

APPENDIX A-PLANNING HISTORY & GOALS

■ INTRODUCTION

The following are summaries and excerpts of previously adopted Fauquier County Comprehensive Plans and plan amendments.

■ 1967 COMPREHENSIVE PLAN

Beginning in 1961, the Board of Supervisors held public hearings to determine the goals that the first Comprehensive Plan should encompass. To assist the Planning Commission in drafting the Plan, the Board adopted “policy guidelines” and “objectives” in 1961 and again in 1964. The resulting Comprehensive Plan was adopted in 1967.

Chapter One of the 1967 Plan provides a short explanation of the County’s history. The events that led to the Board’s realization that the County needed a formal Comprehensive Plan, and the purposes of that Plan.

Preceding Chapter One of the 1967 Plan is a list of 108 recommendations categorized by each chapter in the Plan. Listed under Chapter One are the following ten “objectives” approved by the Board in 1964.

1. Adopt a Comprehensive Plan for the years 1980-2000.
2. Design the Plan for harmonious development, recognizing the necessity of natural resource protection, as well as the provision of adequate areas of growth for future populations.
3. Promote an economic balance between the agricultural industry; urban land uses, and conservation areas.
4. Begin growth patterns around existing towns, settlements, and transportation corridors.
5. Provide, through public and private cooperation, an adequate program for public utilities.
6. Encourage the establishment of a strong industrial employment base in the County.
7. Anticipate a population of 76,000 in 1980-1985 and 235,000 by the year 2000.
8. Encourage growth in the southeastern portion of the County, through the establishment of service districts for planning purposes.
9. Limit intensive growth in the northwestern portion of the County in the interest of preserving natural resources as well as protecting water supply sources.

10. Retain the existing way of life and aesthetic values of the County so far as possible, in the interest of complementing the area's great natural beauty and scenic vistas.

■ 1972 PLAN REVISION - RIVKIN/CARSON REPORT

Section 15.1-454 of the Code of Virginia requires that Comprehensive Plans be reviewed every five years; to this end the County retained the private firm of Rivkin/Carson to examine the 1967-2000 Plan. Numerous meetings with County officials and interviews with the public resulted in a discussion paper which was reviewed by County Officials the public. Feedback from the parties involved resulted in a report which was "a review and policy document intended to accompany the Plan and to stand as a 1972 assessment of its principles and prescriptions and as a guide to subsequent County implementation action."

The following revised objectives from the report were adopted by the Board in 1973:

1. To take all necessary steps for the realization of the adopted Plan.
2. To recognize the necessity of natural resource protection while at the same time to provide adequate areas of growth for the planned population.
3. To protect the agricultural industry.
4. To concentrate and guide growth in and around existing towns, settlements, and transportation nodes.
5. To provide at all times adequate public utilities through public and private cooperation consistent with realistic financial support by County, State, and federal Governments.
6. To encourage limited commercial, research, and office development appropriate for the County in order to strengthen the tax base, but consistent with Objective Number 2.
7. To provide for a population growth rate consonant with the revenue-raising and service-providing capability of the County.
8. To provide for an adequate supply of decent homes for the County's present residents.
9. To restrict major urban growth to service districts and limited community development to existing villages and sites capable of supplying services.
10. To site suitable but limited development in the conservation area of the County consistent with the utmost protection of scenic and natural resources.

11. To protect the existing way of life and aesthetic values throughout the County as far as possible in the interest of preserving the area's great natural beauty and scenic vistas.

■ 1975 PLAN REVISION

Several basic conclusions were reached as a result of the 1972 Rivkin/Carson plan review. First, it was concluded, that objectives adopted in 1973 needed to be revised. Second was the realization that policies would be required in the areas of basic planning, conservation, development guidance, economic growth, and housing. Policy statements were drafted for each of these categories. The Board adopted these statements in 1975 to guide the 1977 plan revision.

1. Policy - Eliminate the Salem Church Dam.
2. Policy - Eliminate the Monticello Freeway.
3. Policy - Evolve a time-phased approach to service development which more adequately considers the revised goals of the Plan and incorporates the policies of the State Water Control Board and the State Air Pollution Control Board.
4. Replace Population Analysis-Projection chapter with an expanded discussion as contained in the Rivkin/Carson report.
5. Re-evaluate Conservation and Agriculture districts based on a technical inventory to better delineate and protect those areas which are environmentally and ecologically important, utilizing the State's drafts Critical Environmental Areas study as a general guide.

■ 1977 PLAN REVISION

The 1977 Plan revision was in response to several factors. The first was the state of the economy as a result of the recession. The second was a change in demographics within the County. The third was the incompatibility of certain aspects of the 1967 Plan with the two previous factors. Finally, the 1977 Plan was revised to reflect the objectives and policies that were adopted in 1972 and 1975. The methods for analyzing physical characteristics and natural resources in the 1977 Plan were significantly different than the methods in the 1967 Plan. The adoption of the County's Land Use Plan was one result of these new methodologies. In the 1977 Plan, the more closely defined objectives suggested by Rivkin/Carson—to preserve the County's historic, agricultural character, its natural beauty; and sensitive environmental areas—were combined with land capability analyses of soils, slopes, scenic areas, and water-supply potential. This resulted in a proposed Land Use Plan that increased the area of agricultural use, limited the conservation areas to steep, forested areas, and reduced the area of the designated service districts. New rural residential, village, and settlement areas were also delineated.

■ 1981 CHAPTER VIII REVISION

The 1981 revision was the result of a re-analysis of population and land use trends, and the adoption of a ten-year planning period. The desire to preserve valuable agricultural lands and the concomitant realization of constraints to providing utilities to the service districts, led to other revisions in the proposed general land use plan. Rural residential areas as they existed in the 1977 Plan were eliminated; land designated for agricultural use was increased; and the designated service districts were revised. The conservation, village, and settlement areas remained the same.

■ 1986 RURAL LAND USE PLAN REVISION

During the 1986 review of the Rural Land Use Plan, the Planning Commission discovered an acceleration in the platting of rural subdivisions. Under the Board of Supervisor's direction, the Commission began to analyze the effectiveness of the County's Land Use Plans and regulatory ordinances in directing residential growth away from the Rural areas and into the service districts. In addition, the Board asked the Commission for a detailed analysis of the service districts. The analysis was to include information on the service districts' reserve holding capacity, utility service deficiencies and the potential cost to upgrade services or expand the districts.

The Commission's analysis of the general growth trends led to revisions in the Rural Land Use Plan. The report recommended reducing the maximum allowable residential density in the Rural Agriculture zone from one dwelling unit per five acres to one dwelling unit per ten acres. The report also recommended that the density allowed by-right in the Rural Agricultural zones be increased from three acres per parcel to a number determined by a sliding-scale based on the number of acres in a tract of land.

The analysis by the Planning Commission of the service districts and the general requirements for public facilities and utilities has culminated in Chapters 6 and 9 of this Plan.

■ 1987-1997 COMPREHENSIVE PLAN GOALS

The formulation of goals is the first step in advanced planning, and to be truly useful, the goals must interrelate. However, they do not always fit neatly together. Development of the 1987 planning goals was strongly influenced by the County's physiography; its agricultural tradition and heritage; and the commitment of its residents to the preservation of open space and the environment. In some cases, goals represent an ultimate state the County wants to reach. In others, they indicate a direction to follow, or a means of pursuit.

It is perhaps most important to note that the basic tenets of the objectives (goals) adopted in 1973 and used in the 1977 Plan remain intact in the 1987-1997 Goals. An action plan (similar to the Planning Policies adopted in 1973 and in 1975) is needed to pursue the goals. This action outlined by policies and

specifically address by implementation strategies throughout the 1987 Plan.

1. To sustain and enhance the quality of life of the County's citizens.
2. To recognize the County's traditionally agricultural and rural character and the need for preservation of its open spaces and scenic beauty.
3. To protect critical environmental resources and to maintain renewable natural resources so that they are not degraded but remain viable for future generations.
4. To protect and promote the agricultural industry.
5. To concentrate and guide growth in and around service districts, villages, and settlements.
6. To plan for necessary public facilities and utilities through public and private cooperation with incentives for extending water and sewer to those service districts presently without such services, and to establish priorities for service implementation.
7. To encourage economic development which will result in a net tax benefit, create needed job opportunities, and support the other adopted goals.
8. To effect economical and efficient use of public funds by planning for a rate of growth which will achieve the goal of the County and will not exceed the ability of the County to provide services to its citizens.
9. To encourage through zoning and other means the opportunity for development of a full range of dwelling types to meet housing needs.
10. To encourage development of a transportation to provide efficient movement of traffic on arterials and highways and within designated growth areas while preserving existing rural road character and causing a minimal impact on the environmental quality and scenic nature of the County.

■ SIGNIFICANT DATES IN FAUQUIER COUNTY PLANNING

- 1950 Planning Commission formed
- 1951 Subdivision Ordinance adopted
- 1955 First Zoning Ordinance adopted

- 1961 & 1964 Policy guidelines for drafting a Comprehensive Plan adopted
- 1963 Fantus Area Research Corporation; economic and industrial report
- 1964 Water and Sanitation Authority created
- 1964 Lublin, McGaughey and Associates; sewer and water engineering feasibility studies
- 1967 Occoquan Policy adopted by State Water Control Board
- 1967 First Comprehensive Plan (1967-2000) adopted
- 1972 First Plan review by Rivkin/Carson
- 1973 Revised objectives and policies adopted by Board
- 1975 Policy considerations for Plan revision based on Rivkin/Carson Report endorsed by Planning Commission
- 1977 Comprehensive Plan revised; ten year planning period adopted
- 1981 Chapter 8 Comprehensive Plan revised and re-certified by Planning Commission
- 1981 Comprehensive rezoning of County
- 1982 Comprehensive Plan re-certified by Planning Commission
- 1984 Comprehensive Plan revision begun by Planning Staff
- 1986 Rural Land Use Plan revision adopted by Board of Supervisors
- 1986 Sliding, by-right scale adopted for residential development in the RA and RC zone
- 1987 Overman and Associates; Occoquan Watershed sewer feasibility plan
- 1988 Revised and amended Comprehensive Plan adopted for next five and ten year period
- 1991 Adoption of Chapter 9 - Public Facilities and Utilities
- 1991 Adoption of Chapter 10 - Transportation
- 1992 Five Year Review of Plan. Extension of Planning Period to 18 years. Formulation of the 1992- 2010 Comprehensive Plan.