



GERMANNA-WILDERNESS AREA PLAN

December 9, 2014

WELCOME & SETTING THE STAGE

MR. JAMES K. WHITE



Numbers indicate where we are and where we are headed...

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- 24% OF WORKFORCE EMPLOYED BY GOVERNMENT
- LARGE NUMBER OF EMPLOYEES ARE IN LOWEST PAY INDUSTRIES (LESS THAN \$500/WEEK)
- RESIDENTIAL REAL ESTATE TAX FUNDS ONLY ABOUT 25% OF COST TO OPERATE COUNTY
- \$87 MILLION IN PURCHASES OUTSIDE COUNTY (EQUALS \$4.3 MILLION IN SALES TAX REVENUE "LEAKAGE")
- LOWEST PER CAPITA SALES TAX COLLECTED IN REGION (22% BELOW AREA AVERAGE: \$174 VS. \$213 EQUATES TO \$1.3 MILLION/YEAR DIFFERENCE)

More numbers define our situation...

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- 1% OF TOTAL LAND IS ZONED INDUSTRIAL/COMMERCIAL
- 63% OF LAND IN LAND-USE TAXATION/CONSERVATION EASEMENTS
- 75% OF WORKFORCE COMMUTES OUT OF COUNTY (TJPED/YOUNGER STUDY AND VEC DATA)
- COUNTY BUDGET BARELY COVERS BASIC SERVICE LEVELS VIRTUALLY NO INVESTMENTS FOR FUTURE
- FY14 FIRST BUDGET SINCE FY05 WHERE RESERVES WERE NOT USED TO BALANCE BUDGET

AND if those numbers did not grab you...

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- 46% OF STUDENTS QUALIFY FOR FREE OR REDUCED LUNCH IN OCPS (VIRGINIA DEPARTMENT OF EDUCATION, OCTOBER 31, 2012 PAGE 127 OF 189)
- 1/3 OF HOUSEHOLDS WITH A MEMBER AGE 65+ (AS OF 2010 CENSUS)
- FOR DECADES, BIRTHS IN COUNTY BARELY OUT PACE DEATHS (12 VS. 10 PER 1,000), NO NET INDIGENOUS CHANGE BASED ON THIS ROUGHLY ONE PER DAY HISTORICAL TREND
- ORANGE COUNTY IS LISTED AS "ECONOMICALLY DISTRESSED" FOR THE PURPOSE OF ADMINISTERING THE MAJOR BUSINESS FACILITY JOB TAX CREDIT FOR 2013 BY THE VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP DUE TO OUR UNEMPLOYMENT RATE

We must ask ourselves....

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**ARE WE WILLING TO PROVIDE: THE LEADERSHIP?
THE ENERGY?
THE VISION?
THE DREAMS?
THE PERSERVERENCE?
THE CONTINUNITY?
THE EFFORT?**

TO MAKE THIS HAPPEN?

GERMANNA-WILDERNESS AREA PLAN CHRONOLOGY

May 9, 2013

- Joint Meeting of BOS/EDA & PC, where a consensus was reached to create jobs and attract business investment, while maintaining a desirable quality of life for the County.

June 27, 2013

- Community meetings held to educate citizens and business owners/principles and to gauge interest in the initiative.

July 11, 2013

- McGuire Woods Consulting makes presentation regarding commercial real estate site selection.

July 27-28, 2013

- Joint Retreat of the BOS/EDA & PC, facilitated by Tyler St. Clair to begin planning for the Route 3 corridor visioning process.

August 20, 2013

- Visioning Tour to meet developers and local government staff members in other Virginia communities to learn more about growth and development.

September 10, 2013

- Creation of the Route 3 Steering Committee.

September 24, 2013

- Creation of Route 3 Visioning communication materials.

September 25, 2013

- Draper Aden Engineering presents information about public water Infrastructure.

October 24, 2013

- Inaugural meeting of the Route 3 Steering Committee.

November 7, 2013

- Quarterly Joint BOS/EDA & PC Meeting to discuss to-date activities.

December 17, 2013

- BOS adopt a new Comprehensive Plan directing the development of small area plans.

January, 2014

- Employed Spectrum Growth Solutions to conduct Master Planning Charette.

March 30-April 1, 2014

- Master Planning Charette conducted of Route 3 Study Area.

May 13, 2014 & May 14, 2014

- Master Planning Charette Report Presentation.

June 2, 2014

- Steering Committee reconvenes to begin on drafting the Germanna-Wilderness Area Plan.

November 3, 2014

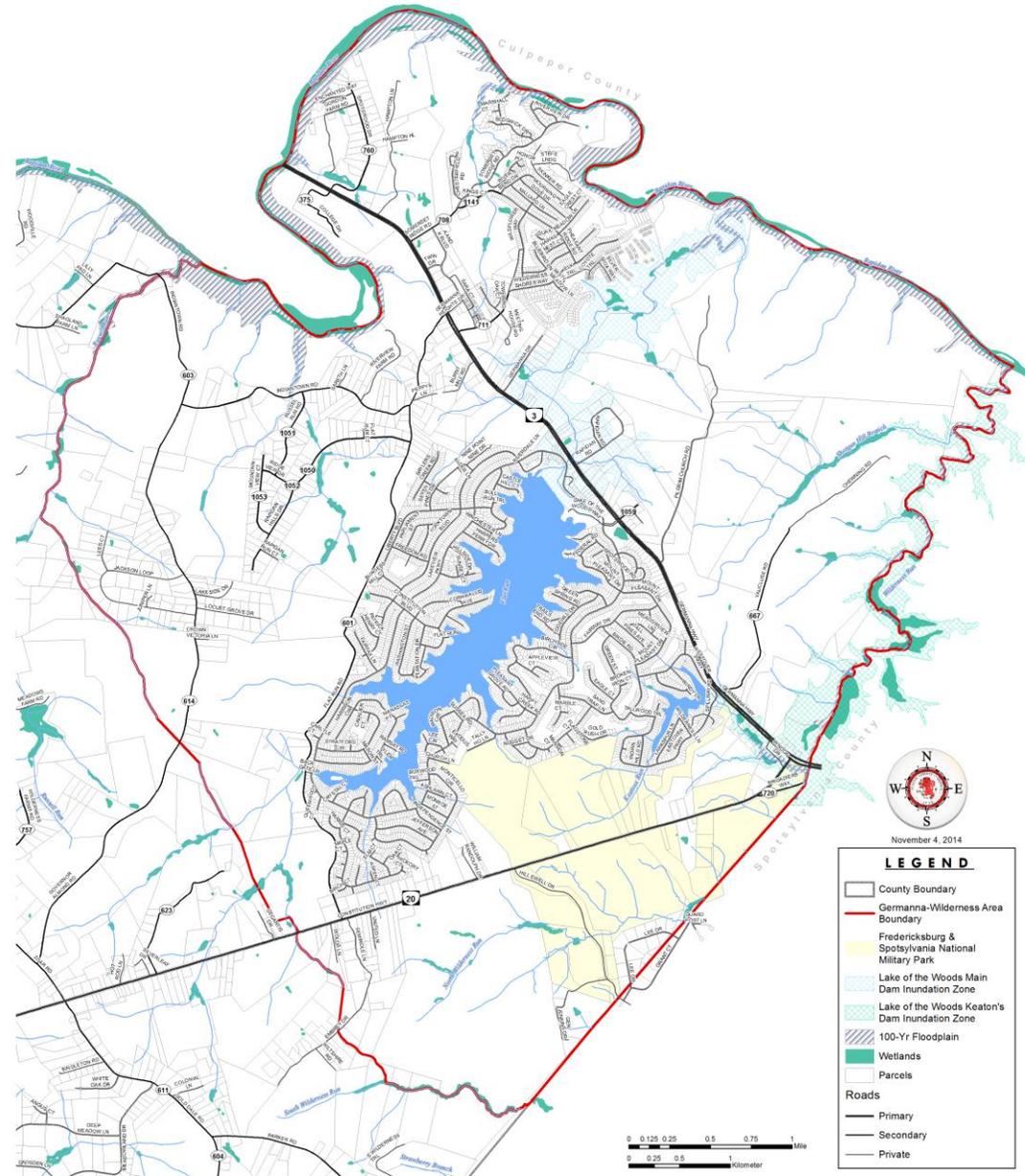
- Steering Committee finalizes a working draft of the Germanna-Wilderness Area Plan.



HOW THE PLAN WAS DEVELOPED:



DRAFT GERMANNA-WILDERNESS AREA PLAN PLANNING AREA MAP



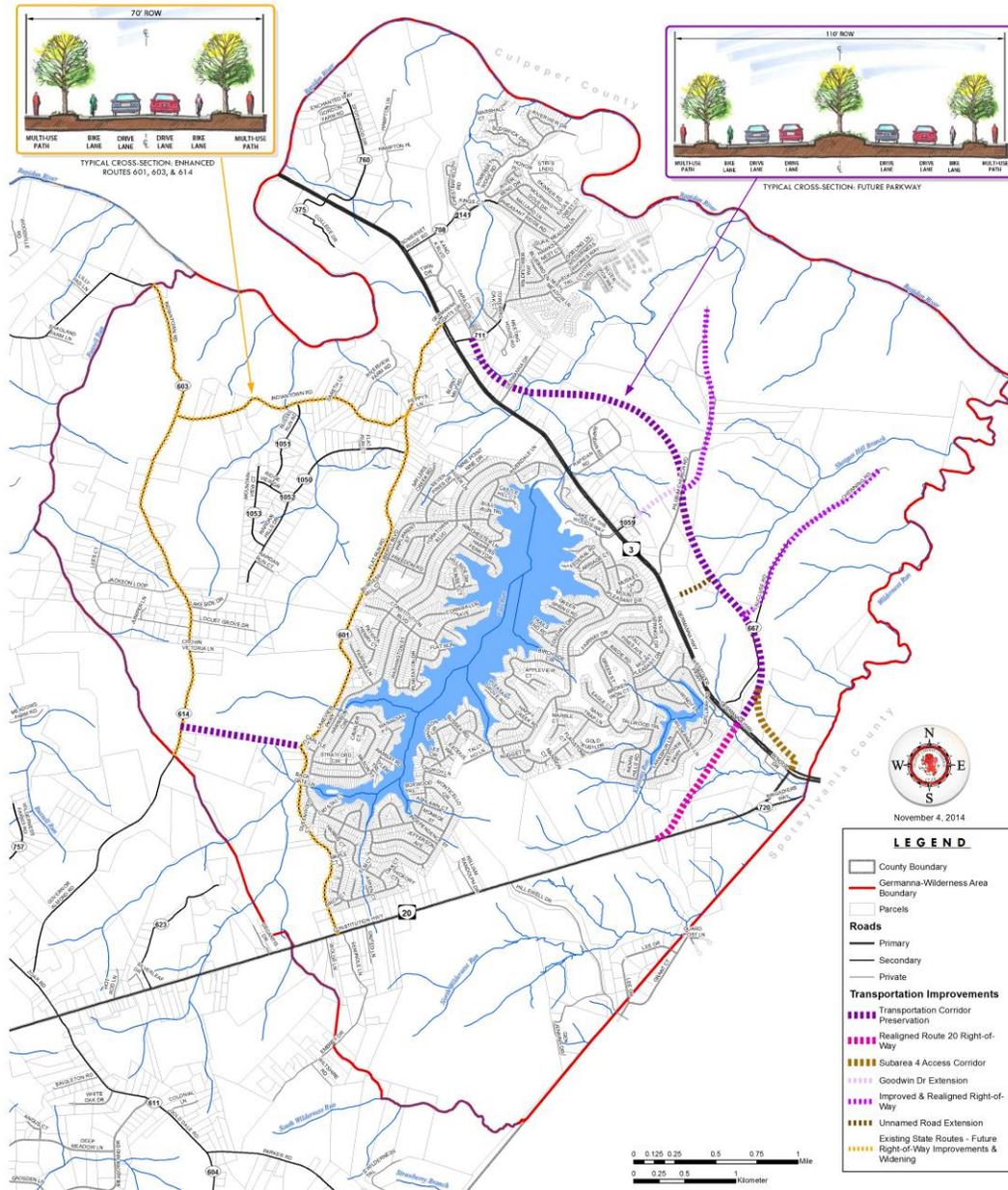
November 4, 2014

LEGEND

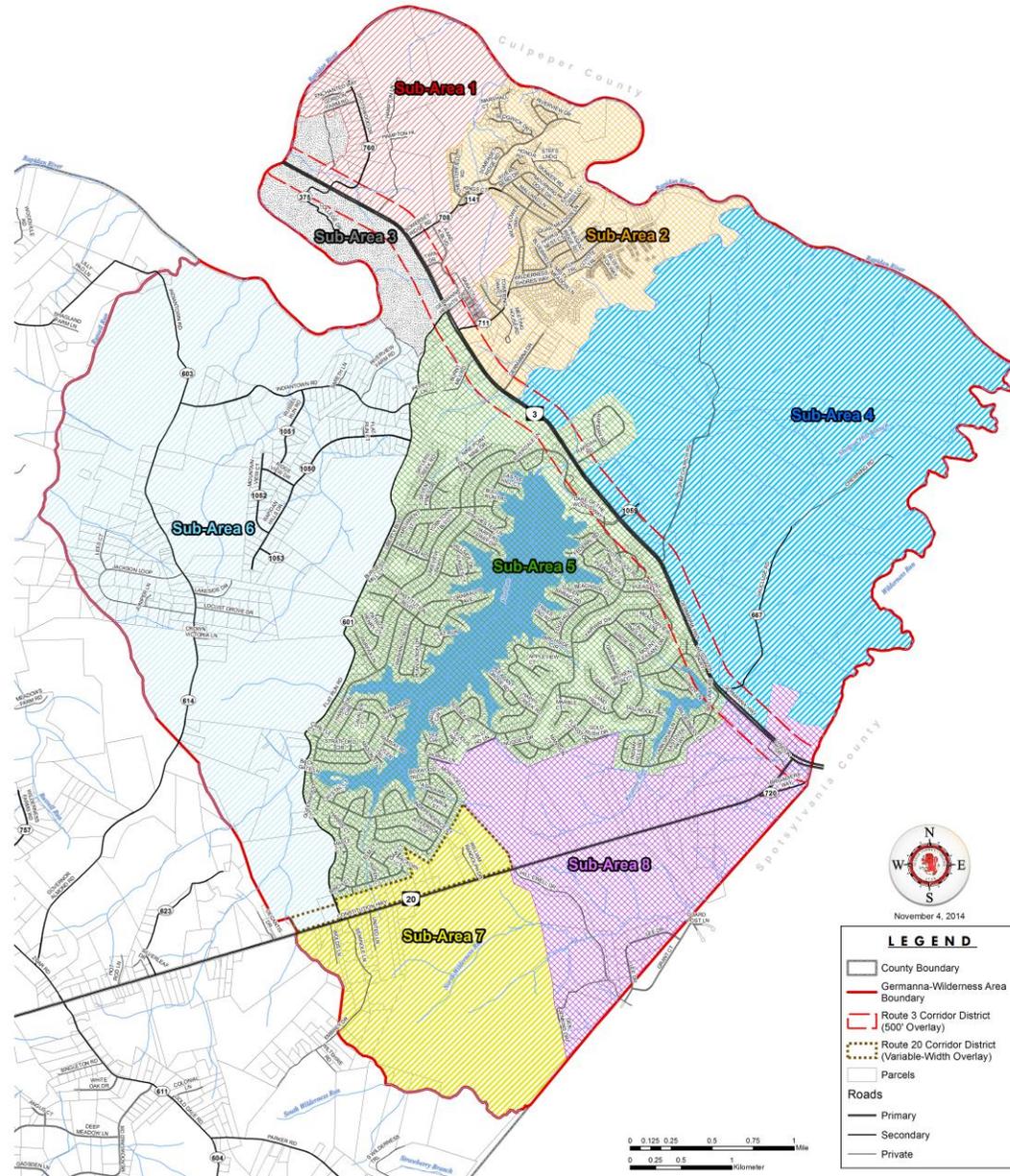
- County Boundary
- Geranna-Wilderness Area Boundary
- Fredericksburg & Spotsylvania National Military Park
- Lake of the Woods Main Dam Inundation Zone
- Lake of the Woods Kaaton's Dam Inundation Zone
- 100-Yr Floodplain
- Wetlands
- Parcels
- Roads**
- Primary
- Secondary
- Private



DRAFT GERMANNA-WILDERNESS AREA PLAN TRANSPORTATION IMPROVEMENTS MAP



DRAFT GERMANNA-WILDERNESS AREA PLAN SUBAREAS MAP



SUBAREA OVERVIEW

MR. R. BRYAN DAVID



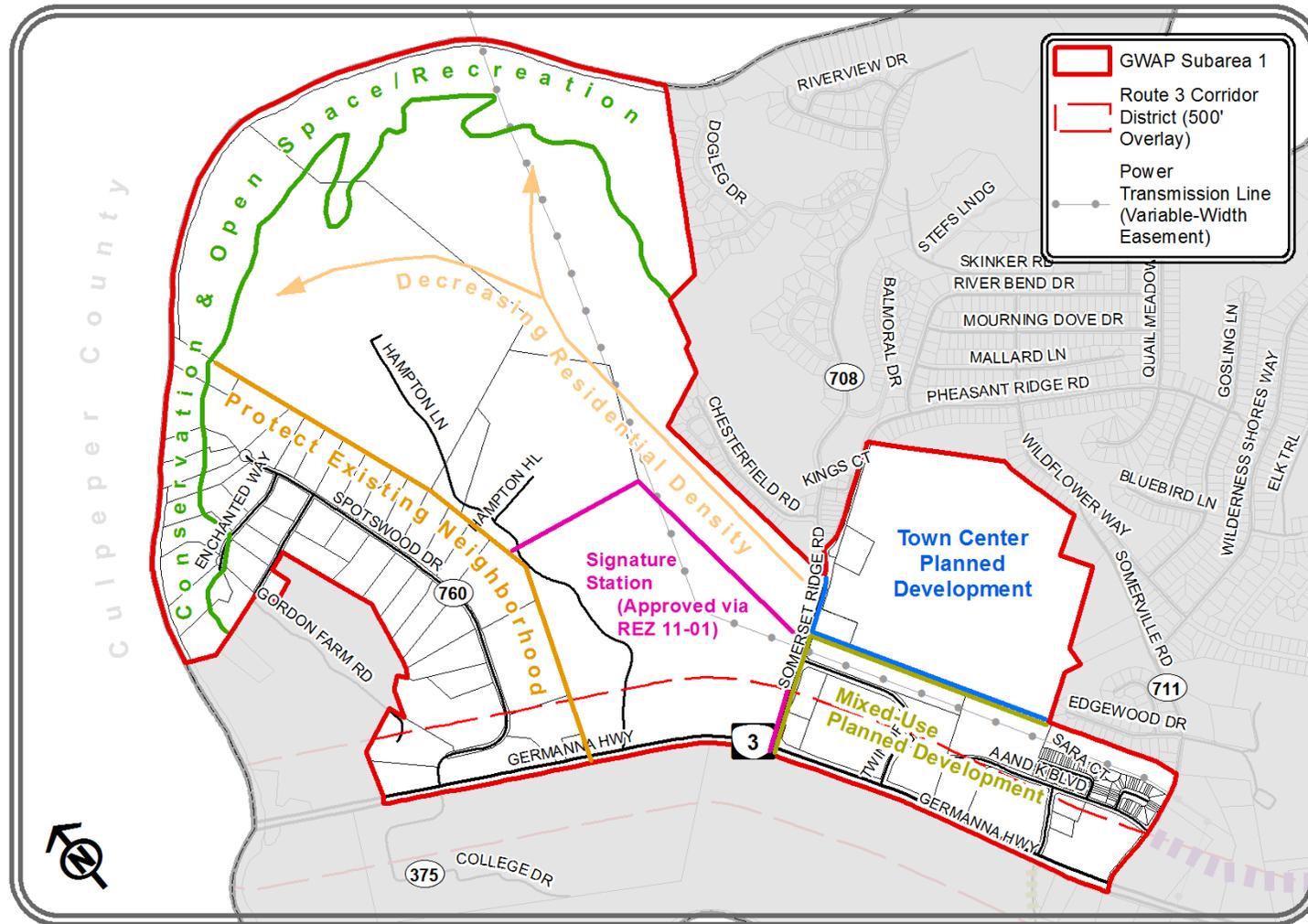
⊗ Each Subarea was divided into three (3) sections:

- Land Use & Development
- Economic Development
- Infrastructure

⊗ Each section was further divided into the following three (3) subsections:

- Existing Conditions
- Future Conditions
 - Policy Statements to Shape Future Conditions
- Tasks to Refine and Implement Policies

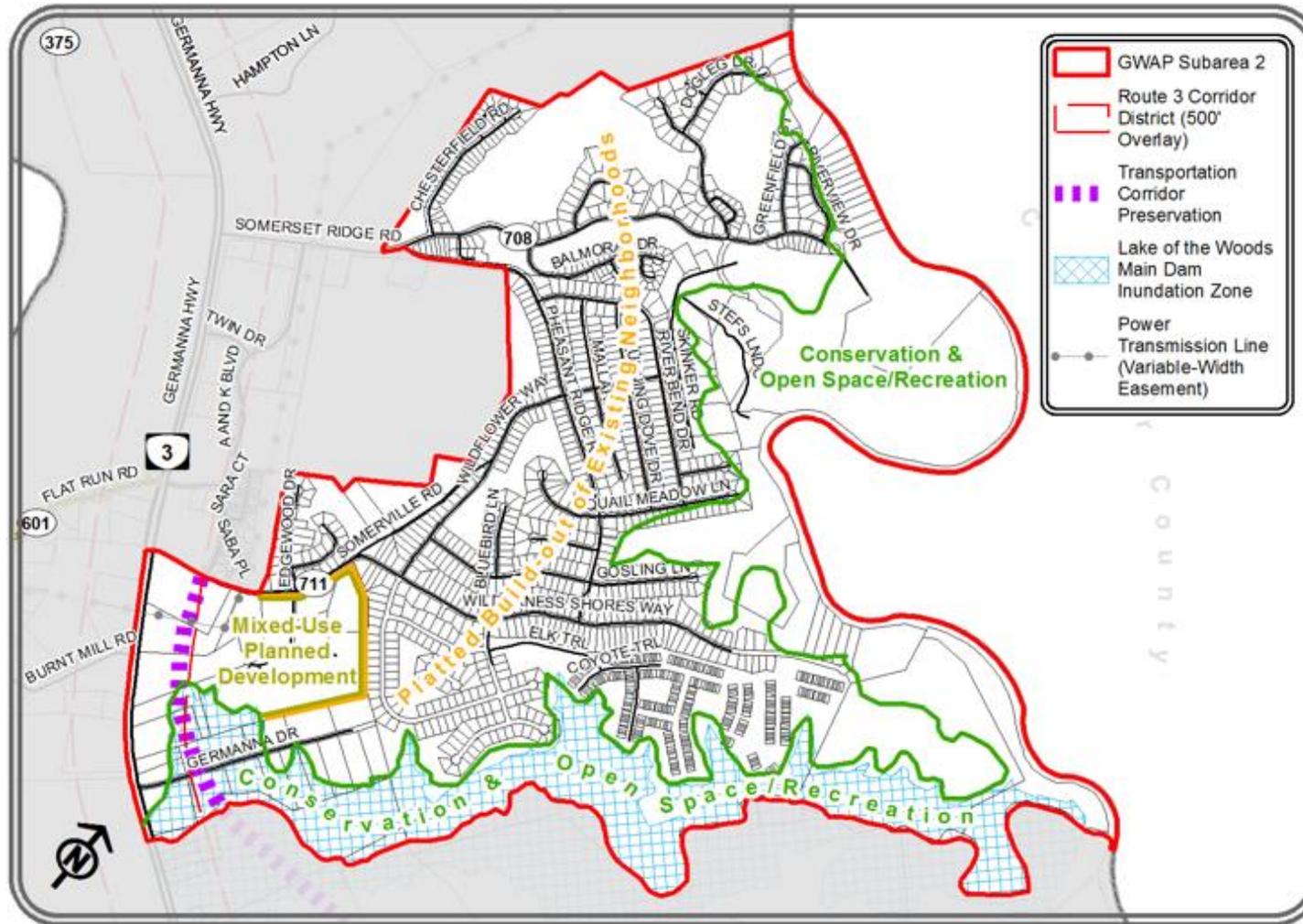
SUBAREA ONE: SPOTSWOOD



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



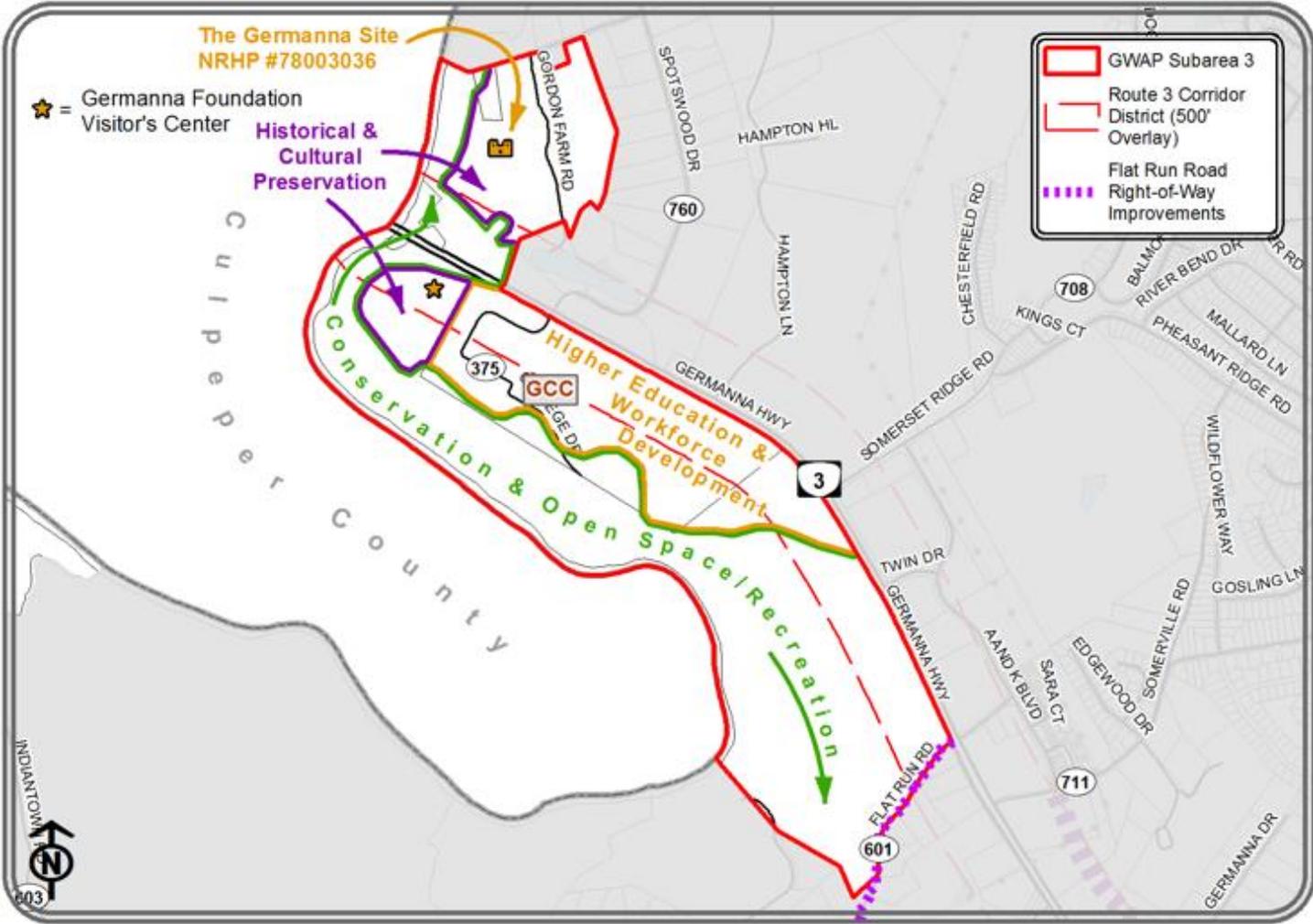
SUBAREA TWO: MANAHOAC



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



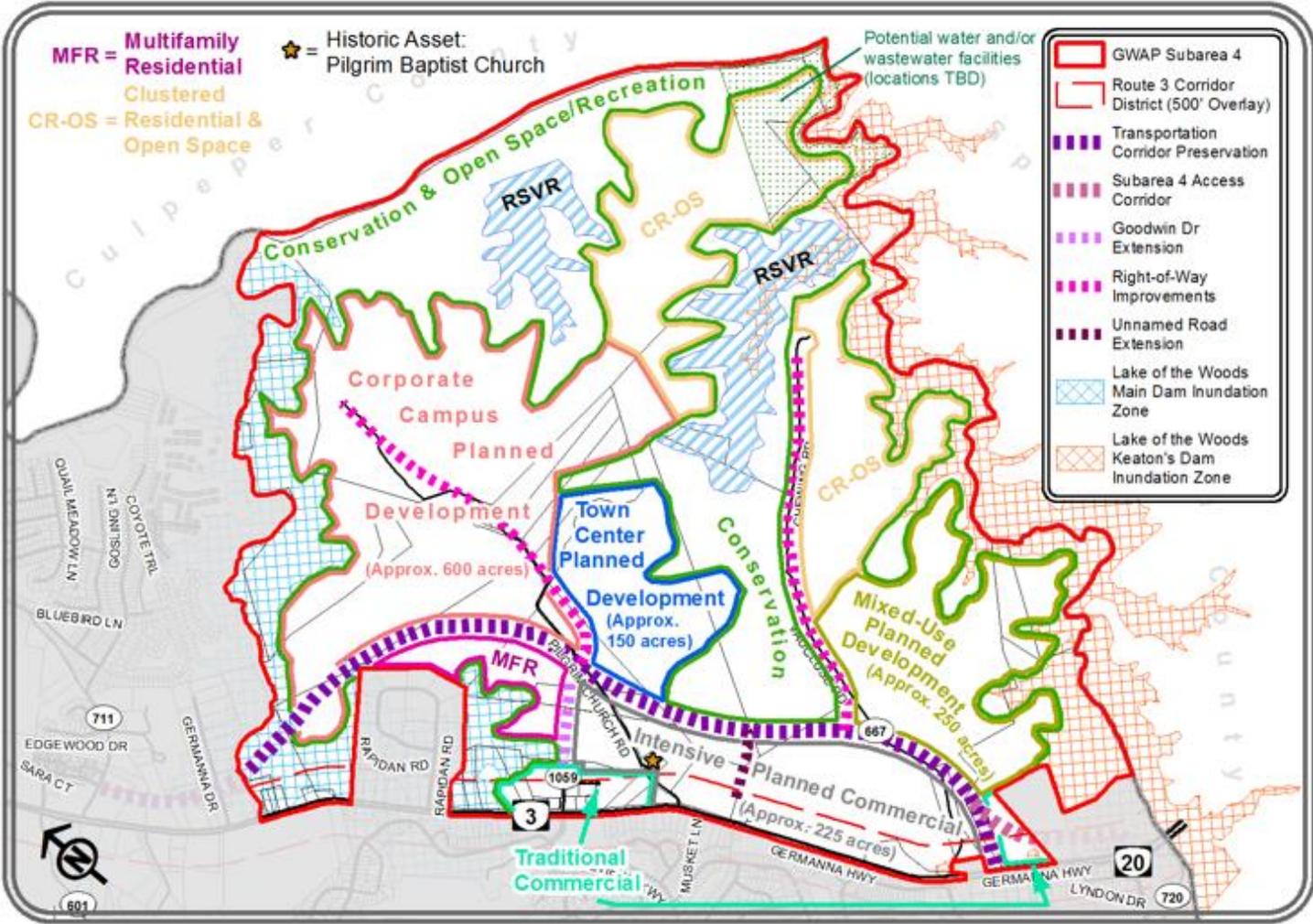
SUBAREA THREE: GERMANNA



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



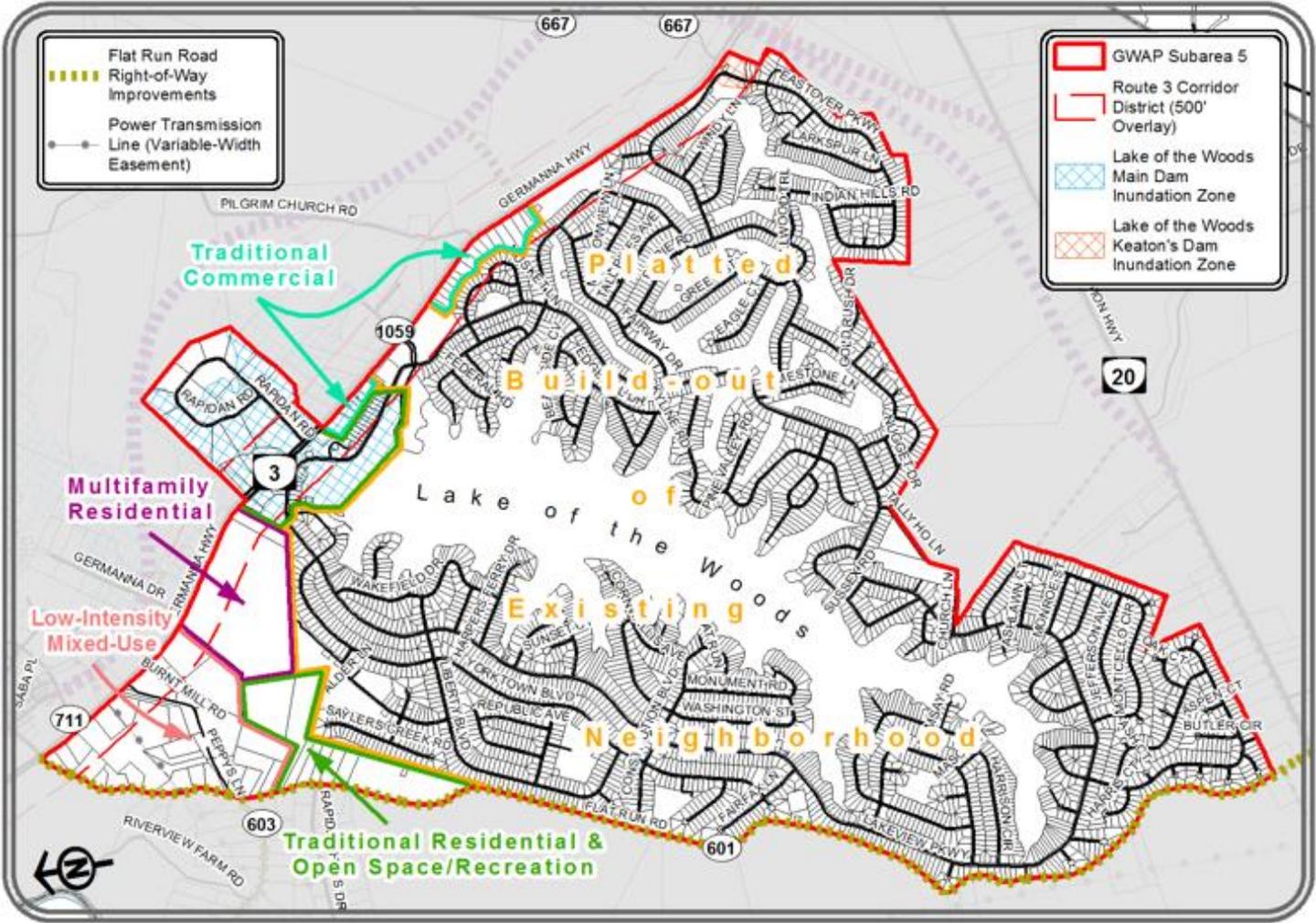
SUBAREA FOUR: WILDERNESS RUN



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



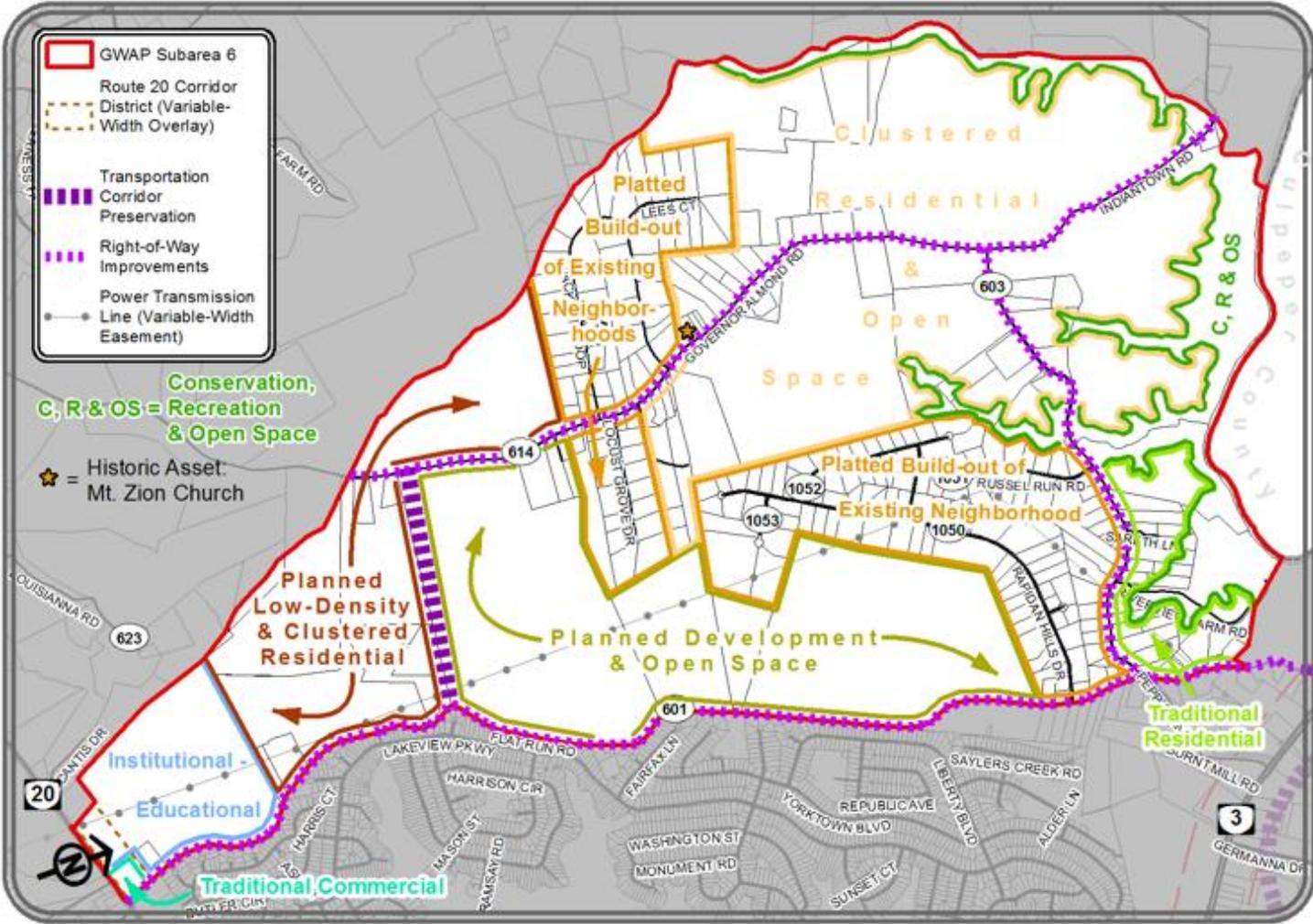
SUBAREA FIVE: LAKE OF THE WOODS



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



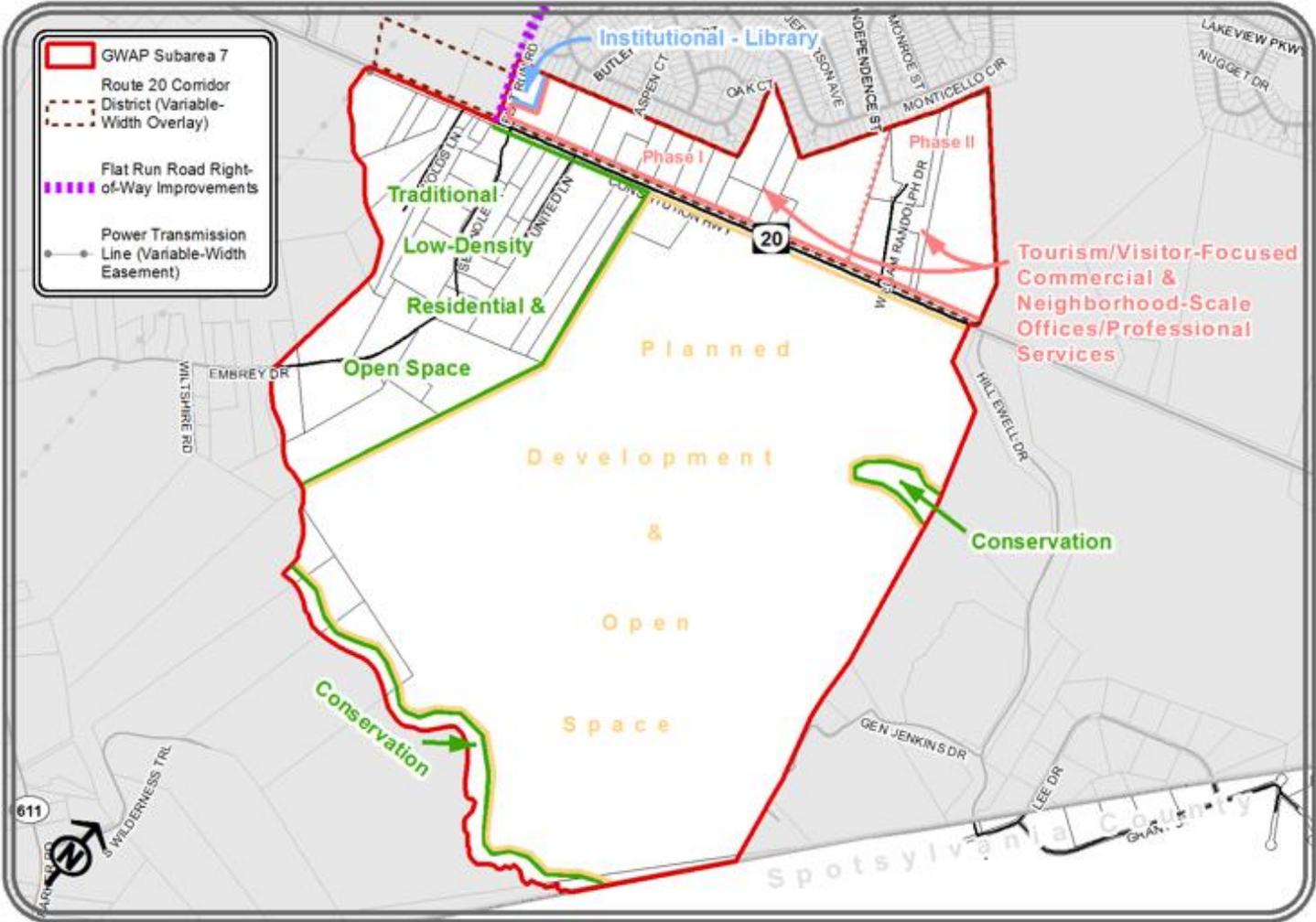
SUBAREA SIX: FLAT RUN



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



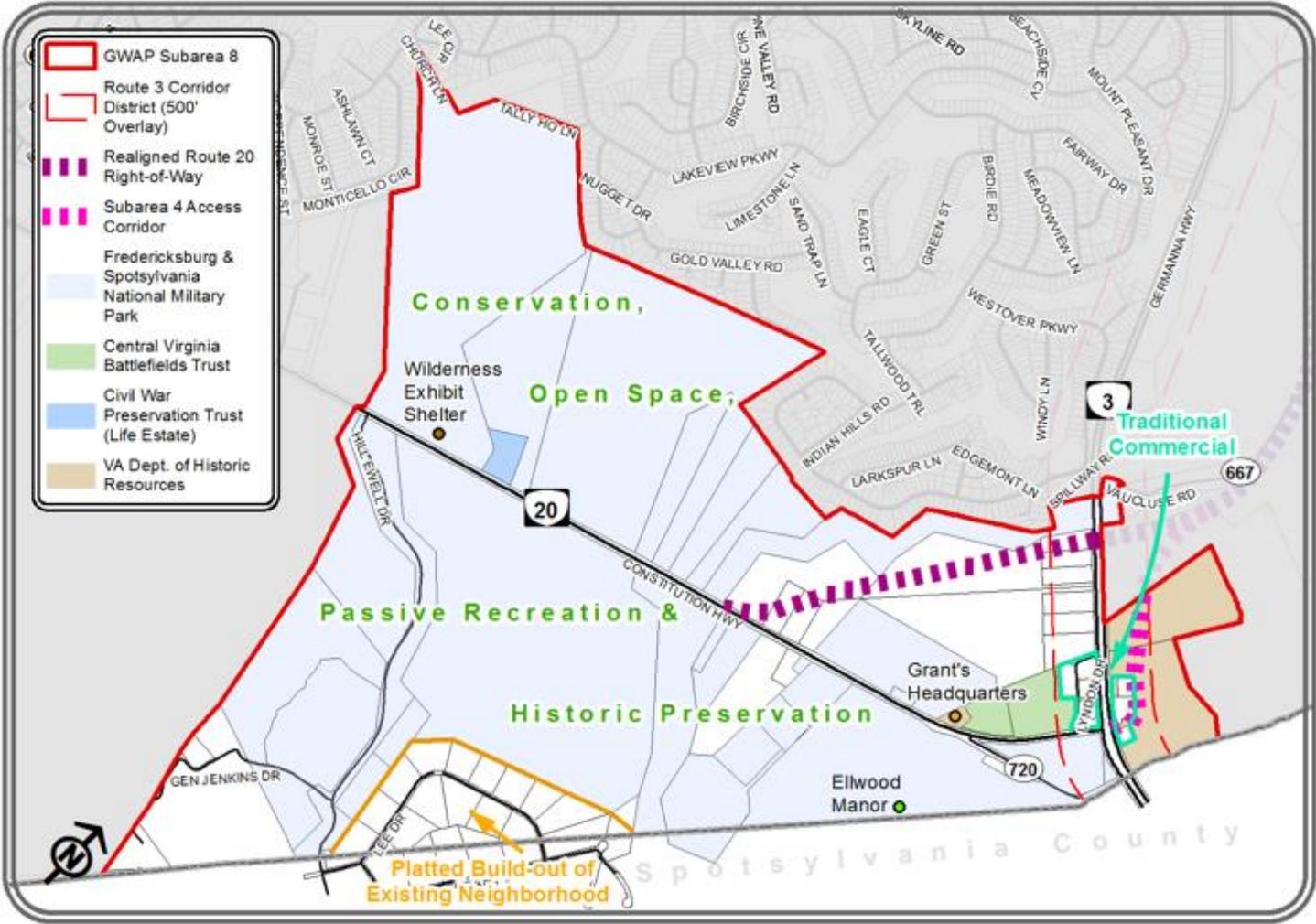
SUBAREA SEVEN: SOUTH WILDERNESS



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



SUBAREA EIGHT: BATTLEFIELD



⊗ Land Use & Development ⊗ Economic Development ⊗ Infrastructure



NEXT STEPS

MR. LEE H. FRAME



GERMANNA-WILDERNESS AREA PLAN NEXT STEPS:

December 9,
2014

- Public Briefing
- Public Comment Kick-Off

January 2,
2015

- Public comment period ends

January 5,
2015

- Steering Committee reconvenes to review public comments

Mid-January,
2015

- Planning Commission receives Germanna-Wilderness Area Plan and proceeds with scheduling public hearing.

Mid-January,
2015

- Economic Development Authority presented with Germanna-Wilderness Area Plan.

February, 2015

- Board of Supervisors proceed with public hearing and adopt FINAL Germanna-Wilderness Area Plan as part of the Comprehensive Plan.



COMMENTS?

The Route 3 Strategic Visioning Initiative Steering Committee will rely heavily on public input for the Germanna-Wilderness Area Plan (GWAP). Written comments may be submitted:

- ⊗ **In-person:** Office of the County Administrator, 112 West Main Street, Orange, VA 22960
- ⊗ **U.S. Postal Service:** Germanna-Wilderness Area Plan, P. O. Box 111, Orange, VA 22960
- ⊗ **Fax:** (540) 672-1679
- ⊗ **E-mail:** GWAP@orangecountyva.gov
- ⊗ **Tonight:** On the comments cards provided

For more information on the GWAP, please visit our website at www.orangecountyva.gov/GWAP.



IMMEDIATE TASKS:

- ⊗ Develop and adopt zoning ordinance amendments to establish a Route 3 Corridor District.
- ⊗ Develop and adopt zoning ordinance amendments to establish development standards.
- ⊗ Develop and adopt zoning ordinance amendments to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop and adopt a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop and adopt a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop and adopt a Historical, Cultural Assets, and Opportunities Plan.
- ⊗ Develop and implement a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation managed by the Orange County Economic Development Authority.
- ⊗ Develop and implement a Job Creation and Business Investment Zone managed by the Orange County Economic Development Authority.
- ⊗ Develop and implement a local incentive grant program for business investment and job creation managed by the Orange County Economic Development Authority.

THANK YOU