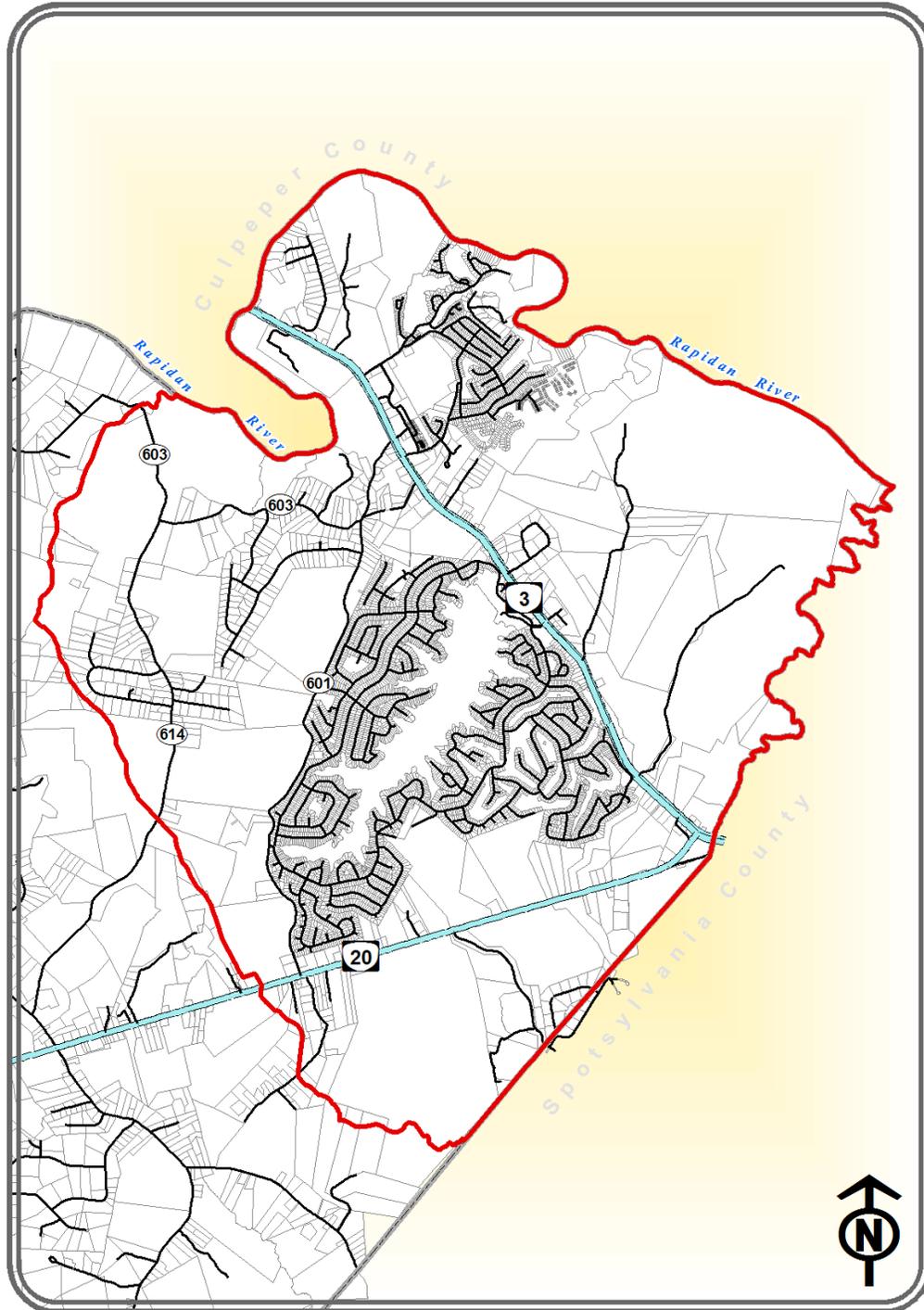


# GERMANNA - WILDERNESS AREA PLAN

Adopted by the Board of Supervisors - July 14<sup>th</sup>, 2015



## ACKNOWLEDGMENTS

Staff wishes to thank all of the members of the Route 3 Steering Committee, the Planning and Zoning Department, and Administration Department for all of their contributions, research, and time in the compilation of this Plan.

### Route 3 Steering Committee:

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William H. "Bill" Hager (District 3, Economic Development Authority)  
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# TABLE OF CONTENTS

SUBAREA 1: SPOTSWOOD.....	PAGE 1
SUBAREA 2: MANAHOAC.....	PAGE 10
SUBAREA 3: GERMANNA.....	PAGE 19
SUBAREA 4: WILDERNESS RUN.....	PAGE 28
SUBAREA 5: LAKE OF THE WOODS.....	PAGE 39
SUBAREA 6: FLAT RUN.....	PAGE 48
SUBAREA 7: SOUTH WILDERNESS.....	PAGE 57
SUBAREA 8: BATTLEFIELD.....	PAGE 66

## FOREWARD

The Germanna Wilderness Area Plan (GWAP) establishes a strategic future vision for Orange County's primary development area. Over the last fifty (50) years, the characteristics of this easternmost area of the county have changed significantly from once a rural and lightly populated community to one of thriving neighborhoods, small businesses, higher education, and developing historical resources. The GWAP is intended to guide the continuing evolution of this area for the next fifty (50) years by providing for greater coordination between public and private investments, more focused and detailed land use and conservation objectives, implementing higher standards for building design and site design, attracting economic development through strategic branding and marketing, and celebrating the area's historical and cultural heritage. This planning effort was driven by guidance from various iterations of the Comprehensive Plan, which encouraged developing area plans for the county's growth centers. The Germanna-Wilderness Area (GWA) has been long considered by the county as its primary development area, so formulation of the GWAP was intended to be deliberate, public, transparent and reflective of the desires and needs of the county.

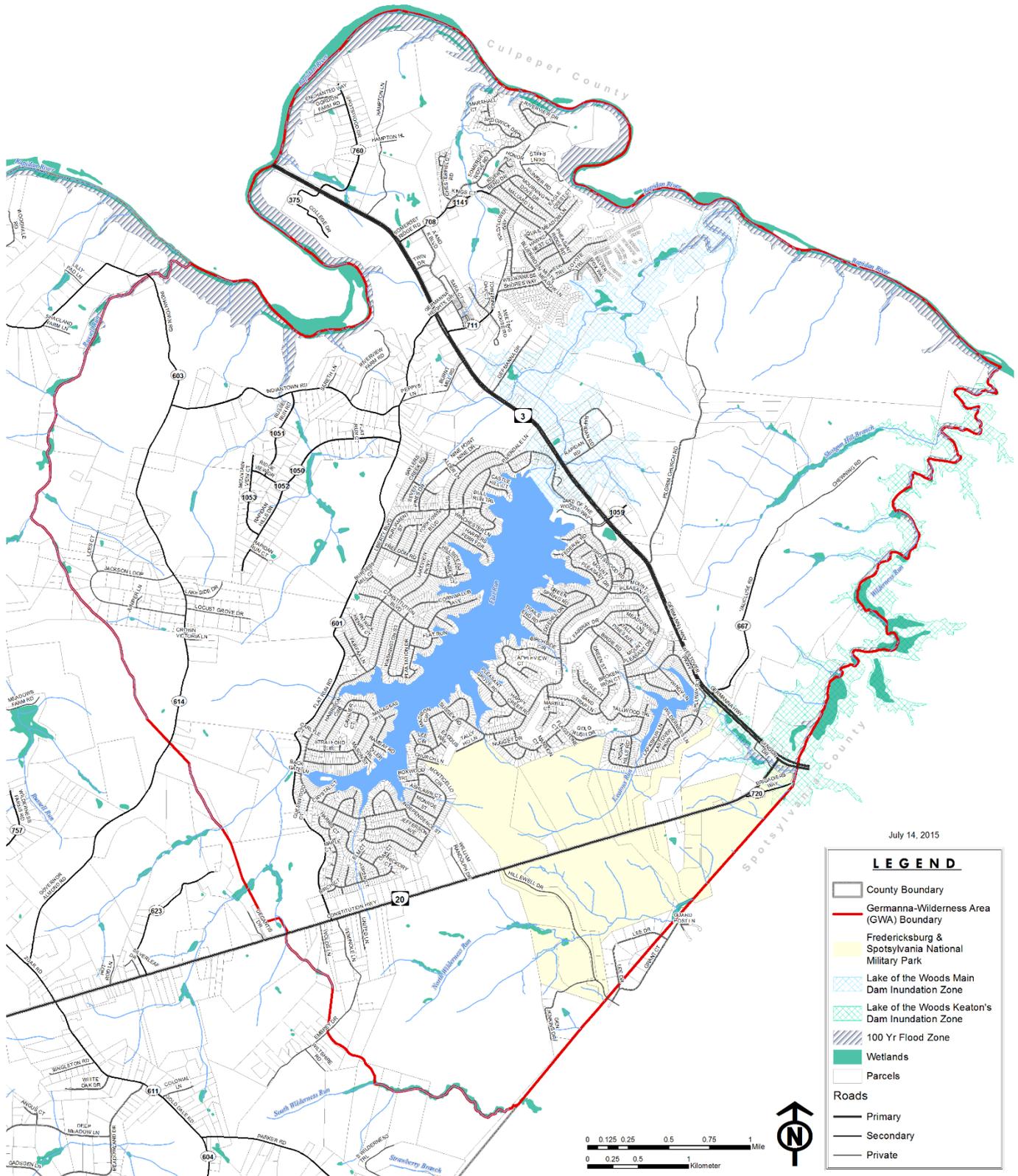
During the summer of 2013, the Orange County Board of Supervisors, the Planning Commission, and the Economic Development Authority, jointly developed and adopted distinctive themes as part of the GWAP visioning initiative. One of the theme statements captures the essence of the vision: *A Place to Live, Work, and Play with a higher standard of design and development which is a self-contained, complete community that is appealing to current and prospective residents and is a place clearly differentiated from other places. It will be a dynamic destination that results in an economic engine for the entire County.* Building on this visioning initiative, the Route 3 Steering Committee was formed to guide the drafting of the GWAP through a series of bi-monthly brainstorming and review meetings, stakeholder outreach, continued public involvement, and data-driven deliberation.

The vision of this plan is hinged on four key considerations: <sup>1</sup> Promoting connectivity; <sup>2</sup> Providing ample conservation areas and open space; <sup>3</sup> Setting standards and expectations for attractive and harmonious development; <sup>4</sup> Encouraging and supporting economic growth and development. The GWAP future land use maps attempt to present a sustainable balance between these key considerations, while preserving the character of existing communities.

The GWAP has been subdivided into eight (8) subareas based on the nature of the current land uses and development patterns, and the existence of certain physical features that readily define natural rather than artificial boundaries. The land uses and overall transportation network are planned based on present day conditions and future needs, and despite the granularity provided by the subareas, should be considered in the context of the overall GWA. Furthermore, the future land use maps are intended to supplement and illustrate the text of the plan, and are drawn to a level of detail such that land use decisions are closely guided by them.

In order to implement the GWAP, certain milestones will need to be reached. These include: the drafting of the individual master plans for transportation, infrastructure and historic/cultural resources; the drafting of Zoning Ordinance and Subdivision Ordinance amendments to implement the land use goals; and implementation of the economic development branding and marketing strategy. The timely expansion of infrastructure (i.e. adequate public facilities), while not an individual milestone, will represent the successful ongoing implementation of this plan. As part of the Comprehensive Plan, periodic review of the GWAP will be both required and necessary for sustained success, as well as for ensuring that the county continues to meet its set goals and objectives.

# GERMANNA-WILDERNESS AREA PLAN PLANNING AREA MAP

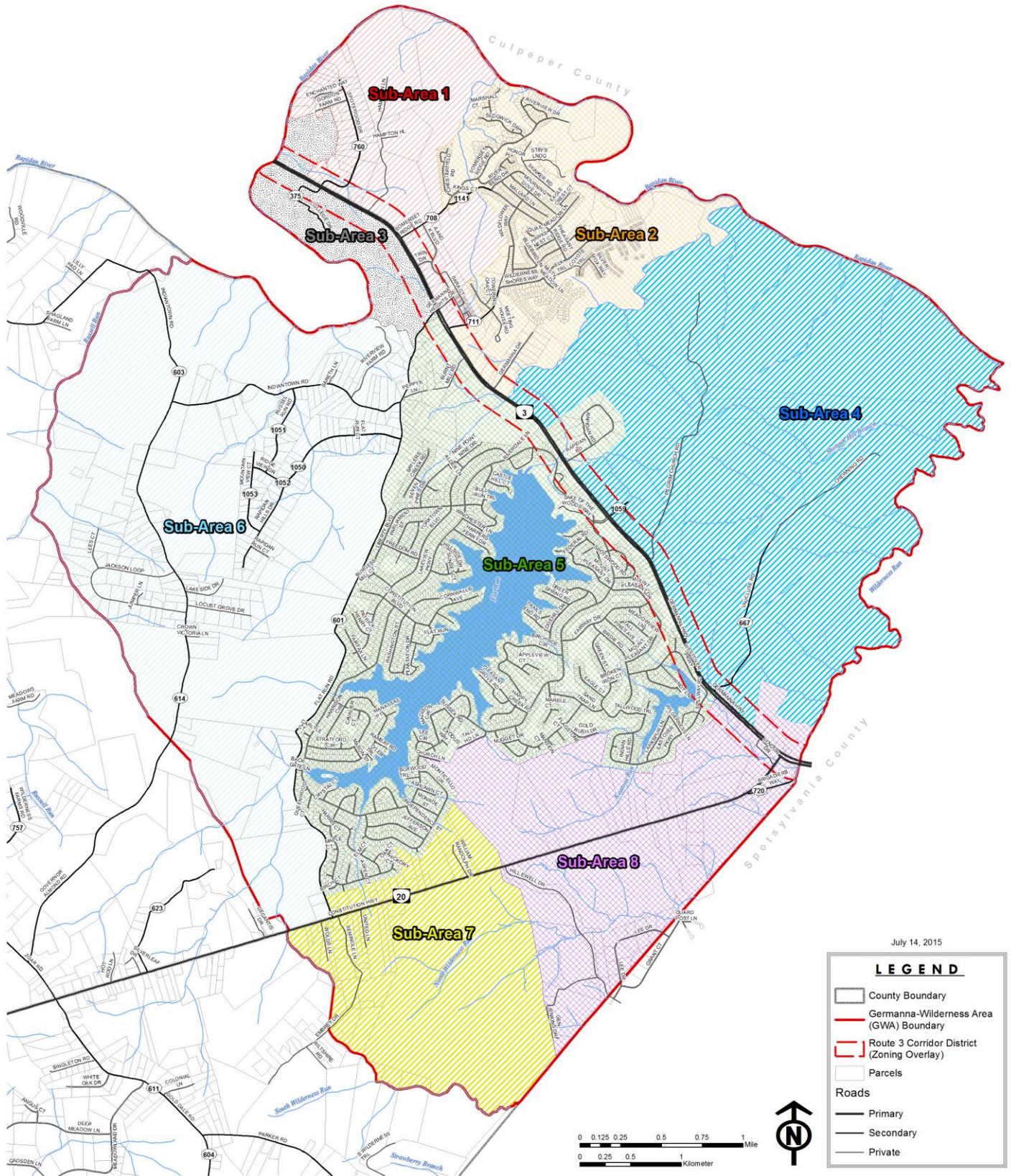


July 14, 2015

## LEGEND

- County Boundary
- Germanna-Wilderness Area (GWA) Boundary
- Fredericksburg & Spotsylvania National Military Park
- Lake of the Woods Main Dam Inundation Zone
- Lake of the Woods Keaton's Dam Inundation Zone
- 100 Yr Flood Zone
- Wetlands
- Parcels
- Roads**
- Primary
- Secondary
- Private

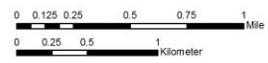
# GERMANNA - WILDERNESS AREA PLAN SUBAREAS MAP



July 14, 2015

### LEGEND

- County Boundary
- Germanna-Wilderness Area (GWA) Boundary
- Route 3 Corridor District (Zoning Overlay)
- Parcels
- Roads**
- Primary
- Secondary
- Private

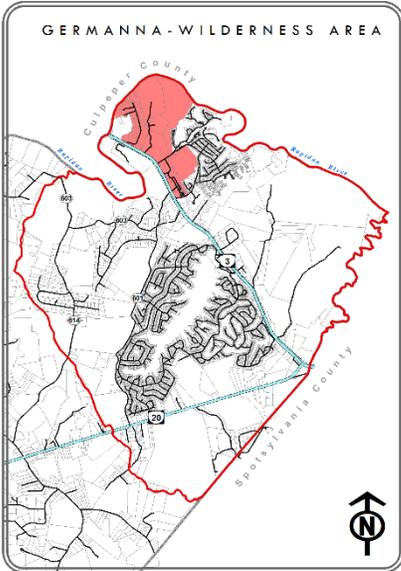


# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA ONE: SPOTSWOOD



Map 1A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 872 acres (gross); approximately 733 acres excluding rights-of-way, surface water and floodplain

**Area Demographics:**

Census Tract # 1101.03 Blocks 1017, 1020, 1021, 1045	
Demographics	Total
Population	524
Average median household income*	\$ 73,600
Average House Value*	\$250,400
Total Housing	222
Occupied Housing	189
Owner Occupied	109
- Population	340
Renter Occupied	80
- Population	184
Vacant Housing	33
For Rent	8
For Sale	21

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

\* Census tract block data may have minor overlaps in adjacent subareas.

**Density:**

- ⊗ 0.2 dwellings per gross acre

**Land Uses:**

- ⊗ Single-family detached homes: Governor Spotswood Estates
- ⊗ Townhomes: Germanna Heights
- ⊗ Agricultural
- ⊗ Commercial uses: retail, medical office
- ⊗ Multi-family: Germanna Heights apartments
- ⊗ Power transmission corridor right of way

**Comprehensive Plan Recommended Land Use Designations:**

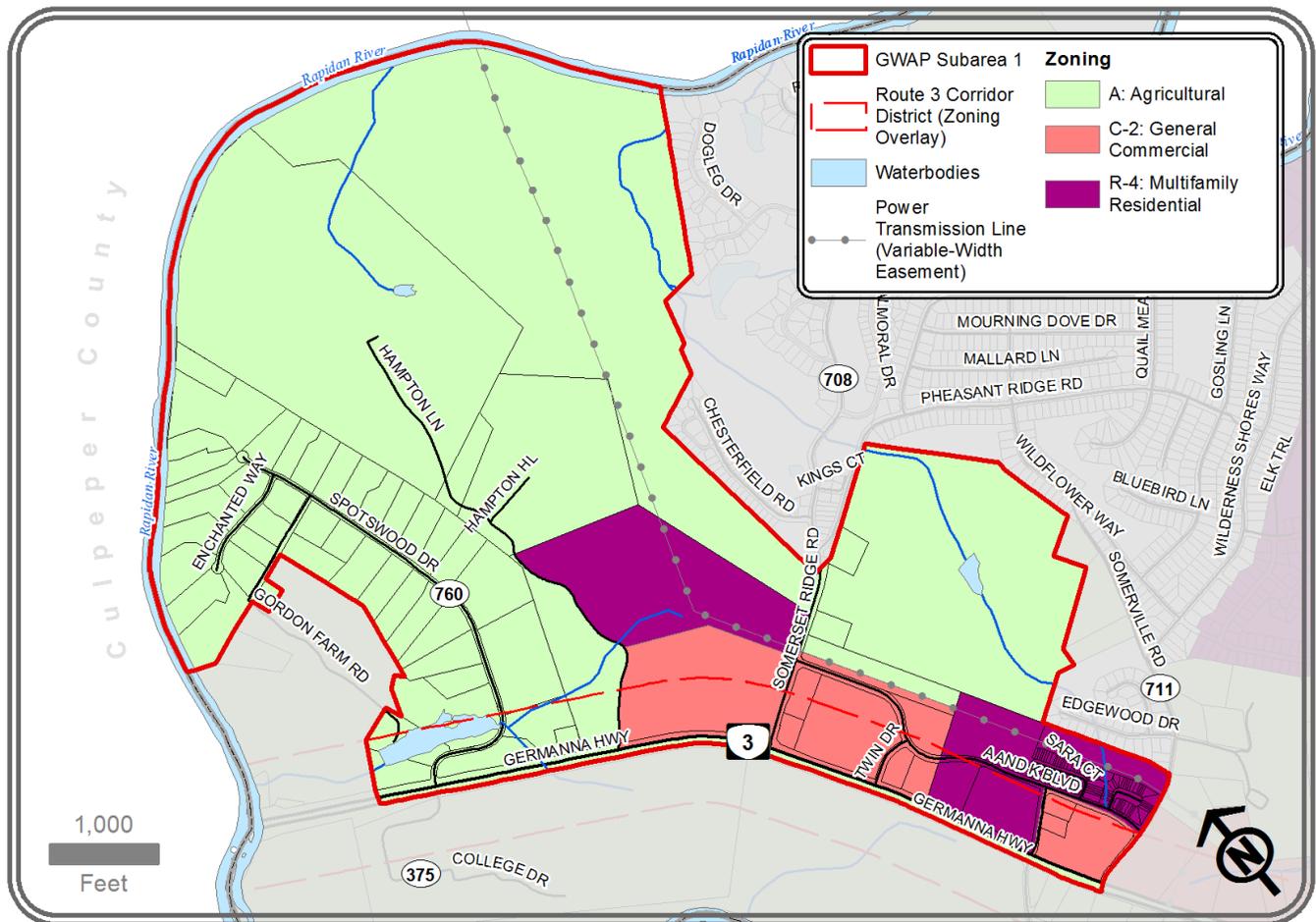
- ⊗ Agricultural A1
- ⊗ Agricultural A2
- ⊗ Economic Development

**Zoning Classifications (Map 1B):**

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)
- ⊗ Multi-Family Residential (R-4)

**Cultural Resources (examples):**

- ⊗ Antebellum houses
- ⊗ 18<sup>th</sup>-19<sup>th</sup> century earthworks  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 1B: Current zoning and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Comus-Hiawasse-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

### *Geology:*

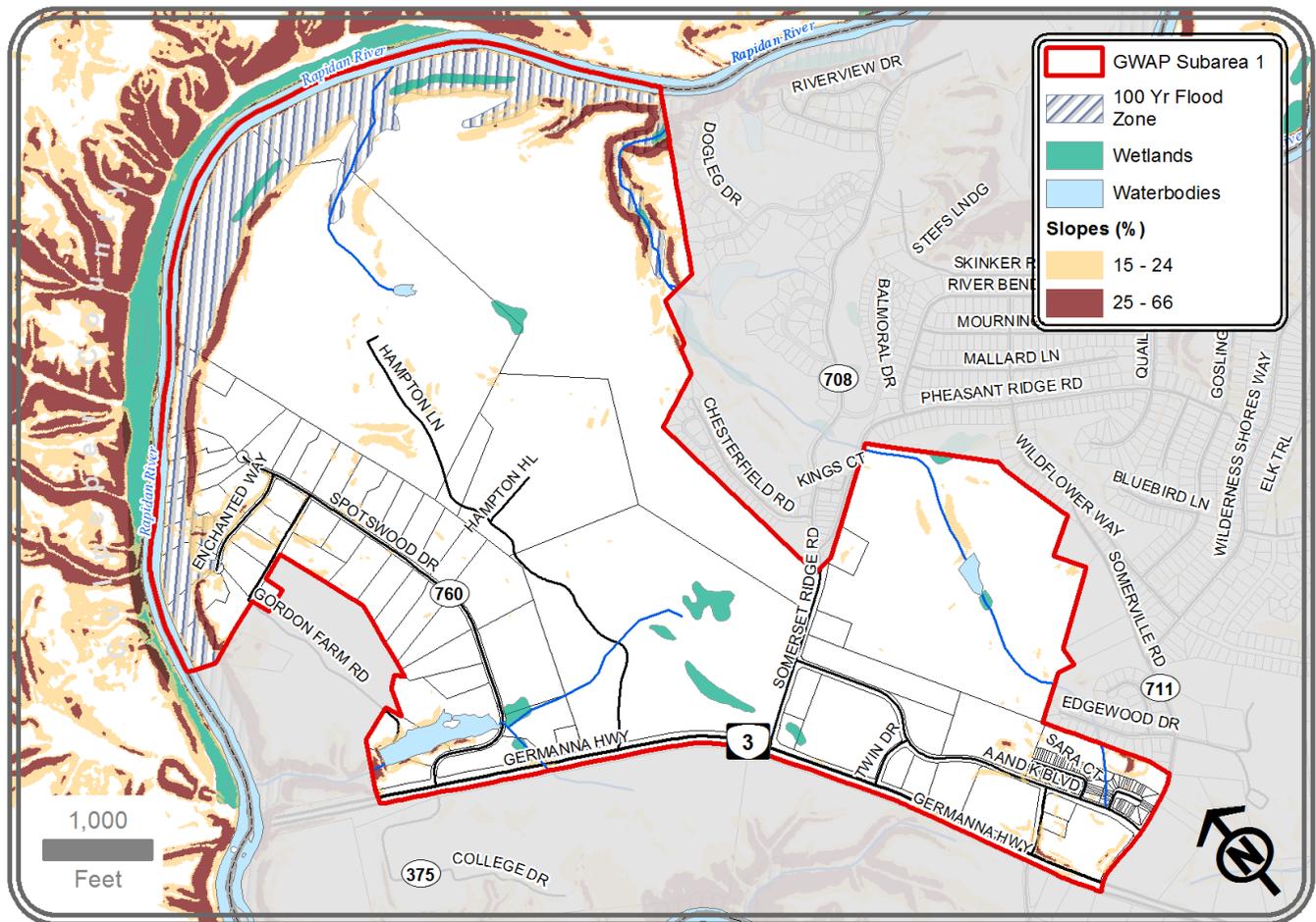
- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

### *Hydrology (Map 1C):*

- ⊗ Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are sparsely scattered throughout area.
- ⊗ Floodplain: 100-Year floodplain is located along the northern and western perimeters of the study area adjacent to the Rapidan River with some adjacent fingerling areas along contributing streams.
- ⊗ Waterbodies: The northern and western perimeters account for approximately 1 ¾ miles of frontage along the Rapidan River. Other surface water in the area totals seven (7) acres.

### Topography (Map IC):

- ⊗ Forested and open pastures are the predominant cover features of this subarea.
- ⊗ Steep slopes are found mostly adjacent to the flood zone areas and, to a lesser degree, in the central section of subarea.



Map IC: Environmental features and constraints

## FUTURE CONDITIONS – THE 50 YEAR VISION

### LAND USES & ZONING

#### *Housing:*

- ⊗ A range of housing options with aesthetically pleasing, varied architecture.
- ⊗ The implementation of cluster developments where appropriate.
- ⊗ Larger lot, high-end single-family detached residential near the Rapidan River.
- ⊗ Multi-family and assisted or independent living developments located adjacent to similar densities.

#### *Commercial:*

- ⊗ Mixed commercial and office uses in a town-center setting behind Wal-Mart.
- ⊗ Larger commercial uses, (“big box” stores) in the commercially-zoned portion of Signature Station and other areas fronting on A & K Boulevard.

*Open Space/Recreational:*

- ⊗ Areas designated within revised ordinances and in new zoning districts that encourage a reasonable percentage of gross land dedicated for open space/recreational uses.
- ⊗ Work with developers to secure easements along the riverfront for multi-use paths and canoe/kayak access, where feasible.
- ⊗ Multi-use paths and/or sidewalks connecting commercial and residential uses.

*Zoning Strategies:*

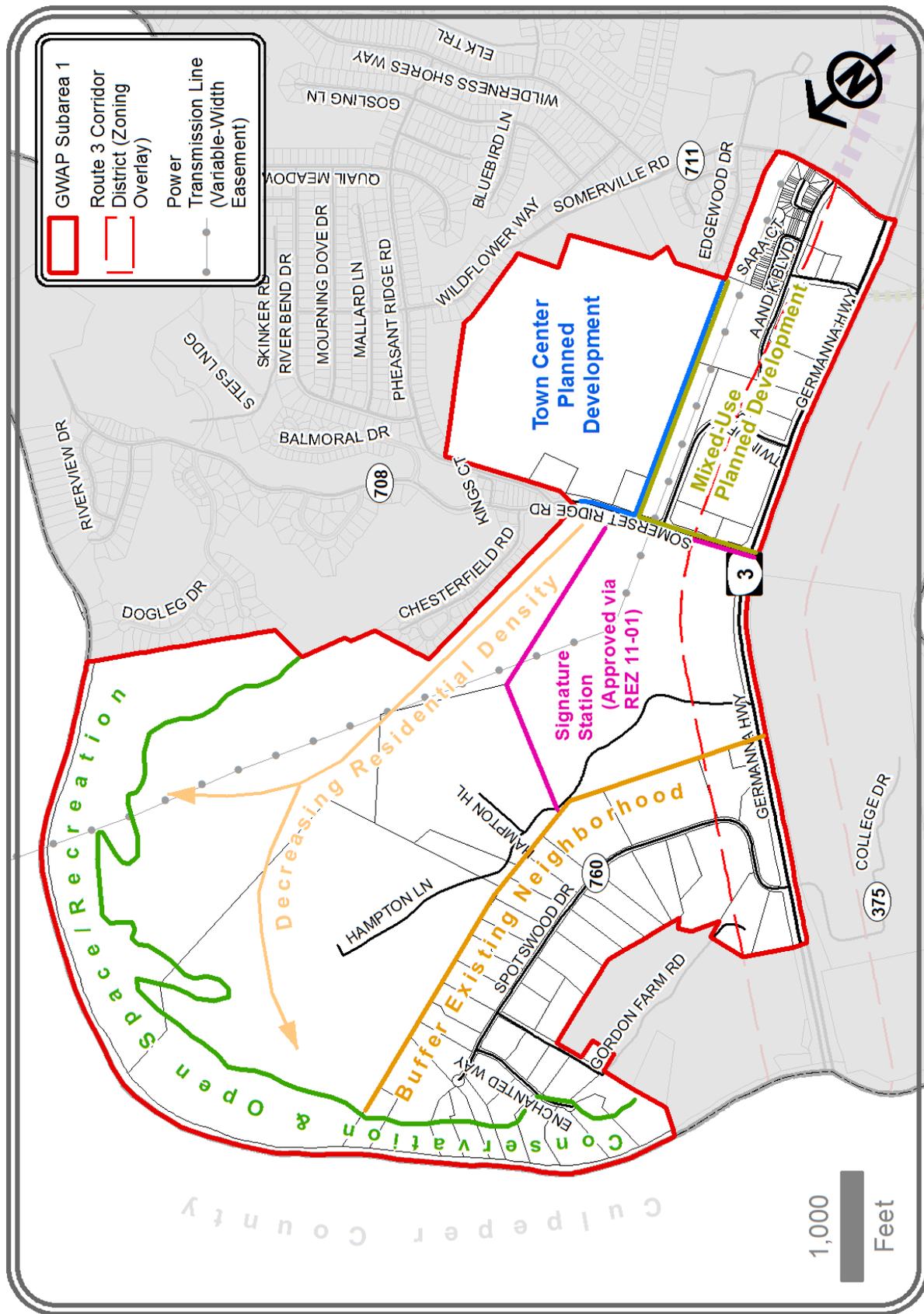
- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

**POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS**

① Create a balance between protecting the natural features of the subarea and promoting them as assets for open space and recreational uses.

② Phase future development with the availability of adequate public facilities and services.

③ Establish flexible zoning techniques, such as planned unit development (PUD) zoning districts, to accommodate mixed residential and commercial activities.



Map ID: Future land usage guidelines

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ Wal-Mart and three vacant lots in the A & K Development (C-2, totaling 8 acres +/-).
- ⊗ Signature Station parcel (C-2, 28 acres).
- ⊗ Medical office (C-2).
- ⊗ Flea Market (C-2).
- ⊗ Vacant parcels (C-2, 6+ acres).

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- ⊗ A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- ⊗ Development of the Signature Station project led by professional services and offices.
- ⊗ Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- ⊗ An appropriate mixture of medium intensity (not exceeding 60% lot coverage) and high-intensity (not exceeding 80% lot coverage) of in-fill commercial development within areas designated as Town Center and Mixed-Use offering a full range of goods, services, hospitality, and entertainment to local and regional markets, and tourism visitors.
- ⊗ Workforce development partnerships between medical services providers, Germanna Community College, and other partners.
- ⊗ A town center which is walkable and an integrated open-air, mixed land use development that is organized around an identifiable and energized civic space and improvements and anchored by retail, entertainment, and hospitality uses.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① Focus on planned development on the existing commercially-zoned parcels.
- ② Determine and target desirable uses for subarea.
- ③ Encourage flexible, mixed-use development compatible with existing development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- ⊗ Coordinate with the owner/developer of Signature Station to recruit business investment related to professional services and offices.
- ⊗ Develop, implement, and manage the Route 3 Corridor District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

## INFRASTRUCTURE

### EXISTING CONDITIONS

#### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development in the subarea (Germanna Heights, Wal-Mart).
- ⊗ Residences in Spotswood Estates utilize wells and septic systems.
- ⊗ Water and wastewater lines are located throughout the Wal-Mart/Germanna Heights area and also extend westward to serve Germanna Community College in Subarea 3.

#### *Natural Gas:*

- ⊗ Lines extend into Orange County from Culpeper County along the southern side of Germanna Highway (Route 3) and continue along Somerset Ridge Road to serve Wal-Mart and other residential development in Subarea 2.

#### *Roads:*

- ⊗ Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern area boundary.

- ⊗ Other state secondary routes include Spotswood Drive (Route 760), Somerset Ridge Road (Route 708) and Somerville Road (Route 711).
- ⊗ Unclassified, local roads include: Gordon Farm Road, Enchanted Way, Hampton Lane, A & K Boulevard, Twin Drive, Germanna Heights Drive, Sara Court and Saba Place.

*Alternative Transportation:*

- ⊗ Sidewalks exist throughout the Wal-Mart and Germanna Heights areas.
- ⊗ No trails or multi-use pathways exist.

*Telecommunications:*

- ⊗ The subarea is served by available broadband via cable and wireless broadband where vegetation permits.

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- ⊗ Germanna Highway (Route 3) will be maintained as an integral transportation corridor.
- ⊗ A&K Boulevard will be extended to the north across Somerset Ridge Rd (Route 708) through the Signature Station development and terminated at the intersection with Hampton Ln.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Except for selective low-density residential uses, all new development will utilize public water and wastewater.

② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

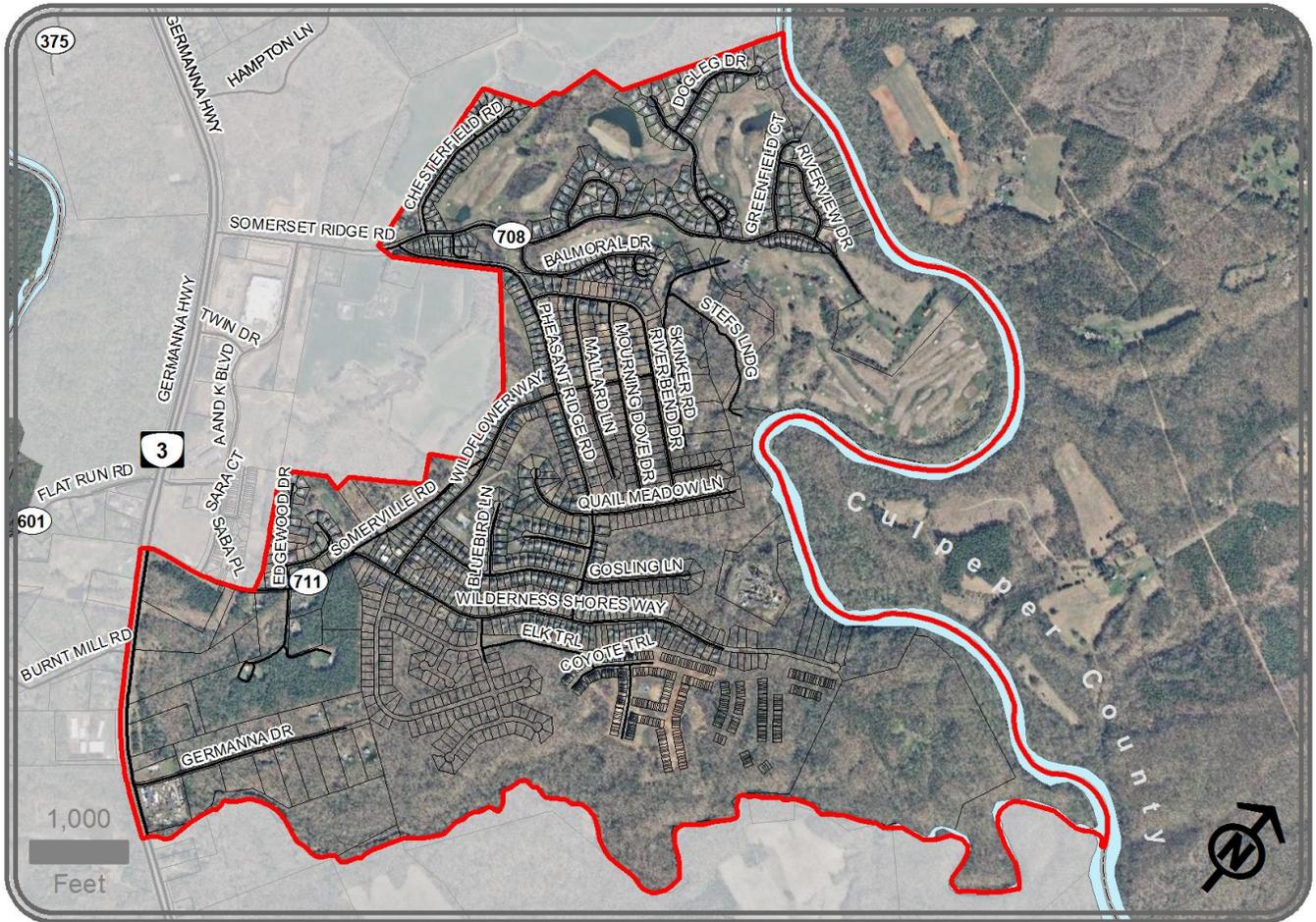
③ New roads will be built and maintained to Virginia Department of Transportation standards.

TASKS TO REFINE AND IMPLEMENT POLICIES

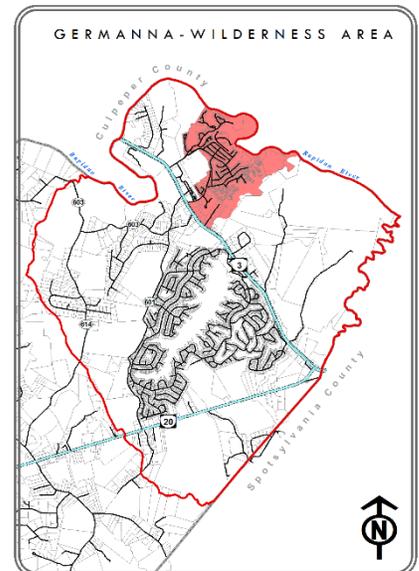
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA TWO: MANAHOAC



Map 2A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 1,090 acres (gross); approximately 788 acres excluding rights-of-way, floodplain, surface water and land within the maximum flood inundation zone of the Lake of the Woods' main dam

**Area Demographics:**

Census Tract # 1101.03 Blocks 1000, 1009, 1018, 1007, 1008, 1010, 1014, 1004 Blocks 1002, 1046: 0	
Demographics	Total
Population	1,521
Average median household income*	\$ 73,600
Average House Value*	\$250,400
Total Housing	524
Occupied Housing	492
Owner Occupied	457
- Population	1,379
Renter Occupied	35
- Population	142
Vacant Housing	32
For Rent	1
For Sale	15

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

\* Census tract block data may have minor overlaps in adjacent subareas.

**Density:**

- ⊗ 0.7 dwellings per gross acre

**Land Uses:**

- ⊗ Single-family detached homes: Somerset Farms, Wilderness Shores and Edgewood
- ⊗ Single-family attached homes: Wilderness Shores
- ⊗ Agricultural (limited)
- ⊗ Commercial (limited)
- ⊗ Recreation: golf course
- ⊗ Utilities: wastewater treatment plant
- ⊗ Conservation easements along the river
- ⊗ Power transmission corridor right of way

**Comprehensive Plan Recommended Land Use Designations:**

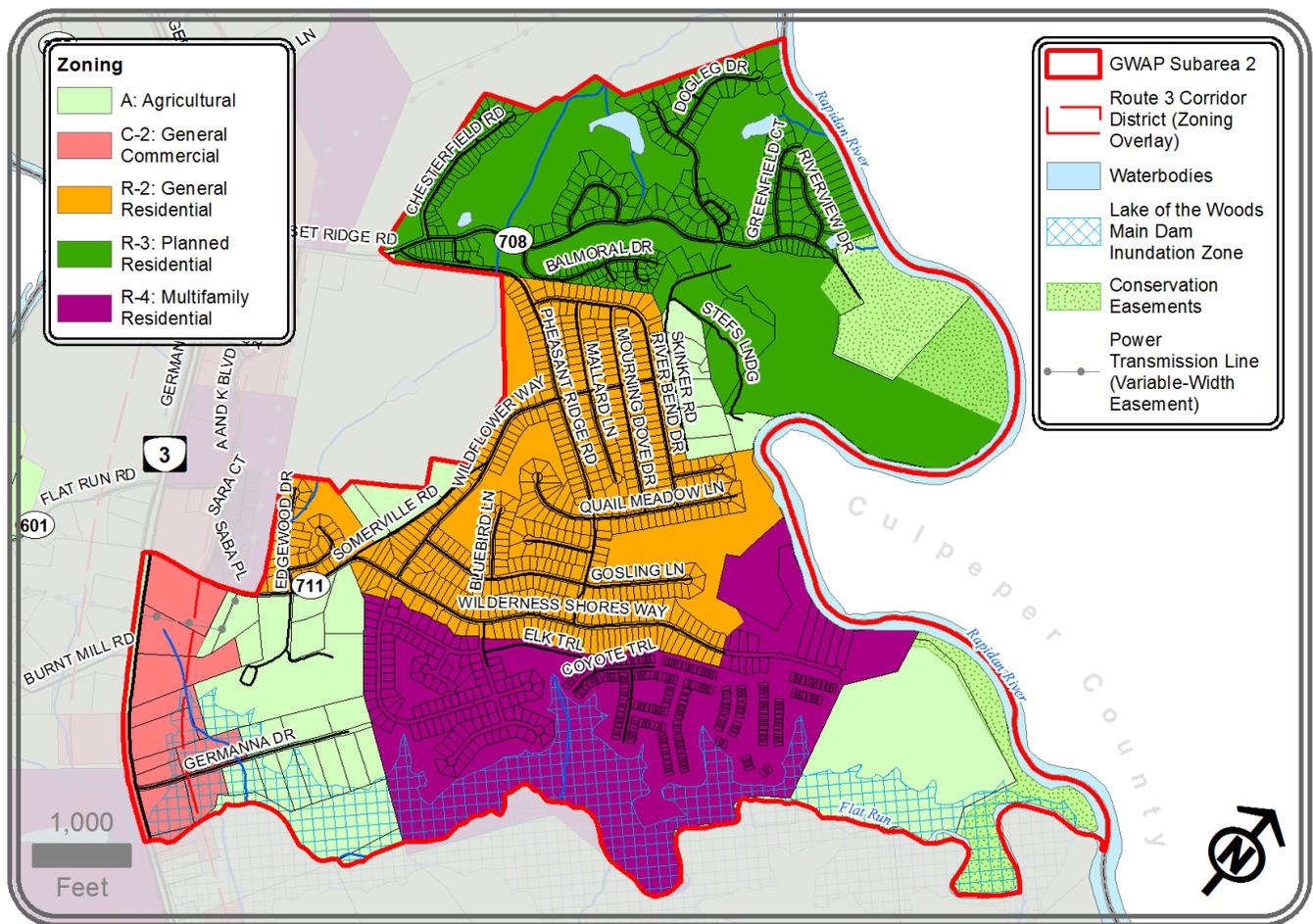
- ⊗ Agricultural A1
- ⊗ Agricultural A2
- ⊗ Economic Development

**Zoning Classifications (Map 2B):**

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)
- ⊗ General Residential (R-2)
- ⊗ Planned Residential (R-3)
- ⊗ Multi-Family Residential (R-4)

**Cultural Resources (examples):**

- ⊗ Paleo-Indian site
- ⊗ Skinner House (19<sup>th</sup> century)  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 2B: Current zoning, approximate flood inundation zone and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Comus-Hiawassee-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Orange-Fluvanna-Elbert: Deep, well-drained to poorly drained, nearly level to sloping soils on uplands.

### *Geology:*

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

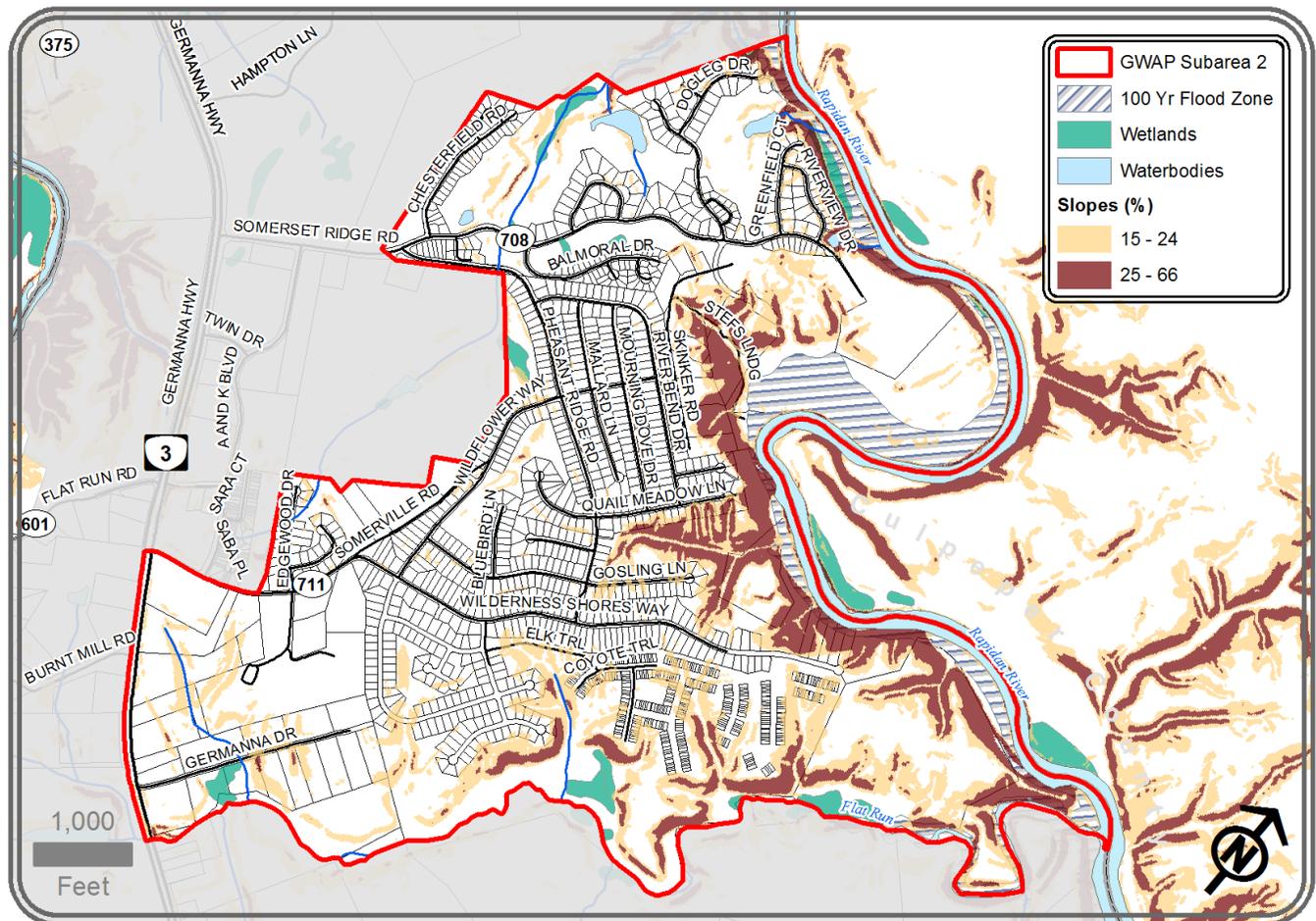
### *Hydrology (Map 2C):*

- ⊗ Wetlands: Freshwater forested/shrub wetlands are sparsely scattered throughout the area, but concentrated mainly near the Rapidan River and Flat Run.
- ⊗ Floodplain: 100-Year floodplain is adjacent to the Rapidan River and at the mouth of Flat Run.
- ⊗ Waterbodies: A few manmade ponds exist on the golf course within Somerset Farms. The northern boundary of the area accounts for 2 <sup>2</sup>/<sub>3</sub> miles of frontage along the Rapidan River.

- ⊗ A large section of the inundation zone of Lake of the Woods' main dam encompasses the southeastern portion of the area.

**Topography (Map 2C):**

- ⊗ Rolling terrain characterizes the majority of the area, including the residential developments.
- ⊗ Scattered forested areas are found in and around the diverse uses.
- ⊗ Steep slopes define the periphery of existing development and create extreme terrain along the Rapidan River and Flat Run.



Map 2C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**

**LAND USES & ZONING**

***Housing:***

- ⊗ Maintain existing mixed-density housing development patterns.
- ⊗ The promotion of planned unit development as the infrastructure capacity can support it.

***Commercial:***

- ⊗ A mix of new uses will utilize A&K Boulevard as it extends with each successive development as a primary point of ingress and egress for those sites without frontage along Germainna Highway (Route 3).

- ⊗ The integrity of Germanna Highway (Route 3) as an arterial road is maintained through limited vehicular access points onto the highway.

*Public Facilities:*

- ⊗ Retention of the existing water tower and water/wastewater treatment plant sites.

*Open Space/Recreational:*

- ⊗ Increased opportunities to utilize undevelopable space for passive recreation (i.e. multi-use trails), active recreational uses and boat landing areas.

*Zoning Strategies:*

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

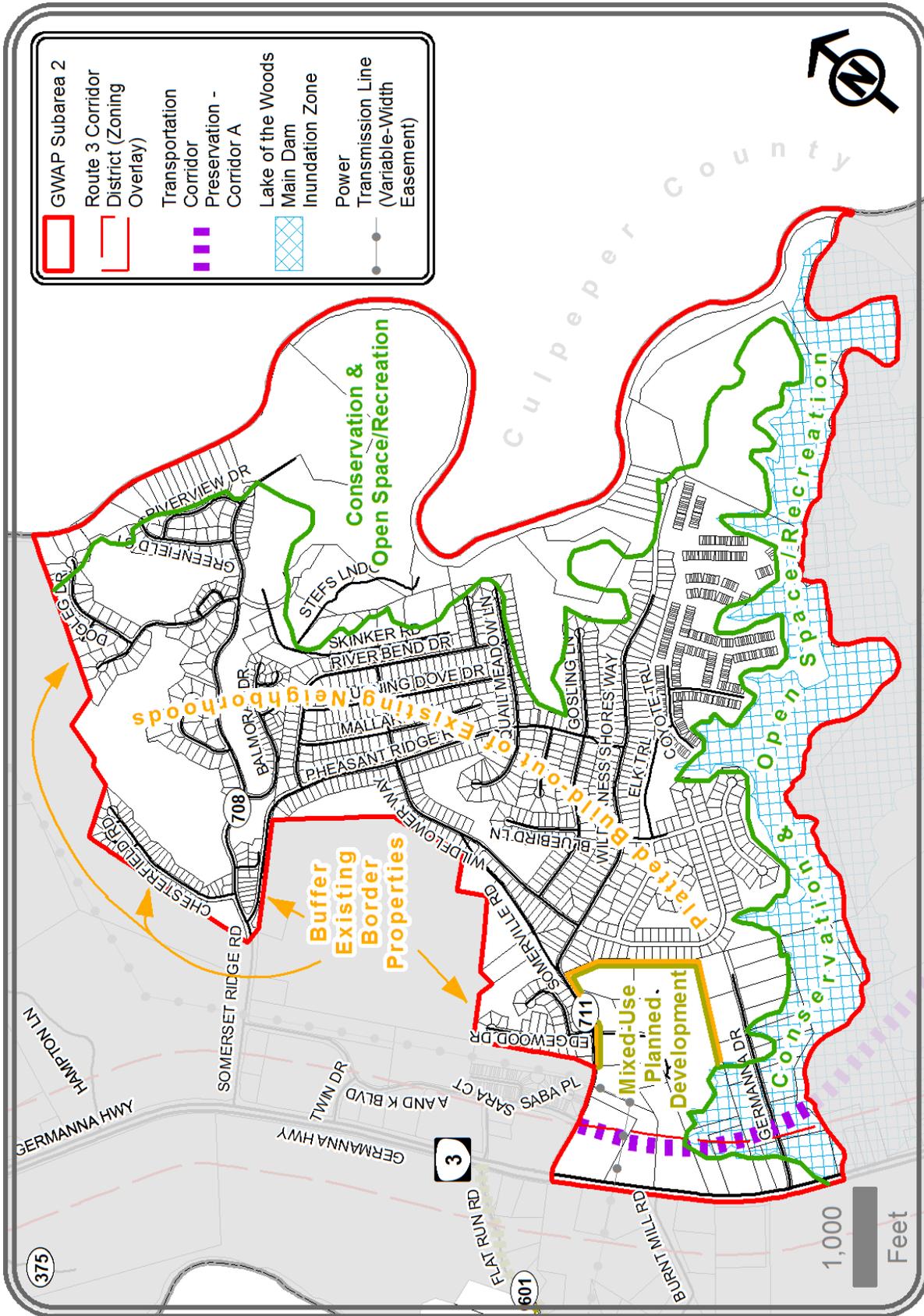
## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Maintain the existing development pattern while protecting environmentally-sensitive lands from undesirable uses.

② Capitalize on the extensive amount of natural constraints to create opportunities to provide recreational use areas and open space.

③ Plan for future development near Germanna Highway (Route 3) with consideration of the extension of A&K Boulevard into Subarea 4 (map reference: Corridor Preservation A).

④ Phase future development with the availability of adequate public facilities and services.



Map 2D: Future land usage guidelines

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ Boat sales (C-2).
- ⊗ Professional services (engineering, construction offices) (C-2).

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- ⊗ An appropriate mixture of light intensity (not exceeding 40% lot coverage) and medium-intensity (not exceeding 60% lot coverage) planned commercial development offering a range of goods and services to serve adjacent existing residential development.
- ⊗ Transportation improvements to serve the commercial development will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Utilize appropriate economic development strategies to advance and expand business investment.

② Promote through a branding and marketing strategy the recruitment of appropriate new business investment for planned unit development of existing commercially-zoned property.

③ Identify and pursue planned development opportunities which are compatible with existing development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- ⊗ Develop, implement, and manage the Route 3 Corridor District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.
- ⊗ Develop and implement a local incentive grant program for business investment and job creation under the management of the Economic Development Authority.

## INFRASTRUCTURE

### EXISTING CONDITIONS

#### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development in the subarea (Somerset Farms, Wilderness Shores and Edgewood) through treatment facilities within Wilderness Shores.
- ⊗ Parcels on Germanna Drive utilize wells and drainfields.

#### *Natural Gas:*

- ⊗ Lines extend into Somerset Farms and the western portions of Wilderness Shores.

#### *Roads:*

- ⊗ Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern area boundary.
- ⊗ Other state secondary routes include Somerset Ridge Road (Route 708), Somerville Road (Route 711) and the western portion of Pheasant Ridge Road (Route 1141).
- ⊗ Unclassified, local roads include Germanna Drive, Wilderness Shores Way, and several other internal neighborhood streets.

#### *Alternative Transportation:*

- ⊗ No dedicated public facilities.

#### *Telecommunications:*

- ⊗ The subarea is served by available broadband via cable and DSL as well as wireless broadband where vegetation permits.
- ⊗ The water tower in Wilderness Shores hosts a co-located telecommunications facility.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands to include the extension of A & K Boulevard (map

reference: Corridor Preservation A) to the east constructed to complete street standards; road interconnectivity developed between Twin Drive and Somerset Ridge Road/Pheasant Ridge Road in Subarea 1 and Wildflower Way in Subarea 2.

- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- ⊗ Germanna Highway (Route 3) will be maintained as an integral transportation corridor.
- ⊗ Retention of the existing water tower and water/wastewater treatment plant sites.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Allow infrastructure expansion for residential uses to the approved build-out of the platted Somerset Farms and Wilderness Shores subdivisions, and to existing parcels utilizing wells and drainfields.

② Infrastructure expansion for commercial uses will be limited to mixed-use planned development.

③ Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

④ Preserve designated future transportation corridors.

⑤ Pursue continuous and coordinated multi-use trail access along the Rapidan River.

## TASKS TO REFINE AND IMPLEMENT POLICIES

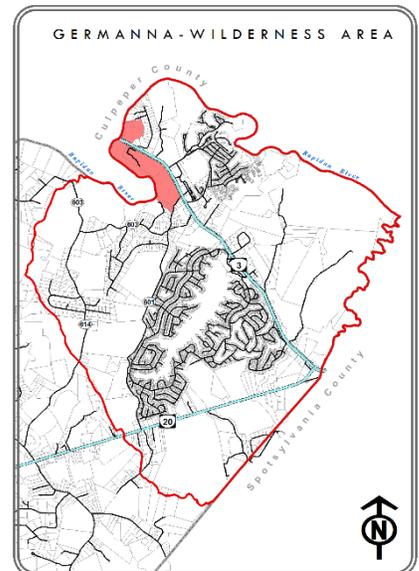
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA THREE: GERMANNA



Map 3A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 371 acres (gross); approximately 293 acres excluding rights-of-way, surface water and floodplain

**Area Demographics: None in this subarea.**

Census Tract # 1101.03 Blocks 1021, 1022, 1023, 1025, 1027, 1029, 1030, 1031, 1032	
Demographics	Total
Population	0
Average median household income	0
Average House Value	0
Total Housing	0
Occupied Housing	0
Owner Occupied	0
- Population	0
Renter Occupied	0
- Population	0
Vacant Housing	0
For Rent	0
For Sale	0

**Density:**

- ⊗ No active (vacant or occupied) dwelling units exist in this subarea

**Land Uses:**

- ⊗ Public Education: Germanna Community College
- ⊗ Historic Preservation: A portion of the historic Germanna Site
- ⊗ Germanna Visitor’s Center
- ⊗ A trail along the Rapidan River shoreline and through Germanna’s Siegen Forest
- ⊗ Recreational facilities on the College’s property

**Comprehensive Plan Recommended Land Use Designations:**

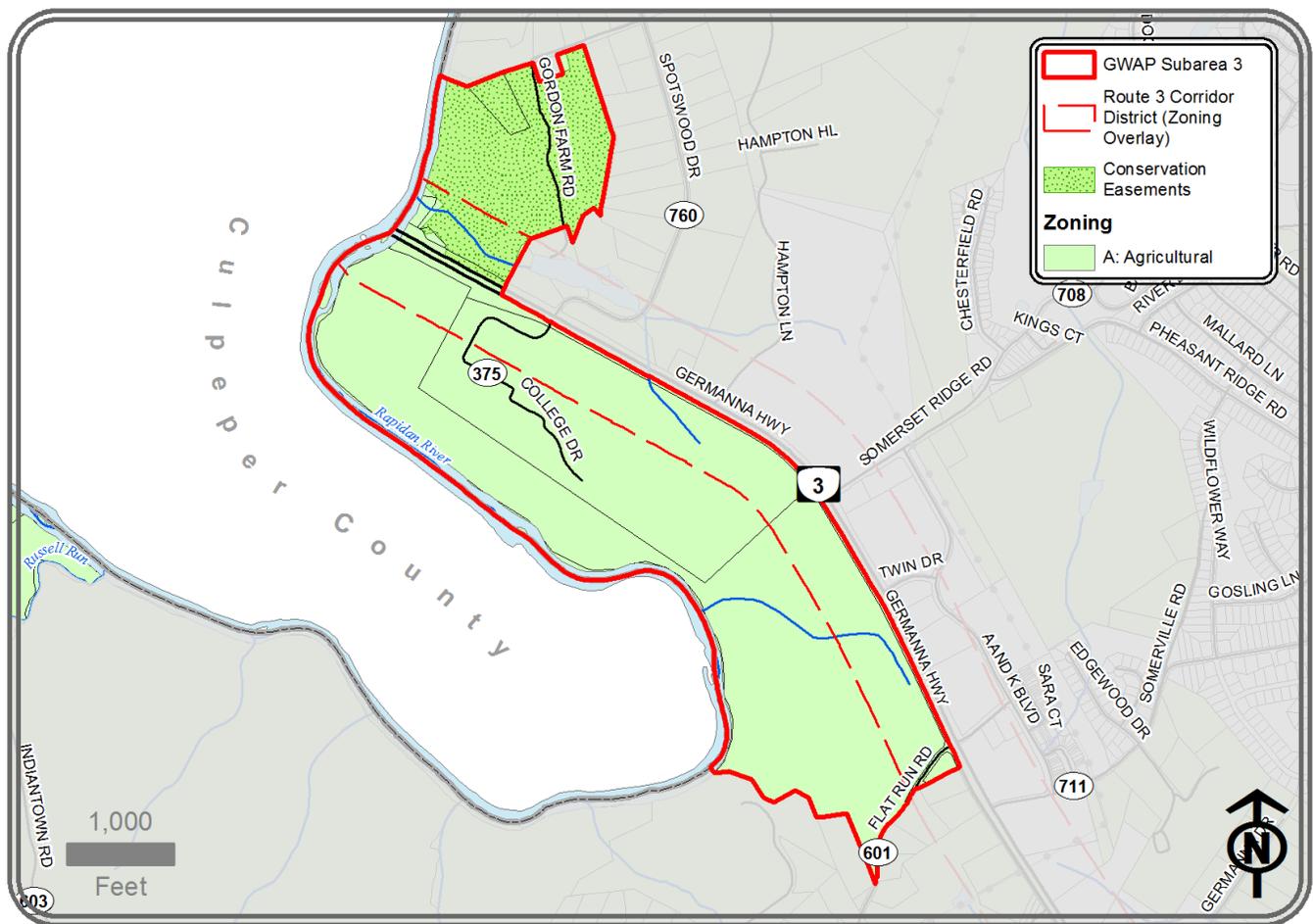
- ⊗ Agricultural A1

**Zoning Classifications (Map 3B):**

- ⊗ Agricultural (A)

**Cultural Resources (examples):**

- ⊗ Remnants of the 18<sup>th</sup> century Germanna colonies
- ⊗ Germanna Foundation Visitor’s Center
- ⊗ 18<sup>th</sup>-19<sup>th</sup> century earthworks  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 3B: Current zoning and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Comus-Hiawasse-Elisboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

### *Geology:*

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Mafic: Defined as igneous rock that has a large percentage of dark-colored minerals such as amphibole, pyroxene, and olivine, which are also used in reference to the magmas from which these rocks crystalize. Mafic rocks are generally rich in iron and magnesium.

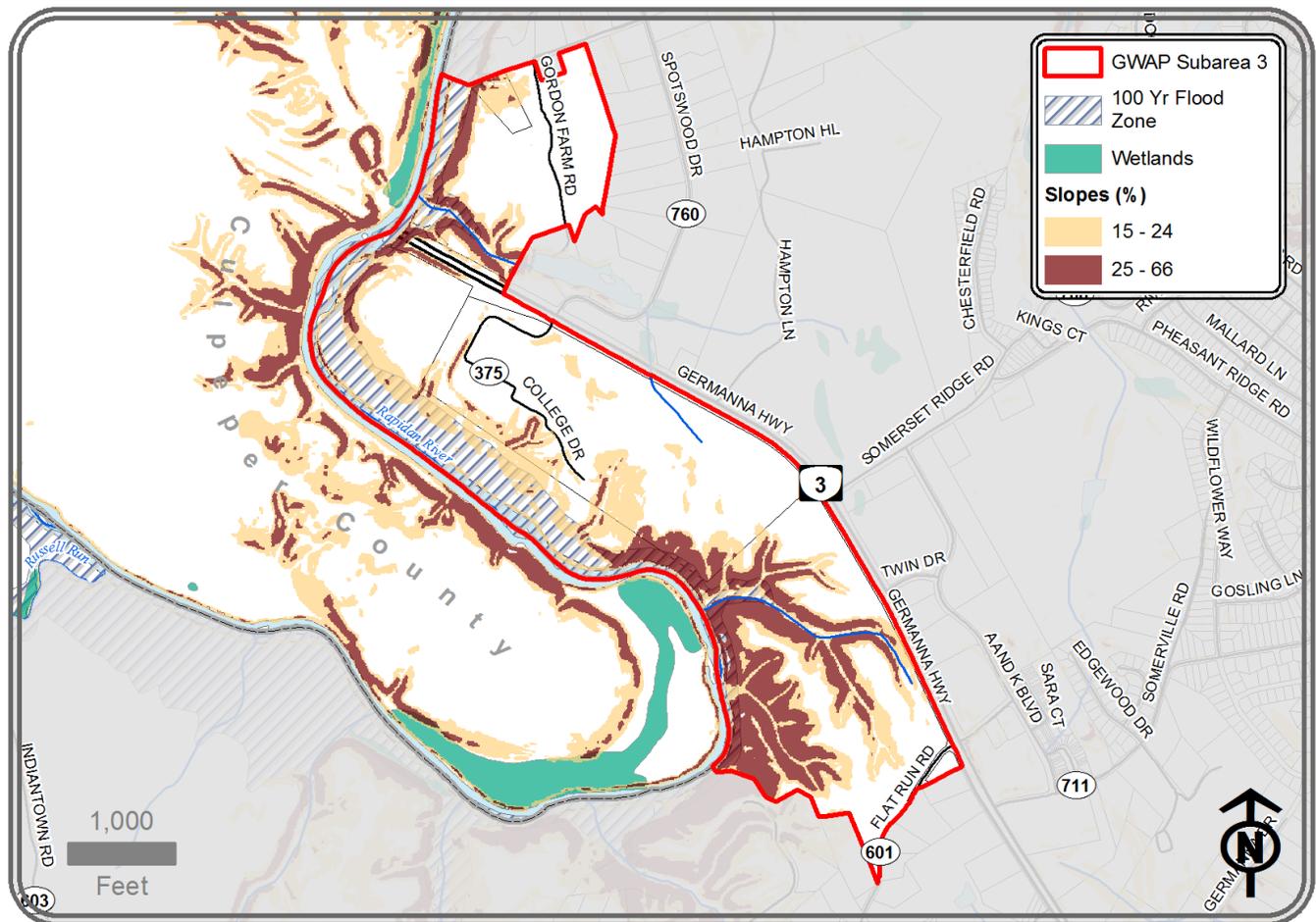
### *Hydrology (Map 3C):*

- ⊗ Wetlands: No wetlands exist beyond the riparian edge of the Rapidan River.
- ⊗ Floodplain: 100-Year floodplain follows the course of the Rapidan River and, at its deepest, stretches approximately 400 feet up the banks behind the Germanna Community College. Some adjacent fingerling areas of floodplain exist at the mouths of intermittent unnamed tributaries.

- ⊗ Waterbodies: No waterbodies exist beyond the banks of the Rapidan River, along which this subarea has just over three (3) miles of frontage.

**Topography (Map 3C):**

- ⊗ Steep, forested slopes categorize the topography, particularly within the southern portion of the subarea and along the Rapidan River.



Map 3C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**  
**LAND USES & ZONING**

***Housing:***

- ⊗ No future housing.

***Commercial:***

- ⊗ No commercial land uses other than those related to historic preservation and visitor attraction as may be developed by the Germaina Foundation.

***Open Space/Recreational:***

- ⊗ Increased public opportunities to utilize undevelopable space for passive recreation and active recreational uses.

- ⊗ The Germanna Foundation’s River/Red Trail is promoted as a key recreational resource to which connections are created to future trails in adjacent subareas.

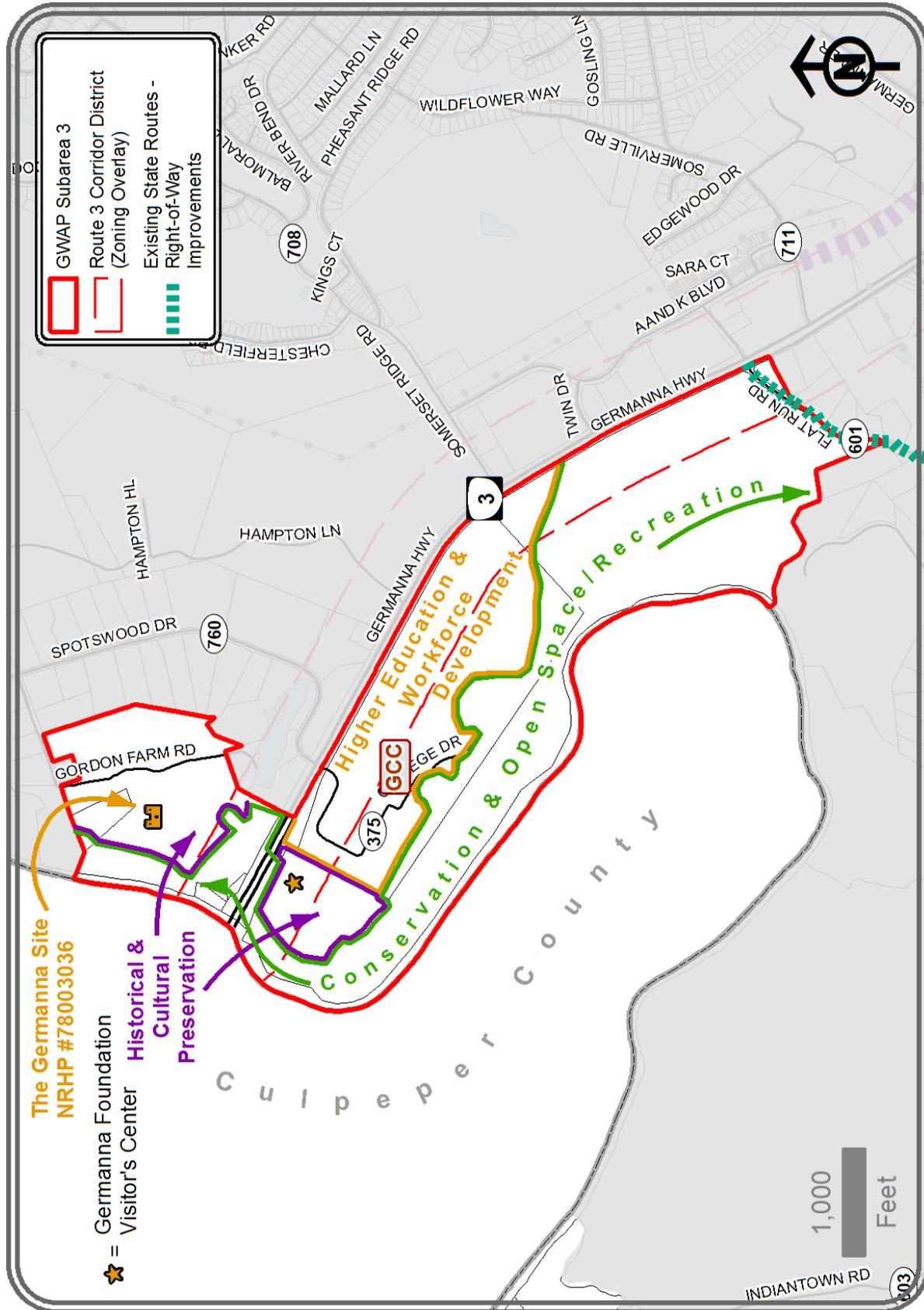
*Zoning Strategies:*

- ⊗ Existing zoning is maintained.
- ⊗ Zoning approaches to protect the historic and environmental assets will be developed as recommended via the Historical, Cultural Assets, and Opportunities Plan.

**POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS**

① Protect historic, cultural, and natural resources from undesirable uses through the creation of resource protection overlays.

② Work with the Germanna Foundation, Germanna Community College, and private landowners to develop a multi-use trail system that incorporates the Germanna Foundation’s River/Red Trail.



Map 3D: Future land usage guidelines

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the Zoning Ordinance for resource protection overlays to protect steep slopes, historic and archeological assets, and other sensitive lands.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ Historic-tourism asset: Germanna Colony.
- ⊗ Educational facility asset: Germanna Community College.
- ⊗ Open space asset: Preserved lands with frontage along the Rapidan owned by public and private interests.

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A vibrant, well-appointed historic Germanna fulfilling the mission of the Germanna Foundation to conserve land; to preserve historic structures, sites, and cemeteries; to educate the public on community's history and genealogical descendants of the early settlers; and, develop strong international relations with counterparts in Germany.
- ⊗ An appropriately developed Locust Grove Campus of Germanna Community College which is recognized state-wide and nationally as a community college center of excellence.
- ⊗ Development by the Germanna Foundation and Germanna Community College along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- ⊗ A well-established economic development brand identity which emphasizes the rich local historical assets of the Colonies of Germanna.
- ⊗ Workforce development partnerships between Germanna Community College and businesses located within Orange County as well as with other partners.
- ⊗ The recruitment and development of business investment in adjacent and nearby subareas which complement, support, and advance the respective missions of the Germanna Foundation and Germanna Community College.
- ⊗ Transportation improvements interfacing with public roadways will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① Promote the historic, cultural, natural resources, and higher education assets for complementary economic development.

- ② Support initiatives which align workforce development and economic development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage the Route 3 Corridor District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.
- ⊗ Develop, implement, and manage a workforce development plan in collaboration with Germanna Community College and other allied partners.

## INFRASTRUCTURE

### EXISTING CONDITIONS

#### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides Germanna Community College with water and wastewater services. Lines extend within the right-of-way of Germanna Highway (Route 3) from Somerset Ridge Road (Route 708).

#### *Natural Gas:*

- ⊗ Lines extend into Orange County on the Germanna Foundation's property and continue within the right-of-way of Germanna Highway (Route 3) to Somerset Ridge Road (Route 708).

#### *Roads:*

- ⊗ Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the northern area boundary.
- ⊗ Flat Run Road (Route 601) serves as a VDOT-classified rural major collector and defines a portion of the area's southern boundary. The other state secondary route is College Drive (Route 371).
- ⊗ Gordon Farm Road, north of Germanna Highway (Route 3), is the only other road within the subarea, which is an unclassified, local road.

#### *Alternative Transportation:*

- ⊗ Public facilities located at Germanna Community College and Germanna Colony.
- ⊗ The three (3)-mile River/Red trail extends from the Germanna Visitor Center along the Rapidan River, through Germanna's Siegen Forest and terminates onto Flat Run Road (Route 601).

#### *Telecommunications:*

- ⊗ Germanna Community College utilizes broadband via cable.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- ⊗ Flat Run Road (Route 601) will be improved, straightened and/or realigned in order to serve as an integral transportation corridor to the area.
- ⊗ Appropriate infrastructure will be available to support public access to the Rapidan River.
- ⊗ The northern head of the Germanna Foundation's River/Red trail will begin a new branch into Subarea 1 and the trail will be extended from the southern terminus into Subarea 6.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Coordinate all new development along Flat Run Road (Route 601) with right-of-way and road improvements.

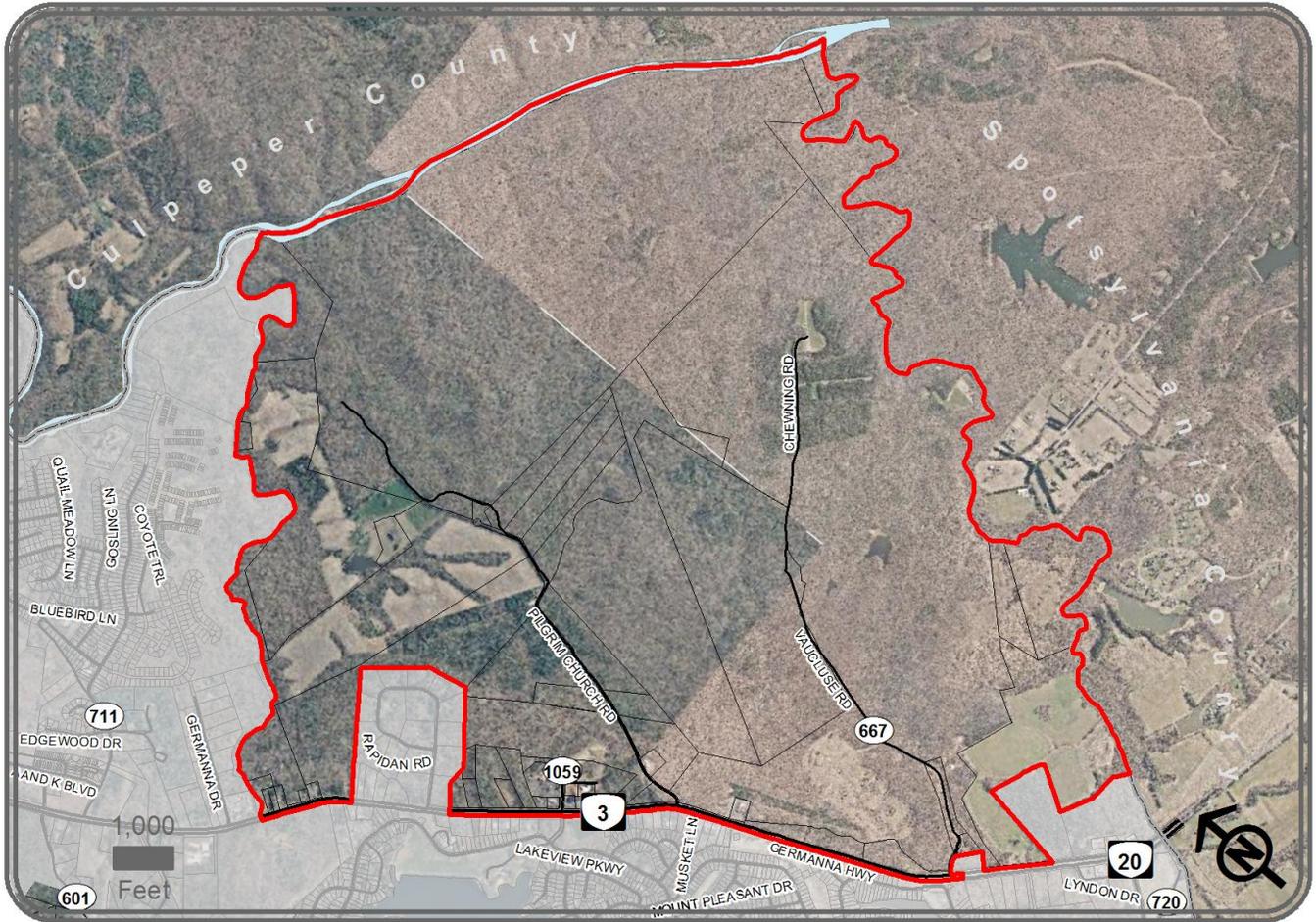
② Seek to continue the Germanna Foundation's River/Red Trail into the conservation/recreation areas of adjacent subareas.

## TASKS TO REFINE AND IMPLEMENT POLICIES

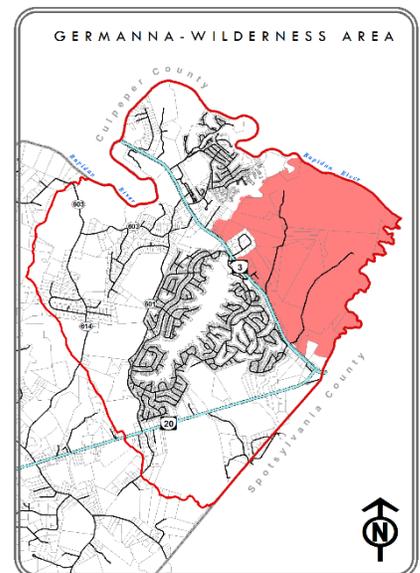
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical and Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA FOUR: WILDERNESS RUN



Map 4A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 3,252 acres (gross); approximately 2,725 acres excluding rights-of-way, surface water, floodplain and land within Lake of the Woods' main damn and Keaton's Dam inundation zones

**Area Demographics:**

Census Tract # 1101.03 Block 1033	
Demographics	Total**
Population	32
Average median household income*	\$ 73,600
Average House Value*	\$250,400
Total Housing	15
Occupied Housing	14
Owner Occupied	13
- Population	30
Renter Occupied	1
- Population	2
Vacant Housing	1
For Rent	N/A
For Sale	N/A

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

\*\* Because this subarea overlaps with another Census block, these revised housing and population estimates are based on 2.1 persons per household (calculated with census housing and population data for Tract 1101.03 and specific subarea housing unit inventory conducted with 2013 aerial imagery. (<http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>)

**Density:**

- ⊗ .007 dwellings per gross acre

**Land Uses:**

- ⊗ Single-family detached homes (limited)
- ⊗ Agricultural
- ⊗ Forestal
- ⊗ Wireless communications facility
- ⊗ Commercial uses: retail goods and services, medical and other professional services

**Comprehensive Plan Recommended Land Use Designations:**

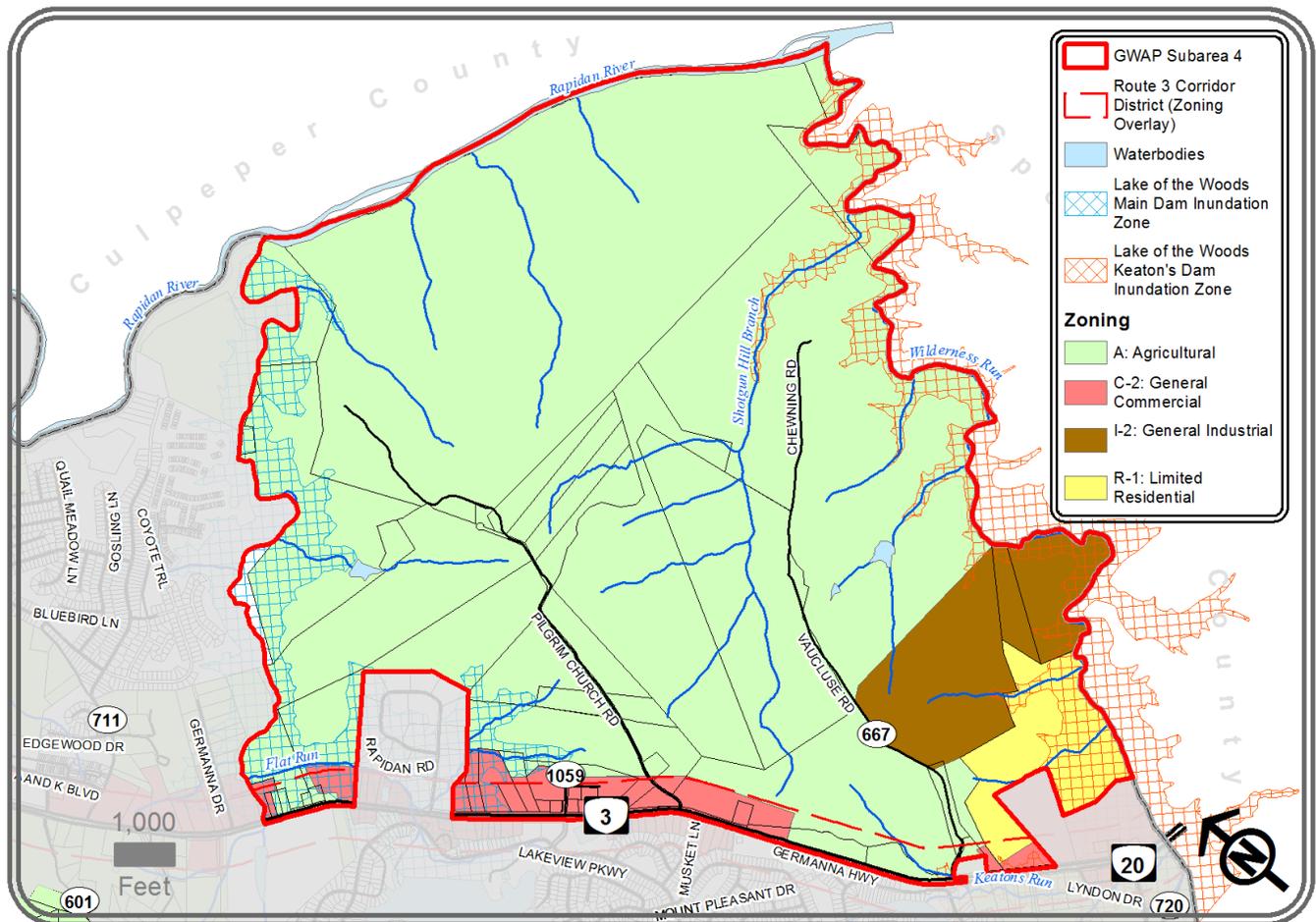
- ⊗ Agricultural A1
- ⊗ Agricultural A2
- ⊗ Economic Development

**Zoning Classifications (Map 4B):**

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)
- ⊗ Limited Residential (R-1)
- ⊗ General Industrial (I-2)

**Cultural Resources (examples):**

- ⊗ Pilgrim Baptist Church
- ⊗ Abandoned gold mines
- ⊗ Pre-historic and Civil War era camp sites  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 4B: Current zoning and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Comus-Hiawassee-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

### *Geology:*

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Mafic: Defined as igneous rock that has a large percentage of dark-colored minerals such as amphibole, pyroxene, and olivine, which are also used in reference to the magmas from which these rocks crystalize. Mafic rocks are generally rich in iron and magnesium.

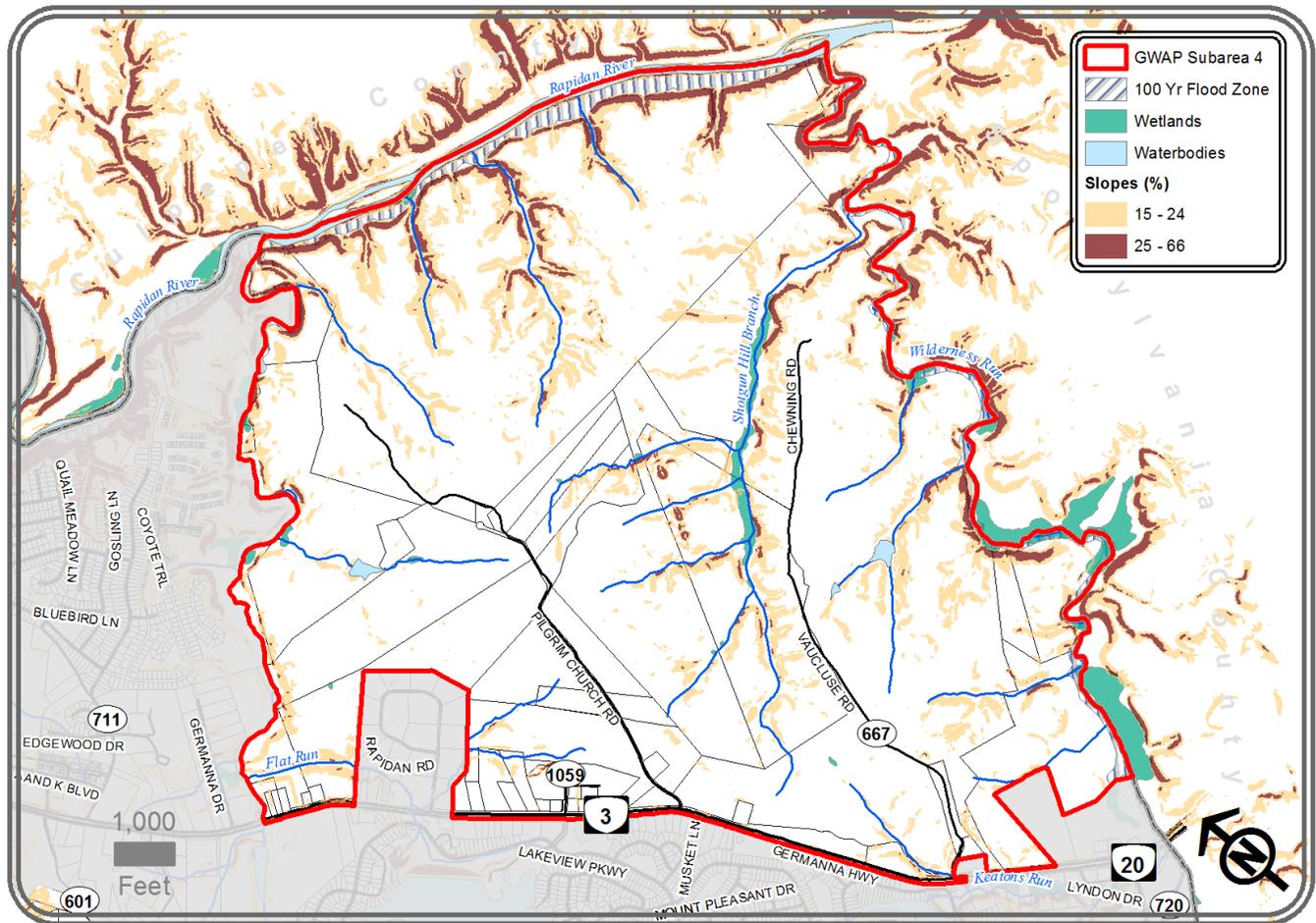
### *Hydrology (Map 4C):*

- ⊗ Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are sparsely scattered along and near Wilderness Run and in heavier concentration along Shotgun Hill Branch. Floodplain: 100-year floodplain is adjacent to the Rapidan River, at the mouth of Flat Run and generally along the course of Wilderness Run.

- ⊗ Waterbodies: There is limited surface water within the subarea, with the exception of small farm ponds. The northern boundary accounts for two (2) miles of frontage along the Rapidan River.
- ⊗ Large portions of the western and southern sections of the area are encompassed by both Lake of the Woods dam inundation zones (Keaton's and Main Lakes).

**Topography (Map 4C):**

- ⊗ Forest and agricultural fields dominate the highly variable topography in this subarea.
- ⊗ Moderate and steep slopes are prevalent through numerous drainage areas within the subarea.
- ⊗ Elevations are generally higher near the north-central area of the subarea and fall considerably (200'+) in several areas in all directions toward major water features.



Map 4C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**

**LAND USES & ZONING**

***Housing:***

- ⊗ Clustered residential along with open space.
- ⊗ Mixed-density housing (detached and attached) in conjunction with commercial uses via planned development.
- ⊗ Multi-family residential.

### *Commercial:*

- ⊗ A blend of innovative commercial development approaches within planned developments sited in a coordinated manner along the future transportation corridor preservation area to include: intensive planned commercial, a town center, and planned mixed use.
- ⊗ Expanded retail goods and services and professional services (medical, etc.) across from the main entrance for Lake of the Woods on the north side of Germanna Highway (Route 3) along Goodwin Drive (Route 1059) and its future expansion in a traditional commercial development that adheres to the vision for this subarea.
- ⊗ Clustered businesses located in both intensive planned and traditional commercial developments around the future realignment of the Constitution Highway (Route 20) and Germanna Highway (Route 3) intersection.
- ⊗ Recreational-related businesses located near the Rapidan River.
- ⊗ Corporate office campus.

### *Hospitality-Related Uses:*

- ⊗ Hotel and event center.

### *Healthcare-Related Uses:*

- ⊗ Patient care and treatment.
- ⊗ Medical device/instrument technology manufacturing.
- ⊗ Healthcare educational/training center campus in conjunction with area colleges/universities (including but not limited to the University of Virginia, Mary Washington University, Germanna Community College, Hospital Corporation of America, and Sentara Healthcare).

### *Public Uses:*

- ⊗ At least one (1) large significant natural basin utilized as a water reservoir to supplement the water existing supply west of the subarea.
- ⊗ New water and wastewater treatment plants in close proximity to the Rapidan River.
- ⊗ A satellite public safety office centrally located within this subarea.

### *Open Space/Recreational:*

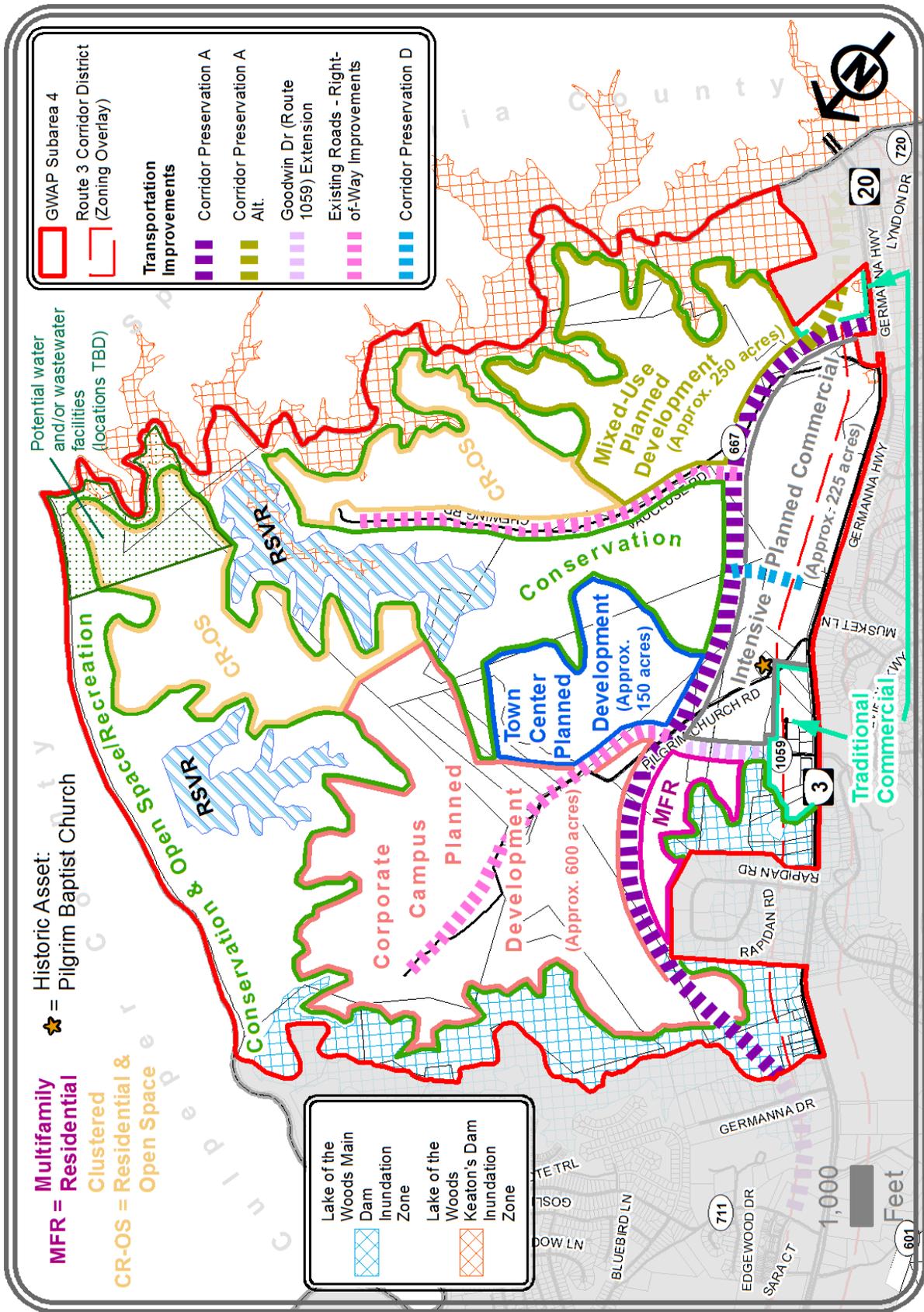
- ⊗ Active and passive park development to encourage the development of outdoor recreational commercial service businesses (canoe livery, etc.).
- ⊗ Identify potential areas for multi-use paths and/or sidewalks connecting commercial and residential uses.

### *Zoning Strategies:*

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① Capitalize on the extensive amount of natural constraints to create opportunities to provide recreational use areas and open space.
- ② Establish flexible zoning techniques, such as planned unit development (PUD) zoning districts, to accommodate mixed residential and commercial activities.
- ③ Utilize the Route 3 Corridor District to limit access points along the highway in order to encourage and guide planned development along a new roadway within the transportation corridor preservation area. The district will also be used to maintain the integrity of Germanna Highway (Route 3) as an integral transportation corridor.
- ④ Coordinate future development with the provision of adequate public facilities and services, and plan for the impacts and necessity of reserving and/or acquiring property for these facilities within this subarea.
- ⑤ Ensure that property within planned developments and other areas is appropriately allocated among a mix of uses such that there is adequate residential, commercial, industrial, recreational and institutional property to promote a sustainable, attractive and harmonious community.



Map 4D: Future land usage guidelines

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ Restaurants and a nationally branded grocery store.
- ⊗ Retail goods and services.
- ⊗ Personal and professional/medical services (e.g. investment advisor, dialysis center, animal hospital).
- ⊗ Auto-repair garage.
- ⊗ US Post Office.
- ⊗ Vacant parcels (C-2 & A) along Germanna Highway (Route 3) and several vacant, large-acreage parcels (A).

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- ⊗ A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- ⊗ A fully developed corporate campus with thriving businesses serving local, state, national, and international markets which employ a high-wage workforce.
- ⊗ A robust, comprehensive, and well-integrated economic development program managed by Orange County Economic Development Authority which maximizes the competitive advantage of this location within the county.
- ⊗ Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- ⊗ A town center which is walkable and an integrated open-air, mixed land use development that is organized around an identifiable and energized civic space and improvements and anchored by retail, entertainment, and hospitality uses.
- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.

- ⊗ Creation of a *Job Creation and Business Investment Zone* to give Orange County a competitive advantage for job creation through the recruitment of business investment. Elements of this zone may include infrastructure and utility improvements to support job creation and business investment; specialized workforce development programs in partnership with Germanna Community College and Orange County Public Schools; targeted grants to induce business investment and job creation through a performance-based incentive program developed and managed by the Orange County Economic Development Authority; creation of a Technology Investment Zone incentive program; a foreign trade and investment zone incentive program pursuant to state and federal enabling authority; and, performance-based grants and/or loans by the Orange County Economic Development Authority.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- |  |
|--|
| <b>①</b> Focus on promoting planned development throughout the subarea.                                      |
| <b>②</b> Determine and target desirable uses for subarea.  |
| <b>③</b> Ensure the provision of appropriate infrastructure to support job creation and business investment. |
| <b>④</b> Utilize a Job Creation and Business Investment Zone.  |

### TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- ⊗ Develop, implement, and manage the Route 3 Corridor District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.
- ⊗ Develop and implement a Job Creation and Business Investment Zone managed by the Orange County Economic Development Authority.
- ⊗ Develop and implement a local incentive grant program for business investment and job creation under the management of the Economic Development Authority.

# INFRASTRUCTURE

## EXISTING CONDITIONS

### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development along or off of Goodwin Drive (Route 1059) in the subarea.
- ⊗ Water and wastewater lines are located along the Route 3 corridor segment within Subarea 4, but not the interior portion except as previously noted.

### *Natural Gas:*

- ⊗ No existing facilities.

### *Roads:*

- ⊗ Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern boundary.
- ⊗ Other state secondary routes include Vacluse Road (Route 667) and Goodwin Drive (Route 1059).
- ⊗ Unclassified, local roads include Partnership Way, Pilgrim Church Road, and Chewning Road.

### *Alternative Transportation:*

- ⊗ No dedicated trails or multi-use pathways exist

### *Telecommunications:*

- ⊗ Properties along or off of Goodwin Drive (Route 1059) and most properties fronting on Germanna Highway (Route 3) are served by broadband via cable. Broadband via DSL is also available in these areas and along Pilgrim Church Road and a portion of Vacluse Road (Route 667).
- ⊗ Wireless broadband is available where existing conditions (topography and tree lines) permit.
- ⊗ A telecommunications tower with co-location facilities exists off of Vacluse Road (Route 667).
- ⊗ Broadband via fiber-optic lines is available within the vicinity of the Germanna Highway (Route 3)/Constitution Highway (Route 20) intersection.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- ⊗ Utility improvements including the extension of water, wastewater, stormwater, telecommunications (including wireless, cable, and digital subscriber lines, and fiber-optic), electricity, and natural gas will be available to meet projected demands.
- ⊗ Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- ⊗ Trails are developed in the conservation and open space areas to connect to adjacent developments.
- ⊗ At least one surface water impoundment to meet the future demands for water and wastewater services.
- ⊗ Goodwin Drive (Route 1059) is extended in order to accommodate additional residential and commercial development.

- ⊗ The unnamed stub road adjacent to the Locust Grove post office (map reference: Corridor Preservation D) is extended to accommodate additional development.
- ⊗ The Constitution Highway (Route 20)/Germanna Highway (Route 3) intersection is relocated to the west as a safety and efficiency improvement over the current intersection, as well as to create a connection between Constitution Highway (Route 20) and a new parkway that parallels Germanna Highway (Route 3) (map reference: Corridor Preservation A) in order to retain Germanna Highway (Route 3) as an integral transportation corridor. Further, such improvements will be designed and constructed to avoid or mitigate visual, noise, and adverse environmental impacts to existing Lake of the Woods residences as well as other existing development.
- ⊗ The rights-of-way for Vaucluse Road (Route 667)/Chewning Road as well as Pilgrim Church Road are improved and realigned in some areas in order to service future planned development and to create legitimate connector roads to the new parkway.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① All new development will utilize public water and wastewater.

② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

③ New roads will be built and maintained to Virginia Department of Transportation standards.

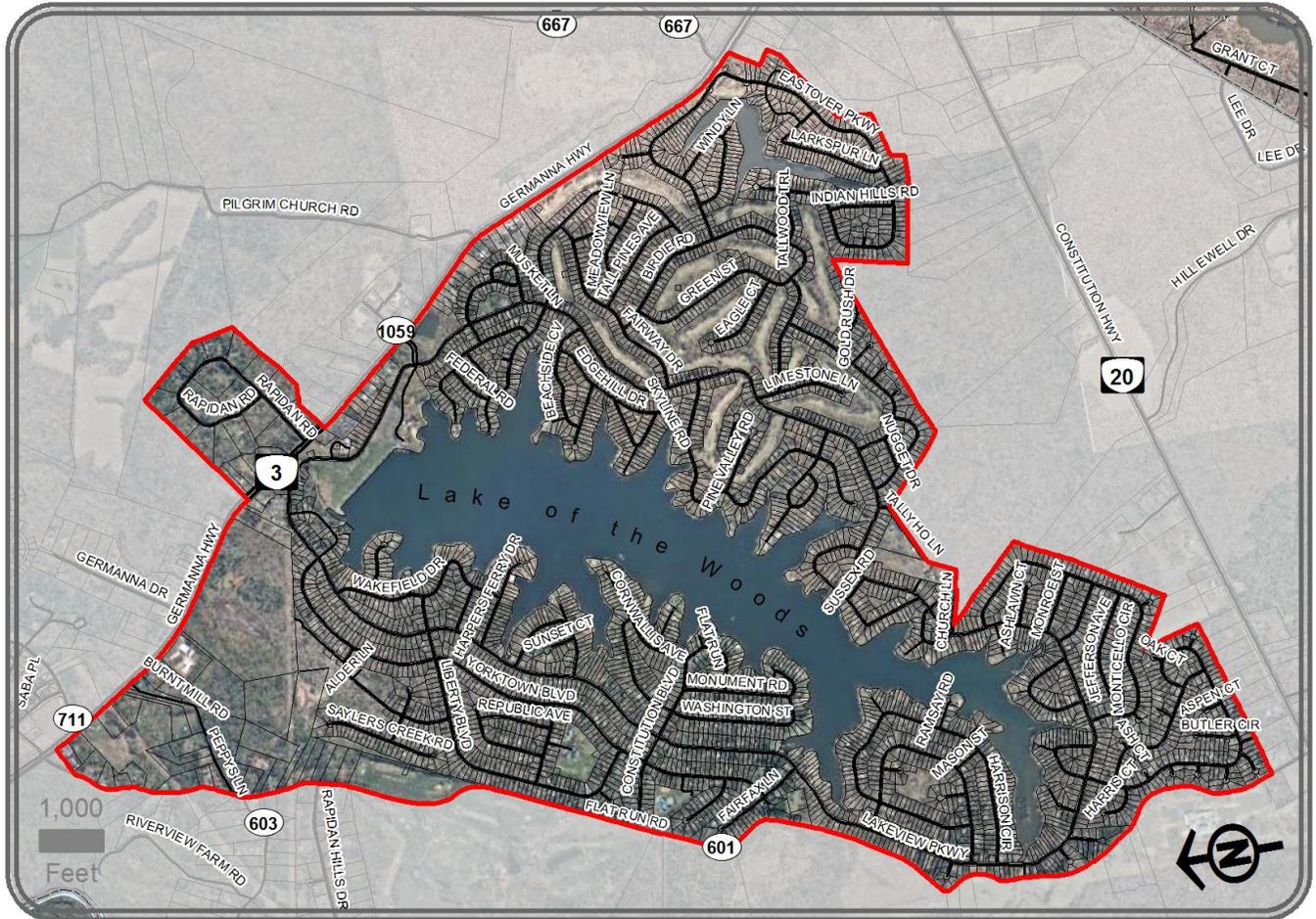
④ Access management policies will be utilized along Germanna Highway (Route 3) to increase safety and travel efficiency and to ensure its viability as an integral transportation corridor for the area.

⑤ Preserve designated future transportation corridors.

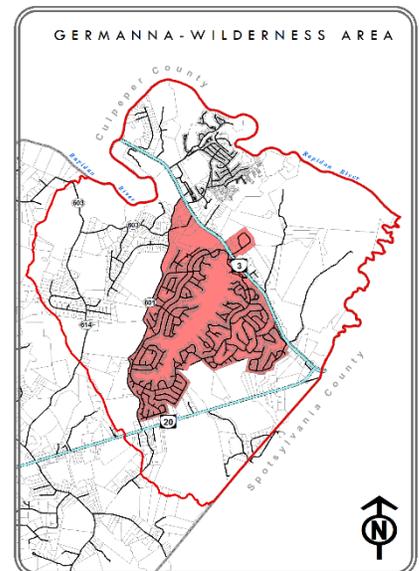
### TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage Historical and Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN SUBAREA FIVE: LAKE OF THE WOODS



Map 5A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

### *Area Size:*

- ⊗ 2,975 acres (gross); approximately 540 acres excluding rights-of-way, surface water and land within the maximum flood inundation zone of Lake of the Woods' main dam

### *Area Demographics:*

Census Tract # 1101.03 Lake of the Woods Census Designated Place (43430)	
Demographics	Total
Population	7,498
Average median household income*	\$67,380
Average House Value*	\$264,400
Total Housing	3,575
Occupied Housing	3,050
Owner Occupied	2,599
- Population	6,056
Renter Occupied	451
- Population	1,439
Vacant Housing	525
For Rent	N/A
For Sale	N/A

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

### *Density:*

- ⊗ 1.22 dwellings per gross acre
- ⊗ 2.73 dwellings per net acre for Lake of the Woods

### *Land Uses:*

- ⊗ Single-family detached homes
- ⊗ Commercial uses: Retail goods and services, restaurants, personal and professional services
- ⊗ Recreational (lakes and golf course)
- ⊗ Fire & EMS Station
- ⊗ Power transmission corridor right of way

### *Comprehensive Plan Recommended Land Use Designations:*

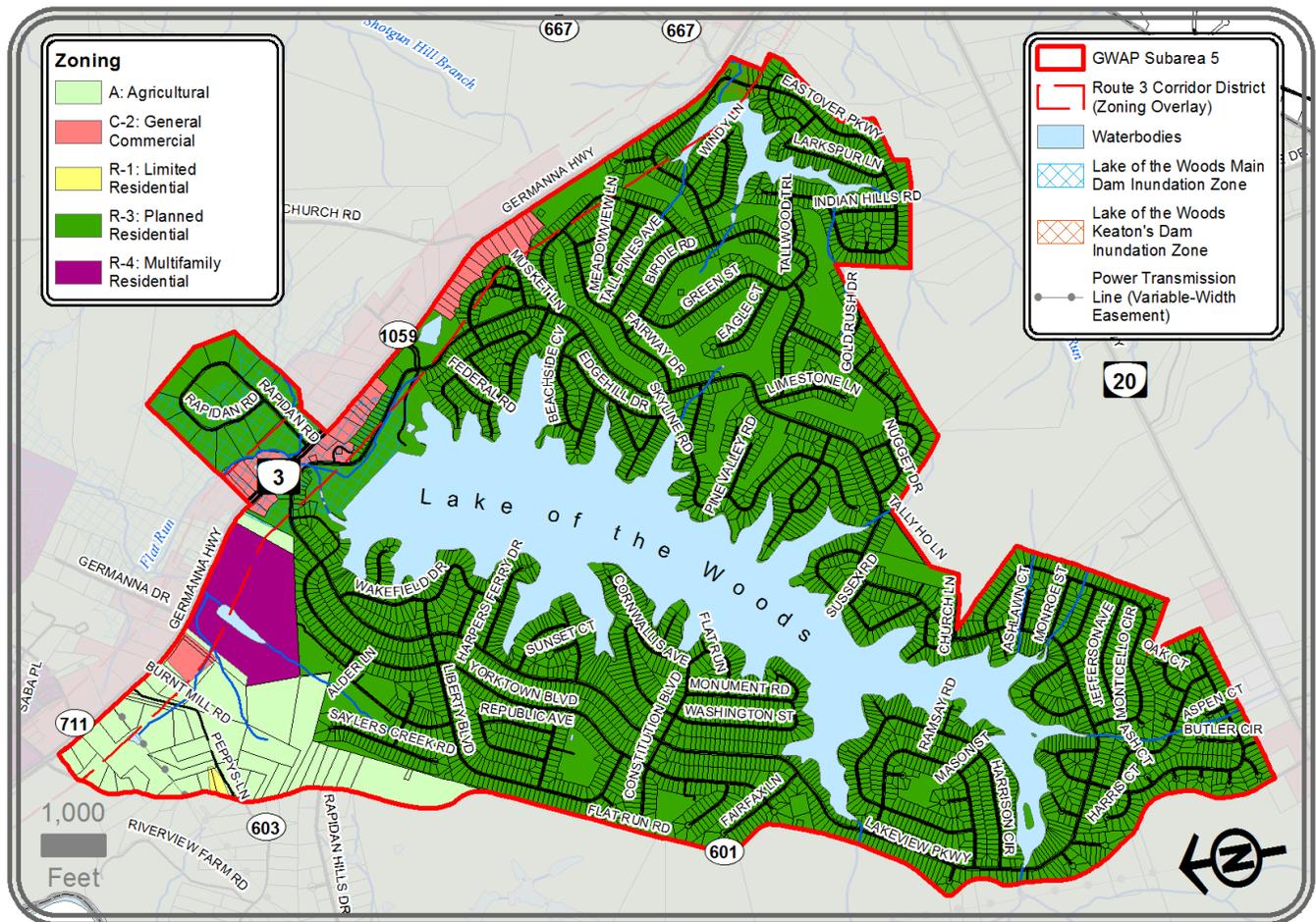
- ⊗ Town/Suburban
- ⊗ Economic Development

### *Zoning Classifications (Map 5B):*

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)
- ⊗ Limited Residential (R-1)
- ⊗ Planned Residential (R-3)
- ⊗ Multi-Family Residential (R-4)

### *Cultural Resources (examples):*

- ⊗ Abandoned gold mines
- ⊗ Orange Grove/Spotswood site (18<sup>th</sup> century)  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 5B: Current zoning, approximate flood inundation zone and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Orange-Fluvanna-Elbert association: Deep, well-drained to poorly-drained, nearly level to sloping soils on uplands.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Applying-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

### *Geology:*

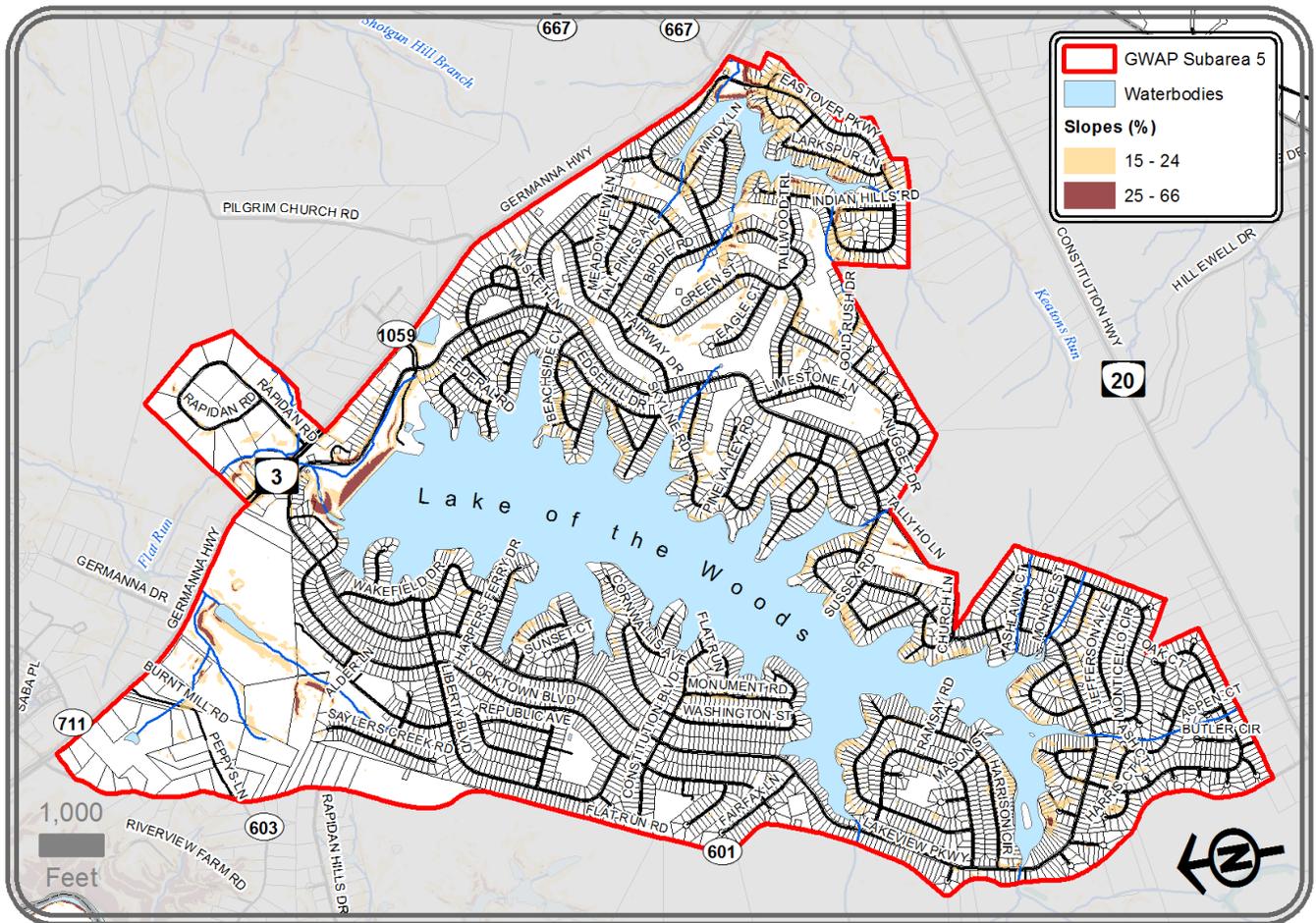
- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Mafic: Defined as igneous rock that has a large percentage of dark-colored minerals such as amphibole, pyroxene, and olivine, which are also used in reference to the magmas from which these rocks crystalize. Mafic rocks are generally rich in iron and magnesium.
- ⊗ Granitoid: Defined as a very hard, coarse-grained, gray to pink, intrusive igneous rock, composed mainly of feldspar, quartz, mica, and hornblende. Origin of granite.

**Hydrology (Map 5C):**

- ⊗ A small portion of the Lake of the Woods Main Dam Inundation Zone is located on the northeastern side of this subarea.
- ⊗ Waterbodies: Lake of the Woods contains two lakes, the Main Lake and Keaton’s Lake. The Main Lake contains 500 acres, and is fed by Flat Run Creek and several springs. Keaton’s Lake (named after Keaton’s Run Creek) contains 35 acres. Each lake is impounded with a dam. Smaller water features include a 2.7-acre pond located east of the main gate, adjacent to Germanna Highway (Route 3), and a 3.3-acre pond just to the north of Lake of the Woods.

**Topography (Map 5C):**

- ⊗ Forested areas are scattered throughout Lake of the Woods and adjacent property in this subarea.
- ⊗ Modest slopes to relatively flat areas define the topography of this subarea. Steeper slopes are concentrated around the two lakes.



Map 5C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**  
**LAND USES & ZONING**

**Housing:**

- ⊗ Plan for full build-out of platted Lake of the Woods’ sections.
- ⊗ Multi-family and senior living residential developments located within this subarea.

***Commercial:***

- ⊗ Traditional commercial along Germanna Highway (Route 3).
- ⊗ Low-intensity commercial as part of mixed-use development near the Germanna Highway (Route 3)/Flat Run Road (Route 601) intersection.

***Open Space/Recreational:***

- ⊗ Outdoor recreational facilities to the north of Lake of the Woods to serve local residents and visitors.
- ⊗ Multi-use paths and/or sidewalks connecting commercial and residential uses.

***Zoning Strategies:***

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

**POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS**

① Create a balance between maintaining existing development patterns and promoting commercial opportunities along Germanna Highway (Route 3) and within the vicinity of the Germanna Highway (Route 3) and Flat Run Road (Route 601) intersection.

② Phase future development with the availability of adequate public facilities and services.



## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ Restaurants.
- ⊗ Retail goods and services.
- ⊗ Personal and professional services.
- ⊗ Office building containing real estate office, medical services, etc.
- ⊗ Vacant parcels (C-2 and A).

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- ⊗ A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- ⊗ Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Focus on planned development on existing commercially-zoned parcels.

② Determine and target desirable uses for subarea.

③ Promote flexible, mixed-use development compatible with existing development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- ⊗ Develop and implement a local incentive grant program for business investment and job creation under the management of the Economic Development Authority.
- ⊗ Develop, implement, and manage the Route 3 Corridor District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## INFRASTRUCTURE

### EXISTING CONDITIONS

#### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development in this Subarea.
- ⊗ Water and wastewater lines are located along the Route 3 Corridor within this Subarea.
- ⊗ A water storage facility in Lake of the Woods adjacent to Flat Run Road (Route 601).

#### *Natural Gas:*

- ⊗ No existing facilities.

#### *Roads:*

- ⊗ Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the northern boundary.
- ⊗ Flat Run Road (Route 601) serves as a VDOT-classified rural major collector and defines the area's western boundary.
- ⊗ Lake of the Woods owns and maintains the internal private road network.
- ⊗ Many of the businesses utilized shared access points along Germanna Highway (Route 3).

#### *Alternative Transportation:*

- ⊗ Multi-use pathways are located within Lake of the Woods.

#### *Telecommunications:*

- ⊗ The subarea is served by available broadband via cable and DSL.
- ⊗ Lake of the Woods maintains a local-access television channel.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.

- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be available to meet projected demands.
- ⊗ Flat Run Road (Route 601) as well as other appropriate secondary system roadways will be improved, straightened and/or realigned in order to serve as an integral transportation connectors between Germanna Highway (Route 3) and Constitution Highway (Route 20). Further, such improvements will be designed and constructed to avoid or mitigate visual, noise, and adverse environmental impacts to existing Lake of the Woods residences as well as other existing development. Final location and design decisions for road improvements will be made by the Virginia Department of Transportation.
- ⊗ Viability of an additional entrance to Lake of the Woods will be considered as transportation improvements are completed.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① All new development will utilize public water and wastewater.

② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

③ New roads will be built and maintained to Virginia Department of Transportation standards.

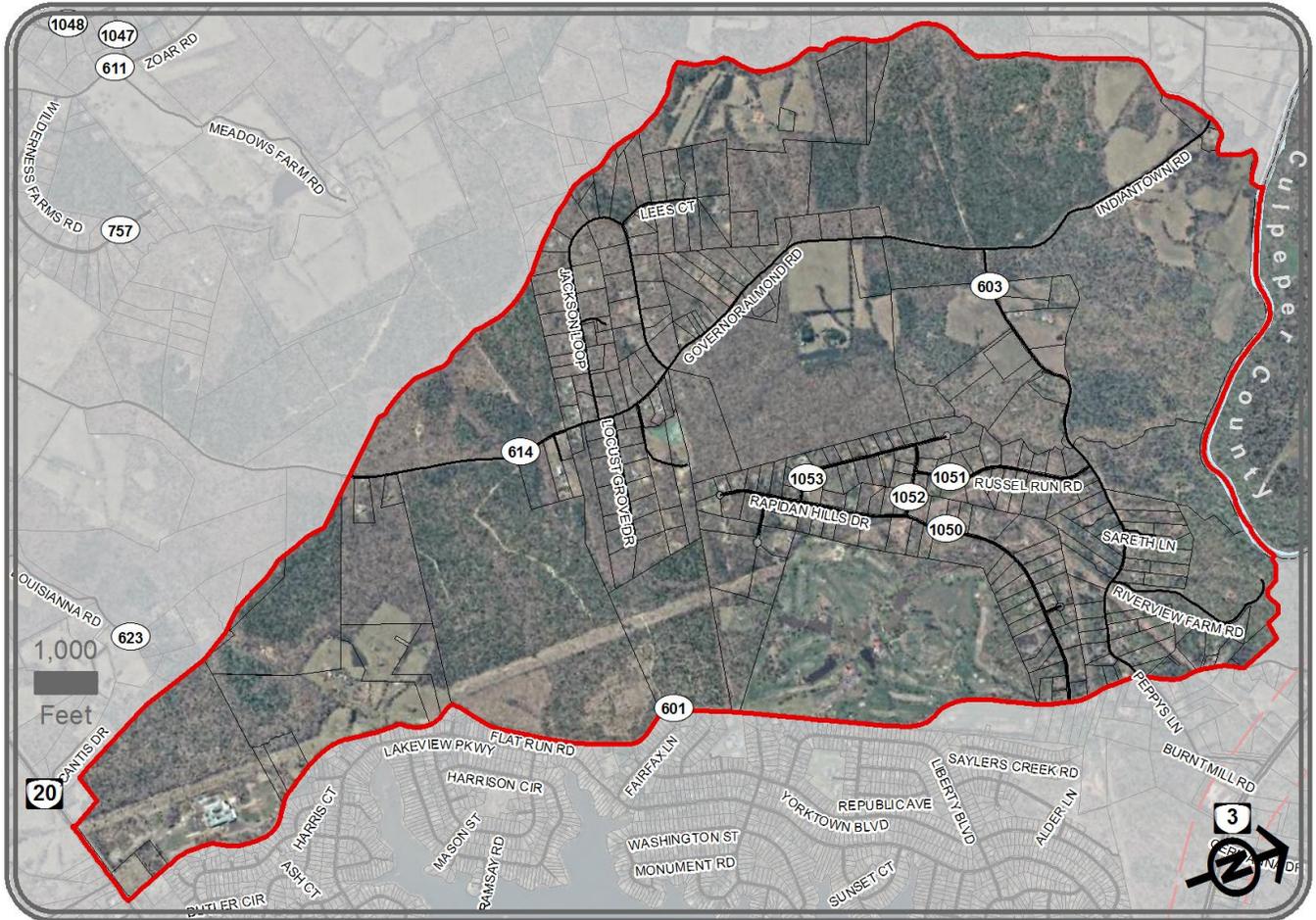
④ Coordinate all new development along Flat Run Road (Route 601) with right-of-way and road improvements.

### TASKS TO REFINE AND IMPLEMENT POLICIES

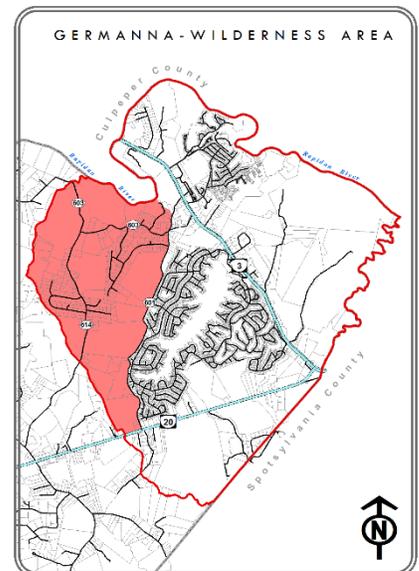
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA SIX: FLAT RUN



Map 6A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 3,383 acres (gross); approximately 3,190 acres excluding rights-of-way, surface water and floodplain

**Area Demographics:**

Census Tract # 1101.03 Blocks 1030,1031,1049,1050	
<b>Demographics</b>	<b>Total</b>
Population	636
Average median household income*	\$67,380
Average House Value*	\$264,400
Total Housing	228
Occupied Housing	N/A**
Owner Occupied	N/A**
- Population	N/A**
Renter Occupied	N/A**
- Population	N/A**
Vacant Housing	N/A**
For Rent	N/A**
For Sale	N/A**

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

\*\* Information unavailable at the time of the drafting of this document.

**Density:**

- ⊗ .074 dwellings per gross acre

**Land Uses:**

- ⊗ Locust Grove Middle School
- ⊗ Recreational (golf course)
- ⊗ Water storage facility
- ⊗ Agricultural
- ⊗ Single family residential
- ⊗ Power transmission corridor right of way and a substation
- ⊗ Low-intensity commercial (limited)

**Comprehensive Plan Recommended Land Use Designations:**

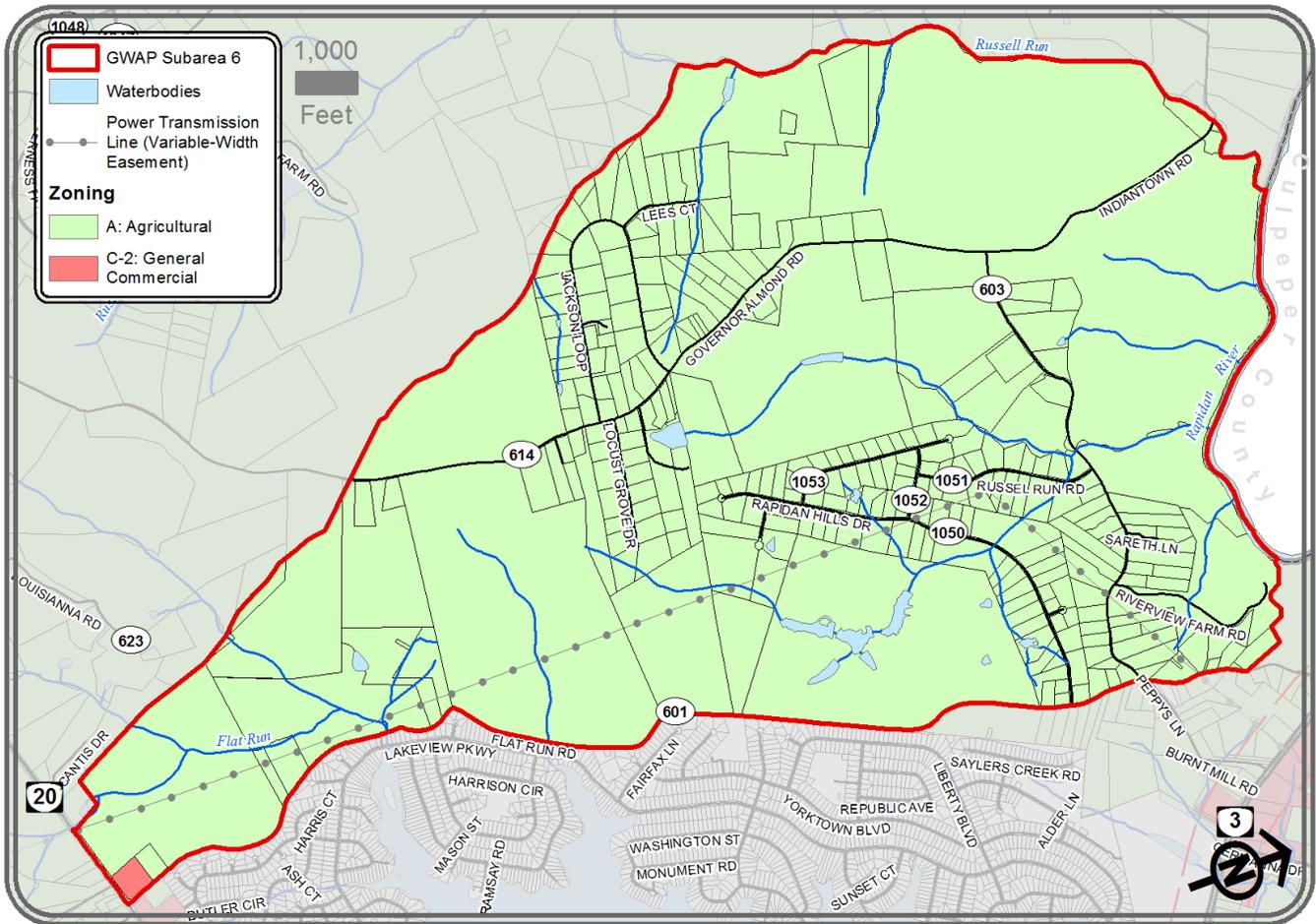
- ⊗ Agricultural A1
- ⊗ Agricultural A2

**Zoning Classifications (Map 6B):**

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)

**Cultural Resources (examples):**

- ⊗ Mt. Zion Church
- ⊗ Woodland House site (19<sup>th</sup> century)
- ⊗ Roach House site (19<sup>th</sup> century)  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 6B: Current zoning

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Orange-Fluvanna-Elbert association: Deep, well-drained to poorly-drained, nearly level to sloping soils on uplands.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Applying-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

### *Geology:*

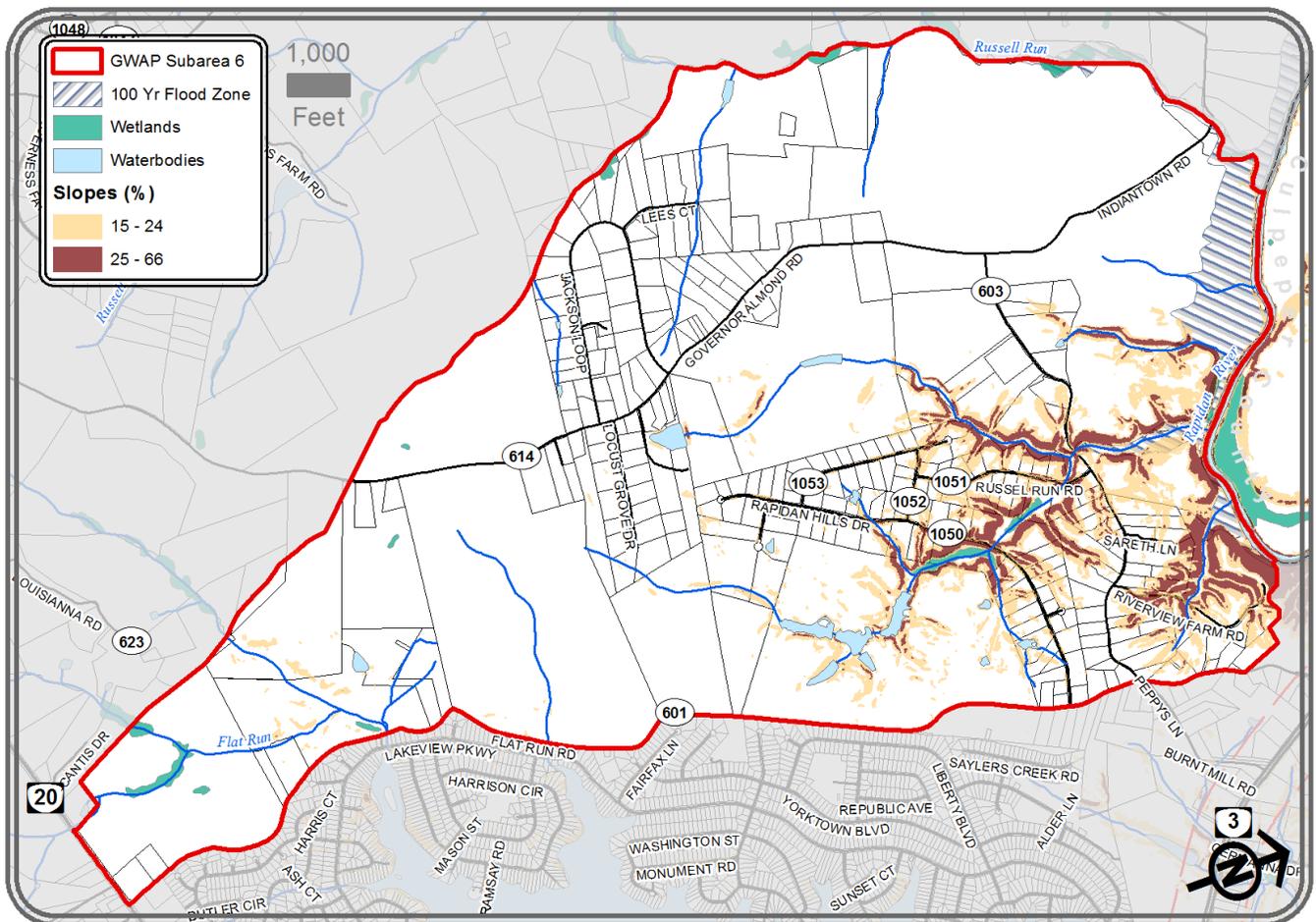
- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Mafic: Defined as igneous rock that has a large percentage of dark-colored minerals such as amphibole, pyroxene, and olivine, which are also used in reference to the magmas from which these rocks crystalize. Mafic rocks are generally rich in iron and magnesium.
- ⊗ Granitoid: Defined as a very hard, coarse-grained, gray to pink, intrusive igneous rock, composed mainly of feldspar, quartz, mica, and hornblende. Origin of granite.

### Hydrology (Map 6C):

- ⊗ Wetlands: Freshwater forested/shrub wetlands exist along Flat Run and its tributaries, portions of Russell Run and along an unnamed Rapidan River tributary within the Rapidan Hills subdivision.
- ⊗ Waterbodies: Farm ponds of varying sizes are scattered throughout the subarea and are utilized as features within the golf course.
- ⊗ Floodplain: 100-year floodplain exists along the northern boundary along the Rapidan River.

### Topography (Map 6C):

- ⊗ Forested areas are scattered throughout the agricultural areas and the residential developments in this subarea. Forest is the predominant land cover.
- ⊗ Modest slopes and rolling hills define the topography of this subarea. Steep topography is predominant around the unnamed tributaries feeding the Rapidan River.
- ⊗ Elevations are highest around the central portion of the subarea and drop considerably as the land falls toward the Rapidan River.



Map 6C: Environmental features and constraints

## FUTURE CONDITIONS – THE 50 YEAR VISION

### LAND USES & ZONING

#### *Housing:*

- ⊗ Clustered residential development.
- ⊗ Planned development and open space.
- ⊗ Low-density residential development.

#### *Commercial:*

- ⊗ Planned development along an improved Flat Run Road (Route 601).

#### *Open Space/Recreational:*

- ⊗ Open space as part of planned development.
- ⊗ Trails blazed through the open space/conservation areas, particularly along the Rapidan River where a connection can be made to the River/Red Trail in Subarea 3.

#### *Institutional – Educational:*

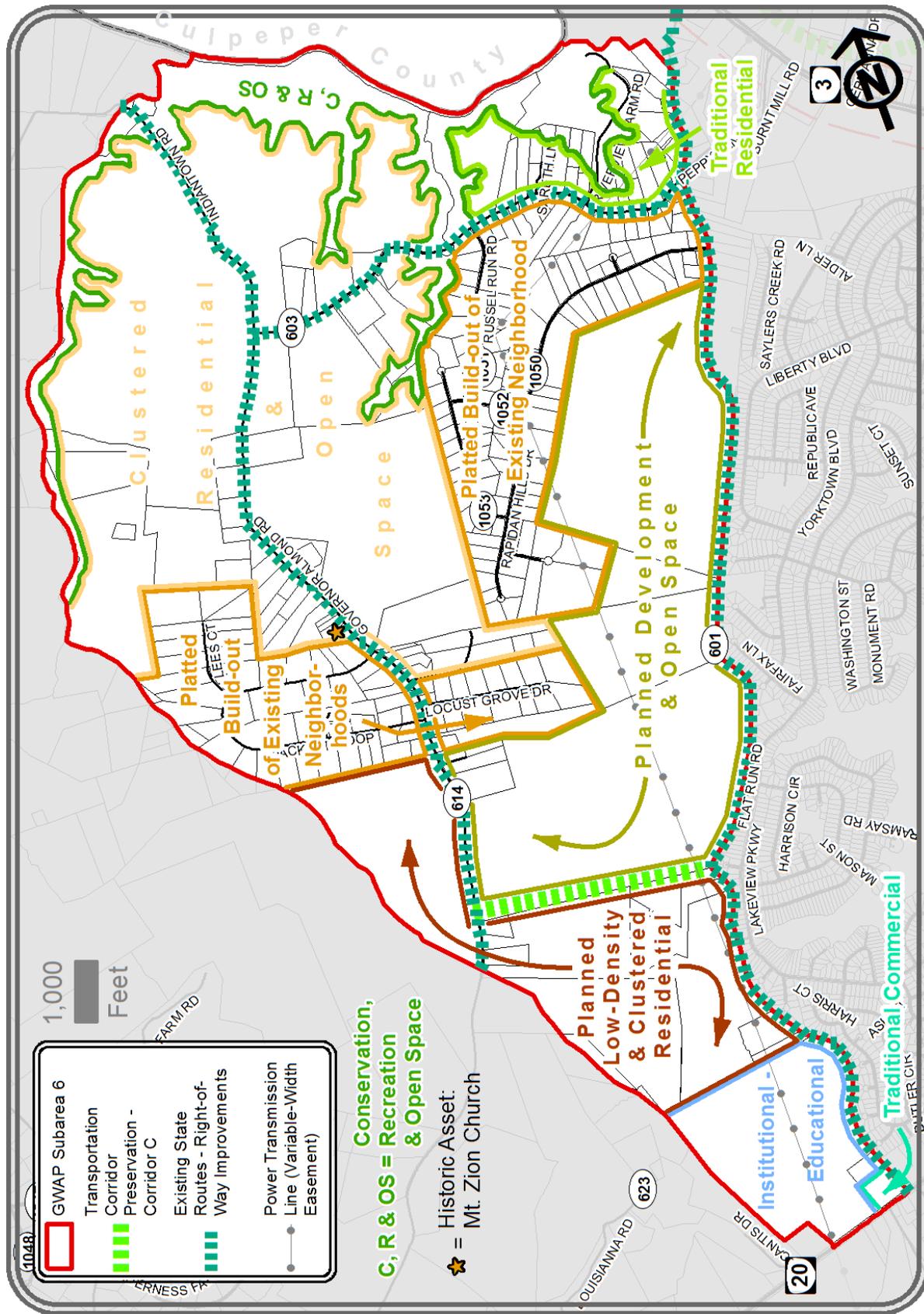
- ⊗ Future high school.

#### *Zoning Strategies:*

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① Create a balance between maintaining existing development patterns and residential, mixed use, institutional and recreational development opportunities.
- ② Land development, expansion of adequate public services, and the extension of utilities will be timed and phased such that this subarea is likely the last area to be developed during the fifty (50) year planning horizon of the Germanna-Wilderness Area Plan.
- ③ Establish flexible zoning techniques, such as planned unit development (PUD) zoning districts, to accommodate mixed-use development and planned/clustered residential development in coordination with planned transportation improvements.



Map 6D: Future land use guidelines

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ In collaboration with the National Park Service, amend the zoning ordinance to establish design standards along Constitution Highway (Route 20) for commercial development and redevelopment to avoid or mitigate potential impacts.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ A 5.7-acre C-2-zoned parcel at the intersection of Flat Run Road (Route 601) and Constitution Highway (Route 20).
- ⊗ Scattered, local automotive repair garages.
- ⊗ A 263-acre, 27-hole golf course.

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① Focus on planned development on the existing commercially-zoned parcel.
- ② Encourage flexible, mixed-use development which provides neighborhood-scale retail and professional services and is compatible with existing adjacent development.
- ③ Timing and phasing of utility improvements for this subarea will be targeted for Economic Development purposes.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.

- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.
- ⊗ Develop and implement a local incentive grant program for business investment and job creation under the management of the Economic Development Authority.

## INFRASTRUCTURE

### EXISTING CONDITIONS

#### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to Locust Grove Middle School and has connections available for parcels at the Flat Run Road (Route 601)/Constitution Highway (Route 20) intersection.
- ⊗ A water storage facility located on the Middle School property.

#### *Natural Gas:*

- ⊗ No existing facilities.

#### *Roads:*

- ⊗ Constitution Highway (Route 20) serves as a VDOT-classified rural minor arterial along the southern boundary.
- ⊗ Flat Run Road (Route 601) serves as a VDOT-classified rural major collector and defines the area's eastern boundary.
- ⊗ Other state secondary routes include Governor Almond Road (Route 614), Indiantown Road (Route 603), Rapidan Hills Drive (Route 1050), Russell Run Road (Route 1051), Mountain View Court (Route 1052) and Rapidan Run Court (Route 1053).
- ⊗ Unclassified, local roads include Jackson Loop, Locust Grove Drive, Riverview Farm Road, among others.

#### *Alternative Transportation:*

- ⊗ No dedicated trails or multi-use pathways exist.

#### *Telecommunications:*

- ⊗ Properties within approximately  $\frac{3}{4}$  of Flat Run Road (Route 601) are served by broadband via cable; most of the subarea has access to a digital subscriber line (DSL).

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Flat Run Road (Route 601) as well as other appropriate secondary system roadways will be improved, straightened and/or realigned in order to serve as an integral transportation connectors between Germanna Highway (Route 3) and Constitution Highway (Route 20). Further, such improvements will be designed and constructed to avoid or mitigate visual, noise, and adverse

environmental impacts to existing Lake of the Woods residences as well as other existing development. Final location and design decisions for road improvements will be made by the Virginia Department of Transportation.

- ⊗ The alignment of the transportation corridor between Flat Run Road (Route 601) and Governor Almond Road (Route 614) (map reference: Corridor Preservation C) will address safety, efficiency, and avoid or minimize potentially adverse environmental impacts.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① All new development will utilize public water and wastewater.

② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

③ New roads will be built and maintained to Virginia Department of Transportation standards.

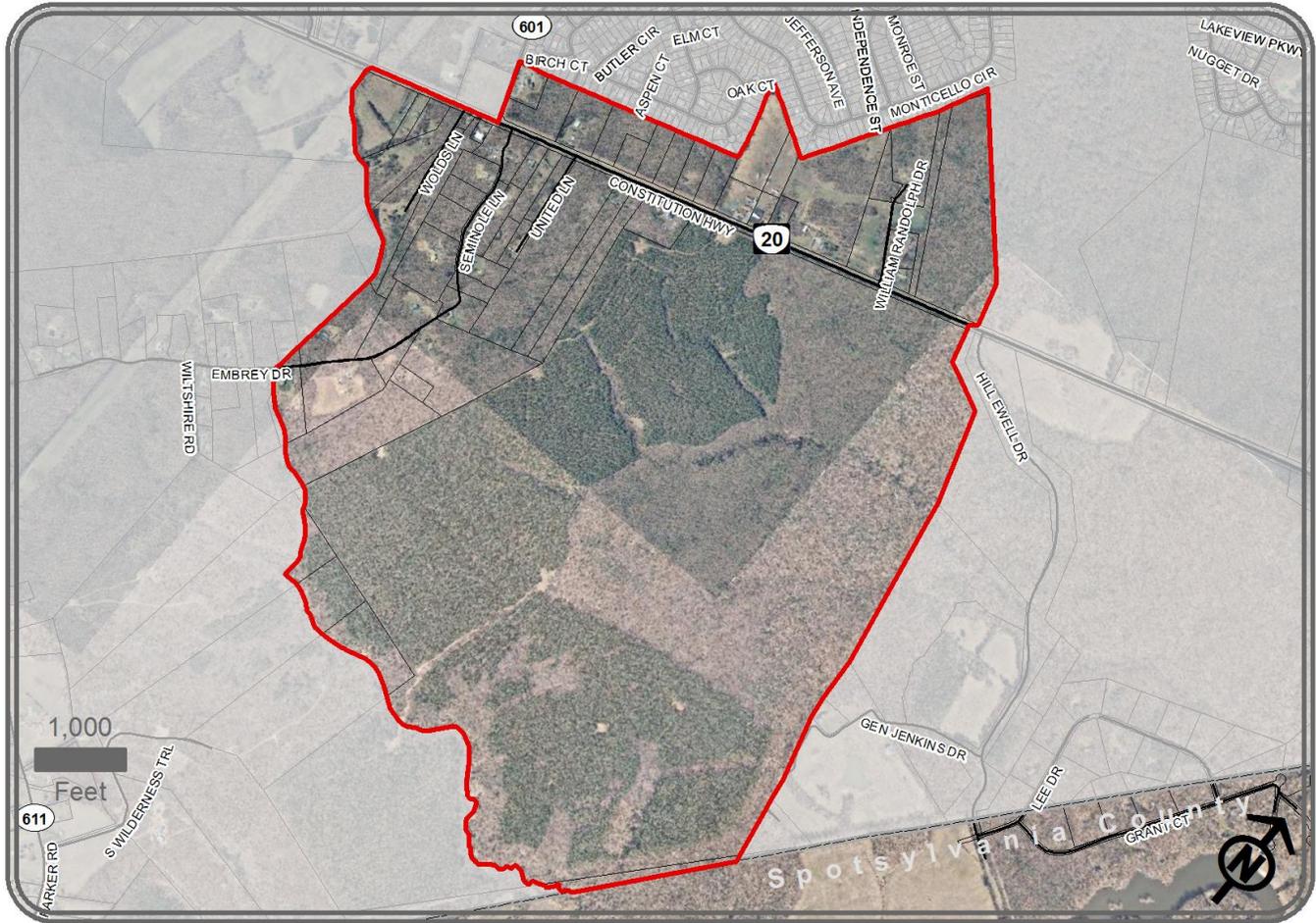
④ Coordinate all new development along Flat Run Road (Route 601) with right-of-way and road improvements.

⑤ Preserve designated future transportation corridors.

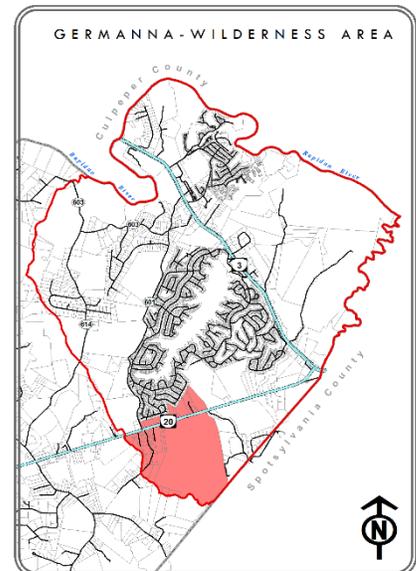
### TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN SUBAREA SEVEN: SOUTH WILDERNESS



Map 7A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 1,181 acres (gross); approximately 1,165 acres excluding rights-of-way and surface water

**Area Demographics:**

Census Tract # 1101.03; 1101.04 Blocks 4001 (portion); 1071, 1072, 1137, 1080	
Demographics	Total
Population	119
Average median household income*	\$67,380
Average House Value*	\$264,400
Total Housing	41
Occupied Housing	N/A**
Owner Occupied	N/A**
- Population	N/A**
Renter Occupied	N/A**
- Population	N/A**
Vacant Housing	N/A**
For Rent	N/A**
For Sale	N/A**

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

\*\* Information unavailable at the time of the drafting of this document.

**Density:**

- ⊗ .035 dwellings per gross acre

**Land Uses:**

- ⊗ Agricultural (limited)
- ⊗ Managed forestland
- ⊗ Single family residential
- ⊗ Wilderness Branch Library
- ⊗ Commercial uses: Retail goods, and services
- ⊗ Car wash/laundromat

**Comprehensive Plan Recommended Land Use Designations:**

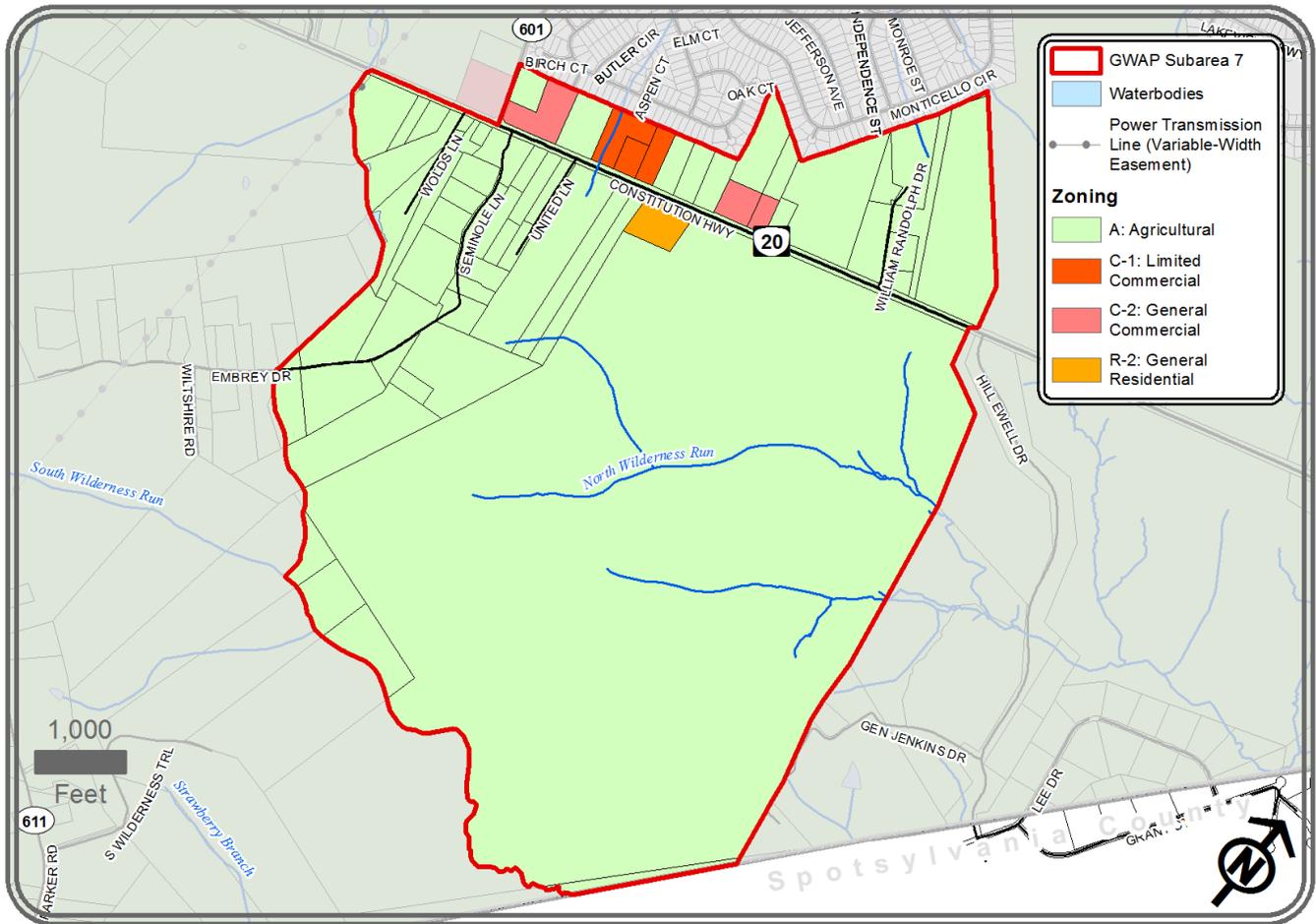
- ⊗ Agricultural A2

**Zoning Classifications (Map 7B):**

- ⊗ Agricultural (A)
- ⊗ General Residential (R-2)
- ⊗ Limited Commercial (C-1)
- ⊗ General Commercial (C-2)

**Cultural Resources (examples):**

- ⊗ None identified  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 7B: Current zoning

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Appling-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

### *Geology:*

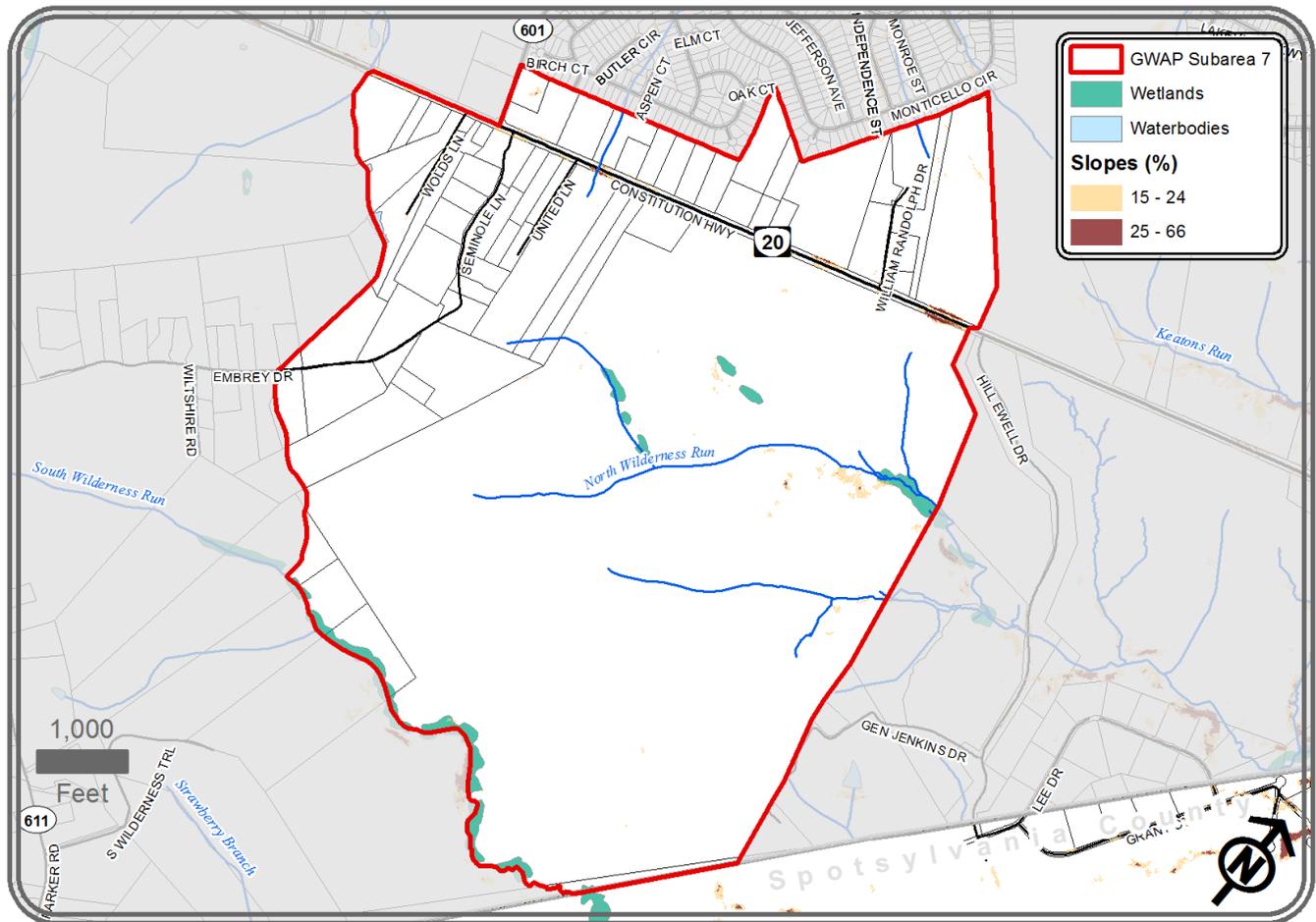
- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Granitoid: Defined as a very hard, coarse-grained, gray to pink, intrusive igneous rock, composed mainly of feldspar, quartz, mica, and hornblende. Origin of granite.

### *Hydrology (Map 7C):*

- ⊗ Wetlands: Freshwater forest/shrub wetlands define nearly the entire southern area boundary along South Wilderness Run. There are also significant wetland areas along and near North Wilderness Run in the center of the area.
- ⊗ Waterbodies: There are no significant bodies of water in this subarea.
- ⊗ Floodplain: No mapped floodplain areas exist.

**Topography (Map 7C):**

- ⊗ Forested areas are the predominant feature in this subarea.
- ⊗ Modest slopes and rolling hills define the topography of this subarea.



Map 7C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**  
**LAND USES & ZONING**

***Housing:***

- ⊗ Planned development-open space.
- ⊗ Low-density residential development.

***Commercial:***

- ⊗ Neighborhood-scale offices and professional services.
- ⊗ Tourism/visitor-focused businesses.

***Institutional-Library:***

- ⊗ Expansion of the Wilderness Branch Library.

### *Open Space/Recreational:*

- ⊗ Open space as part of all planned development and as a buffer for Lake of the Woods.
- ⊗ Trail connections between planned development and existing and/or expanded trails within the parkland to the east in Subarea 8.

### *Zoning Strategies:*

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is designed grouping of both varied and compatible land uses, such as residential, commercial light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.
- ⊗ The Route 20 Corridor District will provide access management standards in order to facilitate coordinated development and to limit vehicle access points onto Constitution Highway (Route 20). This district will phase development such that the transition from Subarea 7 to the parkland in Subarea 8 is gradual.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

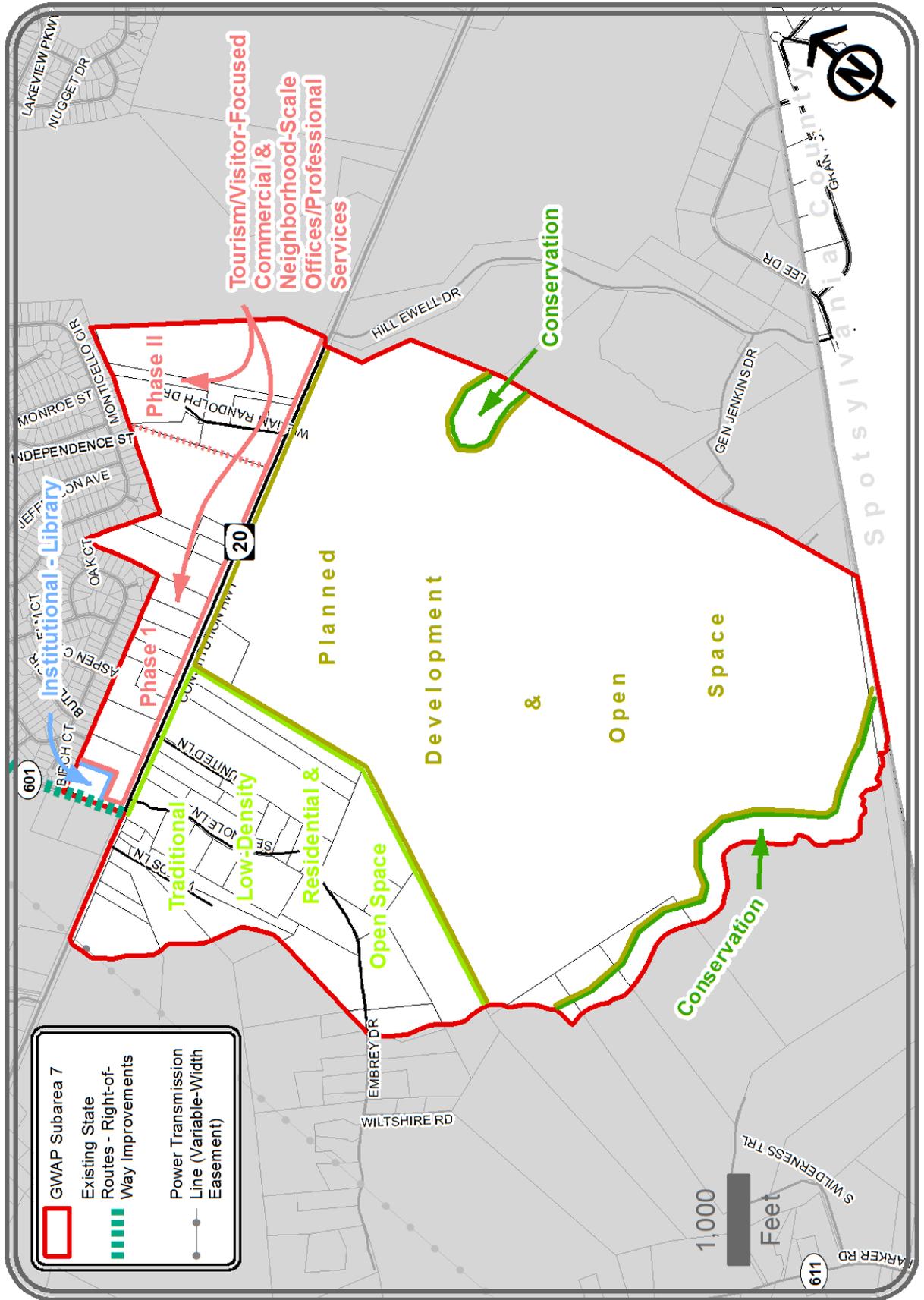
① Create a balance between maintaining existing development patterns and residential, mixed use, institutional and recreational development opportunities.

② Phase future development with the availability of adequate public facilities and services.

③ Utilize the Route 20 Corridor District to avoid parcel-by-parcel development along the north side of the corridor and to foster common plans of development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ In collaboration with the National Park Service, amend the zoning ordinance to establish design standards along Constitution Highway (Route 20) for commercial development and redevelopment to avoid or mitigate potential impacts.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.



Map 7D: Future land usage guidelines

# ECONOMIC DEVELOPMENT

## EXISTING CONDITIONS

- ⊗ Two (2) vacant, C-2-zoned parcels totaling 13 acres.
- ⊗ Three (3) vacant, C-1-zoned parcels totaling 11 acres.
- ⊗ Various small businesses, including travel trailer/camper sales (R-2), a mini-golf course and laundromat (C-2), carwash facility (C-2) and retail flooring sales.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Development along Constitution Highway (Route 20) will be in accordance with the Route 20 Corridor District.
- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Focus on planned development for existing commercially-zoned parcels through a coordinated and consolidated process rather than parcel by parcel.

② Encourage flexible, mixed-use development compatible with existing development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

# INFRASTRUCTURE

## EXISTING CONDITIONS

### *Water & Wastewater:*

- ⊗ Rapidan Service Authority has connections available for water and wastewater service for parcels at the Flat Run Road (Route 601)/Constitution Highway (Route 20) intersection.

### *Natural Gas:*

- ⊗ No existing facilities.

*Roads:*

- ⊗ Constitution Highway (Route 20) serves as a VDOT-classified rural minor arterial and bisects the northern portion of the area.
- ⊗ Flat Run Road (Route 601) serves as a VDOT-classified rural major collector and defines a portion of the northwestern boundary of the area. No other state routes exist.
- ⊗ Unclassified, rural roads include Wolds Lane, Seminole Lane/Embrey Drive, United Lane, and William Randolph Drive.

*Alternative Transportation:*

- ⊗ No dedicated trails or multi-use pathways exist.

*Telecommunications:*

- ⊗ Parcels west of Seminole Lane/Embrey Lane and north of Constitution Highway (Route 20) are served by broadband via cable; most of the subarea has access to a digital subscriber line (DSL).

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Entrances onto Constitution Highway (Route 20) are limited in order to maintain the integrity of the road's arterial designation.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

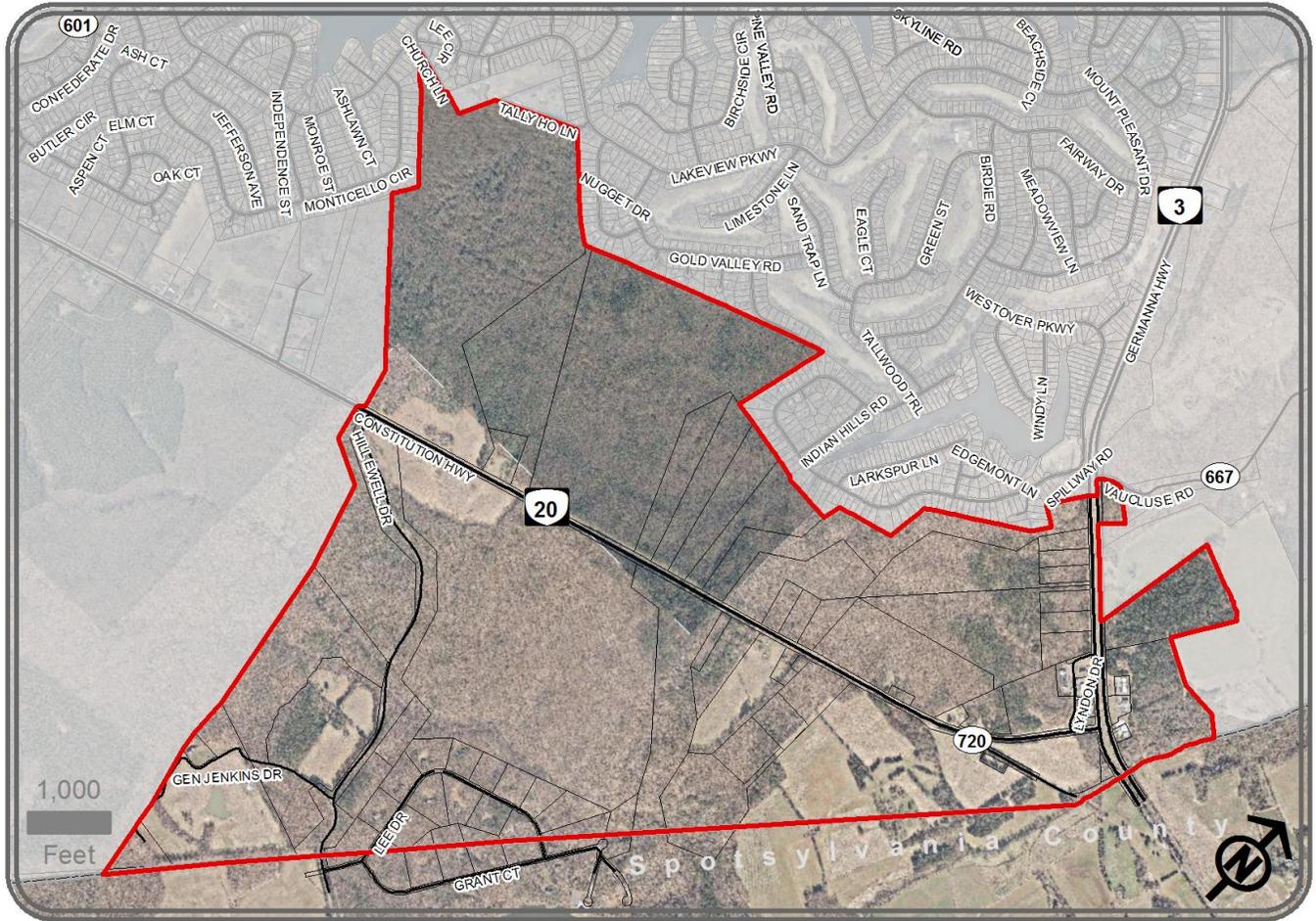
- ① All new development will utilize public water and wastewater.
- ② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.
- ③ New roads will be built and maintained to Virginia Department of Transportation standards.
- ④ Preserve designated future transportation corridors.
- ⑤ Access management policies will be utilized along Constitution Highway (Route 20) to increase safety and travel efficiency and to ensure its viability as an integral transportation corridor for the area.

## TASKS TO REFINE AND IMPLEMENT POLICIES

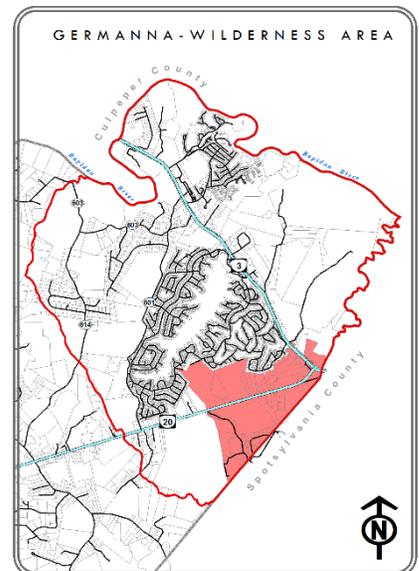
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA EIGHT: BATTLEFIELD



Map 8A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

### *Area Size:*

- ⊗ 1,418 acres (gross); approximately 1,295 acres excluding rights-of-way, surface water, floodplain and land within the Keaton's Dam inundation zone

### *Area Demographics:*

Census Tract # 1101.04: Blocks 1074, 1081, 1082, 1073, 1080, 1076, 1077, 1146, 1075. Tract 1101.03: Blocks 4017, 4018, 4000, 1071, 1073.	
Demographics	Total
Population	22
Average median household income*	\$ 92,866
Average House Value*	\$321,100
Total Housing	11
Occupied Housing	10
Owner Occupied	10
- Population	22
Renter Occupied	0
- Population	0
Vacant Housing	1
For Rent	N/A
For Sale	N/A

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22553.

### *Density:*

- ⊗ .012 dwellings per gross acre

### *Land Uses:*

- ⊗ Single-family detached homes. e.g. northwest portion of Spotsylvania County's Wilderness Park subdivision;
- ⊗ Agriculture (limited)
- ⊗ Commercial uses (limited to the Germanna Highway (Route 3)/Constitution Highway (Route 20) intersection): Retail goods and services, restaurants, personal and professional services
- ⊗ Forested land owned by the National Park Service, VA Department of Historic Resources or the Central Virginia Battlefields Trust accounts for approximately 80% of the gross acreage
- ⊗ Fredericksburg and Spotsylvania National Military Parkland
- ⊗ Trails: approximately 3.5 miles through and around the Wilderness Battlefield
- ⊗ Battle of the Wilderness Exhibit Shelter (owned by the National Park Service)

### *Comprehensive Plan Recommended Land Use Designations:*

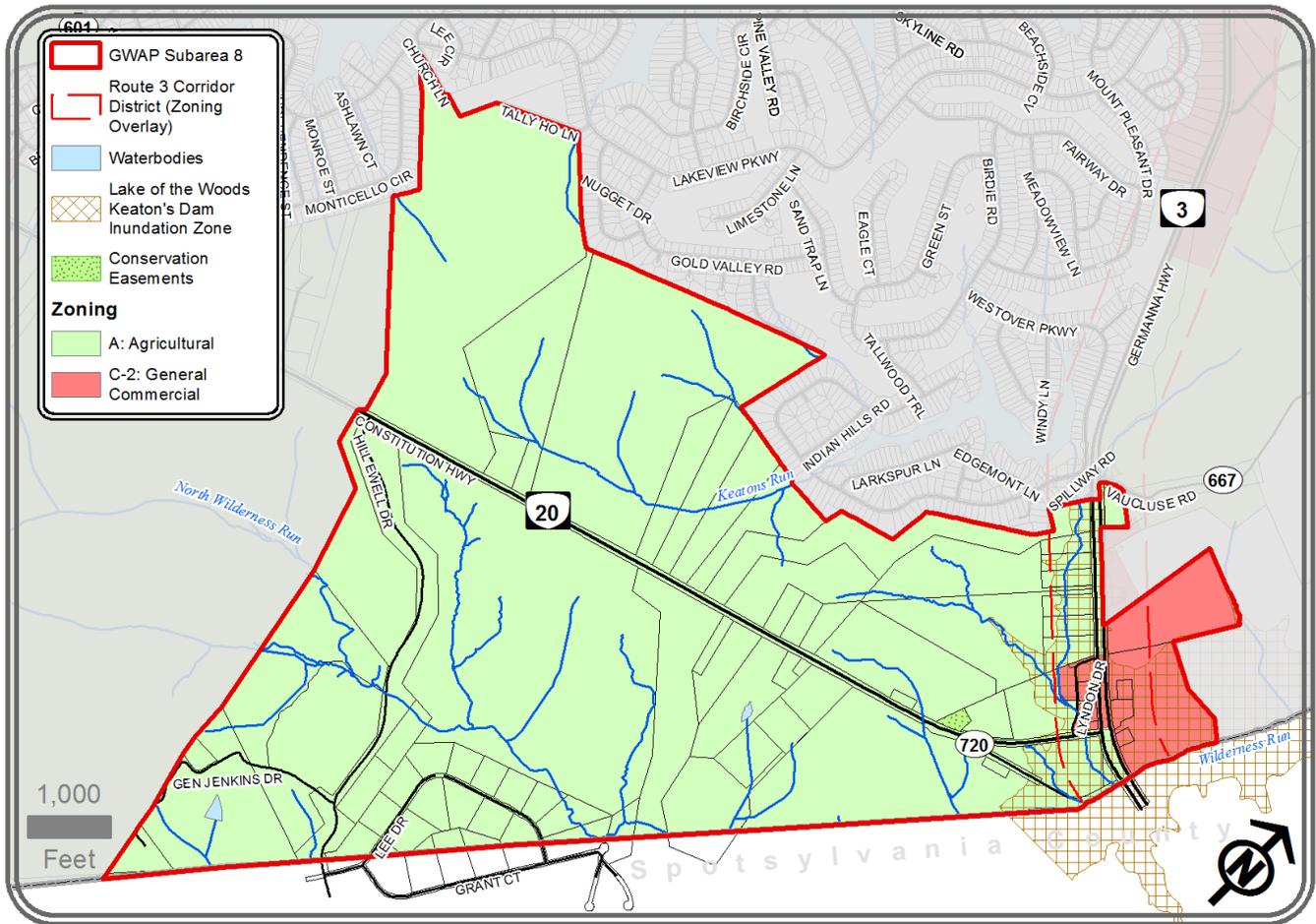
- ⊗ Agricultural A1
- ⊗ Agricultural A2
- ⊗ Economic Development

### *Zoning Classifications (Map 8B):*

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)

### *Cultural Resources (examples):*

- ⊗ Civil War battlefields
- ⊗ Elwood Farm (19<sup>th</sup> century)
- ⊗ Abandoned gold mines  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)



Map 8B: Current zoning, the Keaton's Dam Inundation Zone and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Appling-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

### *Geology:*

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

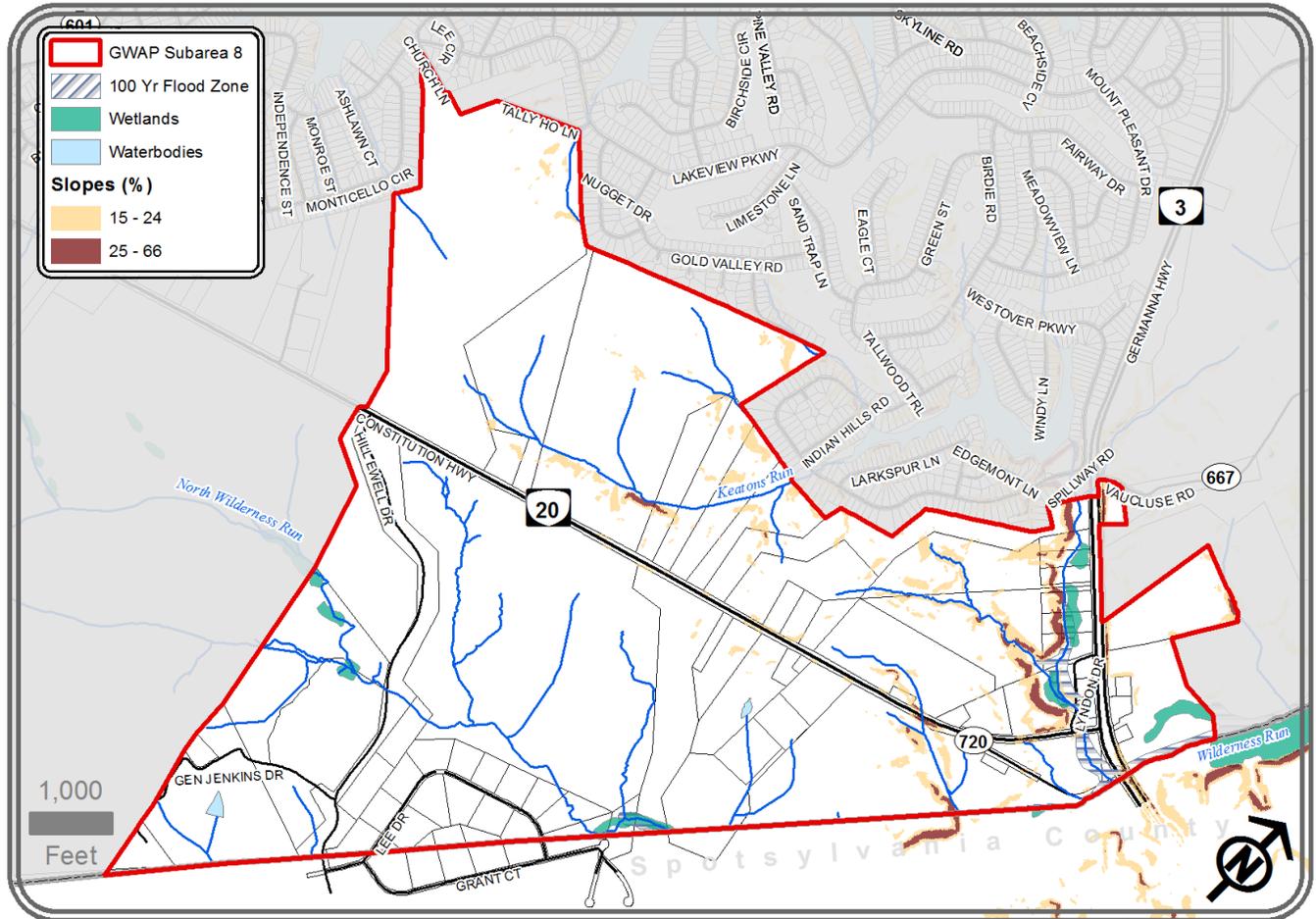
### *Hydrology (Map 8C):*

- ⊗ Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are present along Keaton's Run and North Wilderness Run.
- ⊗ Waterbodies: This area lacks surface water with the exception of two (2) small farm ponds.
- ⊗ Floodplain: 100-year floodplain exists along lower Keaton's Run and along the banks of Wilderness Run.

- ⊗ Keaton's Dam inundation zone overlays the entire Germanna Highway (Route 3) right-of-way, the Constitution Highway (Route 20) intersection and adjacent low-lying areas.

**Topography (Map 8C):**

- ⊗ Land cover is characterized by heavy forest and scattered cleared areas.
- ⊗ This subarea is predominantly mildly rolling terrain, but steep topography defines the northern portion adjacent to Keaton's Run and Germanna Highway (Route 3).



Map 8C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**

**LAND USES & ZONING**

***Housing:***

- ⊗ Plan for full build-out of the platted northwestern portion of Lake Wilderness.
- ⊗ No additional new housing.

***Commercial:***

- ⊗ The commercial activity within existing zoning is maintained.

### *Open Space/Recreational:*

- ⊗ The County's multi-use trail system is expanded to connect to key historic sites, e.g. Grant's Knoll and Ellwood manor, and throughout areas containing natural environmental constraints.
- ⊗ Wilderness Battlefield and associated publicly-owned and identified public lands are protected from the encroachment of incompatible development, such as residential uses or commercial districts not previously approved.

### *Zoning Strategies:*

- ⊗ Existing zoning districts are maintained.
- ⊗ Creation of a historic overlay zoning district or a public lands/institutional zoning district.
- ⊗ Creation of the Route 3 Corridor District.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

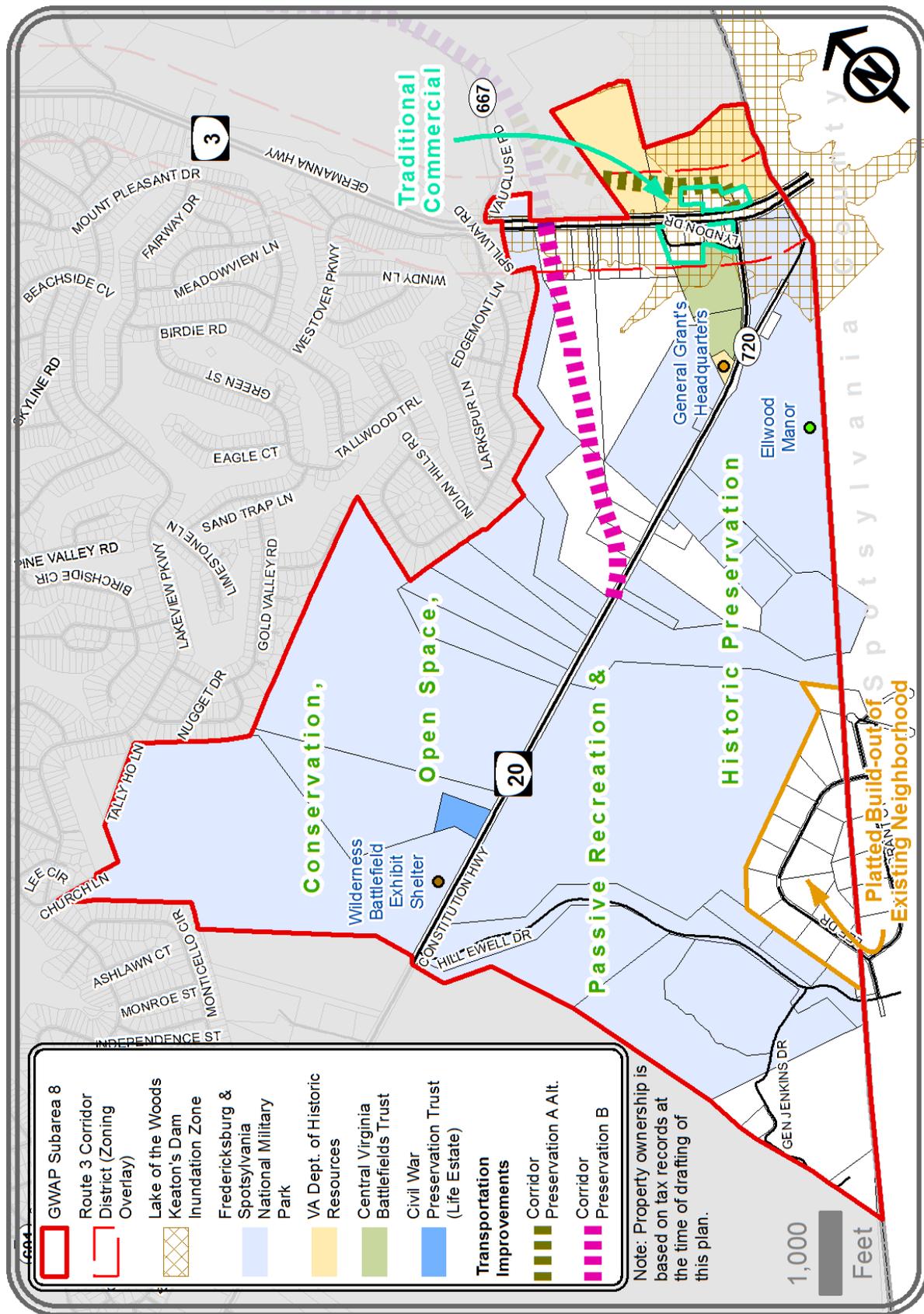
① Collaborate with the National Park Service and other associated stakeholder groups to evaluate realignment of Constitution Highway (Route 20) and the Germanna Highway (Route 3) and Constitution Highway (Route 20) intersections to the west in order to facilitate contiguous park preservation planning.

② Limit the expansion of incompatible residential and commercial land uses and zoning districts.

③ Collaborate with the National Park Service and other historically-oriented landowners to expand the County's trail network to connect to historic sites, existing self-guided trails and other notable historic features within this subarea.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ In collaboration with the National Park Service, amend the zoning ordinance to establish design standards along Constitution Highway (Route 20) for commercial development and redevelopment to avoid or mitigate potential impacts.
- ⊗ Collaborate with the National Park Service, the Virginia Department of Transportation, the Virginia Department of Historic Resources, property owners, and other stakeholder groups to assess the viability and advisability of realigning Constitution Highway (Route 20) and the Germanna Highway (Route 3) and Constitution Highway (Route 20) intersection.
- ⊗ Work with various federal, state, and local partners in protecting and promoting the battlefields, historic sites, and structures.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.



Map 8D: Future land usage guidelines

# ECONOMIC DEVELOPMENT

## EXISTING CONDITIONS

- ⊗ Single-family detached homes.
- ⊗ Commercial uses: Retail goods and services, restaurants, personal and professional services.
- ⊗ Historic-tourism asset: Wilderness National Battlefield Park.
- ⊗ Vacant parcels (C-2 and A).

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A Wilderness National Battlefield Park which serves as a strategic asset to Orange County's economy through high quality interpretive facilities, well-maintained and developed recreational and cultural resources, and fulfilling its mission to commemorate and illustrate the larger context of the Civil War and American History for the benefit and education of local residents and out of the area visitors.
- ⊗ Development of commercial retail businesses and professional services on adjoining and nearby properties which complement, support, and advance the mission of the Wilderness National Battlefield Park.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Ensure commercial retail businesses and professional services are complementary both in land use and design to the historic, cultural, and natural resources of the Wilderness National Battlefield Park.

② Support public-private partnerships which support the mission and physical improvements of the Wilderness National Battlefield Park.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunity Plan.

# INFRASTRUCTURE

## EXISTING CONDITIONS

### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development at the Germanna Highway (Route 3) and Constitution Highway (Route 20) intersection (north and southwest sides).

### *Roads:*

- ⊗ Germanna Highway (Route 3) and Constitution Highway (Route 20) serve as a VDOT-classified rural minor arterials along the northeastern boundary and which bisect the subarea, respectively.
- ⊗ Brigadiers Way (Route 720) is the only state secondary road within the subarea.
- ⊗ Unclassified, local roads include Lyndon Drive, Gen. Jenkins Drive, Hill Ewell Drive, and Lee Drive.
- ⊗ Most of the businesses utilize shared access points near the Germanna Highway (Route 3) and Constitution Highway (Route 20) intersection, rather than individual points of access.

### *Alternative Transportation:*

- ⊗ A 1.9 mile trail loops around north of the Wilderness Exhibit Shelter. There are other trails that connect from Hill-Ewell Drive and Constitution Highway (Route 20) and continue south into Spotsylvania County, all of which are managed by the National Park Service.

### *Telecommunications:*

- ⊗ The far northeastern portion of this subarea is served by available broadband via cable and DSL, and also by fiber-optic cable.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands.
- ⊗ A realigned Constitution Highway (Route 20) (map reference: Corridor Preservation B) will allow a portion of the existing Constitution Highway (Route 20) roadway to be repurposed and incorporated into the park's internal transportation network.
- ⊗ A realigned Constitution Highway (Route 20) will provide a suitable and efficient corridor for utility extensions to serve other subareas provided these utilities are underground or do not otherwise adversely impact view sheds within and adjacent to the park.
- ⊗ Water/wastewater services will not be expanded outside of the Route 3 corridor except for National Park Service-related development.
- ⊗ Passive recreational opportunities and facilities will expand the County's trail network, better promote historic assets and encourage better utilization of the parkland.
- ⊗ The Constitution Highway (Route 20)/Germanna Highway (Route 3) intersection is relocated to the west as a safety and efficiency improvement over the current intersection, as well as to create a connection between Constitution Highway (Route 20) and a new parkway that parallels Germanna Highway (Route 3) in order to retain Germanna Highway (Route 3) as an integral transportation corridor. Further, such improvements will be designed and constructed to avoid or mitigate visual, noise, and adverse environmental impacts to existing Lake of the Woods residences as well as other existing development.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① New roads will be built and maintained to Virginia Department of Transportation standards.

② Promote inter-connectivity of roads, sidewalks, and paths between existing and future uses within this subarea and adjacent subareas.

③ Encourage land use decisions that work to maximize the contiguousness of the battlefield lands/parkland in order to better promote its passive recreational and historical value.

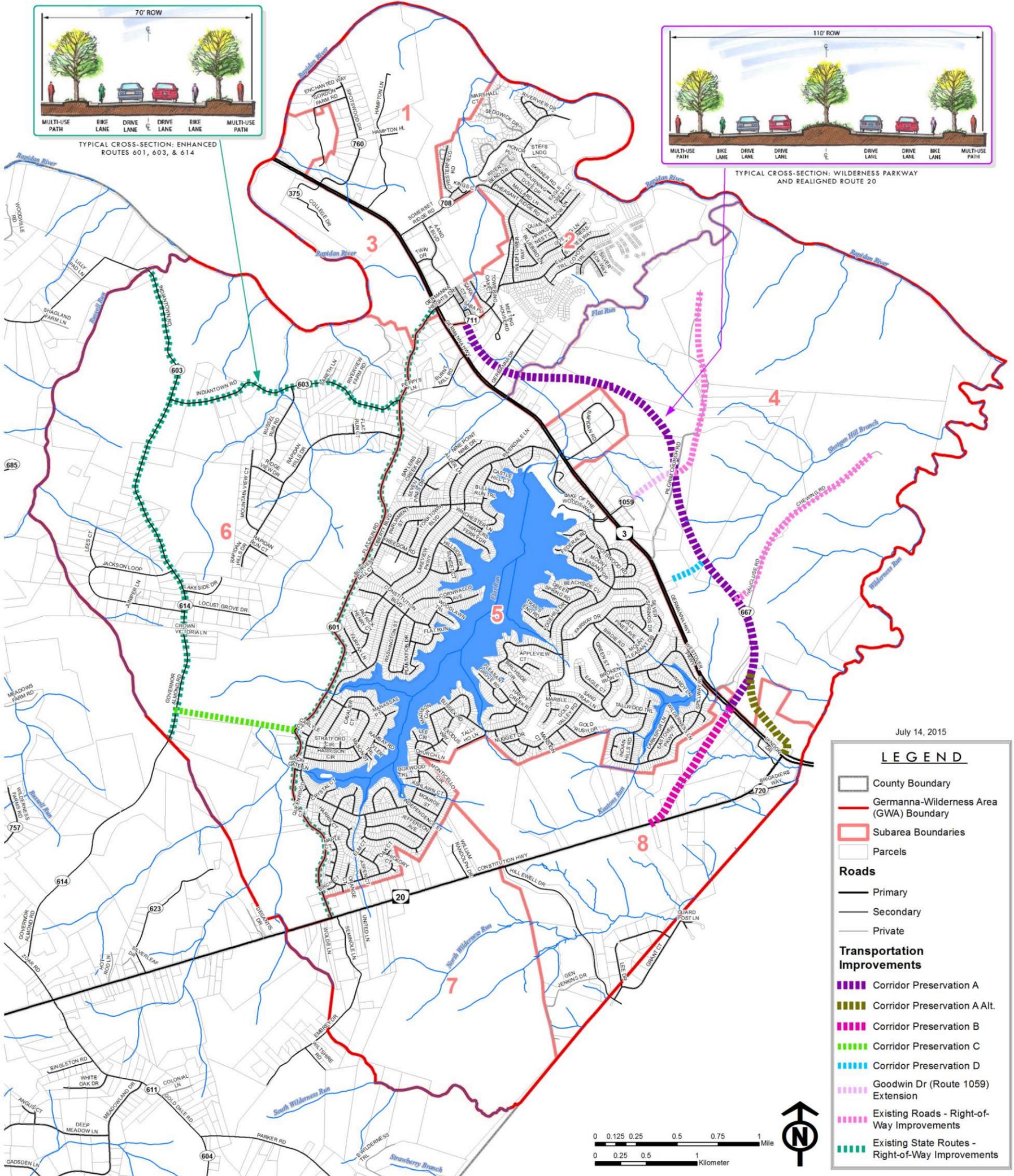
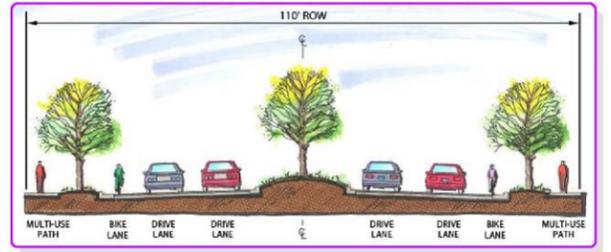
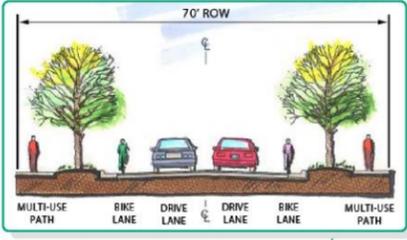
④ Preserve designated future transportation corridors.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan. Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

# ADDITIONAL EXHIBITS

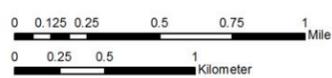
# GERMANNA - WILDERNESS AREA PLAN TRANSPORTATION IMPROVEMENTS MAP



July 14, 2015

### LEGEND

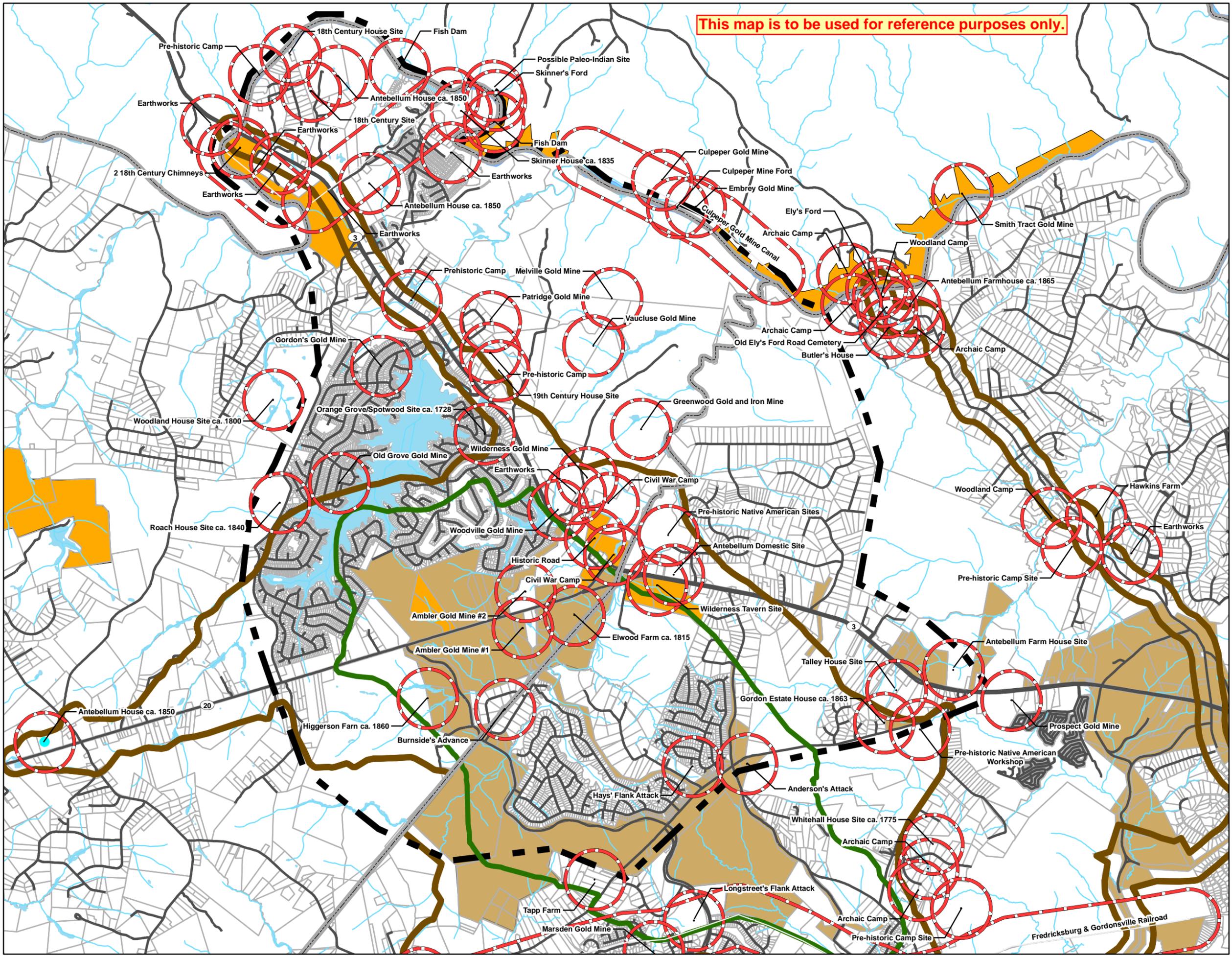
- County Boundary
- Germanna-Wilderness Area (GWA) Boundary
- Subarea Boundaries
- Parcels
- Roads**
- Primary
- Secondary
- Private
- Transportation Improvements**
- Corridor Preservation A
- Corridor Preservation A Alt.
- Corridor Preservation B
- Corridor Preservation C
- Corridor Preservation D
- Goodwin Dr (Route 1059) Extension
- Existing Roads - Right-of-Way Improvements
- Existing State Routes - Right-of-Way Improvements



# Wilderness Battlefield Gateway Study

April 2012

This map is to be used for reference purposes only.



-  Cultural Sites
-  Project Boundary
-  Wilderness NPS Landholdings
-  Other Protected Properties
-  ABPP Core Area Boundary
-  ABPP Study Area Boundary
-  Parcels
-  Water Bodies
-  Hydrology
-  Roads
-  County Boundary



HILL STUDIO



0 1,500 3,000 6,000 Feet

GIS data courtesy of PEC, CWT, Spotsylvania County, Orange County and the NPS

Project No. GA 2255-09-003

The American Battlefield Protection Program (ABPP) is a program of the National Park Service. This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Cultural Resource Inventory