



15. IMPLEMENTATION

INTRODUCTION

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

The primary responsibility for implementing the Culpeper County Comprehensive Plan rests with the Board of Supervisors. The Board uses the Code of the County of Culpeper, Virginia, including the Zoning Ordinance and the Subdivision Ordinance; the consideration of proffers from rezoning applicants; the development of area-specific improvement plans such as the Lake Pelham Watershed Study; special studies such as the Water and Sewer Master Plan and the Capital Improvement Plan; and the County's budget to accomplish this ongoing task. In addition, the Board of Supervisors relies on various boards, commissions and review agencies to act as key components in the implementation process. These agencies include the Planning Commission, the Board of Zoning Appeals, the School Board, the Culpeper County Health Department, the Agricultural and Forestal Districts Advisory Committee, the Culpeper Fire and Rescue Association, the Culpeper Regional Airport Advisory Committee, the Culpeper Soil and Water Conservation District, the Virginia Department of Transportation, the Rappahannock-Rapidan Regional Commission (Planning District-9) and the Town of Culpeper. These boards, commissions, and review agencies obtain direction from various sections of this Plan, as well as similar documents directly related to their responsibilities.

LAND DEVELOPMENT REGULATIONS

Land development regulations, which include the Zoning Ordinance and the Official Zoning Map, the Subdivision Ordinance and other portions of the Culpeper County Code, are the most frequently used tools to facilitate implementation of the Comprehensive Plan. These ordinances regulate land use, density, placement, subdivision and construction in the County of Culpeper, excluding the area within the Town of Culpeper corporate limits.

A Subdivision Ordinance has been in effect since August 1960 in Culpeper County. It has gone through a number of major and minor revisions in order to implement changes to the Comprehensive Plan and the Zoning Ordinance which have occurred over time. The Subdivision Ordinance provides a means to assist in the implementation of the Comprehensive Plan via regulation of lots and related streets, public areas and the recordation of plats.

The Zoning Ordinance for Culpeper County was adopted in December 1967. The Zoning Ordinance is used to control land uses by allowing certain buildings and activities; phasing out nonconforming uses; and managing new development. Revisions and reviews are periodically undertaken to ensure that the Culpeper County Zoning Ordinance is adequate to achieve the goals and objectives of the Comprehensive Plan.

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

- The Subdivision Ordinance (Appendix B, Culpeper County Code)
- The Zoning Ordinance (Appendix A, Culpeper County Code)
- Chapter 8, Culpeper County Code, Erosion & Sedimentation Control
- Chapter 10A, Culpeper County Code, Nuisances
- Chapter 14, Culpeper County Code, Sanitary Regulations

The Zoning Ordinance delineates various zoning districts, each of which is uniquely regulated. In addition to the various districts, there are a number of “overlay zones” or additional layers of regulation imposed in addition to the underlying zoning. These overlay districts include:

- Airport Safety Zone
- Watershed Management District
- Floodplain Overlay District
- Agricultural and Forestal Districts
- Entrance Corridor District

“A good idea is about ten percent and implementation and hard work, and luck is 90 percent.” – Guy Kawasaki, marketing executive

PROFFERS AND REZONING ACTIONS

A key feature of this Comprehensive Plan is the designation of land uses in the Future Land Use Plan (Chapter 13). In interpreting the Plan for future development requests, the land use designations shall be considered as a general guideline. Land-use decisions shall not be based solely on the County's Future Land Use Plan.

The Code of Virginia provides that a property owner may voluntarily proffer reasonable development conditions for the use or development of property in addition to the regulations contained in the Zoning Ordinance. Proffers can also include monetary contributions for public infrastructure and/or physical improvements to planned or existing public facilities which are impacted by the proposed development. Proffers should be welcomed with each rezoning proposal. Proffers should be utilized to assist the County in better implementing the Comprehensive Plan. Special conditions for public facilities may also be imposed on conditional use permit applications. Proffers and conditions associated with these applications should be considered to:

- Protect water quality through proper stormwater management control of urban runoff.
- Develop all property in an environmentally sensitive manner.
- Promote Best Management Practices (BMPs) and continue the existing flood hazard and watershed protection program.
- Provide a variety of housing types, including housing for low and moderate income citizens and the economically disadvantaged.
- Provide transportation improvements in conformance with the Comprehensive Plan and Capital Improvements Program.
- Provide alternative pedestrian systems such as sidewalks, bikeways and trail systems.
- Provide water and sewage facilities in conformance with the County's long-range plans and standards.
- Provide adequate community facilities that foster improved public safety and access to government such as police, fire and rescue, education and municipal facilities.
- Provide opportunities for greenways and passive and neighborhood recreational facilities.
- Preserve significant historic structures and/or areas in conformance with the Comprehensive Plan (Chapter 10).
- Provide mitigation efforts which insure adequate educational facilities for the County's citizens.

SPECIFIC STUDIES AND PLANS

The Comprehensive Plan is general in nature and often does not provide the level of detail necessary to bring about action. Often, a greater level of detail is necessary in order to implement the recommendations contained within this Plan. The following documents are hereby incorporated into the Comprehensive Plan by reference:

- *Parks and Recreation Master Plan.*
- *Comprehensive Plan for Fire and Rescue Services in Culpeper County, Virginia.*
- *Culpeper Regional Airport, Culpeper, Virginia: Airport Master Plan Study, inclusive of any updates or amendments.*
- *Lake Pelham Watershed Management Plan.*
- *Water and Sewer Master Plan.*
- *Emergency Operations Plan.*
- *Culpeper Town and County Water Supply Plan.*
- *Culpeper Solid Waste Management Plan.*
- *Capital Improvements Plan (as amended annually).*
- *Historic-Site Survey and Archaeological Reconnaissance .*
- *Town of Culpeper Comprehensive Plan, inclusive of any updates or amendments.*

ECONOMIC INCENTIVES

A key factor to the success of any County is its economic base. Some specific designations or programs that will assist Culpeper in its marketing efforts as well as infrastructure improvements are:

- Foreign Trade Zone (FTZ)
- Partnership for Economic Development and Job Training
- Technology Zones
- Governors Opportunity Fund
- Agricultural and Forestry Industries Development Fund

The following is a brief description of these designations and/or programs:

Foreign Trade Zone

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

The Foreign Trade Zone designation will assist Culpeper County by helping to retain industries already located within the County and by providing greater opportunities for those industries to expand their markets. The FTZ designation will also provide an incentive for new industries to locate in Culpeper County, thereby, increasing job opportunities and the local tax base.

Partnership for Economic Development and Job Training

Chapter 12, Article XIII of the Culpeper County Code, sets forth economic development incentives in the form of tax rebates. Existing and new businesses which invest at least \$500,000 in new capital improvements are eligible for reimbursement of taxes. The amount of reimbursement varies depending upon level of investment. Reimbursement for training expenses is also available.

Technology Zones

Technology zones are described and mapped in Chapter 3 of this Plan. The continuation and potential expansion of these zones is encouraged.

Governors Opportunity Fund

The Governor's Development Opportunity Fund (GOF) provides either grants or loans to localities to assist in the creation of new jobs and capital investment. GOF grants are made at the discretion of the Governor with the expectation that grants awarded to a locality or authority will result in a favorable decision for Virginia.

Agricultural and Forestry Industries Development Fund

The (AFID) Planning Grants give local governments the flexibility to undertake planning, study, or local initiatives they think best to grow and support value added agriculture and forestry-based businesses in their community and region.

COMMUNITY SUPPORT AND REGIONAL COOPERATION

Another key ingredient necessary to implement the Comprehensive Plan is the active involvement of the public. Elected officials and County Boards, Commissions, and Committees need and want this public input in order to make informed decisions which will benefit and reflect the wishes of the citizens of Culpeper.

Many programs operate largely by volunteerism, both in terms of staff and operational funds. The following is a brief list of the areas in which public support is strongly encouraged:

- Participation at public hearings
- Fire and Rescue Services, volunteers and funding
- Education: parents participating as aides through the PTA and other education activities
- Civic organizations: community projects
- Recreation organizations: cooperative programs.

The County must also seek cooperation with other public and private organizations in order to implement portions of the Plan. The most critical area of cooperation is between the Town of Culpeper and the County. The Plan specifically recommends joint cooperation with the Town of Culpeper in the following areas:

- Lake Pelham and Mountain Run Lake Watershed Management Plan
- Water and Sewer Master Plan
- Recreational Planning
- Transportation
- Schools
- Fire and Rescue
- Jail facilities/police protection/sheriff
- Health Facilities and services

In addition, the County must continue to actively participate in regional organizations aimed at improving the quality of life. The Plan specifically advocates working with the Rappahannock – Rapidan Regional Commission (PD-9), and the County supports a regional approach in the following areas:

- Transportation, including airport and rail
- Rivers as a resource
- Economic Development and tourism
- Public Safety

ONLINE RESOURCES

[Water and Sewer Master Plan](#)

[Emergency Operations Plan](#)

[Capital Improvement Plan](#)

[Town of Culpeper Comprehensive Plan](#)

CONCLUSION

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

While some goals outlined in this plan have been carried over from the 2010 Comprehensive Plan, many others have been completed in the last 5 years. A list of completed goals is found below.

Code Revisions

- Zoning and Subdivision Ordinance – Substantial Revisions
- Sign Ordinance – Completely Re-written
- New Technology Zone added, others expanded
- Repealed the Stormwater Ordinance
- Repealed the Traffic Impact Fees

Building Projects

- Completed renovations to the Airport Terminal
- Completed renovations to Culpeper County High School
- Completed renovations to the Culpeper County Court House
- Completed construction of the Public Safety Communications Center
- Completed renovation of the Human Services Building
- Completed construction of the new Sheriff's Office
- Completed Culpeper County Library addition and upgrades
- Completed Lenn Park Pavilion, Amphitheater, and Playground*
- Completed Sports Complex Maintenance building, Soccer Football Concession stand, and Baseball Concession stand*
- Completed Soap box Derby Track*

*Private Funding was used

Partnerships

- Completed a Voluntary Settlement Agreement on Water and Sewer and Boundary Line Adjustment with the Town of Culpeper

Comprehensive Plan Revisions

- Repealed Urban Development Areas Concept