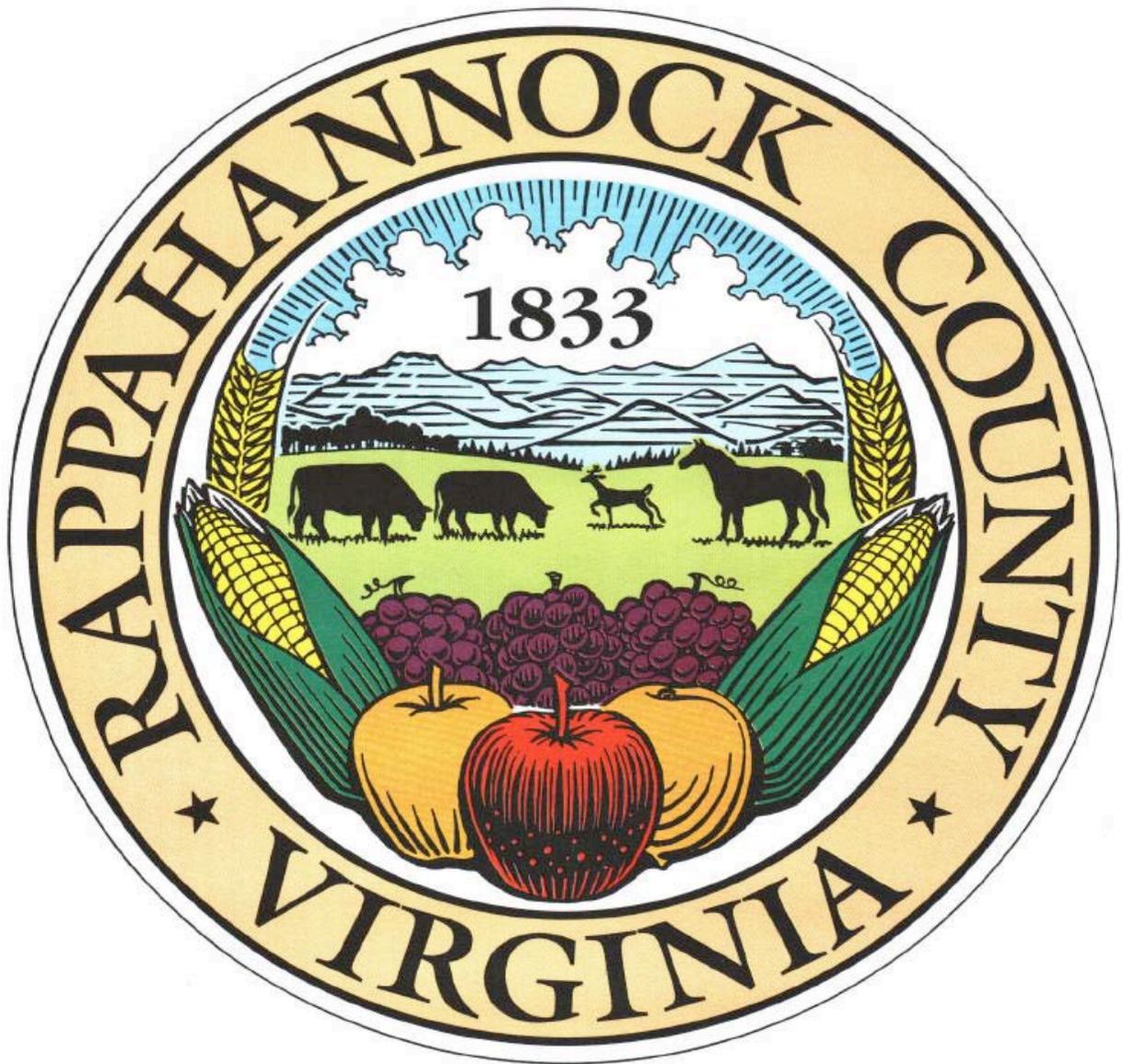


# COMPREHENSIVE PLAN



RAPPAHANNOCK COUNTY  
VIRGINIA

# Rappahannock County, Virginia

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Adopted: November 1, 2004

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# CHAPTER ONE

## INTRODUCTION

### **The Challenge**

The challenges that face every community are those of planning for the future and managing the process of change. While the physical manifestations of change vary from time to time and from place to place, perhaps the most dependable constant in life is that things will not remain as they are. Accordingly, the Code of Virginia mandates that jurisdictions prepare and regularly revise a Comprehensive Plan for the physical development of their communities.

As a rural jurisdiction on the ex-urban fringe of the Washington D.C. Metropolitan Area, Rappahannock County has been made acutely aware of the ever-changing dynamic of growth and development. The post-World War II era (particularly through the development of the Interstate and Primary Highway Systems) has seen enormous changes in the physical development of the Virginia countryside. From a primarily rural, agricultural economy, jurisdictions to our east have gradually and inexorably transformed themselves into bastions of middle-class flight from closer-in areas, evolved into bedroom communities, and culminated (for the moment) in low-density suburban enclaves integrating residential, commercial and light industrial components.

In the face of this trend that has been mirrored in many suburban areas all across our nation, Rappahannock County has not been idle. Elsewhere in this document is recounted Rappahannock County's long tradition of progressive planning and land use policy. Even though these policies have quite properly evolved over time, the trend both in the citizenry of Rappahannock County and its elected and appointed representatives has been remarkably consistent.

While this community may have much to learn from our neighbors to the east, and while the economic forces which shaped them have and will continue to be brought to bear upon us, we nevertheless feel that Rappahannock is unique, and that there is a natural beauty and order that command our respect. This document presents the underpinnings of this belief, through analysis of the manifold demographic, economic, and environmental conditions that affect future growth and development.

This document is the blueprint for all land use policy in Rappahannock County, which is typically implemented through legislation adopted by the Governing Body, which is the Board of Supervisors, but which may occasionally be set by policies implemented by the Rappahannock County Planning Commission, interpreted through the Board of Zoning Appeals, and enforced through the Board's agent, the Zoning Administrator. The process whereby such land use policy is crafted, adopted and implemented is known as planning.

The primary reason why a community should plan is to prepare for and to cope with change. As previously stated, change is inevitable and whether it is a positive or negative force in a community may depend upon the planning activities carried out in the community. By planning, a community attempts to deal with present realities and to provide for future needs, while still adhering to its goals and principles.

Essentially, planning involves:

- the collection and analysis of data,
- the development of goals and objectives,
- the formulation of planning and development policies,
- the consideration of alternative courses of action,
- the preparation of a plan, and
- the adoption of measures necessary to implement the plan.

Planning can be used to guide and coordinate the changes Rappahannock County is experiencing by providing for:

- the responsible use of land and natural resources,
- a satisfactory living environment for local residents,
- anticipated future public facility needs,
- acceptable development patterns, and
- a sound fiscal base.

## **The Comprehensive Plan**

The Comprehensive Plan is a written document that sets forth the characteristics of Rappahannock County in general terms. The plan is Rappahannock County's statement of its aspirations and goals for future growth, or put another way, the plan is a tool by which County citizens in conjunction with the local governing body ask, "Where are we; where do we go from here; what do we become?"

In late 2002 and early 2003, the Rappahannock County Planning Commission sponsored a series of public forums throughout the County. These forums were instrumental in getting input from citizens on matters as diverse as housing, transportation, education, and local businesses including agriculture, open space, and a variety of other issues. The comments, opinions and concerns that were expressed at the forums made their way into the Goals, Objectives and Policies of Chapter 6, and indeed, are present throughout this document.

The content of the Rappahannock County Comprehensive Plan, and its technical preparation by the County Planning Commission, is guided by the Code of Virginia 1950 (as amended). The Code establishes the legislative purpose, the general context and scope, and the review and adoption procedures for a community to follow, and reads as follows:

**Title 15.2-2223--Comprehensive Plan to be prepared and adopted; scope and purpose.** The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing

body shall adopt a comprehensive plan for the territory under its jurisdiction.

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 its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.

The Rappahannock County Comprehensive Plan specifically includes background materials, policies, and recommendations about various communities and areas within the County. Detailed information about the only incorporated town in Rappahannock County, the Town of Washington, is presented in the Town of Washington Comprehensive Plan, dated September 8, 1999.

The Rappahannock County Comprehensive Plan includes four major components. First, a series of background reports describe and analyze the County's natural features such as soils, topography, water, forests, and so on. Additional supporting materials include population and its growth, economic and employment characteristics, land use characteristics, transportation, housing and others. Secondly, based upon these background reports, the County's goals and objectives are established. This element describes the policies or principles for future County change. Thirdly, the background reports and goals and objectives are merged into a future land use plan, delineating in text and map form a visual idea of the future. Finally, a series of implementation measures are described indicating what the County's citizens and governing bodies have at their disposal in order to achieve the Plan's policies and objectives.

## **Previous Planning**

Since it was created in 1962, the Rappahannock County Planning Commission has been active in planning. In 1962 the County's first Subdivision Ordinance was adopted, followed in 1966 by the adoption of the County's first Zoning Ordinance. Both documents were revised in 1973 with complete revisions to both the Zoning and Subdivision Ordinances in 1986 and 1987, respectively. In 1975, the County adopted an Erosion and Sediment Control Ordinance, which has been revised on several occasions since then, most recently in 2000.

In addition to these efforts, a General Commercial Area Plan, encompassing Zoning Ordinance and Comprehensive Plan amendments, was prepared and adopted in 1993.

The Planning Commission appointed an Agricultural Advisory Committee in 1991, which was charged with exploring the concerns of producers in the local agricultural community. The Commission intended to use this group to provide a direct sounding board to assess local policies and planning's impact on that vital

sector of local life. The efforts of the Advisory Committee, discussed elsewhere in this document, have included the preparation of a study to assess the Fiscal Impact of Agriculture on local governmental finance, and a survey of local farmers' attitudes regarding growth, development, local taxing and land use policies, and the relative health of local agriculture as an industry.

The Comprehensive Plan itself was first adopted in 1973, and was revised in 1980, 1985, 1992 and 1998.

Various specific planning efforts have been undertaken in the areas of water quality, public facilities planning and others; they are discussed elsewhere in this document.

## **County Government**

Rappahannock County has the traditional County Board of Supervisors form of government. The County has five voting districts that are decennially revised based upon population: Hampton, Jackson, Piedmont, Stonewall-Hawthorne, and Wakefield. One supervisor is elected from each district. The Board of Supervisors is elected to serve four-year terms and is basically responsible for the legislative, administrative, and financial aspects of County government. The Board holds regular meetings at 2:00 PM for General Business and 7:00 PM for Public Hearings once a month at the County Courthouse located in the Town of Washington, and such other meetings as the pace of business may dictate.

Rappahannock County has a County Administrator who acts as the Zoning and Subdivision Administrator. The Rappahannock County Planning Commission and Board of Zoning Appeals are administrative agents for the County and the Circuit Court, respectively. They direct the administration of the Zoning, Subdivision and Erosion and Sediment Control Ordinances. The County Planning Commission consists of seven members, one of whom is a member of the Board of Supervisors, another of whom is a representative of the Board of Zoning Appeals and the remaining five who are appointed to four-year terms of office by the Board of Supervisors by voting district. The Board of Zoning Appeals consists of five members all appointed at large by the Circuit Court for five-year terms of office.

Some of the local government organizations involved in local planning efforts include the Rappahannock County School Board, the Rappahannock County Water and Sewer Authority (RCWSA), and the Rappahannock County Recreational Facilities Authority (RCRFA). The Rappahannock County School Board, composed of five elected members representing the five magisterial districts of the County, are the stewards of the County's public educational facilities. As such, they administer programs that consume the majority of public spending in the County in their mission to provide the highest quality education available. The RCWSA was established in April 1968 pursuant to the Code of Virginia with the primary purpose of furnishing water and sewer facilities or both to residents and businesses in certain areas in Rappahannock County. It currently manages facilities providing sewer service to the village of Sperryville and to the County's two public schools, as well as water facilities in the Town of Washington. On November 2, 1978, the RCRFA was

created. The establishment of this Authority enables the County to raise and solicit funds from various local, state, and federal agencies and to provide increased recreational opportunities for the residents of Rappahannock County. The RCRFA currently owns and operates the Rappahannock County Park located near the Town of Washington on U.S. Rt. 211, and sponsors the annual Fodderstack 10-K Race.

Several agencies of the Commonwealth of Virginia provide services through local field offices, whose funding is provided, in part, by direct local appropriation. The relationship between these agencies, the Department of Health, the Department of Social Services, the Sheriff's Office, the Virginia Polytechnic Institute and State University (VPI&SU) Extension Office, and the local government is one of partnership with the Board of Supervisors and County staff providing funding and support, respectively.

## CHAPTER TWO

# THE ENVIRONMENT

### Regional Setting

Rappahannock County is in the northern portion of the Commonwealth of Virginia. Washington, the County seat, is about 65 miles southwest of Washington, DC, and 120 miles northwest of Richmond, the State Capitol. The County extends north and south 24 miles and east and west about 21 miles. It has an area of approximately 267 square miles. The northwestern boundary is in the Blue Ridge Mountains and separates the County from Page and Warren Counties. The Rappahannock River forms the northeastern boundary and separates the County from Fauquier County. The County is bounded on the southeast by Culpeper County and on the southwest by Madison County.

The County's residents have strong economic and social ties with jurisdictions on all sides, although the western boundary of the Blue Ridge historically has acted to lessen contacts with Page County as opposed to the more direct accessibility of Warrenton in Fauquier County, Culpeper in the County of the same name, and Front Royal in Warren County which while over the Blue Ridge, is nevertheless served by a primary road providing relatively easy access. This in turn has led to a regionalization of many trading activities by County residents, people in the northern portion of the County (Flint Hill, Chester Gap) are more apt to shop, bank and attend events in Front Royal, while persons in the south and west (Sperryville, Woodville) often patronize Culpeper establishments, and persons in the east (Amissville, Washington) tend to favor Warrenton businesses. **(See Map No. 1: County Location)**

### History

In 1607, when the English first arrived in Virginia, the area now occupied by Rappahannock was an uncleared primary growth wooded territory inhabited by Native Americans. At the foot of the Blue Ridge Mountains, the Manahoacs and Iroquois hunted and fished. As more and more settlers moved into Virginia their economic and, at times, martial competition pushed the native inhabitants west.

Official colonization was possible in 1722 and this opened up the Piedmont section of Virginia. The majority of the early settlers in Rappahannock were not foreign born, but had moved down from northern ports and other regions of Virginia. Rappahannock's new inhabitants were mainly of English descent from the Tidewater region. Other settlers included Scots-Irish from west of the Blue Ridge and Germans from the north and from the Germanna Ford area in modern Spotsylvania

and Culpeper Counties. A few Welsh and French also moved into Rappahannock. The French settlers arrived from Manakin, a Huguenot Colony located on the James River. Amissville, one of the villages in Rappahannock County, was named after the Amiss family from the Colony at Manakin.

People from Rappahannock were active participants in the Revolutionary War and the War Between the States. Although during the War Between the States many small skirmishes were scattered throughout the County, the closest major battle occurred in Front Royal, north of Flint Hill. Cavalry raiding was a more typical War Between the States-era Rappahannock activity.

Taking its name from the river that has its source in the small streams in the Blue Ridge Mountains, Rappahannock became separate from Culpeper County by an Act of the General Assembly in 1833. The five villages, Amissville, Chester Gap, Flint Hill, Sperryville, Woodville, and the Town of Washington have significant historical value. Washington is the County seat. Fondly called "the first Washington", and somewhat less politely referred to as "little Washington" to distinguish it from its larger cousin, it was surveyed and plotted by George Washington in 1749 and was established as a town in 1796. The villages of Rappahannock were frontier posts or crossroads. Today, these small residential clusters represent a focal point for County residents providing retail services, meeting places, post offices, and church activities. As it was in the 1700's, Rappahannock's economy is still agriculturally based with the surrounding villages providing basic services for the farms.

## **Geology**

Rappahannock County is bisected by both the Piedmont and Blue Ridge physiographic provinces. The Piedmont province includes the eastern part of the County and is typified by gently sloping to moderately steep terrain. This province, especially in the Woodville area, is occasionally broken by long, low mountains or hills. The Piedmont province is primarily underlain with granitic rock, quartzite, phyllite, and arkosic sandstone.

The Blue Ridge physiographic province is located in the County's western section and includes the Blue Ridge Mountains and the neighboring foothills. This province is typified by steep and rugged terrain and is underlain with granitic rock, phyllite, greenstone and some sandstone. The County's basic geologic formations are shown on **Map No. 2: Geology**.

It is important to note that the geological conditions underpinning land have impact both on water resources that may lie within such structures and the relative suitability for development of soil types that blanket the formations.

## **Climate**

Rappahannock County enjoys a temperate, comfortable climate with generally mild winters and warm summers. Basically, the County's climate is controlled by the Blue Ridge Mountain range to the west and the Atlantic Ocean and

Chesapeake Bay to the east. Winters in the County are rigorous but not severe and summer temperatures are moderate.

Although detailed climatological data are not available for Rappahannock County, they are for Culpeper County and the results are generally applicable. While Rappahannock County's temperature is similar to that of Culpeper County, temperatures are generally 2-3 degrees lower. During the 1951-1990 period, the mean temperature was 56 degrees. July was the warmest month with temperatures averaging 78 degrees. December was the coldest month with an average temperature of 37. The number of days with temperatures greater than 90 degrees has ranged from 16 in 1962 to 76 in 1943. The temperature falls below freezing 20-23 days a month during the winter months and reaches zero often enough to average one day per year.

Rainfall is well distributed throughout the year with the maximum in July and August and the minimum in February. Nearly 40 days each year have thunderstorm activity that is normal for the State. The average snowfall is 17 inches a year, but yearly amounts are extremely variable and range from zero to 45 inches.

South to southwest winds predominate, with secondary frequency from a northerly direction. Relative humidity varies inversely with temperatures being typically high in the mornings and low in the afternoons.

The typical growing season (from the last freeze in spring to the first freeze in autumn) is 181 days. Freezes usually do not occur between April 20 and October 18. However, freezing temperatures have occurred as late as May 17 and as early as September 25.

## Topography

Rappahannock County occupies a topographic position ranging from 360 to 3,720 feet above mean sea level. The lowest point in the County is where the Rappahannock River crosses into Culpeper County. The highest point is the Pinnacle, which is located in the southwestern part of the County on the Page County boundary.

Altitudes in the Blue Ridge province primarily range from 1,000 to 3,500 feet. Most of the Blue Ridge province is well drained, but some small areas of colluvial material at the foot of the mountains are poorly drained. **Map No. 3: Topography** shows the elevations of the County.

## Watershed

The Piedmont province is an old plain that is strongly dissected by many small streams that flow in narrow, winding valleys. Most of the mountains in the Piedmont province are moderately-steep to steep, ranging from 900 to 1,500 feet above sea level. The smoother part of the Piedmont is mostly sloping to gently sloping with some moderately steep areas. The altitudes range from 360 to 900 feet.

As shown in **Map No. 4: Rappahannock River Watershed**, all streams in the County eventually drain into the Rappahannock River. The Hazel, Rush, Covington, Thornton and Rappahannock Rivers have their source in springs in the Blue Ridge Mountains. Drainage in the County is well developed with numerous flood plains. Flood plain soils account for 7,518 acres of land or 4.4% of the County. Most of the small streams flow southeastward, perpendicular to the mountain ridges that divide the County into numerous watersheds (**see Map No. 5: Streams\***). The Rappahannock and Jordan Rivers drain the northern part of the County; the Thornton, Rush, Covington, and Piney Rivers drain the central part; and the Hazel and Hughes Rivers drain the southern part. **Map No. 6: Sub-Watersheds** shows the seven 1995 Virginia Hydrologic Units which form the sub-watersheds within the County.

\*Note: Specific flood plain boundaries can be found on Flood Insurance Rate Maps through the National Flood Insurance Program, Department of Housing and Urban Development.

## Slope

Slope refers to the ratio of rise to distance. The relative steepness of land makes various uses at times problematic, and thus is an important determinant of the land use, stability and physical development potential of property.

Slope is expressed as a percent, with higher percentages indicating steeper land. The following list provides a description of various slope categories:

0-2%	--	flat land
3-7%	--	rolling, moderately sloping land
8-14%	--	hillside
15-25%	--	steep hillside
Over 26%	--	extremely steep

From a generalized perspective, most of Rappahannock County can be classified as steep hillside (**see Map No. 7: Slopes**). However, there are three areas of the County that consist of moderately sloping land. These three areas, two of which contain most of the County's existing development, include an area in the northern portion of the County centered generally around Flint Hill and U. S. Route 522; in the center of the County between Sperryville and Washington; and in the eastern part of the County near the Madison County border along State Route 231. These areas are also highlighted as having prime soils for agricultural uses. Note: On-site evaluations should be used to determine physical characteristics of a particular parcel of land.

The classification of an area as steep hillside does not mean that building or agricultural limitations will always be great. In such an area there will always be small zones of relatively flat land that can be used.

However, this classification does mean that extensive use either for plow farming or development is typically not appropriate. Moderately sloping land can be expected to cause the same difficulties as steep areas, but to a more limited extent. Larger areas of flat land will be available for use.

## Soils

Soil characteristics are a further determinant of the suitability of land for agriculture, forestry, and development. Different soils, depending upon their structure, fertility, and drainage are more suited for various land uses.

The use that generally causes the greatest stress and number of problems is development. Construction strips the soil of its vegetative cover and exposes it to the forces of erosion. The soil is often required to support pavement or building foundations without shifting appreciably. The soil, particularly in rural areas, is also frequently used for the disposal of liquid or solid waste. Thus where soils easily accept liquid waste, very few building limitations occur. Where soils do not accept such waste, development is limited unless central sewer facilities are available.

The Virginia Department of Conservation and Recreation and the Middle Peninsula Planning District provide data for the location of prime agricultural soils. **Map No. 8: Prime Agricultural Soils on Moderate Slopes** shows the prime agricultural soils for Rappahannock County that are on slopes of 15 percent or less.

As mapped and classified by the United States Department of Agriculture, Soil Conservation Service, there are thirteen soil associations in Rappahannock County. Five broad soil types comprise 75% of the land area of the County, and they are outlined below. These soil associations are landscapes that have distinctive proportional pattern of one or more major and minor soil types. These associations are briefly described below:

### RAPPAHANNOCK COUNTY SOIL ASSOCIATIONS GENERAL DESCRIPTIONS

#### Louisburg-Albemarle-Culpeper Association:

Moderately deep and shallow, well drained and rapidly drained, sloping to steep soils on dissected Piedmont uplands. Comprises 13.9% of the County, or 23,752 acres. Most of it occurs in the eastern part of the County from the Hughes River to the Rappahannock River and some areas around Five Forks.

#### Brandywine-Eubanks-Lloyd-Chester Association:

Shallow and moderately deep, well-drained and somewhat rapidly drained, sloping and gently sloping soils on dissected Piedmont uplands. Comprises about 31.8% of the County or 54,340 acres. This area extends from the Hughes River on the Madison County line through the central part of the County to the Rappahannock River.

#### Brandywine-Rockland, Acidic, Association:

Shallow, rapidly drained, moderately steep and steep soils and rock land on low Piedmont mountains. Comprises about 11.2% of the County, or 19,139 acres. Mostly near Woodville but occur throughout the Piedmont Plateau.

#### Alluvial Land-Chewacla-Wehadkee Association:

Deep to moderately deep, moderately well drained to poorly drained, nearly level soils on flood bottoms. Comprises about 2.2% of the County, or 3,760 acres. Largest areas along the Hughes, Hazel, Thornton, Covington, and Jordan Rivers.

#### Rock Land, Acidic-Halewood-Very Rocky Land Association:

Well-drained and rapidly drained rocky soils on mountain foothills underlain mainly by granodiorite. Comprises about 5.4% of the County or 9,228 acres.

Very Rocky Land-Rockland, Acidic-Porters Association:

Rapidly drained, rocky and stony soils on mountains and underlain mainly by granodiorite. Comprises about 10.1% of the County, or 17,250 acres. Mostly in the Shenandoah National Park.

Very Rocky Land-Rockland, Basic-Myersville Association:

Rapidly drained rocky soils on mountains underlain mainly by greenstone. Comprises about 8.7% of the County, or 14,867 acres. Mostly in the Shenandoah National Park.

## **Water Resources**

Rappahannock County lies entirely within the Rappahannock River Basin. Thus all streams in the County ultimately drain to this channel, which is a major source of drinking water supply to downstream jurisdictions including Spotsylvania and Stafford Counties and the City of Fredericksburg. Drainage in the County is well developed with most of the smaller streams draining southeasterly perpendicular to the mountains. Total river and stream surface area is estimated at 195 acres. (**See Map No. 5: Streams**)

Springs, wells, streams and ponds currently provide adequate water for the people and livestock in the County. Indeed, approximately 96% of the residences in the County depend upon private wells, springs or streams for their drinking water. Water quality in the County is generally good, although excessive hardness and acidic conditions are occasionally encountered.

A great deal of concern exists both to protect the quality of our water resources and to analyze in some detail the quantity of water available to support a growing population. To that end many efforts have been undertaken, including a well water testing program, a D.R.A.S.T.I.C. water pollution potential study and, an on-going study of groundwater resources in the Sperryville area, all of which are discussed elsewhere in this document.

## **Forests**

Rappahannock County contains considerable forestland, most of which is hardwood of an oak and hickory type. According to the Virginia Division of Forestry, in 1981 approximately 105,795 acres or 62% of the total County land area was forestland. The figures for 1992 showed a statistically insignificant decline to 105,446 acres. Approximately 70% or 73,707 acres of this forestland was classified as commercial forestland and 31,739 acres were considered "productive reserve" or forestland sufficiently productive to qualify as commercial forestland, but withdrawn from timber utilization through statute or administrative designation. These figures are also little changed from 1981.

**Map No. 9: Land Cover** shows the forested areas of the County, in addition to agricultural and low-density residential land uses. According to the National Land

Cover Database, 68.0 percent of Rappahannock County land cover is deciduous (44.3%), mixed (21.2%), or evergreen (3.4%) forest. (Note: The National Land Cover Dataset was compiled from Landsat satellite TM imagery (circa 1992) with a spatial resolution of 30 meters and supplemented by various ancillary data (where available). The analysis and interpretation of the satellite imagery was conducted using very large, sometimes multi-state image mosaics (i.e. up to 18 Landsat scenes). Using a relatively small number of aerial photographs for 'ground truth', the thematic interpretations were necessarily conducted from a spatially-broad perspective.

The invasion of the Gypsy Moth caterpillar into Rappahannock commencing in 1987 has had a dramatic affect on timber resources. Rapidly established as the major cause of hardwood mortality, the pest has caused an estimated 13,000 acres of hardwood losses, primarily in white, red, chestnut, black and scarlet oak. The County elected to not pursue a cooperative cost-share spraying program to suppress the insects, but to instead support private spraying efforts. By virtue of the Shenandoah National Park's non-spray policy (except for public areas) the insect is impossible to eradicate from our area and will continue to cause hardwood losses until a new equilibrium is attained. A fire complex of over 25,000 acres in Rappahannock, Madison and Page Counties in September of 2000, while often spectacular, was contained largely within the Shenandoah National Park and has created no long-term forest management issues.

A closer look at the 73,707 acres in commercial forestland shows that 47,572 acres, or 62%, was held by farm operators while 27,184 acres or 36% was held by private landowners.

The ability of commercial forestlands in Rappahannock County to produce crops of industrial wood is limited. Based upon a classification system used by the Virginia Division of Forestry, called site class, or the capacity to grow crops of industrial wood based on fully stocked natural stands, commercial forestlands in the County are poor producers. Approximately 3,400 acres are site class three, 54,366 acres are class four and 16,990 acres are class five. Class three lands produce 85 to 120 cubic feet per acre annually, class four lands 50 to 85 feet, and class five lands below 50 feet. The County has no class one or two lands which can produce more than 165 and 120 cubic feet per acre annually.

The predominant forest types of the commercial acreage are: Loblolly-short leaf (3,398 acres), Oak-pine (3,398 acres), Oak-hickory (64,562 acres), and White Pine-Hemlock (3,398 acres). Tables 2.1 through 2.4 provide timberland data.

**Table 2.1**

**Area of Timberland By Stand-Size Class 1992**

	All Stands	Sawtimber	Poletimber	Sapling-Seedling
Acres	71,760	54,560	17,050	150

**Table 2.2**

**Area of Timberland By Forest-Type Group 1992**

	All Stands	Loblolly-Shortleaf	Oak-Pine	Oak-Hickory
Acres	71,760	150	6,820	64,790

**Table 2.3**

**Area of Timberland By Ownership Class 1992**

	All Stands	Forest Ind.	Farmer	Corp.	Individ.
Acres	71,760	150	30,690	3,410	37,510

**Table 2.4**

**Average Annual Removals, 1986-1991 (in thousands of cubic feet)**

**GROWING STOCK**

All Species	Pine	Hard Hardwood
1,679	933	746

**SAWTIMBER**

All Species	Pine	Hard Hardwood
6,713	3,320	3,393

*SOURCE: VA Division of Forestry*

## CHAPTER THREE

# POPULATION CHARACTERISTICS

### Historic Trend of Population

To better understand the people of Rappahannock County and their needs and requirements, an analysis of the population is necessary. Such an analysis lends insight into existing conditions and provides a basis for developing population projections.

Table 3.1 and Graph 3.1 show the dramatic changes in the population of Rappahannock County from 1940 to 2000. The population declined from 9,782 in 1950 to 5,199 in 1970. Between 1930 and 1970, the population of Rappahannock County declined by 32.6% from 7,717 to 5,199. The population increased 5.5% from 1990 to 2000 while the State's population increased 14.4% in the same period.

**Table 3.1**

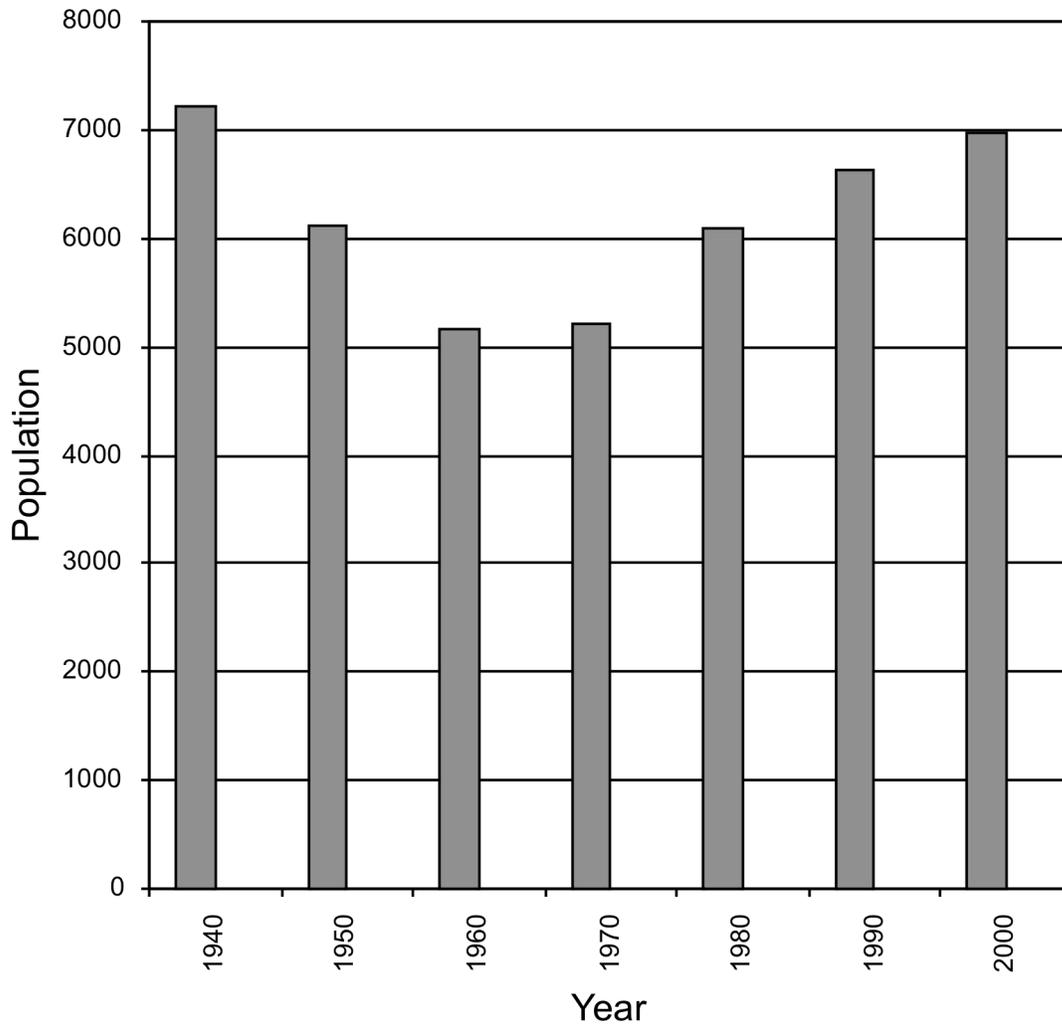
### Historical Population Growth 1940-2000

	1940	1950	1960	1970	1980	1990	2000
<b>Rappahannock</b>	7,208	6,112	5,168	5,199	6,093	6,622	6,983
<b>Town of Wash.</b>	245	249	255	189	247	196	183
<b>Hampton Dist</b>	1,764	1,489	1,130	1,231	1,181	1,129	1,403
<b>Stonewall-Hawthorne Dist</b>	1,492	1,166	1,058	908	1,133	1,306	1,386
<b>Jackson Dist</b>	1,291	1,118	1,028	1,043	1,404	1,485	1,443
<b>Piedmont Dist</b>	1,091	961	797	840	1,131	1,282	1,335
<b>Wakefield Dist</b>	1,570	1,378	1,155	1,177	1,244	1,420	1,416

*SOURCE: U.S. Bureau of the Census*

With a land area of 266.6 square miles, Rappahannock County's 2000 population density of 26 persons per square mile stood as one of the lowest among Virginia's counties.

**Graph 3.1**  
**Historical Population Growth 1940-2000**



The Weldon Cooper Center for Public Service of the University of Virginia has developed the following final estimates of population for Rappahannock County for 2004 and 2005:

**Table 3.2**

**Estimates of Population Growth 2004-2005**

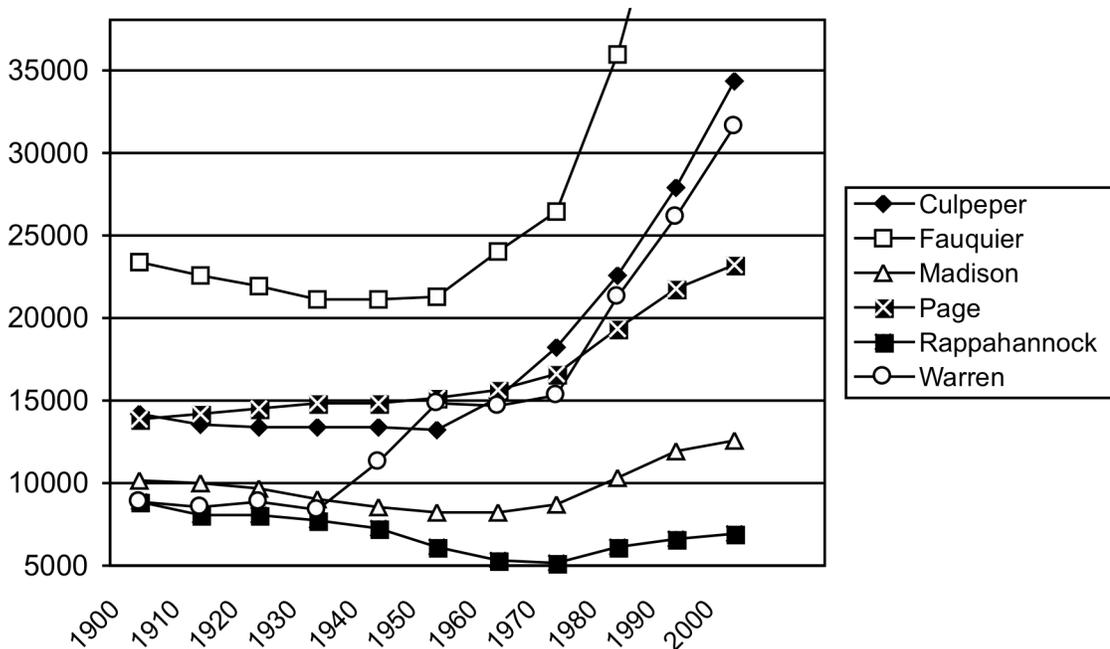
	<b>2004</b>	<b>2005</b>
<b>Rappahannock</b>	7,100	7,200

The Weldon Cooper Center for Public Service at the University of Virginia, by NPA Data Services, Inc., a private forecasting firm, projects between 2002 and 2010 the population of Rappahannock County will increase 0.6 percent per year.

In terms of total population, of the 95 counties in Virginia Rappahannock County ranked 89th in 1980, 90th in 1990, and 88th in 2000. Graph 3.2 shows Rappahannock population growth compared to growth in surrounding counties.

**Graph 3.2**

**Population By County 1900-2000**



NOTE: Fauquier 1990 = 48741, 2000 = 55139

SOURCE: U.S. Dept. of Commerce, Bureau of the Census

## **Population Density**

Population density provides a general indication of development in an area. These figures are thus valuable in monitoring the County's rate of growth and development. In terms of persons per square mile, the 1930 population of Rappahannock County was 28.9. By 1970 this number had decreased to 19.5. In 1980 the number of persons per square mile had risen back to 22.8, the 1990 figures identified a slight increase to 24.8, while in 2000 it totaled 26.2. Of the 135 counties and independent cities in the Commonwealth, Rappahannock ranks 128th in terms of population density.

## **Age Distribution**

The age and sex distributions of the population are important for several reasons. People under the age of 18 and over the age of 65 are generally more dependent than those of "prime" working ages. Therefore, a large percentage of an area's population in these age groups have definite economic and fiscal repercussions affecting per capita income, buying power and the costs of providing governmental services. Further, a comparatively young population with many females in the child bearing ages influences birth rates, school enrollments, public service demands, and future population totals.

Table 3.3 displays the age distribution for all age groups. The percentage of the population composed of individuals under 20 years decreased steadily from 1970 to 2000 while those persons 65 years and over increased by 51%. Persons 65 years and over represented similar proportions of the total population from 1970 to 1990 (from 12.2%-12.98%). In 2000, those persons 65 years and over totaled 963 or 13.8% of the population. Persons in the 45-64 age brackets edged upwards from 21% of the population in 1970 to 24% in 1990 and then grew markedly to almost 32% in 2000. The proportion of those persons 0-19 years decreased from 37.5% in 1970 to 29.6% in 1980; fell still further to 25.3% in 1990, and was 24.3% of the population by 2000. The 20-44 years age brackets share grew from 28.5% in 1970 to 37.6% in 1990 and fell back to 30% in 2000. Graphs 3.3, 3.4, and 3.5 show further breakdown of the data.

The 1990 Census results seemed to portend real future growth in population towards the lower end of the demographics. The surge in population in the prime child-rearing years has not been repeated with the 2000 Census, and indeed, the next demographic cohort set (45-64 yrs) has showed a roughly corresponding increase in percentage of the total.

This trend, along with the increase in the 65 and over population, resumes and reinforces Rappahannock's post World War II trend towards a "graying" of our population.

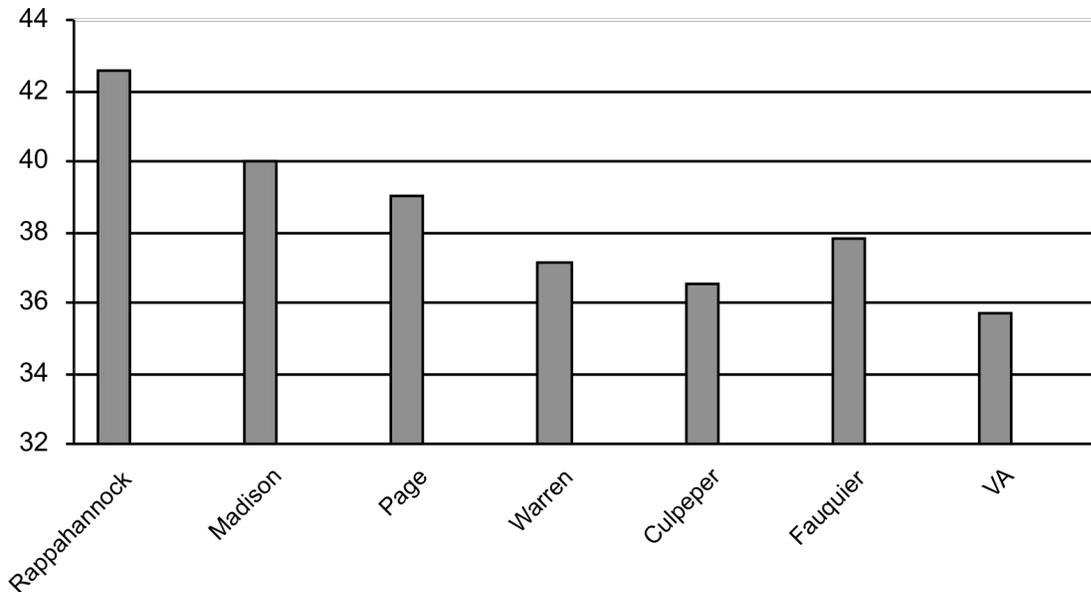
**Table 3.3**  
**Age Distribution 1970-2000**

	<b>Total 1970</b>	<b>Total 1980</b>	<b>Total 1990</b>	<b>Total 2000</b>
<b>TOTAL PERSONS</b>	5,199	6,093	6,622	6,983
<b>Under 5 Years</b>	391	361	453	356
<b>5 - 9 Years</b>	543	406	409	421
<b>10-14 Years</b>	532	499	415	518
<b>15-19 Years</b>	483	535	404	403
<b>20-24 Years</b>	334	418	360	252
<b>25-29 Years</b>	295	494	492	314
<b>30-34 Years</b>	283	478	503	385
<b>35-39 Years</b>	271	414	602	528
<b>40-44 Years</b>	298	367	534	620
<b>45-49 Years</b>	283	311	492	626
<b>50-54 Years</b>	280	338	424	660
<b>55-59 Years</b>	314	362	343	507
<b>60-64 Years</b>	255	303	331	430
<b>65-69 Years</b>	232	309	285	304
<b>70-74 Years</b>	180	205	242	263
<b>75-79 Years</b>	119	142	170	198
<b>80-84 Years</b>	77	92	107	111
<b>85 Years &amp; Over</b>	29	59	56	87

*SOURCE: U.S. Bureau of the Census*

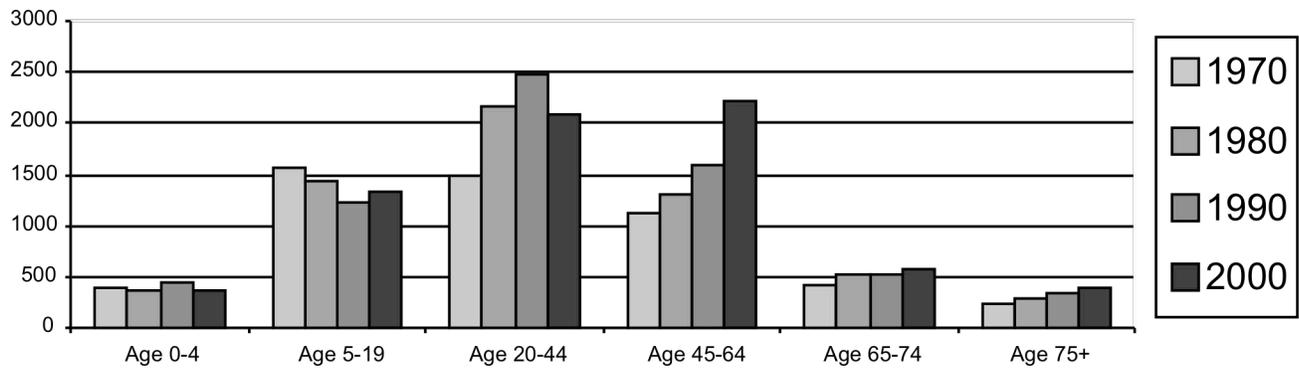
A further analysis of this data provides that the median age of Rappahannock County increased between 1970 and 2000 from 30.4 to 42.6 years. Comparatively, the 1980 median age for the State of Virginia was 29.8 years.

**Graph 3.3**  
**Median Age of Residents in Rappahannock**  
**& Surrounding Counties - 2000**



SOURCE: U.S. Dept. of Commerce, Bureau of the Census

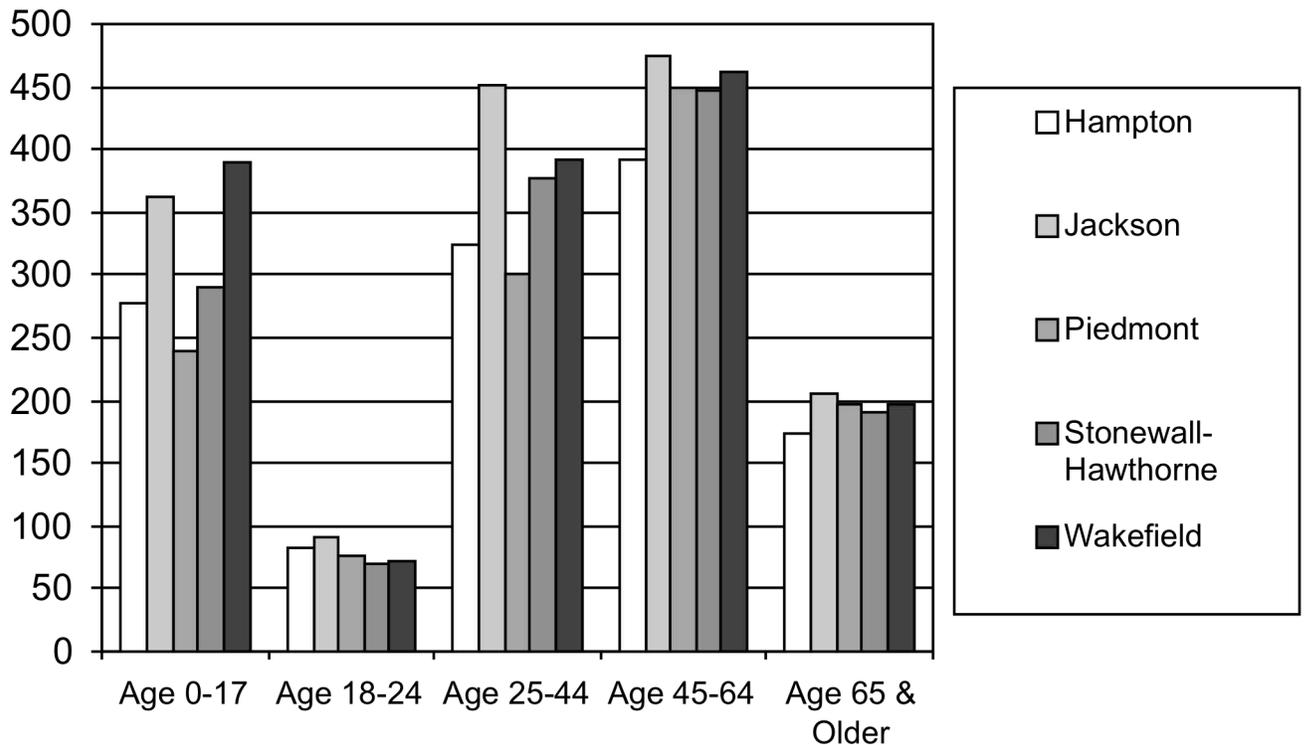
**Graph 3.4**  
**Number of Residents in each of Six Age Groups, 1970-2000**



SOURCE: U.S. Dept. of Commerce, Bureau of the Census

**Graph 3.5**

**Number of Residents in the Five Districts - 2000**



SOURCE: U.S. Dept. of Commerce, Bureau of the Census

### Minorities

Table 3.4 and Graph 3.6 show the race distribution in the population of Rappahannock County from 1950 to 2000. While there are a large number of various groups included in the non-white category, including African-Americans, persons of Hispanic descent, native Americans and others, African Americans are by far the dominant group with almost 90% of the category's total. The non-white population declined sharply to 11.6% in 1980, and slipped even further to 2000's 7.4%.

It is plain that the non-white population in this county is declining in absolute terms, and that the percentage of that population that is composed of African-Americans is itself declining. Rappahannock County ranks 36th in highest percentage white population, and 95th in percentage black population, out of the 135 counties and independent cities of the Commonwealth.

**Table 3.4**

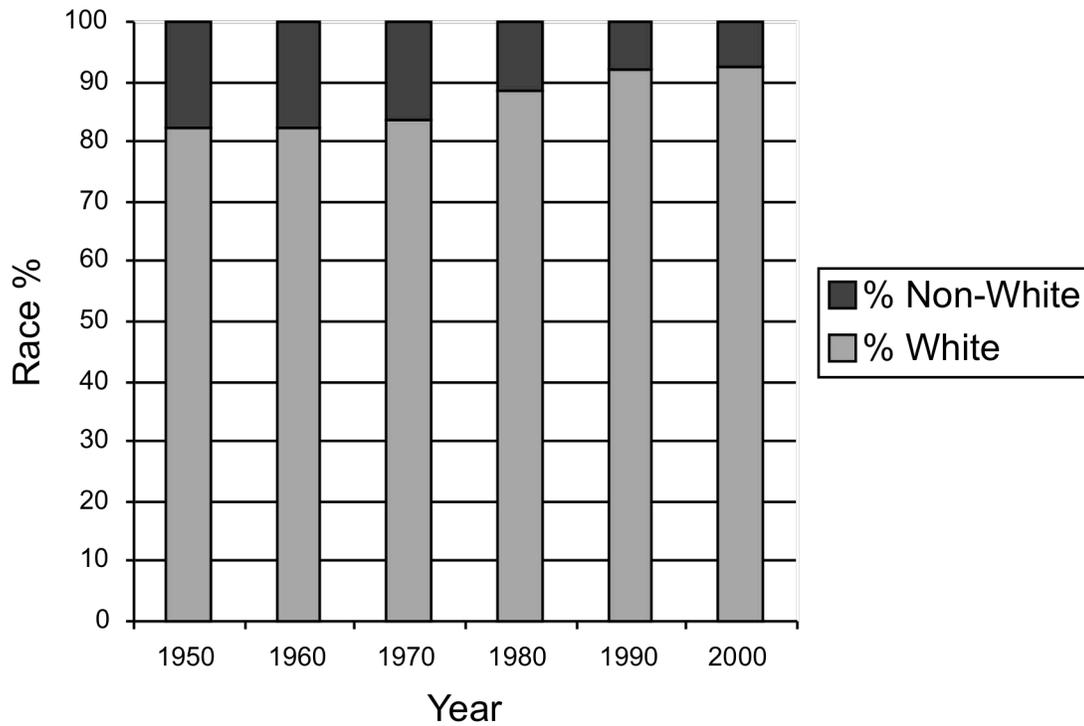
**Race Distribution (%) 1950-2000**

<b>Year</b>	<b>White</b>	<b>Non-White</b>
<b>1950</b>	82.3	17.7
<b>1960</b>	82.5	17.5
<b>1970</b>	83.5	16.5
<b>1980</b>	88.4	11.6
<b>1990</b>	92.0	8.0
<b>2000</b>	92.6	7.4

*SOURCE: U.S. Bureau of the Census*

**Graph 3.6**

**Race Distribution (%) 1950-2000**



## Educational Attainment

Since 1960 the educational attainment of Rappahannock County residents has increased dramatically. The median number of school years completed rose from 7 years in 1960 to over 14 years in 2000 (see Table 3.5). The median number of school years completed for the State was 11.7 in 1970 and approximately 13 in 2000. Major improvements can be seen in educational attainment, both since 1960 and particularly over the past decade. In 1960, 33.2% had no school or 1-4 years, only 12.6% in 1980, and 4.1% in 1990. While aggregated with other age groups in the 2000 census, it appears as though that percentage has dwindled to statistical insignificance. Likewise, the number of persons who completed 4 years or more of college rose from 3.1% in 1960, 11.2% in 1980, 18.9% in 1990, and 27.6% in 2000. The percentage of high school graduates also increased from 19.6% in 1960, 46.7% in 1980, 62.6% in 1990, and 76.0% in 2000.

As of 2000, Rappahannock County ranked 26th in the percentage of adults with college degrees (27.6%) out of Virginia's 135 counties and independent cities. Similarly, Rappahannock ranked 25th in percentage of adults with advanced educational degrees (9% of the population).

**Table 3.5**

### School Years Completed - Persons 25 years and Older (%) 1960-2000

	1960	1970	1980	1990	2000
<b>No School</b>	10.1	5.3	*	*	Less
<b>1 - 4 Years</b>	23.1	18.0	12.7	4.1	Than
<b>5 - 7 Years</b>	29.7	27.6	20.0	14.0	9th Gr.=
<b>8 Years</b>	8.7	9.5	6.8	19.0	11.2
<b>9 - 11 Years</b>	8.8	14.9	13.8	13.8	12.7
<b>High School</b>	11.4	14.8	25.9	28.0	30.1
<b>1 - 3 Yrs College</b>	5.1	6.8	9.6	20.2	18.4
<b>4+ Yrs College</b>	3.1	3.1	11.2	18.9	27.6
	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Bureau of the Census

#### \*\*Median School-Years Completed

7.0      8.0      10.8      12.4      14.0

#### High School Graduates (%)

19.6      24.7      46.7      62.6      76.0

\*In 1980-2000 the No School category was included in the 1-4 Years category.

\*\*Median is the point at which 50% of the cases are greater and 50% are less.

## Educational Trends

Student enrollment generally increased from 1988 through 1997. Since the high water mark of 1,067 students in the fall of 1997, average daily membership has declined steadily when measured at the start of the school year, until a recent up tick in 2001-02. Preliminary figures for subsequent years do not indicate that this is a trend (see Table 3.6 and Graph 3.7).

**Table 3.6**

### **Student Membership - September 30-End of Year Membership**

<b>Year Membership</b>	<b>Sept. 30 Membership</b>	<b>End-of-Year</b>
<b>1988-89</b>	941	921
<b>1989-90</b>	928	916
<b>1990-91</b>	948	927
<b>1991-92</b>	993	980
<b>1992-93</b>	1,030	994
<b>1993-94</b>	991	958
<b>1994-95</b>	1,008	1,013
<b>1995-96</b>	1,051	1,021
<b>1996-97</b>	1,046	1,045
<b>1997-98</b>	1,067	1,056
<b>1998-99</b>	1,052	1,055
<b>1999-00</b>	1,039	1,011
<b>2000-01</b>	1,020	1,004
<b>2001-02</b>	1,041	1,037

*SOURCE: FACING UP, STATISTICAL DATA ON VIRGINIA'S PUBLIC SCHOOLS & Superintendent's Annual Report for Virginia, VA Dept. of Education*

**Graph 3.7**

**Student Membership - September 30-End of Year Membership**

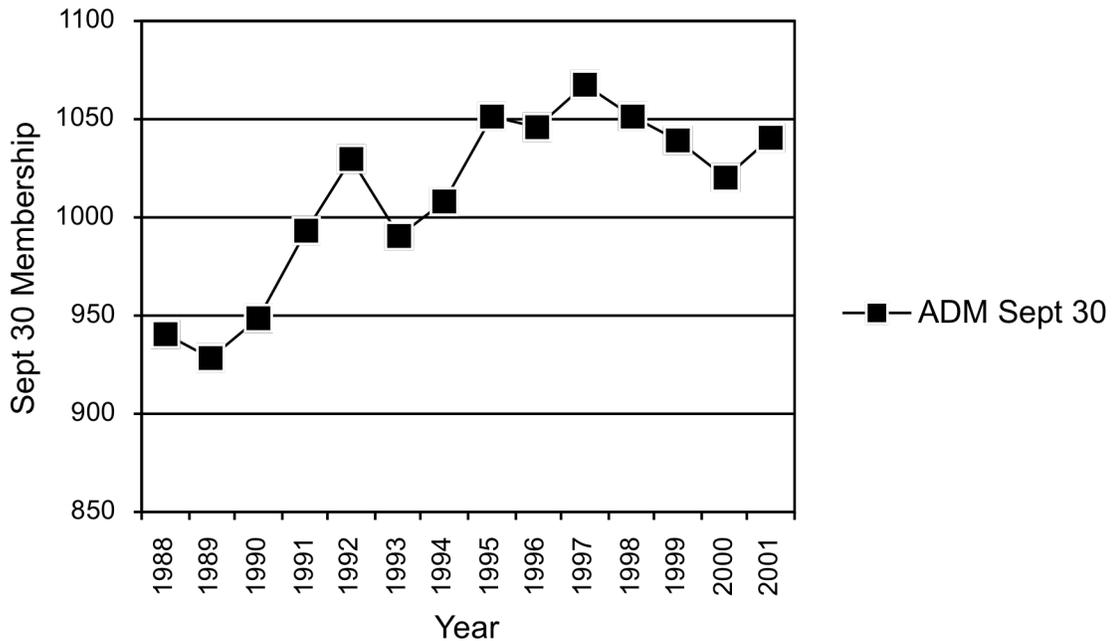


Table 3.7 shows that graduates as percent of ninth grade membership ranged from 92% in 1988-89 to 81% in 2001-02, with a high degree of annual variation due to the extremely small class sizes in the Rappahannock County School System.

**Table 3.7**

**Graduates as Percent of Ninth Grade Membership**

Year	Membership Ninth Grade	Total Graduates	Percent
1988-89	81	75	92.6
1989-90	84	69	82.1
1990-91	85	71	83.5
1991-92	66	54	81.8
1992-93	77	65	84.4
1993-94	74	61	82.4
1994-95	87	64	73.6

Year	Membership Ninth Grade	Total Graduates	Percent
1995-96	81	71	87.7
1996-97	94	84	89.4
1997-98	65	63	96.9
1998-99	75	56	74.7
1999-00	88	86	97.7
2000-01	79	60	75.9
2001-02	80	65	81.3

SOURCE: *FACING UP, STATISTICAL DATA ON VIRGINIA'S PUBLIC SCHOOLS & Superintendent's Annual Report for Virginia, VA Dept. of Education*

Historically, the percent of graduates continuing education attending 2 and 4-year colleges, etc., fluctuated from year to year through 1983. However, since 1984, there has been a fairly constant increase. Generally, more than 60% of the County High School graduates now continue their education always allowing for a certain variation in any given year due to the small class size (see Table 3.8).

**Table 3.8**  
**Graduates Continuing Education**

Year	Number of Graduates	Attending Two-Year Colleges		Attending Four-Year Colleges		Other Continuing Education		Percent Continuing Education
		#	%	#	%	#	%	
1988-89	75	19	25.3	22	29.3	2	2.7	57.3
1989-90	84	13	18.8	16	23.2	1	1.4	43.5
1990-91	71	9	12.7	24	33.8	7	9.9	56.3
1991-92	54	11	20.4	20	37	4	7.4	64.8
1992-93	77	6	9.2	20	30.8	8	12.3	52.8
1993-94	61	20	32.8	14	23	5	8.2	63.9
1994-95	64	22	34.4	28	43.8	1	1.6	79.7
1995-96	71	15	21.1	36	50.7	2	2.8	74.6
1996-97	84	14	16.7	30	35.7	8	9.5	61.9
1997-98	63	14	22.2	23	36.5	6	9.5	68.2
1998-99	56	16	28.6	21	37.5	19	33.9	100.0
1999-00	86	12	14.0	34	39.5	6	7.0	60.5
2000-01	60	19	31.7	23	38.3	0	0.0	70.0
2001-02	65	16	24.6	20	30.8	3	4.6	60.0

SOURCE: *FACING UP, STATISTICAL DATA ON VIRGINIA'S PUBLIC SCHOOLS & Superintendent's Annual Report for Virginia, VA Dept. of Education*

Total expenditures for operations increased 221 percent from 1988-89 through 2001-02. Table 3.9 shows percentages of Local, State, and Federal financial support for expenditures. Local expenditures increased from \$1,988,579 to \$5,270,837 or 265 percent in this time period (not adjusted for inflation). The Federal share of spending has remained relatively constant while the state share has declined.

**Table 3.9**

**Total Expenditures for Operations And Sources of Financial Support for Expenditures**

Year	Total(\$)	Local(\$)	%	Retail(\$)	%	State(\$)	%	Fed.(\$)	%
1988-89	3,899,438	1,988,579	51.0	375,305	9.6	1,328,664	34.1	206,890	5.3
1989-90	4,285,755	2,224,833	51.9	426,304	9.9	1,407,289	32.8	227,328	5.3
1990-91	4,423,133	2,387,189	53.9	440,949	9.9	1,348,106	30.4	246,890	5.5
1991-92	4,663,006	2,467,059	52.9	449,052	9.6	1,344,920	28.8	401,976	8.6
1992-93	4,986,488	2,818,955	56.5	477,822	9.5	1,228,364	24.6	461,348	9.2
1993-94	5,211,792	3,035,175	58.2	524,691	10.6	1,145,163	21.9	506,763	9.7
1994-95	5,488,274	3,243,433	59.0	563,415	10.3	1,355,596	24.7	325,829	6.0
1995-96	5,711,995	3,444,301	60.3	583,645	10.2	1,429,950	25.0	254,099	4.5
1996-97	6,123,781	3,839,015	62.7	637,684	10.4	1,405,186	22.9	241,896	4.2
1997-98	6,659,071	4,475,874	67.2	686,598	10.3	1,220,525	18.5	276,074	4.1
1998-99	6,704,742	3,820,578	56.9	738,151	11	1,831,529	27.3	314,485	4.69
1999-00	7,136,000	4,163,265	58.3	798,309	11.1	1,825,051	25.5	349,375	4.89
2000-01	7,829,112	6,266,269	80	836,676	10.7	493,365	6.3	232,801	2.9
2001-02	8,485,506	5,270,837	62.1	850,773	10	1,860,928	21.9	502,968	5.9

SOURCE: *FACING UP, STATISTICAL DATA ON VIRGINIA'S PUBLIC SCHOOLS & Superintendent's Annual Report for Virginia, VA Dept. of Education*

Table 3.10 shows per pupil expenditures based on the average daily membership (ADM) for operations from local, State, and Federal funds. Both local and State funds for each pupil expenditure increased by more than 100 percent. On the other hand, expenditures from retail sales and use tax and federal funds per pupil increased only slightly. Altogether, per pupil expenditures increased from \$4,202 to \$8,143 from 1988-89 to 2001-02.

**Table 3.10****Per Pupil Expenditure for Operations From Local, State, and Federal Funds**

<b>Year</b>	<b>ADM Determining Cost Per Pupil(\$)</b>	<b>Per Pupil Expenditure From Local Funds (\$)</b>	<b>Per Pupil Expenditure From Retail Use Tax Funds(\$)</b>	<b>Per Pupil Expenditure From State Funds (\$)</b>	<b>Per Pupil Expenditure From Federal Funds (\$)</b>	<b>Total Per Pupil Expenditure (\$)</b>
<b>1988-89</b>	928	2,143	404	1,432	223	4,202
<b>1989-90</b>	922					4,648
<b>1990-91</b>	944	2,529	467	1,428	262	4,686
<b>1991-92</b>	992	2,487	453	1,356	405	4,701
<b>1992-93</b>	1,011					4,932
<b>1993-94</b>	1,085	2,797	484	1,055	467	4,803
<b>1994-95</b>	1,006	3,224	1,348	560	324	5,456
<b>1995-96</b>	1,031	3,341	1,387	566	246	5,540
<b>1996-97</b>	1,046	3,670	610	1,343	231	5,854
<b>1997-98</b>	1,063	4,211	646	1,148	260	6,264
<b>1998-99</b>	1,054	3,625	700	1,738	298	6,361
<b>1999-00</b>	1,023	4,070	780	1,784	342	6,976
<b>2000-01</b>	1,015	6,174	824	486	229	7,713
<b>2001-02</b>	1,042	5,058	816	1,786	483	8,143

*SOURCE: FACING UP, STATISTICAL DATA ON VIRGINIA'S PUBLIC SCHOOLS & Superintendent's Annual Report for Virginia, VA Dept. of Education.*

The local private non-profit public education support group, Headwaters, Inc., in collaboration with the Rappahannock County Public Schools and the Rappahannock County Board of Supervisors, commissioned a study concerning local-state financing of education in Rappahannock County from Public and Environmental Finance Associates, of Washington, D.C. The report is entitled "Analysis of the Impact of the Local Composite Index on Rappahannock County, Virginia", and was issued in September 2002.

The LCI (Local Composite Index) in the words of the report, "is used by the Commonwealth to allocate state aid to local school districts. It is applied by the Commonwealth as a measure of relative economic well-being among Virginia cities and counties." Three weighted components make up the LCI: property values (50%), Adjusted gross Income (40%) and sales tax receipts (10%). While sales tax receipts are very low, and the County is close to the state average for median

income and median residential property values. The fact remains that the LCI for Rappahannock is the tenth highest in the state, resulting in extreme limitations on state aid, particularly for education.

The report's principle conclusion is that the success that the County has had in preserving open space has resulted, through the intricacies of the LCI formula, in a "penalty" in education funding. Succinctly, property taxed locally at its "use-value" (value for productive agricultural enterprises versus fair market value - often a reduction of 75-85%) is nevertheless valued by the Commonwealth at its fair market value in the LCI's workings.

The County has determined on a series of initiatives (discussed elsewhere) to address this unintended consequence.

While only an indicator of local educational investment and effort, pupil-teacher ratios are one means of measuring a local educational system. The Commonwealth as a whole had a Public School Pupil-Teacher ratio of 13:1 and 11:1 for K-7 and 8-12 education, respectively. Rappahannock's ratios for 1991-92 were 15:1 and 12:1 and in 2000, 11:1 and 9:1. These numbers are self-evidently better than the state averages, and represent the advantages (and challenges) of a smaller school system. In neighboring counties, the elementary and secondary ratios range from a high of 13:1 ratio in both K-7 and 8-12 in Warren County to a low for elementary of 12:1 in Culpeper and 9:1 for secondary in Fauquier County.

Teacher salaries are also a measure of a localities' ability to attract and retain qualified instructional personnel (including principals, assistant principals and central administration). A comparison between Rappahannock and other counties in the Rappahannock-Rapidan Regional Commission is included in Table 3.11.

**Table 3.11**

**Average Public Teacher Salary**

	<b>2000-01</b>	<b>2001-02</b>	<b>2002-03</b>	<b>2003-04</b>
<b>Rappahannock</b>	\$31,551	\$32,647	\$34,890	\$35,681
<b>Culpeper</b>	\$35,144	\$36,759	\$39,653	\$38,692
<b>Fauquier</b>	\$41,457	\$37,005	\$39,568	\$43,374
<b>Madison</b>	\$28,790	\$32,293	\$32,553	\$35,726
<b>Orange</b>	\$38,934	\$43,275	\$40,794	\$40,407

*SOURCE: Virginia Dept. of Education (RRRC Data Summary, March 2004)*

**Income Characteristics**

Between 1969 and 1979 the median income of Rappahannock County families increased from \$12,625 to \$16,878 or 33.7%. Likewise, the 1979 mean or average income of Rappahannock County families was \$20,694 while the State figure was \$25,022.

Clearly, the income of Rappahannock residents has been on a steady rise since then with particularly notable increases in the past decade. Median family income in 2000 stood at \$51,848 while per capita income stood at \$23,863. Anecdotal evidence of the Counties' general increase in wealth may also be showing the fact that 12.8% of the population reported incomes of \$100,000 or above, the twelfth highest percentage from among the 135 counties and independent cities. Similarly, with 5.2% of families reporting incomes below the poverty line, Rappahannock ranked 87th in the Commonwealth (this figure is less than one half what it was in 1990 and is 7.7 % of total population).

The overall distribution of the County's adjusted family incomes from 1979 through 2000 is presented in the following Table (see Table 3.12).

**Table 3.12**  
**Adjusted Family Income**

	<b>1979</b>	<b>%</b>	<b>1990</b>	<b>2000</b>
<b>Total Families</b>	1,654	100	1,951	2,024
<b>Less than \$2,500</b>	32	1.9	*	*
<b>\$2,500 to \$4,999</b>	102	6.2	3.8%	*
<b>\$5,000 to \$7,499</b>	158	9.6	*	*
<b>\$7,500 to \$9,999</b>	124	7.5	5.0	2.5
<b>\$10,000 to \$12,499</b>	160	9.7	*	*
<b>\$12,500 to \$14,999</b>	103	6.2	*	4.2
<b>\$15,000 to \$17,499</b>	189	11.1	*	*
<b>\$17,500 to \$19,999</b>	111	6.7	14.3	*
<b>\$20,000 to \$22,499</b>	90	5.4	*	*
<b>\$22,500 to \$24,999</b>	140	8.5	*	10.0
<b>\$25,000 to \$27,499</b>	98	5.9	*	*
<b>\$27,500 to \$29,999</b>	43	2.6	16.4	*
<b>\$30,000 to \$34,999</b>	100	6.1	*	11.5
<b>\$35,000 to \$39,999</b>	31	1.9	18.9	*
<b>\$40,000 to \$49,999</b>	91	5.5	12.1	18.4
<b>\$50,000 to \$74,999</b>	51	3.1	-	23.5
<b>\$75,000 or more</b>	32	1.9	-	15.7

SOURCE: U.S. Bureau of the Census

\*Income levels combined with next reported figure below

Median Income	\$16, 878	\$36,399	\$51,848
Mean Income	\$20, 694	\$47,076	

A comparison of the adjusted per capita income for other jurisdictions in the Planning District is presented in Table 3.13. Rappahannock County citizens

experienced the second greatest percentage change in their per capita income, after having the greatest between 1980 and 1990; however, this figure is still just below the State average of \$23,975 and over \$2,000 above the national average of \$21,578. Nonetheless, the County per capita income figure grew substantially when compared to adjacent counties. Out of the three counties in the Rappahannock-Rapidan Regional Commission adjacent to Rappahannock County, Fauquier had the highest and Madison had the lowest per capita income in 2000, a trend that has remained constant since 1970.

**Table 3.13**

**Virginia Adjusted Per Capita Gross Income Comparison**

<b>Locality</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
<b>Rappahannock County</b>	\$12,635	\$23,863	188.86
<b>Fauquier County</b>	\$17,223	\$28,757	166.94
<b>Culpeper County</b>	\$11,772	\$20,162	171.27
<b>Madison County</b>	\$9,699	\$18,636	192.14
<b>Commonwealth of Virginia</b>	\$12,706	\$23,975	188.69

*SOURCE: Commonwealth of Virginia, VA. Department of Taxation, Virginia Department of Taxation Annual Report. Richmond, VA 1982-1991*

**Population Projections**

Although difficult to develop because of the numerous complex variables that influence them, population projections are an important component of the comprehensive planning process. Based on past trends and predicted events, such projections assist in establishing a basic idea of the County's future population level and structure, the overall rate of growth and development, and the degree of change. Further, population projections are necessary to plan for future community programs and essential public services required by the general population.

The two primary population growth components are births vs. deaths and in-migration vs. out-migration. Many factors serve to affect these determinants in an area or locality. These factors include:

1. The general physical and natural environment and amenities of an area.
2. The health of the local population.
3. The age components of the local population.
4. The fertility rate of the locality's childbearing aged females.

5. The regional setting of the locality.
6. Employment opportunities and type of employment in the locality and its environs.
7. Income and wealth of the locality.
8. Public facilities and services available to the populous of the locality.
9. The cost and availability of housing in the locality.
10. The tax rate and tax structure of the locality.
11. Growth occurring in adjacent localities.

All of the above factors are important to projecting population for a place. Unfortunately, not all factors are easily projected, and the factors can change quickly over time. Under these constraints, a range of assumptions about what will influence a locality's population changes in the future should be determined and population projections based on the assumptions developed.

The population projections for Rappahannock County have been developed in a range from a lower to an upper limit. This range is based on assumptions of what could happen to the County's population and is intended to provide a projection of what would result under different growth scenarios. It is probable that the population growth will fall somewhere within the range shown. At any one time during the projection period it is possible that unforeseen occurrences could quickly change the projections.

#### **Lower Limit-Lowest anticipated growth rate:**

This projection is seen as the lowest likely population growth scenario for Rappahannock County. Assumptions under this scenario include:

1. The continued attractiveness of Rappahannock County as a place to live by retirees and former residents of the County.
2. A fairly consistent fertility rate and death rate with that of the 1980 to 2000 period.
3. A slowing of in-migration by individuals who commute to jobs outside of the County.
4. A continued dominance of agriculture and tourism in Rappahannock County's economic base.
5. A small growth in non-agricultural employment opportunities in the County.
6. A smaller growth in areas adjacent to Rappahannock County.

The result of these assumptions is a population growth characteristic in the County similar to that which occurred from 1980 to 1990. Thus, a decennial population growth rate of 8.6% (the 1980-90 rate) has been adopted for the lower limit projection.

#### **Median Projection-Moderate annual growth rate:**

This projection is seen as close to the middle of the likely population growth range. Assumptions under this scenario include:

1. The continued attractiveness of Rappahannock County as a place to live by retirees and former residents of the County.

2. A fertility rate and death rate consistent with that of the 1980 to 2000 period.
3. A continued significant in-migration of individuals who commute to jobs outside the County.
4. A moderate growth in non-agricultural employment opportunities in the County.
5. A continued growth in areas adjacent to Rappahannock County.

The result of the assumptions is a population growth characteristic in the County similar to that which the Commonwealth has estimated to have occurred from 1990 to 1993. Thus, a decennial population growth rate of +15% has been adopted for the median projection.

**Upper Limit-Highest anticipated annual growth rate:**

This projection is seen as the highest likely growth scenario for Rappahannock County. Assumptions under this scenario include:

1. The continued attractiveness of Rappahannock County as a place to live by retirees, returning County natives, and commuters working outside the County. Thus, a continued heavy in-migration.
2. A continued large growth in areas adjacent to Rappahannock County.
3. A "spill-over" of growth into Rappahannock County from adjacent counties similar to the growth experienced in those counties from 1990 to 2000.
4. A large growth in non-agricultural employment opportunities in the County.
5. An increasing fertility rate and stable or slightly decreasing death rate.

The result of these assumptions is a larger population growth in Rappahannock County than occurred from 1980 to 1993. A 2% annual increase in population was adopted.

The translation of these assumptions into numbers through the year 2010 is found in Table 3.14. As shown, the application of growth rates yields a dramatic range between the upper and lower population growth limits.

**Table 3.14**

**Population Projection Range, Rappahannock County**

	<b>2000</b>	<b>2005</b>	<b>2010</b>
<b>Upper Limit-High Decennial Growth: 22%</b>	6,983	7,709	8,512
<b>Median Limit-Moderate Decennial Growth: 15%</b>	6,983	7,506	8,030
<b>Lower Limit-Low Decennial Growth: 8.6%</b>	6,983	7,283	7,584

## CHAPTER FOUR

# ECONOMY

### Occupations

While the economy of Rappahannock County has historically been based upon agriculture, it no longer employs as high a percentage of the work force as once was the case. Indeed, the decade of 1990-2000 saw the most precipitate decline in Agricultural employment in our county's history. Although the percentage of persons employed in that sector of the economy increased slightly between 1980-1990, it is still far below the 1970 figure, which in turn was lower than figures for previous decades. There have been a number of major investments made in agriculture over the past four years, particularly in heretofore "niche" areas such as grapes and organic products that may reverse this trend. While agriculture is still the foundation of the County's economy, more residents depend on other sectors of the economy for their main employment needs (see Table 4.1).

More generally, between 1980 and 2000, the total number of employed persons increased from 2,517 in 1980 to 3,375 in 1990 and to 3,591 in 2000. Reflecting the rural character of the County, production, crafts, operations, farming and general labor of all kinds were represented in Rappahannock County at a rate greater than that for the State.

It is worth noting that the proportion of workers who are classified by the Bureau of the Census as self-employed remains substantially higher in Rappahannock than many other jurisdictions; 612 of total employment of 3,591. This translates to 17.1% of workers as opposed to lesser percentages, generally in single digits, in adjacent counties. Reflecting the increasing commuting trend towards the governmental employment centers to the north and east, adjacent counties had an average of 15% of their worker populations employed in Federal, State or Local governments. Rappahannock, in an increase of over 5% since 1990, had 17% of its workforce employed by a governmental entity.

The County unemployment rate has historically lagged behind that of adjacent jurisdictions, the Commonwealth as a whole, and of the nation. This is not inconsistent with the experience of other rural communities, whose citizens' access to employment opportunities are constrained by transportation limitations. Be that as it may, between 1990 and 2000 the County's unemployment rate has precipitately declined, to the point that it generally has the lowest rate in the Rappahannock-Rapidan Region (RRRC). In the year 2000, the unemployment rate was 1.5%, and it has not exceeded 3% through 2003 (see Table 4.2).

**Table 4.1**  
**Occupation of Employed Persons**

	1980		1990		2000 <sup>1</sup>	
	#	%	#	%	#	%
<b>Executive, Administrative &amp; Managerial</b>	152	6.0	313	9.3	1,287	35.8
<b>Professional-Specialty</b>	162	6.5	360	10.6		
<b>Technicians &amp; Related Support</b>	41	1.6	91	2.7		
<b>Sales</b>	184	7.3	305	9.0	727	20.2
<b>Administrative Support/Clerical</b>	308	12.2	451	13.3		
<b>Private Household</b>	77	3.1	34	1		
<b>Protective Service</b>	46	1.8	49	1.4		
<b>Service Occupations (except protective/household)</b>	210	8.4	208	6.1	552	15.4
<b>Farming, Forestry, Fishing</b>	295	11.7	394	11.6	74	2.1
<b>Precision Production, Craft, &amp; Repair</b>	373	14.8	651	19.3	607	16.9
<b>Machine Operators, Assemblers, &amp; Inspectors</b>	337	13.4	217	6.4		
<b>Transportation-Material Moving Handlers, Equipment Cleaner</b>	143	5.7	158	4.7	344	9.6
<b>Laborers</b>	189	7.5	144	4.3		
<b>TOTAL</b>	<b>2517</b>		<b>3375</b>		<b>3,591</b>	

SOURCE: U. S. Bureau of the Census

<sup>1</sup> 2000 categories are as follows:  
 Management, Professional, & Related Occupations  
 Sales & Office Occupations  
 Service Occupations  
 Farming, Fishing, & Forestry  
 Construction, Extraction, & Maintenance  
 Production, Transportation, & Material Moving

**Table 4.2**  
**Unemployment**

<b>Year</b>	<b>County %</b>	<b>RRRC %</b>	<b>VA %</b>	<b>U.S. %</b>
<b>1998</b>	2.9	2.1	2.9	4.5
<b>1999</b>	2.0	1.8	2.8	4.2
<b>2000</b>	1.3	1.4	2.2	4.0
<b>2001</b>	1.6	2.0	3.5	4.7
<b>2002</b>	2.3	3.2	4.1	5.8

*SOURCE: U.S. Department of Labor, Bureau of Labor Statistics*

The importance of women in the civilian labor force has grown dramatically in the decades since the World War II, with Rappahannock experiencing the same trend as the nation, albeit at a more modest pace. The 2000 Census revealed that approximately 1,188 women 16 years of age or older were not in the labor force, while approximately 1,641 were. Of this latter group, only 52, or approximately 3%, were unemployed.

This labor force participation rate (58.0%) is slightly higher than that of other rural areas of the United States. By comparison Fauquier, Culpeper, Madison, Warren and Page Counties had a female labor force participation rate of 62.0%, 58.2%, 57.6%, 59%, and 55%, respectively.

### **Employer Types**

In contrast to the type of occupation a person holds, employer types describe the type of industry in which a person is employed. Historically, one of the most conspicuous aspects of this classification for Rappahannock County has been the continued decline of agricultural employment. As previously noted, this decline not only slowed over the previous decade, but in fact underwent a very modest resurgence.

In 1970, 20.3% of County residents were employed by the agricultural industry. This figure dropped to 11.8% in 1980 and increased slightly to 12.1% in 1990 before declining through 2000 as noted above. Management, professional, and related occupations have replaced construction as the most important industry sector in Rappahannock County with 35.8% of those employed registering this as their employer type in 2000. Perhaps functioning as a mirror of the sweeping changes in occupation in the country as a whole, the dominant occupation sector for each Census from 1970 through 2000 has been, respectively, Agriculture, Manufacturing, Construction and Management, Professional and Related.

Anecdotally, it is worth noting that Rappahannock County residents endure the third highest average travel time to work (34.7 minutes) of any jurisdiction in the Commonwealth.

Table 4.3 compares County employer types from 1980-2000.

**Table 4.3**  
**Civilian Industries By Which Employed 1980-2000**

	1980		1990		2000	
	#	%	#	%	#	%
<b>Agriculture, Forestry, Fisheries &amp; Mining (&amp; Hunting in 2000)</b>	297	11.8	409	12.1	289	8.0
<b>Construction</b>	431	17.1	649	19.2	555	15.5
<b>Manufacturing</b>	489	19.4	416	12.3	185	5.2
<b>Transportation</b>	79	3.2	144	4.3	*	*
<b>Communications &amp; Other Public Utilities</b>	33	1.3	105	3.1	282	7.8
<b>Wholesale Trade</b>	42	1.7	102	3.0	51	1.4
<b>Retail Trade</b>	312	12.4	385	11.4	281	7.8
<b>Finance, Insurance, Real Estate</b>	88	3.5	122	3.6	145	4.0
<b>Business, Repair Service</b>	135	5.4	155	4.6	--	--
<b>Personal, Entertainment, Recreation Services</b>	170	6.7	193	5.7	310	8.6
<b>Health Services</b>	150	6.0	154	4.5	*	*
<b>Educational Services</b>	-	-	144	4.3	533	14.8
<b>Other Professional Services</b>	101	4.0	179	5.3	428	11.9
<b>Public Administration</b>	89	3.5	218	6.46	279	7.8
<b>Other</b>	-	-	-	-	253	7.0
<b>TOTAL</b>	2517		3375		3591	

SOURCE: U.S. Census Bureau

\*Combined with next reported figure

## Major Employers

As reported by the Virginia Employment Commission, there were 220 establishments in Rappahannock County offering some form of employment in 2002. During the fourth quarter of 2002, these establishments employed 1,351 persons with average weekly wages per worker being \$574.

The largest employer in the County is the Rappahannock County School Board.

## Wholesale-Retail Trade

The U.S. Bureau of the Census lists six merchant wholesalers in Rappahannock County in 1997. As of 1997, 33 retail establishments were located within the County with total sales of \$23,351,283. This represents an increase of 99% in retail sales since 1987.

Current retail sales data show the relative strength of each commodity or sector in Rappahannock County (see Table 4.4).

**Table 4.4**

### Taxable Retail Sales and Use By Group 1992-2003

	1992	1997	1999	2001	2003
<b>Apparel</b>	-	-	-	-	-
<b>Automotive</b>	900,000	1,472,423	1,614,640	1,647,507	2,015,554
<b>Food</b>	7,300,000	11,773,852	13,610,766	16,161,359	16,230,434
<b>Furniture, Home Furnishings, &amp; Equipment</b>	1,000,000	1,308,217	1,681,526	1,585,999	1,831,355
<b>General Merchandise</b>	1,900,000	1,804,495	1,691,114	745,643	328,453
<b>Lumber, Bldg. Materials and Supply</b>	-	-	-	-	-
<b>Fuel</b>	-	-	-	-	-
<b>Machinery, Eqmt. &amp; Supp.</b>	300,000	221,955	207,813	172,309	157,473
<b>Miscellaneous</b>	4,200,000	4,265,881	4,385,636	4,800,463	6,362,945
<b>Hotels, Motels and Tourist Camps</b>	700,000	1,431,277	1,190,763	1,097,209	1,089,392
<b>Other Misc.</b>	0	1,073,183	866,849	1,159,194	1,158,911
<b>TOTAL</b>	16,300,000	23,351,283	25,249,107	27,369,683	29,174,517

SOURCE: Virginia Department of Taxation

NOTE: 1992 Figures are rounded to nearest \$100K. "-" = figures are withheld to avoid identification of individual businesses, but are included in total taxable sales.

## **Agriculture**

Historically, Rappahannock County has been an agricultural community with most residents depending upon the production of agricultural products for their employment and income. Today, the rural nature of the County continues to reflect the importance of agriculture to County residents.

Of increasing importance are the production of grapes and the rise of organic farming. While dwarfed in economic terms by traditional agricultural and horticultural operations, both endeavors have been continuously reinforced by new investment over the past decade. This trend may reasonably be expected to continue in the coming five years.

## **Farms**

Between 1949 and 1974, the total number of farms in Rappahannock County declined nearly 63% from 687 to 257. A slow reverse in that trend has followed with an increase to 443 farms as shown in the 2002 Census of Agriculture. The percentage of total County land area devoted to farm usage has fairly steadily decreased since 1974.

While the number of County farms has begun to very slightly increase, the average farm size has been decreasing. In 1974, the average size was 298 acres, in 1982 279 acres, in 1987 268 acres, in 1992 253 acres, in 1997 185 acres, and in 2002 an average of 177 acres.

In 1982, 49.2% of the County's farms had less than 100 acres, 39.0% had between 100 and 499 acres, while 11.8% had more than 500 acres. Comparatively, in 1974, 37.4% of the County's total farms had less than 100 acres and 14.8% had more than 500 acres. By 1992, 50% of the County's farms were less than 100 acres in size, 36% were between 100 and 499 acres in area, and farms of 500 acres or more represented only 14% of the total. In 1997, 59% of the County's farms were less than 100 acres in size, 32% were between 100 and 499 acres in area, and farms of 500 acres or more represented only 9% of the total. In 2002, 65% of the County's farms were less than 100 acres in size, 28.4% were between 100 and 499 acres in area, and farms of 500 acres or more represented only 6.7% of the total area.

Table 4.5 presents the number of farms by acreage for the years 1982, 1987, 1992, 1997, and 2002.

**Table 4.5**  
**Farms by Acreage 1982-2002**

<b>Acres</b>	<b>1982</b>	<b>1987</b>	<b>1992</b>	<b>1997</b>	<b>2002</b>
<b>1 - 9</b>	10	13	14	9	17
<b>10 - 49</b>	71	71	79	146	161
<b>50 - 69</b>	31	20	29	44	54
<b>70 - 99</b>	42	26	34	45	54
<b>100 - 139</b>	25	32	32	40	29
<b>140 - 179</b>	28	17	24	38	22
<b>180 - 219</b>	21	19	13	13	19
<b>220 - 259</b>	11	16	7	8	19
<b>260 - 499</b>	37	33	36	32	38
<b>500 - 999</b>	25	28	32	28	17
<b>1000-1999</b>	7	11	9	8	9
<b>2000+</b>	5	2	3	2	4
<b>TOTAL</b>	<b>313</b>	<b>288</b>	<b>312</b>	<b>413</b>	<b>443</b>

*SOURCE: U.S. Census Of Agriculture*

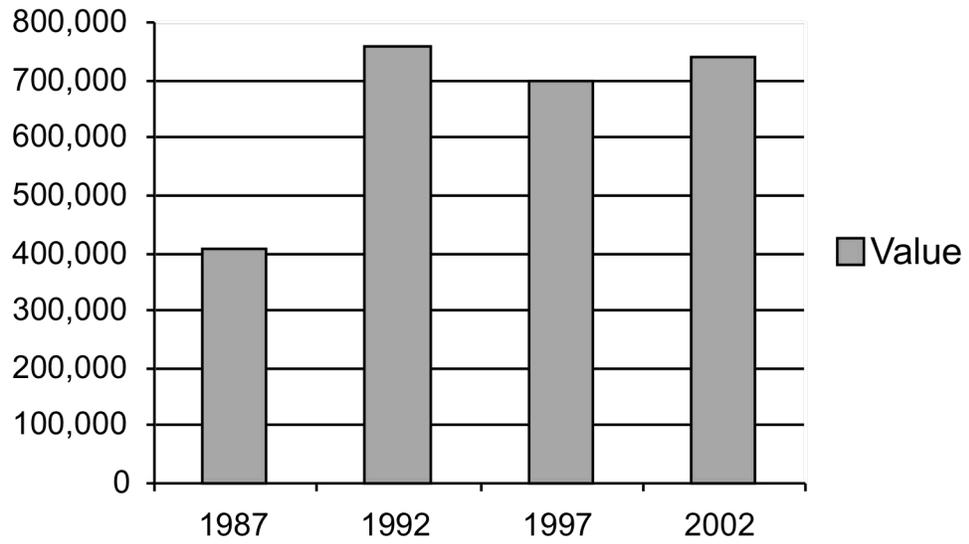
### **Value of Farmland**

As with most land use categories, the total value of agricultural land has dramatically increased in recent years. Between 1974 and 1982 the average value per farm acre in Rappahannock County increased 79.6% from \$672 to \$1,207. During this same time, the average value per County farm increased 90% from \$191,349 to \$364,163. In 1987, the average value per farm acre had increased to \$1,696, rocketed up to \$2,921 in 1992, was \$3,154 in 1997, and \$3,690 in 2002. Similarly, in 1987, the average value per county farm stood at \$407,631 but had ballooned to \$757,386 by 1992, fell to \$697,214 in 1997, and was back up to \$740,667 in 2002.

The overall average value per farm and average value per farm acre between 1987 and 2002 is illustrated in Graphs 4.1 and 4.2.

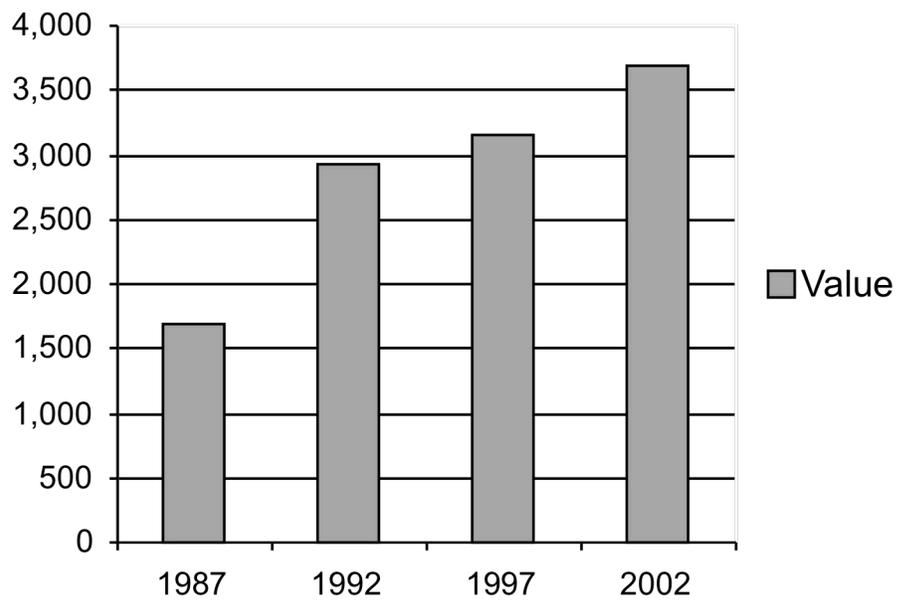
**Graph 4.1**

**Average Value Per Farm 1987-2002**



**Graph 4.2**

**Average Value Per Acre 1987-2002**

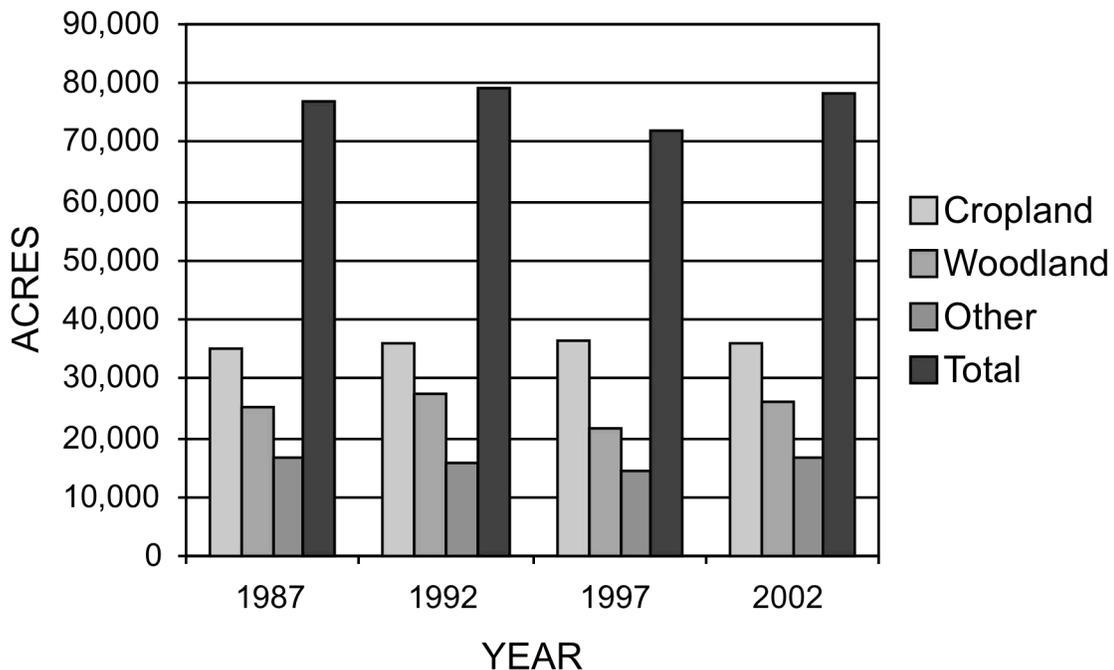


## Types of Farmland

In 2002, 78,483 acres of County land were in farmland, down 10% from 87,434 acres in 1982. Of the total farmland in 2002, 35,817 acres or 45% was classified as "cropland", 26,022 acres or 33% was classified as "woodland", and 16,644 acres or 22% was classified as "other farm land".

This breakdown of farmland by "cropland", "woodland", and "other farm land" is delineated in Graph 4.3 for the period 1987-2002.

**Graph 4.3**  
**Land in Farms 1987-2002**



## Cattle

Beef cattle operations have grown in importance over the past several decades, both as a principal farming operation and as one aspect of an integrated farm management plan. Since 1986, for example, the number of beef cattle and calves has increased from 11,900 to 15,500 in 1992, 16,041 in 1997, and 17,548 in 2002. This trend has steadily shaded upwards, with occasional retraction due to the nationwide cattle market fluctuations.

## Harvested Cropland

Of the total 443 County farms in 2002, 303 or 68% harvested some cropland. This compares with 79.7% in 1969 and 74.8% in 1982. This figure remained relatively constant between 1987 and 1997, hovering between 74-75%.

In 2002, 85% of the farms that harvested cropland harvested less than 100 acres of cropland while 13% harvested between 100 and 499 acres. Only 7 farms, or 2% of the total, harvested 500 acres or more.

Table 4.6 lists the number of farms by cropland harvested for the period 1969-2002.

**Table 4.6**  
**Number of Farms by Cropland Harvested 1969-2002**

Acres	1969	1974	1978	1982	1987	1992	1997	2002
1 - 9	38	24	32	33	30	38	52	45
10 - 19	31	31	32	37	24	35	44	67
20 - 29	34	30	30	42	23	30	35	40
30 - 49	33	37	30	35	45	35	51	59
50 - 99	41	39	38	37	45	43	53	46
100-199	26	23	31	24	22	29	30	27
200-499	14	17	16	22	23	17	15	12
500-999	2	2	1	2	5	4	3	6
1000+	1	0	1	2	0	0	1	1
<b>Total Farms with Cropland Harvested</b>	220	203	211	234	217	231	284	303
<b>All Farms</b>	276	257	266	313	288	312	413	443

SOURCE: U.S. Census Of Agriculture

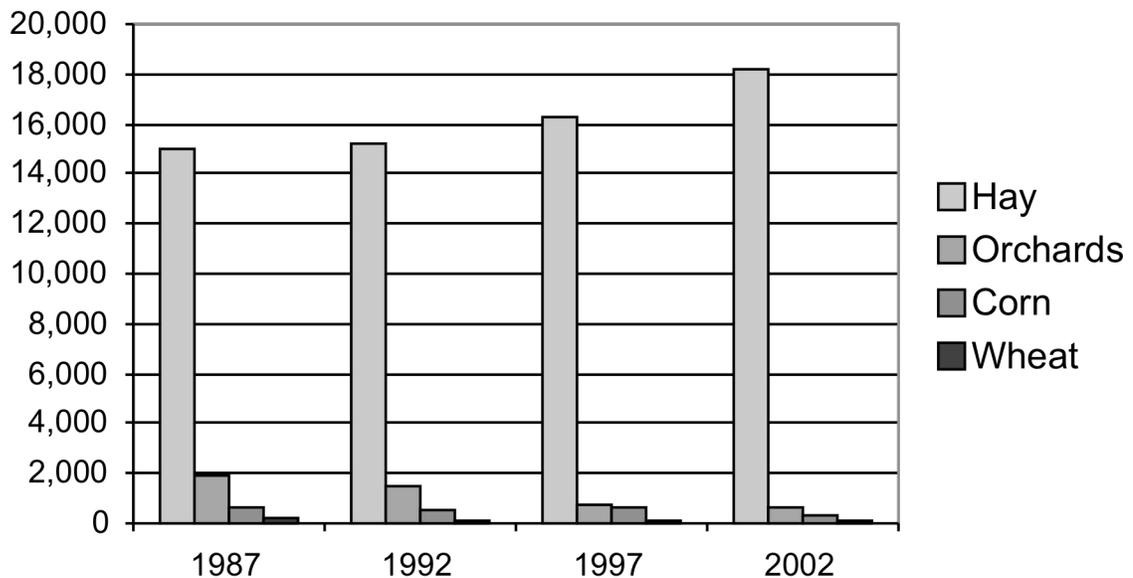
## Crop Types

During the 4-year period, 1978-1982 the total amount of cropland harvested in Rappahannock County increased 21% from 15,568 acres to 18,958 acres. This figure had declined to 17,768 by 1987, 17,397 by 1992, jumped to 17,724 by 1997, and to 19,208 in 2002. In 2002, hay represented 95% of the total cropland harvested while corn represented 1.6%. Orchards and wheat represented 3% and 0.4% respectively.

Graph 4.4 portrays the breakdown of crops by total acres harvested for the 1987-2002 period.

**Graph 4.4**

**Harvested Acres By Crop Type 1987-2002**



As a further measure of the overall importance of these crops, Table 4.7 presents the number of farms that were involved in their production between 1982 and 2002.

**Table 4.7**

**Number of Farms Producing 1982-2002**

<b>Crop</b>	<b>1982</b>	<b>1987</b>	<b>1992</b>	<b>1997</b>	<b>2002</b>
<b>Corn</b>	50	26	27	18	8
<b>Wheat</b>	11	12	9	4	3
<b>Hay</b>	202	195	199	220	253
<b>Orchards</b>	61	47	53	40	46

*SOURCE: U.S. Census Of Agriculture*

NOTE: Soybeans are an increasingly important crop for Rappahannock County farmers, however, reported harvested acreages have not yet exceeded 500.

The Orchard land in Rappahannock County consists primarily of apple production, although the County also harvests a considerable peach crop. In 1992, 43 County farms produced 14.31 million pounds of apples, while 21 farms produced

5.48 thousand pounds of peaches on 80 acres. The overall production of these orchard crops has sharply declined over the years to the point that only 32 farms still raise apples while only 19 still raise peaches. Table 4.8 presents the total number of apple and peach producing farms in the County from 1992-2002.

**Table 4.8**  
**Orchard Crops 1992-2002**

	1992	1997	2002	% Of Change 1997-02
<b>APPLES:</b>				
<b>Total # of Farms</b>	43	31	32	3.2
<b>Total Acres</b>	1,378	644	380	-41
<b>Farms-Non Bearing Age</b>	22	22	15	-32
<b>Farms-Bearing Age</b>	40	30	28	-6.6
<b>Farms Harvested</b>	35	23	NA	-
<b>Pounds Harvested (millions)</b>	14.31	9.005	NA	-
<b>PEACHES:</b>				
<b>Total # of Farms</b>	21	14	19	35.7
<b>Total Acres</b>	80	61	94	54
<b>Farms-Non Bearing Age</b>	12	7	7	-
<b>Farms-Bearing Age</b>	18	12	13	8.3
<b>Farms Harvested</b>	15	8	NA	-
<b>Pounds Harvested (millions)</b>	.548	.253	NA	-

SOURCE: U.S. Census Of Agriculture - NA (not available)

The historical importance of the Apple industry in Rappahannock orcharding justify a more detailed look at production figures (see Table 4.9).

**Table 4.9**

**Apple Production (in thousands of bushels) 1991-2002**

	1991	1994	1997	2002
<b>Bushels</b>	353	241	331	88

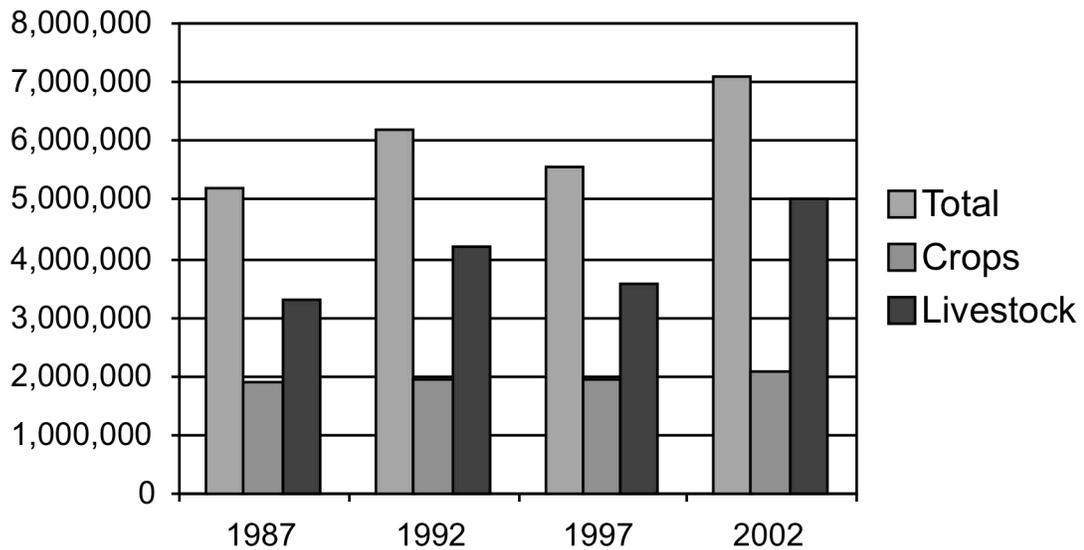
*SOURCE: National Agricultural Statistics Service, USDA*

**Value of Products Sold**

Graph 4.5 shows that between 1987 and 2002 the total value of County agricultural products sold increased 34.6% from \$5.2 million to \$7 million.

**Graph 4.5**

**Value Of Products Sold 1987-2002**



## **Prime Farmland**

Because of importance of agriculture to Rappahannock County, an attempt has been made to identify and record the suitability of soils for farming activities. It is important to base any land use policies designed to preserve farmland on an accurate and complete inventory of the County's soil capabilities. Soil capabilities are used because soils are the greatest determinant of farmland productivity. **Map No. 8: Prime Agricultural Soils on Moderate Slopes** shows location of prime agricultural soils for Rappahannock County.

While areas of prime farmland exist throughout the County, major concentrations are found in F. T. Valley, the Rediviva area, north and southeast of Washington, the Amissville vicinity, Laurel Mills to Viewtown, east and north of Flint Hill and the Huntly area.

## CHAPTER FIVE

### EXISTING LAND USE CHARACTERISTICS

Rappahannock County is a scenic, rural County dominated by forestal land uses, which occupied over 50% of the County's land area in 1997 according to the Census of Agriculture. This is due in part to the 31,700 acres of the Shenandoah National Park located in the County. However, it may also be attributed to the rugged character of the area that makes much of the land unsuitable for plowing. Agriculture and pasture is the second most dominant land use in the County with almost 34% of the land in this category. Vacant land, which consisted of unusable land due to location, slope, or soil conditions accounts for 7.6% of the County's land. The remaining 1.92% may be considered developed (see Table 5.1).

**Table 5.1**

#### Existing Land Uses (Estimated)

	<b>Acres</b>	<b>%</b>
<b>Residential</b>	1,450	0.80
<b>Commercial</b>	75	0.04
<b>Industrial</b>	45	0.03
<b>Public/Semi-Public</b>	100	0.05
<b>Highways, Roads, R-O-W</b>	2,050	1.20
<b>SUB-TOTAL (DEVELOPED)</b>	3,720	2.00
<b>Agriculture Crops &amp; Pasture</b>	57,337	33.55
<b>Forests</b>		
<b>Farms</b>	31,349	18.34
<b>Commercial</b>	36,774	21.52
<b>Federal</b>	31,700	18.55
<b>Vacant</b>	10,000	5.85
<b>SUB-TOTAL (UNDEVELOPED)</b>	167,160	98
<b>GRAND TOTAL</b>	170,880	100.00

\*Note that as of 1994, there were approximately 20,600 acres in Agricultural and Forestal Districts and 3,500 acres in conservation easement in Rappahannock County.

**Map No. 10: Agricultural/Forestal Districts** shows the approximate location of the current Agricultural and Forestal Districts in the County. **Map No. 11: Conservation Easements** shows the approximate location of properties in conservation easement.

## **Development Patterns**

Throughout the Piedmont and Blue Ridge physiographic regions, most development is scattered along a County's road system for the obvious reason of ready access. The roads of the County generally follow the ridgelines, except in low-lying areas where they tend to follow water bodies, particularly up into the many hollows of the mountains. In Rappahannock, true to form, development has been confined to those ridges and adjacent plateaus, providing generally well-drained soils, nearly level building sites, and superior views. Routes 522 and 211 have the most "ribbon" development along them. Antique stores, craft shops and fruit stands are also located along the major roadways to serve the many tourists who visit the area. The few industrial uses in the County have located close to the population centers.

The pattern of development in the Piedmont area is markedly different. Here the wooded mountain slopes have confined roads and development to the stream valleys and often the actual floodplains. Development and agriculture share the narrow stream valleys, while orchards often occupy the intermediate slopes at the foot of the mountains.

The County's villages developed along transportation corridors that probably originated as animal migratory tracks, evolved into paths used by the Country's native peoples, and were further developed by the European colonization. Villages or settlements typically grew up at significant crossroads, river crossings, or other important landmarks. The villages in the County provide focal points for scattered patterns of development. Villages are usually 3-5 miles apart along the County's main roads and slightly farther apart along the secondary roads. The villages serve local commercial and service functions and are generally characterized by:

- Rural post office and general store, often with older homes nearby.
- One or more houses of worship.
- Service stations and other small commercial/service establishments.

Other residential development has occurred throughout the County but this has been of a low-density type that is largely dictated by concentrated land ownership.

## Village Areas

Rappahannock's village settlements are among the most significant considerations affecting the direction of the County's future. These villages are traditionally communities that provide valuable social functions for the surrounding countryside. At these locations, key facilities allow County residents to meet, socialize, vote, shop, receive medical treatment, send and receive mail, and so forth. When considering that Rappahannock is an agriculturally oriented County and its population is largely dispersed, the importance of the village functions becomes apparent.

The primary villages in Rappahannock County are Amissville, Chester Gap, Flint Hill, Sperryville and Woodville. These five villages have no defined legal boundaries--they are not incorporated, and therefore the definition of what area is "included" in the village of Amissville, for instance, is quite general.

The Town of Washington is a separate incorporated municipality, which is also a designated Village within the context of local planning efforts. The Town has a wealth of historical significance, and is in fact a designated historic district.

## Amissville - with aerial photo & graphic inserts

The village of Amissville is located on Route 211 in the eastern part of Rappahannock County. Amissville is approximately eleven miles east of the Town of Washington and twelve miles west of Warrenton.

See insert for an aerial view of the Amissville area as of Spring 2002.

## Access

Amissville is accessible by arterial Route 211 and by secondary Routes 611 and 642. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
211	Hard Surface	80 feet
611	Hard Surface	14-20 feet
642	Hard Surface	50 feet

## Existing Land Uses

### Public/Semi- Public:

The village of Amissville contains four churches, three cemeteries, a post office and a fire station. In addition, Stuart Field, a facility providing recreational opportunities, is located there.

### Commercial and Industrial:

Located in Amissville is one general store, one convenience store, a multi-use structure housing a carpet shop (and other retail ventures), a restaurant, a service

station, and several other uses. The most recent additions have been a motorcycle shop and an automobile dealership.

Housing:

Housing in Amissville consists basically of single-family units located along Route 211. There is a trailer park off of Route 211 that accommodates eleven trailers. There is also one three-unit apartment house in the village.

## **Chester Gap - with aerial photo & graphic inserts**

The village of Chester Gap is located in the extreme northern portion of Rappahannock County along Route 660. Chester Gap is approximately 7 miles north of Flint Hill west of Route 522.

See insert for an aerial view of the Chester Gap area as of Spring 2002.

### **Access**

The village of Chester Gap is accessible by primary Route 522 and secondary Routes 660 and 610. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	50 feet
610	All Weather	Under 14 feet
660	Hard Surface	14-20 feet

### **Existing Land Uses**

#### Public/Semi-Public:

The village of Chester Gap contains one church, two cemeteries, and a fire station.

#### Commercial and Industrial:

One general store is located in Chester Gap.

#### Housing:

Chester Gap is composed primarily of single family housing units. The majority of these housing units are located along Route 610, 660 and Route 522. Moreover, there is a three-unit apartment building in Chester Gap at the northern tip of the village along Route 660.

## **Flint Hill - with aerial photo & graphic inserts**

The historic village of Flint Hill is located on Route 522 in the northern part of Rappahannock County. Flint Hill is approximately five miles north of the Town of Washington.

See insert for an aerial view of the Flint Hill area as of Spring 2002.

### **Access**

Flint Hill is accessible by primary Route 522 and secondary Routes 606, 647, and 729. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	30+ feet
606	Hard Surface	14-20 feet
647	Hard Surface	30-50 feet
729	Hard Surface	20-50 feet

### **Existing Land Uses**

#### Public/Semi-Public:

The village of Flint Hill contains three churches, two cemeteries, a post office and a fire station and volunteer rescue squad.

#### Commercial and Industrial:

Located in Flint Hill are a gas station, a bank, a general store and three restaurants. There is also a small business center that includes the post office, two apartments, and space for several retail businesses and a substantial amount of commercial office space (a computer technology firm occupies one space). Other businesses located along Route 522 are low-impact enterprises and include artist studios, professional practices (writer, massage therapist, architect, ferrier), a used-book dealer, and retail sales in equine and pet supplies. An abandoned stone quarry is located just east of Flint Hill along Route 647. Currently, a vacant light-industrial facility is located on Rt. 642 near the village. This facility is owned by the County and is referred to by its most recent tenant, the Aileen Factory, which made children's and women's clothing.

#### Housing:

Flint Hill consists basically of single-family units. The greatest concentration on these homes is along Route 522 and Route 606. Furthermore, along 522 a number of these homes were built in the early nineteenth century and should be considered historically significant.

## **Sperryville - with aerial photo & graphic inserts**

The village of Sperryville is located in the south central portion of Rappahannock County at the intersection of Routes 211 and 522. Sperryville is approximately 6 miles southwest of the Town of Washington along Route 522/211 and 5 miles northwest of Woodville along Route 522.

See insert for an aerial view of the Sperryville area as of Spring 2002.

### **Access**

The village of Sperryville is accessible by primary Route 522, 211, 522/211, and 231; and secondary Route 600. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	20+ feet
211	Hard Surface	30+ feet
522/211	Hard Surface	50+ feet
600	Light Surface	14-20 feet

### **Existing Land Uses**

#### Public/Semi-Public:

The village of Sperryville contains four churches, two cemeteries, a post office, and a fire station and rescue squad. A sewer system has also been constructed in Sperryville.

#### Commercial and Industrial:

Located in Sperryville are two antique malls, two antique shops, three service stations, a general store, a storage company, five restaurants, the phone company office, and many tourist-oriented retail businesses. Along with the tourist-oriented businesses are bed and breakfast establishments, a bookstore, art galleries, cabinetmakers, and many farmers and fruit markets. Most of these businesses are located around the area in which 522 and 211 join.

#### Housing:

Housing in Sperryville consists solely of single family units, the greatest concentration of which are along the 522/211 intersection.

## Washington - with aerial photo & graphic inserts

The Town of Washington, the County seat, is located on Business Route 522/211 in central Rappahannock County. Washington is approximately 17 miles west of Warrenton along Route 211, and 25 miles northwest of Culpeper along Route 522.

See insert for an aerial view of the Washington area as of Spring 2002.

### Access

Washington is accessible by primary Route 522/211 which has both business and bypass routes. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522/211	Hard Surface	100 feet
622	Hard Surface	14-20 feet
626	Hard Surface	14-20 feet
628	Hard Surface	14-20 feet

### Existing Land Uses

#### Public/Semi-Public:

The Town of Washington contains three churches, one cemetery, a post office, a fire station (just outside Town limits), the County Jail and Sheriff's Office, Department of Social Services, County office buildings as well as the Courthouse, the Town Hall, and a medical and mental health clinic. The Commonwealth of Virginia maintains offices for the Cooperative Extension Service and the Health Department. The Virginia Department of Transportation maintains a maintenance headquarters located at Route 622 Rock Mills Road and Flatwood Road, near the County's Flatwood Refuse and Recycling Center.

#### Commercial and Industrial:

Located in the Town are three restaurants (including the five-star Inn at Little Washington), three bed and breakfast establishments, an art gallery, two apartment buildings, several retail businesses associated with Sunnyside Farms including a gallery and retail ventures, along with commercial office space, a phone company office, three attorney's offices, a number of real estate offices, a cabinetmaker, a video rental establishment, and a newspaper office. Washington functions, in many ways, as the arts center of the County. Several theatrical and musical groups make their home in the Town and regularly present plays, lectures, and musical presentations in the Ki Theatre building. The largest arts venue in the County, the Theatre at Washington, Virginia, presents a wide variety of professional dramatic and musical performances year round, including the Smithsonian chamber music series.

#### Housing:

Housing in the Town of Washington is somewhat unique in that most single-family homes are located in Washington's historic district and are therefore

considered significant. The housing type in Washington is predominantly single-family. There are two apartment buildings containing all together about eight rental units.

## Woodville - with aerial photo & graphic inserts

The village of Woodville is located in the southern portion of Rappahannock County, in the Stonewall-Hawthorne District, on Route 522. Woodville is approximately 11 miles south of the Town of Washington and 14 miles north of Culpeper along Route 522 (formerly Cherry Street). The following, as compiled by Ned and Elisabeth Johnson, is noteworthy of Woodville: The town was possibly named in 1798 for John Woodville, rector of St. Mark's Parish (1794) or because all streets were given tree names. In 1835, the population was 200, and included 4 mercantile stores, 2 taverns, 1 school, 30 dwellings, 1 tanyard, 3 blacksmiths, 1 saddler, 1 boot and shoemaker, 1 cabinetmaker, 1 carpenter-house joiner, 1 tailor, 1 attorney, and 2 physicians. In 1880, there was 1 hotel, 4 merchants, 3 saw mills, 3 doctors, 1 lawyer, 1 Episcopal and 1 Methodist church, and 2 corn and flourmills. In 1929, a major tornado came through Woodville.

See insert for an aerial view of the Woodville area as of Spring 2002.

### Access

The village of Woodville is accessible by primary Route 522 and secondary Routes 618 and 621. The roads included in this are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	20+ feet
618 (West)	Hard Surface	14-20 feet
618 (East)	Hard Surface	14-20 feet
621	All Weather Surface	14-20 feet

### Existing Land Uses

#### Public/Semi-Public:

The village of Woodville contains two churches and three cemeteries. Woodville is noted for its yearly picnic on top of Red Oak Mountain; which is open to the public.

#### Commercial and Industrial:

One computer service shop and an antique/curio/garden and vegetable shop are the commercial land uses in the Woodville area.

#### Housing:

Woodville's housing stock is composed almost solely of single family and rental units. The majority of these homes are located along Route 522. Several structures have apartments.

## Housing

The housing stock of Rappahannock County is one of its most important features. Thus, a description of its characteristics lends considerable insight to the overall social and economic structure of the community and assists in identifying specific problems concerning the need for shelter and a safe living environment. Further, housing characteristics reflect the overall trend and rate of physical and economic growth and development.

Since 1960 the number of housing units in Rappahannock County has steadily increased. In 1960, 1,865 units were reported in the County. This number had increased to 3,303 in 2000.

The 1990 census reported a total of 2,964 units, or an increase of over 11% from the previous decade.

Of the 3,303 housing units within the County in 2000, 2,788 or 84.4% were occupied year round. Comparatively, 84% were occupied year round in 1990, 78% in 1980, 76.4% in 1970, and 76% in 1960.

Table 5.2 provides a breakdown of Rappahannock County's dwelling units between 1970 and 2000.

**Table 5.2**  
**Total Housing Units 1970-2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
<b>Total Housing Units</b>	2,023	100.0	2,704	100.0	2,964	100.0	3,303	100.0
<b>Occupied Year 'Round</b>	1,545	76.4	2,145	79.3	2,496	84	2,788	84.4
<b>Vacant</b>	478	23.6	466	17.2	468	16	515	15.6
<b>Vacant Year 'Round*</b>	399	19.7	255	9.4	260	8.7	79	2.4**
<b>Seasonal Unit</b>	80	3.9	211	7.8	275	9.2	309***	9.4
<b>For Migrant Worker</b>							6	0.2
<b>Other</b>							121	3.7

*SOURCE: U.S. Census of Housing*

\*Available for sale or rent, awaiting occupancy or being held for occasional use.

\*\*Does not include occasional use

\*\*\*Including occasional use

Since 1960, the percentage of owner occupied housing units in Rappahannock County has consistently increased. In 1960, 63.4% of the County's occupied units were owned and 36.6% were rented. In 1970, 68% were owned and 32% were rented. By 1980, 70% of Rappahannock County's occupied housing was owned. This was considerably greater than the 1980 overall State of Virginia rate for owner occupied housing of 65.6%. This trend was continued in 1990, when 72% of units were reported as owner-occupied, again higher than the state average of 66%. By 2000, 75% of units were owner-occupied.

In 2000, owner occupied units in Rappahannock County had more persons per unit (2.51) than did renter occupied units which had 2.47. This is similar to the overall State of Virginia relationship where owner housing, averaging 2.65 persons per unit was larger than renter housing with 2.3 persons per unit.

Displayed in Table 5.3 is the population per occupied unit for Rappahannock County between 1970 and 2000.

**Table 5.3**  
**Population Per Occupied Unit 1970-2000**

	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Persons per all units</b>	3.4	2.5	2.65	2.5
<b>Persons per all owner units</b>	3.2	2.6	2.75	2.51
<b>Persons per all rental units</b>	3.7	2.2	2.3	2.47

*SOURCE: U.S. Census of Housing*

The housing stock of Rappahannock County is relatively old with 41.0% of all units constructed in 1939 or earlier.

Substandard housing is of concern in all jurisdictions, both as a measure of social stability and perhaps even more importantly as an indicator of poverty. As is typical of most rural areas, almost all year housing units in Rappahannock County are in a one-unit (single family) structure. Two standards are typically used as determinants of substandard housing: those units lacking some or all plumbing facilities and those units that are overcrowded (more than 1.01 persons per room). While these characteristics do not describe the physical condition of housing structures, they are a nationally recognized social measure of an area's housing stock.

Between 1970 and 2000, the number of substandard housing units in Rappahannock County significantly declined, while the percentage of units that lacked all or partial plumbing facilities remained slightly ahead of the state average. Table 5.4 portrays Rappahannock County's level of substandard housing for 1970 through 2000.

**Table 5.4**  
**Substandard Housing Characteristics 1970-2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
<b>Lacking some or all plumbing</b>	780	40.1	527	20.2	243	8.2	148	5.3
<b>Over-crowded</b>	187	12.1	113	4.4	125	4.2	101	3.0

*SOURCE: U.S. Census of Housing*

**Table 5.5**  
**Household Structure - 2000**

	#	%
<b>Married couple, children age less than 18 years</b>	612	22.0
<b>Female head of household, children age less than 18 years</b>	90	3.2
<b>Other family households, children age less than 18 years</b>	62	2.2
<b>Married couple, no children age less than 18 years</b>	1075	38.6
<b>Female head of household, no children age less than 18 years</b>	109	3.9
<b>Other family households, no children age less than 18 years</b>	56	2.0
<b>Householder living alone, age less than 65 years</b>	432	15.5
<b>Householder living alone, age 65 years or older</b>	219	7.9
<b>Householder living with unrelated people</b>	133	4.8
<b>Total households</b>	2788	100.0

*SOURCE: U.S. Dept. of Commerce, Bureau of the Census*

Between January 1990 and 2002, 728 new residential building permits were authorized in Rappahannock County. This is substantially fewer permits than were issued in some neighboring counties. Over the same period of time, over 8,000 permits were issued in Fauquier County while over 3,000 permits were issued in Culpeper County. Table 5.6 illustrates the trend of residential building permits authorized for Rappahannock County by year from 1990-2002.

**Table 5.6**

**Residential Building Permits in Rappahannock County 1990-2002**

1990	62
1991	49
1992	48
1993	49
1994	58
1995	57
1996	48
1997	36
1998	50
1999	70
2000	70
2001	69
2002	62

**Historic Sites**

Rappahannock County has ten properties on the Virginia Landmarks Register and the National Register of Historic Places. They include: 1) Mount Salem Baptist Meeting House, 2) Ben Venue, 3) Montpelier, 4) Caledonia Farm, and 5) Flint Hill Baptist Church. Several other structures are in the process of being considered for inclusion. The County does have a number of other historically and architecturally significant structures that contribute to the historical character of the County.

In 2002, the County, in partnership with the Virginia Department of Historic Resources and assisted with significant funding from local donors, conducted an Historic Architectural Properties Survey. Prepared by E.H.T. Traceries, Inc., of Washington, D.C., the report resulting from the survey, issued in May of 2003 documents 166 “reconnaissance-level” and 26 “intensive-level” surveys of historic properties.

The survey resulted in a finding that at least twenty other properties are potentially eligible for listing on these registers, and at least 26 additional properties should be surveyed at the intensive level. Also, it was recommended that 31 previously surveyed properties be resurveyed and assessed of eligibility.

Other recommendations include the creation of rural historic districts to include FT Valley Road, Fodderstack Road, Yancey Road and Wakefield. Traceries suggested that the villages of Peola Mills and Slate Mills be comprehensively surveyed, researched and documented to determine their potential as historic districts. Preliminary Information Forms (PIFs) were prepared by Traceries to determine the eligibility of Laurel Mills, Flint Hill and Woodville and these were

reviewed by the Department of Historic resources, which determined that all three were eligible.

Finally, the report recommended placement of a highway marker at Millwood to document the life and career of local blues singer John Jackson.

## Community Facilities

Community facilities consist of those services provided by the County government or other governmental agencies to enhance the public's quality of life and general welfare. Because the adequate provision and maintenance of such facilities is important to the continuance of a well-balanced, diverse, and healthy community, identifying their current availability and extent is necessary.

Community facilities can be viewed as including several distinct groups. Among these are educational services, libraries, recreation, protective services, medical services, and public utilities. A description of each follows.

## Educational Facilities

Two public schools that are operated by the County serve the citizens of Rappahannock. The Rappahannock County Elementary School is located on a 26-acre site and serves grades kindergarten through seven. The Rappahannock County High School is located on a 19-acre site and serves grades eight through twelve. Both of these schools are located on U. S. Route 211 west of the Town of Washington. General data about these schools are provided in Table 5.7.

**Table 5.7**

### **Rappahannock County Public Schools (2001-2002)**

<b>School/ Grades Served</b>	<b>Constructed &amp; Renovated</b>	<b>End of Year Membership</b>	<b>Capacity</b>	<b>Pupil/Teacher Ratio</b>
<b>Rappahannock Elementary/ K-7</b>	1966 & 1995	600	700	11:7
<b>Rappahannock High School/ 8-12</b>	1959, 1988 & 2000	437	450	9:9

*SOURCE: Virginia Dept. of Education Annual School Report*

Currently, enrollment is below capacity in both of the County's public schools. Enrollment has declined sharply since 1970, with small upsurges occurring at unpredictable intervals thereafter. In addition to these public schools, Rappahannock

County is served by four private schools located in Rappahannock. The Wakefield Country Day School, located in Flint Hill, offers classes for pre-school through Grade 12. It presently services approximately 150 students. The Child Care and Learning Center, 1-1/2 miles west of Washington, offers pre-school and day-care classes. Approximately 65 children attend this facility. In addition, Massanova Christian Academy near Amisville serves several dozen children, while Hearthstone School in Sperryville serves 50 children.

In addition to local private schools, children from Rappahannock County attend private schools located in adjacent or nearby jurisdictions, such as Highland School in Warrenton, Wakefield School in The Plains, Notre Dame Academy in Middleburg, St. Luke's School in Culpeper, as well as others farther afield.

The Rappahannock County School Administration reports that there are twenty-two children currently tracked in home schooling arrangements as of 2003.

Further, several colleges and universities are located within commuting distance of the County. Lord Fairfax Community College in Middletown (Frederick County; with a branch campus in Warrenton) and Germanna Community College in Orange are two-year colleges offering full programs leading to associate degrees. Lord Fairfax also offers a four-year program in conjunction with Old Dominion University. James Madison University, Eastern Mennonite College and Bridgewater College are all four-year colleges located approximately one hour from Rappahannock County near Harrisonburg. Mary Washington College is a four-year liberal arts college approximately one-hour east in Fredericksburg while the University of Virginia, located approximately 45 miles south of the County in Charlottesville, offers a full range of undergraduate and graduate programs. Shenandoah University, located in Winchester an hour from Rappahannock County, offers programs at the baccalaureate, masters, and doctoral levels. It provides courses in general education, a highly regarded music conservatory and theater programs, and extensive offerings in the health professions.

## **Library**

Rappahannock County maintains one public library at a modern 5,000 square foot facility located on U.S. Rt. 211/522 approximately 1/2 mile east of the Town of Washington. As Table 5.8 indicates, it has a total annual circulation of 35,867 volumes, or 5.42 per capita, and serves 4,519 registered borrowers. Of the total book volumes, 75.5% are adult and 24.3% are juvenile.

**Table 5.8****Public Library Facilities-Miscellaneous Data**

	<b>1984-85</b>	<b>1992-93</b>	<b>1996-97</b>
<b>Total Book Circulation</b>	14,383	35,867	37,500
<b>Book Circulation Per Capita</b>	2.53	5.42	5.36
<b>Total Book Volumes</b>	13,379	18,278	24,750
<b>Book Volumes Per Capita</b>	2.19	2.76	3.54
<b># Certified Personnel</b>	1	1	1
<b>Full-time Personnel</b>	0	0	0
<b>Part-time Personnel</b>	3	3	3
<b>Registered Borrowers</b>	1,684	4,519	3,181

*SOURCE: Statistics of Virginia Public Libraries and Institutional Libraries, Virginia State Library*

In 1984-85, the Rappahannock County Library had the lowest operating revenue and expenditure in Planning District 9. Only Madison County had a lower percentage of local income, local per capita expenditure and total per capita expenditure for its public library.

By 1990, significant improvements in the size and variety of the circulating collection, coupled with increases in operating funds from the County, dramatically increased circulation and together brought Rappahannock County's statistics into line with those of other jurisdictions in the Planning District (see Table 5.9).

**Table 5.9****Public Library Facilities 1992-93 Revenue and Expenditures**

	<b>Rappk. County</b>	<b>Culpeper County</b>	<b>Fauquier County</b>	<b>Madison County</b>	<b>Orange County</b>
<b>Income</b>					
<b>Total</b>	\$36,834	\$106,804	\$298,686	\$33,225	\$98,391
<b>Operating Expenditures</b>					
<b>Total</b>	\$64,692	\$184,110	\$560,021	\$56,440	\$164,354
<b>Local Per Capita</b>	5.56	4.51	11.49	2.54	5.72
<b>Total Per Capita</b>	6.73	6.62	7.43	4.72	7.67
<b>% Books</b>	21.10	20.71	18.93	25.06	23.79
<b>% Salaries</b>	65.35	63.68	68.57	58.68	59.89

*SOURCE: Statistics of Virginia Public Libraries and Institutional Libraries, Virginia State Library*

## **Recreation**

With its abundance of open spaces, streams, rivers and natural areas, Rappahannock County offers numerous recreational opportunities. Primary among these are fishing, hunting, horseback riding, camping, hiking, and canoeing.

Much of the recreation in the County centers on the Shenandoah National Park that occupies approximately 31,761 acres within the County. Other popular areas are in the Rappahannock River Valley and the Thornton River between Woodville and Sperryville.

While the County does enjoy these large outdoor recreation areas, it has few community type park areas. The County's primary recreation area of this type is the Rappahannock County Park, administered by the Rappahannock Recreational Facilities Authority, located on Route 211 east of the Town of Washington. This facility includes 2 tennis courts, a full basketball court, volleyball and horseshoe areas, playground equipment, and a shelter with picnic tables, barbecue grills and restrooms.

The undeveloped, open nature of the landscape in the County offers endless opportunity for outdoor recreation, including riding, hiking, swimming and canoeing.

Other recreational facilities are available to County residents on a limited basis. These include several baseball and soccer fields (including Stuart Field in Amisville), a gymnasium with four basketball goals and "practice" running track at the Rappahannock High School; and two baseball fields, two outside basketball goals, and gymnasium with two basketball goals at the elementary school.

Additionally, the local Fire & Rescue Department's Halls often serve as the hubs of a variety of recreational, entertainment, and civic functions. Athletic events, carnivals, dances, craft shows, charity dinners or other events occur with great regularity at each of these facilities.

## **Youth and Elderly**

Historically, activities for youth and the elderly have been provided through the County's extensive network of schools, churches, local volunteer Fire Halls and other venues. In addition, the County supports the Rappahannock Athletic Association and Rappahannock Soccer League that provide organized baseball and soccer league play for youngsters.

The Rappahannock-Rapidan Community Services Board provides services to the County's elderly population through meals-on-wheels and an on-site meal program currently offered at Trinity Episcopal Church in Washington.

## **Fire and Rescue**

There are presently seven volunteer fire and rescue squads, Chester Gap, Flint Hill, Amisville, Washington and Castleton; Sperryville has separate fire and rescue squads. These groups utilize more than 130 volunteers and provide the County with coverage for emergency rescue and fire service.

## Police Protection

The County's police protection is furnished by the Rappahannock County Sheriff's Department. As Table 5.10 indicates, Rappahannock County's crime rate was substantially lower than that for the State from 1987-1996. The crime rate per 100,000 has been decreasing, possibly as a result of an increase in police staffing. Since 1980, the County's Sheriff Department has increased from five full-time officers to its current staff of one Sheriff, six full-time Deputies, two part-time Deputies, five full-time Correctional Officers and five full-time dispatchers.

**Table 5.10**  
**Crime Statistics 1990-2002**

	1990	2002
<b>Motor Vehicle Theft</b>	5	0
<b>Larceny</b>	54	28
<b>Burglary</b>	25	9
<b>Aggravated Assault</b>	5	1
<b>Robbery</b>	1	1
<b>Forcible Rape</b>	2	1
<b>Murder &amp; Non-Negligent Manslaughter</b>	0	0
<b>Total Crime Index</b>	92	70
<b>Crime Rate Per 100,000</b>	1,389	1,014
<b>State of VA Crime Rate Per 100,000</b>	4,440	-
<b>% Cleared Locally</b>	28.26	-
<b>% Cleared State</b>	26.39	-
<b>% Cleared PD9</b>	37.80	-
<b>Adult Arrests</b>	202	-
<b>Juvenile Arrests</b>	12	-

SOURCE: *Crime in Virginia*, Uniform Crime Reporting Section, Dept. of State Police.

- Data Unavailable

The County has purchased access to one juvenile detention bed in a regional detention facility currently under construction in Loudoun County near Leesburg. This will provide increasingly needed space to house juvenile offenders from Rappahannock, who currently are transported by Rappahannock County Sheriff's Office personnel to a variety of facilities throughout the State as space may be available.

The Rappahannock County Jail currently houses both male and female detainees and has a rated capacity of seven, with an average census of 16 to 18 prisoners. The "rated capacity" recognizes individual cells while Rappahannock, like most facilities, double or triple-bunk cells depending upon their size. Both the Jail and Sheriff's Office spaces will need support space in the coming years.

## **Courts & Criminal Justice**

The County is part of the 20th Circuit & Judicial Districts of Virginia, partnered with Loudoun and Fauquier Counties in the provision of criminal justice services.

The General District, the Juvenile & Domestic Relations, and Circuit Courts currently utilize the same courtroom, located in the upstairs of the Rappahannock County Courthouse. The General District Court Clerk maintains offices on the first floor of the Courthouse, along with Court Services personnel for the Juvenile & Domestic Relations Court.

The Clerk of the Rappahannock Circuit Court and other Circuit Court personnel are housed in a separate building located immediately adjacent to the Courthouse, which also serves as the repository for Circuit Court records and all other court records, instruments, etc.

## **Medical Services**

Rappahannock is a part of the Rappahannock-Rapidan Health District that serves Fauquier, Culpeper, Madison, and Orange Counties as well as Rappahannock. The District provides preventative health and diagnostic services, immunization, communicable disease control and environmental health services including issuance of well and septic system permits.

The Health District is also a partner in providing space and support for the Rappahannock Free Clinic and Healthy Families, both programs to improve health services in the community.

While no hospitals are located within Rappahannock County, three are nearby and serve the citizens of the County. In Front Royal, Warren Memorial Hospital, a part of the Valley Health System of Winchester, has 111 licensed general short-term and 120 long-term beds. The Fauquier Hospital in Warrenton has 86 beds while Culpeper Regional Hospital contains 96 beds. Although none of these community hospitals operates at or near full capacity, each has upgraded the physical facility and added consumer-oriented services such as women's health care units and ambulatory care services. In hospitals throughout the Commonwealth, there is centralization of services and practices; this trend has resulted in recent affiliations of community hospitals with larger regional medical centers; this has occurred with Warren Memorial Hospital.

Located in the Town of Washington is the Rappahannock County Health Department. The services of the health department include treatment and advice on communicable diseases and family planning. In 2002, a satellite clinic of the Fauquier Free Clinic opened for eligible citizens of Rappahannock. The services are

offered on the first, third, and fifth Wednesday evenings and include limited acute care and long-term management of chronic disorders.

The County is served by two private physician practices. The Rappahannock Medical Center is located in Washington; the physician and staff provide general medical services and counseling. This medical center provides pharmacy services for the county. On Route 211 between Washington and Sperryville, Mountainside Medicine provides similar services as the medical center in Washington. Citizens also seek medical care from physicians who have privileges with the hospitals noted above.

The County has several certified therapists who provide healing arts therapies that are complementary to or alternatives to traditional medicine.

## **Public Utilities**

Public utilities are generally provided by local governments or a public or private corporation under a type of franchise. Such utilities are regulated by government and provide basic essential services or products to the general public.

These utilities are greatly responsible for the present developed form of the County and the form that it might assume in the future. To a large degree, the availability of these services will dictate the extent to which Rappahannock can develop and in which directions growth can occur.

A description of the County's public utilities is presented below in the following areas: public water, public wastewater, electric and gas, and solid waste disposal. **Map No. 12: Public Facilities** shows the approximate locations of these utilities.

Currently, there are no public water systems in Rappahannock County, excepting that which serves the Town of Washington. Water in the villages of Sperryville, Amissville, Flint Hill, Woodville and Chester Gap is supplied by individual wells. Rappahannock Lakes Subdivision, Wakefield Country Day School, and the Rappahannock Elementary and High Schools have "public" water systems that supply the individual sites. These water systems are generally wells that, due to the institutional nature of the users, are classified as public within Health Department regulations.

The village of Sperryville has the County's only public wastewater treatment facility. The system includes 131 on-lot septic tanks with effluent wet well pumps and approximately 27,090 linear feet of low-pressure sewer pipeline. The wastewater treatment plant, which is located on and discharges to the Thornton River, includes two packaged plant treatment units with a 55,000-gallon/day capacity. In addition to this public system, a small treatment plant is located at Aileen, Inc. in Flint Hill. This facility, when in operation, has an average daily flow of 1,500 gallons per day.

The Rappahannock Electric Cooperative and Allegheny Power furnish electric power to Rappahannock. Transmission lines in the County are 34.5 KV's that feed various substations. Power is transformed to 1.5 KV's for home usage.

Telephone service is provided by both the Verizon of Virginia through the Culpeper office and by Sprint from their Charlottesville offices.

Piped natural gas is not available in the County. However, gas is available and primarily supplied by the Bottled Gas Corporation of Virginia, Quarles Petroleum, Amerigas, and the Pyrofax Corporation.

## **Solid Waste Disposal**

Rappahannock County purchased an approximately one hundred (100) acre property in 1987 to serve its long-term trash disposal needs. It subsequently constructed and commenced operating a new landfill facility on this site northeast of the village of Amissville on State Rt. 639 in October of 1988, with an initial disposal cell of two and one-half acres. Since that time, an additional cell of one acre was built (1991-92) and a third cell of just over four acres was completed in 1995. Planning is currently underway for the post-2007 period when the current cell will be completed. Options under study include construction of a new disposal cell and the trucking of waste to adjacent jurisdictions for final disposal in private municipal solid waste landfill facilities. A public convenience site for the disposal of household trash is currently located on Rt. 622, Rock Mills Rd., called the Flatwoods Refuse and Recycling Center. At this facility, as well as at the landfill facility itself, residents may take their household trash and recyclables for disposal.

## **Capital Improvements**

In the coming five years, Rappahannock County will face several challenges with regard to capital improvements.

General government and court functions are operating currently with no excess office, storage, or hearing rooms available. The need in the coming years for a second courtroom, coupled with the needs for expanded office space for general government administration, make office space acquisition imperative. In addition, the County currently leases almost 2,500 square feet of office space that, long-term, it would be in their financial best interests to replace with owned space. It will be necessary for the County to acquire through conversion of existing space, or construction of new space, approximately 2,000 square feet of multi-use office area. Immediate prospects in this area center on the adaptive re-use of the Old Town Hall building acquired by the County in 1991 and currently rented on a month-to-month basis by a local theater group. In addition, the County is currently in discussions with the Town of Washington on purchasing 3-6 acres of property owned by the Town located immediately adjacent to the County's courthouse property. Acquisition of this property, with appropriate zoning, will allow the County to pursue its office needs within the Town of Washington at the governmental core services location.

## **Transportation**

The transportation network of an area has a very definite influence on the physical environment, the arrangement and relationship of land uses, and the value

of property. Therefore, as growth decisions are made, it is important that the transportation network be carefully considered.

### **Primary Highways**

Three primary highways that provide good access to major points traverse Rappahannock County. East-west U. S. Route 211 or Lee Highway is a four-lane facility to the Village of Sperryville and connects with Interstate 81 at New Market twenty-four miles to the west and to Washington, DC, sixty-five miles to the northeast. This highway also provides direct access to U. S. Route 29 at Warrenton and Interstate 66 at Gainesville (via Rt. 29).

U. S. Route 522, the Zachary Taylor Highway, crosses the County in a north-south direction. Seven miles to the north it connects with Interstate 66 at Front Royal, and nineteen miles from the County line it connects with Interstate 81 at Middletown, near Winchester. Ten miles to the southeast at Culpeper, this highway connects with both U. S. Routes 15 and 29.

State primary Route 231, the F.T.Valley Road runs from U. S. 522 near Sperryville south to U. S. Route 29 at Madison, Virginia, and then continues onward to Interstate 64 near Charlottesville.

Overall, there is a total of 57 miles of primary roadway within Rappahannock County. This accounts for approximately 21% of the total public road mileage in the County.

While not strictly a transportation issue, the Virginia Department of Transportation is currently relocating its main headquarters/shop facility from the Town of Washington to a site adjacent to the Flatwoods Refuse and Recycling Center just off Rt. 622 Rock Mills Rd. The impact of the facility on the area, while not perhaps great, must nevertheless be kept in mind when making road improvement or alteration decisions.

### **Secondary Roadways**

The majority of the roadways in Rappahannock County are secondary and provide a link between the County's major roadway network and the rural residential and farm areas. The responsibility for maintaining and servicing these roads falls to the Virginia Department of Transportation.

As of January 1990, there were 218 miles of secondary roads in Rappahannock County. Of this total mileage, 174 miles or 80% had a hard or all-weather surface. Approximately 34 miles or 16% of the total mileage had a light surface while 9 miles or 4% were unsurfaced (see Table 5.12). As based on the following criteria:

Hard Surface - generally graded, drained and paved or treated;

All Weather - generally untreated surfaced, but of sufficient stability to ensure all-weather performance;

Light Surface - generally an untreated surface that is of insufficient quality to ensure all-weather performance;

Unsurfaced - generally an unimproved roadway that has not been graded, drained, or surfaced.

The secondary roadway traffic volumes in Rappahannock County can be described as light with over 50% of the secondary road mileage carrying less than 76 vehicles per day.

### Traffic Volumes

In 2002 the highest volume of vehicular traffic in the County was on U.S. Route 211 from Business Route 211 east of Washington to Route 522 Massie's Corner with an annual average daily traffic of 6,100 vehicles per day. Overall, Route 211 is the heaviest traveled road in the County and has experienced a considerable increase in traffic since 1981.

Table 5.11 provides a breakdown of the traffic volumes on the County's primary highways between 1996 and 2002.

**Table 5.11**  
**Primary Roadway Traffic Volumes 1996-2002**

Route	From	To	Vehicles Per Day		% Change
			1996	2002	
<b>211</b>	Culpeper County line	Rt. 522 (Massie's Corner)	5,100	5,200	1.9
	Rt. 522 (Massie's Corner)	Rt. 211 Business (East of Washington)	5,600	6,100	8.9
	Rt. 211 Business (East of Washington)	Rt. 211 Business (South of Washington)	5,100	5,200	1.9
	Rt. 211 Business (South of Washington)	Rt. 522 Sperryville	5,100	5,300	3.9
<b>231</b>	Rt. 670 near Criglersville *Madison County line	Rt. 522 (South of Sperryville)	1,700	1,500*	-11.7
<b>522</b>	Rt. 641 Flint Hill	Rt. 211 (Massie's Corner)	2,900	3,100	6.9
	Rt. 211 Sperryville	Rt. 231 (South of Sperryville)	3,500	3,700	5.7
	Rt. 231 at Sperryville	Rt. 618 at Woodville	2,100	2,100	-
	Rt. 618 at Woodville	Rt. 707 at Boston **Culpeper County line (2002)	3,700	2,200**	-40

SOURCE: Virginia Department of Transportation

**Table 5.12**

**Secondary Roadway Surface Conditions 1996**

	<b>Hard Surface Miles</b>	<b>All Weather Surface Miles</b>	<b>Light Surface Miles</b>	<b>Unsurfaced Miles</b>	<b>Total Miles</b>
<b>Total Miles</b>	111.60	67.76	36.24	2.75	218.35

*SOURCE: Virginia Department of Transportation*

**Commuting Patterns**

An insight of the degree to which the residents of a particular place are dependent on other areas for their employment can be developed from commuting statistics. Generally, increasing out-commuting from an area suggests a lack or imbalance of local employment opportunities.

Between 1970 and 1980, out-commuting from Rappahannock County increased 86.3% from 746 to 1,390 persons, while in-commuting increased 108% from 205 to 427. This results in a total out-commuting increase of 78% from 541 in 1970 to 963 in 1980.

Although there are no public airports in Rappahannock County, several are located nearby. Major airline service is available at both Dulles International Airport, located approximately 70 miles from the County and Reagan National Airport in Arlington. Several other small airports are located nearby. These include the Winchester Airport, Front Royal-Warren Airport, Luray Caverns Airport, Manassas Airport, and Culpeper Municipal Airport. A few private landing strips exist in the County providing local citizens with opportunities to use air transportation.

There are no railroad lines that serve Rappahannock County. Freight rail service is provided to Front Royal by the Southern Railroad and the Norfolk Southern Railroad Companies. Norfolk Southern also serves Luray. A main line of the Southern Railroad traverses Culpeper County. Freight service, as well as limited Amtrak Passenger service, is available in Washington, D.C. and Culpeper. Rappahannock County citizens can access regional commuter train service through the Virginia Railway Express (VRE). The train platform is located at Broad Run (near Manassas); there is a large commuter car lot available also.

While no long-distance bus lines serve Rappahannock County, the Trailways Bus Line does offer frequent service to and from Culpeper and Warrenton.

**Rappahannock-Rapidan Regional Labor Force Study**

The Rappahannock-Rapidan Regional Commission (RRRC) and the Rappahannock-Rapidan Regional Partnership contracted with the Center for Survey Research (CSR) of the University of Virginia to conduct a labor force study of the

five county region including Rappahannock (other counties were Fauquier, Madison, Culpeper and Orange). The survey's purpose is to supplement information available from Census 2000 and other official sources with more detailed and current information regarding the region's labor force, with special emphasis on the characteristics of those residents who commute long distances to work outside the region.

The survey was conducted by telephone in late March and early April of 2003. CSR completed 1,408 interviews with residents of the five Virginia counties that make up the region: Culpeper, Fauquier, Madison, Orange, and Rappahannock. Sufficient interviews were completed in each county to allow for valid comparisons between them.

Each respondent was asked a series of questions about the general characteristics of the household, as well as questions about their employment status, work and training experience and commuting behavior. A unique feature of the questionnaire is its use of respondents as "informants", meaning the primary respondent was further asked many of the same questions about other household members who were of working age. This strategy allowed us to capture data on a total of 2,691 persons aged 16 and up, of whom 1,703 were full or part-time workers. This not only increased our sample size in a cost-effective manner, it avoided some sources of potential sampling bias by obtaining information on persons unlikely to answer the phone or unlikely to cooperate by completing the survey.

This sample size is more than adequate to provide a broad overview of the Rappahannock-Rapidan region, as well as real differences between the areas that comprise it.

Of the region's population aged 16 or older, 72.9% are in the labor force, and 62% of the labor force are employed by private-sector companies. One in five workers (20%) report an affiliation with construction or manufacturing. But the service industries, including retail, education, healthcare or social assistance, and hospitality or other services account for the largest portion of the workforce (40.2%). The average worker works 43.5 hours per week and the median for earnings from a worker's primary job is \$37,800.

Across the region, 13.6% of employed workers were actively seeking another job at the time of the interview. These job seekers are more likely to be younger, with a moderate level of education. They are most likely working part-time now and are most often male.

About 20% of the region's residents have moved to the region within the last 5 years. Most of the recent movers to the region came either from states other than Virginia, Maryland, or DC (31.4%), or from the Northern Virginia area (22.9%).

Workers from the different areas that make up the Rappahannock-Rapidan region report noteworthy differences in their characteristics. Fauquier County workers report the highest job incomes, with a median of \$43,200 from their primary job, while Madison County workers have the lowest median earnings at \$31,500. Madison County workers are also more likely to be paid an hourly wage. This may be a reflection of educational attainment. Nearly 20% of Madison workers do not have a high school diploma, while over 40% of Fauquier workers have a bachelor's degree or higher.

Workers in Fauquier County are more likely to have a job requiring a specific degree or certification and to have gotten more training while on the job. Interest in future training is expressed by 45.6% of the workers regionally and is especially strong in Rappahannock (57.1%). Though less prevalent, it is still strong in Orange where 39.1% of workers say they would like to get more training because they want to change career or occupation.

In a region where only 3.2% of workers are affiliated with agriculture, forestry, hunting or fishing industries, Madison stands out with over 10%. Orange and Madison lead the region in the percent employed in manufacturing industries, while Fauquier has over 40% of the region's professional, scientific and technical industry workers.

As in most parts of the United States, the vast majority of workers in the region (85.6%) drive themselves (alone) directly to work each day. And they spend significant time in the car. The average commute time is 35.5 minutes, with half of commuters spending more than 30 minutes traveling one way. More than 22% of workers in Rappahannock have a one-way trip of more than an hour.

The Census definition of *commuter* is a person who works in a county other than the one in which he or she resides. This study adds that the worker journeys 30 minutes or more (one way) to work.

Commuters are drawn from all age groups, but are more likely to be male, full-time workers. They are more likely to have a specific degree or certification, have a significantly higher income and are more likely to have received company-provided training. Over 1/3 of commuters are commuting to Northern Virginia locations. Only 13.5% of them are staying within the region. Commuters were split in their feelings between disliking their commute and finding some benefits to it. Many cited liking their jobs and the opportunity for better pay and benefits as positives. Time was almost universally mentioned as a negative, leading 28.7% of respondents to be willing to take a job closer to home even if it meant taking a pay cut. More than half of Fauquier and Madison commuters would at least consider it.

Dislike of commuting is very much a function of the worker's commuting destination. Forty percent of those who dislike their commute are going to Fairfax County, Fairfax City or the Falls Church area. Commuters to the Prince William and Manassas area make up another 22.9% of those who say they dislike commuting. Dislike of commuting is clearly not a product of distance alone, but of congestion in the journey to work as well.

Significant numbers of commuters have at least heard of or would consider using such innovations as the Trans Dominion Express line and the proposed Virginia Railway Express station in Bealeton.

The results of this labor force survey are rich and far more detailed than can be summarized here. These results are offered in the hope that they will serve the varied planning needs of economic development organizations, transportation planners, public officials and private industry throughout the Rappahannock-Rapidan region, now and in the future.

A complete copy of the survey is available from the RRRRC in Culpeper.

## CHAPTER SIX

# COMPREHENSIVE LAND USE PLAN GOALS, PRINCIPLES, AND POLICIES

This comprehensive land use plan (“the Plan”) is an endeavor to shape the future physical development of the County by the adoption of goals, principles and policies rather than by the formulation of requirements that would impose a rigid image for the future.

Central to Rappahannock County's definition of itself are the Blue Ridge Mountains and foothills, among the oldest on earth, and its largely pristine intact ecosystem. Rappahannock's agricultural, forestry and tourism industries are critically dependent upon the careful nurturing of these natural resources.

To acknowledge this unique status, we the people of Rappahannock declare it to be a "scenic county" and all goals, principles, and policies will reflect and devolve from this fundamental recognition.

These are the cornerstones upon which all of Rappahannock County's land use planning shall stand.

A scenic county shall mean:

- One in which preservation and enhancement of the natural and historic beauty and cultural value of the countryside shall be respected as being of foremost importance; and,
- One in which conditions for a sustainable agricultural and tourism economy not be dependent upon traditionally defined growth patterns as have developed in jurisdictions to the east as a consequence of the growth of the Washington, D.C. metropolitan area

### Goals

1. To preserve the overall viewshed of the county in its unspoiled, natural setting, which gives it special character and identity.
2. To preserve and protect the mountains with special concern for scenic ridgetops.
3. To preserve and enhance rural and open spaces.
4. To protect the natural, scenic, and historic resources, thus ensuring a high quality of life for our citizens.

5. To encourage and maintain a viable rural agricultural and tourism-based economy compatible with the county's size and character.
6. To provide for the economical delivery of necessary public services consistent with these goals.
7. To acknowledge and maintain our sense of community and encourage the spirit of volunteerism whenever possible.
8. To discourage the continuing conversion of land from agricultural uses to other uses that challenges our ability to stabilize and balance our local tax base.
9. To define the future boundaries of growth in village and commercial areas necessary to preserve our community character and to maintain the balance that exists today.
10. To provide for the strongest possible employment base for the residents of Rappahannock, with a diversified economy compatible with the County's current base of agriculture and tourism.

## Principles

### **Principle 1**

***To encourage agricultural operations and ensure the preservation of the productivity, availability, and use of agricultural lands for continued production of agricultural products***

## Policies

1. Promote and protect agriculture as the primary use of land in rural areas and inform the public of the benefits of this policy.
2. Encourage renewal and diversification of horticultural and viticultural activities.
3. Support the development of markets for Rappahannock County agricultural products, and cooperate with individual agricultural interests within the county, and establish liaisons with counties in the area that have similar development programs.

4. Encourage traditional and innovative soil and water conservation practices among the county's farmers in order to preserve productive soils, to control erosion and siltation and to protect water resources.
5. Make land use decisions and plans that approve conversion of important farmland to non-farm use only if overriding public need exists to change that land use, existing development areas cannot accommodate a proposed new use, or extenuating circumstances can be shown to exist.
6. To the maximum extent possible, separate or buffer incompatible land uses from agricultural lands and operations.
7. Discourage expansion of public utilities and other growth-inducing public facilities into agricultural areas to minimize development pressures on those areas.
8. Encourage all government agencies (at local, state and federal levels) to consider the impacts that their programs and projects may have on maintaining the availability and use of agricultural land to eliminate or minimize adverse impacts.
9. Approve the creation of voluntary agricultural and forestal districts that meet the provisions and procedures of the Code of Virginia 1950 (as amended), approve the renewal of agricultural and forestal districts created, and establish a means for the continuing addition of lands to them. Continue the Agricultural and Forestal Districts Advisory Committee for this purpose.
10. Encourage and facilitate the donations of open-space easements on land that is identified as having important scenic, historic, open-space, conservation, agricultural, woodland and wildlife-habitat qualities.
11. Sponsor a Purchase of Development Rights (PDR) program to facilitate the preservation of important agricultural lands that cannot be preserved through other means.
12. Upon requests for rezoning land for more intensive use, encourage the placement of open-space easements on important scenic, recreational, historic, open-space, conservation, wooded, water resource, agricultural, and wildlife-habitat lands as a reciprocal benefit.
13. Support use-value taxation and other fiscal programs that help to alleviate economic burdens on owners of agricultural, horticultural and forested land and continue land use planning to protect agricultural land from escalating assessments.

## **Principle 2**

***Preserve the natural, historic, recreational and scenic values, along with the healthy economy of the forested land and resource preservation districts so as to ensure that development in those areas is in conformance with their natural beauty and environmental limitations.***

### **Policies**

1. Promote multiple uses of forested land and land not in productive agricultural use, including outdoor recreation, wildlife habitats, educational uses, watershed protection, low-density residential areas, and timber harvesting.
2. Ensure that development on forestland, on ridgetops and in resource preservation districts are compatible with the environmental features of that land and does not diminish natural and scenic values.
3. Ensure that timber harvesting and road construction is conducted such that sedimentation of streams and other environment impacts are minimized.
4. Promote the placement of conservation easements on land adjoining or visible from Shenandoah National Park and Rappahannock River and other state designated scenic rivers and roads and seek to protect the scenic value of those lands when land use decisions and plans are made.

## **Principle 3**

***Protect natural resources, including soil, water, air, viewsheds, scenery, and fragile ecosystems.***

### **Policies**

1. Require that environmental impacts of activities directly or indirectly related to new construction, including removal of vegetation, cutting of trees, altering of water sources and courses for existing users, drainageways, grading, and filling, are minimized.

2. Prohibit land uses if they have significant adverse environmental impacts that cannot be eliminated or minimized.
3. Continue to implement the County's Erosion and Sedimentation Control Ordinance including Responsible Land Disturber (RLD) certification requirements. The County should consider allowing Low Impact Development (LID) or other alternate E&S measures, where appropriate.
4. Promote the best management and prevention measures for potential groundwater pollution sources, including septic tanks, wells, and underground petroleum storage tanks.
5. Participate where appropriate and cooperate with federal and state groundwater protection programs.
6. In flood hazard areas without public sewage disposal systems, encourage low-density growth, to minimize loss of life and property damage.
7. Enforce floodplain management regulations so that property owners continue to be eligible for inexpensive flood insurance under the National Flood Insurance Program.
8. Support the conduct of an inventory to identify environmentally significant lands, and the establishment of a countywide groundwater-monitoring network.
9. Recognize the County's rivers as one of the most significant environmental resources and provide for their protection by:
  - a) Encouraging greenbelts along the rivers.
  - b) Informing the public of the benefits and values of preserving the river corridor.
  - c) Controlling development in areas adjacent to the rivers that may include development restrictions such as setbacks, buffers, or other means, or limitations on water withdrawals and/or effluent discharges.
10. Consider carefully the impact of experimental agricultural practices that could negatively impact natural resources.

**Principle 4**

***Encourage residential development in designated growth areas.***

**Policies**

1. To encourage residential development within the designated village areas, infill development to be preferred; to allow for the broadest possible range of housing opportunities, styles, and configurations, within the context of a rural, agricultural community.
2. To discourage residential strip development along public roadways that may create traffic hazards and detract from the overall scenic value of the County.
3. Encourage and foster the sense of community within designated village areas through support of community events, carnivals, festivals, etc.

**Principle 5**

***Preserve and protect the historic character and features of the County.***

**Policies**

1. Where supported by local residents, support the establishment of historic districts to protect recognized properties of historic value and to retain the integrity of historic neighborhoods.
2. Where supported by local residents, support the establishment of rural historic districts to protect recognized properties of historic value that are located outside village and town settings that include historic buildings and the extensive surrounding historic landscapes and estate grounds. The county should work towards the creation of at least one such district in the coming five (5) years.
3. Ensure that proposed development is compatible with the architectural attributes of nearby or adjoining historic properties, neighborhoods, and districts.

4. Promote the placement of scenic easements particularly (but not limited to) on lands associated with historic buildings and sites and those on the National Register of Historic Places, and seek to protect the scenic value of those lands when land use decisions and plans are made.
5. Promote the placement of scenic easements on lands adjoining (but not limited to) roads designated as Scenic Highways or Virginia Byways and seek to protect the scenic and recreational value of those lands when land use decisions and plans are made.
6. Provide design incentives and land use controls for new development along gateways to historic areas so that such new development will be compatible and harmonious with the historic area.
7. Support signage and other recognition of important historical sites.

### **Principle 6**

***Ensure that the provision of capital improvements including schools, parks, roads, and sewer and water service enhances the quality and character of rural and open-space environments.***

### **Policies**

1. Prohibit the extension of capital improvements into agricultural areas when such improvements would lead to increased development pressures.
2. Maintain the existing character of the primary and secondary road system and upgrade it only for safety purposes or traffic increases planned by County authorities.
3. Discourage package sewage treatment plants for residential uses except for existing dwelling units when septic systems fail and the Health Department establishes that repair of the existing system or installation of a conventional septic system is not possible.
4. As technologies evolve, the County should investigate alternatives to conventional sewage treatment systems, both to service existing development and to serve such growth as may occur. Such alternate technologies should be “low-technology” in nature, and appropriate to

a rural environment where monitoring, testing and operational costs are minimal.

5. Take into account the fiscal impacts of necessary capital improvements such as roads, schools, and water and sewer service when land use decisions and plans are made.
6. The Comprehensive Land Use Plan shall be considered by all County governmental agencies, commissions, boards, and authorities in their policy deliberations when related to physical development activities.
7. In consideration of all planned transportation projects, consideration should be given towards accommodation of agricultural use lanes and alternative means of transportation including bicycles and horses.
8. Ensure that recreational opportunities are considered in capital projects, whenever appropriate.

### **Principle 7**

***Promote only economic growth that assists in maintaining our existing balance and is compatible with the environmental quality and rural character and does not adversely affect active farm operations, forestry operations, residential neighborhoods, the tourist industry, and the county's fiscal stability.***

### **Policies**

1. To maintain an agricultural employment base necessary to ensure the continued role of agriculture as an important economic activity in the county.
2. To support a modest diversification of employment opportunities in Rappahannock County. Such opportunities should reflect employment base needs within the county.
3. Direct commercial and non-agricultural industry and business into existing commercial centers or designated growth areas.

4. Allow certain commercial development that by its nature must be located in sparsely populated areas, near agricultural operations, near existing neighborhoods or on specific sites to be so located if:
  - a) The development enhances the agricultural and tourist industries of the county.
  - b) The development does not impede traffic flow on roads and at intersections.
  - c) The development is not and does not initiate strip development which creates traffic hazards and inefficient land use, but can be clustered now or in the future with other development served by the controlled access and frontage roads.
  - d) The development does not overburden the County's water resources, and does not require the transfer of water resources from other jurisdictions to sustain the development.
5. Approve requests for redevelopment of existing commercial and industrial facilities only if it causes no detrimental effects to the area subject to the provisions of the County Zoning Ordinance.
6. Ensure that standards for site plans and planned development of business and industry include landscaping requirements and require conditional zoning proffers for such development to include landscaping plans and minimize outdoor light pollution.
7. Investigate and initiate ways of promoting tourism as a suitable and appropriate form of economic development and ensure that tourism-oriented development is compatible with the rural and agricultural character of the county.
8. Consider the planning goals, principles, and policies of the Town of Washington and, where feasible, undertake joint or coordinated action with the town government and independent county authorities.

**Principle 8**

***Protect the county's fiscal capabilities.***

**Policies**

1. Evaluate all private proposals and public utility land use plans to ensure that associated public service costs are minimized.

2. Develop a means of consistent, objective, and accurate fiscal impact analysis for use in such evaluations.
3. Ensure that new development pay for the maximum amount allowed under state law of the public service costs created by that development.

**Principle 9**

***Encourage citizen involvement in the planning process.***

**Policies**

1. Require that all meetings involving preparing, revising, or amending the Comprehensive Plan be publicly advertised and open to the public.
2. Provide opportunity for citizens to participate in all phases of the planning process.
3. Ensure that information pertaining to the Plan and the planning process are available to citizens in an understandable form.
4. Encourage all interested parties to review and comment on the Comprehensive Plan and implementing ordinances.

### **Principle 10**

***Promote the philosophy that land is a finite resource and not a commodity, that all citizens are stewards of the land, and that the use and quality of the land are of prime importance to each present and future citizen as well as to the Commonwealth, the Country and indeed, the world.***

### **Policies**

1. Promote government and private organization sponsored forums, seminars and workshops to provide information and education about land, its uses and preservation.
2. Encourage public and private schools to include offerings on environmental subjects in the respective curriculum
3. Encourage the use of services provided by government agencies and private organizations for proper land use and water resource preservation.
4. Recognize landowners' practices that protect and preserve the land.

## **CHAPTER SEVEN**

### **FUTURE LAND USE PLAN**

The Future Land Use Plan is that section of the Rappahannock County Comprehensive Plan that is intended to bring into focus all of the diverse parts of the plan.

#### **Natural Resources**

Rappahannock County's primary natural resources include the Blue Ridge Mountains, extensive woodland and open space and abundant supplies of clean water and air. In order to protect and maintain areas of critical environmental importance, the County should create conservation areas designed to: 1) protect upland stream valleys, ridgetops, and mountain slopes especially above 25% grade, from excessive development; 2) protect watersheds in order to preserve water resources, water quality and prevent flooding and soil erosion through appropriate land use controls; 3) protect floodplain areas by maintaining 100-year flood boundaries on the Hazel, Hughes, Thornton, North Fork Thornton, Piney, Rush, Covington, Jordan and Rappahannock Rivers; 4) protect the fringe area and viewshed of the Shenandoah National Park from excessive development; and, 5) protect the headwaters of the Rappahannock River both for its own sake and due to its importance as a vital regional water supply.

#### **Agriculture**

The maintenance and protection of agricultural activities in Rappahannock County is critical from both an economic and land use standpoint. The continued economic viability of farming operations in the County is generally a private enterprise function since few opportunities exist for local government to support or contribute to actual farm operations. Consequently, the number of active farms, the amount of acreage, and the number of persons employed in agriculture are factors beyond the influence of the County. However, some policies are available, namely, land use value taxation and agricultural and forestal districts, both of which offer a financial savings to farm operators. Also, County awareness of the array of federal and state programs available to individual farms can be of some help, as can the County's support for the various scenic and conservation easement programs.

The County should actively engage with landowners to foster and support the use of Best Management Practices in agricultural and forest activities.

Local government influence over local land use decisions is somewhat more extensive. The location of prime and important farmlands in the County and their

general protection is of importance to the horticultural and agricultural base of the County. An attempt should be made to preserve those large tracts of agriculturally productive lands by encouraging residential, commercial, or public facilities to be located in the County's major villages or settlements.

## **Economic Development**

The future location of commercial, industrial or related activities in Rappahannock County should be encouraged since they will be of great importance to the overall future pattern of development of the County. Since economic activities are largely influenced by transportation access, adequate utilities and available sites, the location of these activities in and around village areas is important. Commercial strip development along the major highways and between the villages should be restricted. Only one area in the County, Lee Highway between the old Toll House and the intersection of Route 622 (Rock Mills Road), is experiencing a mixture of commercial, public facility and residential development. This area should be used as a focal point for future economic and public facility activities provided that adequate road access is maintained.

## **Residential Development**

The rate of population growth, the trend towards smaller households and the desire for replacement and vacation or weekend housing will mean an increasing demand for housing construction or rehabilitation in the future. Where this housing growth occurs will be, in part, a result of incentives and regulations set forth by the County and Town of Washington.

A review of the existing land use patterns indicates that residential development is either of low or medium density. When considering areas of building suitability as well as public utilities and transportation, low-density residential development is appropriate in the conservation and agricultural areas, while medium density development should be focused in or around the County's villages.

In view of the County's increasing demographic shift towards the elderly, and the likelihood that this trend will continue and intensify in the years ahead, consideration should be given towards allowing a broader array of housing opportunities. While holding to the principle that residential development at higher densities should be kept in the village areas, some opportunities for higher density, perhaps age-restricted housing seems appropriate for these areas.

## **Historic Preservation**

The unique cultural and historical nature of Rappahannock County is an asset that should be maintained and encouraged. Presently, the County and Town have multiple properties and two areas recorded as significant on the Virginia Landmarks Register and National Register of Historic Places. A cooperative research program

between the County and Town, the Virginia Department of Historic Resources and local groups has resulted in a historic properties survey. Additional effort should be expended to explore the creation of rural historic districts, and in pursuit of the findings contained in that survey report.

## **Community Facilities**

The location of future community facility or utility expansion is of utmost importance to the future development of the County because community facilities and utilities are essentially generators of other activities. With the exception of the County's two schools and the Castleton Volunteer Fire and Rescue Department, community facilities are located in the County's villages, with most of these facilities in the Town of Washington. The County has two publicly-owned properties that may be disposed of: the old Scrabble School, of approximately three acres, and the former Aileen property near Flint Hill, of approximately 30 acres.

A review of future community facility requirements as developed by County groups is listed below:

1. **School Board:**  
Expansion of existing facilities at the High School has recently been completed, as has expansion of athletic fields at the Elementary School for joint use by both schools. Consideration is currently being given to other athletic facility improvements, including a track and other facilities. Significant investments in replacement roofing and other retrofitting measures will be required by both schools over the coming five years.
2. **Water and Sewer Authority:**  
The Sperryville Sewage Treatment Plant System was completed in January 1987. No significant capital projects are anticipated over the coming five years.
3. **Library Board:**  
Upgrade services by expanding book storage space, to perhaps include the construction of an "annex" building on existing Library property for book and other storage.
4. **Solid Waste Disposal:**  
Solid waste is disposed of in a County owned and operated sanitary landfill facility on Weaver Road (Rt. 639) in Amisville. The public currently may dispose of household trash either at the Landfill facility, or at the Flatwoods refuse and recycling Center, located just off Rock Mills Rd. approximately 1/2 mile south of its intersection with Lee Highway. Both facilities offer convenient drop-off of household trash and recyclables. The current disposal "cell" at the landfill facility is likely to reach capacity in less than three years. The County is currently evaluating its options for construction of a fourth cell at the facility, or disposal of trash at a facility outside of the County.

5. **Fire and Rescue Services:**

Fire and rescue services are currently provided on an all-volunteer basis by seven separate locally based private non-profit organizations. Five provide fire and rescue services, one just fire service, and one only rescue service. The full-service companies are Washington Volunteer Fire and Rescue, Flint Hill Volunteer Fire and Rescue, Castleton Volunteer Fire and Rescue, Amissville Volunteer Fire and Rescue, and Chester Gap Volunteer Fire and Rescue. The latter two companies have a substantial amount of their service areas in the neighboring counties of Culpeper and Warren, respectively. Sperryville Fire Company and Sperryville Rescue are separate and distinct organizations. While not, strictly speaking, public facilities, the volunteer fire and rescue companies provide essential local public safety services and are publicly supported by a real- and personal-property based Fire Levy paid by taxpayers in the County. Declining levels of volunteer support make the prospect of paid responders, particularly for emergency rescue services, a very real prospect in the coming years.

6. **General Government Office Space:**

Currently, County government is housed in a mix of owned and leased space. The County is planning to purchase some Town-owned property adjacent to its existing holdings. The long-term intent of the County is to transition from leased to owned space. With existing leased space of approximately 4,000 square feet coupled with expected increased demands for Sheriff, Emergency Operations, and other space needs, the County may look to add 5-6,000 square feet in general-use office space in the coming decade.

## **Transportation**

Roadway improvements planned in the future by the Virginia Department of Transportation are found in the County's current six-year plan for the secondary roadway system. There are no identified primary road construction projects identified in the County for the coming five years. Generally, minor secondary road projects are proposed. The completion of many of these smaller road projects is of great importance to the County.

The rural character of many of the County's secondary roads is important to the County. Roads that lack hard surfaces, or which are narrow, or which meander over the landscape, or all three, are integral parts of the fabric of the County; they are valued by both residents and the tourism element of the local economy. Secondary road improvements in the County should be evaluated with regard to this sensibility, always recognizing, however, the needs of public safety and convenience.

Some villages, expressing concern about through traffic, may be appropriate locations to consider various means of "traffic calming" that may include rumble

strips, roundabouts, pavement elevation changes, differently colored crosswalks, etc.

## **Regional Visioning Initiative**

The Rappahannock Rapidan Regional Commission sponsored a regional visioning initiative for their member jurisdictions of Rappahannock, Fauquier, Madison, Culpeper and Orange Counties in 2001. The process took the form of five local meetings, followed by two regional meetings to combine and distill the results of the local efforts.

Perhaps uniquely in local planning experience, these efforts were citizen-driven. While local elected or appointed officials often participated, they did so as private citizens.

The meetings were facilitated by the University of Virginia Institute for Environmental Negotiation with the assistance of facilitators from the Piedmont Dispute Resolution Center. The regional visioning process was designed to:

- Build regional identity
- Increase knowledge of the common interests that link our region
- Identify the topics that are important to our region
- Develop strategies to meet the challenges and opportunities of the next twenty years
- Help identify priorities for Regional Competitiveness Act funding

The following is a summary of the results and conclusions of Rappahannock's local meeting of the Visioning process held on Tuesday, February 20, 2001 at the Rappahannock County Library near the Town of Washington attended by approximately 55 participants.

## **Overall Assessment**

Participation in the Rappahannock County meeting illustrated one of the very strengths highlighted by its participants: that county residents are unusually active and engaged in community issues. With the lowest population in the planning district, over 55 people attended, as many as Fauquier and Orange counties. While they consider themselves ruggedly individualistic, the people of Rappahannock share a strong sense of community cohesion, high volunteerism, along with knowing and helping their neighbors. Their greatest common concern is to hold off the pressures of growth from surrounding counties.

## **Strengths**

The three greatest strengths of Rappahannock County might be characterized as its people, its unspoiled natural scenic beauty, and the local government responsiveness to local needs. Others include:

- People of Rappahannock: individualistic, diverse talents, volunteerism, strong cohesion

- Unspoiled natural scenic beauty and open space: Blue Ridge, farms, orchards, varied vegetation, small distinct villages, Shenandoah National Park (25% of county), headwaters of 7 rivers
- Low density and population growth
- No stoplights, development, fast food stores, 7-11's or Wal-Marts
- Still able to see wildlife
- 10% of county land in conservation easements
- Zoning ordinance helps preserve rural nature
- Comprehensive plan requires policies to respect rural and scenic qualities of the county
- Tax base is still farming
- Only 67 miles from Washington D.C.
- Excellent climate
- Deep history of places like the Town of Washington

### **Issues**

The overriding issue for participants is how to protect Rappahannock from the mounting development pressures in surrounding counties, which they believe threatens its way of life, quality of community relationships, and rural culture.

- Decreasing county powers (Dillon rule and challenges to county powers)
  - Sludge ruling of Supreme Court that doesn't allow counties to ban sludge
  - Unfunded mandates
  - Lack of tools to stop growth and development
  - Low representation in state legislature due to low population
- Inability to stop growth, and encroachment from surrounding counties. Cell towers and power lines
  - VDOT trying to straighten roads
  - Threats and challenges to current zoning
  - Competing land uses
- Changing demographics
  - Aging farmer population and lack of new farms will mean end of viable county agriculture
  - Changing demands brought by newcomers
  - Changes in composite index impacts education funding from state
- Public processes like this visioning may threaten county values
- Lack of affordable housing, rentals, and housing for elderly
- Youth are moving out of county: not enough jobs, and schools don't prepare youth for technology job market.

### **Opportunities**

Participants felt that Rappahannock County is now at a critical turning point, where it can decide to apply measures that will protect its scenic rural character

through the next decades of growth. Failure to do so will mean the loss of its way of life and other key strengths.

- Pursue Economic Development Compatible with Rural Character
  - Tourism: scenic, heritage, equestrian, agri-tourism, craft-based, hunting, battlefields, Visitor's Center (like Nelson County), Shenandoah National Park.
  - Promote local villages, local crops, historical sites, and other sights
  - Use county for rural retreats (church, conferences, business retreats, etc.)
  - Promote and expand Fodderstack Race
  - Pursue the Vermont/New Hampshire model of county-town cooperation in tourist activities, such as cross-county skiing village to village
  - Jobs for the young in these recreational areas
  - Market County to the outside for these tourist opportunities
- Designate Rappahannock County as the "rural, open green space of the Rappahannock-Rapidan Region", the place to grow food, have clean water, see wildlife
- Planning: take measures so county will stay rural, scenic, with agricultural and tourist economic, and viable community
  - Purchase of development rights
  - Village development planning
  - Find ways to protect open spaces other than zoning
  - Use TEA-21 grants for transportation enhancement, as in Sperryville

The subsequent meetings held in the other counties of the planning district resulted in their own conclusions as to their county's Strengths, Challenges, etc. Two regional meetings were held as follow-ups that sought to reconcile those conclusions and define a regional Vision Statement. The following represents that mutually agreed upon Vision Statement.

## **Vision Statement**

### **Shared Values**

In our region, we value our scenic natural setting, abundant open space and farms, numerous historic resources, the Main Streets and neighborhoods of our communities, a warm and friendly atmosphere, good jobs and a balanced economy, a quality educational system, and a modest amount of growth. We value the benefits of planning and of citizens working together through their governments to guide local and regional change.

### **A Summary of Our Vision**

We desire that our region and communities in the future will...

- Succeed, where others have failed, in managing growth and change to preserve those characteristics that we value and seek to sustain.

*We seek “**places of character.**”*

- Retain their rural and small town feel and preserve their timeless scenic resources.

*We seek “**places of beauty.**”*

- Provide infrastructure for the scale and types of communities we desire.

*We seek “**places of learning.**”*

- Offer education and employment for all career levels, and preparation for all career tracks.

*We seek “**places of service.**”*

- Balance jobs and housing, tax effort and tax base.

*We seek “**places of opportunity**”*

- Find each town and county better off than today and find localities working together on those issues that can be best leveraged in common.

*We seek “**places of empowerment.**”*

## **What We See in Our Region Today**

We see many strengths in our region and communities that make them highly desirable places to live, work and recreate. We have the best of several worlds – we are close enough to major urban centers that they are accessible yet far enough away that our communities retain their own identity. At the local level, our region offers a beautiful setting of farms, mountains and rivers, as well as traditional towns that provide services and markets. We enjoy the smaller scale of our communities where people are warm and friendly. Taxes have been low compared to neighboring localities and we have a high quality of life.

Many citizens and officials agree that our communities are now at important turning points. The single most important shared concern is the "growing pains" experienced throughout the region, and the challenges that will be brought by the next decades. Signs of sprawl are increasingly evident and this puts pressure on rural owners who want to continue farming.

Traffic is beginning to be an issue but VDOT proposals frequently raise concerns. Public service expectations are increasing as our communities grow, especially expectations for schools, recreation and water supply. As we try to address our needs through planning and zoning, we find that the state has not always granted local governments sufficient authority to achieve the kinds of controls or funds we seek.

We are beginning to find that the concerns and experiences of the counties and towns making up our region have many elements in common and we see significant potential for addressing our concerns in a coordinated way.

## **The Six Elements of our Regional Vision**

### **Land Use and Growth Management**

We visualize our region and our communities as consisting of **"places of character"** — rural areas that retain their character as predominantly green and open, and towns and villages that are centers for living and non-farm employment. Growth is effectively managed while a hard edge between urban and rural places is maintained. All major arteries, such as Routes 29, 15, 28, 17, and 3, will have a more urban character near towns and cities but will protect the area's natural resources and will remain rural for most of their length. To successfully manage growth and land use to achieve this vision, our region and communities will employ a range of regulatory, incentive, and financial tools to protect farmland, historical buildings and sites, and open space, while also preserving the village and town centers in each county. We visualize local governments working together with each other, with the RRRC, and with their citizens to actively accomplish these goals.

### **Natural Resource Protection**

We visualize our region and communities as consisting of **"places of beauty"** — vistas of rural farms, orchards, historic places and unspoiled scenic beauty, as well as protected habitats and areas of natural resources for retreat, discovery and recreation. The Blue Ridge and mountain vistas will be protected as important resources and attractions for visitors, along with the region's rivers, forests, open space and working farmland. Our piedmont soils will be cultivated with practices that sustain their rich productivity and our mineral resources are sensitively managed. Our region's rivers and streams will be kept clean and managed in a comprehensive way that both protects recreational uses and provides ample clean water for our communities and those downstream. Our groundwater resources will be managed to ensure clean water, sustainable yields and protection of human health. Our air quality is excellent and will not be compromised by industry. The night sky will continue to offer excellent opportunities for stargazing, and scenic roadways will be unblemished by billboards. To successfully achieve this vision, we will use a variety of tools ranging from education, and monitoring, to regional collaboration and agreements. We visualize this being led by a combination of regional citizen groups and localities working together.

### **Schools and Recreation**

We desire our region and communities to be **"places of learning"** with excellent education for the region's youth, and a skilled workforce that attracts clean high-technology industries to locate in the region. We desire our region to be a place that respects its diversity of race, culture, and income, and deals with its differences in an open and healthy manner - a place where communication across socio-economic levels is fostered.

We desire schools to offer academic education for all students, including high expectations for attending college, college preparatory classes, as well as career oriented job shadowing, and school-to-work programs. Continuing education programs will be coordinated through the region, and will support the region's agricultural and rural lifestyles as well as various industries.

Outdoor recreation opportunities are diverse and abundant throughout the region and will be linked to our area's educational program. Sports and other active pursuits for diverse age groups will become increasingly available within the region.

To successfully achieve this level of service, we envision a combination of tools such as regional educational planning, incentives for private sector support, and capital expenditures for new facilities. We visualize these efforts being citizen-led and implemented by a combination of regional working groups, community nonprofit organizations, and the RRRC and localities working together.

### **Utilities and Transportation**

We visualize our region and communities as "**places of service**" — places where transportation and utilities supports the needs, goals, and values of the region's communities without compromising their natural resources or aesthetic character. Multiple modes of transportation will be available to residents, including pedestrians, community busses, trains and bike routes. These systems will be simple and compatible with the scale and character of the region's communities. Telecommunications will be readily available throughout the region, enabling entrepreneurial businesses and clean industry to develop in the communities. Water and power needs will be developed in a balanced and coordinated way for our communities in ways that do not compromise our air and water quality. To successfully manage these needs, our region will initiate collaborative and proactive long-range planning among the localities for the purpose of rationalizing the region's infrastructure and obtaining regional funding.

### **Economic and Housing Opportunity**

We desire our region and communities to be "**places of opportunity.**" We desire our region to boast a healthy economy that offers balanced employment opportunities ranging from high paying jobs to reduce the need for commuting, farm and forestry-related jobs, to clean industries such as tourism and high-technology, as well as jobs that can retain skilled young people. First and foremost, our region will recognize and value what is already present in the region, and nurture, sustain and promote these existing opportunities before initiating new programs for new industry. The region will seek to retain a balance between farming, tourism, small businesses, entrepreneurs, and clean industry. Care and judgment will need to be exercised to ensure that new industries are complementary and not counter-productive to existing community assets. We desire that more citizens are involved in economic development plans. We desire living wages to be offered throughout the region, and integrated housing for all socio-economic levels to be linked with areas

of economic development. We desire families to be supported by sufficient daycare services and provided community support in multiple ways, such as financial counseling and transitional housing which is considered a "stepping stone" for people moving from emergency to permanent housing. We desire low and moderate-income housing to be available and integrated throughout the region and its various communities.

### **Local Powers and Authority**

We visualize our region and our communities as "**places of empowerment.**" We envision local governments that are responsive to citizen needs and interests, that are skilled at balancing differences and which can provide leadership in planning for the future. We place great faith in planning and zoning as a means to improve our communities. We seek additional authority from the General Assembly to create and use tools that are necessary to plan and to finance local government services. We recognize that as a region we share many challenges and that if we speak with one voice we are more likely to succeed than if each county and town goes it alone.

### **Implementation Recommendations**

Participants in the Rappahannock-Rapidan Regional Visioning Process were asked to identify measures that they judged would best lead to the realization of the above Vision Statement. Ideas were generated in both the county and the regional meetings. The ideas drawing the most support in each discussion group, or ideas which discussion group participants felt should be addressed first, are listed below. Those with an asterisk (\*) are the measures nominated at the second regional meeting for being priorities. A full list of the proposed measures is available from the RRRRC. Building on this list of measures, the Rappahannock-Rapidan Regional Commission is urged to develop and adopt a Regional Vision Implementation Plan.

Citizens participating in the RRRRC Visioning Process urge the following actions:

#### **Land Use and Growth Management**

- Localities will participate in regional strategy meetings to share information, to establish common definitions, to coordinate comprehensive planning, to coordinate zoning, to undertake other mutual actions to educate themselves and to become politically active. \*
- Localities will work together to develop a regional future land use plan, including a regional greenway plan connecting historic places and sites. Local governments will embrace the regional land use plan. Localities will create guidelines for development, develop watershed protection tools, and encourage infill. \*
- A regional planning academy will be established to educate the public and create citizen leaders. The academy will encourage citizens to become actively engaged and to provide input to public decision-making. \*

- Regional historic districts, as well as historic town districts will be established, while providing towns or other designated growth areas room to grow.
- Adherence to comprehensive plans will be the norm, and ordinances and local guidelines to enforce these plans will be enacted.
- Agriculture will be supported as a key feature of the region through
  - Zoning that supports agriculture.
  - A regional program for the purchase of development rights (PDRs) and open space easements.
  - Support for future farmers in school curricula.
  - Funding for Best Management Practices.
  - Assistance to farmers with identifying, developing and marketing their niche products.
  - A regional farmers market that provides active local support for local farmers.
  - Ag/Forestral districts in every county in the region.
  - Methods of raising revenue that are alternative to the real estate tax, which is seen as harmful to agriculture.
- The RRRC will ensure regular media coverage and education about upcoming regional developments.

### **Natural Resources Protection**

- The RRRC will take the initiative to address this vision and engage appropriate local and state officials in the process so that they might effectively represent the region in resource protection and management issues. \*
- An inventory will be made of existing natural areas including forests, open spaces, unique habitats and riparian corridors as a first step in developing a green infrastructure plan. \*
- A green infrastructure plan will be developed to address watershed protection, provide continuity for wildlife habitat, link significant natural resource nodes, preserve open space, and facilitate storm water management. \*
- Localities will reach regional agreements about natural resource protection issues.
- A dedicated state and local funding for natural resource protection will be secured.
- Much of Rappahannock and Madison Counties and portions of other counties will be recognized as important "green spaces."
- The region's rivers will be monitored for development activity and recreational uses.
- Educational efforts will address the public of all ages about natural resource protection issues and the value of scenic property.

### **Schools and Recreation**

- Schools will provide education that meets the needs of the region, including excellent academic and college preparatory courses, job shadowing, school-to-work programs, training for high-tech jobs, and vocational training programs. \*
- Regional education forums and summits will be developed to explore mutual interests, to plan, and to initiate possible actions.
- Diverse recreational opportunities for the region will be provided, and will be explored using Community Foundations for funding new recreational facilities.

### **Utilities and Transportation**

- The region will work assertively with VDOT to develop corridors for through-traffic that avoid significant historic and rural areas and that protect important vistas. Planning will respect local decision-making authority and incorporate all interests into the discussion. \*
- Regular pro-active regional planning will be initiated for the long-term, looking at employing trains and busses for commuters, expanding options for pedestrians and cyclists. \*
- Community trains, with one or two cars, and community busses will be employed to expand the transportation options available to commuters. Such a transportation system will be designed to be simple, not complex.
- Localities will work together on utility and transportation issues, to understand the federal agencies and their requirements, and to show that localities are behind regional projects.
- Localities will develop a 20-year plan for various aspects of the region's infrastructure, including regional plans for telecommunications, water supply and funding, water and sewer, health systems, power companies, and transportation and airport development.

### **Economic and Housing Opportunity**

- We will maximize the use of existing community assets and resources and evaluate the impact of new economic pursuits on the entire region. \*
- A regional committee, linked to local committees, will be established to propose a plan and execute a program for agriculture/ forestry, heritage, tourism, and low impact industries. The plan will link the preservation of rural character and open space to economic development, historical preservation, technology, and tourism. Strong points and resources of each will be identified, promoted and marketed, including niche markets and specialty farming. \*
- Various kinds of tourism will be developed including agri-tourism and heritage tourism.

- Other regions will be identified that have profited from preservation and derive lessons from their experience; we will monitor neighboring regions to determine their impacts on our region.
- Regional grants for innovative and low impact economic development projects will be sought.
- We will identify and offer incentives to encourage local entrepreneurs in the four focus areas (agriculture/forestry, heritage, tourism, and low-impact industries).
- We will identify and attract clean low-impact industries to the region to address the employment needs of residents, using a variety of incentives when necessary, providing incubators for start-up industry, and establishing telecommuting centers.
- The technology infrastructure of the region will be developed to facilitate low-impact technology companies locating in the region as a way of improving job prospects for local residents.
- Low and moderate-income housing will become integral in new developments, infill, rehabilitation projects, and will be linked to transportation and employment. \*
- Housing in the region will be affordable to all socio-economic levels, and educate the public so there will no longer be a stigma associated with lower-income housing.
- Incentives, such as tax credits, for lower-income housing will be made available.
- Families will be provided with support through multiple avenues, including transitional housing and support services such as credit counseling and financial mentoring.
- Daycare will be available and daycare providers will have a minimum knowledge base.

### **Local Powers and Authority**

- Local governments will use this Vision Statement as an on-going basis for cooperative regional actions that benefit the member jurisdictions of the RRRC. \*
- The RRRC will provide publicity about regional developments and raise awareness between both the public and elected officials of significant regional issues. \*
- The RRRC will continue to sponsor public meetings about regional planning with continued effort to involve a larger and more diverse audience.
- A grass-roots effort will be mobilized to make the Dillon Rule an election issue.
- Local governments will utilize the full range of planning and zoning tools currently authorized under Virginia enabling legislation

- The region will seek additional authorizations for programs such as impact fees, transfer of development rights, tax credit programs, cell tower controls, and tools for protecting agriculture and open space.
- The region will seek authorization of additional sources of local revenue and increasing the amount and predictability of state payments to local governments under various state programs for education, land conservation and transportation
- The RRRC will work with local governments to improve the ways that VDOT works with local governments and citizens in addressing transportation needs.
- The RRRC and local governments will work closely with federal and state agencies whose operations and land/facility holdings are located in the region.
- The RRRC will work with the news and other media/publications to represent the region and its vision to major audiences.

## **CHAPTER EIGHT**

### **IMPLEMENTATION**

The principles and concepts presented in the Rappahannock County Comprehensive Plan have little value unless a strong, well-organized implementation program is developed and set into action. Such a program should ensure that positive plan results are ultimately realized.

Probably the most critical element necessary for implementation of the Plan is leadership. The Rappahannock County Planning Commission, Board of Zoning Appeals, and Board of Supervisors must provide this. Such leadership should ensure that active public participation is encouraged and that the Plan is clearly understood by the County's public and private sector. The Plan should be the center of considerable attention and discussion from which a positive direction can be established.

Further, there are several key methods or "tools" available to the County for implementing the Comprehensive Plan. While these methods are of somewhat limited potential when used singly, they offer considerable promise when used concurrently. Thus, for the Plan to have a working relationship toward the County's future direction, the following methods should receive strong consideration.

#### **Zoning**

Zoning is the legal method authorized by the Code of Virginia Section 15.2-2200 that divides an area into various districts and regulates the use, size, shape, and bulk of development on the land. Zoning is an important tool because it is used to control land uses within areas by allowing certain activities and building while phasing out non-conforming uses. Thus, the future land use pattern that the Plan established can be striven for by this method.

The Board of Supervisors adopted the current Rappahannock County Zoning Ordinance in December 1986. This Ordinance shall be revised to reflect current development trends in the County while maintaining a well-coordinated relationship to the Future Land Use Plan.

#### **Subdivision**

The Subdivision Ordinance regulates the division of land into buildable lots. Such regulations assure that new developments are properly designed and constructed with regard to streets, lots, utilities and drainage systems. The Ordinance provides the quality control of subdivided land, thus serving to protect the public from inferior development.

Because the Subdivision Ordinance provides for orderly growth and development, it is a valuable complement to the Comprehensive Plan. It can be used to ensure that the accessibility, arrangement, public use construction, and physical characteristics of new subdivisions are in agreement with the principles of the Comprehensive Plan.

## **Land Use Assessment**

Title 58, Section 3230, et. seq., of the Code of Virginia authorized localities to adopt a taxing system on agricultural, forestry, horticultural, and open space and recreation land based upon their use value rather than full market value. This law also includes a rollback tax payment when land is changed to other purposes. Such a system of taxation is used by the County to protect the agricultural sector from rising taxes created from development pressures.

## **Agricultural and Forestal Districts**

The creation of agricultural and forestal districts is authorized by the Code of Virginia Title 15.2, Section 4400, et. seq. Such districts are established to protect agricultural and forestal lands from the encroachment of development.

An Agricultural and Forestal District is initiated by eligible landowners and must include a minimum of 200 acres. Such a proposed district is first reviewed by an Advisory Committee appointed by the Board of Supervisors and must ultimately be approved by the County Board of Supervisors. The general affect which designation as an Agricultural and Forestal District has on the land includes:

- That use-value taxation is available to qualifying land lying within such a district;
- That powers of local government over the area are restrained;
- That State agency policies are affected;
- That Government and public service corporation acquisition of land and interests in land becomes subject to limitation;
- That expenditures of public funds for non-farm related purposes are subject to restraints;
- That special assessment and tax levies are restricted.

Creation of agricultural and forestal districts in accordance with the Comprehensive Plan can enhance the County's agricultural base and serve to promote new development in preferred locations.

## **Open Space Easements**

Open space easements are mechanisms for protecting the vital natural resources of the County while not obtaining fee simple interest in real property. By deeding an open space easement, a property owner limits his heirs' use of the property by agreeing to limit whatever development may be possible in perpetuity.

For parcels of 200 acres or larger, conservation easements should achieve a density of not less than 100-acre parcels. An approved public body takes possession of that easement, and assumes responsibility for protecting it in perpetuity. Under the provisions of the Open Space Land Act, Section 10.1-1700 et. seq., Code of Virginia, 1950 (as amended), public bodies are authorized to acquire or designate property for use as open space land.

The Virginia Outdoors Foundation is the principal public body that accepts open space easements, and currently holds easements on over 16,000 acres of land in Rappahannock County.

Open space easements help to preserve valuable agricultural, horticultural and scenic land in the County, and should be actively encouraged. The acceptance of open space easements is also an integral part of ensuring the perpetual maintenance of open space created by cluster development, which is encouraged under the County's Zoning and Subdivision Ordinances.

### **Continuing Planning**

The Rappahannock County Comprehensive Plan presents the County with a reference for making various land use decisions. However, the Plan should not be considered as a rigid framework for planning but rather should be amended and changed as circumstances in the County dictate. Thus, the Plan should be continuously reviewed with amendments made, when necessary, to maintain conformity with the stated goals and objectives and related public facility planning.

## APPENDIX A

# COMMERCIAL AREA PLAN

### Introduction

#### Background

To achieve the goals, policies, and standards outlined by the Rappahannock County Comprehensive Plan of 1989, the Rappahannock County Board of Supervisors authorized a study to examine the establishment within the County of a designated commercial area overlay zoning district at a site comprised of parcels with full or partial commercial zoning. The physical character of this overlay zoning district was to be determined in part by regulatory means as amendments to the present commercial district provisions of the Rappahannock County Zoning Ordinance, and partially through the application of design guidelines for reviewing site development and new construction proposals within the designated area. Rappahannock County retained Land and Community Associates (LCA) in March 1990 to complete this project, the Rappahannock Commercial Area Plan.

The following goals, principles, and policies outlined in Chapter 6 of the Rappahannock County Comprehensive Plan, 1989, were considered in the preparation of the Rappahannock Commercial Area Plan:

#### Goals

- To preserve and enhance the rural and open space character of unincorporated areas;
- To protect both the natural and the developed environment and thus ensure the quality of life of our citizens;
- To encourage and maintain a viable rural and agricultural economy compatible with the County's size and character; and
- To provide for the economical delivery of necessary public services consistent with these goals.

#### Principles

- Protection of natural resources, including soil, water, air, scenery and fragile ecosystems;
- Preserve and protect the historic character and features of the County;
- Allowance for economic growth that is compatible with the environmental quality and rural character and does not adversely affect

- active farm operations, forestry operations, residential neighborhoods, the tourist industry, and the County's fiscal stability;
- Protect the County's fiscal capabilities;
  - Encourage citizen involvement in the planning process; and
  - Promote the philosophy that land is a finite resource and not a commodity; that all citizens are stewards of the land; and that the use, quality, and area of the land are of prime importance to each present and future citizen.

## **Purpose**

The Rappahannock Commercial Area Plan was prepared to encourage better design and enhance the visual experience within the designated commercial area, and to protect the County's valuable cultural and natural resources. Increasing awareness among the development community, citizens, and County officials of such characteristics as site organization, building height, massing and scale, construction materials, and the pedestrian environment, can result in the enhancement of the architecture and site development of the County's commercial areas.

The intent of the Rappahannock Commercial Area Plan is not to restrict innovation, imagination or variety, but rather to promote design principles that provide a better sense of transition from and balance with the intrinsic characteristics of non-commercial areas. The purpose of this document is to provide a framework for Commercial Area Overlay Zoning District and to make developers and property owners within the designated Rappahannock Commercial Area familiar with the planning and design issues that affect the resources, quality of life and appearance of the designated Rappahannock Commercial Area and environs.

## **Study Area and Scope**

The designated Rappahannock Commercial Area is a site consisting of mostly open and gently sloping land located 1.5 miles west of Washington, and 2.5 miles east of Sperryville. The site includes areas north and south of U.S. Route 211/522. The old Toll House and Ginger Hill border the site to the east, Little Jenkins Mountain to the north, and State Route 622 (Shade Road) and Rappahannock County High School to the west. The specific limits of the study area were established by the County and follow current tax map parcel property lines and public rights-of-way.

**Map No. 13: Commercial Area Plan** shows the designated Rappahannock Commercial Area Plan.

## **Other Relevant Documents**

Additional information relating to development can be found in other documents adopted by Rappahannock County. These documents are available from the County Administrator's office:

- Rappahannock County Code, Chapter 170 "Zoning"
- Real Estate Atlas of Rappahannock County, Virginia

There may be additional documents and regulations that apply to individual sites or buildings. The County Administrator's office can assist in the identification of these items.

## **Inventory And Analysis**

### **Land Use and Existing Conditions**

Prior to the development of recommended zoning amendments and design guidelines since incorporated into the Zoning Chapter of the Rappahannock County Code, Land & Community Associates (LCA) prepared an inventory and analysis for every parcel within the study area; rather, it identified and documented key existing conditions of both the natural and built environments.

Using available materials provided by Rappahannock County and state agencies, LCA amended the Existing Conditions Map to include the planned road improvements by the Virginia Department of Transportation for the construction of two additional lanes of U. S. Route 211/522 since completed. The U.S.G.S. 7-1/2 Minute Series Map, Washington, Virginia, was used to verify site conditions including stream locations, topography and wooded areas. The presence or absence of 100-year floodplain conditions were verified using FEMA Flood Insurance Mapping.

There has been one significant rezoning in the General Commercial Overlay District created, that of the Rappahannock National Bank. Approved in 2002, the development of the Bank's new facility on approximately 1.5 acres is the first of up to five discreet development sites on a total of approximately 20 acres. Proffers approved by the County included full compliance with the design standards of the General Commercial Overlay zone.

### **Opportunities and Constraints**

LCA investigated existing and potential opportunities and constraints that may influence planning and design. LCA used U. S. Department of Agriculture Soil Conservation Service mapping to analyze and document areas where soil characteristics presented potential limitations to construction and/or septic suitability. Steep slopes, identified in the Zoning Ordinance as greater than 25%, were mapped. Significant stream corridors, woodlands, and other natural features and systems were identified. In addition to a physical analysis, LCA considered important views and vistas to and from the site, cultural and historic resources including structures and landscapes, existing and planned facilities and roads, and character-defining features and elements of the site and the region. The maps produced during this

phase included the Soil Characteristics/Depth to Bedrock Map, and the Slopes Map. The opportunities and constraints analysis provided the structure and framework to apply alternative commercial development patterns.

### **The County Comprehensive Plan and Existing Zoning**

The study area represents land presently experiencing a mixture of commercial, public facility, and residential development. The County's comprehensive plan has identified the study area as a focal point for future economic and public facility development for over twenty years. Rappahannock County, in anticipation of future short-term and long-term commercial development pressures, sought viable planning tools and design guidance to manage and reduce potential visual and environmental impacts to the County's rural and scenic character. Traditionally, Rappahannock County has relied upon agriculture and tourism for its livelihood. The County is committed to preserving both its scenic resources and quality of life, but also wishes to accommodate sensible and responsible growth within appropriate locations. The focus of the study was the balancing of these goals.

Presently, only a narrow linear band of parcels or portions of parcels fronting Route 211/522 are zoned General Commercial. Consequently, existing zoning patterns may, in fact, prescribe exactly the type of development that the County seeks to avoid. LCA prepared an existing zoning map showing the zoning classification for all parcels within the study area and the parcel number and acreage as indicated in the Real Estate Atlas of Rappahannock County, Virginia.

### **Commercial Development Patterns**

In an effort to apply the appropriate commercial development pattern to the site, LCA evaluated typical commercial development patterns found within the region as well as other parts of the country. A variety of development patterns was considered and tested against the goals and principles of the Comprehensive Plan and the opportunities and constraints of the site.

### **Zoning**

LCA, in consultation with the Commercial Area Steering Committee and the County Administrator, determined that the physical development goals of the Comprehensive Plan could be achieved best in the study area by the establishment of a Commercial Area Overlay District zoning provision. The regulations of the Overlay District would become applicable only with the approved rezoning of existing non-commercial parcels or at the time of commercial site plan amendments. The Overlay District regulations supplement or supersede the specific underlying commercial zoning regulations.

LCA produced a Proposed Zoning map to illustrate the location and dimensions of setbacks and associated landscape development of buffer zones;

resource protection areas, including steep slopes and stream corridors; and proposed road and pedestrian systems. The setbacks and landscape development/buffer zones are located primarily along the Commercial Area edges and existing and planned roadways are areas that require vegetative screening and street tree planting. The resource protection areas include setback and preservation areas along two tributary streams that flow into the Rush River and are mapped on the U.S.G.S. quad map and south facing wooded steep slopes on Little Jenkins Mountain. The planned pedestrian and road systems are intended to provide safe and convenient access to as many existing parcels as possible as well as a minimum of disruption to the environment and burden upon individual parcels. In addition, LCA prepared Proposed Typical Sections illustrating existing and proposed setbacks, screening, plantings, signage, and building heights to augment the Proposed Zoning map.

### **Conceptual Development Plan and Design Guidelines**

Using the previously prepared site inventory and analysis and Proposed Zoning map, LCA, in consultation with the County Administrator and the Commercial Area Steering Committee, prepared Conceptual Development Plan and associated Design Guidelines. The Conceptual Development Plan is an indication of potential development scenarios combined with the application of the recommended Overlay District regulations and proposed design guidelines. The Conceptual Development Plan is only a guide for future development but is not a rezoning or regulatory document.

Existing commercial developments, existing zoning, and land ownership patterns were considered in making recommendations for the future assemblage of some parcels. Proposed conceptual roads and pedestrian systems and parcel entrances allow for convenient access and reduce unsafe and visually disruptive roadway conditions. Development zones are indicated as Land Bays and include undevelopable or buildable areas. Steep slopes and stream corridors are to be set-aside as conservation areas. The term "Land Bays" is not a term of art, but a convenient description of one or more parcels of land that comprise a discretely developable assemblage of land. The intensity or amount of building and paved areas associated with future commercial development within land bays would be tied directly to sewage treatment alternatives.

On-site potable water systems and stormwater management systems may require additional available buildable area within land bays. In addition, proposed street and vegetative screening patterns are indicated. Recommendations for proposed road and access improvements at the Rappahannock Elementary School have been made to accommodate the proposed realignment of Schoolhouse Road (Rt. 636).

The Conceptual Development Plan and Design Guidelines were incorporated into the Rappahannock County Zoning Chapter 170-45.1 General Commercial Overlay District (GCO) [added 3-7-1994].

## **Low-Impact Development**

### **Summary**

The primary goal of Low Impact Development (LID) methods is to mimic the predevelopment site hydrology by using site design techniques that store, infiltrate, evaporate, and detain runoff. Use of these techniques helps to reduce off-site runoff and ensure adequate groundwater recharge.

There is a wide array of impact reduction and site design techniques that allow the site planner/engineer to create stormwater control mechanisms that function in a manner similar to that of natural control mechanisms. If LID techniques can be used for a particular site, the net result will be to more closely mimic the watershed's natural hydrologic functions or the water balance between runoff, infiltration, storage, groundwater recharge, and evapotranspiration.

With the LID approach, receiving waters may experience fewer negative impacts in the volume, frequency, and quality of runoff, so as to maintain base flows and more closely approximate predevelopment runoff conditions.

### **Main Goals And Principles of LID**

- Provide an improved technology for environmental protection of receiving waters.
- Develop the full potential of environmentally sensitive site planning and design.
- Reduce construction and maintenance costs of the stormwater infrastructure.
- Introduce new concepts, technologies, and objectives for stormwater management such as micromanagement and multifunctional landscape features (bioretention areas, "rain gardens", swales, and conservation areas).
- Mimic or replicate hydrologic function.
- Maintain the ecological/biological integrity of receiving streams.
- Encourage flexibility in regulations that allows innovative engineering and site development

LID is a comprehensive technology-based approach to managing stormwater. Stormwater is managed in small, cost-effective landscape features located on each lot rather than being conveyed and managed in large, costly pond facilities located at the bottom of drainage areas. The source control concept is quite different from conventional treatment (pipe and pond stormwater management site design). Hydrologic functions such as infiltration, frequency and volume of discharges, and groundwater recharge can be maintained with the use of reduced impervious surfaces, functional grading, open channel sections, disconnection of hydrologic flow paths, and the use of bioretention/filtration landscape areas.

LID also incorporates multifunctional site design elements into the stormwater management plan. Such alternative stormwater management practices as on-lot microstorage, functional landscaping, open drainage swales, reduced

imperviousness, flatter grades, increased runoff travel time, and depression storage can be integrated into a multifunctional site design.