



Boundary Adjustment

Annexation or boundary adjustment is a growth issue that faces many small towns throughout the State, Gordonsville included. Like most small incorporated towns, Gordonsville is faced with the ever growing expense of providing services; public utility services and police protection are becoming more expensive to fund.

One method of raising additional capital is through annexation or boundary adjustment. In addition, the Town of Gordonsville annexing by boundary adjustment into the corporate limits those areas contiguous to the Town that currently receive services and impact the community through their operations and land use will be beneficial to the community as a whole.

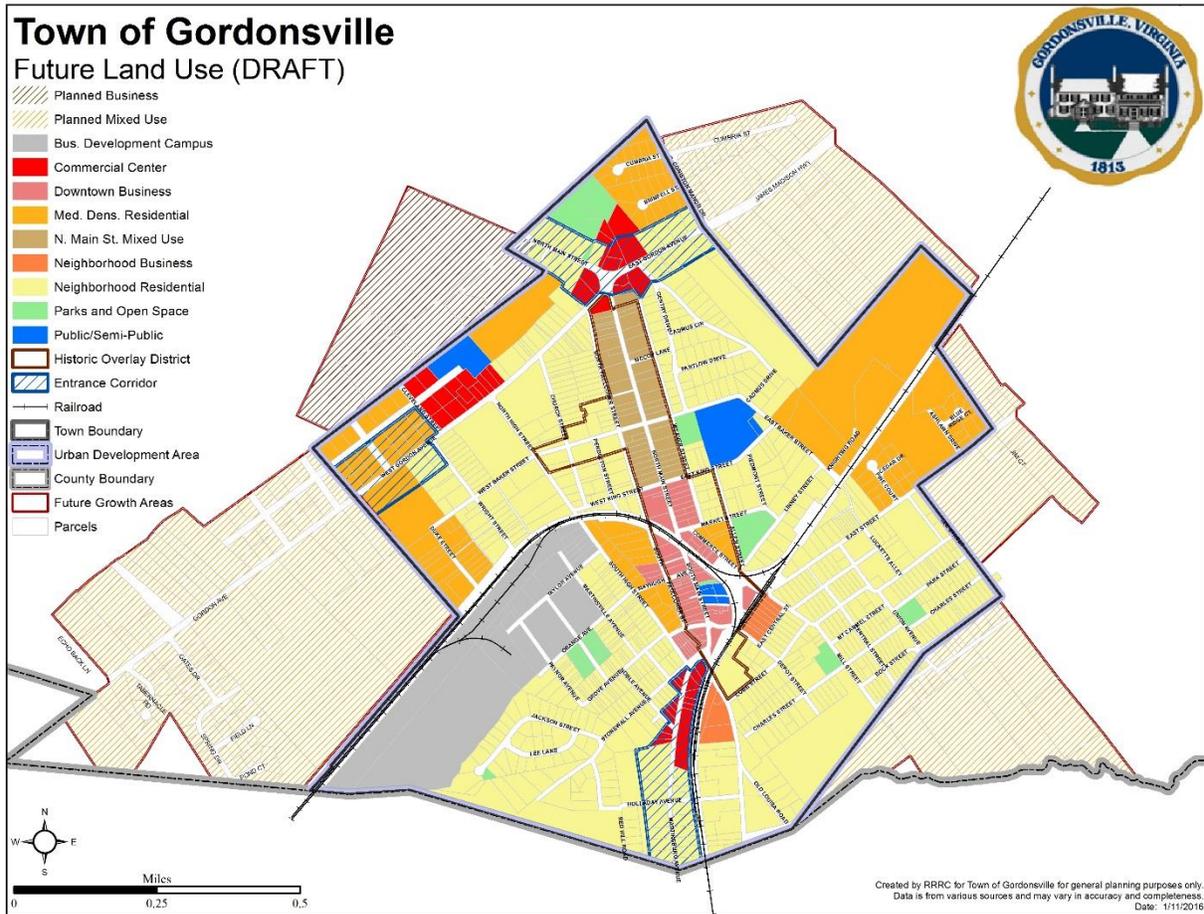
The Town's Boundary Adjustment Initiatives

From 2005 to 2009, the Town of Gordonsville and Orange County actively discussed the adjustment of the Town's boundary to include approximately 715 acres and 240 parcels of county land immediately adjacent to the Town's current boundary. This adjustment would more than double the size of the Town, bringing it from 0.9 square mile to 2.01 square miles in size. Some of the areas of the County that would be adjusted into the Town already identify themselves with the Town, such as Gordonsville Gates subdivision, Tabernacle subdivision, and the homes located along west and east Gordon Avenue, Cox Mill Road, and portions of southeast Gordonsville. Many of these areas already benefit from the provision of some Town services, such as public water. If they are adjusted into the Town, they would also benefit from police protection and trash collection provided by the Town. This would come at a price, however, in that Town residents pay both Town and County real estate and personal property taxes.

With the current housing market and recessed economy, it is unlikely that land within the area proposed for boundary adjustment will experience any significant level of development over the next 20 years, despite the fact it is considered a growth area of the County, according to the Orange County Comprehensive Plan.¹ However, it is important, from the standpoint of planning for the future, to at least consider what the impact on the Town may be if the property should develop. In addition, a cost-benefit analysis should be conducted for any proposed boundary adjustment to determine whether adding property to the Town is financially feasible. In ensuing years, discussions regarding boundary adjustment should be revisited with Orange County.

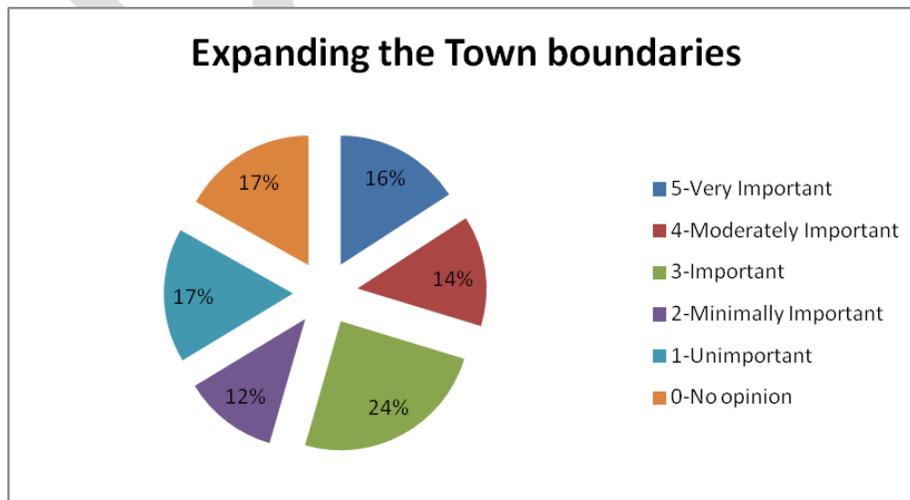
The map below shows areas outside the town that may be considered for expansion during future boundary adjustment discussions. Approximately 25% of the land area located in those areas is presently developed as single family housing; the remaining 75% is a mixture of undeveloped pasture and wooded property. Assuming that only three-quarters of this undeveloped property is suitable for development (subtracting out areas of steep slopes, wetlands and other areas not suitable for development) and assuming residential development of at least four units to the acre and two persons per dwelling unit, the Town's population could increase by nearly 200% at buildout if the boundary adjusted areas become fully developed over the next 20 years. Encouraging mixed use development for these areas, where residential, business and commercial uses are developed together, along with preservation of open space will work to minimize the impact of any increase in the Town's population that results from any boundary adjustment.

¹ Orange County Comprehensive Plan, 2006; pages 77 and 89.



Community Meeting and Survey Responses

Of all the issues rated in the community survey, expanding the boundaries of the Town got mixed ratings. Slightly more than half rated this issue as important, moderately important or very important, while nearly 30% rated this issue as minimally important or unimportant. Seventeen percent of survey respondents offered no opinion on this issue. The chart below shows the breakdown of respondents:





As shown in the chart above, Town residents are clearly more evenly divided in their opinion of this issue. Those who rated this issue as important noted that expanding the boundaries of the Town would help expand the tax base and spread the cost to provide water and sewer to a greater customer base. Those who rated this issue as minimally important or unimportant stated it is important to first develop those areas of Town that are undeveloped. Those who expressed no opinion indicated they did not know enough about the issue to rate it as important or unimportant.

During the community meetings, participants at all three meetings stated that the Town should continue to work to expand the Town's boundaries to provide for mixed use development and an additional commercial center for the Town.

Boundary Adjustment Goal

The Town should encourage boundary adjustment of those areas contiguous to existing boundaries where services are already being provided, and those areas that wish to be adjusted into the corporate limits of the Town. Boundary adjustment in those areas would allow the citizens of Gordonsville to have a direct and effective voice in land-use as well as other issues central to this community.

Objective A. To promote the residential, commercial, and industrial development of land contiguous to the existing boundaries of the Town.	
A1.	<i>Re-evaluate areas desired for boundary adjustment and develop a feasibility plan for the expansion of the boundaries of the Town.</i>
A2.	<i>Continue to work with Orange County to expand the Town's boundaries to provide for mixed use development and an additional commercial center for the Town.</i>
A3.	<i>Through planned and controlled development, extend municipal water services as needed into expanded areas of the Town to reduce the financial burden on the individual water customer.</i>
A4.	<i>Amend the comprehensive plan to reflect the desired land uses for any boundary adjustment initiatives as they are adopted.</i>