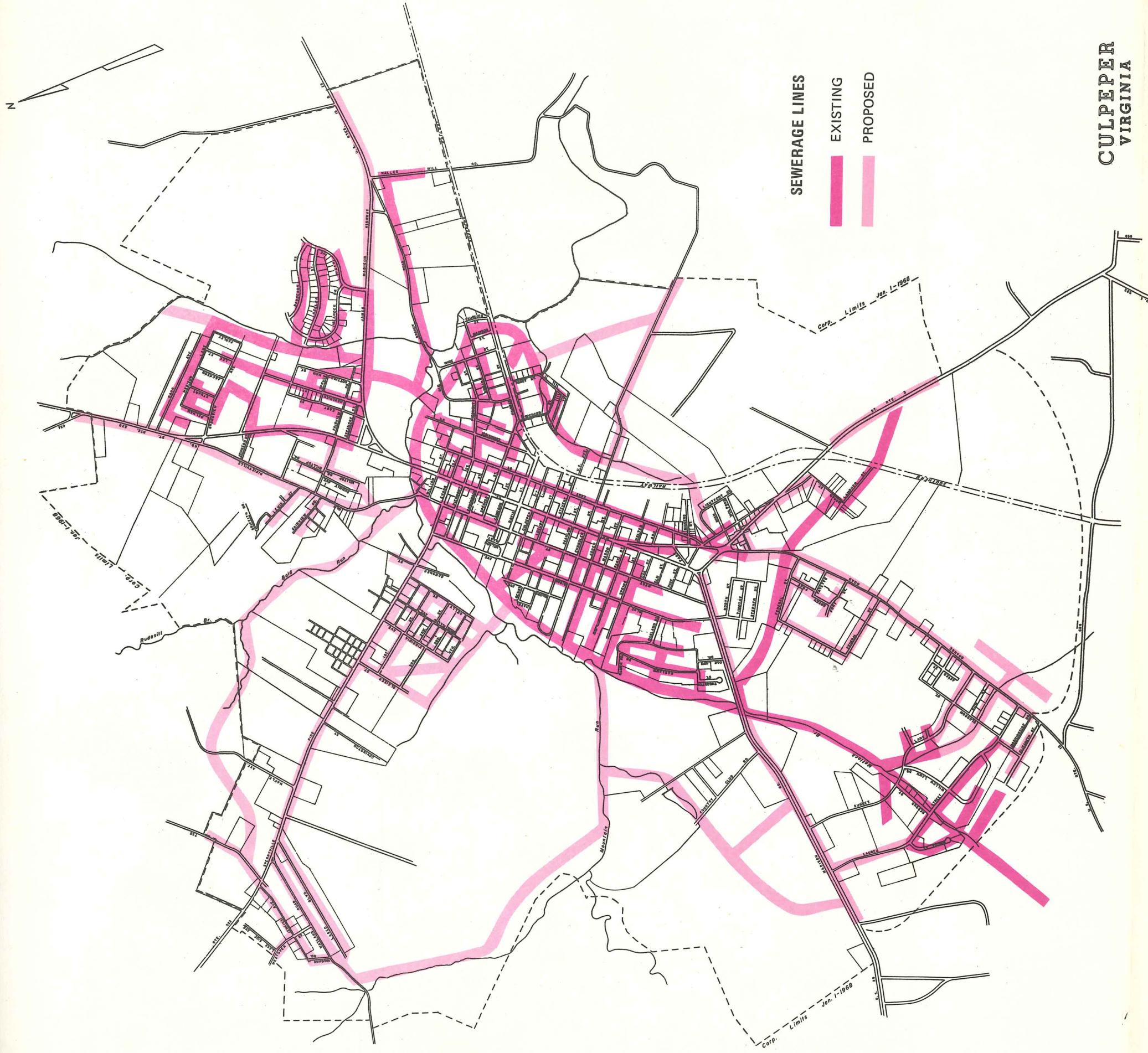
A joint town and county library is located in the Town of Culpeper. In addition libraries are also located in the schools.

SANITARY SEWER

Presently serving the Town of Culpeper are sewer facilities with a capacity of 10,000 persons, (see map 4). These facilities are presently serving 4,500 persons. The residents of Culpeper County are served mainly by private septic tank sewer systems. Both the Town and County systems are expected to meet the near future needs.

Additional sewer lines and sewer capacity have been studied for the Town of Culpeper; but a study should be considered also to determine the future sewer needs for the county. This type of study is a logical step toward prevention of water pollution as Culpeper grows.





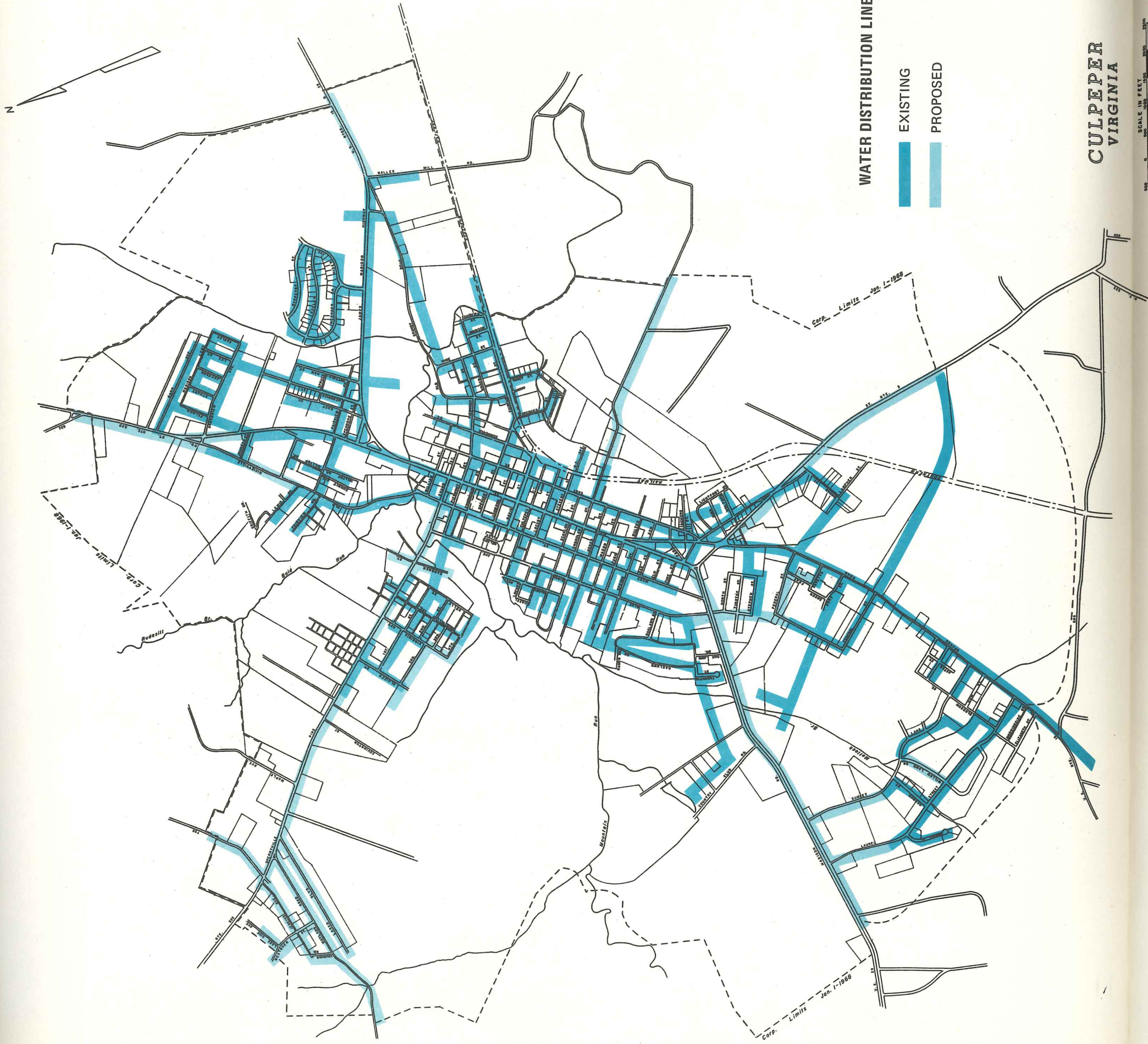
SEWERAGE LINES

- EXISTING
- PROPOSED

CULPEPER VIRGINIA

SCALE IN FEET
0 500 1000 1500 2000

1968
GOVERNOR'S OFFICE
DIVISION OF PLANNING



**CULPEPER
VIRGINIA**

SCALE IN FEET
0 100 200 300 400 500

1968
GOVERNOR'S OFFICE
DIVISION OF PLANNING



PLANNING POLICIES

In order that basic land use plan could be derived certain land use policies or guides were utilized. These policies affect the present plan and future public and private decisions regarding the development of Culpeper County and the Town of Culpeper.

"Ideally, planning policies reflect the values and standards dictated by the public interest and welfare. At a general level, such policy decisions tend to be formed and expressed in a hierarchical pattern, proceeding from very general statements to more detailed criteria prescribing the balance, intensity and interrelationships of future land uses. In the planning process, plan making corresponds to the various levels of detail expressed in the stages of public policy. As policy statements become more detailed, the plans which express these statements become detailed to meet more adequately the intent and scope of legislative actions."*

The following is a review of the policies either implied in this report or as a result of decisions of the Culpeper County Board of Supervisors or the Culpeper Town Council.

The unique location of Culpeper County at the juncture of the Rapidan and Rappahannock River watersheds lends basis to a key policy regarding the development of the county. Any decision regarding these rivers and their tributaries must be reviewed when planning decisions are made for the county. In view of the potential water supplies and recreational lakes the following planning policy should prevail.

- 1 All areas directly affecting the water of any future lake should be developed in such a manner as to promote the maximum protection from siltation and pollution while promoting the maximum characteristics of recreational and community life.
- 2 Because of the scenic and recreational qualities of the Rapidan and Rappahannock Rivers all intensive development should be set back one half mile from these rivers. This policy is in agreement with a joint resolution by the Board of Supervisors of Culpeper and Fauquier Counties.

The soils of Culpeper County have been studied extensively in regard to their crop producing ability. As development takes place these same soils should be studied as to their percolation, bearing capacity, slope and flood plain. The latter lends itself to the following planning policy.

- 1 All areas should be studied in detail as to the soils characteristics before development takes place. This soils report should precede any change in the comprehensive plan.
- 2 The continuation of agriculture and forestry should be encouraged when soil problems exclude building sites.

The development to date in Culpeper has been random in nature showing no respect for bounds other than that of marketability. This type of development can be described as non-containment. The opposite of this is stabilized growth within communities providing balanced housing, employment, recreation and community facilities. With this choice in mind for the future of Culpeper the following policy is recommended.

- 1 Cluster community development should be encouraged in Culpeper. The development of Culpeper in communities lends itself to future development of sanitary districts with these communities as an integral part.

*F. Stuart Chapin, Sr., URBAN LAND USE PLANNING (Urbana: University of Illinois Press 1963), pp. 267-274.

LAND USE PROPOSALS

The future of Culpeper is envisioned in the land use proposals. These proposals represent a desirable development plan that will be promoted by the private market. A review is made first of proposals for the County.

The County of Culpeper is divided basically into five land use categories: conservation, agriculture, residential, commercial and industrial. In addition other items of interest are reviewed under subtopics.

CONSERVATION

Conservation land proposals are designated generally along the Rappahannock and the Rapidan Rivers. This area contains approximately 87,000 acres or about 35 per cent of the county land area.

The conservation designation suggests an overall density of 0.5 single family homes per acre in addition to agricultural, forestry, recreational and other conservation uses. This use is proposed for the following reasons:

- 1 Soils within this area exhibit internal drainage problems that may exclude the use of septic tanks.
- 2 The area adjacent to the Rappahannock River has been designated as a conversation area through agreement with Fauquier County.

AGRICULTURAL

The agricultural designation of land use encompasses the majority of land area in Culpeper County. This land use covers 150,000 acres or 60 per cent of the county. The agricultural use is intended for agriculture, recreation, forestry and other conservation uses as well as an open residential use at an overall density of one dwelling unit per acre. These uses are suggested for the following reasons:

- 1 To promote the continuation of farming as an active part of the economy in Culpeper County.
- 2 To provide open estate type development in areas suitable.

RESIDENTIAL

Residential uses suggest an overall density of 2 dwelling units an acre. This type of development is designated in the communities of Boston, Brandy, Catalpa, Jeffersonton, Lignum, Mitchells, Rapidan, Reva, Richardsville, Rixeyville, Stevensburg, and the area between Route 692 and Route 15. In addition an area of residential is designated in the vicinity of the Town of Culpeper.

These communities are suggested based on the following reasons:

- 1 To provide a center of identity for the section of the county in which these communities are located.
- 2 To provide small lot development in the vicinity of commercial and community facility development.

COMMERCIAL

Proposed for commercial land use are areas that form the nucleus of the previously designated residential centers of Boston, Brandy, Catalpa, Jeffersonton, Lignum, Mitchells, Rapidan, Reva, Richardsville, Rixeyville, and Stevensburg. It is intended that these commercial centers consist basically of the country general store with related gasoline sales. With further development of the residential character of these communities and when the general area exhibits a need for more commercial activity these areas should be expanded to an area of from 5 to 10 acres. These areas would then need to meet the expanded desires of the community and contain such uses as drug, food, and department stores as well as professional offices and banks.

Another type of commercial activity shown on the plan is a highway oriented commercial. This type of commercial is usually located along major highway routes leading to urban areas. The area shown for highway commercial is west of

the Town of Culpeper along Route 29. The commercial shown in this area is intended for travelers providing drive-in services and motels.

INDUSTRIAL

Approximately 950 acres in 5 areas of Culpeper County has been placed on this plan as future industrial land. Two areas are near Norman on Route 15 and the other south of Rixeyville on Route 522 were selected from the 1964 Culpeper Plan. Both of these areas exhibit good access for future industrial use.

Areas at Brandy and Stevensburg were also selected as industrial sites. The area of Stevensburg is intended for heavy industry. At present a stone quarry and crushing industry is in operation at this site. The industrial site at Brandy is intended for limited use.

The major industrial complex, recommended, is located between the Town of Culpeper along Route 29 to inlet. This area of nearly 500 acres has good access both rail and highway. The area is intended for limited industrial uses, however, heavy industrial if properly located in relation to residential areas could be situated on this site.

COMMUNITY FACILITY PROPOSALS

PUBLIC AND SEMI-PUBLIC SCHOOLS

The present school system in Culpeper County is adequate for the existing needs of the County. The comprehensive plan shows that in the future a decentralization of the present centralized plan should be sought especially in the elementary system. This is because of the community residential development proposed. Five elementary schools are proposed and are predicated on the full residential potential of the communities.

PARKS

Because of the rural character of Culpeper County, district and county wide parks have not been recommended. It should be noted that as development occurs and the county becomes urban, future planning should include a county wide park system.

At the juncture of the Rapidan and Rappahannock Rivers a 10,000 area State Park has been proposed. This park was recommended by the Virginia Outdoor Recreation Study Commission in 1965. The potential of this area as a tourist and recreation area will enhance greatly the economy of Culpeper. It should be noted also that with the potential of a lake being formed in this area a new dimension in water oriented activity is in the offing for Culpeper.












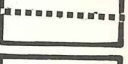

Proposed also is a historic park at Kelly's Ford.

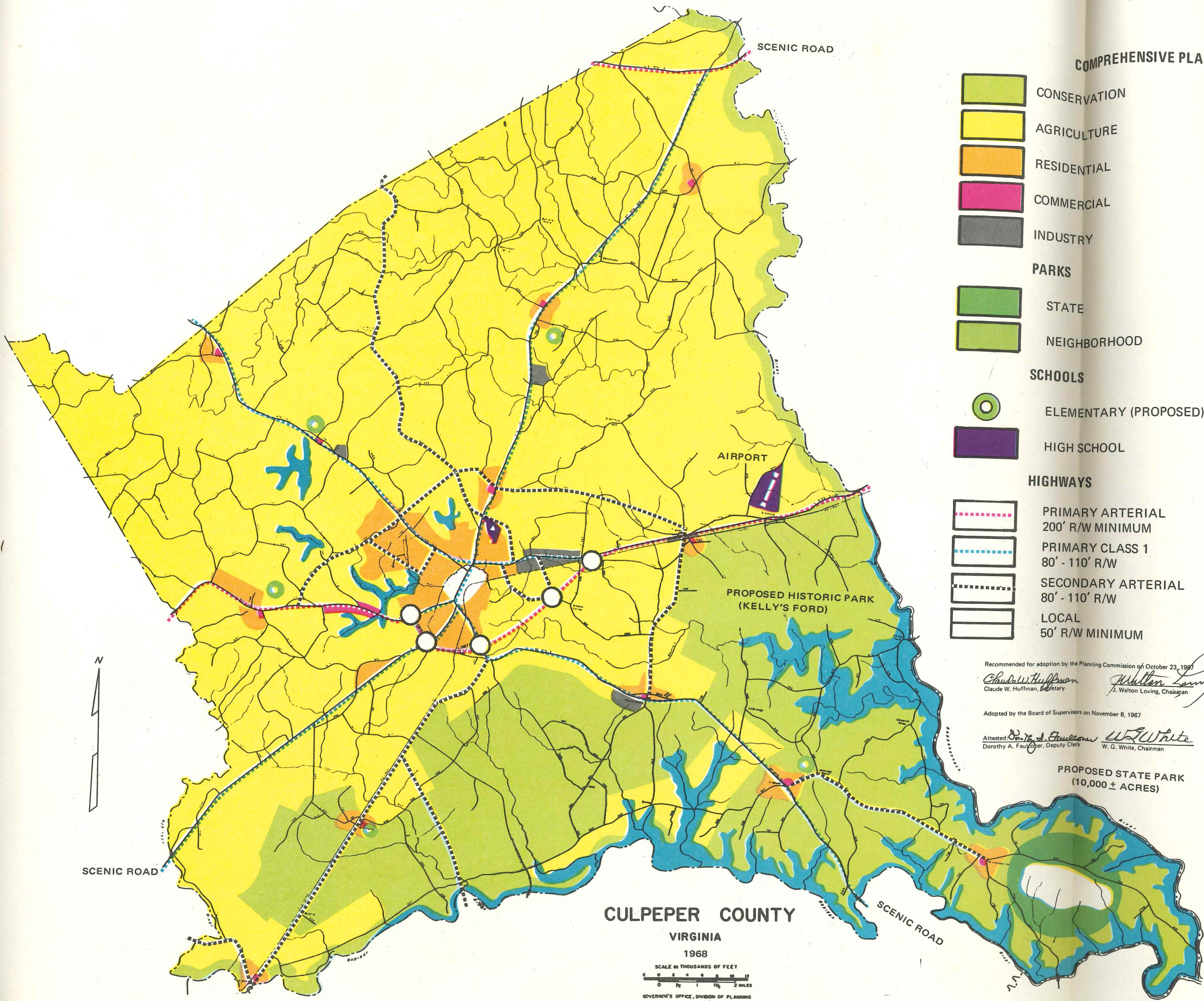
AIRPORT

Designated on the comprehensive plan is the airport property and the proposed location of the runway. This property is presently owned by the Town and County of Culpeper. The Culpeper airport will be of value for private and commercial air travel and commerce. It is recommended that all F. A. A. regulations be strictly enforced and that buildings of excessive height, population density, and public buildings be excluded from the runway approaches.



COMPREHENSIVE PLAN

-  CONSERVATION
-  AGRICULTURE
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRY
- PARKS**
 -  STATE
 -  NEIGHBORHOOD
- SCHOOLS**
 -  ELEMENTARY (PROPOSED)
 -  HIGH SCHOOL
- HIGHWAYS**
 -  PRIMARY ARTERIAL
200' R/W MINIMUM
 -  PRIMARY CLASS 1
80' - 110' R/W
 -  SECONDARY ARTERIAL
80' - 110' R/W
 -  LOCAL
50' R/W MINIMUM



Recommended for adoption by the Planning Commission on October 23, 1967
Claude W. Huffman
 Claude W. Huffman, Secretary

Walter Loving
 J. Walton Loving, Chairman

Adopted by the Board of Supervisors on November 8, 1967

Attested *Dorothy A. Faulkner*
 Dorothy A. Faulkner, Deputy Clerk

W. G. White
 W. G. White, Chairman

PROPOSED STATE PARK
 (10,000 ± ACRES)

CULPEPER COUNTY
 VIRGINIA
 1968

SCALE IN THOUSANDS OF FEET
 0 1/2 1 1 1/2 2 MILES
 GOVERNOR'S OFFICE, DIVISION OF PLANNING

LAND USE PROPOSALS

The land use proposals for the Town of Culpeper are divided into four categories: residential, commercial, industrial and public.

RESIDENTIAL

Low Density

This area of approximately 2,890 acres in the Town of Culpeper is intended to contain quiet, low-density single-family residential areas. The vacant areas within this classification should be encouraged to develop in cluster development utilizing the latest techniques in subdivision design.

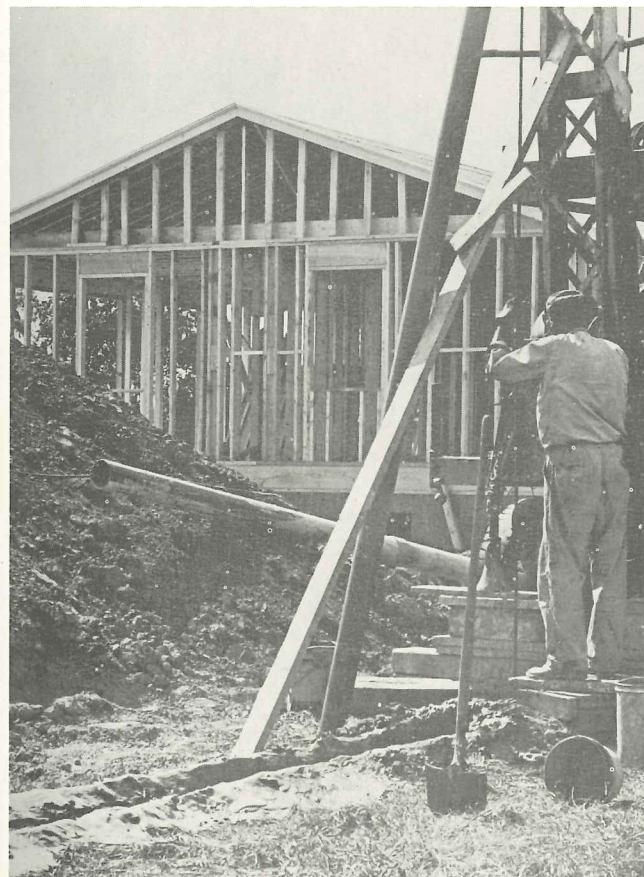
Medium Density

The areas designated as medium density contain approximately 485 acres. This land use classification should contain single-family as well as two-family and medium density apartment uses. This higher concentration of population should be located near commercial areas and have easy accessibility to major through streets. The medium density area is intended to be a transitional use between commercial, industrial and high density and single-family low density development.

High Density

An area of approximately 100 acres has been designated as medium and high density residential. In considering the location of this type of residential use two factors should be considered.

- 1 This use should surround the core of downtown commercial Culpeper so that the high population can have easy access to this commercial activity.
- 2 Several of Culpeper's proposed and existing major streets and railroads afford residents available transportation networks outside the town center to employment.



COMMERCIAL

Neighborhood

Certain areas have been designated as neighborhood commercial. These six areas of approximately 5 acres each are planned for commercial uses such as convenience type and service type stores. These stores will be accessible from the local neighborhood of single-family and two-family homes.

General

The general commercial areas totaling 245 acres are situated mainly along primary arterial highways leading into Culpeper. General commercial contains intensive commercial activities and are characterized by heavy traffic both pedestrian and vehicular.

Central

Like many rural town communities, the Town of Culpeper has a distinct and well known town business center. The decision had to be made prior to any plan as to whether this center would retain its status. It is a well known fact that downtown areas have been abandoned by business for outlying shopping centers with convenient parking and access. The decision has been made to retain the central business district in Culpeper and this area of approximately 60 acres has become the core of the town plan.

The downtown center can be an important business area with the realization of improved access and off-street parking and the development of the high population density surrounding this center.

INDUSTRIAL

Light

Recommended are 130 acres in two sections of light industrial, one north of Culpeper on Route 29 and another south on Route 15.

Heavy

Heavy industry is recommended on 340 acres. This would allow the present area heavy industry in the Town of Culpeper to double in size.

TABLE 6
COMPREHENSIVE PLAN PROPOSALS
TOWN OF CULPEPER, VIRGINIA

	Acres
Residential (low density)	2,890
Residential (medium density)	485
Residential (high density)	100
Commercial (neighborhood)	30
Commercial (general)	245
Commercial (C. B. D.)	60
Industrial (light)	130
Industrial (heavy)	340
Schools	120
Parks	315
Total	4,715



COMMUNITY FACILITY PROPOSALS

PUBLIC

Schools

The comprehensive plan indicates 120 acres in existing and proposed schools. There is recommended for the future planned population of the Town of Culpeper, in addition to the present school facilities, four elementary schools, an intermediate school (junior high school) and a high school. The general location of these facilities is shown on the plan map.

Parks

Planned for Culpeper are three types of parks: stream valley, neighborhood, and community. The total area for these parks is approximately 315 acres.

Stream valley parks are located on land area which is subject to periodic flooding or is otherwise unbuildable. These areas in general are variable in both length and width depending upon soil conditions or width of the stream area subject to flooding.

A neighborhood park has an area of from three to ten acres shown on the plan adjacent to elementary schools. These parks are usually patronized by persons who live within the elementary school neighborhood or by persons who live within walking distance.

The three community parks proposed will serve the entire Town of Culpeper. These parks would serve as leisure time and major sporting activity areas. The community park located adjacent to the downtown area together with the flood plain of Mountain Run in that area should serve as a town park and fairground. This area properly developed will give identity to the community as well as providing park areas for the downtown residents.

MAJOR STREETS

In order to facilitate adequate travel patterns between the various areas of activity, the Town of Culpeper will have certain streets designated as major streets.

A major street would have a minimum right of way of 80 feet and have a cross section similar to a secondary collector or the primary class I without service drives (see Figure 3). Certain major roads and highways passing through the Town of Culpeper have been classified in the County portion of this plan. A review of the Town's major streets is as follows: Designated as undivided major streets are; East Street, West Street, Main Street, Commerce Street, Locust Street, Spencer Street, Piedmont Street, William Street, Brandy Road and Nobles Mills Road.

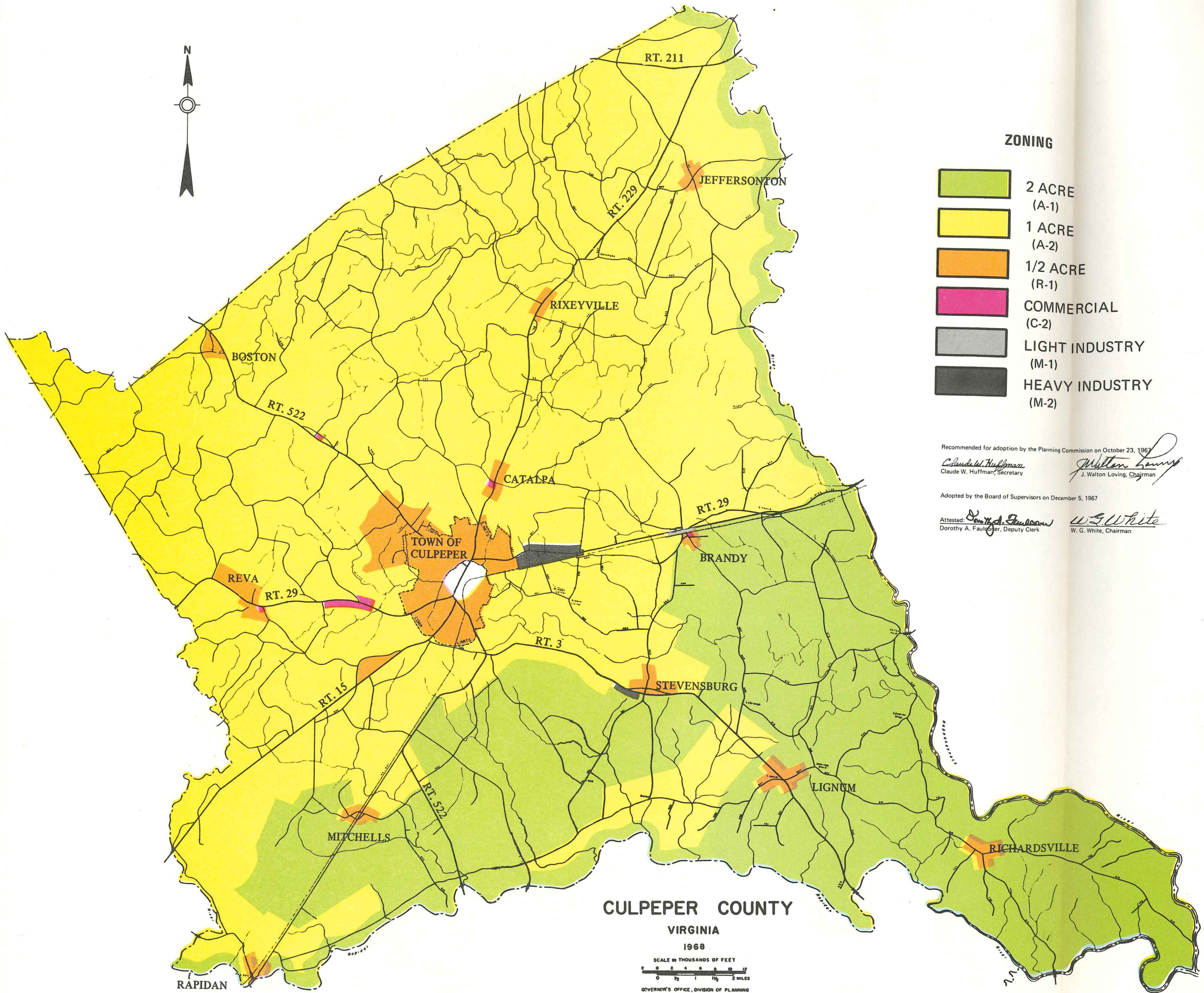
Certain streets in the Town of Culpeper that will carry larger volumes of through traffic are shown as divided major streets. These streets are Chandler Street (with proposed extension), Main Street north of its intersection with William Street, and a proposed circumferential road west and northeast of the Town.

Several roads are proposed to have improved connections, they are Route 522 with Route 29 and Piedmont Street, and Piedmont Street with Brandy Road.







The major street plan for the Town of Culpeper together with the Culpeper County transportation plan will provide both local and through traffic with maximum convenience. Intersections of major streets accommodating through traffic should be minimized by the use of service drives.



RIGHT: Future Community Park.



ZONING

-  2 ACRE (A-1)
-  1 ACRE (A-2)
-  1/2 ACRE (R-1)
-  COMMERCIAL (C-2)
-  LIGHT INDUSTRY (M-1)
-  HEAVY INDUSTRY (M-2)

Recommended for adoption by the Planning Commission on October 23, 1967

Claude W. Huffman
Claude W. Huffman, Secretary

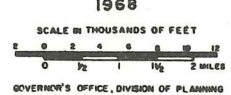
J. Walton Loving
J. Walton Loving, Chairman

Adopted by the Board of Supervisors on December 5, 1967

Attested: *Dorothy A. Faulstich*
Dorothy A. Faulstich, Deputy Clerk

W. G. White
W. G. White, Chairman

**CULPEPER COUNTY
VIRGINIA**



ZONING

On December 5, 1967 the County zoning ordinance and map were adopted and on May 2, 1968 the Town zoning ordinance and map were adopted. These zoning ordinances are a primary means needed to carry out the intent of the Comprehensive Plan. The Comprehensive Plan Map indicates what could be considered as an improved land use situation for Culpeper. Zoning is the tool which changes the present situation into a more improved or ideal situation by phasing out nonconforming uses and controlling new development.

**TABLE 7
ZONING
TOWN OF CULPEPER**

	Acres
Residential - R-1	3,453
Residential - R-2	475
Residential - R-3	95
Commercial - C-1	2
Commercial - C-2	60
Commercial - C-3	195
Industrial - M-1	95
Industrial - M-2	340
Total	4,715

SUBDIVISION CONTROL

Basically a subdivision ordinance controls the shape of lots sold and coordinates the new streets serving these lots and the community. The subdivision ordinance can also regulate details of developments such as streets, drainage, water, sanitary sewers and other such items for the orderly development of the community.

The Subdivision Ordinances for the Town and County of Culpeper were revised and amended in order that they would supplement the amended Zoning Ordinances and Comprehensive Plans. The revised subdivision ordinance for the County of Culpeper was adopted on Sept. 3, 1968 and the revised subdivision ordinance for the Town of Culpeper was adopted on Sept. 10, 1968.

OTHER METHODS

CAPITAL IMPROVEMENTS PROGRAMMING

Using the comprehensive plan as a basis, Culpeper Town or County may adopt a capital improvements program. This program may set up on an annual basis a budgeting process, not exceeding the next five years, by which the community can set up financing for needed public improvements.

OFFICIAL MAP

An official map for a community is concerned basically with the surveying and mapping of all present and proposed streets in the community as well as waterways and public areas. The primary function of the map is to inform the public and the State Highway Commission of proposed street right of ways. This map does not obligate the Town or the County of Culpeper for the taking or maintaining of any street.

It is questionable if, at this time, Culpeper Town or County could utilize an official map but it is a means of plan implementation.

URBAN RENEWAL

Certain blighted and slum areas, particularly in large cities, can be acquired, razed, and redeveloped by the use of public urban renewal funds. Urban renewal may not solve the problems of deteriorating, dilapidated, and low rent public housing in Culpeper but it is mentioned here as one of many federal, state, and private programs or combinations of programs that can be used for planning in the future, if warranted.

RIGHT: The key is planning.

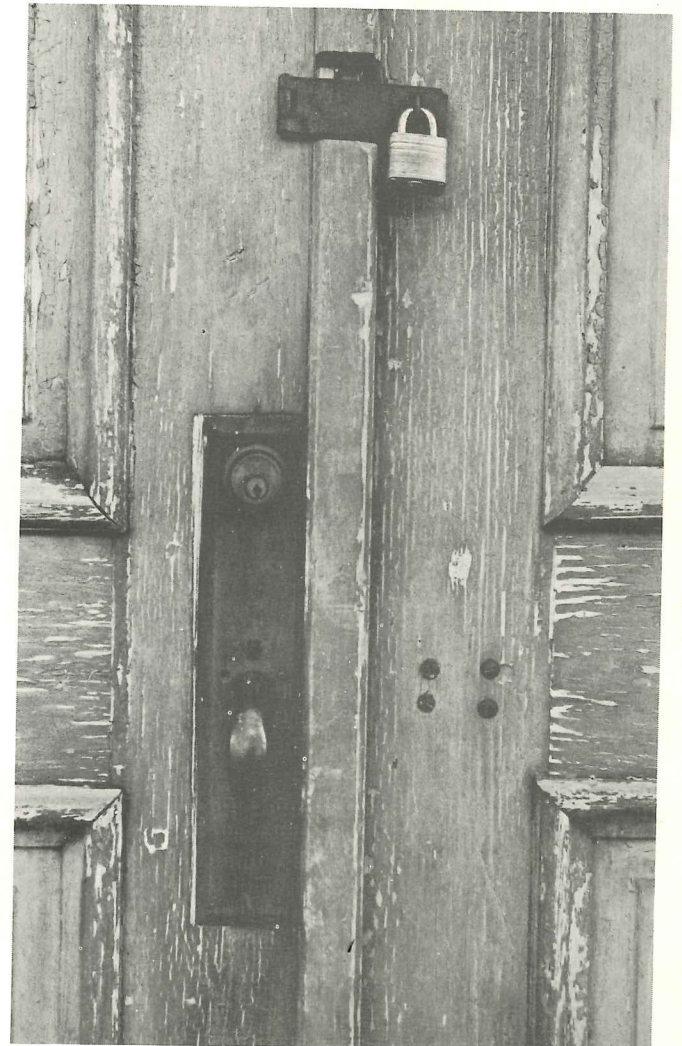


TABLE 8
TRENDS IN RETAIL TRADE
TOWN AND COUNTY OF CULPEPER

	1954	1958	1963*
Number of Establishments	173	110	161
Establishments with Payrolls	105	98	107
Total Sales (\$1,000)	14,142	17,826	19,741
Sales, Establishments with payrolls	13,132	17,041	18,615
Payroll entire year (\$1,000)	1,306	1,732	1,908
Paid employees, workweek ended nearest November 15	626	700	644
Active proprietors of unincorporated business	177	160	154

Source: U. S. Census of Business, 1954, 1958, 1963

TABLE 9
TRENDS IN RETAIL SALES,
NUMBER OF ESTABLISHMENTS, AND SALES, BY FUNCTIONAL GROUPING.
TOWN AND COUNTY OF CULPEPER

Grouping	1954		1958		1963	
	Establishments	Sales (\$1,000)	Establishments	Sales (\$1,000)	Establishments	Sales (\$1,000)
Lumber, building materials, hardware, farm equipment dealers	8	1,324	9	1,574	8	1,466
General merchandise	17	1,175	15	1,526	9	761
Food stores	32	2,860	28	3,135	35	4,679
Automotive dealers	10	1,910	10	3,700	12	3,203
Gasoline service stations	19	859	20	1,032	19	2,218
Apparel, accessory stores	10	564	8	623	8	1,616
Furniture, home furnishings, equipment stores	10	587	11	902	10	498
Eating, drinking places	26	630	23	471	21	544
Drug stores, proprietary stores	5	445	5	663	5	822
Other retail stores	23	3,586	20	—	24	3,442
Nonstore retailers	13	202	1	—	10	492
Total sales		14,142		17,826		19,741*

Source: Census of business 1954, 1958, 1963

*1967 Estimate - 23,259 (*The Marketing Magazine*).

- Not available.

TABLE 10
TRENDS IN WHOLESALE TRADE
TOWN AND COUNTY OF CULPEPER

	1954	1958	1963
Establishments	18	19	21
Sales (\$1,000)	8,710	9,167	13,976
Payroll, entire year (\$1,000)	205	402	533
Payroll, workweek ended nearest November 15 (\$)	4,314	7,944	10,344
Paid employees, workweek ended nearest November 15	87	110	114
Active proprietors of unincorporated businesses	10	10	13

Source: U. S. Census of Business, 1954, 1958, 1963.

TABLE 11
TRENDS IN SELECTED SERVICE
TOWN AND COUNTY OF CULPEPER

	1954	1958	1963*
Number of Establishments	60	85	90
Establishments with payroll	26	31	40
Total Receipts (\$1,000)	842	1,224	2,452
Receipts, establishments with payroll (\$1,000)	718	1,004	2,088
Payroll entire year (\$1,000)	215	252	556
Paid employees workweek ended nearest November 15	118	134	216
Active proprietors of unincorporated businesses	61	87	88

Source: U. S. Census of Business 1954, 1958, 1963.

TABLE 12
EMPLOYMENT BY INDUSTRY
TOWN AND COUNTY OF CULPEPER, 1960

Industry	Number of persons employed
Agriculture	1,023
Forestry, fisheries and mining	16
Construction	619
Manufacturing	734
Transportation, communication, and other public utilities	337
Wholesale trade	87
Retail trade	809
Finance, insurance, and real estate	127
Business and repair service	48
Private households	351
Personal services	140
Entertainment and recreation services	55
Professional and related services	552
Public administration	207
Industry not reported	201
Total	5,306

Source: U. S. Census of population, 1960.

Appendices

TABLE 13
INCOME
TOWN AND COUNTY OF CULPEPER, 1960

Income per year	Number of families
Under 1,000	347
1,000 - 1,999	457
2,000 - 2,999	671
3,000 - 3,999	497
4,000 - 4,999	462
5,000 - 5,999	344
6,000 - 6,999	208
7,000 - 7,999	171
8,000 - 8,999	115
9,000 - 9,999	72
10,000 and over	263

Source: U. S. Census of population, 1960.

TABLE 14
EDUCATION CHARACTERISTICS
TOWN AND COUNTY OF CULPEPER, 1960

Years of School Completed	Number
NONE	360
ELEMENTARY	
1 to 4 years	980
5 and 6 years	1,367
7 years	1,095
8 years	725
HIGH SCHOOL	
1 to 3 years	1,345
4 years	1,307
COLLEGE	
1 to 3 years	607
4 years or more	503

Source: U. S. Census of population, 1960.

TABLE 15
POPULATION CHANGE FACTORS
TOWN AND COUNTY OF CULPEPER,
1950 and 1960

	Town and County of Culpeper	Virginia
POPULATION		
April 1, 1960	15,088	3,966,949
April 1, 1950	13,242	3,318,680
NET CHANGE		
Amount	1,846	648,269
Rate	13.9	19.5
COMPONENTS OF CHANGE		
Births	3,415	945,502
Deaths	1,636	311,955
NET TOTAL MIGRATION		
Amount	67	14,722
Rate	0.5	0.4
NET CIVILIAN MIGRATION		
Amount	163	11,813
Rate	1.2	0.4

Source: Series P-23, No. 7, Current Population Reports,
Bureau of the Census.