

such as the Marshall Main Street Transportation Enhancement Grant.

Plan Amendments

Fauquier County adopted its first Comprehensive Plan in 1967. Since then there have been entire plan updates, chapter updates, service district plan updates, and minor alterations. The Comprehensive Plan can be amended in one of three ways:

- Periodic updates of the Plan
- Planning Commission or Board of Supervisors sponsored amendments
- Applicant sponsored amendments

An amendment to the Plan requires a public hearing at the Planning Commission, a recommendation by the Planning Commission, a public hearing at the Board of Supervisors, and approval by the Board of Supervisors. A separate brochure entitled “Comprehensive Plan Amendments” provides more detail on this process.

To learn more about the Comprehensive Plan visit the Planning Division at 10 Hotel Street, Third Floor, Warrenton, VA 20186, or call 540-422-8210. The office is open between the hours of 8:00 a.m. and 4:30 p.m.

FAUQUIER COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Comprehensive Plan



FAUQUIER COUNTY

DEPARTMENT OF COMMUNITY
DEVELOPMENT

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The Comprehensive Plan is the foundation for all decision making involving land use planning and growth management in Fauquier County. Development of the Comprehensive Plan gives citizens and County government the means and opportunity to establish goals and policies that influence land development applications, future ordinances, and programs and projects to attain the future vision of the County. The Comprehensive Plan is available on the County website at <http://www.fauquiercounty.gov/government/departments/commdev/index.cfm?action=compplan1>.

Vision

The overall vision of the Plan is to concentrate and guide residential, commercial and industrial development into areas planned for growth, where services and facilities can be provided in an efficient and cost-effective manner, and to preserve the County's rural areas for agriculture, farmland, and natural resources.



Service Districts

The Plan designates nine service districts. Six of these are full service districts and are intended to provide a full range of land uses and accompanying public facilities such as roads, schools, and public water and/or public sewer. These service districts are:

- Marshall
- Warrenton (surrounding the Town)
- New Baltimore
- Opal
- Bealeton
- Remington (surrounding the Town)

Three service districts are village service districts, where limited and smaller scaled residential, commercial and service land uses are planned. These are:

- Catlett
- Calverton
- Midland

Each service district has a detailed land use plan included within the Comprehensive Plan.

Villages

The Plan designates 42 villages scattered throughout the County, from Goldvein and Liberty in the south, to Hume and Paris in the north. The goals for the villages are to maintain their unique, visual identity and incorporate new development in a way that complements the existing communities, and to conserve, protect and, where possible, restore village

cultural resources to maintain unique, livable communities.

Rural Areas

Over 90% of the County is designated in the Plan as rural areas. The Plan's goals for the rural areas include encouraging farming and protecting environmental, cultural, and visual resources. Many of the County's hallmark Zoning Ordinances that were designed to protect farmland, such as sliding scale zoning and the requirement for non-common open space, sprang from policies in the Comprehensive Plan.

Other Topics

The Comprehensive Plan includes background information on population, housing, and natural and cultural resources. It also includes analysis, goals, and policies for other topics including transportation, economic development, public facilities and utilities, and community design guidelines.

Plan Implementation

The Plan is implemented in many ways. It is used as the primary source for evaluating land development applications such as Rezoning, Special Exceptions and Special Permits. The plan is also used as the basis for modifying the Zoning Ordinance, Subdivision Ordinance and Design Standards Manual. The Plan helps determine the Capital Improvements Program (CIP) and provides the basis for developing programs such as the Purchase of Development Rights, projects such as the Staff Property Master Plan, and grant applications