



The Gordonsville Town Council will hold a public hearing on **Monday, June 19, 2017**, at 7:00 p.m. in the second floor Council Chambers of Town Hall located at 112 S. Main Street, Gordonsville, Virginia to receive comments on the following:

The Town of Gordonsville 2035 Draft Revised Comprehensive Plan. The plan addresses a broad range of issues as they relate to the future of the town. It establishes the vision as follows: “The vision of the Town of Gordonsville provides its citizens with a high quality of life that comes from the ability to live, work and play within a charming small town. The strong tax base of the Town will be supported by businesses that have flourished as a result of the Town’s position as a provider of services for those living in the region and as a tourism destination for all who visit the region.”

Primary Plan Goals

The Plan sets forth the following primary goals: **Water System:** The Town seeks to operate an efficient water distribution system that provides high quality water to all customers at a reasonable price. **Boundary Adjustment:** In order to broaden the tax base for continued expansion of services, the Town of Gordonsville seeks to annex, 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. **Economic Development:** The Town seeks to be a vibrant economic destination for the area where vacant commercial and industrial structures have been filled and new businesses have located to the town to provide both jobs and services to citizens and those living in proximity to town. **History and Culture:** Gordonsville seeks to remain a charming, historic town where historic properties and structures are protected so that residents and visitors alike may learn about the town’s rich Civil War and railroad history, and where the diverse culture of the town is showcased through cultural events that are enjoyed by all who live in and visit the Town. **Live, Work and Play:** The town seeks to have businesses and homes that afford town citizens the ability to live and work within one community. In addition, recreational, cultural and shopping opportunities will be plentiful, offering many leisure-time activities that may be pursued by young and old alike.

Comprehensive Plan Focus Area Goals

More specific goals and their objectives and corresponding tasks for achievement that are intended to meet the primary goals are outlined in the “Comprehensive Plan Focus Areas” section of the plan and are as follows: **Beautification and Community Design Goal:** Gordonsville will remain a “pretty town” that is attractive to the citizens living in Town, will draw patrons to the existing businesses and encourage the location of new business, and will provide visitors a pleasant experience when they come to 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. **Economic Development Goal:** The Town will be a vibrant economic destination for the area where vacant commercial and industrial structures have been filled and new businesses have located to the town to provide both jobs and services to citizens and those living in proximity to town. **Environment Goal:** The environment of the town will be protected, preserved and

enhanced through efforts that improve water quality, reduce storm water runoff, increase landscaping and green space and minimize waste disposal in order to keep the town and surrounding areas healthy and pleasant for residents, visitors and future generations to enjoy. **Healthy Living Goal:** To create a healthy and safe community that fosters good living for generations to come. **History and Culture Goal:** The Town of Gordonsville should encourage the preservation, development, renovation and maintenance of historic and cultural resources throughout the Town which will enhance the visitor experience as well as that of the community for those who live and work here. **Housing Goal:** To provide safe and affordable housing for all residents of the Town of Gordonsville. **Land Use Goal:** To provide for the efficient use of land within the town that protects the environment and is reflective of the historic and rural, small-town character of the community. **Public Services and Infrastructure Goal:** Through systematic improvement of Town infrastructure, the Town should endeavor to provide an ever expanding and increasing level of services and facilities to the residents of Gordonsville. **Recreation and Open Space Goal:** To provide both active and passive recreational facilities for all Town residents and to preserve all open spaces that contain recreational potential or enhance and protect the natural environment. **Transportation Goal:** Create a safe and efficient multi-modal transportation network for the Town that reflects the character of the Town and meets the mobility needs for residents and visitors alike.

Additionally, there is a goal achievement task list at the end of the plan that outlines specific activities to be undertaken by the Town in order to effectively implement the community's vision and identified goals.

Future Land Use Policy

The future land use policy outlined in the comprehensive plan is a new feature of the plan and recommends guidelines and criteria for future land use decisions. This policy also establishes the town as an Urban Development Area for Orange County pursuant to §15.2-2223.1 of the Virginia Code. Future land uses as described below are based on existing land use patterns within the town.

Downtown Business. This category is the traditional historic downtown business core of the town, with attached buildings on small lots placed close to the street and parking provided both on-street and in lots located beside and behind uses. Land uses include a mix of service and retail establishments, with residential spaces above the ground floor. Future development in this area of town should continue these features, allowing buildings close to the sidewalk, ease of pedestrian access resulting from wider sidewalks and crosswalks at key locations along the street.

North Main Street Mixed Use Corridor. This category is the area of Main Street that connects downtown to the traffic circle, with 19th century homes and churches and old growth trees that line the street. Land uses in this area are characterized by a mixture of residential, office, institutional and public uses; residential uses are located on both sides of the street generally between major road intersections, while office, institutional and public uses tend to be located at the major street intersections (Baker Street, King Street and Market Street), at the southern end of Main Street near downtown and at the northern end near the traffic circle. Form-based codes focusing on the co-location of compatible uses and building forms reflective of the character of Main Street should be written into the town's Land Development Ordinance to guide future development in this area of town. Specifically, future residential and non-residential uses along this section of Main Street should reflect the characteristics of existing land uses. Non-residential uses should be compatible with the surrounding residential uses and should be concentrated at the major road intersections along the street, leaving areas in between to remain residential to keep this section of Main Street from fully transitioning to uses other than residential. Building setbacks, scale, design,

lighting and signage for non-residential uses should be compatible with that of surrounding residential uses. Parking should be located in landscaped lots beside or behind buildings fronting the street. The tree canopy along this section of Main Street is a defining characteristic of the corridor and should be maintained.

Business Development Campus. This category applies to areas that are developed for business and light industry with potential for the development of expanded business use or accessory support uses in a campus-like setting. New development should include uses that complement and support existing businesses, including but not limited to food establishments, copy centers, etc., and should include landscaping and buffers to minimize land use conflicts with adjoining residential uses. Amenities such as walking or biking trails and park areas should be incorporated into new development to provide an aesthetically pleasing working environment.

Entrance Corridor. The entrances to a town give visitors their first impression of the community, making them an important component of successful economic development and heritage tourism efforts. In Gordonsville, the entrances to the town include a mixture of residential and commercial uses in varying levels of condition. Homes along these corridors are setback a greater distance from the street than are homes in the center of town. Businesses in these areas are located at the edge of the street with ill-defined access and insufficient off-street parking opportunities.

The Entrance Corridor land use classification presents opportunities for the creation of an overlay district that outlines standards for redevelopment of property that provides for safe ingress/egress through coordinated road entrances for the traveling public as well as pedestrian access to and from the downtown area and adjoining neighborhoods through sidewalks and crosswalks where needed. These standards would call for development in these corridors to be reflective of the town's rural and historic character through trees and landscaping at the street, parking areas with landscaping to provide shade and stormwater management, as well as minimal signage and lighting with building construction for both residential and non-residential uses designed to reflect the historic character of the town.

Commercial Center. This land use category generally surrounds or is located along major highway corridors within the town and accommodates large-lot commercial development that is oriented to automobile access. Development in these areas should include trees and landscaping at the street, parking areas with landscaping to provide shade and stormwater management, coordinated road entrances, and minimized signage and lighting. Building design and construction should be consistent with surrounding uses and be compatible and reflective of the historic character of the town. Minimum lot sizes should be approximately 5,000 square feet.

Neighborhood Business. This category applies to small commercial uses adjacent to or located within established neighborhoods. Businesses are small in scale and provide services to neighborhood residents and others. Large-scale retail and service enterprises are not located in these areas. Development in these areas complements adjacent residential neighborhoods, with buildings generally located close to the street with the same setbacks as adjacent residential uses, sidewalks, landscaping, directed lighting, minimal signage, parking in the rear or on the street (with minimal parking preferred). Design of future development, including infill development, should be reflective of and protect the architectural features and historic integrity of surrounding neighborhoods. Minimum lot sizes will generally be between 2,500 and 5,000 square feet.

Neighborhood Residential. This land use category is a lower density area generally applied to older, established residential neighborhoods within the town.

Residential uses in this category are generally characterized by single family residential uses and duplexes. Lot sizes average approximately 9,000 square feet in size. Traditional neighborhood development features, such as narrow streets, sidewalks and small lots exist and should be emphasized for new, infill or redevelopment in this area. In addition, the pattern, scale and design of new or infill development in these neighborhoods should be reflective of existing neighborhood characteristics; lot sizes should be a minimum of 7,000 square feet (~6 units to the acre). Property owners are encouraged to reduce the number of nonconforming lots (those smaller than the current minimum lot size as prescribed by the zoning ordinance) within these neighborhoods by combining them with adjoining properties as available. Vacant properties within these areas should be considered for uses such as community gardens, playgrounds, or parks for both active and passive recreational use. Non-residential uses in this land use include churches, schools and other similar institutional uses.

Medium Density Residential. This land use category applies to residential areas within the town on lots that range in size from .25 to .5 acre in size or 3-8 units per acre. Typical land uses include single family residential, duplexes, and small-scale townhouse or multi-family developments. New development should reflect the characteristics of adjacent existing development; multi-family developments should feature 8-12 units per acre in structures designed to reflect the historic character of the town and clustered around common areas that provide community gardens, playgrounds, or parks for both active and passive recreational use. A pedestrian network should be established in these areas through the use of walking trails or sidewalks to provide adequate access within each development and as a linkage to the rest of town.

Recreation and Open Space. This land use category applies to existing and future recreational and open spaces. With the exception of northwest Gordonsville, certain vacant properties within each neighborhood are shown on the future land use map as potential sites for meeting the town's goal of locating a park or recreational space in those areas. Except for Cooke Park and the small lot located within Confederate Manor subdivision, these properties are privately owned. Because of the presence of the playground at Gordon Barbour Elementary School in northwest Gordonsville, no separate recreation and open space area is shown for that part of town. As new open spaces are developed as parks or for recreational purposes, efforts should be made to ensure each area is linked through a network of sidewalks or bike/walk trails.

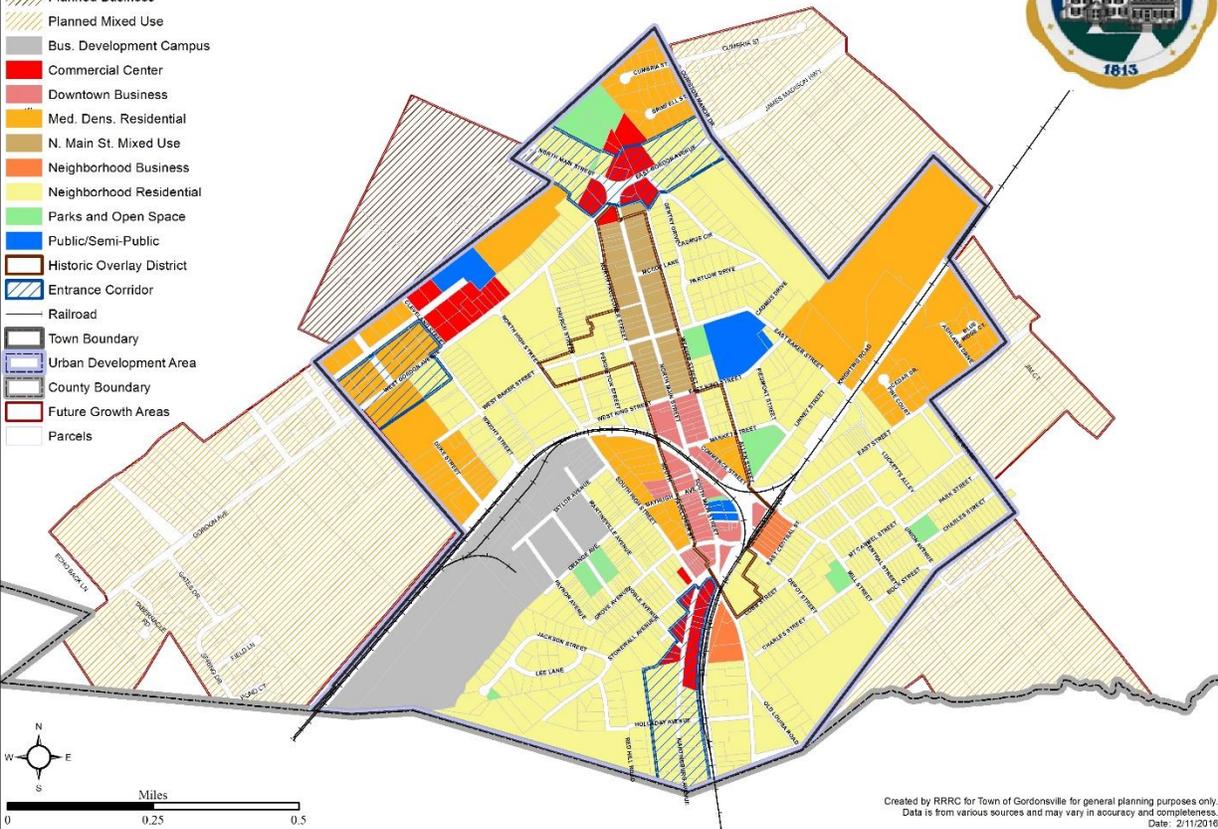
Public/Semi-Public. This land use category applies to those properties in town that are owned by the town or a department of the town and includes Town Hall, the Gordonsville Volunteer Fire Company fire hall and fairgrounds, and the public works yard located behind Gordonsville Plaza shopping center, which is planned for the future location of the town's public works facility.

The draft future land use map shown below illustrates the general location of these land uses within the town--this map is not a zoning map and does not change the use of property once adopted.

Town of Gordonsville

Future Land Use (DRAFT)

- Planned Business
- Planned Mixed Use
- Bus. Development Campus
- Commercial Center
- Downtown Business
- Med. Dens. Residential
- N. Main St. Mixed Use
- Neighborhood Business
- Neighborhood Residential
- Parks and Open Space
- Public/Semi-Public
- Historic Overlay District
- Entrance Corridor
- Railroad
- Town Boundary
- Urban Development Area
- County Boundary
- Future Growth Areas
- Parcels



Created by RRRRC for Town of Gordonsville for general planning purposes only. Data is from various sources and may vary in accuracy and completeness. Date: 2/11/2016

Potential Town Growth Areas

The Draft 2035 Comprehensive Plan includes information on potential growth areas for the town, specifically those areas that identify themselves with the town and where town services such as public water are currently provided or are available.

Development Design Guidelines

The plan sets forth development design guidelines that are intended to ensure that new or infill development has characteristics that will allow the town to preserve its unique sense of place. These guidelines cover three development categories: downtown development, entrance corridor development and residential development.

Appendices

Several documents are attached to the plan as appendices in order to provide supporting documentation for the plan. These include a compilation of community meeting input, the community survey report, the Historic District Property Inventory, the Gordonsville Intersections Improvement Plan (High Street), the Gordonsville Bypass Plan, the Gordonsville Airport Layout Plan, and the 2035 Regional Long Range Transportation Plan.

Copies of the draft plan are available for review in the Gordonsville branch of the Orange County Library, Gordonsville Town Hall, and online at www.townofgordonsville.org. After the public hearing, the Commission may make appropriate changes or corrections to the draft plan prior to forwarding to Town Council for their consideration.

All interested persons are invited to attend and speak at the public hearing and/or to submit written comments. Information related to the above is available for examination in the Town Manager's

office located at 112 S. Main Street in Gordonsville, Virginia 22942, and may be reviewed from 8:00 a.m. to 4:30 p.m., Monday through Friday. Any person who has questions or who desires to review the draft plan may contact the Town Manager's office at (540) 832-2233 or go to www.townofgordonsville.org.

Deborah S. Kendall, AICP
Town Manager