

CHAPTER SEVEN

FUTURE LAND USE PLAN

The Future Land Use Plan is that section of the Rappahannock County Comprehensive Plan that is intended to bring into focus all of the diverse parts of the plan.

Natural Resources

Rappahannock County's primary natural resources include the Blue Ridge Mountains, extensive woodland and open space and abundant supplies of clean water and air. In order to protect and maintain areas of critical environmental importance, the County should create conservation areas designed to: 1) protect upland stream valleys, ridgetops, and mountain slopes especially above 25% grade, from excessive development; 2) protect watersheds in order to preserve water resources, water quality and prevent flooding and soil erosion through appropriate land use controls; 3) protect floodplain areas by maintaining 100-year flood boundaries on the Hazel, Hughes, Thornton, North Fork Thornton, Piney, Rush, Covington, Jordan and Rappahannock Rivers; 4) protect the fringe area and viewshed of the Shenandoah National Park from excessive development; and, 5) protect the headwaters of the Rappahannock River both for its own sake and due to its importance as a vital regional water supply.

Agriculture

The maintenance and protection of agricultural activities in Rappahannock County is critical from both an economic and land use standpoint. The continued economic viability of farming operations in the County is generally a private enterprise function since few opportunities exist for local government to support or contribute to actual farm operations. Consequently, the number of active farms, the amount of acreage, and the number of persons employed in agriculture are factors beyond the influence of the County. However, some policies are available, namely, land use value taxation and agricultural and forestal districts, both of which offer a financial savings to farm operators. Also, County awareness of the array of federal and state programs available to individual farms can be of some help, as can the County's support for the various scenic and conservation easement programs.

The County should actively engage with landowners to foster and support the use of Best Management Practices in agricultural and forest activities.

Local government influence over local land use decisions is somewhat more extensive. The location of prime and important farmlands in the County and their general protection is of importance to the horticultural and agricultural base of the

County. An attempt should be made to preserve those large tracts of agriculturally productive lands by encouraging residential, commercial, or public facilities to be located in the County' s major villages or settlements.

Economic Development

The future location of commercial, industrial or related activities in Rappahannock County should be encouraged since they will be of great importance to the overall future pattern of development of the County. Since economic activities are largely influenced by transportation access, adequate utilities and available sites, the location of these activities in and around village areas is important. Commercial strip development along the major highways and between the villages should be restricted. Only one area in the County, Lee Highway between the old Toll House and the intersection of Route 622 (Rock Mills Road), is experiencing a mixture of commercial, public facility and residential development. This area should be used as a focal point for future economic and public facility activities provided that adequate road access is maintained.

Residential Development

The rate of population growth, the trend towards smaller households and the desire for replacement and vacation or weekend housing will mean an increasing demand for housing construction or rehabilitation in the future. Where this housing growth occurs will be, in part, a result of incentives and regulations set forth by the County and Town of Washington.

A review of the existing land use patterns indicates that residential development is either of low or medium density. When considering areas of building suitability as well as public utilities and transportation, low-density residential development is appropriate in the conservation and agricultural areas, while medium density development should be focused in or around the County' s villages.

In view of the County's increasing demographic shift towards the elderly, and the likelihood that this trend will continue and intensify in the years ahead, consideration should be given towards allowing a broader array of housing opportunities. While holding to the principle that residential development at higher densities should be kept in the village areas, some opportunities for higher density, perhaps age-restricted housing seems appropriate for these areas.

Historic Preservation

The unique cultural and historical nature of Rappahannock County is an asset that should be maintained and encouraged. Presently, the County and Town have multiple properties and two areas recorded as significant on the Virginia Landmarks Register and National Register of Historic Places. A cooperative research program between the County and Town, the Virginia Department of Historic Resources and local groups has resulted in a historic properties survey. Additional effort should be

expended to explore the creation of rural historic districts, and in pursuit of the findings contained in that survey report.

Community Facilities

The location of future community facility or utility expansion is of utmost importance to the future development of the County because community facilities and utilities are essentially generators of other activities. With the exception of the County' s two schools and the Castleton Volunteer Fire and Rescue Department, community facilities are located in the County' s villages, with most of these facilities in the Town of Washington. The County has two publicly-owned properties that may be disposed of: the old Scrabble School, of approximately three acres, and the former Aileen property near Flint Hill, of approximately 30 acres.

A review of future community facility requirements as developed by County groups is listed below:

1. **School Board:**

Expansion of existing facilities at the High School has recently been completed, as has expansion of athletic fields at the Elementary School for joint use by both schools. Consideration is currently being given to other athletic facility improvements, including a track and other facilities. Significant investments in replacement roofing and other retrofitting measures will be required by both schools over the coming five years.

2. **Water and Sewer Authority:**

The Sperryville Sewage Treatment Plant System was completed in January 1987. No significant capital projects are anticipated over the coming five years.

3. **Library Board:**

Upgrade services by expanding book storage space, to perhaps include the construction of an "annex" building on existing Library property for book and other storage.

4. **Solid Waste Disposal:**

Solid waste is disposed of in a County owned and operated sanitary landfill facility on Weaver Road (Rt. 639) in Amisville. The public currently may dispose of household trash either at the Landfill facility, or at the Flatwoods refuse and recycling Center, located just off Rock Mills Rd. approximately 1/2 mile south of its intersection with Lee Highway. Both facilities offer convenient drop-off of household trash and recyclables. The current disposal "cell" at the landfill facility is likely to reach capacity in less than three years. The County is currently evaluating its options for construction of a fourth cell at the facility, or disposal of trash at a facility outside of the County.

5. **Fire and Rescue Services:**

Fire and rescue services are currently provided on an all-volunteer basis by seven separate locally based private non-profit organizations. Five provide fire and rescue services, one just fire service, and one only rescue service. The full-service companies are Washington Volunteer Fire and Rescue, Flint Hill Volunteer Fire and Rescue, Castleton Volunteer Fire and Rescue, Amisville Volunteer Fire and Rescue, and Chester Gap Volunteer Fire and Rescue. The latter two companies have a substantial amount of their service areas in the neighboring counties of Culpeper and Warren, respectively. Sperryville Fire Company and Sperryville Rescue are separate and distinct organizations. While not, strictly speaking, public facilities, the volunteer fire and rescue companies provide essential local public safety services and are publicly supported by a real- and personal-property based Fire Levy paid by taxpayers in the County. Declining levels of volunteer support make the prospect of paid responders, particularly for emergency rescue services, a very real prospect in the coming years.

6. **General Government Office Space:**

Currently, County government is housed in a mix of owned and leased space. The County is planning to purchase some Town-owned property adjacent to its existing holdings. The long-term intent of the County is to transition from leased to owned space. With existing leased space of approximately 4,000 square feet coupled with expected increased demands for Sheriff, Emergency Operations, and other space needs, the County may look to add 5-6,000 square feet in general-use office space in the coming decade.

Transportation

Roadway improvements planned in the future by the Virginia Department of Transportation are found in the County's current six-year plan for the secondary roadway system. There are no identified primary road construction projects identified in the County for the coming five years. Generally, minor secondary road projects are proposed. The completion of many of these smaller road projects is of great importance to the County.

The rural character of many of the County's secondary roads is important to the County. Roads that lack hard surfaces, or which are narrow, or which meander over the landscape, or all three, are integral parts of the fabric of the County; they are valued by both residents and the tourism element of the local economy. Secondary road improvements in the County should be evaluated with regard to this sensibility, always recognizing, however, the needs of public safety and convenience.

Some villages, expressing concern about through traffic, may be appropriate locations to consider various means of "traffic calming" that may include rumble

strips, roundabouts, pavement elevation changes, differently colored crosswalks, etc.

Regional Visioning Initiative

The Rappahannock Rapidan Regional Commission sponsored a regional visioning initiative for their member jurisdictions of Rappahannock, Fauquier, Madison, Culpeper and Orange Counties in 2001. The process took the form of five local meetings, followed by two regional meetings to combine and distill the results of the local efforts.

Perhaps uniquely in local planning experience, these efforts were citizen-driven. While local elected or appointed officials often participated, they did so as private citizens.

The meetings were facilitated by the University of Virginia Institute for Environmental Negotiation with the assistance of facilitators from the Piedmont Dispute Resolution Center. The regional visioning process was designed to:

- Build regional identity
- Increase knowledge of the common interests that link our region
- Identify the topics that are important to our region
- Develop strategies to meet the challenges and opportunities of the next twenty years
- Help identify priorities for Regional Competitiveness Act funding

The following is a summary of the results and conclusions of Rappahannock's local meeting of the Visioning process held on Tuesday, February 20, 2001 at the Rappahannock County Library near the Town of Washington attended by approximately 55 participants.

Overall Assessment

Participation in the Rappahannock County meeting illustrated one of the very strengths highlighted by its participants: that county residents are unusually active and engaged in community issues. With the lowest population in the planning district, over 55 people attended, as many as Fauquier and Orange counties. While they consider themselves ruggedly individualistic, the people of Rappahannock share a strong sense of community cohesion, high volunteerism, along with knowing and helping their neighbors. Their greatest common concern is to hold off the pressures of growth from surrounding counties.

Strengths

The three greatest strengths of Rappahannock County might be characterized as its people, its unspoiled natural scenic beauty, and the local government responsiveness to local needs. Others include:

- People of Rappahannock: individualistic, diverse talents, volunteerism, strong cohesion
- Unspoiled natural scenic beauty and open space: Blue Ridge, farms, orchards, varied vegetation, small distinct villages, Shenandoah National Park (25% of county), headwaters of 7 rivers

- Low density and population growth
- No stoplights, development, fast food stores, 7-11' s or WaMarts
- Still able to see wildlife
- 10% of county land in conservation easements
- Zoning ordinance helps preserve rural nature
- Comprehensive plan requires policies to respect rural and scenic qualities of the county
- Tax base is still farming
- Only 67 miles from Washington D.C.
- Excellent climate
- Deep history of places like the Town of Washington

Issues

The overriding issue for participants is how to protect Rappahannock from the mounting development pressures in surrounding counties, which they believe threatens its way of life, quality of community relationships, and rural culture.

- Decreasing county powers (Dillon rule and challenges to county powers)
 - Sludge ruling of Supreme Court that doesn' t allow counties to ban sludge
 - Unfunded mandates
 - Lack of tools to stop growth and development
 - Low representation in state legislature due to low population
- Inability to stop growth, and encroachment from surrounding counties.
 - Cell towers and power lines
 - VDOT trying to straighten roads
 - Threats and challenges to current zoning
 - Competing land uses
- Changing demographics
 - Aging farmer population and lack of new farms will mean end of viable county agriculture
 - Changing demands brought by newcomers
 - Changes in composite index impacts education funding from state
- Public processes like this visioning may threaten county values
- Lack of affordable housing, rentals, and housing for elderly
- Youth are moving out of county: not enough jobs, and schools don' t prepare youth for technology job market.

Opportunities

Participants felt that Rappahannock County is now at a critical turning point, where it can decide to apply measures that will protect its scenic rural character through the next decades of growth. Failure to do so will mean the loss of its way of life and other key strengths.

- Pursue Economic Development Compatible with Rural Character

- Tourism: scenic, heritage, equestrian, agri-tourism, craft-based, hunting, battlefields, Visitor' s Center (like Nelson County), Shenandoah National Park.
- Promote local villages, local crops, historical sites, and other sights
- Use county for rural retreats (church, conferences, business retreats, etc.)
- Promote and expand Fodderstack Race
- Pursue the Vermont/New Hampshire model of county-town cooperation in tourist activities, such as cross-county skiing village to village
- Jobs for the young in these recreational areas
- Market County to the outside for these tourist opportunities
- Designate Rappahannock County as the "rural, open green space of the Rappahannock-Rapidan Region", the place to grow food, have clean water, see wildlife
- Planning: take measures so county will stay rural, scenic, with agricultural and tourist economic, and viable community
 - Purchase of development rights
 - Village development planning
 - Find ways to protect open spaces other than zoning
 - Use TEA-21 grants for transportation enhancement, as in Sperryville

The subsequent meetings held in the other counties of the planning district resulted in their own conclusions as to their county's Strengths, Challenges, etc. Two regional meetings were held as follow-ups that sought to reconcile those conclusions and define a regional Vision Statement. The following represents that mutually agreed upon Vision Statement.

Vision Statement

Shared Values

In our region, we value our scenic natural setting, abundant open space and farms, numerous historic resources, the Main Streets and neighborhoods of our communities, a warm and friendly atmosphere, good jobs and a balanced economy, a quality educational system, and a modest amount of growth. We value the benefits of planning and of citizens working together through their governments to guide local and regional change.

A Summary of Our Vision

We desire that our region and communities in the future will....

- Succeed, where others have failed, in managing growth and change to preserve those characteristics that we value and seek to sustain.

We seek "places of character."

- Retain their rural and small town feel and preserve their timeless scenic resources.

We seek "places of beauty."

- Provide infrastructure for the scale and types of communities we desire.

*We seek “**places of learning.**”*

- Offer education and employment for all career levels, and preparation for all career tracks.

*We seek “**places of service.**”*

- Balance jobs and housing, tax effort and tax base.

*We seek “**places of opportunity**”*

- Find each town and county better off than today and find localities working together on those issues that can be best leveraged in common.

*We seek “**places of empowerment.**”*

What We See in Our Region Today

We see many strengths in our region and communities that make them highly desirable places to live, work and recreate. We have the best of several worlds – we are close enough to major urban centers that they are accessible yet far enough away that our communities retain their own identity. At the local level, our region offers a beautiful setting of farms, mountains and rivers, as well as traditional towns that provide services and markets. We enjoy the smaller scale of our communities where people are warm and friendly. Taxes have been low compared to neighboring localities and we have a high quality of life.

Many citizens and officials agree that our communities are now at important turning points. The single most important shared concern is the "growing pains" experienced throughout the region, and the challenges that will be brought by the next decades. Signs of sprawl are increasingly evident and this puts pressure on rural owners who want to continue farming.

Traffic is beginning to be an issue but VDOT proposals frequently raise concerns. Public service expectations are increasing as our communities grow, especially expectations for schools, recreation and water supply. As we try to address our needs through planning and zoning, we find that the state has not always granted local governments sufficient authority to achieve the kinds of controls or funds we seek.

We are beginning to find that the concerns and experiences of the counties and towns making up our region have many elements in common and we see significant potential for addressing our concerns in a coordinated way.

The Six Elements of our Regional Vision

Land Use and Growth Management

We visualize our region and our communities as consisting of “**places of character**” — rural areas that retain their character as predominantly green and open, and towns and villages that are centers for living and non-farm employment. Growth is effectively managed while a hard edge between urban and rural places is maintained. All major arteries, such as Routes 29, 15, 28, 17, and 3, will have a more urban character near towns and cities but will protect the area's natural resources and will remain rural for most of their length. To successfully manage growth and land use to achieve this vision, our region and communities will employ a range of regulatory, incentive, and financial tools to protect farmland, historical buildings and sites, and open space, while also preserving the village and town centers in each county. We visualize local governments working together with each other, with the RRRRC, and with their citizens to actively accomplish these goals.

Natural Resource Protection

We visualize our region and communities as consisting of “**places of beauty**” — vistas of rural farms, orchards, historic places and unspoiled scenic beauty, as well as protected habitats and areas of natural resources for retreat, discovery and recreation. The Blue Ridge and mountain vistas will be protected as important resources and attractions for visitors, along with the region's rivers, forests, open space and working farmland. Our piedmont soils will be cultivated with practices that sustain their rich productivity and our mineral resources are sensitively managed. Our region's rivers and streams will be kept clean and managed in a comprehensive way that both protects recreational uses and provides ample clean water for our communities and those downstream. Our groundwater resources will be managed to ensure clean water, sustainable yields and protection of human health. Our air quality is excellent and will not be compromised by industry. The night sky will continue to offer excellent opportunities for stargazing, and scenic roadways will be unblemished by billboards. To successfully achieve this vision, we will use a variety of tools ranging from education, and monitoring, to regional collaboration and agreements. We visualize this being led by a combination of regional citizen groups and localities working together.

Schools and Recreation

We desire our region and communities to be “**places of learning**” with excellent education for the region's youth, and a skilled workforce that attracts clean high-technology industries to locate in the region. We desire our region to be a place that respects its diversity of race, culture, and income, and deals with its differences in an open and healthy manner - a place where communication across socio-economic levels is fostered.

We desire schools to offer academic education for all students, including high expectations for attending college, college preparatory classes, as well as career oriented job shadowing, and school-to-work programs. Continuing education programs will be coordinated through the region, and will support the region' s agricultural and rural lifestyles as well as various industries.

Outdoor recreation opportunities are diverse and abundant throughout the region and will be linked to our area's educational program. Sports and other active pursuits for diverse age groups will become increasingly available within the region.

To successfully achieve this level of service, we envision a combination of tools such as regional educational planning, incentives for private sector support, and capital expenditures for new facilities. We visualize these efforts being citizen-led and implemented by a combination of regional working groups, community nonprofit organizations, and the RRRRC and localities working together.

Utilities and Transportation

We visualize our region and communities as "**places of service**" — places where transportation and utilities supports the needs, goals, and values of the region' s communities without compromising their natural resources or aesthetic character. Multiple modes of transportation will be available to residents, including pedestrians, community busses, trains and bike routes. These systems will be simple and compatible with the scale and character of the region' s communities. Telecommunications will be readily available throughout the region, enabling entrepreneurial businesses and clean industry to develop in the communities. Water and power needs will be developed in a balanced and coordinated way for our communities in ways that do not compromise our air and water quality. To successfully manage these needs, our region will initiate collaborative and proactive long-range planning among the localities for the purpose of rationalizing the region' s infrastructure and obtaining regional funding.

Economic and Housing Opportunity

We desire our region and communities to be "**places of opportunity.**" We desire our region to boast a healthy economy that offers balanced employment opportunities ranging from high paying jobs to reduce the need for commuting, farm and forestry-related jobs, to clean industries such as tourism and high-technology, as well as jobs that can retain skilled young people. First and foremost, our region will recognize and value what is already present in the region, and nurture, sustain and promote these existing opportunities before initiating new programs for new industry. The region will seek to retain a balance between farming, tourism, small businesses, entrepreneurs, and clean industry. Care and judgment will need to be exercised to ensure that new industries are complementary and not counter-productive to existing community assets. We desire that more citizens are involved in economic development plans. We desire living wages to be offered throughout the region, and integrated housing for all socio-economic levels to be linked with areas of economic development. We desire families to be supported by sufficient daycare

services and provided community support in multiple ways, such as financial counseling and transitional housing which is considered a "stepping stone" for people moving from emergency to permanent housing. We desire low and moderate-income housing to be available and integrated throughout the region and its various communities.

Local Powers and Authority

We visualize our region and our communities as **"places of empowerment."** We envision local governments that are responsive to citizen needs and interests, that are skilled at balancing differences and which can provide leadership in planning for the future. We place great faith in planning and zoning as a means to improve our communities. We seek additional authority from the General Assembly to create and use tools that are necessary to plan and to finance local government services. We recognize that as a region we share many challenges and that if we speak with one voice we are more likely to succeed than if each county and town goes it alone.

Implementation Recommendations

Participants in the Rappahannock-Rapidan Regional Visioning Process were asked to identify measures that they judged would best lead to the realization of the above Vision Statement. Ideas were generated in both the county and the regional meetings. The ideas drawing the most support in each discussion group, or ideas which discussion group participants felt should be addressed first, are listed below. Those with an asterisk (*) are the measures nominated at the second regional meeting for being priorities. A full list of the proposed measures is available from the RRRC. Building on this list of measures, the Rappahannock-Rapidan Regional Commission is urged to develop and adopt a Regional Vision Implementation Plan.

Citizens participating in the RRRC Visioning Process urge the following actions:

Land Use and Growth Management

- Localities will participate in regional strategy meetings to share information, to establish common definitions, to coordinate comprehensive planning, to coordinate zoning, to undertake other mutual actions to educate themselves and to become politically active. *
- Localities will work together to develop a regional future land use plan, including a regional greenway plan connecting historic places and sites. Local governments will embrace the regional land use plan. Localities will create guidelines for development, develop watershed protection tools, and encourage infill. *
- A regional planning academy will be established to educate the public and create citizen leaders. The academy will encourage citizens to become actively engaged and to provide input to public decision-making. *
- Regional historic districts, as well as historic town districts will be established, while providing towns or other designated growth areas room to grow.

- Adherence to comprehensive plans will be the norm, and ordinances and local guidelines to enforce these plans will be enacted.
- Agriculture will be supported as a key feature of the region through
 - Zoning that supports agriculture.
 - A regional program for the purchase of development rights (PDRs) and open space easements.
 - Support for future farmers in school curricula.
 - Funding for Best Management Practices.
 - Assistance to farmers with identifying, developing and marketing their niche products.
 - A regional farmers market that provides active local support for local farmers.
 - Ag/Forestral districts in every county in the region.
 - Methods of raising revenue that are alternative to the real estate tax, which is seen as harmful to agriculture.
- The RRRRC will ensure regular media coverage and education about upcoming regional developments.

Natural Resources Protection

- The RRRRC will take the initiative to address this vision and engage appropriate local and state officials in the process so that they might effectively represent the region in resource protection and management issues. *
- An inventory will be made of existing natural areas including forests, open spaces, unique habitats and riparian corridors as a first step in developing a green infrastructure plan. *
- A green infrastructure plan will be developed to address watershed protection, provide continuity for wildlife habitat, link significant natural resource nodes, preserve open space, and facilitate storm water management. *
- Localities will reach regional agreements about natural resource protection issues.
- A dedicated state and local funding for natural resource protection will be secured.
- Much of Rappahannock and Madison Counties and portions of other counties will be recognized as important "green spaces."
- The region' s rivers will be monitored for development activity and recreational uses.
- Educational efforts will address the public of all ages about natural resource protection issues and the value of scenic property.

Schools and Recreation

- Schools will provide education that meets the needs of the region, including excellent academic and college preparatory courses, job shadowing, school-

- to-work programs, training for high-tech jobs, and vocational training programs. *
- Regional education forums and summits will be developed to explore mutual interests, to plan, and to initiate possible actions.
- Diverse recreational opportunities for the region will be provided, and will be explored using Community Foundations for funding new recreational facilities.

Utilities and Transportation

- The region will work assertively with VDOT to develop corridors for through-traffic that avoid significant historic and rural areas and that protect important vistas. Planning will respect local decision-making authority and incorporate all interests into the discussion. *
- Regular pro-active regional planning will be initiated for the long-term, looking at employing trains and busses for commuters, expanding options for pedestrians and cyclists. *
- Community trains, with one or two cars, and community busses will be employed to expand the transportation options available to commuters. Such a transportation system will be designed to be simple, not complex.
- Localities will work together on utility and transportation issues, to understand the federal agencies and their requirements, and to show that localities are behind regional projects.
- Localities will develop a 20-year plan for various aspects of the region' s infrastructure, including regional plans for telecommunications, water supply and funding, water and sewer, health systems, power companies, and transportation and airport development.

Economic and Housing Opportunity

- We will maximize the use of existing community assets and resources and evaluate the impact of new economic pursuits on the entire region. *
- A regional committee, linked to local committees, will be established to propose a plan and execute a program for agriculture/ forestry, heritage, tourism, and low impact industries. The plan will link the preservation of rural character and open space to economic development, historical preservation, technology, and tourism. Strong points and resources of each will be identified, promoted and marketed, including niche markets and specialty farming. *
- Various kinds of tourism will be developed including agri-tourism and heritage tourism.
- Other regions will be identified that have profited from preservation and derive lessons from their experience; we will monitor neighboring regions to determine their impacts on our region.
- Regional grants for innovative and low impact economic development projects will be sought.

- We will identify and offer incentives to encourage local entrepreneurs in the four focus areas (agriculture/forestry, heritage, tourism, and low-impact industries).
- We will identify and attract clean low-impact industries to the region to address the employment needs of residents, using a variety of incentives when necessary, providing incubators for start-up industry, and establishing telecommuting centers.
- The technology infrastructure of the region will be developed to facilitate low-impact technology companies locating in the region as a way of improving job prospects for local residents.
- Low and moderate-income housing will become integral in new developments, infill, rehabilitation projects, and will be linked to transportation and employment. *
- Housing in the region will be affordable to all socio-economic levels, and educate the public so there will no longer be a stigma associated with lower-income housing.
- Incentives, such as tax credits, for lower-income housing will be made available.
- Families will be provided with support through multiple avenues, including transitional housing and support services such as credit counseling and financial mentoring.
- Daycare will be available and daycare providers will have a minimum knowledge base.

Local Powers and Authority

- Local governments will use this Vision Statement as an on-going basis for cooperative regional actions that benefit the member jurisdictions of the RRRC. *
- The RRRC will provide publicity about regional developments and raise awareness between both the public and elected officials of significant regional issues. *
- The RRRC will continue to sponsor public meetings about regional planning with continued effort to involve a larger and more diverse audience.
- A grass-roots effort will be mobilized to make the Dillon Rule an election issue.
- Local governments will utilize the full range of planning and zoning tools currently authorized under Virginia enabling legislation
- The region will seek additional authorizations for programs such as impact fees, transfer of development rights, tax credit programs, cell tower controls, and tools for protecting agriculture and open space.
- The region will seek authorization of additional sources of local revenue and increasing the amount and predictability of state payments to local governments under various state programs for education, land conservation and transportation

- The RRRC will work with local governments to improve the ways that VDOT works with local governments and citizens in addressing transportation needs.
- The RRRC and local governments will work closely with federal and state agencies whose operations and land/facility holdings are located in the region.
- The RRRC will work with the news and other media/publications to represent the region and its vision to major audiences.