



# **COMPREHENSIVE PLAN 2012**

## **SEPTEMBER 10, 2012**



**TOWN OF WASHINGTON**

**COMPREHENSIVE PLAN 2012  
SEPTEMBER 10, 2012**

**MAYOR**

John Sullivan

**TOWN COUNCIL**

**TOWN PLANNING COMMISSION**

**ADMINISTRATIVE ASSISTANT**

Laura Dodd

**ZONING ADMINISTRATOR**

John McCarthy

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*Available under separate cover:*

- **Mark-up Evaluation of Current Comprehensive Plan**
- **“Build out” Analysis**
- **Draft Concept Alternatives**

- **Town Design Analysis (PowerPoint file)**
- **Meeting Agendas and Notes**

## **EFFECTIVE DATE**

THIS UPDATED COMPREHENSIVE PLAN for the Town of Washington, Virginia shall be effective upon passage by the Town Council of Washington, Virginia.

PASSED BY Town Council on September 10, 2012 after public hearings by the Council and the Planning Commission of the Town of Washington Virginia

**MAYOR:** \_\_\_\_\_  
John Sullivan

**DATE:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
CLERK OF THE TOWN COUNCIL



# COMPREHENSIVE PLAN

for:

THE TOWN OF WASHINGTON  
Virginia

*Adopted by Mayor and Council*

*September 10, 2012*

## I. Introduction

The Code of Virginia requires that every locality prepare and adopt a Comprehensive Plan § 15.2-2223. It further states that the 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 Code states that the “comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.”

The Code further provides that Comprehensive Plans may include “The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, mineral resources, conservation, recreation, public service, flood plain and drainage, and other areas” and may include “The designation of historical areas.”

A useful Comprehensive Plan enables local government officials and citizens to anticipate and deal constructively with the changes occurring within the community. It reflects the needs and desires of its citizens, tempered with recognition that conditions change and that a Comprehensive Plan must periodically change with those conditions.

A Comprehensive Plan recognizes the values of the past and their importance in the lives and hopes of the citizens; but it also recognizes the responsibility of government to deal with changes and the demands of the future.

The use and development of land are exercises of private property rights that have public consequences. A Comprehensive Plan attempts to balance the interests of private landowners with the greater public good as applied to the use and development of land.

Further, a Comprehensive Plan provides a guide for the use and development of land and the provision of public services, reflecting the needs of the community, desires of the residents, a respect for the past, and expectations as to the future. It bases its goals and objectives upon an understanding of the past, the present situation, and the expected future needs of the community.

§ 15.2-2223 - 2229 of the Code sets forth the requirement and authority for the Town Council and the Planning Commission to adopt and formulate comprehensive plans, the matters to be considered in the formulation of the plan, guidelines for amendment and review of a comprehensive plan, and the procedures to be followed in the adoption of a comprehensive plan.

This comprehensive plan was formulated and adopted pursuant to and in compliance with the provisions of the 1950 Code of Virginia, as amended. It will be applied in accordance with the requirements of the Code and may be amended and reviewed as provided in the Code.

§ 15.2-2230 of the Code requires that the comprehensive plan be reviewed by the local planning commission at least once every five years to determine whether it is advisable to amend the plan.

It is the purpose of this Plan to set forth the findings, goals, and decisions regarding the future land use and development of the Town, and to provide criteria to guide decisions, not only with respect to land use, but also with respect to planning for the provision of services, capital expenditures and financial considerations. These findings, goals and criteria are attuned to the trends of change, are reflective of them, and are at the same time mindful of the value of the Town's history, so that the Town can have a future that is safe, healthy, non-discriminatory and economically sound.

The first Comprehensive Plan for the Town was adopted August 21, 1986. Following adoption, the ordinances, which implement the plan, were reviewed and amended as necessary to ensure they were consistent with and supportive of the principles and goals of the plan. It was amended by the Town.

This update was prepared in the spring of 2012 prior to a formal public hearing before the Town Planning Commission and Council.



Figure 1 - Location of Rappahannock County in Virginia

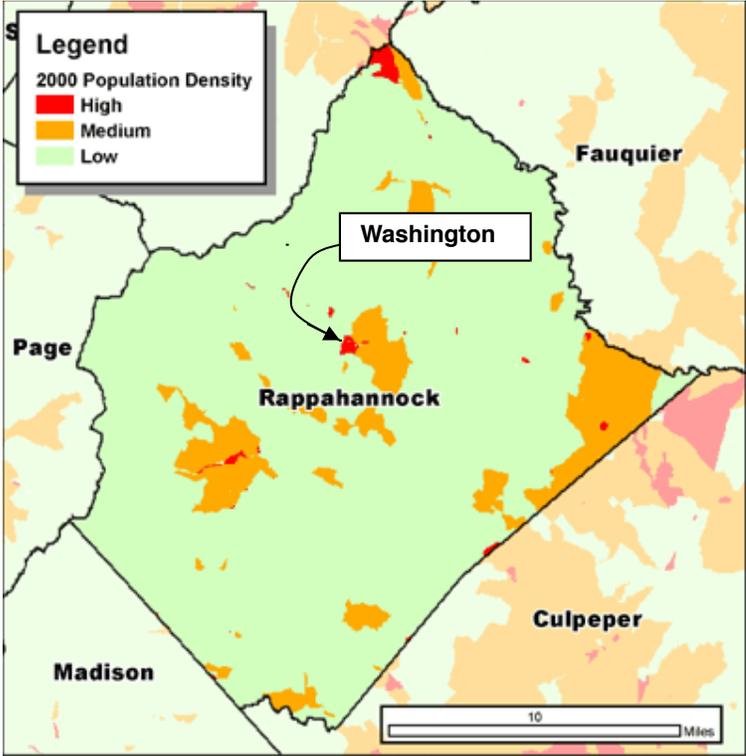


Figure 2 - Location of Washington in Rappahannock County

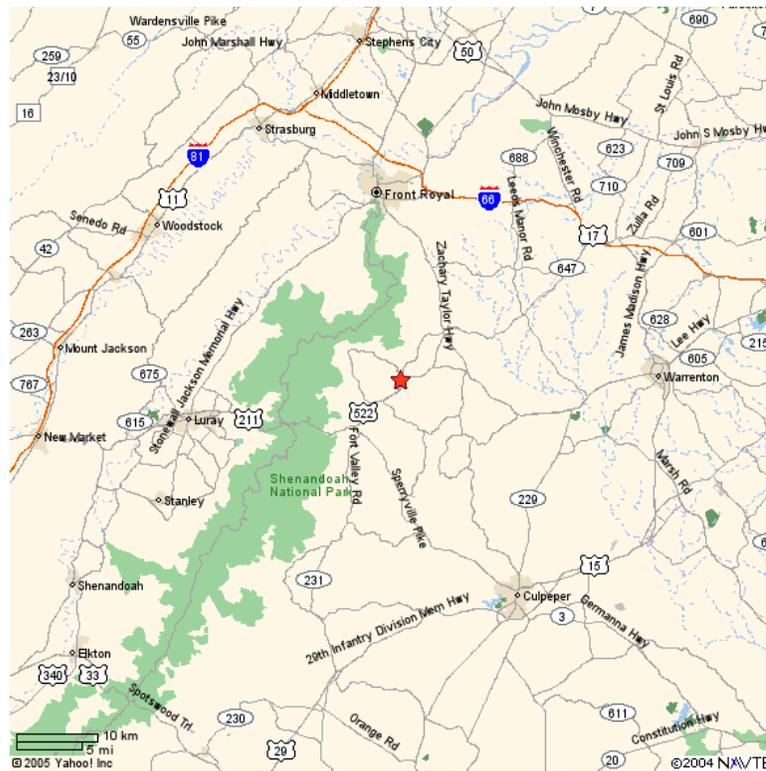


Figure 3 - Graphic Features Surrounding Washington

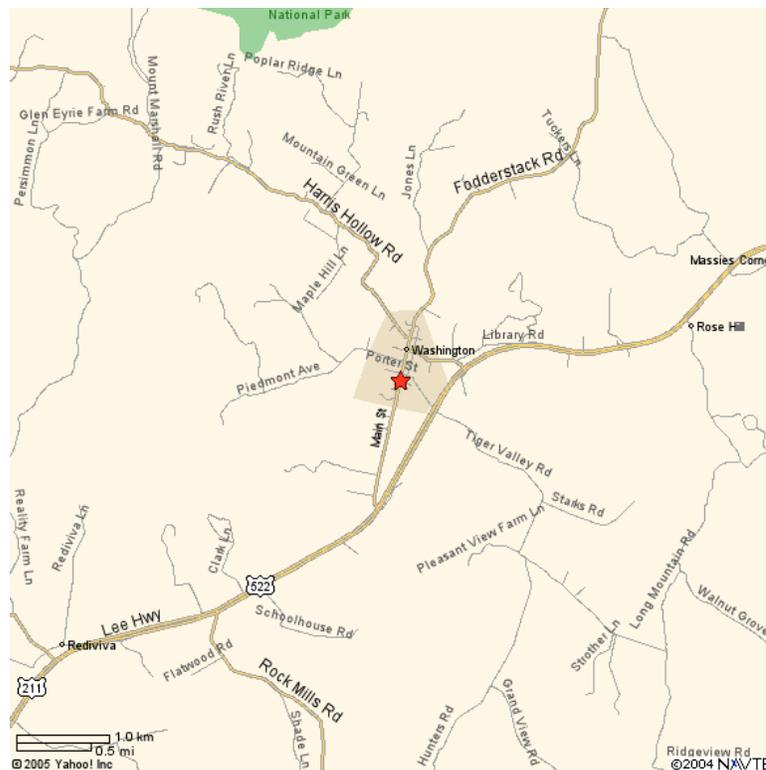


Figure 4 - Road Network Surrounding Washington

## II. Inventory and Analysis

### A. Historical Perspective and Context

In 1749, a young surveyor named George Washington surveyed an area in what was then part of the newly formed county of Culpeper and laid out the Town of Washington. His field notes state: "Surveyed for Richard Barnes, Gent. of Richmond County, a certain tract of waste land and un-granted land situate, lying and being in the County of Culpeper, containing 400 acres and made this 22nd day of July, 1749 (OS Old Style) John Lonem, chainman, Edward Corder, chainman and Edward Hogan marker."

A plan of the Town of Washington, thought by some to be in George Washington's handwriting, was found in 1847 among the Northern Neck surveys and records, and is now filed in the clerk's office.

Since the layout prepared by George Washington, the streets and lots in the Town of Washington have not changed appreciably from that original plat.

The Village of Washington was established as a Town by the General Assembly on December 14, 1796, having achieved the necessary population of 200 persons. In 1833 the County of Rappahannock was established and the Town of Washington was established as the center of County government shortly thereafter. Several of the County's current public buildings were built during the ensuing two years. In 1894, the Town was incorporated by an Act of the General Assembly and granted a charter.

The Town is located on the site of an Indian trading post that served frontier families, hunters, and members of the Manohoac tribe. The last known full-blooded Indian died in the 1920s.

Structural evidences of the Town's earlier days have been preserved. Six of the seven log cabins said to be standing during George Washington's time remain, as do many homes and public buildings from the early 1800's through the Victorian Era.

A fine example of an early American tavern and inn is the Washington House that stands on Main Street. It was here that county officials met before the county buildings were completed, and legend has it that George Washington attended a dance at the Washington House.

In 1835, the Gazetteer disclosed that the village contained one academy, fifty-five dwelling houses, four mercantile stores, two taverns, one house of public worship free for all denominations, four blacksmiths, four carpenters, two saddlers, one hatter, one tanner, two wagon makers, three tailors, four shoemakers, one cabinet maker, one silversmith, three milliners, one plasterer and bricklayer, and two large flour mills.

Nearly a hundred years later, Franklin Clyde Baggerly's The History of the Town of Washington, Virginia indicated that the Town population was

nearly 500 and that there were "... 5 Churches in the Town; 2 Auditoriums; 3 General Mercantile Stores; National Bank; Hotel; 2 Wayside Restaurants; 10 Tourist Homes; 3 Garages, with Ladies' Rest Rooms; County Court Buildings; Masonic Hall; Washington High School, with a daily attendance of over 200; Barber Shop, and many other business places and professional offices."

During the War Between the States, a home on Gay Street was used as a Confederate hospital.

The first cement sidewalks were poured in the 1920's, many of which were replaced by the Virginia Department of Transportation from 1989 through the present.

The last private bank in the United States was the Stuart Bank in the building on the corner of Main and Calvert Streets (Blue Ridge Avenue, now Harris Hollow Road), which until the late 1980s housed the Washington Cash Store and is now the Virginia Department of Health.

In the late 1940's, a number of the Town's distinguished three-story buildings with galleried porches were demolished. Subsequently, however, the Town began restoring and preserving its architectural treasures and in 1985 enacted a Historic District Ordinance.

In the spring of 1950, the Town made national news when it elected an all woman Town Council. This Town Council, over the next several years accomplished a great deal to improve the quality of the Town, freed the Town water system from a long held debt, and enacted the Town's first zoning ordinance.

As a modern Town, which maintains its rural charm, Washington, Virginia has recognized that it must increasingly take on responsibility for its own future. The Town was rechartered by the General Assembly of Virginia March 14, 1985 and was granted much broader powers than it had previously enjoyed, to include all powers "delegated to towns under the Constitution and laws of the Commonwealth of Virginia." Following this, in addition to the Historic District Ordinance, the Town adopted its first Comprehensive Plan in August 1986. It also significantly revised the Zoning Ordinance in 1986, breaking down its one zone into four zones.

The Town of Washington is a village with a unique blend of agricultural character and historic significance. The location of the Town, almost next to the Shenandoah National Park, enables its citizens to enjoy panoramic views of the Blue Ridge Mountains. A small county seat in the Blue Ridge Mountains, Washington's mixture of open spaces, village style commerce, historic residences, cultural offerings and local government activities is fundamental to its economic, historic and aesthetic character.

The Town's historic character has been recognized by the State of Virginia's Historic Landmarks Commission, and is protected by the Town Historic District Ordinance. The Town contains several original log cabins, and many buildings from the Federal, Greek Revival and Victorian eras. The Town was reputedly surveyed, and its streets laid out, by George Washington. That layout has not changed appreciably since its inception.

The Town has maintained a large amount of open space and has some agricultural activities conducted within its boundaries. It is characterized by detached dwellings with attractive yards and gardens. Many areas of the Town have developed and maintained a delicate blend of residential and compatible commercial uses. Other areas are entirely residential while some are dedicated to government activities.

The Town's predominant service economy is supported by its status as a county seat, tourism and the needs of the surrounding agricultural community.

While several highways intersect the Town, it has maintained some residential areas where children can still ride their bicycles in the street.

The Town of Washington, Virginia is a safe and quiet community where citizens can comfortably walk to most activities, yet it serves as the center of government and cultural activities for a vibrant County and provides a source of tourist interest that is often recognized in the media of major cities.



Original Town of Washington Plat

## B. Population

The population of Washington, Virginia has declined steadily during the past two decades. According to the 2000 census the Town's population was 183, and is down to 135 in the 2010 census. This represents a decrease from the 1980 population of 247. From 1930 to 1980 the population remained fairly stable at around 250 people except for 1970 when it was 189. Historically, the Town in the 19th century had a population of over 300, but as an agricultural community, the population declined during the 20<sup>th</sup> century. From 1850 to 1970 the population of Rappahannock County decreased steadily from 9,782 to 5,199, but between 1970 and 1990 increased to 6,622, or by 27%. During the same twenty years the population of Fauquier County increased by 84%, Culpeper County by 52% and the Commonwealth of Virginia as a whole by 33%. In 2000, Rappahannock County's population was 6,983, increasing to 7,373 in the 2010 census.

In 2000, there were 106 female and 77 male residents of the Town, in the 2010 census there were 70 female and 65 male residents.

In 2000, 14% were under 18 years of age and 20% were over 65 year of age, in 2010 7% were under 18 and 26% were over 65 years old. In 2000 15% of the population was of black or Hispanic origin, while in 2010 this population was down to 7.4%.

This data generally show that the Town's population has become slightly older, while the percentage of minority residents has declined.

Of those living in the households of the Town, a number work outside the Town, and many of these work outside the County. On the other hand, there is a large number of County people who work in the Town on a regular basis. Included are a number of County people who either own or rent properties in Town. These are proprietors of restaurants, shops, real estate agencies, medical clinics, law offices, and other public service facilities. Additionally, the Federal, State and County government offices for the County are concentrated in the Town and are manned primarily from outside the Town. Finally, there are a number of artistic, theatrical and musical groups that base their efforts and productions in the Town. Because of this diversity of people who spend much of their time in the Town on a daily basis, there is active interest and concern by the County population in the activities of Town government.

Trends in the County’s population, which can affect the Town’s population, have followed a long-term pattern similar to several other Piedmont localities. That is, the population gradually declined from the middle nineteenth century until the 1960’s when it began to increase.

During the 40 year period of 1970 to 2010, the County’s population increased by 42%, with 8% of that increase occurring between 2000 and 2010. While this does not define the County as a rapidly growing jurisdiction, it is a significant change from the prior long-term trend.

During the 20-year period 2000-2020, the Virginia Employment Commission forecasts that the County will grow by another 13% (an average annual growth rate of well under 1%). During the period 2000 to 2010 the county has achieved 2/3 of the projected gain, while not a rapid growth rate, it would still be population expansion, rather than the historic decline of the early 20th century (see Table 1 below).

**Table 1 – Population History and Forecasts  
for Rappahannock County and the Town of Washington  
1980-2020**

Location	1980	1990	2000	2010	2020
Rappahannock Co.	6,093	6,622	6,983	7,373	7,900
Washington	247	198	183	135	n/a

Primary Source: US Bureau of the Census; Virginia Employment Commission  
 Secondary Sources: Rappahannock-Rapidan PDC; Weldon Cooper Center for Public Service

Growth in the County and surrounding region will likely have both direct and indirect impacts on the Town’s growth. However, future growth in the County’s overall population does not necessarily mean that the Town’s population will grow. The most critical aspect of the County growth policy is the County’s plans and regulations for the land that surrounds the Town corporate limits. Currently, the County planning policies and zoning regulations are very conservative and do not permit dense development.

No official population forecasts are available for the Town, and because it is such a small area with a small existing population, a trend forecast based on building development activity would not be very useful. One large development project could increase the Town’s size by half within only a few years. On the other hand, if no new residential units are constructed and the Town boundaries remain the same, the demographic

trend of decreasing household size would suggest that a decline in the Town's population would continue to occur.

### **C. Services**

The economy of the Town of Washington, Virginia is based largely on its role as the center for government, cultural, religious and service activities for the County, the tourist activities associated with its picturesque location on the road to Luray and Skyline Drive, and also its being the home for a world renowned inn.

Government activities bring many people to the community on an almost daily basis. Washington houses the Court House for the Twentieth Judicial Circuit Court, the General District Court and the Juvenile and Domestic Relations Court. Associated offices, including the office of the Clerk of the Court, are clustered around the Court House, as are the offices of the Treasurer and Commissioner of the Revenue for Rappahannock County. The Town also is the home of the County Jail, the Sheriff's office, the Zoning and Administration Office, the Food Stamp and Welfare offices, the office of the Voting Registrar and other County offices. The Commonwealth of Virginia maintains offices for the Cooperative Extension Service and the Health Department. There is, of course, a Post Office for the surrounding area that is served to a large extent by mailboxes that are visited on a regular basis.

With these many government activities, there are associated professional services provided by a number of law offices in the Town. Other professional services for the community include the medical offices, which, in addition to medical services, provide social and psychiatric counseling. The county newspaper and beauty parlor are also located in the Town. Several realty, construction, and mechanical services also maintain offices here.

The Town is the home for several community churches that not only provide services on Sunday, but also support numerous ongoing community activities.

There are a number of merchants in the Town who support the local community as well as the tourist trade. Included are gift, art, craft, furniture and wood crafting, food shops and galleries. With an excellent County road network, much of the community's shopping, however, is done in the larger cities of neighboring counties.

The Town lost the bank that had previously made its home in Washington, Virginia - having moved just beyond the boundaries of town to a location which allowed the addition of drive through facilities.

The Town is served by restaurants catering to the numerous people who come into the Town each day as well as the tourist population. The Inn at Little Washington is known worldwide and brings a great deal of publicity to the Town in the media. Overnight accommodations are provided by The Inn, and by several bed-and-breakfast establishments, which are an important Town industry.

The Town serves as the cultural center of the community. Several theatrical and musical groups perform in Washington and regularly present plays, lectures, and musical presentations in the old Town Hall and the Theater on Gay Street. Additionally, there is a regular series of movies presented at the Theatre. Artists and craftsmen display their work in galleries and shops.

There are a number of special activities that occur in Town on a regular basis. These support fund raising activities as well as the local businesses. Included is the 10K Fodderstack Race in the spring that begins in Flint Hill and finishes in front of the Court House. This attracts runners from all the neighboring communities. In October, the Episcopal Church sponsors a House Tour and Dried Flower Sale to support the Church's fund raising activities. The homes displayed are from throughout the County. The annual RAAC Artists Tour opens the Town and County Galleries and Studios to tourists in November. The annual Christmas in Little Washington, which includes a parade and other family oriented tourism events, occurs each December.

In addition, there are numerous fund raising activities organized by local community groups including the Washington Volunteer Fire Department and Rescue Squad.

#### **D. Environment**

The Town of Washington being only 152 acres in size with only around 100 structures and a population of 135 may not seem to have a significant impact on the environment, local or otherwise. However, events of the past decade, the issue of global warming, among others, has necessitated a greater awareness by all communities regardless of size to understand and consider their impact in a number of areas. Climate change has led to changing weather patterns leading to droughts as well as excessive rain and flooding. These conditions, especially the ones that could limit the Town's ability to provide specific utilities need to be considered when examining growth in the community.

The Town of Washington needs to consider not only the impacts to the immediate village, but to the impacts of changes in the Town to those outside of the Town, i.e. downstream by waterway, not just within the boundaries of the county, but to other portions of the state and greater waterways beyond. Similarly the Town should be aware that demands and pressures from other communities can and may impact growth in the Town of Washington.

The Town of Washington being principally a residential community without large commercial businesses or any heavy industry does not present a significant environmental impact and does not draw heavily on natural resources. Day-to-day activities of the residents do not pose major adverse affects on the quality of air and water. Historically the Town has operated a water system for Town residents, and in April 2010 completed a municipal wastewater treatment system to protect the surface and

ground waters from contamination by failing septic system, which has been the method of sewage treatment.

Based on the history of the Town's activities and the projection that the Town will continue to be principally a residential community with a few hospitality related businesses there is little expectation that the Town will exert significant demand on local resources such as the water and wastewater systems.

As many of the residents are employed outside of the Town it is necessary to use private or personal transportation to and from their place of work. There is no public transportation available other than individual ride sharing. The diversity of work locations and the small number of persons that would make use of a public transportation system make it impractical and so any expectation of reduced air pollution from vehicles is not reasonable.

The Town should consider the impact of any growth in residential housing, or businesses such as restaurants, bed and breakfasts, office space, or other businesses on the water and waste water treatment systems. Any development in the Town should be considered on a basis of how it can impact the Town's services and utilities as well as looking to the large picture of what the growth can mean in terms of the need for energy and associated pollution from energy generation.

Potentially the Town could and should look at energy and utility conservation to protect its resources. It should be encouraging businesses and residents to reduce energy use, water consumption the major utility provided by the Town, and possibly make the integration of these practices a requirement in any future growth.

Communities in recent times being measured in terms of their Carbon Footprint, the amount of carbon dioxide released to the atmosphere in the process of living and working in that community. The Town of Washington may have a relatively small carbon footprint due to the population and types of businesses located within the Town. Whatever the present carbon footprint is, it can be reduced if the Town supports and encourages conservation and alternative energy generation.

By endorsing these practices the Town improves its visibility in protecting the lifestyle, the charm, and environment, which is the Town of Washington and Rappahannock County. And going forward such practices can also protect the cost of providing services by the Town, thus protecting the financial strength of the Town.

## **E. Economy and Employment**

The Town relies on two key “economic base” elements to support its economy. One is its role as the County seat, which attracts economic activity associated with the Courts and County government, and other related activities that benefit from being located in the County seat. Second is the tourist industry, which is supported by the historic architectural character of the Town, the scenic and historic landscape of the surrounding County, and the significant marketing spin-off benefits of The Inn. These two base “industries” provide the foundation for the Town’s economy.

While tourism and local government are the fundamental economic sectors, they generally do not produce high levels of income, compared to some other employment sectors, such as manufacturing, for example. The median household income in the Town in 1989 was only two-thirds that of the County, although the median family income was virtually the same. This might be explained in part by a relatively high percentage of retirees within the Town. In 1989, the median household income in the Town was lower than all but one of seven other major towns in the five Rappahannock-Rapidan PDC counties, even though Rappahannock County as a whole was the third highest among the five counties in 1989 and second highest in 1999. (See Table 3) Among those seven other towns, Washington also had the highest percentage of persons and families below the poverty level in 1989, with 13.6%. However, by 1999, the situation had changed dramatically. As shown in Table 3 below, the Town’s household income levels became much higher relative to other towns in the region. Washington went from having the second lowest household income among these eight towns in 1989 to having the highest in 1999; and from the highest percentage of families below the poverty level in 1989 to the lowest in 1999.

The 2010 census indicates that the household income of six of the seven other towns grew to exceed Washington’s. Notably, Washington’s median family income significantly exceeds median household income of all towns. Family income considers all members of the household’s contribution to income, indicating that more multiple income families is representative of Washington.

According to the 2010 U.S. Census, 77 employed people lived in Town. Of these residents, 27 worked in the Services Sector (up from nine in the 2000 census), 11 worked in the Trade Sector (up from four), 27 worked in management and professional jobs (down from 45) and 12 in sales and office jobs (down from 25). Total employed was down from 97 in the 2000 census.

This data conforms to expectations based upon simple observations of the Town’s economy. Note that this is not a measure of “at-place” employment, or the jobs located within the Town, but rather how residents of the Town are employed, regardless of where. However, it is likely that many of these residents do, in fact, work within the Town.

**Table 2- Median Income 2010**

<b>Town</b>	<b>Family</b>	<b>Household</b>
Culpeper	\$76,303	\$63,509
Gordonsville	\$51,957	\$41,532
Madison	\$65,164	\$56,608
Orange	\$59,940	\$53,939
Remington	\$75,313	\$62,734
The Plains	\$69,583	\$60,625
Warrenton	\$83,594	\$64,931
<b>Washington</b>	<b>\$103,592</b>	<b>\$52,083</b>

Sources: U. S. Bureau of the Census;

**Table 3- Median Income 1999**

<b>Town</b>	<b>Family</b>	<b>Household</b>
Culpeper	\$41,894	\$35,438
Gordonsville	\$40,268	\$35,655
Madison	\$43,750	\$32,188
Orange	\$38,103	\$28,576
Remington	\$37,969	\$36,765
The Plains	\$45,313	\$43,750
Warrenton	\$59,744	\$50,760
<b>Washington</b>	<b>\$61,250</b>	<b>\$53,125</b>

Sources: U. S. Bureau of the Census;

A potentially even more important economic issue was identified in the 1997 Report of the Committee on the Future of the Town. That report noted that some businesses had experienced greater success after having moved their operations outside of Town, to more visible and accessible locations. Some elements of the tourist and government sectors may not benefit from moving outside of the historic Town, since that is a key factor in attracting customers. However, the County Library may have benefited from moving to a modern, accessible location.

Despite the current and future uncertainties of the economy, the Town government's finances appear to be in very sound condition. This condition is especially impressive given the fiscal difficulties that many other small jurisdictions face. In large part, the strong financial position of the Town is due to its reliance on the meals and lodging tax for most of its revenue, since this is a tax that is borne largely by tourists and other visitors, rather than by Town residents. Further, The Inn at Little Washington is an important fiscal resource for the Town, since it is an internationally known enterprise that generates large sales revenues in relation to the size of the Town, thereby producing a relatively large income to the Town through the meals and lodging tax.



*The Inn at Little Washington*

## **F. Finance**

The Town of Washington, Virginia was originally chartered by the General Assembly in 1894 and operated under that charter until March 14, 1985. The new charter granted to the Town broader powers and increased responsibilities. Since 1985 the Town's ordinances have been brought up to date and a Planning Commission and Board of Zoning Appeals established. With the increased burden for services, the budget for the Town has increased significantly.

As a Town, Washington remains part of Rappahannock County. The latter exercises the broadest range of powers granted to local governments by the General Assembly, while the Town is granted only specific powers. The Town may impose real estate and personal property taxes, but these would be in addition to similar taxes imposed by the County. In return, Towns do not have to provide schools, solid waste disposal, law enforcement, criminal justice or detention, etc. To help finance the County provided services, Town residents pay real estate, personal property and motor vehicle license (sticker) taxes to the County.

The Town, however, may choose to provide more than the County provides and does so.

The Town, by resolution and public hearing, instituted a 2 1/2 percent meals and lodging tax, in preference to a real estate or personal property tax. The rationale is that it is desirable to pass, as much as possible, the tax on to visitors to the community, rather than levying the cost of government services and capital expenses on the local citizens.



*Town of Washington Town Hall*

The Town has a single operating budget with three major portions, the Town budget, Washington Water Works budget and Washington Wastewater Works budget. The general fund covers the operations of the Town. The budget has increased substantially since the 1985 charter was enacted. More than 80% of the operating budget comes from the meals and lodging tax. The balance comes from building permits, fines and revenue from the Commonwealth, which includes sales taxes and ABC profits.

The major expenses of the Town include those for administration, capital programs, contributions, employee expenses, maintenance, operations, and professional services. The expenses in these categories include the following:

- *Administrative:* advertising, billing supplies, computer supplies, dues, electric & heat, equipment leases, insurance, interest on Town Hall building, office supplies, postage, printing, and telephone
- *Capital Expenses:* principal on Town Hall building, Avon Hall investment, Water storage tank, wastewater treatment facilities, machinery and equipment over \$200, and Town lighting
- *Capital Reserves:* fire truck fund, replacement of assets.
- *Contributions:* Town promotions & fireworks, Washington Volunteer Fire Department, Town kiosk, and Town brochure
- *Employee Expenses:* payroll, withholding taxes, mileage, etc.
- *Maintenance:* off-site & on-site repair, equipment repair, materials, service, and other items deemed necessary by the Town Council
- *Operations:* electricity, gas, oil, and lube, shop tools under \$200, contract work, and other items deemed necessary by the Town Council
- *Professional Services:* the auditor, county administrator, Town attorney, and other items deemed necessary by the Town Council

The Town's water works are funded separately under a proprietary fund called the Washington Water Works. Revenues come from water sales and connection fees while expenses for operations include those for administration, capital programs, employee expenses, maintenance, operations, and professional services

The Town performed an upgrade to the water system that was financed through the Rural Development Administration. The loan-grant package consists of \$439,500 in low interest loans and \$424,100 in grant funds. The loans have been repaid and there is no outstanding debt.

The Town's wastewater works are funded separately under a proprietary fund called the Washington Wastewater Works. Revenues come from wastewater usage as derived from water sales and connection fees while expenses for operations include those for administration, capital

programs, employee expenses, maintenance, operations, and professional services. The expenses in these categories include the following:

As indicated earlier, the residents of the Town pay to the county taxes on real property and personal property, as well as a sticker fee for automobiles.

In 1990, of the total of \$2,398,566.17 in real estate property taxes paid in the County, owners of property in Washington paid \$111,663.13 - 4.55%.

In 2012 of the total of \$9,326,918.88 in real estate property taxes paid in the County, owners of property in Washington paid \$307,238.09 - 3.29 %.

This is despite the fact that the Town has only 2.99% of the County population (198 of 6,622) and a land area only 0.086% of the County, approximately 152 of 176,750 acres.

For these taxes, sales taxes and state income taxes, the State and County provided to the citizens of the Town:

- Road Maintenance
- Schools
- Solid Waste Disposal
- Law Enforcement and Detention
- Courts and Records Maintenance
- Welfare and Other Services
- Zoning and Building Administration

In addition, the County plays a critical role in maintaining the environment of the Town through zoning and subdivision ordinances that control the land around the Town.

It is important to note that the significant increase in the Town's operating budget that has followed the increased mandate by the state for the Town government activities has been primarily funded through a tax on food and lodging. This has resulted in a critical dependence of the Town on the tourist industry for its routine funding.

## **G. Natural Features**

The Town of Washington is located in the foothills of the Blue Ridge Mountains with the surrounding land characterized by rolling hills, some of which are fairly steep and heavily wooded. The Rappahannock County Comprehensive plan characterizes the Town's land and much of the land in the immediate vicinity as being prime land for agricultural suitability. The 1961 Soil Survey of Rappahannock County prepared by the United States Department of Agriculture Soil Conservation Service in cooperation with the Virginia Agricultural Experiment Station define the soils in the Brandywine-Eubanks-Lloyd- Chester Association. Such soils are characterized as being shallow and moderately deep, well drained and somewhat rapidly drained, sloping and gently sloping soils on dissected

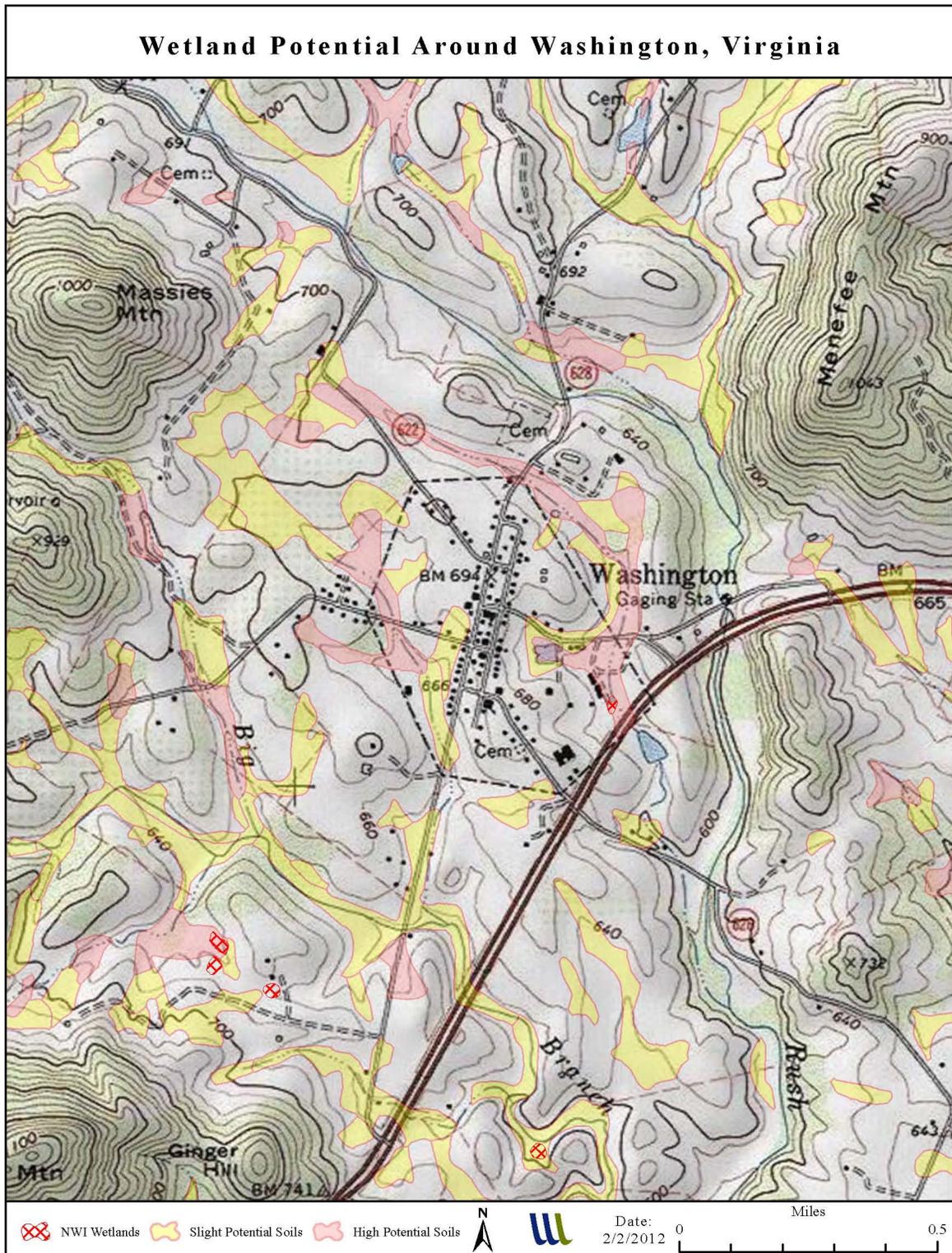
### Piedmont uplands.

The Town consists of a two by five street grid as originally laid out in 1749. These blocks have remained virtually unchanged, although some of the lots originally established have been divided into smaller lots. In addition to the fundamental five blocks, additional housing has been constructed along six roads leading in and out of the Town.

A major part of the charm and character of the Town are the entrance gateways and scenic view sheds. It is important to maintain these gateways as inviting and welcoming to visitors and to maintain the visual character of the rural setting of the Town.

A streambed flows through the western portion of the Town behind the buildings on Main Street at the southern portion of the town and crosses business highway 211 near the south edge of town. The broad path of this bed in times of heavy rains produces a great deal of dampness, which impairs the ability of the land to support septic systems.

Prior to 2010 the Town had some problems with malfunctioning septic systems within the corporate limits and these problems resulted in the Town planning, financing, designing, and constructing a public wastewater treatment system.



**Figure 5 – Wetlands Potential**

For detail refer to NRCS Soils Analysis – Appendix 2

## H. Existing Land Use

The Town of Washington, Virginia is located in a rural county dominated by forestry and agriculture. Depending on how it is measured, up to two-thirds of the 152 acres in the Town are devoted to fields, gardens, small orchards and similar open spaces. Although gardens and orchards are primarily for personal use, several of the peripheral properties participate in the County's land use program and produce hay, soybeans, wheat and corn. In some areas, cattle continue to graze within the borders of the Town. Many residents consider such open space use within the Town as an essential element of the quality of life enjoyed by the Town's residents.

The Town is essentially a residential community, but being the County seat and an important historic landmark, it has a relatively high proportion of non-residential uses in relation to its population. In addition to the County Court and government offices, other uses currently include two restaurants, four bed and breakfast establishments, eight commercial shops, a variety of personal service businesses, three law offices, two theaters, four real estate offices, and three churches, as well as other craftsmen, consultants, and galleries.

The Town is also characterized by a significant amount of agricultural activity, in keeping with its traditional, rural nature, but not typical of most modern towns. The 'fine-grained' integration of commercial and residential uses and the presence of agricultural activities within the Town are two of the many land use characteristics that give the Town its historic character and significance, yet make land use planning for the future a particular challenge. However, these features are clearly ones that must be preserved if the goals expressed by citizens are to be achieved and if many of the key purposes of planning and zoning are to be achieved.

While change has seemed to occur gradually in the Town of Washington, change has in fact occurred, continuously. Although not many new buildings have been constructed in recent years, the use of many buildings has changed in response to changes in ownership and in the population and economy.

Because many sites in the Town have multiple uses on a single tract and even in a single building, defining precise acreage of major land uses is not practical. (For example, bed & breakfast establishments could be mapped as residential uses or as commercial uses.) However, an estimate of approximate acreage of the major land uses is shown in Table 4 below. Although the data below is from 1998, due to small amount of construction in the Town in the intervening years, it is not expected that this land allocation has changed significantly.

**Table 4 – Existing Land Use in the Town of Washington  
(approximate acreage estimates)**

Use	Acres	Percent
Residential	22	15%
Commercial	8	5%
Public / Semi-Public	7	5%
Agriculture / Open	115	75%

Source: Herd Planning & Design, Ltd.; figures are rounded

Relatively little development has occurred at the edges of the Town outside the corporate limits. Future land use in these areas will have a critical impact on maintaining the traditional, historic, visual character of its rural setting which is highly valued by local citizens as well as by visitors and thus serves as an important underpinning of the local tourist economy.

Although the County has taken steps through its ordinances to limit development in these adjacent areas, the long-term future of surrounding properties is uncertain. While the zoning regulations are relatively strict in the way they limit development (discussed in the following section), zoning is a legislative mechanism that is subject to change.

The underlying forces of land economics often eventually determine the use of land. If market pressures were to substantially raise the value of the adjacent rural land for residential purposes, only the goodwill of the owners or permanent mechanisms such as conservation easements would likely be able to preserve the land in agriculture and open space uses in the long term.

Construction in the Town has primarily been confined to the streets around the original four blocks and the roads leading in and out of the Town. Because zoning has only relatively recently been introduced into the Town, a mixture of commercial, government, religious and residential use has been the historic nature of the Town. Still, some general concentrations of use are apparent. Government and law enforcement facilities have dominated the southern end of Gay Street. As a result, many of the offices of the Town have been located in the south end of Town, both on Gay and Main Streets. In addition to the government facilities, the south half of Gay Street supports two churches, a medical clinic, real estate offices, several craft and woodworking shops, a bed and breakfast, and office buildings.

At the other extreme, the north half of Gay Street remains almost exclusively residential, except for the location of the Town Hall in an historic building which was previously the County library, and at one time a Presbyterian Church.

Main Street, on the other hand, is largely commercial, except for a block and a half at the north end, a few houses at the south end and a scattering of residences through the central area. This street supports much of the commercial and tourist trade of the Town.

The roads accessing the Town remain largely residential. Although the County in its Comprehensive Plan has encouraged development around the County's town and villages, its zoning near Washington requires two to five acre lots in the proximity of Town. This is important to the Town in

ensuring it retains its vistas that are so vital to the quality of life and the historic nature of the Town.

Despite the diversity of uses of structures in the Town, Washington takes great pride in retaining a large number of very old buildings in the Town and having a mixture of Twentieth Century buildings of quality dispersed throughout. Around 1950 several of the older structures were demolished and commercial structures built in their place. To provide control of such changes in the future, the Town has established itself as an historic district and strives through the Historic District Ordinance to preserve its unique nature. In doing so, the continued use of existing structures for commercial and residential purposes is encouraged and new structures must be built to be compatible with the old.



*Corner of Middle and Gay Streets*



*A cross street leading to Rt. 622*

## **I. Existing Zoning**

Like other Towns in the Commonwealth, the Town controls its own planning, zoning, and subdivision activities through a Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance. The Town Council has adopted each of these. The Town receives assistance in administering its ordinances from the County's Zoning Administrator who also serves as the Town's Zoning Administrator.

The Zoning Ordinance, significantly revised in 1986, establishes and divides the Town into four distinct "base" zoning districts. All of these districts allow single-family residences as a "by-right" use. All four districts also allow two-family residences, accessory apartments and public utilities upon approval of a Special Use Permit. Thus, the Town of Washington, unlike most jurisdictions today, is a truly "mixed-use" settlement, not only in terms of existing land use patterns, but also in terms of the location and relationships of land uses permitted by law. Additional provisions of each zoning district are summarized below. The location of districts is shown in Figure 6 below.

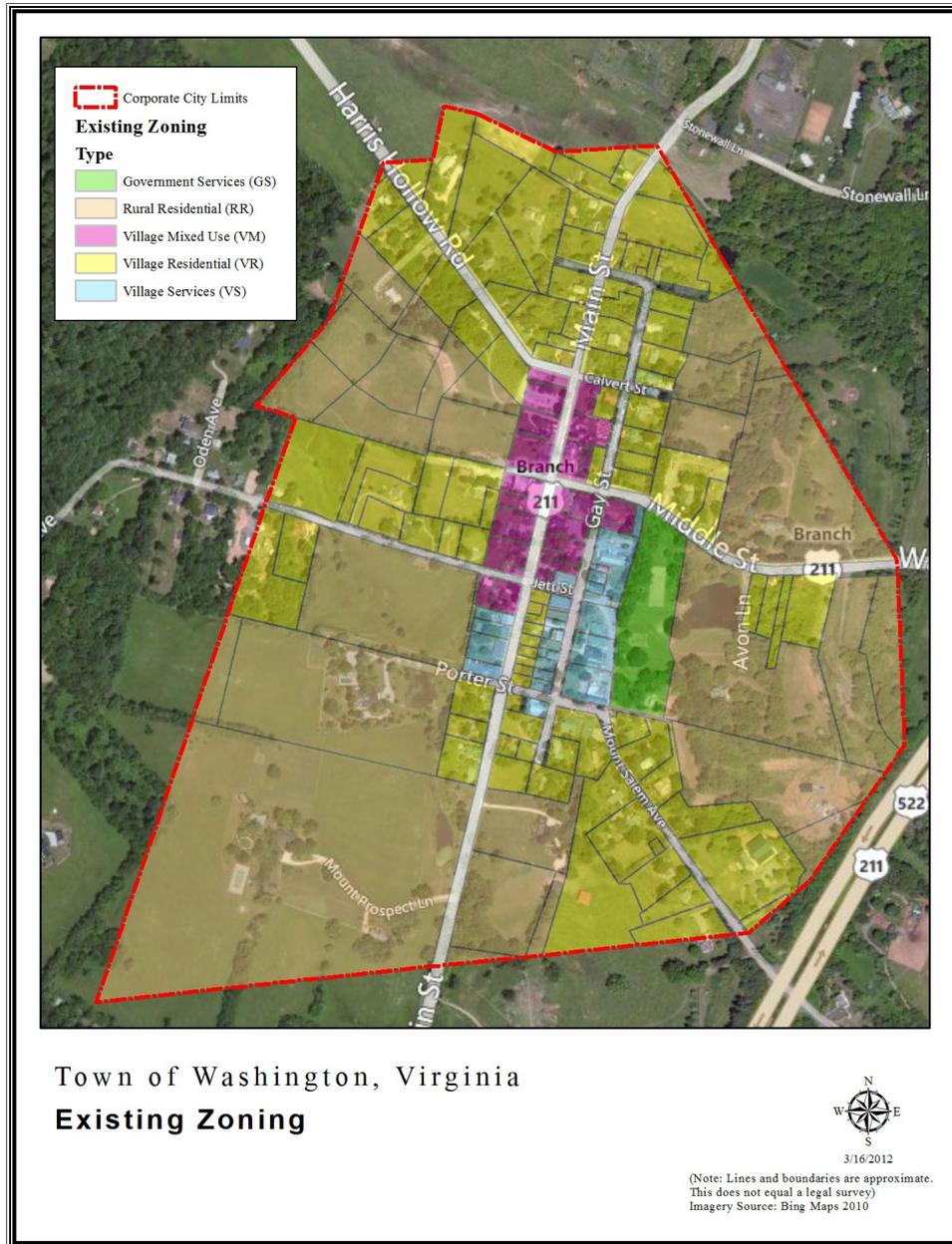


Figure 6 - Existing Zoning

- 

**Village Residential (VR):** This is essentially a residential district, which allows the various by-right and special use permit uses that are defined as being allowed in all four districts. Approximately one third of the Town is within the VR district.
- 

**Village Mixed Use (VM):** This is mainly a residential district, but also allows limited retail sales in existing retail spaces. It also allows a wider variety of uses by Special Use Permit (S.U.P.), including multi-family dwellings, larger retail uses and bed & breakfast establishments. Approximately, three percent of the Town is designated VM.
- 

**Village Services (VS):** This district allows limited retail uses similar to the Mixed Use District, as well as small office buildings and public buildings. It allows a list of uses by special use permit similar to the VM district, and permits slightly larger office buildings and larger commercial signs by Special Use Permit (S.U.P.) Approximately three percent of the Town is within the VS district.
- 

**Rural Residential (RR):** This is essentially a residential district, but it also permits a wider range of agricultural activities than the other districts. A little over half of the Town's land area is within the RR district.
- 

**Government Services (GS):** This district allows government uses such as Commonwealth of Virginia Cooperative Extension Service, Building Office, County Administrator, Clerk's office, Magistrate's office, Commissioner of the Revenue, Treasurer's office, Voters' Registrar, Welfare Office, Mental Health Center, Food Stamp Office and Zoning and Administration Office.

The minimum lot area is 0.5 acres in each district except the RR district, for which it is 1.8 acres (which may be reduced to 1.5 acres if public wastewater supply is provided).

The ordinance also provides for minimum building setbacks, height limitations, additional standards for special use permits, various administrative procedures, and the other essential items normally contained in Zoning Ordinances in Virginia.

These regulations are conventional "Euclidean" zoning standards and do not necessarily match the actual existing development patterns of this historic streets and structures in terms of setbacks, lot sizes and uses.

During the preparation of previous plans, an analysis was made of potential "buildout", or the maximum density that is permitted under the then current zoning regulations. The amount of development the Town ultimately experiences should be compatible with the existing historic character of the Town and not destroy the qualities of the Town that give it such great historic significance. Such levels of development would also thereby threaten the Town's economy, which is enhanced and promoted by the historic significance of its streetscapes and architecture and results in increased property values. It may become necessary, as build out is approached or significant development occurs, to re-evaluate the allowed zoning densities so as to prevent over development or development which would adversely affect the historical fabric of the Town, a material basis of its economy and property values.

In addition to the base districts, the Town has adopted a Historic District Overlay District which encompasses all of the land within the Town boundary. This Overlay District requires that all new structures or

additions to existing structures, except residential dwellings, receive a certificate of appropriateness from the Town's appointed Architectural Review Board. This is to ensure compatibility with the architectural character of the Town's historic fabric. Demolition or moving of any building also requires a certificate of appropriateness.

The County designates most of the land surrounding the Town as either an Agricultural or Conservation zoning district. Both of these districts permit a maximum density of one dwelling unit per 25 acres. However, there are several smaller tracts zoned R-2 and RR-5 which permit lots of two acres and five acres in size, respectively.

## **J. Housing**

The 1990 Census indicated that there were 81 occupied housing units in the Town of Washington, 59.3% of which were owner-occupied. There were an additional sixteen units that were vacant. The 2000 Census showed that there were 88 occupied units out of a total of 117 units and thus 29 units were vacant. Sixty-one of the occupied units were owner-occupied (69%).

In 1990, of the ninety-seven total units, seventy-five were detached, while only one building had more than four units.

Of 61 specified owner-occupied units, the median value was \$195,000 (1999), nearly a 50% increase during the preceding 10-year period. This seems high, but is in line with the increases in housing costs throughout the region. -The trend of increasing land values has continued. Property values in the Town rose significantly as reflected in steadily rising tax assessments. Although some of this may be associated with the dramatic rise in land values in the 1980's and 1990's, a significant amount can be associated with increasing interest in the Town and County by individuals seeking a more rural life and by publicity that has come to the Town due to the rising success of the Inn at Little Washington.

The median gross monthly rent of rental units in 1999 was \$625.

Thus, although property values have increased significantly during the 1980s and 1990s, the Town remains fairly median priced for housing values and for rentals. There are few very expensive houses. However, there are also few houses, either valued or for rent, in the low range of cost.

An estimate of affordability can be made by comparing the median value of housing to the median income of families and households. In 1990 the median value of owner-occupied units was \$131,300. The median family and household incomes in the Town were \$36,250 and \$21,875 (1989). If it were assumed that a typical owner carries an 80% mortgage on the property at current interest rates, the monthly payments (principal and interest) would be approximately \$1,000, which is about one third the median monthly gross income. This is on the high side of affordability, and indicates that on average, housing in the Town of Washington was not priced at an affordable level for the resident population. The Town did approve the adaptive reuse of the conversion of a portion of a school to

multi-family units to address affordable housing needs. Those seeking low-cost housing continue to depend on units available in the County and in the other nearby Towns.

In recent years this has changed somewhat. In 2000 the median value of owner-occupied units had increased to \$195,000, a 49% increase. However, the median family and household incomes in the Town increased even more, to \$61,250 and \$53,125 (1999), respectively. This is nearly a 70% increase in family income and a 150% increase in household income. Using the same method described above, the monthly payments would be approximately \$1,100, or about 22% of the median gross monthly household income. This reflects a combination of a substantial increase in local household incomes relative to the cost of housing, as well as the current low interest rates for mortgages. Regardless, by this measure, housing affordability in the Town has increased during the past decade.

The affordability picture for rental housing is more mixed, however. The 2000 Census showed that 38% of rental units had gross rents of less than 25% of household income and 50% of rental units had rents of 35% or more of income.

Despite the desirability of the Town and the increasing property values, the vacancies in the Town are indicative of the fact that real demand at the Town's cost level remains limited, despite increasing pressures of urban spread. The national housing market crashed in 2008, setting the stage for a deep and relatively long recession. The broader market is showing signs of recovery. However, only few houses were built new in the Town in the decade of the eighties, and the one put on the market was slow to sell, and new construction within the Town remains very limited. Since the 2000 census, building permit records show one new housing start and one conversion of commercial space to transient occupancy. The indication is that the real value in the Town is in the older structures that are so much a part of the character of the Town.

The 2000 Census showed that the average household size of owner-occupied dwellings was 2.26, and 1.67 for renter-occupied dwellings. In 2010 these the household size of owner-occupied dwellings was 1.74 and 1.92 for renter occupied dwellings.

The 2000 Census also showed that the average household size of owner-occupied dwellings was 2.26, and 1.67 for renter-occupied dwellings.

## **K. Transportation Services**

Rappahannock County and the Town of Washington, while retaining so much of their rural character, are served by an excellent road network. U. S. 211 has been converted to a dual lane highway extending from Sperryville, 6 miles west of the Town of Washington, to the Town of Warrenton and provides access to Northern Virginia for the large number of County residents who commute to work each day or come to the County to enjoy their weekends. Other well-maintained highways extend to Front Royal, Luray, Culpeper and Madison.

While the County is no longer served by any form of public transportation, the excellent road network and the increased availability of personal automobiles have significantly affected the way of life in the County. With several larger Towns in adjacent counties within half an hour's drive and major commercial centers an hour away in Northern Virginia, Charlottesville and Winchester, the County has grown more and more dependent on our neighbors for most of its needs. Food, automobiles, appliances, clothing, full service medical needs, etc. are almost exclusively obtained from other areas and only specialized stores remain in the County.

When Route 211 was initially converted to four lanes, it was built to bypass Washington, thus easing the burden of the heavy fall traffic to and from Luray and the Skyline Drive. Nonetheless, Washington has not returned to being a sleepy Country Town. As the center of County government, many county cultural activities and a variety of other activities, Washington's main roads remain very busy each day. In 1990, VDOT reported over 5,000 vehicles a day on 211 east of Washington, it also reported 1,540 vehicles a day on business 211 through the Town. Both routes 622 and 628 serve as significant paths from the country to the main highways and pass through Washington in the process. Route 622 west of Washington had an average daily traffic of 530, while 628 (Fodderstack Road) averaged 325.

While Washington continues to handle a significant traffic load, its streets remain fairly narrow as dictated by much of the older building construction that borders so closely on existing roads. While this somewhat constricts traffic, it is clear that the existing roads and the pattern of streets laid out in the survey of 1749 are inherent and critical parts of the Town's historic character. Thus, the Town seeks to retain such roads in the face of any changes the Town might undergo, and to ensure that when new roads are constructed they be generally compatible with the scale and character of the historic streets.

Increasing numbers of cars that demand parking compounds the issue of narrow roads. The issue is especially relevant when the court meets in the Town, but the day-to-day activities of the Town including attendance at shops, restaurants, the post office, government offices and cultural events strains the Town each day.

## **L. Community Facilities and Services**

### **1. Utilities**

The only utility services currently provided by the Town are the treatment and delivery of water and the collection and treatment of wastewater.

The original distribution system was initiated from a spring in 1935 and supplemented by a well in 1939. From that date until 1958 bondholders controlled the system. Because of deterioration, the Town again took control and later supplemented the spring and well with a new well in 1981. Because of limitations placed by the Environmental Protection Agency, the Town discontinued use of the spring as a public water source

in December 1991. As part of a plan for overhauling the water system and to satisfy state regulations, a new well was drilled in 1991, thus ensuring an adequate water supply for years to come.

A major Town project that was worked on so hard by the Mayor and Members of the Town Council in the 1980's and into the decade of the nineties was the renovation of the Town's water system. The ancient pipes routinely caused a major loss in the water distributed to the Town and required a continuous maintenance program. They needed replacement with modern materials and additionally, the water treatment process was upgraded to meet state and federal standards. Funding for the project was through the Rural Development Administration of the United States Department of Agriculture and consisted of \$439,500 in low interest loans and \$424,100 in grant funds. The loan has been paid and there is no outstanding debt.

The water system upgrading continues with plans underway at present to study the need for a new, larger capacity, Town water storage reservoir, and a second well/filtration treatment facility. Construction of the wastewater treatment system began in January of 2009, and was completed in April of 2010. Design peak capacity is 60,000 gallons per day (GPD). First two years average use was 16,000 GPD and peak use was 22,000 GPD.

Rappahannock Electric Cooperative provides electricity to the Town. The poles and overhead lines used for this distribution have been for some years a major concern of the Town Residents. Any new subdivision would be required to place such utilities underground. Initial efforts in 2007 to place the existing system underground system was determined to be cost prohibitive.

Rappahannock Electric Cooperative has long supported the Town lighting through the maintenance of lighting fixtures on their poles. These fixtures became old and parts were no longer available. The Town replaced these lights with fixtures in keeping with the historical character of the Town.

Century Link provides telephone service to the Town and they maintain a facility on Gay Street. Distribution is on the same poles used by the electric company and is subject to similar criticism.

Several dealers provide bottled gases and heating oil to the community from cities in neighboring counties.

At its meeting in August 1990, the Town Council approved an ordinance to authorize cable television franchises and in September the Adelphia Cable Communications Company applied for the Town CATV franchise. An agreement was signed in late 1991 with installation completed in 1993. Cable television and internet service is now provided by Comcast Cable.

## 2. Solid Waste Disposal and the Recycling Program

The Town utilizes the County's Solid Waste Transfer Stations. In support of the State's recycling goals as mandated on the County, Washington initiated its own recycling program of monthly pickups in early 1990. That

was actively supported by the Town, but was heavily dependent on volunteer efforts of a few and therefore was abandoned. In 1992, the Town established a recycling pickup point at the firehouse immediately outside the Town. Recyclables are voluntarily collected at the two county transfer stations.

### 3. Education

In the 1990 census, the Town had thirty-three children between the ages of five and seventeen. The 2010 census indicated the Town had only six children between the ages of five and seventeen. Education is provided through the Rappahannock County Elementary School and High School that are located a couple of miles west of Town.

### 4. Health Services

The Virginia Department of Health maintains an office in Washington. For personal health services, the Town of Washington has a medical clinic that offers services to the community. Planning District 9 provides guidance and counseling services in the Town. A dentist offers services on a periodic basis. Hospitals are available in each of the adjacent counties within half an hour's drive.

A general practitioner has an office just outside of the Town and there are two dental offices within the county.

### 5. Public Safety

The Rappahannock County Sheriff's Office is located in the Town of Washington, Virginia. It maintains twenty-four hour service and the E911 center for the County. The highways adjacent to the Town are additionally patrolled by Virginia State Police who can provide services when necessary.

The Washington Volunteer Fire and Rescue Squad, located just to the east of the Town, services Washington. This organization additionally supports adjacent areas of the County. The Town strongly supports this organization through direct contributions. The fire department and rescue squad is also supported through the county fire levy tax.

### 6. Recreational Facilities

The Town itself offers no public recreational facilities, but is near the County recreational park just to the east on Route 211.

### 7. Library Facilities

Until 1991, the County library was located on Gay Street in Washington, but has relocated to a larger facility just to the northeast of the Town on Route 211. Its new location and accessibility have increased usage significantly.

### 8. Government Services and Benefit Offices

As the center of government activities for the County, Washington is the location of many offices providing services and benefits needed by residents. These include the Commonwealth of Virginia Cooperative Extension Service, the US Post Office, the Building Office, the County Administrator, the Clerk's office, the Magistrate's office, the Office of the Commonwealth Attorney, the Commissioner of the Revenue, the Treasurer's office, the Voters' Registrar, the Welfare Office, the Mental Health Center, the Food Stamp Office and the Zoning and Administration Office.



*Town of Washington Post Office*

## 9. Opportunities for Preservation

The Town is rich in opportunities for preservation of land, structures and character. Existing citizens and business owners have captured many of the opportunities for architectural preservation. Buildings have been rehabilitated and put to different or more intensive uses. This trend is generally a healthy one, although it presents the risk of having “too much of a good thing.” If too many residential structures were to be converted to commercial use, the Town could further lose population and/or the current residents could become overwhelmed by commercial and tourist activity. While the Town favors recapturing some additional commercial vitality, there must be limits on the ultimate commercial capacity of the Town. The Town’s zoning regulations (ordinance and map) must clearly recognize that risk and attempt to focus most of the new residential development in and around the core area of Town, and non-residential activity within the central core area.

## M. Summary and Findings

The Town of Washington, Virginia is an active, vital community in the Piedmont of Virginia. It plays a central role in the activities of Rappahannock County, serving as both its government and cultural center. It offers its citizens the unique joys of living in a secure, peaceful, rural community in the foothills of the Blue Ridge Mountains within view of the Skyline Drive. The panoramas enjoyed are dependent both on the openness of the Town and of the County that surrounds the Town. Internally, the Town over the years has maintained an attractive, well-maintained architectural blend of building styles covering more than 200 years of American history. This wonderful blend of architecture and rural setting not only plays an important role in the quality of life for the citizens of the Town, but also attracts tourists from throughout the world.

As the Town has assumed more and more responsibility for its affairs, it has concentrated its attention on maintaining its special quality through new ordinances and boards, the addition of a Town employee and increased use of a Town Attorney. Of note is the fact that for such a small community a large number of residents serve in a volunteer capacity on the various boards that constitute the Town Government. The increased financial burden has been addressed through the use of the Town's unique asset - its historic character - and the attractiveness of the character to the outside world. A tax on meals and lodging has passed the financial burden on to those who find the Town appealing and come to visit. Thus, the maintenance of the qualities of the Town and its environs have become doubly important - both to the citizens of the Town in maintaining the life style they enjoy and to the leaders of the Town in financing the requirements of modern government.

While working to retain its character, the Town has had to face, as have so many Towns, the decay of its infrastructure and the burden of waste disposal. Through the replacement of its water distribution system, the Town has put many of the problems of system decay behind it. It has actively pursued support of the state's program for recycling waste by providing a collection facility. The disposal of wastewater remained a problem until December 30, 2008, when the Town Council voted on and passed the construction of a new wastewater treatment plant and collection system. Construction began in January 2009 and the new system went on-line on April 17, 2010.

The decades of the 1980's and 1990s brought very little growth to the Town. During the 1980s the character of the Town changed from residential to more commercial enterprises and expanded governmental services. In recent years commercial vitality has waned somewhat due in part to the lack of wastewater treatment facilities. The Town supports moderate increases in the tourist trade, yet such increases, as well as the increasing demands of state government present new challenges for the Town.

In summary, Washington, Virginia must work to preserve its unique character, both in its architectural style and in the beauty and openness of its vistas. It must do this not only for the benefit of its citizens but also for its appeal to the tourists who patronize Town enterprises. Further, the Town must continue to recognize its central role in the activities of Rappahannock County, both governmental and cultural. It must be

prepared to address this role as well as some growth and plan responsibly to balance these needs with the need to preserve the essential historic character of the Town.

### III. Major Planning Issues

The major planning issues between 2005 and 2010 were the construction of the new water reservoir in 2006 and the wastewater treatment facilities in 2009.

The current issues facing the Town are:

**A. Examine the Town's water facilities including the development of a new well and repair of the existing water lines.**

The existing water well was installed in 1996 and has served the Town without interruption, however based on the recently released water resource report it is in the interest of the Town to have an alternate site identified as a replacement for the existing well. In addition the Town's water lines are old and the Town lacks an accurate map of the mains, branches and valves. If any of the main lines fails a significant portion of the Town would be without water. Efforts should be made to look into cost estimates for replacement, and available state and federal resources to cover any or all of the upgrades.

**B. Continue to examine the Town's water and wastewater rates to allow for capital improvements. Comparisons to similar localities should be performed annually and rate forecasts and increases should be modeled and implemented.**

An economic model of the Town's facilities should be prepared so that rate comparisons with other localities can be made and the implications of rate increases can be examined with respect to how they would impact residents and users of the water and wastewater systems.

**C. Address the Avon Hall property investment and its capitalization.**

The town property including Avon Hall represents a unique asset. It has been anticipated and planned to use the revenue potential of this, and any associated town property, to support the ongoing operations and maintenance costs of the town wastewater plant, minimally. Monetization may take place through sale, lease, or through use as a community center and possible rental facility for public functions bringing additional revenue to the Town.

The Town's unique character may well be best expressed and enhanced with uses for these properties consistent with the charm, and unusual qualities that model a most desirable quality of life.

**D. Continue to attract new businesses and increase the vitality of the Town.**

The Town needs to work with county and other resources to attract new businesses to the Town and consider where such businesses would best be located. The Town should further consider annexation of such land or

properties that provide for business growth. The Town may should also consider the mix of businesses within the Town and consider a plan that maintains a healthy mix of businesses without a predominance of one that limits space and opportunity for other businesses.

**E. Address the Town’s impact on the environment from a local, state and global level.**

The Town should make efforts to encourage businesses and residents to reduce their impact on the environment through energy reduction measures, water conservation, and other activities that reduce pollution and fossil fuel consumption.

**F. Continue to evaluate adjustment of the Town boundaries in concert with the Comprehensive Plan of the County.**

The Town should consider the needs to the Town to grow it boundaries as part of an effort to attract new businesses and residences. This should include the protection of the Town’s four gateways.

**G. Add a walking tour of Town to encourage tourism**

Walking tours of the Town with a historical perspective as well as nature trails and other foot-accessed areas that would attract tourism should be considered. Efforts mat include development of walking and cycling excursions into the County using the Town as a starting point could improve tourism.

**H. Foster new programs while supporting existing programs that support Tourism throughout the Town and the County**

Create new and innovative ideas such as geo-tagging trips, Foodie-hunts, and other activities that encourage people to come to the Town to embark on a visit through the County.

**I. Encourage revitalization within the village core through adaptive reuse of existing structures.**

The Town should examine the mix of residential to business use within the Town and encourage the redevelopment in a manner that does not diminish the character of the Town, but encourages new business and makes the Town more desirable.

**J. Encourage tourism by effective marketing of the Town through media and websites as a destination, highlight events,**

The Town should work with county resources to market itself to the tourist industry. The Town may also work with select events within the county and region for visibility that encourages visits by out-of-towners.



*Historic Plaque on Gay Street Commemorating the Original Survey and Plat of the Town by George Washington*

## IV. Goals, Objectives, and Policies

The Town hereby adopts the following goals, objectives and policies for the growth, development, preservation, planning, zoning and zoning administration of the Town:

**Goal #1: To protect and enhance the unique historic character and vitality of the Town of Washington, Virginia, as change continues to occur.**

**A. Objective:** To maintain and protect the historical portions and overall historical character of the Town, and the two by five street grid of the Town. The Town will remain primarily residential, with limited commercial infill.

Policies:

1. Maintain the historic district designation of the Town to support the maintenance of a Historic District Ordinance.
2. Maintain a Historic District Ordinance that establishes within legal limits design review standards for development in the Town, which are compatible with Washington's historical, small village center character.
3. Maintain and support an Architectural Review Board to implement the Historic District Ordinance.
4. Support landscaping in all new development to provide attractive land use and buffering and to prevent soil erosion.
5. Require, to the greatest extent possible, that new utilities in the Town be placed underground.
6. Discourage the construction of standard, store-front commercial

structures in the Town by encouraging the maintenance and use of already existing structures in appropriately zoned areas for use by merchants.

7. Discourage the development in the Town of businesses which are likely to create litter in the Town, constitute potential safety hazards, increase noise and traffic levels above those consistent with the existing nature of the Town or which would adversely affect property values.
8. Provide for the collection of public trash through the placement of trashcans throughout the Town.
9. Provide for plantings in public areas of the Town year round and for the decoration of the Town for the Holiday season.
10. Require that trash and garbage created by both commercial and residential uses be confined at all times and promptly removed for both health and aesthetic reasons.
11. Provide adequate and appropriate lighting to promote safety and comfort of the residents and tourists alike.
12. Discourage or prohibit light diffusion onto adjacent properties and public streets.
13. Amend the zoning ordinance as necessary to ensure that the goals and objectives of this plan are achieved, including the adoption of development standards as part of the zoning and subdivision ordinances so that all new construction will have similar design characteristics as the historic buildings and neighborhoods.

**B. Objective:** To maintain and enhance the Town's character and strong property values, through preservation of natural features

Policies:

1. Ensure that the Town's rural residential zoning policy will preserve the rural edges of the Town and that the village residential zoning will ensure that new infill development is compatible with the historic character of the Town's physical design fabric.
2. Encourage the use of existing topography and tree cover as planning elements in determining road layout, location and buffering of different land uses, storm water management systems and utility lines.
3. Prohibit the development of industrial-type structures in the Town and work with the County to discourage such development near the Town.
4. Maintain a policy regarding storage of vehicles and equipment, whether permitted or grandfathered, that said stored objects shall be reasonably screened from public view by vegetation.
5. Work with the County to discourage intense development of the

farmlands next to the Town by maintaining current County zoning and subdivision requirements.

6. Work with the County to discourage construction on the hills and mountains overlooking the Town.
7. Work with the County to discourage commercial construction along the scenic highways approaching the Town with special emphasis on US 211 between Amissville and Washington.
8. Strongly discourage the construction of new public streets and add new public streets only after amending the Comprehensive Plan so that they would be deemed by the Planning Commission to be features shown on the Comprehensive Plan in accord with 15.2-2232 of the Virginia Code.
9. Minimize the loss of existing tree cover and promote the addition of new trees and shrubs during development processes.

**C. Objective:** To preserve the Town's historic identity by protecting historic resources, to protect the historic significance and integrity of the Town's historic properties, to preserve and improve the quality of life and sense of place for residents and to promote tourism and other economic benefits consistent with the unique historic, architectural, archaeological and cultural resources, including historic landscapes of the Town.

Policies:

1. Discourage demolition of, or historically incorrect alteration of existing historical structures or structures of architectural and historic significance.
2. Promote architectural compatibility and architectural and historic continuity for additions and alterations to or construction near historical structures or structures of architectural significance.
3. Promote adaptive reuse of vacant buildings and of historical structures in a form compatible with the needs of the Town and the architectural integrity of the historic structure and the historic integrity of the Town.
4. Promote the public awareness of the Architectural Review Board's role in reviewing projects, and its advisory capabilities.
5. Work closely with the Virginia Department of Historic Resources to ensure the adequacy of the Town's approach to historic preservation and to ensure the Town obtains available financial support.
6. Establish a program and facilities for maintaining the Town historic records.
7. Maintain and update the inventory of the historically significant sites in the Town and determine criteria for their preservation.

8. Encourage property owners to donate historic and/or open space conservation easements on historic properties.

**D. Objective:** To encourage housing that is affordable to local residents but also compatible with the Town's historic character and resources.

1. Allow small-scale, compatibly designed accessory residential structures in locations that will not adversely impact adjacent properties or the public street.
2. Encourage small-scale residential buildings on infill lots within the village core area.

**E. Objective:** To ensure that the future pattern and character of land uses and infrastructure improvements reinforce rather than undermine the Town's unique historic identity and character.

The Town will use the following policies and plan maps to guide future land use and infrastructure improvements. These policies will be implemented through the Town's zoning and subdivision regulations, utility policies, capital improvement program, and other planning and community development tools, regulations and ordinances.

#### *General Policies for All Areas*

1. Preserve the prevailing Town street grid; minimize connections to existing Town roads and extensions of existing roads and ensure that any such additions are compatible with the historic character of the existing roads. No new intersections or connections should be created; stub extensions should be mainly driveways or private roads, not new public roads. Any new public roads must conform with the historic character of the existing adjacent roads.
2. Require that all of the architecture within the Town be designed to reflect the traditional forms, massing and materials of buildings found in Washington – not to be replicas, but rather to reflect the design vocabulary of the local area.
3. Ensure that new development incorporates traditional design features that are compatible with Washington's historic built form, consistent with the particular streetscape or area in which the new development occurs, such as:
  - a. Narrow streets without sidewalks (walking paths may be located not contiguous with street pavement)
  - b. Preserved open space and views to surrounding rural areas
  - c. Houses that front onto main roads with service and garage uses in the back
  - d. Traditional architectural features such as narrow front setbacks (within the village core and village edge areas), front porches and historic detailing

4. When infill parcels within the Town are developed, they should be similar to the prevailing development patterns of the existing Town.
5. Ensure that road, block and lot patterns are consistent with Washington's existing traditional development form.
6. Ensure that new development has low building heights, consistent with adjacent structures, is screened with an informal pattern of native vegetation, and uses muted colors that blend with the landscape and skyline so as to not be detrimental to the existing views from the existing Town streets, entries to the Town and adjacent properties immediately outside the historic core.
7. Maintain comprehensive design guidelines for new development and redevelopment in the Town to ensure compatibility with the existing design context, including guidelines for the siting of new structures.
8. Ensure that compatible existing small businesses and home businesses in the Town are allowed to continue.
9. Limit the height and size of signs and require that all signs have historic scale, design character, color and details to ensure that they are compatible with the historic character of the Town.

#### *Village Core Area*

10. The Village Core should be designated and defined, and should continue the historic form and character of the core of Washington, and should maintain the Town's rich historic heritage through the preservation of its buildings and streets.
11. New development and infill development and limited redevelopment, consisting of small-scale projects with a mixture of uses that maintain the traditional Main and Gay Street pattern of shop fronts and civic buildings interspersed with residential properties are encouraged within the Village Core.
12. Encourage small-scale commercial and employment uses, with small building footprints that are architecturally compatible with the existing Town.
13. Provide a strong pedestrian orientation along the street frontage, with parking and auto-oriented functions located mainly at the rear of the buildings and screened from traveled ways.
14. Orient building fronts toward main streets, especially Main and Gay Streets, and provide service at the backs of buildings that are screened from view from the street and when appropriate, vary set back requirements to maintain historical consistency within the Village Core.
15. Allow a mixture of single-family residential development types and densities as infill areas in the Village Core District, including single family detached houses, accessory units or cottage courts.

16. Encourage live/work development with residential units above shops or small-scale employment uses.
17. The permitted development density in the Village Core area should be set by bulk and area requirements that are designed to ensure compatibility with the scale and massing of surrounding buildings in the historic core.

#### *Village Edge Area*

18. The designated Village Edge area should be predominantly a low to moderate density residential neighborhood that is an extension of the prevailing Town residential development pattern and overall density.
19. In general, the Village Edge district should extend 200 feet away from the existing hard “edge” of the Town – defined as the area consisting of smaller (one-quarter to one acre) lots along the main street frontages - in order to adhere to and maintain the historic character of the Town’s physical form. The overall policy for such development is that it should appear to be like the historic town fabric in character and pattern of structures, and constitute a “hard” edge to the Town so that it should appear to simply move the existing “hard” edge of Town a bit closer to the adjacent rural areas. This policy applies regardless of the precise location of sewer connections on a given lot.
20. Ensure a mixture of lot sizes, densities and unit types, as in the historic built portions of the Town, although the prevailing development type should be single family detached houses.
21. Non-residential uses may be mixed in with the predominantly residential uses in the district (subject to Special Use Permit approval), provided that they are consistent with the residential character of the general neighborhood, and otherwise meet the zoning requirements of the Town, including:
  - a. Elderly housing and assisted living
  - b. Small-scale retail shops
  - c. Small scale, compatible light industrial or craft workshops
  - d. Small scale institutional uses
22. There should be little or no change in the profiles or visual character of buildings as seen from adjacent properties. Development applicants will be expected to prepare graphic simulations of the visual impact of their proposed development in order for the Town to judge whether this policy is being met.
23. The residential density in this area should be generally no more than two (2) units per acre, with a demonstrated compatibility with surrounding areas and the Town’s historic architectural character.
24. The area within the Town corporate limits constitutes the long-term, ultimate future sewer service area for the Town, phased in accord with

the policies of this plan, provided there is sufficient capacity from the existing Waste Water Treatment Plant.

#### *Rural Preservation Area*

25. The designated Rural Preservation Area should remain largely rural, with the primary consideration being the protection of views from the historic part of the Town and from existing public roads.
26. The area may accommodate limited rural residential development at very low densities, of compatible single-family houses integrated into the prevailing “farmstead” character of the surrounding landscape.
27. Ensure that new development in this area is of a rural or “farmstead” architectural character, with a main house that features traditional forms and massing, along with outbuildings, hedgerows and other features common to the agricultural landscape. These house sites need not be working farms, but rather should simply be designed to create a skyline or profile that is sympathetic with the traditional profile that has been seen from the historic part of the Town for generations.
28. New lots created in this area should either be large lots with clearly limited and defined building envelopes, or small lots that encompass only the house and yard sites, sited away from the historic portions of the Town, with access from private access easements.
29. New development in this area should not entail the construction of new roads to serve isolated homesteads. New homes should be served from existing streets or new private access easements and have the design character of rural drives, rather than subdivision roadways.
30. Ensure extensive buffers and setbacks from any new development to the historic portions of the Town. Views of any new development from streets within the Town should maintain a rural character, predominantly comprising farmland, woods and isolated farmsteads, compatible with the surrounding area. Development applicants will be expected to prepare graphic simulations of the visual impact of their proposed development in order for the Town to judge whether this policy is being met.
31. The gross residential density in this area should generally range from one house per five (5) acres, or subject to a SUP, as low as one house per two (2) acres provided new houses are clustered, there is demonstrated compatibility with surrounding areas and the Town’s historic architectural character, and provided that requirements are met for on-site well and septic (or public wastewater treatment is provided through a Special Use Permit approved by the Town), and all other provisions are met for all new structures. The Town expects that even at full build-out, regardless of whether development in this area is served with public wastewater, the actual development density will not exceed one house per three acres on average, given the inherent constraints in conforming to the conservation policies of this

Plan. Actual densities may vary from one site to another, due to site-specific constraints.

32. Land in the designated Rural Preservation Area (which is also in the designated “secondary sewer service area”), may be served with public wastewater treatment service once all existing structures within the Primary Service Area have been served, a reasonable period of time has passed to allow new infill development within the Primary Service Area, and a reasonable reserve is established and insured for future infill development within the Primary Service Area. If the Town has adequate capacity thereafter to serve properties in the Secondary Service Area, development proposals which conform to the policies of the Comprehensive Plan may be considered on a case by case basis. Service to this area is not intended to foster development, but rather to ensure that any new development in the area protects the historic character of the Town to the greatest extent possible.

33 [Deleted]

34. The Town will consider providing service to all properties within the corporate limits, subject to conformance with the densities, land uses, infrastructure and development patterns, including the “hard edge” expansion of the town core set forth in paragraph 19 above, and all other matters set forth in this Comprehensive Plan, especially the policies of protecting the historic character and views from the village core and existing public roads. By adherence to this Comprehensive Plan, such service should be able to be provided by the 60,000 gallons per day capacity of the treatment plant.

*Areas Between the Town and Route 211*

35. Ensure that if and when the areas just east of the Town up to Route 211 are developed, they be developed as small-scale residential and commercial uses, but these should be designed and sited to present an orderly appearance to travelers, rather than the appearance of conventional “strip” commercial and auto-oriented service uses.
36. Inappropriate uses include “big box” commercial uses and truck stops, gas station/convenience store, fast food, or hotel/motel.
37. Ensure that the area follows a coordinated plan of development with access management and signage and design controls to form a gateway to the Town and surrounding area that is consistent with the traditional historic character of the existing entrances to Town.

*Areas in the County Adjacent to the Town Boundaries*

38. Maintain the area that immediately surrounds the Town and any future Town additions as a “buffer” and viewshed protection area of predominantly rural character with agricultural and very low density residential uses, incorporating the design and preservation techniques identified for in the Town’s Rural Preservation Area.

39. Ensure that any new development proposed in this area of the County be reviewed by the Town and recommendations made to the County for ensuring its compatibility with the “rural context” for Washington.
40. Coordinate and cooperate with the County to share planning policy-making for the “community of interest” surrounding the Town, generally extending one to two miles around the Town.

*The following maps show the above policies.*

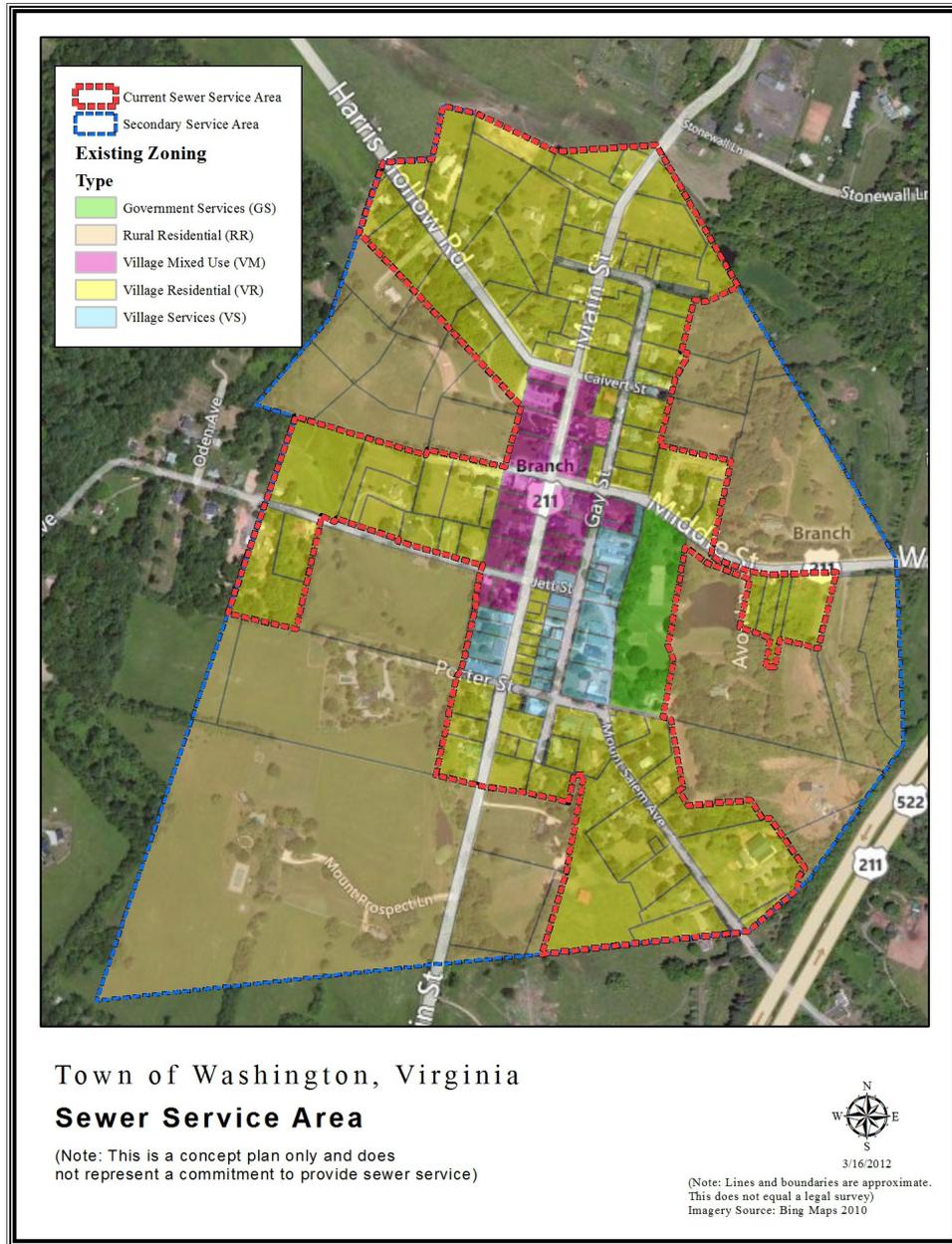


Figure 7 - Land Use Plan and Sewer Service Area



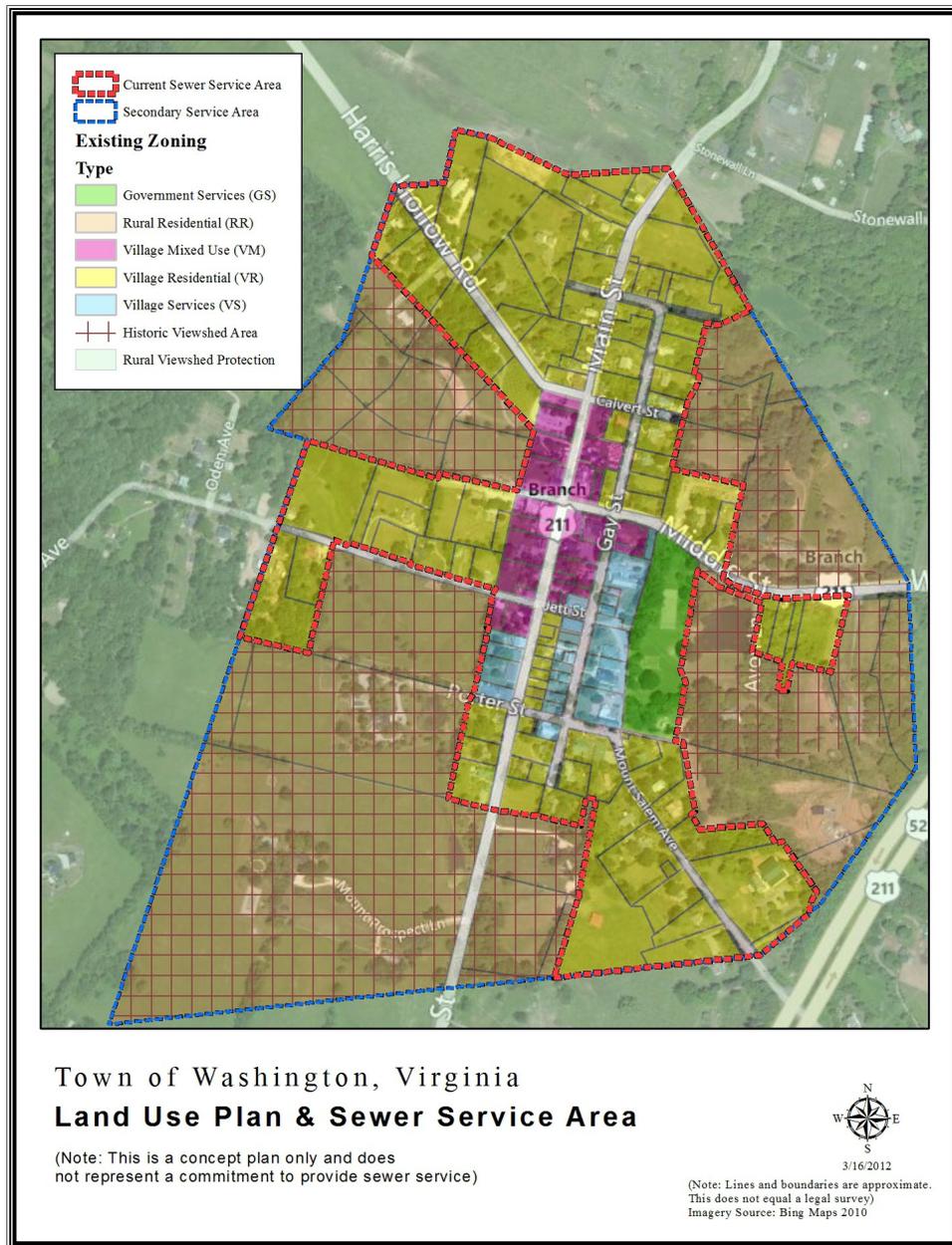


Figure 8 - Future Land Use Plan Map with Conceptual Critical Viewsheds

**Goal #2: To provide adequate services and facilities to support the needs of the people of the Town**

- A. Objective (Transportation Element):** To encourage the development of a safe and efficient road system for the movement of people, goods and services within and through the Town with special attention and priority to ensuring that the Town's streets are safe and comfortable for pedestrians as well as motor vehicles, giving people as much importance as motor vehicles.

Policies:

The policies for transportation within the Town are aimed at reinforcing Objective E of Goal #1, which is to ensure that the future pattern and character of land uses and infrastructure improvements reinforce rather than undermine the Town's historic identity and character.

The major policy is the same as policy #1 under Objective E for Goal #1:

1. Preserve the prevailing Town street grid; minimize connections to existing Town roads and extensions of existing roads and ensure that any such additions are compatible with the historic character of the existing roads. No new intersections or connections should be created; stub extensions should be mainly driveways or private roads, not new public roads. Any new public roads must conform to the historic character of the existing adjacent roads.
  2. Maintain the current narrow streets that are in keeping with the nature of the Town through the use of low speed limits and adequate traffic signs.
  3. Encourage the development of adequate, screened off street parking to discourage parking on the road surfaces, especially during the daylight hours.
  4. Maintain sidewalks in the commercial and government areas of the Town to provide safe walking space for pedestrians. Ensure that the materials of the sidewalks blend with the architecture of the Town.
- B. Objective:** To provide an adequate and safe water supply to support the needs of the Town's population.

Policies:

1. Provide adequate well capacity to meet the Town's needs, including periods of drought.
2. Support water treatment processes and to maintain water treatment equipment to ensure the Town's water meets the requirements of the State and Federal Agencies.
3. Upgrade the water distribution system to guarantee its use for the future, while ensuring the distribution of pure water, reducing the level

of required maintenance, minimizing the loss of water in the system and providing adequate volume for emergencies.

4. Work with the County plans in order to preserve the availability to the Town of a good water supply.
5. Generally not supply potential water customers outside the Town boundaries except in unusual circumstances and only pursuant to a comprehensive water policy to be adopted by the Town, or except in accord with any prior agreements between the Town and property owners outside the Town limits.
6. Continue to limit the overall density permitted for tracts in the rural residential areas of the Town that are served by the Town's water system, to minimize increasing demands on the land of the Town, as set forth in this plan and to minimize development that is inconsistent with the unique historic character of the Town and to preserve strong property values associated with the unique historic character of the Town.

**C. Objective:** To solve the existing septic and wastewater problems by providing public wastewater treatment capacity for existing structures and especially those with failing septic systems, but not for the purpose of fostering or encouraging substantial additional development, other than appropriate infill development in the Primary Service Area.

Policies:

1. Require that the Town Sewer System serve all new structures in the Town Primary Service Area.
2. Require that all new structures in the Town, not to be served by the Town Sewer System, provide space for adequate primary and secondary septic fields unless the total loading on the existing drain field caused by the new structure will be less than the maximum permitted capacity of the existing drain field as determined by the Health Department and a new septic system is not otherwise necessary.
3. Ensure that all lots created by subdivision in the Town be served by the Town Sewer System or provide adequate Virginia Department of Health approved space for primary and secondary septic fields in accord with the policies of this plan and the requirements of the Town's zoning and subdivision regulations.
4. Encourage owners of lots, which are smaller in size than current zoning requirements to formally combine those lots with adjacent lots.
5. Not to authorize the use of package treatment facilities and/or alternative systems.
6. [Deleted]
7. [Deleted]

8. Limit the provision of sewer services to the Town limits.

Town sewer service intends to provide, subject to treatment capacity constraints and the policies of this plan within the Primary Service Area.. The Secondary Service Area is for potential service to the extent capacity is available in the treatment plant after all structures in the Primary Service Area are connected and the adequacy of the treatment facilities have been demonstrated in actual operations and a reserve is established for infill development within the Primary Service Area and for any Town or County government needs.

Extension of service to the Secondary Service Area will not be considered unless and until appropriate policy amendments are made to this Comprehensive Plan or if the Town Council approves such extensions in conjunction with a Special Use Permit in accord with the policies of this Plan.

9. Allocate wastewater treatment capacity to properties in accord with the priorities of this plan:

- a. The first priority for access to the system is for existing structures that are served by failing or substandard septic systems and for other existing structures within the designated Primary Sewer Service Area;
- b. The second priority is for new structures within the Primary Service Area which do not make unusual demands upon the system or require unusual capacity, and existing structures with failing septic systems located outside of the Primary Service Area, which may connect to the system if granted a Special Use Permit by the Town Council, but only after it is historically determined that there is sufficient capacity for the Primary Service Area.

A Special Use Permit will be required under which the Town Council can impose conditions limiting the size of the collection lines and the amount of wastewater capacity allocated to the site in order to ensure conformance with the Comprehensive Plan and that any such line serve only the failing drain field, not other development.

- c. Areas used for governmental purposes may be served at any time upon the approval of the Town Council (regardless of location within Town).
10. Undeveloped areas in the Secondary Sewer Service Area will not be considered for sewer service to serve proposed structures unless and until the Town Council determines that there is adequate capacity and until all existing structures in the Primary Service Area have been served and a reserve is maintained for infill development in the Primary Service Area and for all Town or County governmental needs.
  11. The Town will not allocate wastewater treatment capacity to proposed

(future) structures. For purposes of establishing a reserve for future infill development within the Primary Service Area, projections of future needs may be considered.

**D. Objective:** To support the State of Virginia in its recycling responsibilities.

Policies:

1. Support a recycling program, which encourages the citizens of the Town to recycle by providing adequate and convenient receptacles for items and work closely with the County to arrange for the removal of these materials.
2. Provide publicity, which encourages citizens to participate in the recycling program.

**E. Objective:** To provide fire and other emergency protection to the citizens of the Town through support of the County volunteer fire departments and rescue squads.

Policies:

1. Provide financial support to the fire department and rescue squad as appropriate within the limitations of the Town's budget.
2. Support other fundraiser events conducted by the fire departments and rescue squads within the constraints of maintaining the peace and tranquility of the Town.

**F. Objective:** To ensure the safety and tranquility of the Town.

Policies:

1. Work closely with the County Sheriff's office to promote the safety of town residents and their guests.
2. Work to ensure that adequate street lighting is provided especially in the center of the Town and that such lighting is compatible with traditional town character in terms of height, intensity and style of the lighting elements.

**Goal #3: To provide adequate funding to support the governing and operation of the Town**

**A. Objective:** To ensure the Town has sufficient funding to operate without debt and to meet contingencies.

Policies:

1. Work towards a financially self-sufficient water system to include reserves for expansion, replacement and maintenance.
2. Establish financial projections based on the capital improvements plan.

3. Review current budgeting to ensure expenditures are necessary and appropriate.
4. Consider the establishment of a reserve fund to support contingencies.
5. Through activities and establishments that attract tourists to the Town, ensure that the Town has a firm base for its future financial needs without resorting to a property tax. Seek to broaden this base without damaging the attractive, rural appearance of the Town or imposing undue restrictions on residents.
6. Work to obtain the Town's share of services and funding from federal, state and county sources.
7. Identify and develop alternative revenue sources to the meals and lodging tax for the Town, to alleviate the dependence of the Town on any single revenue source.

## V. Implementation

### A. Land Use and Zoning and Subdivision Regulations

#### 1. Amend the Town's Land Development Regulations to Require Forms of Development Consistent with this Comprehensive Plan

To ensure appropriate use of the land in and about Washington, Virginia, the Town will amend its Zoning Ordinance and Subdivision Ordinance to ensure that both support the achievement of the goals, objectives and policies of this plan, and support the purposes of zoning as set forth in the Code of Virginia. The Zoning Ordinance shall ensure the maintenance of the special historic character and qualities of the Town, which make it culturally, visually and economically attractive to the residents, property owners and visitors. In particular, the amendments should be aimed at improving the effectiveness of the ordinances in:

- preventing congestion in the public streets;
- facilitating the creation of a convenient, attractive and harmonious community; facilitating the provision of adequate police and fire protection, transportation, water, sewerage, flood protection, and other public requirements;
- protecting against destruction of or encroachment upon historic areas; protecting against the overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation;
- encouraging economic development activities that provide desirable employment and enlarge the tax base consistent with the unique historic character of the Town;
- providing for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment;
- protecting surface water and ground water resources; and
- promoting the creation and preservation of affordable housing consistent with the unique historic character of the Town.

The Zoning and Subdivision Ordinances should be guided by the Future Land Use Plan and Sewer Service Area map of this comprehensive plan. (See Figure 7)

Amendments to the zoning ordinance should include text refinements to all the districts to ensure that:

- the mix of land uses permitted is in accord with the goals and policies of this plan;

- the requirements for setback, yards and heights will allow new development that is compatible with the historic architectural character;
- the lot sizes and overall permitted densities in the rural residential district will maintain a rural environment in that area, consistent with the goals and policies of this plan and the historic character of the Town;
- all new roads should be compatible with the future land use plan map and with the historic character of the existing roads.

Specific amendments should include:

- A. Amend the text of the Zoning Ordinance to control the siting of new structures. Amendments would include requiring that all new structures in the Rural Residential (RR) District be sited on the land so as to minimize their visual impact on the historic core area and the open views from the main public streets leading into Town (as shown and defined in this plan). Siting standards would include:
  - Locating new buildings in lower areas below hilltops;
  - Locating new buildings on the far sides of hills to avoid visibility from the core area;
  - Screening new buildings with vegetation;
  - Screening new buildings behind existing structures; and
  - Locating new buildings away from primary public road frontages at entries to Town.
- B. Amend the Historic District Guidelines to include these siting standards so that they are enforced by the Architectural Review Board (ARB), and require that ARB approval of the siting of structures is required prior to approval of any new construction.
- C. Amend the Text of the RR District to Limit Density and Encourage Clustering

Amend the text of the district to require a five (5) acre minimum lot size for conventional lots in the RR District, but including a cluster option by Special Use Permit that would provide a total density bonus of that may result in up to two (2) acres per unit (gross) provided for cluster development on smaller lots of one-half acre or more each subject to standards to ensure that the cluster meets the goal of preserving the Town historic character:

- Clusters of houses on a given site should be arranged in a “farmstead” pattern that reflects a traditional grouping of farm buildings, with a variety of building sizes and orientations, in a unified grouping;
- Cluster groupings should be spaced apart from each other and not “back to back”;

- In no case shall total gross density exceed one dwelling per two (2) acres.
- Require that to receive approval of a cluster development, the applicant must submit a concept development plan that identifies, among other things, 1) conservation areas on the site which are to be preserved, and 2) cluster areas on which to site new houses on relatively small lots. Siting of clustered housing would have to meet the standards noted above (below hilltops, etc.)

Additional Amendments to the zoning regulations that the Town will consider include the following:

D. Amend the Text of the RR District to Require Greater Setbacks from Public Roads

Amend the text to require a minimum setback of 175 feet from existing public roads in the RR District except that the setback may be reduced by approval of a SUP.

E. Amend the Text of the RR District to Require Greater Frontage on Public Roads

Amend the text to require a minimum frontage of 300 feet on existing public roads and 200 feet on new public roads in the RR District so as to either spread out the new structures in the RR District, making it more likely to preserve views between the new buildings from the core area, or to encourage clustering on private roads, thereby making it easier to protect views and/or screen the structures that are grouped together, except that the frontage requirements may be reduced by approval of a SUP.

F. Specific amendments to the subdivision ordinance should include refinements to all the districts to ensure that:

- the design of new roads matches (does not exceed) those of the existing roads to which they attach in terms of radii, grades, pavement width and shoulder design, while meeting VDOT standards for compaction, sub-base and paving; limit new roads to a pavement width of 18 feet with a provision to allow the Town Council to grant a modification to permit a greater pavement width only if required to match (not exceed) the existing pavement width to which the new street is attaching;
- prohibit cul-de-sacs and instead allow minimal hammerhead turn-arounds;
- provide a mechanism for maintenance agreements for any roads which are not appropriate for acceptance into the VDOT system;
- allow up to five (5) new lots on unpaved private roads for cluster developments, if the two-lot limitation is waived by Council.
- allow up to eight lots on paved private roads for cluster developments if all Comprehensive Plan policies and standards are

met and if the two-lot limitation is waived by Council; provided that Council may also waive the eight lot limitation if doing so would better achieve the goals of the Comprehensive Plan.

- Require private road intersections with an existing public road to be spaced a minimum of 400 feet apart
- Require 200% back-up septic field capacity for all wastewater systems that are not connected to central sewer, including alternative on-site systems.

G. Amend the Zoning Ordinance to permit governmental uses in any zoning district.

H. Complete the Refinements to the Town's Historic District Regulations

In addition to maintaining the Town as a Historic District, plans should be developed for cataloging the historic nature of the buildings in Town. The current effort to refine and upgrade the Town's Historic District Guidelines should be completed and should include provisions for the architectural and landscape compatibility of new structures in the rural areas of the Town.

I. National Register Sites

Continue efforts to register the Town Hall on the National Register for Historic Structures and Buildings.

2. Follow Rigorous Standards When Considering Any Applications for Wastewater Treatment Service to Properties in the Secondary Service Area

The Town will rigorously evaluate any request for a SUP to extend wastewater treatment service into the Rural Preservation Area and attach such conditions as may be necessary to ensure that the proposal conforms to the Comprehensive Plan. The Town may consider a variety of implementation options to ensure such conformance, including but not limited to:

- rezoning of property to ensure the clustering of development to protect the views from the existing public roads;
- minor adjustments to the Town boundary in order to facilitate such clustering;
- proffers and/or conditions to ensure compatible site layout and architectural design;
- proffers and/or conditions to establish conservation easements on portions of the property to ensure protection of historic viewsheds, as shown conceptually on Figure 8 of this Plan (for sites which lie within a historic view shed, development should be limited, and increased attention must be given to the design to ensure that the density, scale, form, and architecture are compatible with the adjacent historic

buildings);

- proffers of infrastructure funding to off set public facility costs to the Town.

**B. Coordinate and Cooperate with the County**

Efforts should continue to increase interactions with the Rappahannock County government and with the Supervisor from the Hampton District to ensure the maintenance of the openness around the Town and the integrity of the mountain vistas and agricultural and forestall land uses.

## Appendices

### Appendix 1: Major Planning Issues from 2005 Comprehensive Plan

At the public meetings on February 14 and March 28, 2005, local citizens and leaders had the opportunity to provide input and ideas regarding the future of the Town. The key issues that were identified during these discussions and in subsequent planning analysis are summarized below, including a list of treasured places, things to protect, things to change, and some ideas for a vision of the future:

- How should the new wastewater treatment system be designed and configured in order to help achieve the Town's goals? Where should lines be extended and how should capacity be allocated?
- What should the policies and regulations be for "infill" development?
- What should the zoning and subdivision rules be for structures and streets?
- What should the policies and rules be for future commercial uses?
- What is the "vision" for the future of the Town? (10, 15 and 25 years or more in the future) - i.e., how does the Town want to *look* and *function*, two or three decades from now?
- by a property owner – we should keep it as limited access.

#### **Treasured Places in Town as Identified by Citizens**

- The traditional "2 x 5" Street Grid
- Historic Nature and Feel of Town
- Historic Structures
- "Witness Stones" – original survey monuments
- Rural nature of streets
- No curbs, no painted lines on the roads
- Pedestrian friendliness
- The Inn
- Roads coming into Town
- Openness and Views from Town
- Uniqueness of homes (no "cookie cutter")
- Post Office and features that bring people together

#### **Areas to Protect from Change as Identified by Citizens**

- A meeting space or green in Town (although previous controversy over putting in fountain)
- The green space or ratio of house to lot – plenty of open area around houses
- Historic Nature of Town
- Much of Gay Street was built denser, when Town had 500 people – the buildings fell down and were removed but it looks "right" nowadays
- Theater is very successful and contributes to life of Town and County
- Sunnyside Market is center of social activity
- Washington is a "walking town" – a destination by car but walking when you get there
- Rt. 211 Bypass is limited access between 2 town exits – protect from additional entrances

### **Areas to Carefully Change or Improve as Identified by Citizens**

- Need some more commercial life, like the Bank – don't want Town to become a "boutique"
- Recently business turnover has been constant
- Town has changed a lot in 2 years since the bank left – there is less activity. It would be nice to have bank back
- Buildings with flat roofs on Main St. and Porter (3-4) Rappahannock News and Law Office
- More professional offices related to County office are needed– BUT with compatible architecture
- More services (lost Hardware/General Store/Cash Store)
- Revitalization with balance between services for locals and tourists who support the town
- Lost 4-5 shops in the past few years – would like to replace them
- Creating vitality usually means adding parking/traffic; but, we could just replace the businesses that have closed without increasing either
- The same thing that keeps the Town quiet and unspoiled also detracts from the retail and business activity
- Decline in "walk around" tourist traffic after the bank left
- Underground all utilities
- Limit parking of large trucks and construction equipment

- Concern over parking problems if vitality increases
- Look into conservation easements – can they be done on small properties? County has a PDR program – future potential for Town?

### **The Town in 25 Years as Described by Citizens**

- Need things to do on a Saturday so you don't have to go into Warrenton
- The town should generally be the same – once you plan for a little growth, it's hard to stop
- The Town has a choice between “two ends of the spectrum”: Does it want to be a “Waterford” or a “Middleburg?” – does it want to be an “Oxford or a “St. Michaels?”
- Like the Town "just as it is" – turn away from the growth that is inching along
- It's a "precious plan" – Every time we see the change in other places, Washington becomes more precious
- Don't want growth but want more services in buildings that are architecturally compatible
- Don't want population to go down – some increase is okay; As D.C. housing market tightens, the Town will see more residents
- Population in 1967 was 200 – it seems to fluctuate
- Some big houses have B&Bs in them now – they used to have big families in them
- Key issue is future of the Inn – it has brought soaring property values and property rehabs – What happens if it leaves?
- Need to plan sewer facility so that it isn't a burden for the next generation
- Feel like I'm "on vacation" living and working here – I want it to feel the same in 25 years



## Map Unit Description (Brief, Generated)

Rappahannock County, Virginia

[Minor map unit components are excluded from this report]

**Map unit:** Be - Belvoir loam

**Component:** Belvoir (85%)

*The Belvoir component makes up 85 percent of the map unit. Slopes are 2 to 7 percent. This component is on drainage ways on piedmonts. The parent material consists of colluvium and/or residuum. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 3w. This soil does not meet hydric criteria.*

**Map unit:** BoC - Brandywine loam, sloping phase

**Component:** Brandywine (85%)

*The Brandywine component makes up 85 percent of the map unit. Slopes are 7 to 14 percent. This component is on mountain slopes on mountains. The parent material consists of residuum weathered from granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.*

**Map unit:** CdB - Chester loam, gently sloping phase

**Component:** Chester (85%)

*The Chester component makes up 85 percent of the map unit. Slopes are 2 to 7 percent. This component is on mountain slopes on mountains. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** EbC - Eubanks-Brandywine complex, sloping phases

**Component:** Eubanks (50%)

*The Eubanks component makes up 50 percent of the map unit. Slopes are 7 to 14 percent. This component is on mountain slopes on mountains. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.*

**Map unit:** Eubanks-Brandywine complex, sloping phases

**Component:** Brandywine (30%)

*The Brandywine component makes up 30 percent of the map unit. Slopes are 7 to 14 percent. This component is on mountain slopes on mountains. The parent material consists of residuum weathered from granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface*

horizon is about 2 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

**Map unit:** EcB - Eubanks-Chester complex, gently sloping phases

**Component:** Eubanks (50%)

*The Eubanks component makes up 50 percent of the map unit. Slopes are 2 to 7 percent. This component is on mountain slopes on mountains. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Component:** Chester (30%)

*The Chester component makes up 30 percent of the map unit. Slopes are 2 to 7 percent. This component is on mountain slopes on mountains. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** EIB3 - Eubanks and Lloyd clay loams, severely eroded gently sloping phases

**Component:** Eubanks (50%)

*The Eubanks component makes up 50 percent of the map unit. Slopes are 2 to 7 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map Unit** EIB3 - Eubanks and Lloyd clay loams, severely eroded gently sloping phases

**Component:** Lloyd (50%)

*The Lloyd component makes up 50 percent of the map unit. Slopes are 2 to 7 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from metamorphic rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** EIC3 - Eubanks and Lloyd clay loams, severely eroded sloping phases

**Component:** Eubanks (50%)

*The Eubanks component makes up 50 percent of the map unit. Slopes are 7 to 14 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.*

**Component:** Lloyd (50%)

*The Lloyd component makes up 50 percent of the map unit. Slopes are 7 to 14 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from metamorphic rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches*

*is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.*

**Map unit:** EuB - Eubanks and Lloyd loams, gently sloping phases

**Component:** Eubanks (50%)

*The Eubanks component makes up 50 percent of the map unit. Slopes are 2 to 7 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** EuB - Eubanks and Lloyd loams, gently sloping phases

**Component:** Lloyd (50%)

*The Lloyd component makes up 50 percent of the map unit. Slopes are 2 to 7 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from metamorphic rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** EuC2 - Eubanks and Lloyd loams, eroded sloping phases

**Component:** Eubanks (50%)

*The Eubanks component makes up 50 percent of the map unit. Slopes are 7 to 14 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.*

**Component:** Lloyd (50%)

*The Lloyd component makes up 50 percent of the map unit. Slopes are 7 to 14 percent. This component is on hill slopes on piedmonts. The parent material consists of residuum weathered from metamorphic rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.*

**Map unit:** HwB - Hiwassee loam, gently sloping phase

**Component:** Hiwassee (85%)

*The Hiwassee component makes up 85 percent of the map unit. Slopes are 2 to 7 percent. This component is on hill slopes on piedmonts. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** Me - Meadowville loam

**Component:** Meadowville (85%)

*The Meadowville component makes up 85 percent of the map unit. Slopes are 2 to 7 percent. This component is on drainage ways on piedmonts. The parent material consists of alluvium. Depth to a root*

*restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March, April, May, December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** Wo - Worsham silt loam

**Component:** Worsham (85%)

*The Worsham component makes up 85 percent of the map unit. Slopes are 0 to 7 percent. This component is on depressions on piedmonts. The parent material consists of residuum weathered from granite and gneiss and/or residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 4w. This soil meets hydric criteria.*

*Available under separate cover:*

- **“Buildout” Analysis**