

**Town of Gordonsville Comprehensive Plan
1995 - 2000**

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Town of Gordonsville Comprehensive Plan, 1995 - 2000

I. Introduction

A. Purpose of the Plan

The purpose of a comprehensive plan is to, not only catalog the present conditions of a community, but to also offer suggestions on how the community can grow and address future problems. By presenting a series of goals and objectives, it is hoped that Gordonsville can achieve orderly growth that can be considered adequate for the physical resources as well as the financial capabilities of the community.

The Virginia Code 15.1-446, as amended, states that every governing body within the Commonwealth shall adopt a comprehensive plan. In 1979, the Town of Gordonsville adopted its first plan. This document represents the second complete review of that plan.

B. How This Plan Was Compiled

Since financial resources for the formulation of a new comprehensive plan was very limited, it was determined that the 1995 plan would be a compilation of previously published documents coupled with up to date goals and objectives. This included the compilation of information, documents, and expressed opinions from the following sources:

- United States Census, 1990
- Town Administrator, Town of Gordonsville
- Multiple Listing Service, Piedmont
- Gordon Barbour Elementary School
- Comprehensive Plan, Gordonsville, 1990 - 1995

The plan was presented to the Gordonsville Town Council for final review, a public hearing, and adoption by the governing body.

Special thanks to B. Edwin Talley, Jr., for allowing the use of his sketches of Gordonsville Landmarks throughout this Plan.

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Current Town Office

II. Characteristics of Gordonsville

A. Location

The Town of Gordonsville is located in Orange County, Virginia, near the center of the southern border of the county. Gordonsville is located north and east of the borders of Albemarle and Louisa counties, respectively. Gordonsville is included in the Rappahannock-Rapidan Planning District (PDC-9). Refer to Map #1 for a general location of Gordonsville. A summary of Gordonsville's geographic location is as follows:

- 95 Miles southwest of Washington, D.C.
- 65 Miles northwest of Richmond, Va.
- 40 Miles southwest of Fredericksburg, Va.
- 20 Miles northeast of Charlottesville, Va.
- 8 Miles southwest of Orange, Va. (County Seat)
- 27 Miles east of Skyline Drive
- 13 Miles southeast of Montpelier (James Madison's Home)

Gordonsville is currently considered outside the Washington, D.C., commuting zone, but due to population and commuting facility development, this is projected to change by the year 2000. Gordonsville is considered to be within the developing tourism zone which will eventually link Orange County and Charlottesville historical attractions to those currently located in the Northern Virginia region.

B. Geological Information

1. Slope

Slope refers to the steepness of the land. It is a constraint on land use suitability for development. Slope is measured as rise (or change in elevation per hundred feet) over run (or horizontal distance). Slope is expressed as a percentage. The greater the percentage, the steeper the land in question. Most of the land around Gordonsville is gently rolling.

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The following provides a breakdown of slopes into categories with general land-type characteristics:

0% to 3%	Flat land
3% to 10%	Rolling
10% to 25%	Hillside
25% and above	Steep, critical slope

A large portion of the land in Gordonsville is less than 10% rolling. The few critical slopes located within the Gordonsville area are along stream banks and to the north of Town along the ridge from Cameron Mountain.

2. Topography

The Gordonsville area lies in the Piedmont Plateau physiographical province at the foot of the Blue Ridge Province. The Piedmont Plateau is a rolling terrain with elevations ranging from 400 to 600 feet, with some ridges 800 to 1200 feet above sea level. The town itself is generally flat with elevations ranging from 480 to 540 feet.

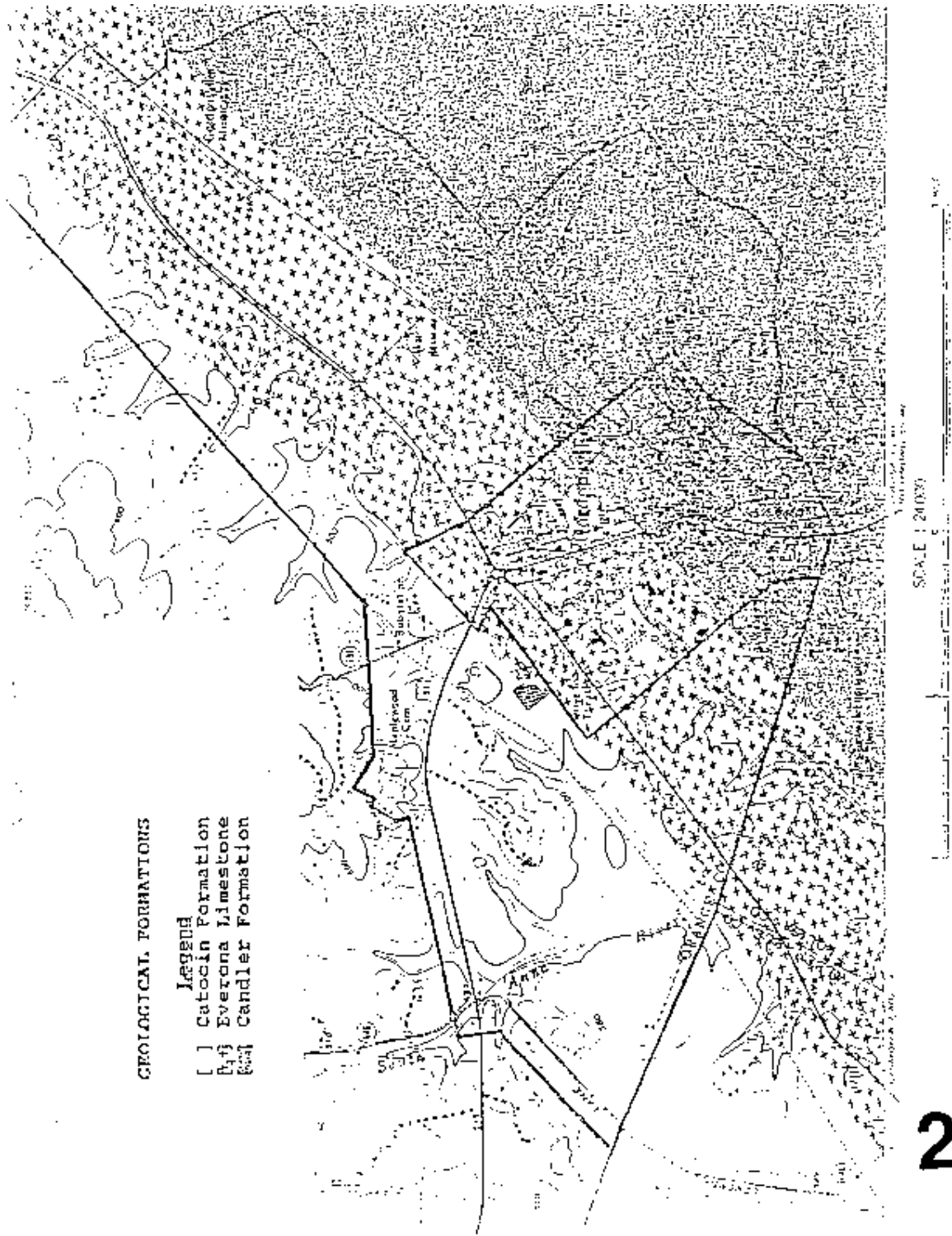
3. Geology

There are three geologic formations in the Piedmont Plateau immediate to the area of Gordonsville: the Catocin, the Everona, and the Chandler.

The Catocin formation is metabasalts with interlayered metasedimentary rocks subaerially deposited. The formation was overlaid by sedimentary phyllite, which are metamorphosed sedimentary rocks interlayered with igneous rocks. Near the Chandler base is a fissile marble called Everona limestone.

Asyclinal infold of Chandler is located in the strike belt of the Catocin formation to the northwest of the main band of Chandler. Generally, all three formations run from the northeast to the southwest. (Refer to Map #2)

In terms of industrial development, the Catocin formation has low ground water potential, from 5 to 15 gallons per minute, which is covered with excellent agricultural lands.



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The Chandler formation is a very tight rock with few fractures, making ground water difficult to find. The Chandler formation is usually covered with thin soil which is poor for septic and agriculture.

The Everona formation extends approximately one hundred and twenty miles northeastward from southern Albemarle County through Louisa's northwest corner, Orange, Culpeper, Fauquier and Loudoun Counties to the Potomac River. In the Gordonsville area, it is pink and gray marble limestone. The rock is 1,100 feet thick at the Gordonsville Quarry, one and one-half miles southwest of Gordonsville and one-half mile east of highway 231. That thickness decreases to two hundred feet five miles northeast of Gordonsville. The metamorphosed marble is an excellent supply of ground water, yielding up to 150 gallons per minute. When the water level is lowered and the water is a part of the roof support, there can be subsidence and sinkholes. There is potential for rapid contamination through the Everona formation. Exposure is narrow because it is steeply inclined. (The Virginia Division of Mineral Resources is currently mapping this area and the final analysis was completed in the fall of 1988). It is the most unique formation east of the Blue Ridge Mountains.

4. Soils

Surface and subsurface soil can greatly affect the form and structure of a development by imposing engineering limitations or restrictions. Any development should consider soils and their specific characteristics by contacting the Soil Conservation Service of the Department of Agriculture. The bearing capacity and depth of bedrock is zero to fifteen feet, with occasional areas of thirty feet. Anything interfering with the percolation of water will limit septic system installation.

Soil is formed from septic weathering of underlying material and by water and gravity deposits. Many of a soil's characteristics directly relate to the parent material.

Soil associations are extremely general and useful as an overview. This level of information is not suitable for specific site planning. Within an association there are great variations in slope, depth, stoniness and drainage.

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Within the Town of Gordonsville there are the Masada-Turbeville and the Nason-Tatum-Manteo soil associations. Within these associations are roughly fifteen soil types as identified by the U.S. Department of Agriculture. The following soil map (Map #3) provides a general view of where the soil types are located within the Town and the restrictions and limitations that each type characteristically impose to development.

Soil Type Within the Town of Gordonsville

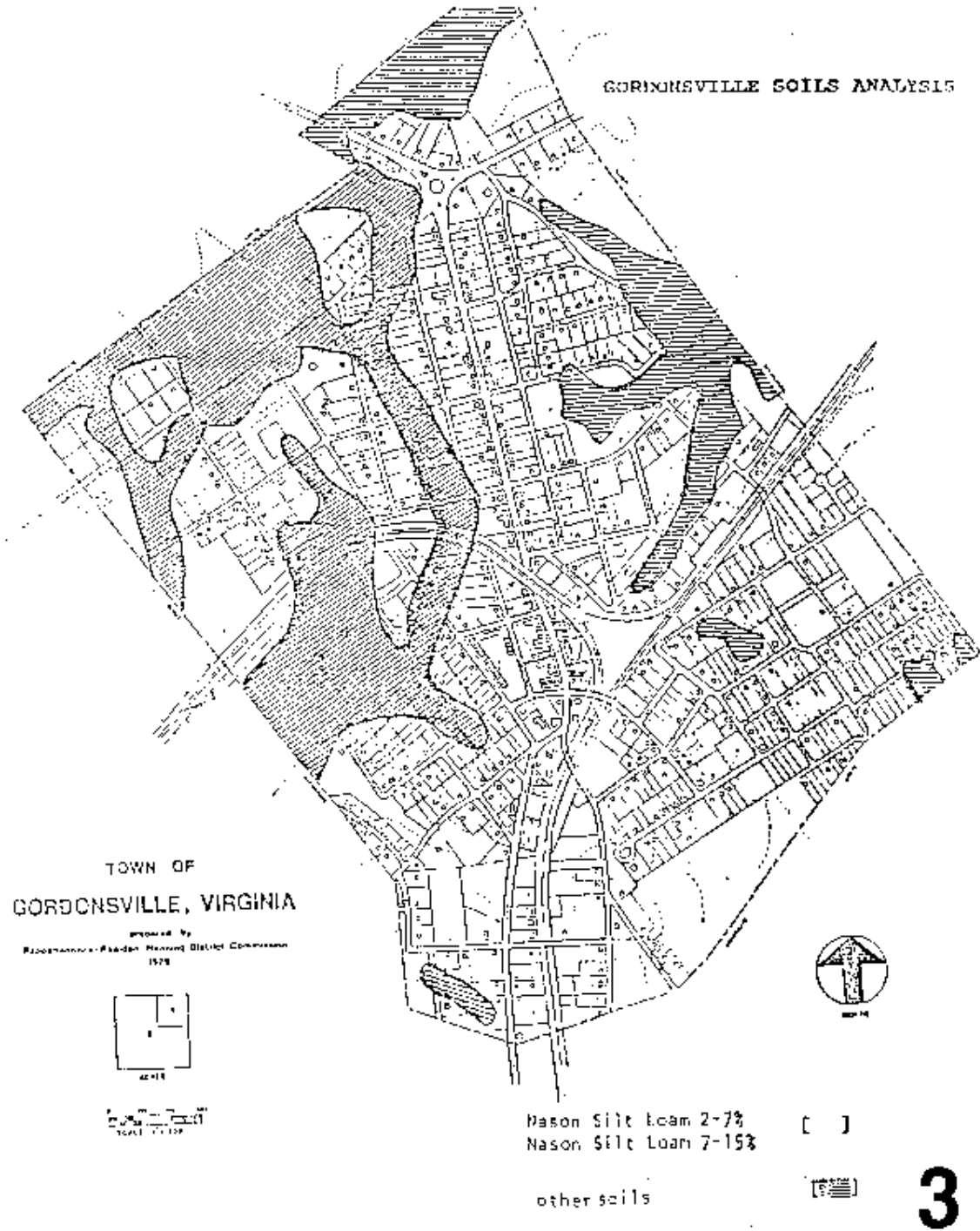
Type	Degree of restriction for:		
	<u>Septic</u>	<u>Build. 3+</u>	<u>Street/Park</u>
NsB2 (Nason)	moderate	slight	moderate
NsC2 (Nason)	moderate	moderate	severe
LgB (Lignum)	severe	severe	moderate
OgA (Orange)	severe	moderate	moderate
YoB (York)	severe	moderate	moderate
WoB (Worshan)	severe	severe	severe
SeB (Seneca)	moderate	moderate	moderate
TuB2 (Turbeville)	moderate	slight	moderate
Eb (Elbert)	severe	severe	moderate
MsB2 (Masada)	moderate	slight	moderate
LIB2 (Lloyd)	moderate	slight	moderate
TsB2 (Tatum)	moderate	slight	moderate
DdB3 (Davidson)	slight	slight	moderate
DaB2 (Davidson)	slight	moderate	slight

5. Climate

Warm, humid summers and mild winters generally characterize the climate in and around Gordonsville. Basically, the climate in the area is controlled by the Atlantic Ocean and the Chesapeake Bay to the east and the Blue Ridge Mountains to the west.

The average temperature is 56 degrees. Temperatures lower than 15 degrees or higher than 95 degrees are unusual. The growing season is between the last Spring freeze in April and the first Fall freeze in October. The season lasts approximately 196 days. The rainfall averages 40 inches per year with

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approximately 4 inches per month during the summer, and 3 inches per month during the winter. The average snowfall is 7 inches per year.

6. Hydrology

Gordonsville and the surrounding area lie within the York River Basin. All streams drain toward Louisa County. The elevations generally decrease from north to south. Due to a fall line running approximately down Main Street and Routes 15 and 33, surface waters flow southwest to the South Anna River or southeast to the North Anna River. They both flow into the Pamunkey, then the York River, and eventually into the Chesapeake Bay.

The York Basin water shed boundary runs from Cowherd Mountain east to the ridge north of Cameron Mountain, and on to Merry Mountain. Cameron Mountain is completely within the York Basin.

The South Anna River and Mountain Run, as well as some low spots within the Town, usually flood. Secondary and tertiary streams rarely flood.

Although surface water quality is good, in the past, increase entrophication and fish kills have occurred in the York Basin with discharge from Gordonsville into the South Anna River Basin via a tributary. Water supply and watershed protection is an important issue for downstream portions of the York River Basin.

Gordonsville is served with water from another watershed, the Rappahannock. The Towns of Orange and Gordonsville together are the demand center and intake over one million gallons per day. About half of that water goes to Gordonsville and ultimately discharges into the York River Basin. The Town of Gordonsville and a few areas outside the Town and along Route 15 are connected to municipal water.

The treatment plant in Orange can process two million gallons per day. The safe yield of the Rapidan River is stated to be 2.35 million gallons of water per day.

That amount could be lowered if the State passed a minimum in stream flow standard or there was a drought or a contamination incident. Presently 75% of the water goes to industry.

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The State Water Control Board has recommended supplementary water supply by damming a regular tributary of the Rapidan River near the Town of Orange.

C. Forests

There are few substantial and heavily forested tracts within the immediate Gordonsville area.

D. Transportation Noise and Safety Impacts

To date, noise assessments have not been undertaken in Gordonsville. In the future, a noise assessment should be made to identify and consider actual noise impacts.

E. Population Statistics

According to the 1990 census, Gordonsville has a total population of 1351. The racial distribution is as follows: 71.7% Caucasian; 27.6% Afro-American; and .7% Other.

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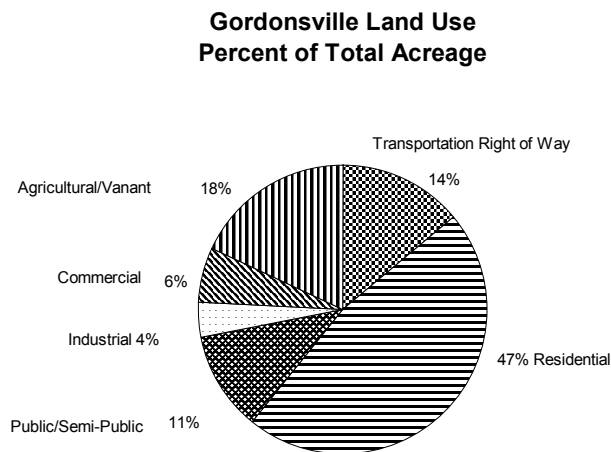
III. Existing Land Use

A review of how land is presently being used in the Town of Gordonsville will assist in deciding how land might best be used in the future. Further, by describing the Town's current pattern of development, insight can be gained into problems which should be avoided in the future.

A. Land Use Areas

In 1995, approximately 82% of 600.0 acres¹ in the incorporated area of the Town of Gordonsville is developed in the sense of actually being covered by a structure, or pavement, or being used in connection with a structure as would be a yard or lot. This figure includes residential, commercial, industrial, and public/semi-public uses as well as all transportation right-of-ways. That land which was vacant or in agricultural or forest use accounted for 109 acres or approximately 18% of the total Town.

Illustrated in the following graph is the relationship of the 1995 Town land uses to total land area.



¹The 600.0 acre area for the Town is an unofficial figure derived from calculations of the Comprehensive Plan base map. While it is felt this figure is a fairly true and accurate measurement of the Town's area, it does differ from the Virginia Department of Highways and Transportation figure of 489.80 and a Town of Gordonsville Official figure of 523.52.

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The overall breakdown of the Town's land use, as existed in 1995, is provided in the following table.

Town of Gordonsville Land Areas Used - 1995

Land Use Category	Total Acres in Category	% of Total Town Acres
Residential	280	47
Single Family		
Multi Family		
Commercial	35	6
General		
Retail		
Office/Service		
Public/Semi-Public	69	11
Public		
Semi-Public		
Industrial	24	4
Total Developed Land	317	
Transportation R.O.W.	83	14
Vacant, Forest, Farm/Agricultural	109	18
Total Land Area	600	100

It can be concluded from this table that residential land use is the predominant land use in the Town of Gordonsville, accounting for 47% of the total Town acreage. Single family uses compose almost all of the residential category and account for a substantial part of the total developed land in the Town.

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Transportation right-of-way accounts for 14% of the total Town acreage. This relatively high percentage primarily is the result of the large amount of railroad right-of-way which exists within the Town.

The public/semi-public land use category is the third largest developed land use in Gordonsville, which represents 11% of the total Town acreage. These figures point out the importance of such uses as the Gordon-Barbour School, Town churches, Verling Park, and public buildings such as the Post Office, Town Hall, Police Station, and the Fire Hall.

The commercial land use category in the Town represents 6% of the Town's total area. The commercial category is composed of three segments: general, retail, and office/service.

Industrial use accounts for 4% of all developed land. Given Gordonsville's population, the amount of industrial land in Gordonsville is significant and represents a larger percentage of the total Town area than many similarly sized rural localities.

B. Existing Town Land Use Pattern

The current land use pattern of the Town of Gordonsville consists of several prominent features. First, there is the central cluster of buildings running basically along Main Street between King and Grove Streets which comprises the central area of Town. This area consists of a variety of uses with a retail and general commercial character and represents the primary area of business activity for the Town as well as the surrounding area. Another commercial concentration exists in the vicinity of the Gordonsville traffic Circle at the junction of U.S. Routes 15 and 33. This area consists primarily of automotive related uses such as gas stations, drive-in restaurants, and a convenience store.

Several industries have located in the vicinity of the CSX Railroad and High Street. This area represents the primary industrial center of the Town.

The remaining areas of the Town are basically of a residential character. Residential areas consist of a wide range of housing styles and ages.

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IV. Housing

The housing stock of a town is one of its most important characteristics. In large part, the residential areas of a community, and the houses which compose them, give the Town its character and uniqueness. Thus, an analysis of the housing stock provides an insight into the Town's social and economic need for shelter and a safe living environment.

A. General Characteristics

According to the 1990 U. S. Bureau of the Census, 552 total housing units were located within the Town of Gordonsville. This represents a .01% increase from 547 units listed in the 1980 census. Boundary adjustments have been partly responsible for the increase, rather than the building of new individual homes.

In conducting a windshield survey of the Town's existing land use in 1988, a total of 480 housing units were counted, of which 442 or 91% were single family units and 28 or 5.8% were multi-family units. Note: While attempting this survey it was noted that the Town limits are unclear and not accurately marked. Apartment structures were counted as one structure regardless of the number of families it contained. These two factors could have easily accounted for the discrepancy in the 1980 census and the 1988 windshield survey.

The average household size is 2.64.²

B. Owner-Renter Mix

Of the 552 total housing units in Gordonsville in 1990, 335 or 61%, were occupied by the owner. These units have an average of 6.2 rooms, with a median value of \$64,800.

There were 169 rental units occupied in 1990 or 31%, which is an increase in the availability of rental property since the census of 1980 or 145 or 27%. The median rent for units in the Town of Gordonsville is \$340 monthly.³ Statistically, the remaining 48 dwellings would be for sale, rent or vacant.

²U.S. Bureau of Census, 1990

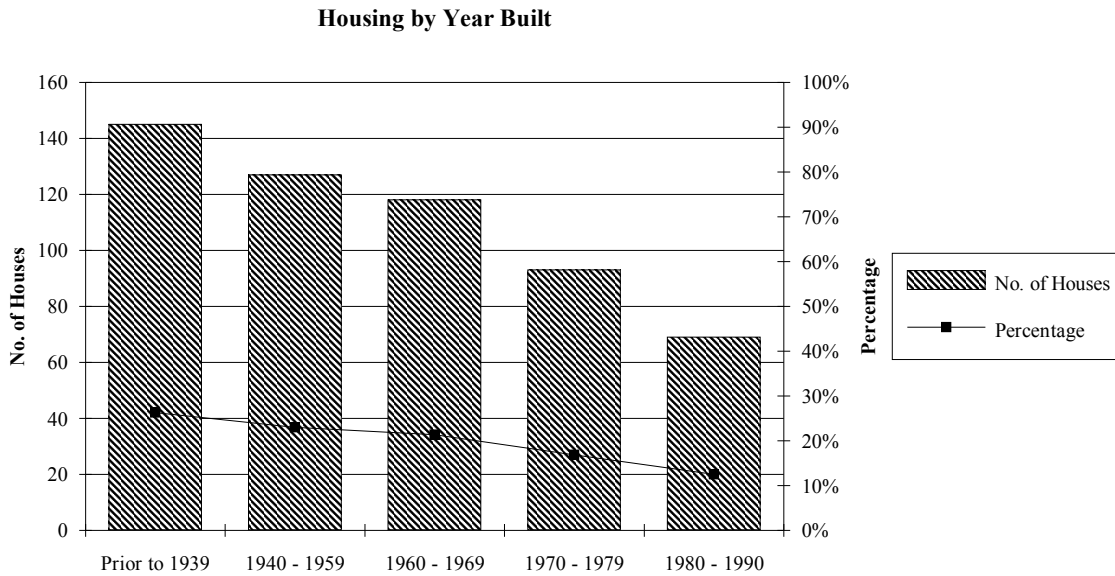
³U.S. Bureau of Census, 1990

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C. Housing Development

Gordonsville is characterized by older housing stock, which is quickly apparent as you drive down Main Street with its lovely homes. The following graph shows that as of 1990, approximately one fourth of our homes date prior to 1939. This is a part of Gordonsville's past that should be preserved.

The graph also shows that although building has decreased as vacant areas are improved, residential growth is continuing in our Town. Multi-family units are being constructed and will be included in another section of this Plan.



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E. Substandard Housing

Two characteristics can be used to determine the level of housing substandardness in a community: those units lacking some or all plumbing facilities and those units which are overcrowded (units with more than 1.01 persons per room). While these characteristics do not necessarily describe the physical condition of structures, they are a good measure of the Town's housing stock.

The 1990 Census notes that 16 units are without complete plumbing facilities. Of the 504 housing units in 1990, 1.8% (10) had 1.01 or more persons per room.

Substandard Housing Characteristics⁴ 1980 - 1990

	Gordonsville		Orange Co.	
	<u>1990</u>	<u>1980</u>	<u>1988</u>	<u>1980</u>
Lacking Some or All Plumbing	3.1%	3.2%	1.5%	18.0%
Overcrowded	2.0%	4.7%	3.2%	9.4%
Lacking Plumbing & Overcrowded	n/a	n/a	n/a	2.8%

As can be seen, the statistics for the Town continue to reflect positive improvements.

⁴PD-9 Survey, September 1995
1995 CDBG Application

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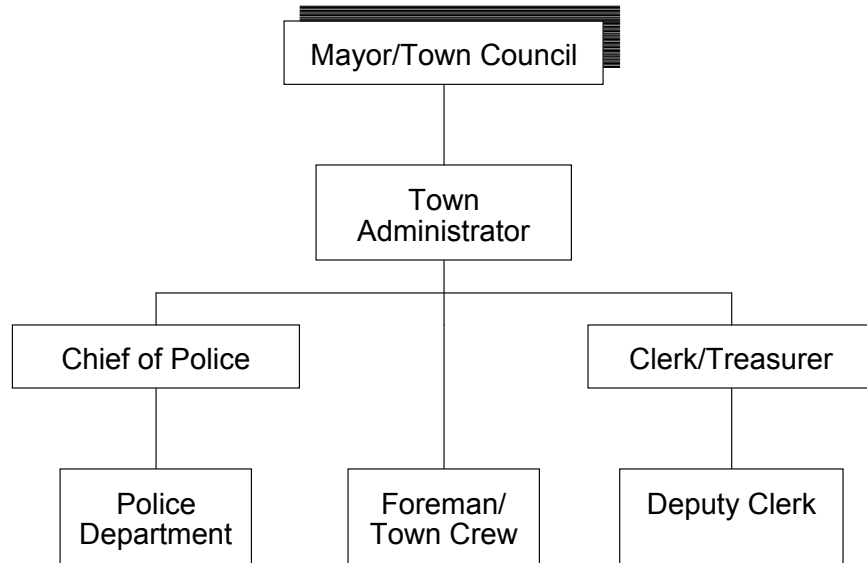
V. Political and Administrative Structure

Pursuant to the Virginia State Code (15.1-837 through 15.1-907, inclusive) the Town of Gordonsville can and shall exercise all the powers granted to incorporated municipalities by the Constitution of the State of Virginia. Gordonsville is governed under the general councilmanic plan. The administration of the Town shall be vested in one principal officer (Mayor) and six members of Council, all of which are elected at-large for four year terms.

Presently the Town of Gordonsville employs a Town Administrator who is responsible for the day to day operation of the Town Government and its employees. The Town Administrator is directly responsible to the Mayor and the Town Council.

The following is a flow chart indicating the organizational structure of the Town administration:

Organizational Structure of the
Town of Gordonsville Administration



VI. Gordonsville's History

"Nathaniel Gordon, having purchased a plantation at the foot of the southwest mountains in Orange County in 1787, operated a tavern there at a crossroads past which stages ran on the "Fredericksburg Great Road" leading north and the Richmond Road leading east. Familiar until as recently as the 1940's, the Gordon Inn tavern stood near the commemorative monument at the traffic circle in present day Gordonsville.



Gordon Inn

During the early national era, prominent people, both neighbors and travelers, stopped at Gordon's Tavern. In 1802, Thomas Jefferson recommended it as a "good House", and in 1824, Major General the Marquis de Lafayette was given a reception there. By 1813 the tavern and its dependencies had become known as Gordonsville when Nathaniel Gordon was appointed the first post-master at that place.

After Gordon's death, the tavern was sold but Dr. Charles Beale, Gordon's son-in-law, retained some of the property. When the Louisa Railroad, later the Virginia Central, and now the Chesapeake & Ohio⁵, reached Gordonsville in 1840, it was Dr. Beale who foresaw and planned a town, essentially the Gordonsville of today. In the Spring of 1853 Beale made his will and directed that Dr. Newman "come down immediately after he plants his corn" to lay out lots on both sides of Main Street, to number them and to plan for streets and alleys.

⁵Currently known as CSX

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In the early 1850's, the junction of the Orange & Alexandria Railroad with the Virginia Central, and the intersection of the two turnpikes from the Valley of Virginia served to bring produce and passengers to early Gordonsville. This caused the Town and surrounding areas to grow and develop.

During the Civil War, Gordonsville was of vital importance to General Robert E. Lee and his Confederate Army of Northern Virginia in the transportation of troops and supplies. In 1862, Major General Thomas J. "Stonewall" Jackson had his headquarters at the old Gordon Tavern for several days. Wounded soldiers were brought to Gordonsville to be cared for at the Gordonsville Receiving Hospital (centered around the Exchange Hotel) and in churches and private homes. Some 700 of those who died at the Receiving Hospital were later reinterred in Gordonsville's Maplewood Cemetery.

During the 1870's and early 1880's, there was flourishing activity in Gordonsville, largely encouraged by the railroad companies and in particular by the Chesapeake & Ohio. Throngs of black women swarmed about the station platform when the many trains came in, balancing on their heads large platters of succulent edibles. Gordonsville's fried chicken was nationally famous until after World War I, and Dr. George Eagby, Virginia author, humorist, and in 1870 a newspaper editor in Gordonsville, proclaimed the Town "the chicken-leg center of the universe."

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From 1890 to 1892, a land development scheme, "the Gordon Land Company", momentarily fired the imagination of its promoters into conceiving a vast and spectacular plan for expanding Gordonsville into a "great industrial center," "the luckiest point in Virginia" where there would be "quick sales!" and "sure profits!". But the glorious bubble burst in the financial collapse of 1892-1893 and all that remains is a wonderful map of the whole project, now displayed in the Town Office, and a street named Gordon Avenue.

Gordonsville today retains the quality and remembrance of its colorful and worthy past with hope and confidence in a vigorous and successful future."⁶

⁶Gordonsville, Virginia Historic Crossroads Town, by William H. B. Thomas. A more complete history of the Town of Gordonsville through the 1980's can be obtained in Mr. Thomas' book.

VII. Municipal Services

The public utility structure of the Town includes the water system, sewer system, electricity, natural gas, and solid waste disposal. These facilities are greatly responsible for the present form of the Town of Gordonsville and the form which it might assume in the future. To a large degree, the availability of these services will dictate the extent to which Gordonsville can expand and in which directions growth can occur.

A. Water System

For numerous years, the primary source of supply for the Town's water system was a 300,000 gallon storage tank constructed in 1963. When Liberty Fabrics moved to Town, this supply became inadequate, as the demand far exceeded the supply. To meet this problem, a former stone quarry, which was full of raw water, was used to increase the supply. However, because of noncompliance with State Health Department standards, public use of this source eventually was discontinued. However, Klockner Pentaplast and Gordonsville Energy Limited Partnership use raw water from the quarry.

In 1976, a 10 inch water main operated by the Rapidan Service Authority was extended into Gordonsville along Route 15 from the Town of Orange. With this source available, the Town presently has a total water supply of 800,000 gallons per day, which meets the current average daily usage of approximately 600,000 gallons. However, the distribution of water has been, and continues to be, a problem for much of the Town. Primarily the mains in the Town system vary from 1-1/2" to 10" in size and were placed in the 1930's to 1970's. Presently, most are deteriorated and in need of replacement. At times, consumers must restrict usage while repairs are made to the system. Frequently, the system pressure drops to a point unsuitable for domestic or fire usage. Fire flow varies from 1,000 gallons to less than 75 gallons per minute.

Since November 1987, the Town of Gordonsville has been working on a capital improvement plan for its water system. This began with the development of an accurate water lines map imposed upon a new aerial map of the Town. In the Spring of 1988 the Town conducted a pressure/flow study of the existing system. These values were then applied to the new system map in preparation for an engineering firm's review, and subsequent report. In July of 1988 the Town applied for and received a Virginia Department of Housing and Community Development (DHCD) Planning Grant. This financial assistance from the State led

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to the development and publication of a preliminary engineering report, *Water System Improvements* by Clean Water Engineers, Inc. of Fincastle, Virginia, in March 1989. This engineering report provided the Town of Gordonsville the necessary information to apply for a DHCH block grant. This block grant application was disapproved in May of 1989. In June of 1989 the Town contracted with Clean Water Engineers, Inc. to revise the preliminary engineering report in the form of a "phased" five year capital improvement plan for water. This plan, as presented by Clean Water Engineers, Inc. is included in this *Water System Improvements Plan, 1989-1994 and 1995*.

B. Wastewater System

The wastewater system of the Town is currently owned and operated by the Rapidan Service Authority. The system consists of concrete, tile and plastic sewer lines, up to 12 inches in size, which were constructed beginning in the 1950's. These sewer lines feed the RSA's sewage treatment plant located southwest of the Town in Louisa County, near the CSX Railroad. The treatment design capacity of this facility is 660,000 gallons daily with the current average daily flow at 150,000 gallons. Plant discharge is pumped through a sprinkler system on approximately 40 acres of open land. The waste water then naturally percolates back into the water table.

C. Electric

Electricity is provided to the Town of Gordonsville by Virginia Power and Central Virginia Electrical Co-op.

D. Natural Gas

Natural gas is distributed to Gordonsville by Commonwealth Gas Company of Lynchburg, Virginia. The supply consists of a high pressure system with one 2 inch and one 4 inch line.

E. Solid Waste

Solid waste disposal is provided to the residents of the Town by Updyke Industries of Culpeper, Virginia. Pickup is made to residences on a weekly basis. The Town also sponsors Spring and Fall clean-up weeks.

F. Police Department

The citizens of the Town of Gordonsville are served by a seven (7) member Police Department. The Police Department currently consists of one Chief of Police, one Lieutenant, one Corporal, one Special Investigator, One Administrative Officer, and two Patrol Officers. In addition, an auxiliary police force has been established to assist the regular, full-time Officers. An auxiliary officer is a volunteer that enjoys law enforcement but does not want to be full-time. Each auxiliary officer specializes in something that benefits the Police Department. Currently, there are three auxiliary officers, and the maximum amount set by Town Council is ten. The Police Department enforces all local ordinances as well as state laws. Each officer is certified by the Department of Criminal Justice in Richmond and is encouraged to become an expert in one or more specialty areas in law enforcement. The Town supplies the Officers with all of their equipment and firearms.

G. Parks and Recreation

The Town of Gordonsville presently provides the citizens with a pool/park complex located at the corner of Market and Allen Streets. This centralized location allows for easy access to the park from all sections of the community. The park is commonly known as Verling Park and the pool is referred to as the Dix Memorial Pool. The Town receives technical and administrative support from the Orange County Department of Recreation, and employs local youths in the day-to-day operations. Future needs include the renovation or replacement of existing pool/concession facility. Gordonsville is very fortunate to have a facility such as the one located at Verling Park. Swimming, and the use of the playground at Verling Park, are very valuable community resources that need to be nurtured and developed.

H. Airport

Since the early 1930's the Town of Gordonsville has owned a municipal airport. The airport is located on a 34-acre tract, approximately 2 miles north of Town on State Route 15. The airport has a 2300' x 40' blacktop runway, with two directional runways. Runway 22 has a 400' offset threshold, providing a usable runway surface for takeoffs and landings of approximately 1900'. Runway 4 has no offset threshold, therefore has a usable runway surface of 2300'. The Town owns a 67' x 67' World War I vintage hanger (purchased in the late 1930's and moved from Langley Field around that time). This hanger is large enough to house

4 - 5 aircraft (depending on size). There is a privately owned terminal hanger structure and 11 privately owned "T" hangers. The terminal hanger structure is currently empty and the "T" hangers are currently occupied by the owner and/or his tenants. The airport currently has no resident fixed base operation, and, although there is a 4,500 gallon fuel farm for AVGAS (aviation fuel), at this writing, no services other than emergency are being provided. The current number of flight operations at the Gordonsville airport is approximately 20 per week, weather dependent. The Town administration is currently seeking a person or corporation to re-establish a daily fixed base operation at the airport. In order to best advise the Town Council on opportunities regarding marketing of the airport, the Mayor has formed an advisory committee. This committee addressed the developmental potential of the facility and made its report to the Town Council in the Spring of 1989. The ultimate goal of such a market search for a suitable tenant is the removal or reduction of the operational loss produced by the current airport operation. Currently the Virginia Department of Aviation supports the Gordonsville Municipal Airport throughout maintenance and facility development grants. Without this support, in the form of aviation maintenance grants for the airport, the Gordonsville tax payer burden for the facility would be approximately four times its present level.

I. Streets and Sidewalks

The town of Gordonsville maintains 5,000 feet of paved and gravel roads throughout the Town. These roads usually connect to other Town roads and link themselves to State maintained roads throughout several neighborhoods. The Town constructs and maintains a system of sidewalks. The Town adds approximately 1,500 feet of sidewalk annually. These sidewalks are of concrete construction, with the exception of a wooden sidewalk on Pendleton Street, specially constructed to preserve the roots of several large trees adjacent to the Street. It is the policy of the present Town administration to encourage the building of new roads to bring older ones up to state standards so that they may be taken into the State highway maintenance system. In addition, the Town will seek to obtain a VDOT Primary Road project for curb, gutter and sidewalks along Route 231, from the traffic circle to the Town limits and along Routes 15 and 33 from High Street to the Town limits.

J. Maplewood Cemetery

Just outside of the Town limits on State Route 33 to Harrisonburg, the Town of Gordonsville has its cemetery. Established in the late 1800's and the final resting place for approximately 700 Civil War dead, Maplewood Cemetery provides a peaceful resting place for the residents of Gordonsville. A walk through the tree-lined avenues and paths will reveal the resting places of Gordonsville's founding families. Family plots, dating from the Civil War to the present, are shaded by large trees and surrounded by trimmed lawns. Newer grave sites are placed to the east of the older grave section. The administration and financial matters of the cemetery are governed by a five person board of trustees. These trustees are appointed by a Circuit Court Judge, their term being indefinite. The trustees reimburse the Town for the maintenance expenses incurred at the cemetery.

K. Educational Services

Three public schools funded by Orange County serve the Town of Gordonsville. The Gordon-Barbour Elementary School is located on a 84 acre site within Gordonsville and serves grades kindergarten through six. Prospect Heights Middle School, located on a 25.4 acre site in the Town of Orange, serves grades six, seven and eight, and Orange County High School, located just outside of the Town of Orange on a 36 acre site, serves grades nine through twelve.

Gordon-Barbour Elementary School, constructed in 1966, has a current capacity of approximately 550 children, with a present population of 375. The school is staffed with approximately 34 teaches, leaving a teach/student ratio of 11 students per teacher.

Several facilities of higher education are within commuting distance of Gordonsville. The University of Virginia, in Charlottesville, and Mary Washington College in Fredericksburg, are both four year institutions offering a full range of study areas and located within an hour's drive from Gordonsville. Two community colleges, Piedmont Virginia Community College and Germanna Community College, are also located within easy driving distance of Gordonsville.

VIII. Present Areas of Accomplishment

A. F&B Developers: Meadow Run

In late 1988, the Town, realizing the need for a controlled, planned community type development that would provide a wide range of housing opportunities, contacted F&B Developers in Roanoke. This firm purchased a 25-acre parcel from Frank Knighting on the eastern edge of Town. The Town, in conjunction with a request from F&B, boundary adjusted the parcel, and began site plan review for the first phase of the site's development. Meadow Run is a 39 unit, elderly/retired apartment development. This development represents the single largest planned development and concentration of growth for the next 25 years.

B. Water Project: Phase 1, 2, and 3

In 1989 the Town of Gordonsville published a capital improvements project. This project detailed the necessity of installing 10" and 12" transmission mains through the Town, and primarily terminating in Southeast Gordonsville. This was due to low water volumes. Attached to the line terminus in Southeast Gordonsville, a 500,000 above ground water storage tank was planned. In January 1994, the Town began construction of this project after securing a 1.7 million dollar bond through the Virginia Resources Authority. Completion of this project is scheduled for late Summer 1994. Phase 1, 2 and 3 of the water capital improvements project is complete.

C. Economic Development: Gordonsville Energy, Limited Partnership

In March of 1990, the Town of Gordonsville attracted the owner of a power sales contract to a site owned by the Town adjacent to the Quarry. The Louisa County approved the development of a 240 mega watt combined cycle power plant. Construction began in 1993, and was completed in June of 1994. The land the plant is constructed on is a 8-acre parcel owned by the Town and leased for 35 years to GELP. The rent for the parcel is \$200,000 per year with a cost of living escalator for 35 years. These funds are identified in the Town's "Capital Budget" and will be used to leverage those funds required for projects as approved by the Town Council. The development of this plant represents one of the single largest industrial developments to occur in our region.

D. Municipal Building: Town Hall

In January of 1994, the Town Council held a public hearing and passed a resolution seeking condemnation of three buildings located adjacent to the existing Town Hall. The purpose of this condemnation is to make adjoining space for a new Town Hall and Police Department. It has been determined that the existing facilities are too small and not adaptable to various regulatory requirements for public structures. Two of the three buildings were donated to the Town. Partial funding for this facility will be provided by a portion of the revenue derived from the power plant. In November 1995, the Town Council approved the contract to build a 7,200 square foot Town Hall. The building includes the Police Department, Town Administration, Council Chambers and a storage basement. The anticipated completion date is November 1996.



New Town Hall

Town of Gordonsville Comprehensive Plan, 1995 - 2000

IX. Future Goals

A. Water System

In September of 1988, the Town of Gordonsville was awarded a planning grant by the Virginia Department of Housing and Community Development. The purpose of this grant was to fund studies of the present Gordonsville water system, and identify substandard housing and low and moderate income families. This information was compiled in January 1989 and published in a report that led to the Town adopting a five year water system improvements plan. (This report is an appendix to the 1990-1995 Comprehensive Plan). It is the goal of the Town to improve the quality of water service to its present citizens while expanding services to surrounding housing areas in both Louisa and Orange Counties. The Town plans to replace 1,000 ft. of water line each year.

In August of 1989, the Town Council authorized Clean Water Engineers, Inc., of Fincastle, Virginia, to conduct a two phase study of the Gordonsville rock quarry. This study was to determine:

- 1) Will it be practical for the Town to utilize the quarry as an alternate/supplemental source of water?
- 2) Conduct preliminary evaluations of the quarry's overall suitability as a water source.

The report on Phase I of this project was published in late Fall of 1989. The projected \$16,200 cost for this project was partially funded (\$8,072) by a grant from Virginia Water Projects, Inc., of Roanoke, Virginia. The present goal of the Town is to ultimately reduce the dependence of the Town on water from the Rapidan River and produced by the Town of Orange. Gordonsville is supplied water by RSA.

B. Low and Moderate Income Neighborhood Revitalization

Not unlike most rural Virginia Towns, Gordonsville has a residential section that is substantially made up of substandard, single family dwellings occupied by predominately low and moderate income families. Some of these dwellings are in very poor condition and lack some or all plumbing facilities.

The Town of Gordonsville, in association with the Gordonsville Housing Alliance, may attempt to secure grant funding and charitable donations to be used for basic housing renovation. The Gordonsville Town Council feels that all Gordonsville residents are entitled to adequate housing. Housing that meets Federal Section 8 housing standards is usually taken for granted by the majority of the population. However, concentrations of Gordonsville's population would consider minimum housing standards luxuries. Through progressive public policy and organized renovation/revitalization programs, it is the hope of Gordonsville's leaders that housing inequalities can be removed.

C. Boundary Adjustment

Annexation or boundary adjustment, is a growth issue that faces many small towns throughout the state, Gordonsville included. Like most small incorporated townships, Gordonsville is faced with the ever growing expense of providing services. Public utility services and police protection, once affordable, are now becoming virtually impossible to finance. Towns faced with these ever rising costs are forced to raise the tax rates in order to meet budget obligations. Another method of raising additional capital is through annexation or boundary adjustment.

Along with broadening the tax base for continued expansion of services, the Town of Gordonsville intends 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. It is vital that Gordonsville expand its governmental jurisdiction so it can protect its industrial neighbors and the community as a whole from possible negative effects on the local economy and environment.

Town of Gordonsville Comprehensive Plan, 1995 - 2000

D. Historical District

Gordonsville, Virginia, a township with deep historical ties to the Commonwealth and the Nation as a whole, has a duty to try to preserve its past for future generations. Gordonsville, commonly known as a historic crossroads town, has several antebellum buildings and numerous structures built just after the War between the States. Most of Main Street, on both the east and west sides have dwellings that certainly date back to those periods. Presently, the Town has one museum, The Exchange Hotel Civil War Museum. This structure is owned and operated by Historical Gordonsville, Inc.



The Exchange Hotel

E. Overall Thrust of Planning and Development

The current progressive planning nature of the Town of Gordonsville focuses on controlled development creatively interfaced with industry, tourism and commercial enterprises. Constant communication and cooperation with the local industries has led, and will continue to lead, to more fruitful resource development and expansion of overall public services. Support and benevolent control of business and tourism development will only serve to foster greater commerce throughout the Town, especially as the tourism industry develops throughout the state. Centralized expansion of Gordonsville's business zone should be one of the key points to this growth. This controlled, planned expansion will play a key role in the overall economic growth for Gordonsville in the next century.

All planning and projected projects have a basic administrative goal. This goal, set by direction from the Mayor, is to provide an ever expanding range of services while not increasing the overall tax burden of the individual citizen. The competent exploration of grant funding, low cost financing, and increasing the efficiency of present tax revenue collection allows the Town's administration to accomplish its goals under the present parameters. Through planned expansion of the tax base (commercial and industrial), community improvement projects can be completed. As Gordonsville approaches the twenty-first century and Orange County continues to grow and develop, these forms of progressive revenue development and expansion will be necessary in order to finance the greater demands for public services placed on government.

F. Town Beautification

The Town makes funds available to the Montebello Garden Club for ornamental and seasonal plantings.

G. Downtown Improvements Grant (CDBG or other grant opportunities)

In November of 1995, the Mayor appointed a committee made up of citizens, a council member, and the Town Administrator to start the process of revitalizing downtown Gordonsville. Slum and blight are extremely prevalent, and there is a definite need for attention. The Town hopes to receive grant funding to eliminate slum and blight and make Downtown Gordonsville more of a focal point.

H. ISTEA Grant

The Town should continue to pursue ISTEA Grant money to make necessary improvements to its' entrance-ways as well as enhancing the quality of the

transportation system.

X. Goals and Objectives

Overall Planning Goal

To promote and enhance the public health, safety, and general welfare of the citizens of Gordonsville, while protecting and enhancing the Town's unique rural character and way of life.

A. Community Wide

Housing Goal

To provide safe, decent, and sound housing for all residents of the Town of Gordonsville.

Objectives

- To promote a wide variety of housing types which reflect the needs of all residents while recognizing the single family dwelling as the Town's major residential unit.
- To encourage a sufficient amount of rental housing as new residential development occurs.
- To encourage the rehabilitation and repair of deteriorated housing within the Town, wherever possible.
- To promote diverse residential neighborhoods which are compatible with surrounding land and transportation uses.
- To insure that any future residential development has adequate water and sewer service before approval and construction.
- To encourage frank and open communication between surrounding Towns and Counties through the use of contact committee and offsite meetings with various surrounding governing bodies.

Recreation & Open Space Goal

To promote diverse facilities to satisfy the recreational needs of all Town residents, to protect all open spaces which contain recreational potential or enhance and preserve the natural environment.

Objectives

- To protect and enhance the existing Town park and play areas.
- To encourage the development of family oriented recreational/fitness facilities, both privately and publicly owned.
- To promote organized recreational activities for all age groups.
- To maintain open spaces in conjunction with areas of desirable woodlands, streams, ponds, and steep slopes.

Beautification Goal

To provide for the citizens of Gordonsville an outdoor environment that is pleasing to the eye and conducive to the orderly development of trade and residential activities.

Objective

- To promote the ornamental planting of flowers and trees.
- To promote the renovation of existing structures so as to maintain the local character and identity of the community.
- To maintain and improve the traffic circle in Town as an efficient means of traffic control and a location for ornamental flowers.
- To continually make suggestions to the State Department of Transportation on the improvement/development of roadways, sidewalks, curbs, gutters, and signage.

B. Public Facilities Goal

To develop and maintain new and existing, publicly owned buildings and provide an ever expanding range of services to the taxpayers of Gordonsville.

Objectives

- To expand the current Town Hall and Office facilities to allow for improved record storage and office efficiency.
- To expand or construct a new Police Department building. This building should be designed so that victims, witnesses, and suspects can remain separated within the building. The design should also allow for space to properly secure and maintain evidence collected as a matter of operation. Sufficient desk/office space should be allowed for so that each officer/employee has ample space to conduct those office duties inherent to his/her job.
- To renovate the present, pool/park complex located on the corner of Market and Allen Streets.
- To encourage the Administration of the Town to apply for available grants and low interest loans to lessen the financial burden of public facilities development on the taxpayers of Gordonsville.
- To support the Orange County Board of Supervisors if additional classroom and activity space at the Gordon-Barbour Elementary School is needed.
- To acquire remaining CSX properties - Verling Park.

C. Capital Improvement Goal

Through systematic improvement of Town roads, sidewalks, water lines, and sewer line development, the Town should endeavor to provide an ever expanding and increasing level of services and facilities to the residents of Gordonsville.

Objectives

- The Town should construct 200 feet of curb/sidewalk annually. This should be replacement of existing and/or construction of new sidewalks.
- The Town should systematically replace aging water lines. A priority rating system should be developed to help the Town Administrator determine which lines need to be replaced.
- The Town should encourage independent development of surrounding areas of the Town and encourage those developers to provide funding to expand the existing sewer collection system.
- The Town should continue its efforts in establishing an alternate/supplemental water supply.

D. 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 Town boundary.

Objectives

To promote the residential, commercial, and industrial development of land contiguous to the existing boundaries of the Town. Through planned and controlled development of these parcels, the Town can expand its water and sewer services while reducing the financial burden of the individual taxpayer. A series of boundary adjustment agreements with the surrounding County authorities can make this objective affordable and expedient.

Town of Gordonsville Comprehensive Plan, 1995 - 2000

To endeavor to expand the legal governmental authority of the Gordonsville Town government into those contiguous areas that presently affect the Town's infrastructure, and economy. 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.

F. Historical Goal

It shall be the intent of the Town of Gordonsville to encourage the development/renovation and maintenance of historical and museum resources throughout the Town.

Objectives

- To enthusiastically support the historical character of the Town.

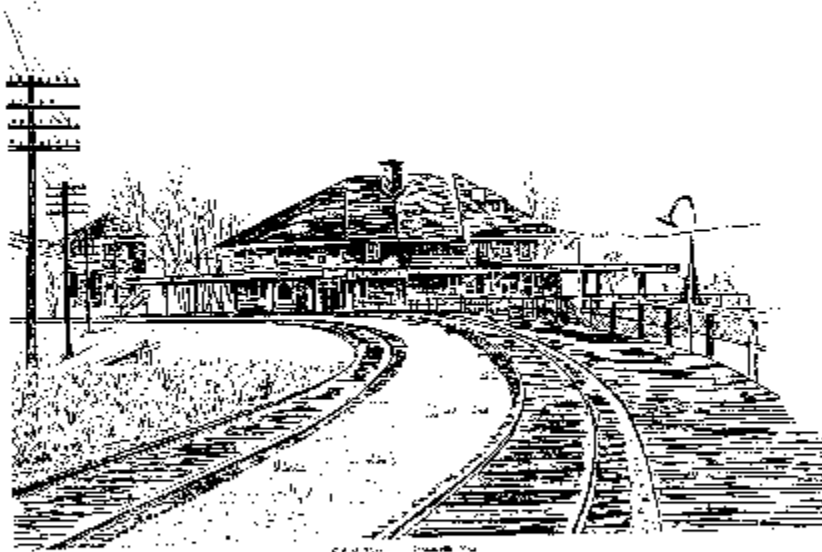
G. Economic Development Goal

The Town shall encourage the controlled development of both business and industrial based activity throughout the Town and surrounding service area.

Objectives

- The Town administration shall investigate various grant programs for the expansion of existing and the development of new, industries. The Town shall act as the lead agency for these programs on behalf of interested industry.
- To promote the development of a shopping center, which will be located on Route 231.
- To promote the development of a motel/conference center located within the Town limits to serve both the tourist and business markets.
- To make available referral information to small businesses such as the Virginia Small Business Administration advisory programs.
- To encourage commercial development in the Town through the continuous planned expansion of the business zone, and to increase the amount of industrial zoned land in the Town through the boundary adjustment of those areas contiguous to the Town which are consistent with the present or planned land use for those areas.

Note: The implementation of this plan lies solely at the discretion of the Gordonsville Town Council and the citizens of the Town of Gordonsville. It is up to the community to encourage those who make decisions to follow or adapt this plan according to the needs of the Town and its residents.



C & O Depot - Gordonsville, Va.