

## CHAPTER FIVE

### EXISTING LAND USE CHARACTERISTICS

Rappahannock County is a scenic, rural County dominated by forestal land uses, which occupied over 50% of the County's land area in 1997 according to the Census of Agriculture. This is due in part to the 31,700 acres of the Shenandoah National Park located in the County. However, it may also be attributed to the rugged character of the area that makes much of the land unsuitable for plowing. Agriculture and pasture is the second most dominant land use in the County with almost 34% of the land in this category. Vacant land, which consisted of unusable land due to location, slope, or soil conditions accounts for 7.6% of the County's land. The remaining 1.92% may be considered developed (see Table 5.1).

**Table 5.1**

#### Existing Land Uses (Estimated)

	<b>Acres</b>	<b>%</b>
<b>Residential</b>	1,450	0.80
<b>Commercial</b>	75	0.04
<b>Industrial</b>	45	0.03
<b>Public/Semi-Public</b>	100	0.05
<b>Highways, Roads, R-O-W</b>	2,050	1.20
<b>SUB-TOTAL (DEVELOPED)</b>	3,720	2.00
<b>Agriculture Crops &amp; Pasture</b>	57,337	33.55
<b>Forests</b>		
<b>Farms</b>	31,349	18.34
<b>Commercial</b>	36,774	21.52
<b>Federal</b>	31,700	18.55
<b>Vacant</b>	10,000	5.85
<b>SUB-TOTAL (UNDEVELOPED)</b>	167,160	98
<b>GRAND TOTAL</b>	170,880	100.00

\*Note that as of 1994, there were approximately 20,600 acres in Agricultural and Forestal Districts and 3,500 acres in conservation easement in Rappahannock County.

**Map No. 10: Agricultural/Forestal Districts** shows the approximate location of the current Agricultural and Forestal Districts in the County. **Map No. 11: Conservation Easements** shows the approximate location of properties in conservation easement.

## Development Patterns

Throughout the Piedmont and Blue Ridge physiographic regions, most development is scattered along a County' s road system for the obvious reason of ready access. The roads of the County generally follow the ridgelines, except in low-lying areas where they tend to follow water bodies, particularly up into the many hollows of the mountains. In Rappahannock, true to form, development has been confined to those ridges and adjacent plateaus, providing generally well-drained soils, nearly level building sites, and superior views. Routes 522 and 211 have the most "ribbon" development along them. Antique stores, craft shops and fruit stands are also located along the major roadways to serve the many tourists who visit the area. The few industrial uses in the County have located close to the population centers.

The pattern of development in the Piedmont area is markedly different. Here the wooded mountain slopes have confined roads and development to the stream valleys and often the actual floodplains. Development and agriculture share the narrow stream valleys, while orchards often occupy the intermediate slopes at the foot of the mountains.

The County' s villages developed along transportation corridors that probably originated as animal migratory tracks, evolved into paths used by the Country' s native peoples, and were further developed by the European colonization. Villages or settlements typically grew up at significant crossroads, river crossings, or other important landmarks. The villages in the County provide focal points for scattered patterns of development. Villages are usually 3-5 miles apart along the County' s main roads and slightly farther apart along the secondary roads. The villages serve local commercial and service functions and are generally characterized by:

- Rural post office and general store, often with older homes nearby.
- One or more houses of worship.
- Service stations and other small commercial/service establishments.

Other residential development has occurred throughout the County but this has been of a low-density type that is largely dictated by concentrated land ownership.

## Village Areas

Rappahannock's village settlements are among the most significant considerations affecting the direction of the County's future. These villages are traditionally communities that provide valuable social functions for the surrounding countryside. At these locations, key facilities allow County residents to meet, socialize, vote, shop, receive medical treatment, send and receive mail, and so forth. When considering that Rappahannock is an agriculturally oriented County and its population is largely dispersed, the importance of the village functions becomes apparent.

The primary villages in Rappahannock County are Amissville, Chester Gap, Flint Hill, Sperryville and Woodville. These five villages have no defined legal boundaries--they are not incorporated, and therefore the definition of what area is "included" in the village of Amissville, for instance, is quite general.

The Town of Washington is a separate incorporated municipality, which is also a designated Village within the context of local planning efforts. The Town has a wealth of historical significance, and is in fact a designated historic district.

## Amissville - with aerial photo & graphic inserts

The village of Amissville is located on Route 211 in the eastern part of Rappahannock County. Amissville is approximately eleven miles east of the Town of Washington and twelve miles west of Warrenton.

See insert for an aerial view of the Amissville area as of Spring 2002.

## Access

Amissville is accessible by arterial Route 211 and by secondary Routes 611 and 642. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
211	Hard Surface	80 feet
611	Hard Surface	14-20 feet
642	Hard Surface	50 feet

## Existing Land Uses

### Public/Semi- Public:

The village of Amissville contains four churches, three cemeteries, a post office and a fire station. In addition, Stuart Field, a facility providing recreational opportunities, is located there.

### Commercial and Industrial:

Located in Amissville is one general store, one convenience store, a multi-use structure housing a carpet shop (and other retail ventures), a restaurant, a service station, and several other uses. The most recent additions have been a motorcycle shop and an automobile dealership.

Housing:

Housing in Amissville consists basically of single-family units located along Route 211. There is a trailer park off of Route 211 that accommodates eleven trailers. There is also one three-unit apartment house in the village.

## **Chester Gap - with aerial photo & graphic inserts**

The village of Chester Gap is located in the extreme northern portion of Rappahannock County along Route 660. Chester Gap is approximately 7 miles north of Flint Hill west of Route 522.

See insert for an aerial view of the Chester Gap area as of Spring 2002.

### **Access**

The village of Chester Gap is accessible by primary Route 522 and secondary Routes 660 and 610. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	50 feet
610	All Weather	Under 14 feet
660	Hard Surface	14-20 feet

### **Existing Land Uses**

#### Public/Semi-Public:

The village of Chester Gap contains one church, two cemeteries, and a fire station.

#### Commercial and Industrial:

One general store is located in Chester Gap.

#### Housing:

Chester Gap is composed primarily of single family housing units. The majority of these housing units are located along Route 610, 660 and Route 522. Moreover, there is a three-unit apartment building in Chester Gap at the northern tip of the village along Route 660.

## **Flint Hill - with aerial photo & graphic inserts**

The historic village of Flint Hill is located on Route 522 in the northern part of Rappahannock County. Flint Hill is approximately five miles north of the Town of Washington.

See insert for an aerial view of the Flint Hill area as of Spring 2002.

### **Access**

Flint Hill is accessible by primary Route 522 and secondary Routes 606, 647, and 729. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	30+ feet
606	Hard Surface	14-20 feet
647	Hard Surface	30-50 feet
729	Hard Surface	20-50 feet

### **Existing Land Uses**

#### Public/Semi-Public:

The village of Flint Hill contains three churches, two cemeteries, a post office and a fire station and volunteer rescue squad.

#### Commercial and Industrial:

Located in Flint Hill are a gas station, a bank, a general store and three restaurants. There is also a small business center that includes the post office, two apartments, and space for several retail businesses and a substantial amount of commercial office space (a computer technology firm occupies one space). Other businesses located along Route 522 are low-impact enterprises and include artist studios, professional practices (writer, massage therapist, architect, ferrier), a used-book dealer, and retail sales in equine and pet supplies. An abandoned stone quarry is located just east of Flint Hill along Route 647. Currently, a vacant light-industrial facility is located on Rt. 642 near the village. This facility is owned by the County and is referred to by its most recent tenant, the Aileen Factory, which made children' s and women' s clothing.

#### Housing:

Flint Hill consists basically of single-family units. The greatest concentration on these homes is along Route 522 and Route 606. Furthermore, along 522 a number of these homes were built in the early nineteenth century and should be considered historically significant.

## **Sperryville - with aerial photo & graphic inserts**

The village of Sperryville is located in the south central portion of Rappahannock County at the intersection of Routes 211 and 522. Sperryville is approximately 6 miles southwest of the Town of Washington along Route 522/211 and 5 miles northwest of Woodville along Route 522.

See insert for an aerial view of the Sperryville area as of Spring 2002.

### **Access**

The village of Sperryville is accessible by primary Route 522, 211, 522/211, and 231; and secondary Route 600. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	20+ feet
211	Hard Surface	30+ feet
522/211	Hard Surface	50+ feet
600	Light Surface	14-20 feet

### **Existing Land Uses**

#### Public/Semi-Public:

The village of Sperryville contains four churches, two cemeteries, a post office, and a fire station and rescue squad. A sewer system has also been constructed in Sperryville.

#### Commercial and Industrial:

Located in Sperryville are two antique malls, two antique shops, three service stations, a general store, a storage company, five restaurants, the phone company office, and many tourist-oriented retail businesses. Along with the tourist-oriented businesses are bed and breakfast establishments, a bookstore, art galleries, cabinetmakers, and many farmers and fruit markets. Most of these businesses are located around the area in which 522 and 211 join.

#### Housing:

Housing in Sperryville consists solely of single family units, the greatest concentration of which are along the 522/211 intersection.

## Washington - with aerial photo & graphic inserts

The Town of Washington, the County seat, is located on Business Route 522/211 in central Rappahannock County. Washington is approximately 17 miles west of Warrenton along Route 211, and 25 miles northwest of Culpeper along Route 522.

See insert for an aerial view of the Washington area as of Spring 2002.

### Access

Washington is accessible by primary Route 522/211 which has both business and bypass routes. The roads included in this area are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522/211	Hard Surface	100 feet
622	Hard Surface	14-20 feet
626	Hard Surface	14-20 feet
628	Hard Surface	14-20 feet

### Existing Land Uses

#### Public/Semi-Public:

The Town of Washington contains three churches, one cemetery, a post office, a fire station (just outside Town limits), the County Jail and Sheriff's Office, Department of Social Services, County office buildings as well as the Courthouse, the Town Hall, and a medical and mental health clinic. The Commonwealth of Virginia maintains offices for the Cooperative Extension Service and the Health Department. The Virginia Department of Transportation maintains a maintenance headquarters located at Route 622 Rock Mills Road and Flatwood Road, near the County's Flatwood Refuse and Recycling Center.

#### Commercial and Industrial:

Located in the Town are three restaurants (including the five-star Inn at Little Washington), three bed and breakfast establishments, an art gallery, two apartment buildings, several retail businesses associated with Sunnyside Farms including a gallery and retail ventures, along with commercial office space, a phone company office, three attorney's offices, a number of real estate offices, a cabinetmaker, a video rental establishment, and a newspaper office. Washington functions, in many ways, as the arts center of the County. Several theatrical and musical groups make their home in the Town and regularly present plays, lectures, and musical presentations in the Ki Theatre building. The largest arts venue in the County, the Theatre at Washington, Virginia, presents a wide variety of professional dramatic and musical performances year round, including the Smithsonian chamber music series.

#### Housing:

Housing in the Town of Washington is somewhat unique in that most single-family homes are located in Washington's historic district and are therefore considered significant. The housing type in Washington is predominantly single-



family. There are two apartment buildings containing all together about eight rental units.

## Woodville - with aerial photo & graphic inserts

The village of Woodville is located in the southern portion of Rappahannock County, in the Stonewall-Hawthorne District, on Route 522. Woodville is approximately 11 miles south of the Town of Washington and 14 miles north of Culpeper along Route 522 (formerly Cherry Street). The following, as compiled by Ned and Elisabeth Johnson, is noteworthy of Woodville: The town was possibly named in 1798 for John Woodville, rector of St. Mark' s Parish (1794) or because all streets were given tree names. In 1835, the population was 200, and included 4 mercantile stores, 2 taverns, 1 school, 30 dwellings, 1 tanyard, 3 blacksmiths, 1 saddler, 1 boot and shoemaker, 1 cabinetmaker, 1 carpenter-house joiner, 1 tailor, 1 attorney, and 2 physicians. In 1880, there was 1 hotel, 4 merchants, 3 saw mills, 3 doctors, 1 lawyer, 1 Episcopal and 1 Methodist church, and 2 corn and flourmills. In 1929, a major tornado came through Woodville.

See insert for an aerial view of the Woodville area as of Spring 2002.

### Access

The village of Woodville is accessible by primary Route 522 and secondary Routes 618 and 621. The roads included in this are classified by the Virginia Department of Transportation as follows:

<u>Route #</u>	<u>Surface Condition</u>	<u>Road Width</u>
522	Hard Surface	20+ feet
618 (West)	Hard Surface	14-20 feet
618 (East)	Hard Surface	14-20 feet
621	All Weather Surface	14-20 feet

### Existing Land Uses

#### Public/Semi-Public:

The village of Woodville contains two churches and three cemeteries. Woodville is noted for its yearly picnic on top of Red Oak Mountain; which is open to the public.

#### Commercial and Industrial:

One computer service shop and an antique/curio/garden and vegetable shop are the commercial land uses in the Woodville area.

#### Housing:

Woodville' s housing stock is composed almost solely of single family and rental units. The majority of these homes are located along Route 522. Several structures have apartments.

## Housing

The housing stock of Rappahannock County is one of its most important features. Thus, a description of its characteristics lends considerable insight to the overall social and economic structure of the community and assists in identifying specific problems concerning the need for shelter and a safe living environment. Further, housing characteristics reflect the overall trend and rate of physical and economic growth and development.

Since 1960 the number of housing units in Rappahannock County has steadily increased. In 1960, 1,865 units were reported in the County. This number had increased to 3,303 in 2000.

The 1990 census reported a total of 2,964 units, or an increase of over 11% from the previous decade.

Of the 3,303 housing units within the County in 2000, 2,788 or 84.4% were occupied year round. Comparatively, 84% were occupied year round in 1990, 78% in 1980, 76.4% in 1970, and 76% in 1960.

Table 5.2 provides a breakdown of Rappahannock County' s dwelling units between 1970 and 2000.

**Table 5.2**

### Total Housing Units 1970-2000

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
<b>Total Housing Units</b>	2,023	100.0	2,704	100.0	2,964	100.0	3,303	100.0
<b>Occupied Year 'Round</b>	1,545	76.4	2,145	79.3	2,496	84	2,788	84.4
<b>Vacant</b>	478	23.6	466	17.2	468	16	515	15.6
<b>Vacant Year 'Round*</b>	399	19.7	255	9.4	260	8.7	79	2.4**
<b>Seasonal Unit</b>	80	3.9	211	7.8	275	9.2	309***	9.4
<b>For Migrant Worker</b>							6	0.2
<b>Other</b>							121	3.7

*SOURCE: U.S. Census of Housing*

\*Available for sale or rent, awaiting occupancy or being held for occasional use.

\*\*Does not include occasional use

\*\*\*Including occasional use

Since 1960, the percentage of owner occupied housing units in Rappahannock County has consistently increased. In 1960, 63.4% of the County' s occupied units were owned and 36.6% were rented. In 1970, 68% were owned and 32% were rented. By 1980, 70% of Rappahannock County' s occupied housing was owned. This was considerably greater than the 1980 overall State of Virginia rate for owner occupied housing of 65.6%. This trend was continued in 1990, when 72% of units were reported as owner-occupied, again higher than the state average of 66%. By 2000, 75% of units were owner-occupied.

In 2000, owner occupied units in Rappahannock County had more persons per unit (2.51) than did renter occupied units which had 2.47. This is similar to the overall State of Virginia relationship where owner housing, averaging 2.65 persons per unit was larger than renter housing with 2.3 persons per unit.

Displayed in Table 5.3 is the population per occupied unit for Rappahannock County between 1970 and 2000.

**Table 5.3**

**Population Per Occupied Unit 1970-2000**

	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Persons per all units</b>	3.4	2.5	2.65	2.5
<b>Persons per all owner units</b>	3.2	2.6	2.75	2.51
<b>Persons per all rental units</b>	3.7	2.2	2.3	2.47

*SOURCE: U.S. Census of Housing*

The housing stock of Rappahannock County is relatively old with 41.0% of all units constructed in 1939 or earlier.

Substandard housing is of concern in all jurisdictions, both as a measure of social stability and perhaps even more importantly as an indicator of poverty. As is typical of most rural areas, almost all year housing units in Rappahannock County are in a one-unit (single family) structure. Two standards are typically used as determinants of substandard housing: those units lacking some or all plumbing facilities and those units that are overcrowded (more than 1.01 persons per room). While these characteristics do not describe the physical condition of housing structures, they are a nationally recognized social measure of an area' s housing stock.

Between 1970 and 2000, the number of substandard housing units in Rappahannock County significantly declined, while the percentage of units that lacked all or partial plumbing facilities remained slightly ahead of the state average. Table 5.4 portrays Rappahannock County' s level of substandard housing for 1970 through 2000.

**Table 5.4**  
**Substandard Housing Characteristics 1970-2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
<b>Lacking some or all plumbing</b>	780	40.1	527	20.2	243	8.2	148	5.3
<b>Over-crowded</b>	187	12.1	113	4.4	125	4.2	101	3.0

*SOURCE: U.S. Census of Housing*

**Table 5.5**  
**Household Structure - 2000**

	#	%
<b>Married couple, children age less than 18 years</b>	612	22.0
<b>Female head of household, children age less than 18 years</b>	90	3.2
<b>Other family households, children age less than 18 years</b>	62	2.2
<b>Married couple, no children age less than 18 years</b>	1075	38.6
<b>Female head of household, no children age less than 18 years</b>	109	3.9
<b>Other family households, no children age less than 18 years</b>	56	2.0
<b>Householder living alone, age less than 65 years</b>	432	15.5
<b>Householder living alone, age 65 years or older</b>	219	7.9
<b>Householder living with unrelated people</b>	133	4.8
<b>Total households</b>	2788	100.0

*SOURCE: U.S. Dept. of Commerce, Bureau of the Census*

Between January 1990 and 2002, 728 new residential building permits were authorized in Rappahannock County. This is substantially fewer permits than were issued in some neighboring counties. Over the same period of time, over 8,000 permits were issued in Fauquier County while over 3,000 permits were issued in Culpeper County. Table 5.6 illustrates the trend of residential building permits authorized for Rappahannock County by year from 1990-2002.

**Table 5.6**

**Residential Building Permits in Rappahannock County 1990-2002**

1990	62
1991	49
1992	48
1993	49
1994	58
1995	57
1996	48
1997	36
1998	50
1999	70
2000	70
2001	69
2002	62

**Historic Sites**

Rappahannock County has ten properties on the Virginia Landmarks Register and the National Register of Historic Places. They include: 1) Mount Salem Baptist Meeting House, 2) Ben Venue, 3) Montpelier, 4) Caledonia Farm, and 5) Flint Hill Baptist Church. Several other structures are in the process of being considered for inclusion. The County does have a number of other historically and architecturally significant structures that contribute to the historical character of the County.

In 2002, the County, in partnership with the Virginia Department of Historic Resources and assisted with significant funding from local donors, conducted an Historic Architectural Properties Survey. Prepared by E.H.T. Traceries, Inc., of Washington, D.C., the report resulting from the survey, issued in May of 2003 documents 166 “reconnaissance-level” and 26 “intensive-level” surveys of historic properties.

The survey resulted in a finding that at least twenty other properties are potentially eligible for listing on these registers, and at least 26 additional properties should be surveyed at the intensive level. Also, it was recommended that 31 previously surveyed properties be resurveyed and assessed of eligibility.

Other recommendations include the creation of rural historic districts to include FT Valley Road, Fodderstack Road, Yancey Road and Wakefield. Traceries suggested that the villages of Peola Mills and Slate Mills be comprehensively surveyed, researched and documented to determine their potential as historic districts. Preliminary Information Forms (PIFs) were prepared by Traceries to determine the eligibility of Laurel Mills, Flint Hill and Woodville and these were

reviewed by the Department of Historic resources, which determined that all three were eligible.

Finally, the report recommended placement of a highway marker at Millwood to document the life and career of local blues singer John Jackson.

### **Community Facilities**

Community facilities consist of those services provided by the County government or other governmental agencies to enhance the public' s quality of life and general welfare. Because the adequate provision and maintenance of such facilities is important to the continuance of a well-balanced, diverse, and healthy community, identifying their current availability and extent is necessary.

Community facilities can be viewed as including several distinct groups. Among these are educational services, libraries, recreation, protective services, medical services, and public utilities. A description of each follows.

### **Educational Facilities**

Two public schools that are operated by the County serve the citizens of Rappahannock. The Rappahannock County Elementary School is located on a 26-acre site and serves grades kindergarten through seven. The Rappahannock County High School is located on a 19-acre site and serves grades eight through twelve. Both of these schools are located on U. S. Route 211 west of the Town of Washington. General data about these schools are provided in Table 5.7.

**Table 5.7**

**Rappahannock County Public Schools (2001-2002)**

<b>School/ Grades Served</b>	<b>Constructed &amp; Renovated</b>	<b>End of Year Membership</b>	<b>Capacity</b>	<b>Pupil/Teacher Ratio</b>
<b>Rappahannock Elementary/ K-7</b>	1966 & 1995	600	700	11:7
<b>Rappahannock High School/ 8-12</b>	1959, 1988 & 2000	437	450	9:9

*SOURCE: Virginia Dept. of Education Annual School Report*

Currently, enrollment is below capacity in both of the County' s public schools. Enrollment has declined sharply since 1970, with small upsurges occurring at unpredictable intervals thereafter. In addition to these public schools, Rappahannock

County is served by four private schools located in Rappahannock. The Wakefield Country Day School, located in Flint Hill, offers classes for pre-school through Grade 12. It presently services approximately 150 students. The Child Care and Learning Center, 1-1/2 miles west of Washington, offers pre-school and day-care classes. Approximately 65 children attend this facility. In addition, Massanova Christian Academy near Amissville serves several dozen children, while Hearthstone School in Sperryville serves 50 children.

In addition to local private schools, children from Rappahannock County attend private schools located in adjacent or nearby jurisdictions, such as Highland School in Warrenton, Wakefield School in The Plains, Notre Dame Academy in Middleburg, St. Luke' s School in Culpeper, as well as others farther afield.

The Rappahannock County School Administration reports that there are twenty-two children currently tracked in home schooling arrangements as of 2003.

Further, several colleges and universities are located within commuting distance of the County. Lord Fairfax Community College in Middletown (Frederick County; with a branch campus in Warrenton) and Germanna Community College in Orange are two-year colleges offering full programs leading to associate degrees. Lord Fairfax also offers a four-year program in conjunction with Old Dominion University. James Madison University, Eastern Mennonite College and Bridgewater College are all four-year colleges located approximately one hour from Rappahannock County near Harrisonburg. Mary Washington College is a four-year liberal arts college approximately one-hour east in Fredericksburg while the University of Virginia, located approximately 45 miles south of the County in Charlottesville, offers a full range of undergraduate and graduate programs. Shenandoah University, located in Winchester an hour from Rappahannock County, offers programs at the baccalaureate, masters, and doctoral levels. It provides courses in general education, a highly regarded music conservatory and theater programs, and extensive offerings in the health professions.

## **Library**

Rappahannock County maintains one public library at a modern 5,000 square foot facility located on U.S. Rt. 211/522 approximately 1/2 mile east of the Town of Washington. As Table 5.8 indicates, it has a total annual circulation of 35,867 volumes, or 5.42 per capita, and serves 4,519 registered borrowers. Of the total book volumes, 75.5% are adult and 24.3% are juvenile.



**Table 5.8****Public Library Facilities-Miscellaneous Data**

	<b>1984-85</b>	<b>1992-93</b>	<b>1996-97</b>
<b>Total Book Circulation</b>	14,383	35,867	37,500
<b>Book Circulation Per Capita</b>	2.53	5.42	5.36
<b>Total Book Volumes</b>	13,379	18,278	24,750
<b>Book Volumes Per Capita</b>	2.19	2.76	3.54
<b># Certified Personnel</b>	1	1	1
<b>Full-time Personnel</b>	0	0	0
<b>Part-time Personnel</b>	3	3	3
<b>Registered Borrowers</b>	1,684	4,519	3,181

*SOURCE: Statistics of Virginia Public Libraries and Institutional Libraries, Virginia State Library*

In 1984-85, the Rappahannock County Library had the lowest operating revenue and expenditure in Planning District 9. Only Madison County had a lower percentage of local income, local per capita expenditure and total per capita expenditure for its public library.

By 1990, significant improvements in the size and variety of the circulating collection, coupled with increases in operating funds from the County, dramatically increased circulation and together brought Rappahannock County's statistics into line with those of other jurisdictions in the Planning District (see Table 5.9).

**Table 5.9****Public Library Facilities 1992-93 Revenue and Expenditures**

	<b>Rappk. County</b>	<b>Culpeper County</b>	<b>Fauquier County</b>	<b>Madison County</b>	<b>Orange County</b>
<b>Income</b>					
<b>Total</b>	\$36,834	\$106,804	\$298,686	\$33,225	\$98,391
<b>Operating Expenditures</b>					
<b>Total</b>	\$64,692	\$184,110	\$560,021	\$56,440	\$164,354
<b>Local Per Capita</b>	5.56	4.51	11.49	2.54	5.72
<b>Total Per Capita</b>	6.73	6.62	7.43	4.72	7.67
<b>% Books</b>	21.10	20.71	18.93	25.06	23.79
<b>% Salaries</b>	65.35	63.68	68.57	58.68	59.89

*SOURCE: Statistics of Virginia Public Libraries and Institutional Libraries, Virginia State Library*

## **Recreation**

With its abundance of open spaces, streams, rivers and natural areas, Rappahannock County offers numerous recreational opportunities. Primary among these are fishing, hunting, horseback riding, camping, hiking, and canoeing.

Much of the recreation in the County centers on the Shenandoah National Park that occupies approximately 31,761 acres within the County. Other popular areas are in the Rappahannock River Valley and the Thornton River between Woodville and Sperryville.

While the County does enjoy these large outdoor recreation areas, it has few community type park areas. The County' s primary recreation area of this type is the Rappahannock County Park, administered by the Rappahannock Recreational Facilities Authority, located on Route 211 east of the Town of Washington. This facility includes 2 tennis courts, a full basketball court, volleyball and horseshoe areas, playground equipment, and a shelter with picnic tables, barbecue grills and restrooms.

The undeveloped, open nature of the landscape in the County offers endless opportunity for outdoor recreation, including riding, hiking, swimming and canoeing.

Other recreational facilities are available to County residents on a limited basis. These include several baseball and soccer fields (including Stuart Field in Amisville), a gymnasium with four basketball goals and "practice" running track at the Rappahannock High School; and two baseball fields, two outside basketball goals, and gymnasium with two basketball goals at the elementary school.

Additionally, the local Fire & Rescue Department' s Halls often serve as the hubs of a variety of recreational, entertainment, and civic functions. Athletic events, carnivals, dances, craft shows, charity dinners or other events occur with great regularity at each of these facilities.

## **Youth and Elderly**

Historically, activities for youth and the elderly have been provided through the County's extensive network of schools, churches, local volunteer Fire Halls and other venues. In addition, the County supports the Rappahannock Athletic Association and Rappahannock Soccer League that provide organized baseball and soccer league play for youngsters.

The Rappahannock-Rapidan Community Services Board provides services to the County's elderly population through meals-on-wheels and an on-site meal program currently offered at Trinity Episcopal Church in Washington.

## **Fire and Rescue**

There are presently seven volunteer fire and rescue squads, Chester Gap, Flint Hill, Amisville, Washington and Castleton; Sperryville has separate fire and rescue squads. These groups utilize more than 130 volunteers and provide the County with coverage for emergency rescue and fire service.

## Police Protection

The County's police protection is furnished by the Rappahannock County Sheriff's Department. As Table 5.10 indicates, Rappahannock County's crime rate was substantially lower than that for the State from 1987-1996. The crime rate per 100,000 has been decreasing, possibly as a result of an increase in police staffing. Since 1980, the County's Sheriff Department has increased from five full-time officers to its current staff of one Sheriff, six full-time Deputies, two part-time Deputies, five full-time Correctional Officers and five full-time dispatchers.

**Table 5.10**  
**Crime Statistics 1990-2002**

	1990	2002
<b>Motor Vehicle Theft</b>	5	0
<b>Larceny</b>	54	28
<b>Burglary</b>	25	9
<b>Aggravated Assault</b>	5	1
<b>Robbery</b>	1	1
<b>Forcible Rape</b>	2	1
<b>Murder &amp; Non-Negligent Manslaughter</b>	0	0
<b>Total Crime Index</b>	92	70
<b>Crime Rate Per 100,000</b>	1,389	1,014
<b>State of VA Crime Rate Per 100,000</b>	4,440	-
<b>% Cleared Locally</b>	28.26	-
<b>% Cleared State</b>	26.39	-
<b>% Cleared PD9</b>	37.80	-
<b>Adult Arrests</b>	202	-
<b>Juvenile Arrests</b>	12	-

SOURCE: *Crime in Virginia*, Uniform Crime Reporting Section, Dept. of State Police.

- Data Unavailable

The County has purchased access to one juvenile detention bed in a regional detention facility currently under construction in Loudoun County near Leesburg. This will provide increasingly needed space to house juvenile offenders from Rappahannock, who currently are transported by Rappahannock County Sheriff's Office personnel to a variety of facilities throughout the State as space may be available.

The Rappahannock County Jail currently houses both male and female detainees and has a rated capacity of seven, with an average census of 16 to 18

prisoners. The "rated capacity" recognizes individual cells while Rappahannock, like most facilities, double or triple-bunk cells depending upon their size. Both the Jail and Sheriff' s Office spaces will need support space in the coming years.

## **Courts & Criminal Justice**

The County is part of the 20th Circuit & Judicial Districts of Virginia, partnered with Loudoun and Fauquier Counties in the provision of criminal justice services.

The General District, the Juvenile & Domestic Relations, and Circuit Courts currently utilize the same courtroom, located in the upstairs of the Rappahannock County Courthouse. The General District Court Clerk maintains offices on the first floor of the Courthouse, along with Court Services personnel for the Juvenile & Domestic Relations Court.

The Clerk of the Rappahannock Circuit Court and other Circuit Court personnel are housed in a separate building located immediately adjacent to the Courthouse, which also serves as the repository for Circuit Court records and all other court records, instruments, etc.

## **Medical Services**

Rappahannock is a part of the Rappahannock-Rapidan Health District that serves Fauquier, Culpeper, Madison, and Orange Counties as well as Rappahannock. The District provides preventative health and diagnostic services, immunization, communicable disease control and environmental health services including issuance of well and septic system permits.

The Health District is also a partner in providing space and support for the Rappahannock Free Clinic and Healthy Families, both programs to improve health services in the community.

While no hospitals are located within Rappahannock County, three are nearby and serve the citizens of the County. In Front Royal, Warren Memorial Hospital, a part of the Valley Health System of Winchester, has 111 licensed general short-term and 120 long-term beds. The Fauquier Hospital in Warrenton has 86 beds while Culpeper Regional Hospital contains 96 beds. Although none of these community hospitals operates at or near full capacity, each has upgraded the physical facility and added consumer-oriented services such as women' s health care units and ambulatory care services. In hospitals throughout the Commonwealth, there is centralization of services and practices; this trend has resulted in recent affiliations of community hospitals with larger regional medical centers; this has occurred with Warren Memorial Hospital.

Located in the Town of Washington is the Rappahannock County Health Department. The services of the health department include treatment and advice on communicable diseases and family planning. In 2002, a satellite clinic of the Fauquier Free Clinic opened for eligible citizens of Rappahannock. The services are offered on the first, third, and fifth Wednesday evenings and include limited acute care and long-term management of chronic disorders.

The County is served by two private physician practices. The Rappahannock Medical Center is located in Washington; the physician and staff provide general medical services and counseling. This medical center provides pharmacy services for the county. On Route 211 between Washington and Sperryville, Mountainside Medicine provides similar services as the medical center in Washington. Citizens also seek medical care from physicians who have privileges with the hospitals noted above.

The County has several certified therapists who provide healing arts therapies that are complementary to or alternatives to traditional medicine.

## **Public Utilities**

Public utilities are generally provided by local governments or a public or private corporation under a type of franchise. Such utilities are regulated by government and provide basic essential services or products to the general public.

These utilities are greatly responsible for the present developed form of the County and the form that it might assume in the future. To a large degree, the availability of these services will dictate the extent to which Rappahannock can develop and in which directions growth can occur.

A description of the County' s public utilities is presented below in the following areas: public water, public wastewater, electric and gas, and solid waste disposal.

**Map No. 12: Public Facilities** shows the approximate locations of these utilities.

Currently, there are no public water systems in Rappahannock County, excepting that which serves the Town of Washington. Water in the villages of Sperryville, Amissville, Flint Hill, Woodville and Chester Gap is supplied by individual wells. Rappahannock Lakes Subdivision, Wakefield Country Day School, and the Rappahannock Elementary and High Schools have "public" water systems that supply the individual sites. These water systems are generally wells that, due to the institutional nature of the users, are classified as public within Health Department regulations.

The village of Sperryville has the County' s only public wastewater treatment facility. The system includes 131 on-lot septic tanks with effluent wet well pumps and approximately 27,090 linear feet of low-pressure sewer pipeline. The wastewater treatment plant, which is located on and discharges to the Thornton River, includes two packaged plant treatment units with a 55,000-gallon/day capacity. In addition to this public system, a small treatment plant is located at Aileen, Inc. in Flint Hill. This facility, when in operation, has an average daily flow of 1,500 gallons per day.

The Rappahannock Electric Cooperative and Allegheny Power furnish electric power to Rappahannock. Transmission lines in the County are 34.5 KV' s that feed various substations. Power is transformed to 1.5 KV' s for home usage.

Telephone service is provided by both the Verizon of Virginia through the Culpeper office and by Sprint from their Charlottesville offices.

Piped natural gas is not available in the County. However, gas is available and primarily supplied by the Bottled Gas Corporation of Virginia, Quarles Petroleum, Amerigas, and the Pyrofax Corporation.

## **Solid Waste Disposal**

Rappahannock County purchased an approximately one hundred (100) acre property in 1987 to serve its long-term trash disposal needs. It subsequently constructed and commenced operating a new landfill facility on this site northeast of the village of Amissville on State Rt. 639 in October of 1988, with an initial disposal cell of two and one-half acres. Since that time, an additional cell of one acre was built (1991-92) and a third cell of just over four acres was completed in 1995. Planning is currently underway for the post-2007 period when the current cell will be completed. Options under study include construction of a new disposal cell and the trucking of waste to adjacent jurisdictions for final disposal in private municipal solid waste landfill facilities. A public convenience site for the disposal of household trash is currently located on Rt. 622, Rock Mills Rd., called the Flatwoods Refuse and Recycling Center. At this facility, as well as at the landfill facility itself, residents may take their household trash and recyclables for disposal.

## **Capital Improvements**

In the coming five years, Rappahannock County will face several challenges with regard to capital improvements.

General government and court functions are operating currently with no excess office, storage, or hearing rooms available. The need in the coming years for a second courtroom, coupled with the needs for expanded office space for general government administration, make office space acquisition imperative. In addition, the County currently leases almost 2,500 square feet of office space that, long-term, it would be in their financial best interests to replace with owned space. It will be necessary for the County to acquire through conversion of existing space, or construction of new space, approximately 2,000 square feet of multi-use office area. Immediate prospects in this area center on the adaptive re-use of the Old Town Hall building acquired by the County in 1991 and currently rented on a month-to-month basis by a local theater group. In addition, the County is currently in discussions with the Town of Washington on purchasing 3-6 acres of property owned by the Town located immediately adjacent to the County's courthouse property. Acquisition of this property, with appropriate zoning, will allow the County to pursue its office needs within the Town of Washington at the governmental core services location.

## **Transportation**

The transportation network of an area has a very definite influence on the physical environment, the arrangement and relationship of land uses, and the value of property. Therefore, as growth decisions are made, it is important that the transportation network be carefully considered.

## **Primary Highways**

Three primary highways that provide good access to major points traverse Rappahannock County. East-west U. S. Route 211 or Lee Highway is a four-lane facility to the Village of Sperryville and connects with Interstate 81 at New Market twenty-four miles to the west and to Washington, DC, sixty-five miles to the northeast. This highway also provides direct access to U. S. Route 29 at Warrenton and Interstate 66 at Gainesville (via Rt. 29).

U. S. Route 522, the Zachary Taylor Highway, crosses the County in a north-south direction. Seven miles to the north it connects with Interstate 66 at Front Royal, and nineteen miles from the County line it connects with Interstate 81 at Middletown, near Winchester. Ten miles to the southeast at Culpeper, this highway connects with both U. S. Routes 15 and 29.

State primary Route 231, the F.T.Valley Road runs from U. S. 522 near Sperryville south to U. S. Route 29 at Madison, Virginia, and then continues onward to Interstate 64 near Charlottesville.

Overall, there is a total of 57 miles of primary roadway within Rappahannock County. This accounts for approximately 21% of the total public road mileage in the County.

While not strictly a transportation issue, the Virginia Department of Transportation is currently relocating its main headquarters/shop facility from the Town of Washington to a site adjacent to the Flatwoods Refuse and Recycling Center just off Rt. 622 Rock Mills Rd. The impact of the facility on the area, while not perhaps great, must nevertheless be kept in mind when making road improvement or alteration decisions.

## **Secondary Roadways**

The majority of the roadways in Rappahannock County are secondary and provide a link between the County' s major roadway network and the rural residential and farm areas. The responsibility for maintaining and servicing these roads falls to the Virginia Department of Transportation.

As of January 1990, there were 218 miles of secondary roads in Rappahannock County. Of this total mileage, 174 miles or 80% had a hard or all-weather surface. Approximately 34 miles or 16% of the total mileage had a light surface while 9 miles or 4% were unsurfaced (see Table 5.12). As based on the following criteria:

Hard Surface - generally graded, drained and paved or treated;

All Weather - generally untreated surfaced, but of sufficient stability to ensure all-weather performance;

Light Surface - generally an untreated surface that is of insufficient quality to ensure all-weather performance;

Unsurfaced - generally an unimproved roadway that has not been graded, drained, or surfaced.

The secondary roadway traffic volumes in Rappahannock County can be described as light with over 50% of the secondary road mileage carrying less than 76 vehicles per day.

## Traffic Volumes

In 2002 the highest volume of vehicular traffic in the County was on U.S. Route 211 from Business Route 211 east of Washington to Route 522 Massie's Corner with an annual average daily traffic of 6,100 vehicles per day. Overall, Route 211 is the heaviest traveled road in the County and has experienced a considerable increase in traffic since 1981.

Table 5.11 provides a breakdown of the traffic volumes on the County's primary highways between 1996 and 2002.

**Table 5.11**  
**Primary Roadway Traffic Volumes 1996-2002**

Route	From	To	Vehicles Per Day		% Change
			1996	2002	
<b>211</b>	Culpeper County line	Rt. 522 (Massie's Corner)	5,100	5,200	1.9
	Rt. 522 (Massie's Corner)	Rt. 211 Business (East of Washington)	5,600	6,100	8.9
	Rt. 211 Business (East of Washington)	Rt. 211 Business (South of Washington)	5,100	5,200	1.9
	Rt. 211 Business (South of Washington)	Rt. 522 Sperryville	5,100	5,300	3.9
<b>231</b>	Rt. 670 near Criglersville *Madison County line	Rt. 522 (South of Sperryville)	1,700	1,500*	-11.7
<b>522</b>	Rt. 641 Flint Hill	Rt. 211 (Massie's Corner)	2,900	3,100	6.9
	Rt. 211 Sperryville	Rt. 231 (South of Sperryville)	3,500	3,700	5.7
	Rt. 231 at Sperryville	Rt. 618 at Woodville	2,100	2,100	-
	Rt. 618 at Woodville	Rt. 707 at Boston **Culpeper County line (2002)	3,700	2,200**	-40

SOURCE: Virginia Department of Transportation



**Table 5.12**

**Secondary Roadway Surface Conditions 1996**

	<b>Hard Surface Miles</b>	<b>All Weather Surface Miles</b>	<b>Light Surface Miles</b>	<b>Unsurfaced Miles</b>	<b>Total Miles</b>
<b>Total Miles</b>	111.60	67.76	36.24	2.75	218.35

*SOURCE: Virginia Department of Transportation*

**Commuting Patterns**

An insight of the degree to which the residents of a particular place are dependent on other areas for their employment can be developed from commuting statistics. Generally, increasing out-commuting from an area suggests a lack or imbalance of local employment opportunities.

Between 1970 and 1980, out-commuting from Rappahannock County increased 86.3% from 746 to 1,390 persons, while in-commuting increased 108% from 205 to 427. This results in a total out-commuting increase of 78% from 541 in 1970 to 963 in 1980.

Although there are no public airports in Rappahannock County, several are located nearby. Major airline service is available at both Dulles International Airport, located approximately 70 miles from the County and Reagan National Airport in Arlington. Several other small airports are located nearby. These include the Winchester Airport, Front Royal-Warren Airport, Luray Caverns Airport, Manassas Airport, and Culpeper Municipal Airport. A few private landing strips exist in the County providing local citizens with opportunities to use air transportation.

There are no railroad lines that serve Rappahannock County. Freight rail service is provided to Front Royal by the Southern Railroad and the Norfolk Southern Railroad Companies. Norfolk Southern also serves Luray. A main line of the Southern Railroad traverses Culpeper County. Freight service, as well as limited Amtrak Passenger service, is available in Washington, D.C. and Culpeper. Rappahannock County citizens can access regional commuter train service through the Virginia Railway Express (VRE). The train platform is located at Broad Run (near Manassas); there is a large commuter car lot available also.

While no long-distance bus lines serve Rappahannock County, the Trailways Bus Line does offer frequent service to and from Culpeper and Warrenton.

**Rappahannock-Rapidan Regional Labor Force Study**

The Rappahannock-Rapidan Regional Commission (RRRC) and the Rappahannock-Rapidan Regional Partnership contracted with the Center for Survey Research (CSR) of the University of Virginia to conduct a labor force study of the five county region including Rappahannock (other counties were Fauquier, Madison,

Culpeper and Orange). The survey's purpose is to supplement information available from Census 2000 and other official sources with more detailed and current information regarding the region's labor force, with special emphasis on the characteristics of those residents who commute long distances to work outside the region.

The survey was conducted by telephone in late March and early April of 2003. CSR completed 1,408 interviews with residents of the five Virginia counties that make up the region: Culpeper, Fauquier, Madison, Orange, and Rappahannock. Sufficient interviews were completed in each county to allow for valid comparisons between them.

Each respondent was asked a series of questions about the general characteristics of the household, as well as questions about their employment status, work and training experience and commuting behavior. A unique feature of the questionnaire is its use of respondents as "informants", meaning the primary respondent was further asked many of the same questions about other household members who were of working age. This strategy allowed us to capture data on a total of 2,691 persons aged 16 and up, of whom 1,703 were full or part-time workers. This not only increased our sample size in a cost-effective manner, it avoided some sources of potential sampling bias by obtaining information on persons unlikely to answer the phone or unlikely to cooperate by completing the survey.

This sample size is more than adequate to provide a broad overview of the Rappahannock-Rapidan region, as well as real differences between the areas that comprise it.

Of the region's population aged 16 or older, 72.9% are in the labor force, and 62% of the labor force are employed by private-sector companies. One in five workers (20%) report an affiliation with construction or manufacturing. But the service industries, including retail, education, healthcare or social assistance, and hospitality or other services account for the largest portion of the workforce (40.2%). The average worker works 43.5 hours per week and the median for earnings from a worker's primary job is \$37,800.

Across the region, 13.6% of employed workers were actively seeking another job at the time of the interview. These job seekers are more likely to be younger, with a moderate level of education. They are most likely working part-time now and are most often male.

About 20% of the region's residents have moved to the region within the last 5 years. Most of the recent movers to the region came either from states other than Virginia, Maryland, or DC (31.4%), or from the Northern Virginia area (22.9%).

Workers from the different areas that make up the Rappahannock-Rapidan region report noteworthy differences in their characteristics. Fauquier County workers report the highest job incomes, with a median of \$43,200 from their primary job, while Madison County workers have the lowest median earnings at \$31,500. Madison County workers are also more likely to be paid an hourly wage. This may be a reflection of educational attainment. Nearly 20% of Madison workers do not have a high school diploma, while over 40% of Fauquier workers have a bachelor's degree or higher.

Workers in Fauquier County are more likely to have a job requiring a specific degree or certification and to have gotten more training while on the job. Interest in future training is expressed by 45.6% of the workers regionally and is especially strong in Rappahannock (57.1%). Though less prevalent, it is still strong in Orange where 39.1% of workers say they would like to get more training because they want to change career or occupation.

In a region where only 3.2% of workers are affiliated with agriculture, forestry, hunting or fishing industries, Madison stands out with over 10%. Orange and Madison lead the region in the percent employed in manufacturing industries, while Fauquier has over 40% of the region's professional, scientific and technical industry workers.

As in most parts of the United States, the vast majority of workers in the region (85.6%) drive themselves (alone) directly to work each day. And they spend significant time in the car. The average commute time is 35.5 minutes, with half of commuters spending more than 30 minutes traveling one way. More than 22% of workers in Rappahannock have a one-way trip of more than an hour.

The Census definition of *commuter* is a person who works in a county other than the one in which he or she resides. This study adds that the worker journeys 30 minutes or more (one way) to work.

Commuters are drawn from all age groups, but are more likely to be male, full-time workers. They are more likely to have a specific degree or certification, have a significantly higher income and are more likely to have received company-provided training. Over 1/3 of commuters are commuting to Northern Virginia locations. Only 13.5% of them are staying within the region. Commuters were split in their feelings between disliking their commute and finding some benefits to it. Many cited liking their jobs and the opportunity for better pay and benefits as positives. Time was almost universally mentioned as a negative, leading 28.7% of respondents to be willing to take a job closer to home even if it meant taking a pay cut. More than half of Fauquier and Madison commuters would at least consider it.

Dislike of commuting is very much a function of the worker's commuting destination. Forty percent of those who dislike their commute are going to Fairfax County, Fairfax City or the Falls Church area. Commuters to the Prince William and Manassas area make up another 22.9% of those who say they dislike commuting. Dislike of commuting is clearly not a product of distance alone, but of congestion in the journey to work as well.

Significant numbers of commuters have at least heard of or would consider using such innovations as the Trans Dominion Express line and the proposed Virginia Railway Express station in Bealeton.

The results of this labor force survey are rich and far more detailed than can be summarized here. These results are offered in the hope that they will serve the varied planning needs of economic development organizations, transportation planners, public officials and private industry throughout the Rappahannock-Rapidan region, now and in the future.

A complete copy of the survey is available from the RRRRC in Culpeper.