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Volume III (Printed In Three Volumes)

IN THE

Supreme Court of Virginia

AT RICHMOND

RECORD NO. 761116

BENNETT T. MATTHEWS,

Appellant,

v.

COUNTY OF GREENE
AND
BOARD OF SUPERVISORS OF GREENE COUNTY,

Appellees.

SPECIAL APPENDIX TO APPELLANT'S BRIEF:
PROPOSED COMPREHENSIVE PLAN

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THE COMPREHENSIVE PLAN

GREENE COUNTY

VIRGINIA

ADOPTED

November 16, 1974

PLAINTIFF'S
EXHIBIT
A-4
10/17/78

TO ALL GREENE COUNTY CITIZENS

This special tabloid draft of the GREENE COUNTY COMPREHENSIVE PLAN is being distributed to you, the citizens of Greene County, by the Greene County Planning Commission in order to inform you of what is being proposed for adoption.

The Commission urges all Greene County residents to read this document and make their views known in letters to the Planning Commission.

PUBLIC HEARING of the Plan by the Planning Commission will be held on Saturday, October 12, 1974 in the Courthouse at Stanardsville at 9:00 a.m. This hearing will allow Greene County citizens an opportunity to state on record their opinions of the proposed Comprehensive Plan. After this hearing the Planning Commission will make its recommendation to the Board of Supervisors.

PUBLIC HEARING by the Board of Supervisors to consider adoption of the Plan will be held at a later date to be announced.

Hearings on the new Zoning Ordinance will be scheduled at a still later date and will not be discussed at these meetings.

A copy of the Comprehensive Plan together with an enlargement of the Future Land Use map are available for viewing at the Greene County Courthouse.

THE GREENE COUNTY PLANNING COMMISSION

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THE COMPREHENSIVE PLAN FOR GREENE COUNTY, VIRGINIA

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Why Plan?

Until very recently it might have been difficult to convince many Greene County citizens of the need for a County plan and zoning ordinance. For about 60 years prior to 1970, Greene County had been steadily losing population. Consequently the greatest change affecting land use in the County was the possible adverse impact which continued out migration of young people was having on the agriculture industry. The problem was not too much growth, but too little, and County citizens didn't need a planner to tell them that.

The latter part of the 1960-1970 decade has witnessed a dramatic reversal in this pattern of decline. Suddenly, Greene County has found itself becoming a target for growth forces generated many miles beyond its own borders. From the south come the mushrooming suburbs of Charlottesville that are sprouting haphazardly throughout the southeastern sector of the County. From the north and east, Washington, Richmond, and Norfolk are supplying droves of city people looking for vacation homes in the cool and inviting Blue Ridge uplands of central and western Greene.

Caught without adequate legal controls to cope with this growth, Greene Countians are now finding the price of land and housing rising out of their income range. They are witnessing the commitment of thousands of acres of the County's most valuable farmland and most scenic mountainland to development

uses without knowing first if this commitment is in the best long range interest of the County as a whole. Greene County is thus faced with an irretrievable loss of much of its scenic beauty and rural way of life. The County stands to lose financially too. More people will require more County services and facilities, and with the County's only basic industry, agriculture, on the decline, less money will be available to meet these increased public needs. Also, subdivisions which are scattered individually throughout the County often require public services which are both difficult and expensive to provide.

What are the answers to these urgent problems? Stopping growth altogether is unrealistic and in many ways undesirable. Guiding growth, on the other hand, can serve to protect the land, the economy, and rural values while still providing space for those newcomers who want to live and/or vacation in Greene County. It is in precisely this capacity, as a guide to growth, that a County plan can prove most valuable. The Comprehensive Plan is Greene County's statement of its aspirations and goals for future development. In addition to helping decision makers determine the best possible use to which land should be put, it also helps to answer the broader question of "where do we go from here, what do we want to become?"

Authority to plan is based upon the police power of the State, and in Virginia is delegated to the localities. Planning for a particular locality is accomplished through a local planning commission which acts in an advisory capacity to the governing

body. It is the duty of the governing body, however, to adopt and implement the plan. Methods of implementations may include zoning, subdivision control, capital improvements programs, official mapping and urban renewal.

The land use portion of the Comprehensive Plan, including public facilities and thoroughfares, is intended to show the approximate location and extent of various types of land use, which will be necessary to accommodate and serve an anticipated population growth by the year 2000. The Comprehensive Plan is not a detailed blueprint for future development nor is it a zoning map which establishes districts permitting certain specific uses and excluding others. Information on the precise location for future streets and highways, commercial and industrial areas, public schools, etc., is not the province of this plan. Rather, it is a guide for making these and other important decisions and should be used accordingly.

The plan may undergo change many times before 2001, but only for good and justifiable reasons based on established goals and sound planning principles. According to the State code, the plan must be reevaluated and updated at least every five (5) years. Periodic revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth.

I. INTRODUCTION

A. Historical Sketch

In 1716 Governor Alexander Spottswood and his "Knights of the Golden Horseshoe" traveled through what is now Greene County on their history-making expedition to the summit of the Blue Ridge Mountains. Their point of crossing was at Swift Run Gap, a short distance west of the present town of Stanardsville. This gap, now crossed by U.S. Route 33, was used by General "Stonewall" Jackson during the War Between the States to shift troops from the Shenandoah Valley to the Piedmont battle areas.

In 1838 much of this land was partitioned from Orange County and renamed "Greene" County to honor General Nathaniel Greene of Revolutionary War fame. Another man whose name was immortalized in such a manner was one Robert Stanards. His gift of land upon which the County Courthouse now stands resulted in Stanardsville being named after him. Stanardsville has always been the County seat.

B. Setting

Greene County, with an area of 153 square miles or 97,920 acres, is one of the smallest counties in Virginia. It is located in north-central Virginia about 70 miles west of Richmond, and 105 miles southwest of Washington, D.C. Stanardsville is situated nearly in the center of Greene County and is about

24 miles north of Charlottesville. The Skyline Drive is located 11 miles west of Stanardsville. For the most part, the citizens of Greene County rely on Charlottesville as their center for retailing, entertainment, hospital services and regional transportation. Greene County shares its western boundary with Rockingham and Page Counties. To the north is Madison County and to the east lies Orange County. Albemarle County forms the southern boundary.

C. Regional and State Relationships

Greene County is a part of the Thomas Jefferson Planning District, one of 22 such districts established by the state of Virginia in 1970. The District also includes Albemarle, Fluvanna, Louisa (yet to join) and Nelson Counties, and the City of Charlottesville. Representatives of Greene County are members of the Planning District Commission, which establishes goals and recommends programs concerning regional problems of water and sewer, solid waste, transportation, health, housing and recreation. Greene County is also a member of the Culpeper Soil and Water Conservation District, which also has Culpeper, Madison, Orange and Rappahannock Counties as members.

II. PHYSIOGRAPHIC CONDITIONS

The importance which physiographic conditions have in affecting the type of man-made growth or in precluding any such growth at a given site cannot be overly emphasized. Especially important are steep slopes, flood plains and certain soils in deciding where to allow development. Careless development can lead to soil erosion, overflowing septic tank drainfields, and stream siltation, not to mention the violence which can be done to the scenic beauty of the landscape. Stream siltation is an especially frequent and dangerous occurrence as it leads to increased flood hazards, loss of fish populations, and ultimately to the channelization of many streams.

A. Topography

Greene County lies within the Blue Ridge and Inner Piedmont physiographic provinces. The western part of the County, which has as its border the crest of the Blue Ridge, is steep, rugged and mostly forested, while woodlands share the landscape with farming and grazing lands in the gently sloping central and eastern sections. Elevations vary from high peaks in the Blue Ridge (Hazeltop, 3,816 feet; Hightop, 3,500 plus; Flattop, 3,300 plus) to a low of about 400 feet on Preddy Creek in the southeastern part of the County. Elevations average between 1,000 and 3,000 feet in the Blue Ridge, and between 400 and 800 in the Inner Piedmont. Stanardsville is approximately 670 feet above mean sea level.

B. Water

Greene County is divided nearly in half by two major watersheds. Swift Run and the Roach and Lynch Rivers drain southeastward into the North Fork of the Rivanna River. The Rivanna is a major tributary in the James River Basin. The Conway and South Rivers drain eastward into the Rapidan, a major tributary in the Rappahannock River Basin. Watersheds are defined by primary and secondary ridge lines and are important in considering future land use because of water supply protection and utility costs.

C. Soils

Geology and soils are another set of physiographic characteristics which can affect the development potentials of various parcels in a certain area. Greene County has a considerable variety of geologic formations. Geology determines the rock types, from which the soils of an area arise. In Greene County there are at least fourteen geologic formations, and five basic soil associations. These major soil associations, or groups of soils, occur in a characteristic pattern, and with other repeating features, produce a characteristic landscape. Except for one soil association which occurs in the stream valleys, the associations tend to occur in northeast-southwest belts across the County.

The general soils map (map 1) shows the geographic location of soil associations in Greene County. The pattern

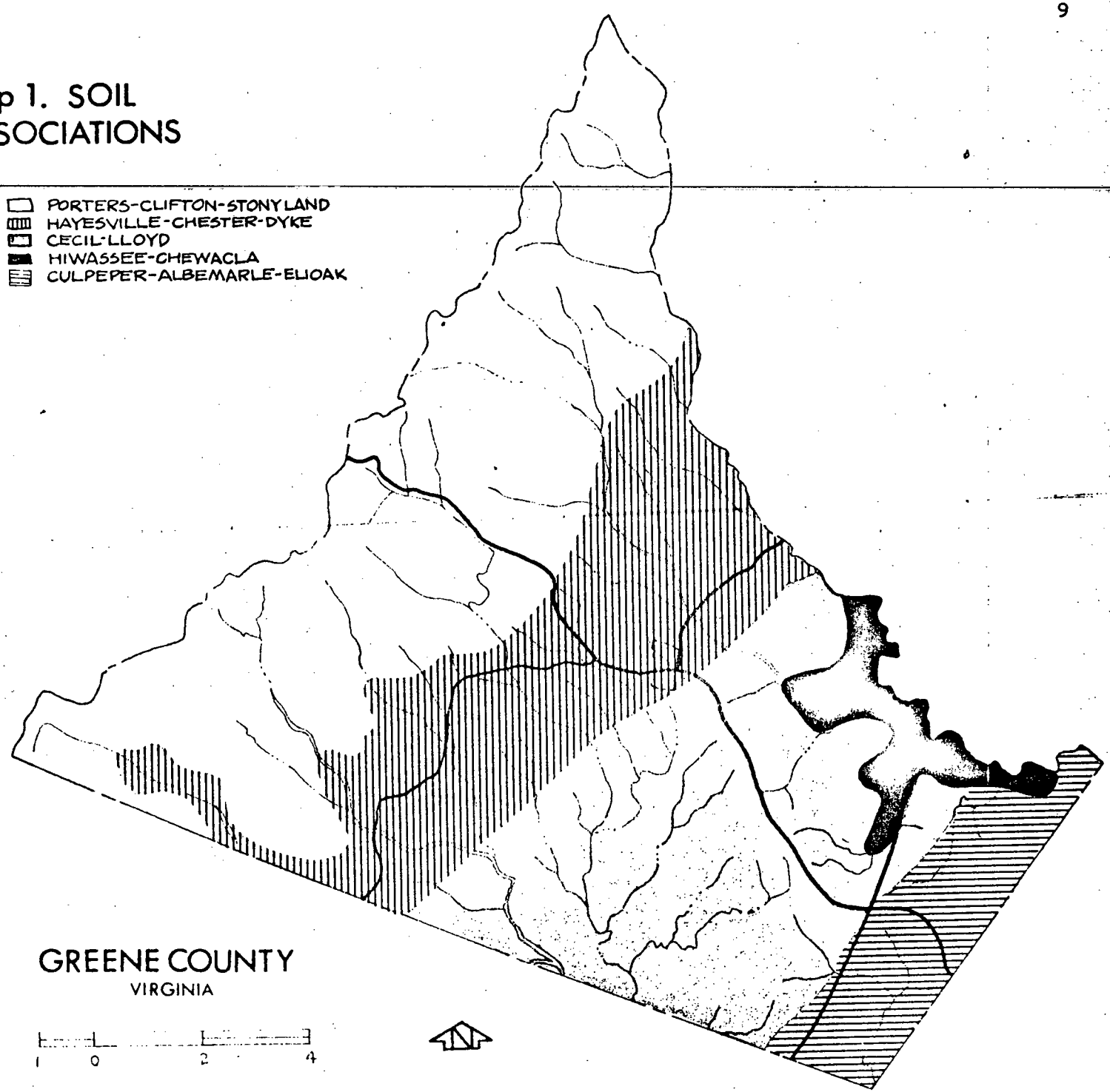
of soils is not necessarily uniform within the associations. Thus, the general soils map does not show the kind of soil at any one place, but a pattern that may have several kinds of soils in it.

The Soil Associations of Greene County are as follows: (1) PORTERS-CLIFTON-STONY LAND ASSOCIATION: moderately deep to shallow, well to excessively drained soils on steep slopes of the Blue Ridge mountains and foothills; (2) HAYESVILLE-CHESTER-DYKE ASSOCIATION: deep, well drained, gently sloping to steep soils on foothills and colluvial footslopes; (3) CECIL-LLOYD ASSOCIATION: deep, well drained, gently sloping to steep soils on dissected Piedmont uplands (red to dark red); (4) HIWASSEE-CHEWACLA ASSOCIATION: deep, well drained to somewhat poorly drained, nearly level to sloping soils on stream terraces and flood plains; (5) CULPEPER-ALBEMARLE-ELIOAK ASSOCIATION: deep, well drained, gently sloping to steep soils on dissected Piedmont uplands (reddish or yellowish red).

This soil association information was prepared by the Soil Conservation Service of USDA. For specific land planning a complete and detailed soil survey is necessary. Such a survey has not been done for Greene County. The SCS, however, advises that the County is high on its priority list for a soil survey.

When these associations are analyzed for BUILDING SITES, the following general ratings may be applied: Association 3 - slight limitations; Associations 2, 5 - moderate limitations; Associations 1, 4 - severe limitations.

Map 1. SOIL ASSOCIATIONS



When analyzed for SEPTIC TANK DRAIN FIELDS: Associations 2, 3, 5 - moderate limitations; Associations 1, 4 - severe limitations.

When these associations are rated in terms of AGRICULTURAL SUITABILITY, the following order of preference may be applied: Association 3 - highest productive potential for wide range of crops; Association 4 - good potential for many crops; subject to flooding; Association 2 - limited by slope, good potential for orchards and pasture; Association 5 - moderate potential; Association 1 - mountain land of marginal value.

Thus, a quick analysis of the five major associations indicates that: one association (#1) is not suited for either agriculture or development; another (#4) has potential for agricultural use but not for development; two associations (#2 and #5) have moderate limitations for both agriculture and development; and that one association (#3) has good soils for both development and agriculture. Obviously, two of the associations will require careful thought by the County if and

when a change in land use is proposed. It will be the purpose of this document to assist the officials and citizens of Greene County in this decision making process.

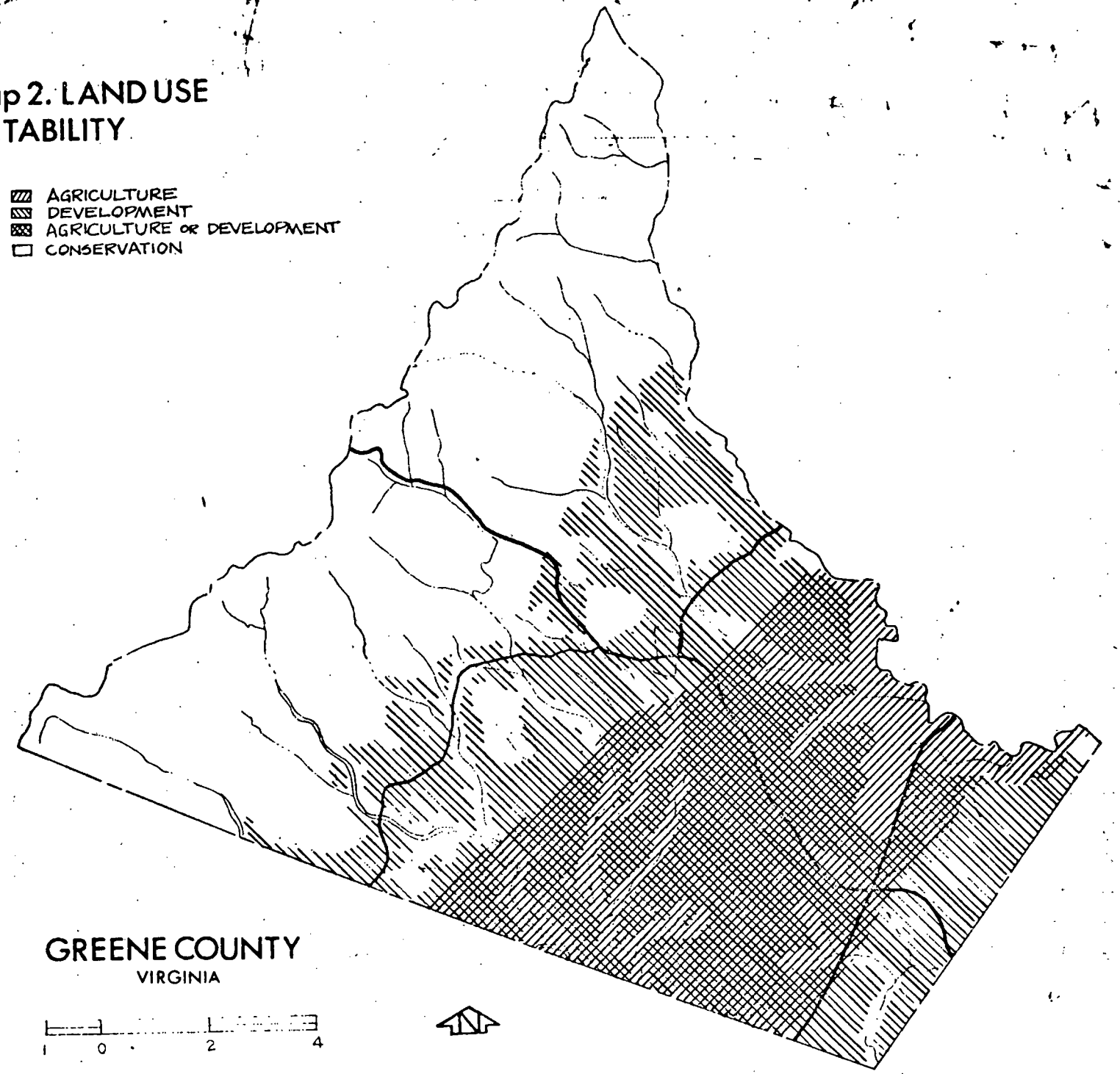
D. Climate

Temperatures in Greene County average about 77 degrees F. in July; about 37 degrees F. in January. Summer and winter temperatures average about 5 degrees F. cooler along the crest of the Blue Ridge. The number of consecutive frost-free days defining the growing season on lower elevations average 180-200 days. Precipitation is usually well-distributed throughout the year with the average between 44 and 48 inches. The Blue Ridge province usually receives several more inches annually. Some precipitation usually occurs as snowfall, but this varies from almost none to several feet. Relative humidity varies inversely with temperature, being high in the morning and lower in the evening. The humidity, like average temperature, is generally lower in Greene than in either Richmond or Washington, D.C.

A composite of the physiographic characteristics which help to determine the best use of the land is shown on map 2.

Building Development Suitability was derived by eliminating the flood plains and land slopes greater than fifteen percent. Also eliminated are areas where the soil is unsuitable for septic tanks or building foundations.

Map 2. LAND USE SUITABILITY



Agricultural Suitability was based on areas where soil has good productive potential, and where other factors such as slope and access are favorable.

Notice that in the crosshatched area east of Stanardsville and west of U.S. Route 29 much of the land is well suited for either building development or agriculture.

The composite map also indicates a conservation zone incorporating those features such as floodplains, steep slopes, and poor soils which should be maintained in their natural state. This map shows generalized land use suitability. The identified areas and their indicated uses do not establish hard and fast land use rules. Building construction and productive agriculture can occur in other areas based on specific site characteristics.

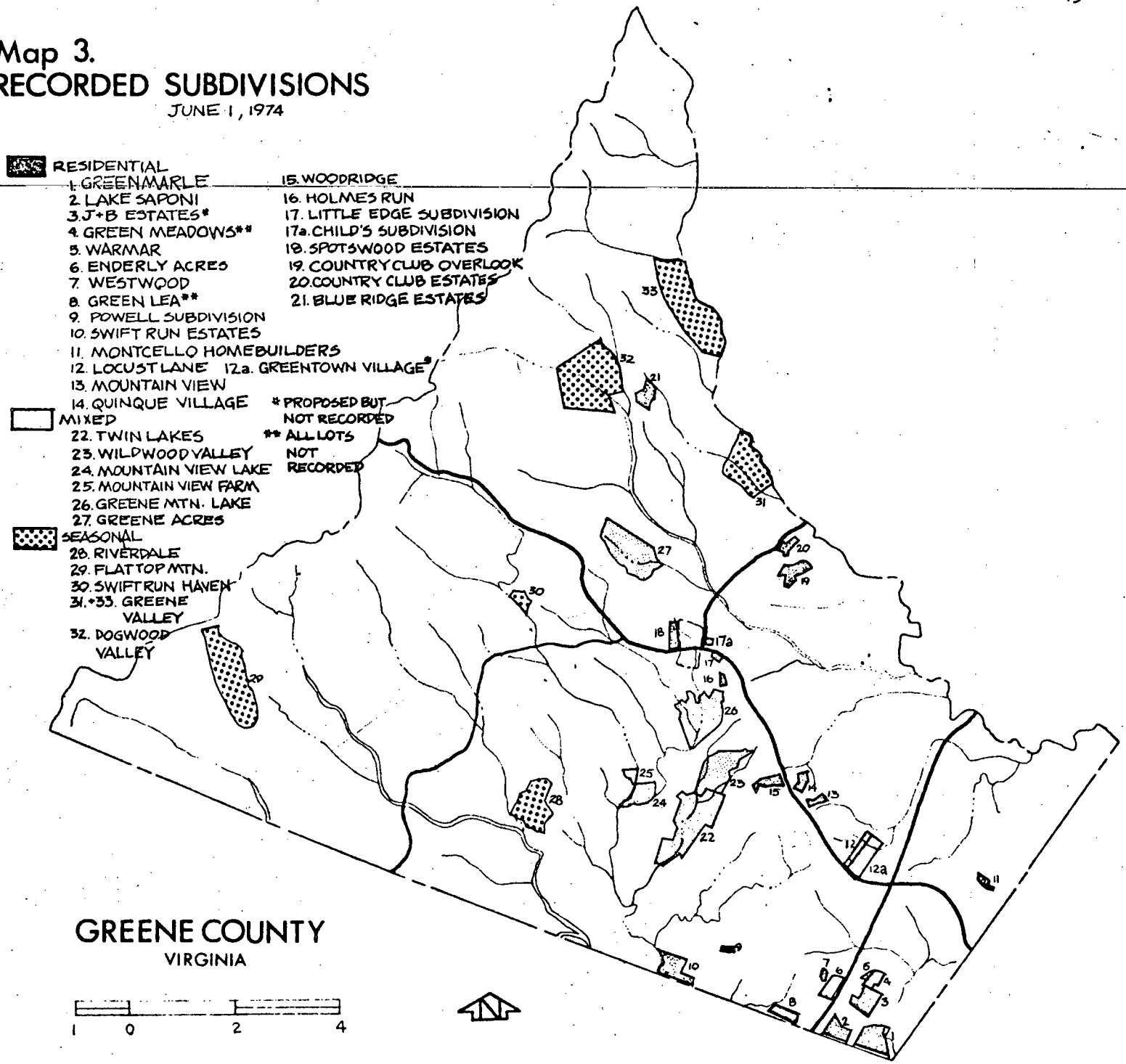
III. EXISTING DEVELOPMENT

A. General Land Use

Between 15 September, 1973 and 15 January, 1974, a structure use and environmental quality survey of Greene County was undertaken and completed by the staff of the Thomas Jefferson Planning District Commission. This was the first survey of its kind ever undertaken in the County. The field survey information was supplemented by information derived from interviews and written sources in order to analyze in some detail the extent and quality of development to which the land in the County has been put.

Greene County is a rural county; about ninety-seven percent of the land is in agriculture, forests or is now non-productive. Only three percent is developed (table 1). Most significantly however is the intent, through subdivision, which much of the County's land has been committed. As of June 1, 1974 Greene County land has been subdivided into no less than 33 developments (map 3) comprising 5,000 acres containing 3,000 recorded lots yet to be built upon! (table 2). Nevertheless, building permits have soared steadily in Greene County since 1968, when building permits valued at $470,000 were issued. During the year 1971 for example, 123 building permits were issued totaling $1,375,000 in value. In 1973 the figures were 348 permits valued at $3,950,000. This rampant development shows few signs of abating.

Map 3.
RECORDED SUBDIVISIONS
JUNE 1, 1974



Map 4. EXISTING LAND USE

- FIVE RESIDENTIAL STRUCTURES
- COMMERCIAL
- PUBLIC SCHOOLS
- OTHER PUBLIC & SEMI-PUBLIC
- INDUSTRIAL
- RECREATION
- NATIONAL PARK
- RAPIDAN WILDLIFE PRESERVE

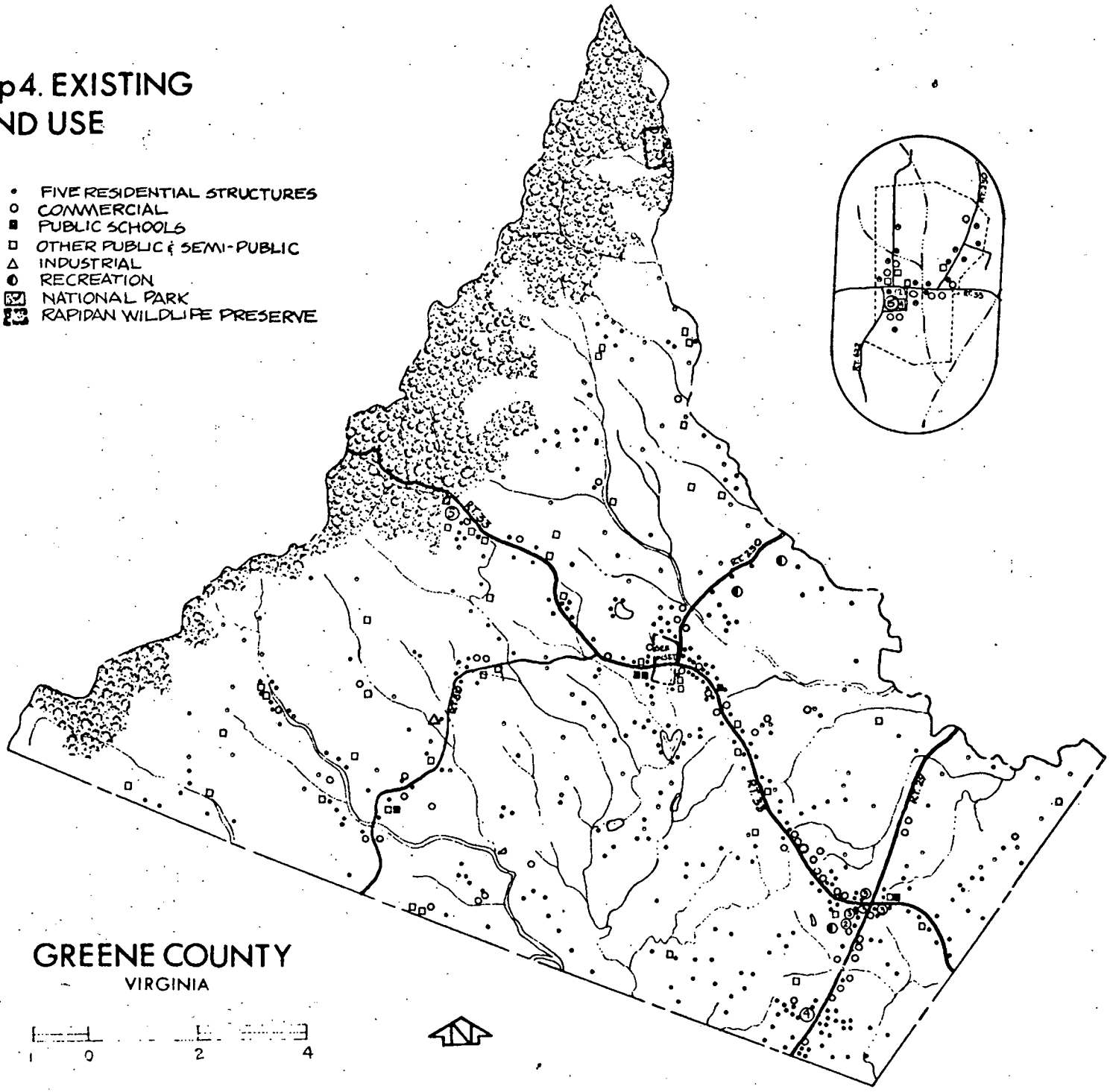


TABLE 1

EXISTING LAND USE[a]
GREENE COUNTY, VIRGINIA

	UNITS	APPROX. ACREAGE	# UNITS VACANT[b]	# UNITS SUBSTAND.
Residential	2,624	1,600	293	632
% of County	92	1.6	--	--
Commercial	96	65	22	31
% of County	3.4	.007	--	--
Industrial	1	2	--	--
% of County	0	0	--	--
Public/Semi-Public	61	140	--	--
% of County	2.1	.014	--	--
Other Units	71	82	--	--
% of County	2.5	.009	--	--
Subtotal	2,853	1,889	--	--
% of County	100	1.93	--	--
Transportation[d]	--	720	--	--
% of County	--	.074	--	--
Commercial Forest Land	--	49,423	--	--
% of County	--	50.5	--	--
Reserve Forest Land[e]	--	14,577	--	--
% of County	--	14.9	--	--
Cropland, Lakes, Misc.	--	31,333	--	--
% of County	--	32	--	--
Total	2,853	97,920	--	--
% of County	100	100	--	--

(a) Land Use figures for first five categories are from field survey
(b) Includes Units under construction
(c) Includes 21 acres at Ruckersville Youth Center
(d) Federal and State maintained roads
(e) Shenandoah National Park

TABLE 2

GREENE COUNTY SUBDIDIVISION DATA

SUBDIVISION	TYPE	TOTAL NUMBER OF ACRES	LOTS PLATTED	UNSOLD LOTS	BUILT ON LOTS (INCLUDES MOBILE HOMES)	AVG. RANGE OF LOT SIZE	DATE RECORDED
Blue Ridge Estates	Residential	91.1	13	1	2	2.6-10	8/1/69
Child's Subdivision	Residential	19.4	27	?	15	.4-.9	9/3/54
Country Club Estates	Residential	25±	16	16	1	.9-2	2/27/73
Country Club Overlook	Residential	34.2	21	?	1	1-1.6	2/27/74
Dogwood Valley	Seasonal	1,084	335	11	40	1-7	10/30/68-3/4/73
Enderly Acres	Residential	33±	61	8	6	.5+	11/1/72
Flattop Mountain	Seasonal	515	127	127	0	3-7.5	2/23/73
Greene Acres	Mixed	454.9	347	229	20	.75-3	4/4/70
Greene Lea	Residential	5(plat.) 68.8 (prop.)	8(plat.) 96(prop.)	15	1	.5-.75	11/19/73
Green Meadows	Residential	91.8	13(plat.) 102(prop.)	12	8	.5-1.2	5/16/73

TABLE 2 (CONT.)

SUBDIVISION	TYPE	TOTAL NUMBER OF ACRES	LOTS PLATTED	UNSOLD LOTS	BUILT ON LOTS (INCLUDES MOBILE HOMES)	AVG. RANGE OF LOT SIZE	DATE RECORDED
Greene Mountain Lake	Mixed	158	235	48	28	.4-2.6	6/26/70 - 1/9/73
Greene Valley	Seasonal	500.7	130	13(incl. sec. 7)	53(incl. sec. 7)	2-10	5/14/69 - 5/21/73
Greene Valley (section 7)	Seasonal	181.9	67	--	--	1-3	See above
Greenemarle	Residential	197	440	440	0	.25	
Greentown Village *	Residential	111.3	196+ 168 apts.			.4-.5	2/26/74 pre. appr.
Holmes Run	Residential	15±	29	29	0	.25	4/18/73
Hord Subdiv.	Residential	13±	59	11	13		9/11/71
J & B Estates *							
Lake Saponi	Residential	28	44	18	13	.5-.8	5/25/70
Lawson Hills	Mixed	20	16	14	0	1	2/24/74
Little Edge Subdivision	Residential	5±	13	13	13±	.3-.32	2/12/68
Locust Lane	Residential	26.6	55	19	32	.5	5/15/69 - 8/28/72

* Proposed but not recorded

TABLE 2 (CONT.)

SUBDIVISION	TYPE	TOTAL NUMBER OF ACRES	LOTS PLATTED	UNSOLD LOTS	BUILT ON LOTS (INCLUDES MOBILE HOMES)	AVG. RANGE OF LOT SIZE	DATE RECORDED
Monticello Homebuilders	Residential	12.8	14	7	5	.9	9/6/73 11/7/73
Mountain View	Residential	10	19		8	.5	5/15/73
Mtn. View Lake & Mtn. View Farm	Mixed	324	57		0	1-8	7/2/69
Powell Subdiv.	Residential	8.3	11		4±	.75-1	3/1/74
Quinque Forest	Residential	16	19	15	13	.5-1.7	5/10/73
Riverdale	Seasonal	387	116	1	11	3-4	7/17/70
Spotswood Estates	Residential	34	55	36	16±	.5	No Dates
Swift Run Estates	Residential	63±	21	10	0	3	
Swift Run Haven	Seasonal	644	30	21	2	1.1-2.7	6/30/69
Twin Lakes	Mixed	551	623	556	7	.7-1.7	6/19/72
Warmar	Residential	15.2	12	4	8	1-1.4	8/4/71
Westwood	Residential	8	15	12	3±	.5	3/22/71
Wildwood Valley	Mixed	287	145	83	1	.9-3.8	9/28/72
Woodridge	Residential	30±	39	39	3	.5-.9	1/10

Few of the subdivisions have been imaginatively planned and developed so as to provide comfortable homes with the least possible damage to the environment. Some seem to have been developed so as to take advantage of the natural beauty of the Greene County landscape, and in so doing now pose a serious threat of destroying those very assets which make the County a desirable place in which to live.

Most sections of the County have experienced some subdivision activity of late. Western Greene is a picturebook land of rugged terrain and mountain hollows. Consequently, it has witnessed numerous large lot "second home", resort type developments. Access to many lots has necessitated the construction of numerous roads across steeply sloping land. These subdivisions seem marketed primarily for moderate income families in the Baltimore-Washington and Richmond-Norfolk urban centers. The predominant type of construction in the mountain subidivisions is the so-called A-frame or chalet home.

Central Greene County, from northwest of Stanardsville to a point south of town, near the Albemarle County line, has attracted a number of developments. These are usually centered around a man-made lake and are attracting a mixture of year-round homes, recreational homes, and mobile homes.

Elsewhere in the County, the survey reveals a scattered land use pattern with some clustering at Stanardsville, Quinque, Ruckersville, the "Corner Store Area" (Routes 670 and 607) and the larger mountain hollows. The "Corner Store" area of south-

eastern Greene is experiencing rather extensive development, most of which is planned as first home single family or duplex housing for families who commute to work in nearby Charlottesville-Albemarle. There are also numerous subdivisions popping up at scattered locations throughout the central and eastern parts of the County. Of particular importance are those developments which are beginning to "strip" along Route 29 and Route 33. Comparatively few lots in recently developed subdivisions (excluding resort subdivisions) are occupied by conventional houses on weather tight foundations.

B. Agriculture

There seems to be a considerable amount of rural non-farm housing in Greene, most of which fronts on secondary roads. Full time farming, though a declining activity, is prominent throughout the County where terrain permits. The bulk of farm income is derived from the sale of livestock, poultry and their products. Numerous dairy cattle farms dot the northeast section of the County while poultry raising and beef cattle farms can be found almost anywhere east of the Blue Ridge Mountains.

C. Commercial

As of 15 January, 1974 there were 81 retail establishments in Greene County, of which 22 are vacant and 20 structurally substandard. A listing of retail goods and services by type gives some indication of the retail selection offered by local merchants to Greene County citizens (table 3).

TABLE 3. GREENE COUNTY COMMERCIAL ESTABLISHMENTS

General Stores	- 15
Grocery Stores/Gas	- 6
Auto Sales/Service	- 6
Motels	- 4
Restaurants	- 3
Miscellaneous retail	- 10
Miscellaneous services	- 14

Among commercial establishments notable for their absence in Greene County are pharmacies, variety stores, clothing stores and supermarkets.

The spatial distribution of commercial establishments in Greene County has developed along three basic patterns: 1) the isolated general store serving rural customers; 2) highway oriented establishments located in strip fashion along U.S. Route 29 from Ruckersville to about one-half mile south of town; and, to a lesser extent, along U.S. 33 from Ruckersville to Stanardsville; 3) minor clusters of stores and services in the existing communities of Stanardsville, Quinque, and Ruckersville.

Most Greene County citizens drive to Charlottesville to do the bulk of their shopping.

D. Housing

According to the 1970 U.S. Census, about 42% of Greene County's housing was substandard (overcrowded and/or lacking complete plumbing facilities). Statistics from a housing survey conducted by the Greene County Economic Development Corporation in January, 1973 tend to substantiate the 42% figure.

According to the field survey, 28% of all housing was either deteriorating or dilapidated. (The field survey was a visual appraisal of exterior structure condition and was quite liberal in rating housing conditions.) Regardless of which survey is utilized, it seems that a hard core of 600 substandard dwelling units exist in the County. Significant concentrations of poor housing and poor housing environments occur in the following locations (map 5): Route 637 at Route 647; near Route 673; Route 1001 north of Stanardsville; Route 610 at Route 618; Route 623 at Route 624; Route 622 near Route 675; Route 630 at Route 626; Route 810 at Route 615; Route 635 (Mutton Hollow); Route 627 west of Route 632 (Bacon Hollow); Route 628 at Route 601; U.S. Route 33 near Route 677; Route 607 near Orange County line.

Compared with other jurisdictions in the Thomas Jefferson Planning District overall quality of housing in Greene is as good as or is better than that for the other rural Counties (table 4). However, the percentage of housing which is substandard in Charlottesville-Albemarle and the State of Virginia is considerably less than the like percentage for Greene County. The greatest housing problem facing Greene County, indeed, facing almost all of Virginia's rural Counties, is the shortage of sound, sanitary housing available at prices people can afford to pay. Moderate and low income families who desire to live in or continue to live in Greene County do not have a wide choice of housing types or prices and rents. Consequently,

Map 5. SUBSTANDARD HOUSING AREAS

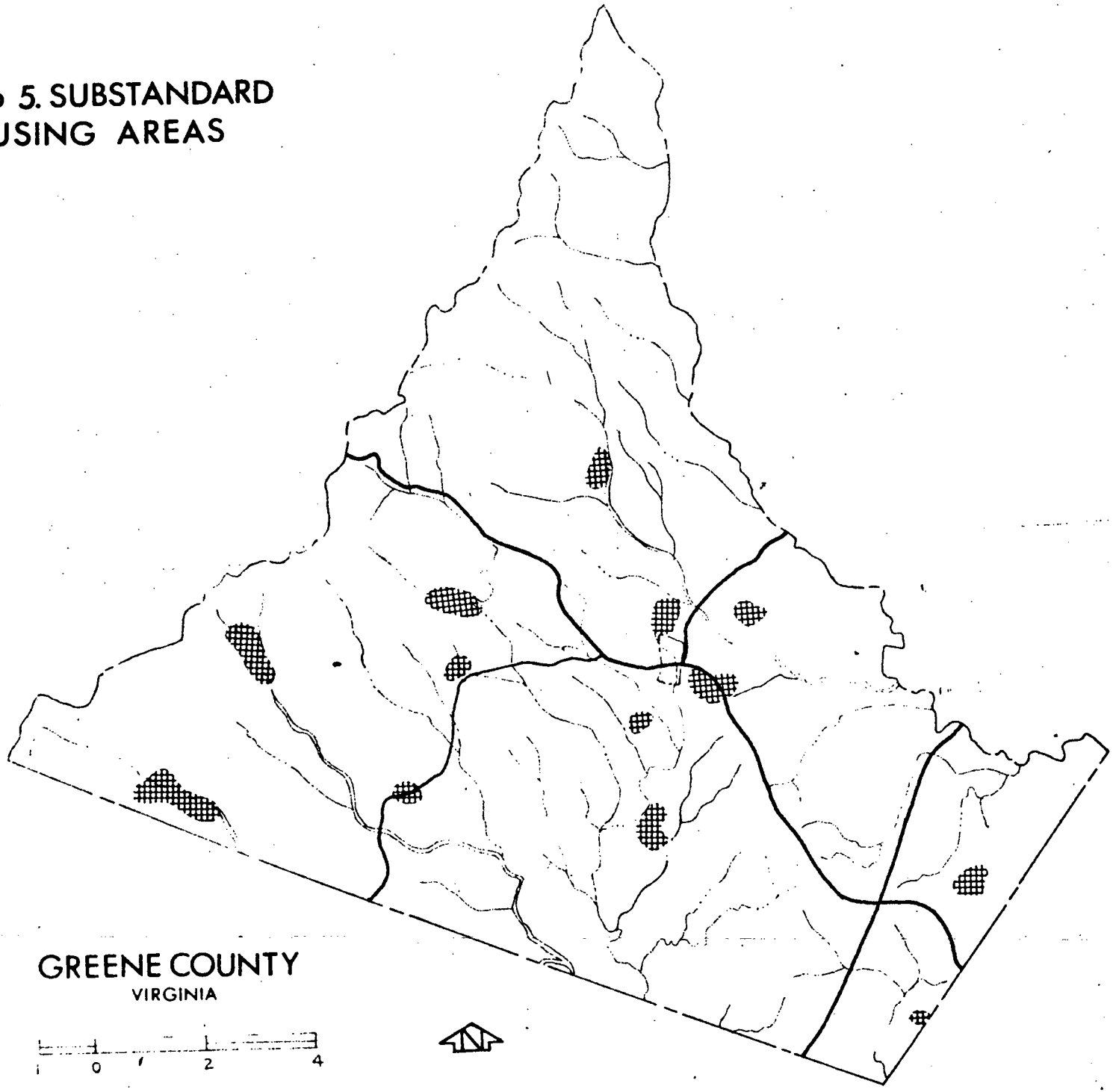


TABLE 4

HOUSING CHARACTERISTICS, 1970

GREENE AND DISTRICT 10 COUNTIES

CHARACTERISTIC	GREENE	ALBEMARLE	CH'VILLE	FLUVANNA	LOUISA	NELSON
.. Total Population	5,248	37,780	38,880	7,621	14,004	11,702
3. Land Area, Square Miles	153	740	10	288	517	471
Persons per Square Mile	34	51	3,888	27	27	25
:. Total Dwelling Units	1,624	11,693	14,228	2,482	4,826	3,984
). Substandard Dwelling Units(*)	607	2,175	1,213	875	1,774	1,646
Percent of Dwelling Units (%)	42.0	20.6	8.9	39.4	44.1	47.1
:. Vacant Dwelling Units for Sale/Rent	12	565	382	34	120	53
?. Owner Occupied Units	1,078	6,758	6,583	1,734	3,218	2,471
Median Value ($)	16,200	25,300	20,400	16,300	12,300	11,800
;. Renter Occupied Units	368	3,783	7,064	474	822	1,023
Median Contract Rent ($)	60	132	107	68	58	48
4. Mobile Homes	144	728	176	162	259	251
Percent of All Housing Units (%)	8.9	6.3	1.2	6.5	5.4	6.3
Percent Increase, 1960-1970 (%)	380.0	149.3	576.9	350.0	298.5	668.7

(*) Overcrowded and/or lack complete plumbing facilities
Source: U.S. Bureau of the Census.

one housing alternative chosen by many is the mobile home. Between 1960 and 1970, the number of occupied mobile homes increased from 30 to 144 or a whopping 380%. According to the field survey, the number of mobile homes in the County increased to 380 by January 15, 1974 or 19.4% of all occupied, non-seasonal dwelling units in the County. The mobile home parks in Greene County are few in number and small in size. The great majority of mobile homes are scattered across the countryside with significant concentrations in the hollows and in some of the rural subdivisions.

One very important side effect to the limited housing supply is the negative impact such a situation has on County efforts to attract new industry. Companies hesitate to locate in areas where the supply of housing is inadequate. This is so because of the difficulty of attracting employees. In essence, an unhealthy, self-sustaining housing cycle now exists in Greene County. New housing will be constructed only when the demand is evident, and industries may continue not to locate in Greene County at least in part because of the housing scarcity. The low supply of housing is not due in any way to a lack of subdivision lots. As noted earlier, there exist now enough vacant recorded subdivision lots to more than triple the County's current population.

E. Recreation

In a predominantly rural area, there is some question as to the need for highly structured recreational facilities. Where population density is very low, the opportunities for recreation provided by nature are almost boundless and can be found literally at one's doorstep. Land speculation and subdivision notwithstanding, Greene County is just such a rural area, an area of fine farms, estates, and very small communities.

Greene County citizens enjoy livestock and horse shows. They also enjoy the opportunities to hunt and fish that can be found throughout the County. Along its northeastern boundary, Greene shares the Rapidan Wildlife Management Area with neighboring Madison County. (map 4) Of the Area's 8,332 total acres, 1,074 acres are within the Conway and South River watersheds of Greene County. This Area adjacent to the Shenandoah National Park offers good hunting in season. Deer and small game abound and some bear are found. Fishing is popular in the Rapidan and Conway Rivers, and in the waters of South River, Swift Run, and Ivy Creek.

Shenandoah National Park extends along the western edge of Greene County, and the Skyline Drive runs through this Park along the tops of the Blue Ridge Mountains. Here, too, the Appalachian Trail follows the mountain ridges. There are numerous opportunities for camping, picnicking and hiking.

West of the Blue Ridge Mountains lies the Shenandoah Valley with its famous limestone caverns and regions of scenic beauty.

Since Charlottesville and the University of Virginia are only a few miles from the County, residents may easily take advantage of opportunities to enjoy the sports events, plays, concerts, lectures, and forums which are open to the public there. Recreation opportunities centered around large lakes in adjacent Albemarle County all are also used by Greene County people.

A few of the lakes created to attract potential lot buyers in the numerous "second home" type subdivisions have potential for development of outdoor recreation. Boating, swimming and fishing seem most likely to be accommodated. Unfortunately, most man-made lakes in the County are small, full of silt, shallow or otherwise unsuitable for extensive recreational activities. And, of course, these lakes are privately owned and therefore unavailable for use by the great majority of Greene County citizens.

Facilities in Greene County for organized public recreation are almost non-existent. All public schools in the County have outdoor recreation facilities, but these are intended primarily for use by school children during school hours. The only such facility suitable for adult use is the William Monroe High School football field - and this is extensively used only

by students. Indoor recreation facilities are also meager. The "cafetorium" at William Monroe Elementary School is available for adult meetings and the high school auditorium can be used for plays, band concerts, etc. All school properties are closed at 4:00 p.m. and permission must be granted for their use during evenings and weekends. Various churches allow use of their facilities for certain events.

The Ruckersville Youth Center just off Route 33 near Ruckersville is the only other outdoor space with facilities provided for outdoor recreation. The Center covers part of a 21 acre tract of land and features spectator stands, a ball diamond, and concession booths. The condition of this facility is somewhat deteriorated, but with a little time and money, it could be developed into a community recreation center. Money for its upkeep is extremely limited as it is not a County facility and therefore must rely upon voluntary citizen contributions.

Within the last several years, two major recreation facilities of regional significance have opened in Greene County. The first is the private Greene Hills Country Club located on a 217 acre site some two and one-half miles north of Stanardsville. This new club has an eighteen hole golf course, tennis courts, a swimming pool, picnic areas and lakes stocked for fishing. The second facility is Cool Springs Campground, also located just north of Stanardsville. This is a public campground

which opened in 1971 and it caters to people from all over the United States. The campground has 75 wooded, private lots for trailers or tents. Water, flush toilets, and a swimming pool and bath houses are also provided. The campground season extends from April 15th to the first of December.

The recreation facilities for the students at the private Blue Ridge School are most impressive. Besides several large outdoor playing fields, the school provides indoor and outdoor tennis courts, basketball courts, and a swimming pool.

F. Education

The Greene County School System had 1,462 pupils enrolled as of September, 1973, in kindergarten through twelfth grade, including special education classes. These students are distributed in three primary schools (grades K-3), one elementary-intermediate school (grades 2-7), and one high school (grades 8-12).

The primary schools are located at Dyke, Ruckersville, and near Stanardsville (Greene County Elementary). William Monroe High School and William Monroe Elementary-Intermediate are both located in Stanardsville. The latter three schools are fairly new, having been built in 1958, 1962, and 1954, respectively. All schools in Greene County are overcrowded (table 5) with room especially tight at Greene County Primary School and William Monroe Elementary where mobile classroom units have had to be installed.

TABLE 5

GREENE COUNTY SCHOOLS

Schools	Site Acreage	Year Built	Major Additions	No. of Classrooms	Grades	Capacity	Enrollment 73-74	Pupil-Teacher Ratio
High School								
Wm. Monroe	35	1962	1970	22	8-12	500	526	1:18
Elementary								
Wm. Monroe	Shares with H.S.	1954	1958 1972	21**	2-7	525	575	1:28
Primary								
Dyke	8	1939		5	K-3	120	78*	1:27
Ruckersville	8	1934		4	K-3	120	107*	1:27
Greene County	9	1958		8**	K-3	180	192	1:27

* Capacity exceeds enrollment because some rooms devoted to Special Education Classes which are maintained at 16 pupils per class.

** Includes mobile classrooms.

The largest enrollment increase has taken place in the intermediate and high school grades, reflecting perhaps the in-migration to Greene County of families with teenage children.

Three of the most critical sectors in a public school system are the services area, site size and the pupil-teacher ratios. The service area may be defined as the maximum length of time a student spends on the bus for a one-way trip and the bus routes (Greene County has twenty school buses) serving each school. Based on a standard of 30 minutes as the maximum desirable trip length for elementary school students and 45 minutes as the maximum desirable for high school students, it may be safe to assume that some pupils residing in outlying areas of the County spend an excess amount of time on school buses.

According to the School Planning Manual of the Virginia State Department of Education, recommended school site sizes are five acres plus one additional acre for each 100 students for elementary schools, and 25 acres plus one for each 100 students for high schools. As table 4 indicates, all Greene County schools meet these recommended standards. Likewise, State Department of Education standards for pupil/teacher ratios are met or exceeded by all Greene County schools.

The overcrowding of Greene County schools has resulted in the conversion of all available space into classrooms. This is particularly true of the primary schools. Consequently, room for libraries, group activities and offices is at a premium

throughout the system. The William Monroe High School-Elementary (Intermediate) School complex has the best such facilities. The "cafetorium" at the William Monroe Elementary School serves the dual functions its name implies. The High School has a gymnasium-auditorium, a library with over 6,500 volumes, and a lighted track and football field.

In general, playground facilities are adequate at all school sites with the possible exception of William Monroe High School, where an all-purpose outdoor recreation-ball park is needed.

Private Schools. The Blue Ridge School is a private educational institution located near Dyke. In 1968, the school housed students from 22 states, the District of Columbia, and three foreign countries. Courses are offered in grades nine through twelve. The school is fully accredited and has an excellent physical plant beautifully situated at the foothills of the Blue Ridge Mountains.

Higher Education. Piedmont Virginia Community College has a 120 acre campus located at the intersection of Interstate 64 and State Route 20 in Albemarle County. This college operates as part of a statewide system of community colleges and is primarily intended to serve as a non-residential two-year state institution offering associate degrees and certificates in the liberal arts, professions, and occupational-technical curriculums. In nearby Charlottesville is the University of

Virginia, a nationally prominent institution which offers a wide range of courses at the collegiate and post graduate levels.

G. Public Utilities

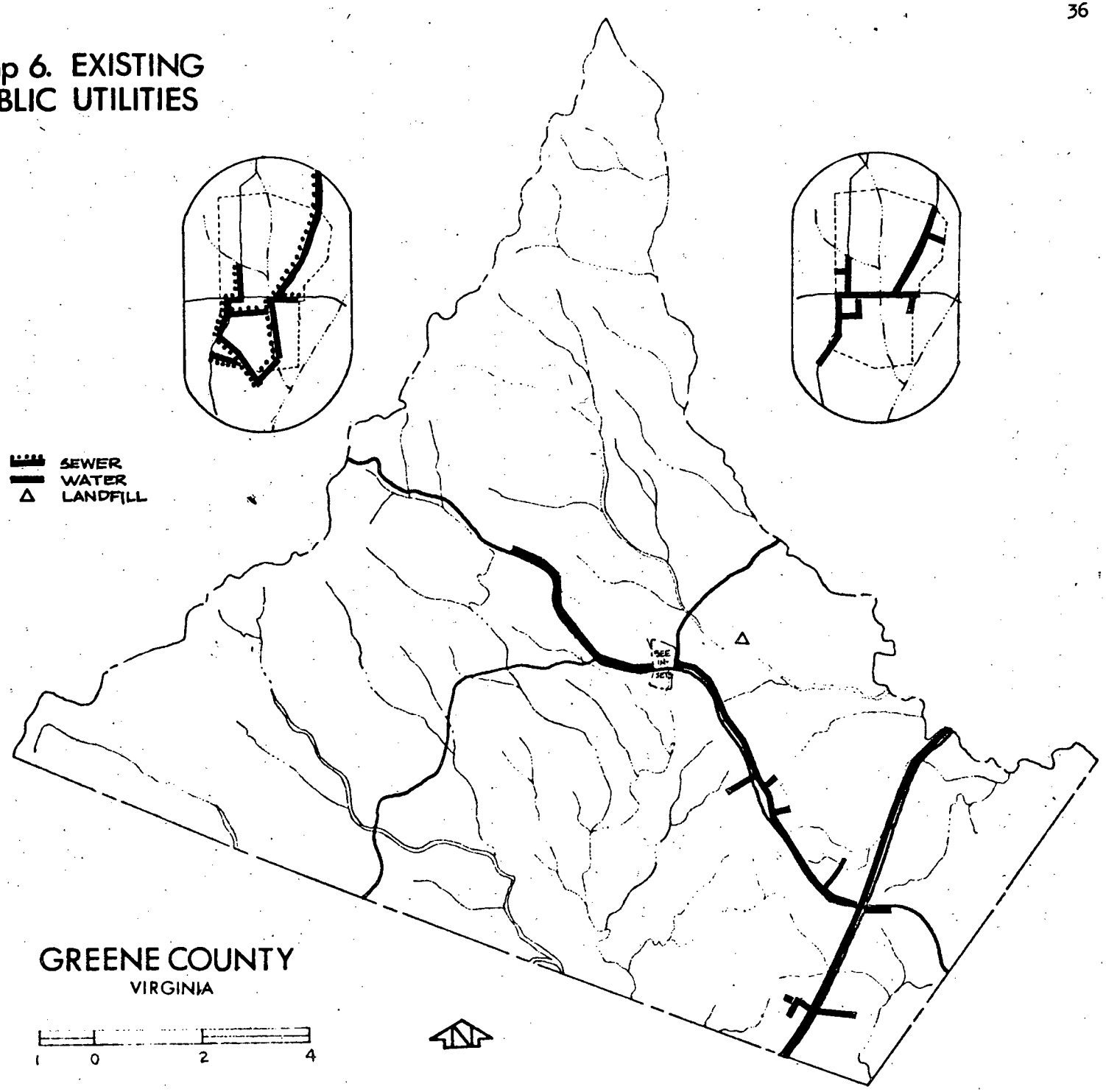
Adequate supplies of clear water and the efficient disposal of sewage are two elements which will greatly affect further development in Greene County.

Water. Currently there are four waterworks systems in Greene County, three of which are privately owned and operated. One of these private systems provides treated spring water to the Blue Ridge School, while the other two use well water to supply the Greene Mountain Lake and Greene Lea subdivisions.

Small private treatment plants along Route 29 and 33 east of Stanardsville have been incorporated into the public water system operated by the Rapidan Service Authority. Facilities of the Authority include a treatment plan drawing water from the Rapidan River; about 20 miles of pipe line; and a 100,000 gallon storage tank on Route 33 near Quinque. The treatment plant has a design capacity of 0.216 mgd. (map 6)

The water system of the town of Stanardsville was taken over and connected to the Rapidan Service Authority's lines when the Authority began operation in May of 1973. The town system relies to some extent on a number of springs for its

Map 6. EXISTING PUBLIC UTILITIES



water. Storage is provided by a 110,000 gallon covered concrete reservoir.

Storage capacity therefore exceeds 200,000 gallons per day. Since consumption is only about .070 to .080 mgd. it can be concluded that surplus water is readily available to new development wishing to locate near the Route 29-33 corridor. Should the need arise to enlarge the plant and reservoir capacity, the Rapidan River serves as a more than adequate source since a 3.0 mgd. flow is the lowest yet recorded.

Sewer. Currently there are two sewerage systems in Greene County. One, a primary treatment plant, is operated by the Blue Ridge School. Effluent is discharged into Chesley Creek. The other is located in and serves the town of Stanardsville (map 6). It too is a primary treatment plant, however, since it was never completed, treatment at Stanardsville is not sufficient to meet State Water Control Board standards. Presently, the town is under orders to upgrade this facility. Discharge is into Stanardsville Run.

The remainder of the County employs individual septic tank systems or pit privies.

Sanitary Landfills. After receiving approval from the State Health Department, the Greene County Sanitary Landfill was opened to the public on November 10, 1973 (map 6). The landfill replaced a nearby open dump which was closed and

covered. The landfill is open and attended from 9:00 a.m. to 5:00 p.m. on Fridays and Saturdays. It is located near Route 673 about two miles northeast of Stanardsville. Greene County provides no public trash collection.

Electricity and Gas. Three power companies provide various services to Greene County residents. Nearly half of the County is supplied electric power by the Potomac Edison Company of Virginia. The Northern Piedmont Electric Cooperative, which has an office in Culpeper, also provides electricity to about half of Greene County, including the town of Stanardsville. The other power company, the Central Virginia Electric Cooperative, serves only a small portion of the County.

Large transmission pipelines of the Columbia Gas Transmission Company (north-south) and the Commonwealth Natural Gas Corporation (east-west) crisscross Greene County and meet at a compressor station located in the County. The town of Stanardsville and a few County residents are served by Columbia Gas of Virginia, Inc., a subsidiary of the Columbia Gas System of Charleston, West Virginia.

H. Public Services

Health. Greene County is within the area served by the two large hospitals of Charlottesville - the University of Virginia Hospital with 560 beds, and the Martha Jefferson Hospital and Sanatarium with 124 beds. Martha Jefferson is a private, non-profit institution that is currently undergoing

a building expansion program. The first phase of the program is scheduled for completion by 1976 and will increase bed capacity to 232. Also conveniently near Greene County is the Orange-Gordonsville Community Hospital in Gordonsville (Orange County). This institution has a capacity of 30 beds.

The County public health department is located in Stanardsville and has a staff composed of a nurse, a sanitarian, a clerk, and an area health director. The health director, Dr. Liu, serves Louisa and Fluvanna Counties as well as Greene and his duties require him to be an administrator as well as a general practitioner.

The Health Department provides a wide range of services to the people of Greene County. These services include: 1) Dental Care Clinics; 2) "Well Baby" Clinics providing twice a month free preventive medical services for preschool age children; 3) several school visits per month by the public health nurse; 4) an immunization program twice monthly; 5) Family Planning Clinics; 6) inspections by the sanitarian of nursing homes, public restaurants, and sanitation facilities at private homes; 7) dog immunization program twice monthly; 8) collection of vital statistics to be sent to the State Health Department in Richmond.

Other services provided from outside the County include: 1) visits, twice yearly, by the Virginia Health Department's Mobile X-Ray Unit; 2) State Health Department visiting physical therapist (when needed); 3) two mental health clinics per month handled by the Blue Ridge Mental Health Services Board.

At present there is one doctor, a general practitioner, residing and working in Greene County.

Public Safety. The Greene County Police Department has its offices located on Court Square in Stanardsville. Two full-time deputies, each equipped with a patrol car, assist the sheriff in providing police protection throughout the County. This force is supplemented with one part-time deputy, four dispatchers, one part-time dispatcher, and a secretary. The local police department handles mostly civil criminal cases, while three State Troopers assist by providing highway patrols and handling traffic violations. The County police office is open 24 hours a day. There are no jail or lockup facilities in Greene County so prisoners must be sent to the Albemarle County Jail, which itself is an inadequate facility. Greene, Madison and Orange Counties have joined together to study the feasibility of establishing a regional jail.

There are two volunteer fire departments in Greene County. The one at Stanardsville was organized in 1959 and serves primarily the Stanardsville and Monroe Magisterial Districts. This Department has two fire trucks - a 650 gallon pumper, and an 800 gallon tank truck. There are 25 volunteer firemen of which perhaps 15 are active.

The volunteer fire department in Ruckersville was organized in 1948, and has approximately 48 volunteer firemen. Equipment includes one 500 gallon pumper and one 350 gallon pumper. Service is predominantly to the Ruckersville Magisterial District.

Money to operate both fire departments is derived primarily from various fund raising drives, and the local governments of Stanardsville and Greene.

The Greene County Rescue Squad is located on U.S. Route 33 about a mile or two east of Stanardsville. Equipment inclues two ambulances which are manned by 22 active volunteers trained in first aid.

Other Services. The following offices are located in Stanardsville to serve Greene County residents: Greene County Courthouse, Clerk's Office, County Administrator's Office, Commissioner of Revenue, Department of Public Welfare, VPI & SU Cooperative Extension Service, Agriculture Stabilization Conservation Service.

I. Transportation

Highways. As of January, 1972, there were 27.41 miles of primary roads and 171.07 of secondary roads in Greene County. Primary roads, also known as Rural Principal Arterials, serve as connecting links between major population centers. There are two such routes traversing Greene County. North-south Route 29 is a four lane divided highway which gives access to Washington, D.C. to the north and to Charlottesville, Lynchburg, and Danville to the south. The east-west highway, U.S. 33, crosses the Skyline Drive and intersects with Interstate 81 near Harrisonburg. In an easterly direction, U.S. 33 crosses U.S. 15, a regional north-south route in Louisa County, and then continues east to Richmond and points beyond. Route 29 and

Route 33 intersect at Ruckersville in eastern Greene County. Route 29 is a four lane divided highway its entire length while Route 33 is a narrow, hazardous highway for most of its length. Construction is now underway on Route 33 to add a third "climbing" lane from Swift Run Gap to a point 2.7 miles east of the Greene-Rockingham County line. Other improvements are scheduled for Route 33 from this point east to Ruckersville.

Three Greene County roads, State Routes 230 and 810, and a portion of U.S. Route 33, serve as Rural Minor Arterials. These routes have three main functions: (1) to connect the locally important travel generators including County seats, (2) link them to nearby towns or higher class roads, and (3) serve the more important intra-County travel corridors.

In Greene County, portions of Virginia Highways 604, 609, 610, 621, 627, 633, 667, 743, and 810 are classified as Rural Collectors - routes which form a network bringing all remaining developed areas of the State within a reasonable distance from a collecting route.

The Rural Local Road System in Greene County serves primarily to provide access to adjacent land and provide service to travelers over relatively short distances as compared to Collectors or other higher systems. A number of these local roads, especially in the farthest reaches of mountain hollows, have not been maintained and have thus deteriorated to the point of being abandoned. Others throughout the County are so lightly surfaced as to become almost impassable, especially during inclement weather. Most roads also

lack stable "shoulders" with rather deep drainage ditches provided in their stead. Roads in some of the new "recreational" subdivisions are impassable after heavy rains and at some points, especially on the steeper slopes, roadbeds have almost washed away.

Trucking. Seven motor carrier firms provide trucking service to the town of Greene County. Two of these offer both interstate and intrastate service, and five have interstate authorization only. Household goods carriers and contract carrier services are also available.

Bus Service. Buses of the Trailways line from Washington, D.C. to Charlottesville and Lynchburg stop at Ruckersville twice daily in each direction, thus providing the area with morning and afternoon passenger service. Local, scheduled transit service is not available in Greene County.

Railroads. There is no rail service within the boundaries of Greene County. However, the main line of the Southern Railway between Washington, D.C., Lynchburg, Danville and points south passes through adjacent Orange County. The Chesapeake and Ohio, an east-west rail line, connects with the Southern at the town of Orange. Terminals at Orange and Charlottesville facilitate shipping by freight or express from Greene County. Passenger service in all directions is also available in Charlottesville.

Airports. The nearest airport offering commercial airline service is the Charlottesville-Albemarle Airport less than ten

miles south of the Greene County line. This field is served by Piedmont Airlines which offers ten flights daily to other Virginia cities. Also served are Washington, D.C. and New York. From these cities, nationwide connections are made for passenger, air freight, and air express services. In addition, three small airlines, Eagle, Cardinal and Shenandoah, provide charter service and flight instruction, and one airline, "Virginia Air Cargo", handles air freight business.

Two general aviation fields are located nearby in Orange County. The Gordonsville Municipal Airport is about three miles north of Gordonsville, and the Orange County Airport is located a few miles east of the town of Orange. Both airports offer flight instruction, charter service and surface transportation.

J. Historic/Architectural Landmarks

During the summer of 1973, a representative of the Virginia Historic Landmarks Commission began working on a survey of the historical and/or architecturally significant landmarks of Greene County. This inventory and analysis is not yet complete, but to date more than 64 such sites have been recorded, 18 of which are in the Town of Stanardsville alone. Two of the sites, the Greene County Courthouse and the Octonia Stone are already on the National Register of Historic Places.

Greene Countians can be justifiably proud of the numerous man-made landmarks bequeathed to them by past generations of Greene County citizens. Taken as a whole, these landmarks

provide a tangible link to the past and give today's generation a sense of "place" and a chance to orient one's self in the dimension of time. It has often been said that man cannot know where he is headed if he does not know where he has been. It is tremendously important therefore that we protect these historic treasures for future generations, and to the greatest extent possible, create something ourselves which would make a valuable inheritance.

IV. POPULATION AND THE ECONOMY

A. Introduction

Population growth results from natural increase - an excess of births over deaths - and immigration - an excess of people who move into an area over those who leave it. Expansion of economic opportunity will attract people to an area, while lack of economic opportunity pushes people elsewhere to look for jobs. The extent and nature of economic opportunities can also affect the natural increase rate because of their influence on the age, education and income levels of the population and therefore on birth and death rates.

A plan looks at past relationships between the economy and population in order to know the present, to forecast the future, and to choose policies so that the future will bring progress toward desired goals.

B. Population Growth and Characteristics

Greene County's downward population trend (figure 1)(table 6) which was halted in the 1960's was due to continuing out migration of the County's natural growth. By 1970, a drastic reduction in out migration was sufficient to stop the population decline, despite a decrease in the rate of natural growth.

The median age for Greene County residents has been getting older, while that for the State has been getting younger (table 7). The combination of lower birth rates

TABLE 6

COMPONENTS OF POPULATION CHANGE:
GREENE COUNTY, STATE OF VIRGINIA
1960 - 1970

	1960	1970
Population	4,715	5,248
Population change, previous decade, Greene County	-30	+533
Growth rate, previous decade, Greene County	-0.6%	11.3%
Growth rate, previous decade, Virginia	19.2%	17.6%
Natural increase, Greene County	565	538
Natural increase rate, Greene County	11.9%	11.4%
Natural increase rate, Virginia	19.1%	13.5%
Migration, Greene County	-595	-5
Migration rate, Greene County	-12.5%	-0.1%
Migration rate, Virginia	0.1%	4.1%

TABLE 7

AGE: GREENE COUNTY AND VIRGINIA, 1950-1970

	1950	1960	1970
Median age			
County	24.1	25.4	26.0
State	27.3	27.1	26.8
Percent of population			
County			
under 18 years	42.8	38.6	36.9
18-64 years	48.0	51.2	53.0
65 years and over	9.9	10.3	10.1

and the virtual elimination of out migration has resulted in changes in the age composition of Greene County's population. The 1970 Census shows a smaller proportion of the population under 20 years old and a larger share in the 20-39 age groups than were present ten years earlier. This shift has reduced the share of the older and younger dependent ages and increased the population's share of working ages. The County has not kept up with the State trend in this direction, however (table 7). The median years of school completed by Greene Countians has been increasing and in 1970 was 8.4 years. The State median in 1970 was 11.7 years.

A breakdown of family income levels shows the preponderance within the County of the lower range incomes (less than $8,000), as compared to State income levels. The lower range of income reflects the lower occupation levels of Greene County residents in relation to those for the State (table 8). They also reflect lower wage levels. Manufacturing operatives comprise by far the largest share of occupations for County residents; average wages of operatives are lower for Greene County residents than Statewide wages.

C. The Economy

While <u>resident</u> employment was rising, during the 1960-1970 decade, employment at <u>places of work</u> within the County continued an earlier decline. Out migration was replaced by out commuting, as more Greene County residents commuted to jobs in the expanding Charlottesville-Albemarle economy (table 9). Commuting into Greene County was much less (table 10).

TABLE 8

OCCUPATIONS: GREENE COUNTY, 1970

	Total	Greene County %	Virginia %
Professional, Technical	155	7.6	16.0
Managers, Administration	64	3.1	8.5
Sales workers	94	4.6	6.5
Clerical and kindred	197	9.6	18.0
Craftsmen, foremen	414	20.2	14.2
Operatives, except transport	579	28.2	13.1
Transport operatives	62	3.0	4.1
Laborers, except farms	161	7.8	4.8
Farmers, farm managers	53	2.6	1.5
Farm laborers, foremen	79	3.8	1.2
Service workers	162	7.9	9.9
Private household workers	30	1.5	2.2
Total employed, 16 years and over -	2,050	100.0%	100.0%

TABLE 9

PLACE OF WORK OF GREENE COUNTY RESIDENTS (OUT COMMUTERS)

Place of work	1960	%	1970	%	% change over 10 yr period
Greene County	745	50	580	29	- 22
Albemarle County	267	18	596	30	+123
Charlottesville	210	14	545	27	+160
Orange County	150	10	82	4	- 45
Madison County	75	5	37	2	- 51
Fluvanna County	4	-	-	-	-
Page County	-	-	3	-	-
ELSEWHERE	17	1	38	2	-
NOT REPORTED	34	2	132	6	-
	1502	100	2013	100	--

TABLE 10

PLACE OF RESIDENCE OF WORKERS IN GREENE COUNTY (IN-COMMUTERS)

	1960	1970	% Change over 10 yr. period
Albemarle County	28	55	+100
Madison County	20	28	+ 40
Charlottesville	13	14	+ 8
Page County	0	14	-
Rockingham County	5	6	+ 20
Fluvanna County	4	0	-
Orange County	22	0	-
	92	117	--

The decrease in local jobs was due primarily to the drop in County agricultural employment. Manufacturing was never strong in Greene County and its decline during the past two decades has been even more dramatic than that of agriculture. Agriculture and manufacturing are among those industries generally considered to provide "basic" employment, because their products are sold outside the local economy, thereby bringing income into an area. By 1970, agriculture was providing virtually all the basic employment within the County, with the exception of a very few manufacturing and regional utility jobs.

As noted, however, the past decade has witnessed an alarming decline in Greene County's agriculture industry (table 11). Between 1959 and 1969 the County lost 54.5% of its farms and 41.9% of its farmlands - the greatest decrease of any County in Virginia's northern Piedmont. Why this rapid decline? The reasons are numerous - increased costs for land, equipment, and labor; higher taxes due to land speculation and development; and a declining interest in farming as an occupation by young people. Unless recent trends in farming are reversed and/or new industries captured, the economic base of Greene County will be severely weakened in the not too distant future.

While "basic" employment has decreased, "supporting" employment within the County has grown. Supporting employment, such as retail trade and the various service sectors, is generated by the income brought into the economy by the basic industries.

TABLE 11

SELECTED MEASURES OF AGRICULTURE: GREENE COUNTY, 1959, 1964, 1969

	1959	1964	1969
Number of farms	499	437	227
Average size of farms	117.6 acres	131.8 acres	149.9 acres
% of land area in farms		58.8	34.8
Land in farms	58,674 acres	57,590 acres	34,048 acres
Cropland	11,494 acres	12,721 acres	13,409 acres
Woodland	20,295 acres	22,983 acres	11,471 acres
Pasture	22,835 acres	20,573 acres	--
Other	4,050 acres	1,313 acres	9,168 acres (1)
Value of farm products sold	$2,194,671	$1,916,608	$1,452,038
Principal sources of farm income:			
Poultry & poultry products		$1,195,907	1,378,743
Livestock & livestock products		$ 439,992	
Dairy products		$ 162,089	--
Forest products			$9,907
Number of farms and % of total		437	227
$0 - 4,999		89.7%	61.7%
5,000 - 9,999		4.6%	22.8%
10,000 and over		5.7%	15.4%

(1) includes pasture

It recirculates money already in the local economy and, therefore, is not expected to generate new growth.

Ordinarily, supporting employment would not be expected to increase when basic employment is declining. However, in Greene County supporting employment has expanded to meet some of the service needs of the resident population who work elsewhere. Not all the supporting jobs generated by Greene County residents are located in the County. Retail sales, for example, are lower than what might be expected in relation to the size of resident incomes (table 12) and the difference is made up in service centers outside the County, primarily Charlottesville. Thus Greene is losing sales tax revenue which might be retained if the County had an adequate shopping center.

D. Policy Choices

Future population and economic trends will depend on some factors over which county policy has no control; on others where local public decisions can have only indirect and uncertain effect on decisions by private individuals or by other public bodies; and on some factors where local governmental decisions can be expected to have major impact.

The decline in the County's natural increase rate has been caused by a lower fertility rate - fewer number of births to women of child bearing age - which is a national trend and not a matter for local public policy. The development of capital, of supplies of raw materials and of markets for manufactured

TABLE 12

MEASURES OF RETAIL TRADE IN 1967

Item	Greene County	Virginia	Percent of State
Number of establishments	45	32,315	0.1
Sales:			
Total sales ($000)	$4,634	$6,150,202	0.1
Per capita sales	$ 883	$ 1,323	66.7
Total payroll ($000)	$ 308	$ 709,339	0.0

Item	1967 Total Sales ($000) Greene County
Lumber, building materials, and hardware	*
General Merchandise	616
Food	1,047
Automotive	*
Gasoline stations	1,618
Apparel	*
Home furnishings & equipment	---
Drugs and sundries	---
All other	1,353
Total	4,634

* Withheld to avoid disclosure of individual operations and included in "all other".

products are also largely outside the control of local government. Labor supply is also important and this has been developing in Greene County. Past individual decisions to work in Charlottesville or Albemarle and to live in Greene County were made largely outside the realm of conscious County policy. The decisions of County government on taxes, expenditure for services, capital improvements and regulation of the use and subdivision of land can be used consciously to encourage or discourage this pattern. Where residential development is encouraged will affect whether it will attract daily commuters or weekend commuters.

Public policy, also, towards agriculture, recreational and other open space uses, manufacturing, and commercial services can add incentives or disincentives to use of the land for these purposes.

E. Population Forecast

The accuracy of population forecasting for any political jurisdiction in the United States is questionable during these times of economic instability, changing social values, and increased citizen mobility.

The downward trend of Greene County's population began in 1910 and was not halted until the decade of the 1960's. Since 1960, the economic base of the Charlottesville-Albemarle area has expanded significantly, and with this growth has come a more affluent and mobile population. In spite of a declining birth

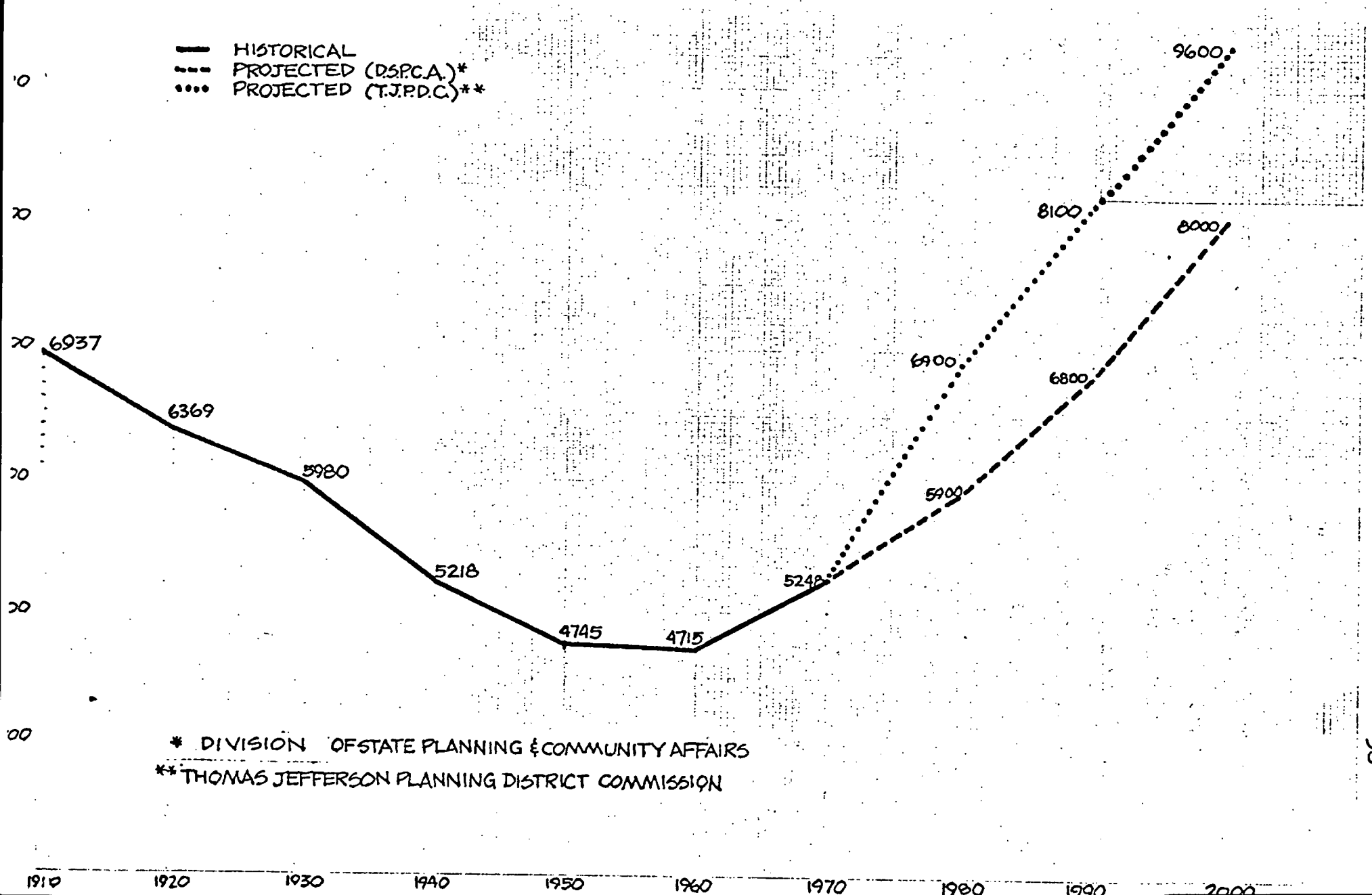
rate, Greene County's proximity to a growing Charlottesville has served to attract families who work in Charlottesville-Albemarle but who choose to live in Greene. Furthermore, it is expected that Greene County will soon attract one or two "clean" manufacturing plants, thus broadening its own economic base. A second phenomenon affecting the growth of Greene County is a slow in migration of year-round residents who have retired from their jobs in the large urban centers of Virginia and Maryland.

Barring a serious economic recession in the future, and assuming that personal mobility will remain high, it seems almost a certainty that Greene County's population will continue to increase at an accelerating pace during the next 25 years. As the following goals, objectives, and policies indicate, Greene County citizens desire their County to retain its rural character while absorbing a fair share of the region's growth. This means that the County must be willing to take all necessary steps to halt the decline of agriculture, while directing non-farm growth into the best possible development patterns.

The State of Virginia, through the Division of State Planning and Community Affairs, has arrived at a set of population projections which show an annual growth rate for Greene of 1.2% during 1971-1980; 1.4% during 1980-1990; and 1.6% for the period 1990-2000. The State thus forecasts that Greene County will grow from the 5,248 persons counted during the 1970 U.S. Census to 8,000 people in the year 2000.

The field survey conducted from 15 September, 1973 to 15 January, 1974 revealed a total of 1969 year round occupied dwelling units in Greene County. Taking the regional rate of around 3.2 persons per dwelling unit and applying it to the Greene housing count indicates the County's current population to be closer to 6,300. Using this figure as a base, the population of Greene County is projected to increase by 1.4% annually to 6,900 during this decade. From 1980 to 1990, the annual rate will increase to 1.6% for a 1990 population of 8,100. Between 1990 and the year 2000, the rate will be 1.7% annually, yielding a year 2000 figure of 9,600 people - about 1,600 more than the State predicts for Greene County at the end of this century.

FIGURE 1 HISTORICAL AND PROJECTED POPULATION : GREENE COUNTY, 1910-2000.



* DIVISION OF STATE PLANNING & COMMUNITY AFFAIRS

** THOMAS JEFFERSON PLANNING DISTRICT COMMISSION

V. COUNTY GOALS, OBJECTIVES AND POLICIES

A County Comprehensive Plan can be an effective guide only to the extent that County citizens will support it. One of the most important means of obtaining this support is through citizen participation in the development of County goals and objectives. An ad-hoc Citizens Goals Committee was therefore established for this purpose. The Committee was composed of twenty-five citizens representing, to the greatest extent possible, a broad range of ages, residence locations, economic conditions and land use philosophies. A member of the Greene County Planning Commission was present at all meetings.

Of top priority, then, in the development of a Comprehensive Plan for Greene County is the completion of a statement of goals that represent a hope for the future, expressed in general and sometimes abstract terms. It should be emphasized that goals ought to represent, not what past trends indicate will occur, but what is thought to be desirable for the County.

Goal achievement is primarily dependent upon a statement of objectives; specific ends which are expressed in concrete terms capable of being measured. Often, an objective is stated as a specified level of attainment to be met. A logical sequence of operations to be performed in attaining objectives are known as policies. These policies are guides to action; they spell out what design criteria should be followed and what actions or programs should be undertaken by the Greene County government.

In reflecting on these goals, objectives, and policies, and the Comprehensive Plan they will help produce, it is important to remember that those characteristics of development deemed desirable <u>are</u> attainable, and that those considered undesirable are not necessarily inevitable.

GENERAL GOALS

1. ENSURE A PLANNING PROCESS WHICH ENCOURAGES THE GREATEST POSSIBLE CITIZEN UNDERSTANDING OF AND INVOLVEMENT IN PUBLIC DECISIONS AFFECTING THE QUALITY OF LIFE IN GREENE COUNTY.

2. ENHANCE THOSE ECONOMIC AND SOCIAL CAPABILITIES OF THE CITIZENS OF GREENE COUNTY WHICH CAN HELP THEM ACHIEVE A SATISFACTORY AND FULFILLING LIFE.

3. PROVIDE FOR AN ORDERLY LAND USE DEVELOPMENT PATTERN SERVICED BY ADEQUATE PUBLIC UTILITIES, COMMERCIAL SERVICES, AND COMMUNITY FACILITIES.

4. PROVIDE AN ADEQUATE SUPPLY OF SAFE LIVEABLE HOUSING WHICH MATCHES THE VARIED NEEDS AND INCOME LEVELS OF THE COUNTY'S PRESENT AND FUTURE POPULATION.

5. RESPECT NATURAL RESOURCES AND HISTORIC VALUES INCLUDING THE PROTECTION OF CRITICAL ENVIRONMENTAL AREAS AND THE PRESERVATION OF HISTORICALLY IMPORTANT BUILDINGS AND SITES.

OBJECTIVE 1: PROCEDURAL

PROVISION SHOULD BE MADE FOR CITIZEN PARTICIPATION AND PROFESSIONAL ASSISTANCE IN LAND USE DECISIONS AFFECTING MORE THAN AN INDIVIDUAL PROPERTY OWNER.

Policy 1.01

The comprehensive land use plan should incorporate input by a representative cross-section of Greene County citizens before the Planning Commission makes its recommendation to the County Board regarding same.

Policy 1.02

The land use plan shall be reviewed, and if necessary updated at least once every five years. The zoning and subdivision ordinances should likewise receive such attention during this period.

Policy 1.03

Subdivision plats, before approval by the administrator should first be sent to the Planning Commission for public review and comment. Property owners adjacent to the new subdivision should be notified of such a review.

Policy 1.04

Site plans for all development not covered by the subdivision ordinance should be reviewed by the appropriate government agencies serving Greene County for technical assistance and by the Greene County Planning Commission for citizen input.

OBJECTIVE 2A: GENERAL DEVELOPMENT

THE RURAL, LOW DENSITY DEVELOPMENT WHICH CHARACTERIZES GREENE COUNTY IS A VALUABLE ASSET WHICH SHOULD BE PROTECTED. AT THE SAME TIME, IT IS RECOGNIZED THAT GREENE COUNTY IS SUBJECT TO REGIONAL GROWTH PRESSURES WHICH SHOULD BE ACCOMMODATED TO A LIMITED EXTENT.

Policy 2A.01

In order to protect the largely rural environment which characterizes Greene County, it will be necessary to slow the rate of growth until such time as the County government is adequately equipped to control and direct substantial growth.

Policy 2A.02

Realizing that it is part of a much larger region, Greene County should continue cooperating with nearby jurisdictions in planning for the accommodation of an increasing population.

OBJECTIVE 2B: GENERAL DEVELOPMENT

NEW LAND USE DEVELOPMENT IN GREENE COUNTY SHOULD BE PLANNED AND STRUCTURED SO AS TO REFLECT A CLUSTER PATTERN. SUCH CLUSTERING WOULD PROVIDE A PROPER BALANCE BETWEEN LOW DENSITY AGRICULTURAL CONSERVATION ACTIVITY AND MORE INTENSIVE URBAN-RECREATION TYPE DEVELOPMENT.

Policy 2B.01

As the County's non-farm population grows, development should be encouraged to locate in a few predetermined communities along main transportation arteries. These communities would offer a wide range of residential densities and urban services.

Policy 2B.02

Existing villages not designated as growth clusters should be serviced and maintained to the greatest possible extent. Insofar as they are able, villages would service mountain hollows and other outlying areas.

Policy 2B.03

Furthur land speculation and subdivision which is premature and/or tends to do violence to the land must be strictly discouraged.

OBJECTIVE 2C: GENERAL DEVELOPMENT

DEVELOPMENT CLUSTERS SHOULD BE SO DESIGNED AS TO PROVIDE CITIZENS WITH AT LEAST A MINIMAL RANGE OF SERVICES WHILE FOSTERING A REAL SENSE OF "COMMUNITY IDENTITY".

Policy 2C.01

Where possible, new development in clusters should be allowed the advantages of a "Planned Unit Development" zone wherein minimum lot sizes can be reduced in favor of providing commercial services, room for light industry and increased open space, and also wherein a variety of housing types and densities can be allowed.

Policy 2C.02

When new developments are built, the developer should be required to pay the costs of providing sites for all community facilities made necessary by the development as determined during the plan review and approval process. This should be done in the form of dedicated lands, which would become the property of the government or money in lieu thereof.

Policy 2C.03

Greene County should require that all developers of new residential communities submit an economic impact study showing "Net Public Cost" to the County for public facilities resulting from development. "Net Public Cost" may be defined as the amount which any public costs attributable to the development exceed accumulated revenues that residents of the new community contribute for capital outlays.

OBJECTIVE 3: CONSERVATION AND HISTORIC PRESERVATION

THE LONG TERM VALUE OF GREENE COUNTY'S NATURAL AND MAN MADE RESOURCES, INCLUDING AREAS OF SCENIC BEAUTY AND HISTORICAL SIGNIFICANCE MUST BE PROTECTED FROM COMMERCIAL, INDUSTRIAL AND INCOMPATIBLE RESIDENTIAL DEVELOPMENT.

Policy 3.01

Delicate ecological process areas including flood plains, steep slopes, and aquifer recharge areas should be mapped and protected from harmful development.

Policy 3.02

Protect the land, particularly that undergoing development from excessive erosion and misuse by adoption and strict enforcement of the Virginia Erosion and Sediment Control Law, or a similar local program. Any and all lands whose ground cover has been destroyed by erosion or human activities such as strip mining should be reclaimed as soon as possible.

Policy 3.03

The State of Virginia has recognized the Rapidan River as a largely undisturbed natural area of pastoral character and as such has identified it as a Critical Environmental Area. The County should initiate a conservation program for the protection of the south banks of the Rapidan River as well as any other sections of the County so identified in the future.

Policy 3.04

Parks and conservation areas should be encouraged adjacent to major bodies of water in the County with conservation and/or wildlife preservation areas established or expanded.

Policy 3.05

Greene County should take all necessary steps including acquisition by fee simple title of those historic places on the National Register of Historic Sites facing imminent danger of destruction.

Policy 3.06

Private individuals and organizations should be encouraged to preserve historic landmarks in which they have some interest. In some instances, active use of an historic site (church, residence, etc.) is preferable to its preservation as a museum piece.

OBJECTIVE 4: AGRICULTURE

THE IMPORTANCE OF THE AGRICULTURE INDUSTRY (INCLUDING THE RAISING OF LIVESTOCK AND POULTRY) TO THE ECONOMIC AND SOCIAL WELL BEING OF GREENE COUNTY MUST BE RECOGNIZED AND ITS SURVIVAL GUARANTEED.

Policy 4.01

Agricultural lands should be located in areas whose soils and topography are most suited to such activity and the maintenance of such land ought to be encouraged.

Policy 4.02

Existing as well as future farming operations should be protected from premature or speculative development by the adoption of an ordinance allowing taxation to be based upon use of the land rather than on the market value of the land.

Policy 4.03

All lands designated for agricultural or conservation use should be zoned in such a manner as to protect these lands from subdivision into so-called "farmettes" or "mini-farms".

Policy 4.04

Farming operations should serve to define and contain urban communities while simultaneously serving to: facilitate conservation of water and other natural resources; reduce soil erosion; protect watersheds; and reduce hazards from flood and fire.

OBJECTIVE 5: RESIDENTIAL

IN GENERAL, A BROAD RANGE OF HOUSING TYPES IN THE LOWER-MEDIUM DENSITY RANGE (4-10 UNITS PER ACRE) SHOULD BE PROVIDED TO MEET THE NEEDS OF A DIVERSE AND GROWING POPULATION. HOUSING SHOULD BE SAFELY, EFFICIENTLY AND ATTRACTIVELY DESIGNED WITH CONVENIENT ACCESS TO EMPLOYMENT, SHOPPING, RECREATION AND OTHER SERVICES.

Policy 5.01

The "cluster" concept of development should be encouraged at all times so that residential densities can be high enough to support the construction and maintenance of major commercial and employment centers within easy commuting distances.

Policy 5.02

Residential strip development should be discouraged along roadways. Such development creates visual disorders, overburdens public services, creates traffic hazards and tends to landlock interior lands thereby adversely affecting the use of such lands for agricultural purposes.

Policy 5.03

Planned Unit Development should be actively promoted as a primary method of providing a wide variety of housing types (townhouses, garden apartments, patio houses, single family houses, etc.) in a pleasing environment.

Policy 5.04

Areas of poor housing and residential blight should be brought up to minimum health standards as quickly as possible or replaced if renovation is not feasible.

Policy 5.05

Occupants of existing housing units should be guaranteed safe and sanitary housing through the adoption of a county-wide housing code. Future construction will be protected by both the housing code and the Uniform Statewide Building Code.

Policy 5.06

It must be recognized that mobile homes constitute the only real housing alternative open to many Greene County residents, and as such, a limited number of spaces must be provided them, preferably in mobile home parks.

Policy 5.07

The County should encourage an increase in the supply of decent housing for low income, elderly and handicapped persons. Included would be participation by private builders, non-profit organizations and the Greene County Economic Development Corporation.

Policy 5.08

Adequate buffer zones should be established between residential and commercial/industrial areas to maintain property values and physical attractiveness. Single family residential neighborhoods must be protected from through traffic.

Policy 5.09

Many features which enhance the value of residential development such as trees, flowering plants and other ground cover; scenic pastures and parklike stream valleys can be protected through the adoption and judicious use of a Site Development Plan.

OBJECTIVE 6: COMMERCIAL

COMMERCIAL CENTERS WHICH PROVIDE A REASONABLE RANGE OF GOODS AND SERVICES SHOULD BE PROVIDED IN THOSE DEVELOPMENT CLUSTERS CONVENIENT TO THE GREATEST NUMBER OF GREENE COUNTY CITIZENS, CITIZENS OF NEARBY COUNTIES AND THE TRAVELING PUBLIC IN GENERAL.

Policy 6.01

Commercial establishments, including small professional offices, ought to develop in compact centers containing between 20,000 and 75,000 square feet of floor space located on four to ten acre sites.

Policy 6.02

Assuming increased densities, at least two shopping units could be accommodated in Greene County - one in Stanardsville, the other on Route 670 near Corner Store. Each commercial unit should provide the following: a variety store, a supermarket, a drugstore, a laundry, a beauty salon, a barber shop, and other similar convenience stores.

Policy 6.03

Retail commercial activity should be confined to a single quadrant of an intersection with a satisfactory amount of land reserved for expansion and adequate parking facilities with easy access.

Policy 6.04

Strip commercial development along major transportation routes should be prohibited. Gas stations, "drive-ins" and similar highway oriented establishments are unsafe, unattractive and inefficient and as such should be located in planned commercial clusters.

Policy 6.05

Commercial centers should be attractively designed and landscaped with adequate buffers provided for nearby residential development. A sign ordinance regulating the size and location of signs should be considered.

OBJECTIVE 7: ECONOMIC

THE COUNTY SHOULD PROMOTE A QUALITY INDUSTRY-SERVICES ENVIRONMENT IN A DIVERSIFIED, EFFICIENT AND EFFECTIVE DEVELOPMENT PATTERN SO AS TO PROVIDE EMPLOYMENT OPPORTUNITIES FOR ITS RESIDENTS, A BALANCED ECONOMY, AND A BROADER TAX BASE.

Policy 7.01

Diversify and increase sources of public revenues by attracting new industry and by encouraging location within the County of more commercial business establishments.

Policy 7.02

Prime industrial sites should be reserved and encouraged for industrial development. The location of such sites needs to be based on the criteria of land availability, current land use, proximity to service facilities, accessibility to good highways and the availability of an adequate labor market.

Policy 7.03

All industry should be located in parklike settings with adequate buffer zones. Proposed industrial use of the land should be contingent upon the submission of a Site Development Plan. Such plan would spell out the environmental impact such an industry would have in terms of noise, vibration, smoke, odor, etc.

Policy 7.04

Realizing that Greene County has been blessed with much scenic beauty and that its clean air and water are prime assets, every effort must be taken to insure that only the cleanest possible industry be allowed to locate in the county.

Policy 7.05

Consideration should be given to County acquisition of appropriate lands for industrial parks. If necessary, the County should get an option to purchase site acreage at an agreed upon price. Such purchase should be tied to a five or ten year Capital Improvements program.

Policy 7.06

Every effort should be made to increase the tourist industry in Greene County. The close proximity of Lydia and Stanardsville to Skyline Drive and the Shenandoah National Park make these communities natural service centers to park tourists, and as such they should provide and be advertised as providing an increased variety of eating, sleeping and auto oriented services.

Policy 7.07

Initiate meaningful craft and vocational training in schools so that, upon graduation, County students can compete successfully in the labor market.

Policy 7.08

Initiate manpower programs to employ the locally unemployed rather than relying heavily upon workers from outside the area. These programs must be based upon identifying the types of industry and jobs most appropriate to the special needs of the County and in cooperation with industries.

OBJECTIVE 8: PUBLIC UTILITIES

PUBLIC UTILITIES - GAS, WATER, SEWERAGE, ELECTRICITY AND TELEPHONE SERVICES - CONSTITUTE A VITAL PART OF COMMUNITY INFRASTRUCTURE AND AS SUCH SHOULD BE COORDINATED AND PLANNED FOR THE GUIDANCE AND SUPPORT OF NEW DEVELOPMENT.

Policy 8.01

Programs for extending public and semi-public utilities in the County should be consistent with the general development policies plan and should seek to achieve its objectives.

Policy 8.02

Programs to extend utilities in the County should be co-ordinated with each other and with programs for highway improvements. Common right-of-way should be considered in light of the General Development objectives.

Policy 8.03

The feasibility of a regional comprehensive sanitary sewerage system with Greene, Orange and Albemarle Counties as participants should be studied.

Policy 8.04

Priority for extending water and sewerage facilities should be given to areas planned for cluster development. Suburban development not closely associated with these clusters should be considered for utility service only if no damage is done to the cluster concept.

Policy 8.05

Sanitary sewer trunk lines should be designed and sized in accordance with the adopted land use holding capacities. Where sanitary sewer trunks, as part of a regional sanitary sewerage system, must traverse areas planned for densities not requiring sanitary sewer, such trunks should be designed as "limited access" so capacities will not be pre-empted from those areas planned for higher density development.

Policy 8.06

Studies should be undertaken to determine the feasibility of installing "package" sewage treatment plants in densely settled mountain hollows. Septic tanks should be discouraged on all but the largest and best drained lots.

Policy 8.07

Wherever possible, utility lines should be placed underground. Where above ground, they should be properly buffered from nearby residential areas with well-maintained landscaping.

OBJECTIVE 9A: COMMUNITY FACILITIES - GENERAL

COMMUNITY FACILITIES INCLUDE SCHOOLS, LIBRARIES, PARKS AND RECREATIONAL AREAS, AND FACILITIES FOR PUBLIC HEALTH, FIRE AND POLICE PROTECTION AND GOVERNMENTAL SERVICE. THREE MAIN OBJECTIVES IN DEALING WITH PUBLIC FACILITIES ARE:

A. PROVIDING A HIGH LEVEL OF URBAN SERVICES TO PRESENT AND FUTURE COUNTY RESIDENTS AT CONVENIENT LOCATIONS.

B. ACHIEVING EFFICIENCY AND ECONOMY IN THE PROVISION OF COMMUNITY FACILITIES, SINCE SITE ACQUISITION, CONSTRUCTION, DEVELOPMENT, AND MAINTENANCE COSTS ARE THE RESPONSIBILITY OF THE COUNTY AND, ULTIMATELY, THE TAXPAYERS.

C. DIRECTING AND SHAPING FUTURE URBAN GROWTH.

Policy 9A.01

Areas of the County planned for higher density cluster development should be given top priority in the construction of new community facilities. Dense development outside of these clusters cannot be guaranteed the location of any of these community facilities.

Policy 9A.02

Many community facilities, including libraries, police and fire stations, public health clinics and governmental service facilities have similar location and site requirements, and in the interest of economy, should be grouped together preferably adjacent to sizeable open spaces.

Policy 9A.03

Sites for small community facilities such as elementary schools and neighborhood parks, should be dedicated by developers and accepted by the County when in keeping with the policies plan.

Policy 9A.04

Major public facilities, for example, roads, utilities, schools and parks should all be planned and developed together rather than on a piecemeal basis.

OBJECTIVE 9B: COMMUNITY FACILITIES - PUBLIC SCHOOLS

GREENE COUNTY PUBLIC SCHOOLS ARE ALREADY OVERCROWDED AND IT IS ESTIMATED THAT SEVERAL NEW SCHOOL BUILDINGS WILL BE NEEDED TO EDUCATE STUDENTS BEFORE YEAR 2000. PLANNING FOR THESE SCHOOLS SHOULD BE BASED UPON MAXIMIZING THE SCHOOL'S OPERATIONAL EFFICIENCY, MINIMIZING THE COSTS OF SCHOOL BUSING AND STRUCTURING COMMUNITY DEVELOPMENT PATTERNS.

Policy 9B.01

Minimize school costs while providing a means for structuring future growth by acquiring school sites in advance of need.

Policy 9B.02

Where possible, elementary schools should be located near neighborhood centers but away from the larger commercial or industrial areas.

Policy 9B.03

The following standards and capacities should be used as rough guidelines in school planning:

--Elementary school - 250 pupils per school; site area of school should equal four acres plus one acre for each 100 student population

--Intermediate school - 500 pupils per school; site area of school should equal ten acres plus one acre for each 100 student population

Policy 9B.03 (cont.)

--Secondary school - 700 pupils per school; site area of school should equal 25 acres plus one acre for each 100 student population.

Where possible, schools ought to be located adjacent to park areas.

OBJECTIVE 9C: COMMUNITY FACILITIES - LIBRARIES

MEMBERSHIP IN THE JEFFERSON-MADISON REGIONAL LIBRARY SYSTEM SHOULD BE CONSIDERED THE MAJOR STEP IN PROVIDING ADEQUATE LIBRARY SERVICE TO ALL GREENE COUNTY CITIZENS. SUCH SERVICE, BASED ON YEAR 2000 POPULATION PROJECTIONS, WOULD CONSIST OF A CENTRAL REFERENCE CENTER IN STANARDSVILLE, A SUB-BRANCH LIBRARY IN THE SOUTHEAST (CORNER STORE) CLUSTER, AND ADEQUATE BOOKMOBILE SERVICE TO RURAL AREAS.

Policy 9C.01

In general, planning for library service should be based upon standards for public libraries as approved by the Virginia State Library Board and the American Library Association in determining quality, quantity types and levels of library service and administration.

Policy 9C.02

Specific site location criteria dictate that libraries be conveniently located and easily accessible to potential users. The library site should preferably be a component of a community facilities complex and be located in or near a commercial center.

Policy 9C.03

As a general guide, the library system should strive to meet a standard of 2.0 books per capita.

OBJECTIVE 9D: COMMUNITY FACILITIES - RECREATION

TO SERVE AN INCREASING POPULATION BUT IN KEEPING WITH THE PREDOMINATELY RURAL CHARACTER OF GREENE COUNTY, A WELL ROUNDED SYSTEM OF PARKS AND RECREATION AREAS SHOULD BE DEVELOPED.

Policy 9D.01

Park planning should be based on a standard of providing thirty acres per 1000 persons, 70 per cent of which would be major parks.

Policy 9D.02

One large park offering a variety of active and passive recreational activities should be provided - preferably incorporating a large lake somewhere near the geographical center of the County's population.

Policy 9D.03

Smaller parks serving neighborhoods within clusters should be provided, if possible, on sites of varied terrain with natural features utilized to their fullest extent. Smaller parks should range in size from three to fifteen acres and ought to be located close to community centers.

Policy 9D.04

Recreation sites and facilities should be adequate for the needs of the County's youth and be so planned as to allow multi-purpose use of school grounds.

Policy 9D.05

Wherever feasible, stream valleys and flood plains should be utilized for open space, agriculture, or parks, and planned so as to create an inter-connecting pattern. Easements should be sought for areas in the County rich in scenic or historic value.

OBJECTIVE 9E: COMMUNITY FACILITIES - PUBLIC SAFETY

FIRE AND POLICE PROTECTION ALONG WITH AN EFFICIENT RESCUE SQUAD MUST BE MAINTAINED FOR THE WELFARE OF THE COUNTY POPULACE.

Policy 9E.01

Since fire insurance rates are based on an evaluation of the County's total capacity to cope with fire hazards, stations should be located near road intersections centrally located in fire protection districts.

Policy 9E.02

The County should strive to maintain a standard of at least one police officer per 1600 population. All avenues leading toward a regional jail complex with Charlottesville-Albemarle or Orange-Madison counties should be explored.

OBJECTIVE 9F: SANITARY LANDFILLS

A COMPREHENSIVE SYSTEM OF COMMUNITY LANDFILLS SHOULD BE DESIGNED TO CONVENIENTLY AND ADEQUATELY SERVE THE PEOPLE OF GREENE COUNTY.

Policy 9F.01

Total capacity requirements should be based upon the established factor (including stores, restaurants, motels, etc.) of one (1) ton of mixed refuse per day per 800 population.

Policy 9F.02

At least three small landfill sites should be developed in preference to one large landfill and operated on an alternate day basis so that one man could run all three.

Policy 9F.03

Landfills should be located no closer than 750 feet from existing residences and in such a manner that prevailing winds are away from residential areas. Access should be by existing roads if possible with the average haul not to exceed eight - ten (8-10) miles one way.

Policy 9F.04

Landfill sites should not necessarily be limited to problem areas since landfills, designed as short term uses of the land, can be converted to more productive uses (e.g., parks and playgrounds) once completed and closed.

Policy 9F.05

County ordinances prohibiting roadside dumping should be strictly enforced. The feasibility of the County contracting with a trash collecting firm should be explored with the idea of locating a number of "dumpsters" along strategic roadsides. Streambeds and roadsides already littered should be cleaned up as soon as possible.

OBJECTIVE 10: TRANSPORTATION

A MULTI-MODAL TRANSPORTATION SYSTEM MUST BE CONSIDERED A BASIC UNIT OF THE COUNTY'S INFRASTRUCTURE. THE SYSTEM SHOULD SERVE TWO BASIC PURPOSES: (1) TO PROVIDE FOR THE MOVEMENT OF PEOPLE AND GOODS WITHIN THE COUNTY AND TO OTHER PARTS OF THE REGION AND STATE; (2) TO STRUCTURE AND GUIDE GROWTH INTO CLUSTER DEVELOPMENTS BY PROVIDING IMPROVED ACCESSIBILITY TO LAND.

Policy 10.01

The optimum transportation system should provide for mobility and safety while reducing travel time, operating and capital costs.

Policy 10.02

The transportation system should be designed so as to keep its disruptive influences, especially in residential areas, at a minimum.

Policy 10.03

Rights of way for future roads should be reserved by the County while adequate building setback regulations should be required to ease future widening of roads.

Policy 10.04

Proposed transportation facilities should optimize the use of existing highway alignments.

Policy 10.05

Highways and streets in Greene County should be planned on the basis of projected traffic volumes and by functional classification as: (1) Principal arterial, (2) minor arterial, (3) major collector, (4) minor collector and (5) local.

Policy 10.06

Streets and highways which do not intersect at right angles; intersections with more than four legs; and intersections adjacent to features creating blind spots for the driver, should be avoided.

Policy 10.07

Commuter bus service from a central collection point in Greene County to various activity centers in Charlottesville-Albemarle must be considered as a future necessity. Through and local bus service should be improved also, if at all possible.

Policy 10.08

Local routes and minor collector roads serve as virtual lifelines to rural homes and mountain hollows. Their improvement and maintenance is most important.

Policy 10.09

Major thoroughfares should not be located in a manner which would tend to sever or fragment land which could otherwise be developed into well-defined, coherent communities and landscaped environments.

Policy 10.10

Access from individual homes to arterial and collector roads should be via local streets and not via direct access to the through road.

VI. THE PLAN

A. General Land Use

The goals and objectives discussed in Section V make clear the framework for the future use of land in Greene County. Very simply, the development pressures now being felt in Greene will be directed into planned growth clusters which must have population densities high enough to support needed services. Further subdivision of valuable agricultural land, steep slopes and flood plains will be strictly controlled. The County will remain rural with agriculture remaining as the predominant land use.

Population growth will be accommodated in and around the primary clusters of Stanardsville and in extreme southeast Greene County ("Corner Store"). Secondary clusters will develop at Quinque, Ruckersville, Dyke, and Lydia; mobile homes will be encouraged to locate in well designed mobile home parks, which parks will be allowed in the growth clusters only. Significant public facilities and utilities will be provided only at designated growth centers thus discouraging further development sprawl. Commercial centers will be limited to designated growth clusters serving local/regional residents or highway travelers. Light "clean" industry will be encouraged to locate in Greene County by providing superior facilities in planned industrial parks, which will also be located near growth centers. Historic sites and large historic districts will be preserved. The County's environmental assets will be protected.

The future land use map (map 7) illustrates the limitations and potentials of growth. Densities of residential land on the map include three major categories. Moderate density at one-half to eight dwelling units per acre (shown as primary or secondary growth clusters); low density at one dwelling unit per three acres (agricultural zone); and an open space-conservation zone of one dwelling unit per seven acres. The distribution of land at these various densities together with lots already recorded provide an adequate choice of lot sizes and locations throughout Greene County to accommodate the anticipated demand, while at the same time protecting the most valuable agricultural land. Table 17 indicates suggested characteristics of each growth cluster.

1. Southeast Cluster ("Corner Store")

The location of this Primary Cluster, the largest projected, is not ideal considering the potential impact which it will have upon Greene County. The forecasted population of almost 2,500 by the year 2000 would make it a logical services center for much of the County, however it is obviously nowhere near the geographic center of the County. Its location was not selected by this plan but rather dictated by the amount of subdivision and residential construction already completed or underway. Even if no additional land is subdivided here, there are already enough recorded lots to accommodate the Cluster's year 2000 projected population.

The primary reason for the existence and growth of this Cluster is its location astride U.S. Route 29 in close proximity

Map 7. FUTURE LAND USE

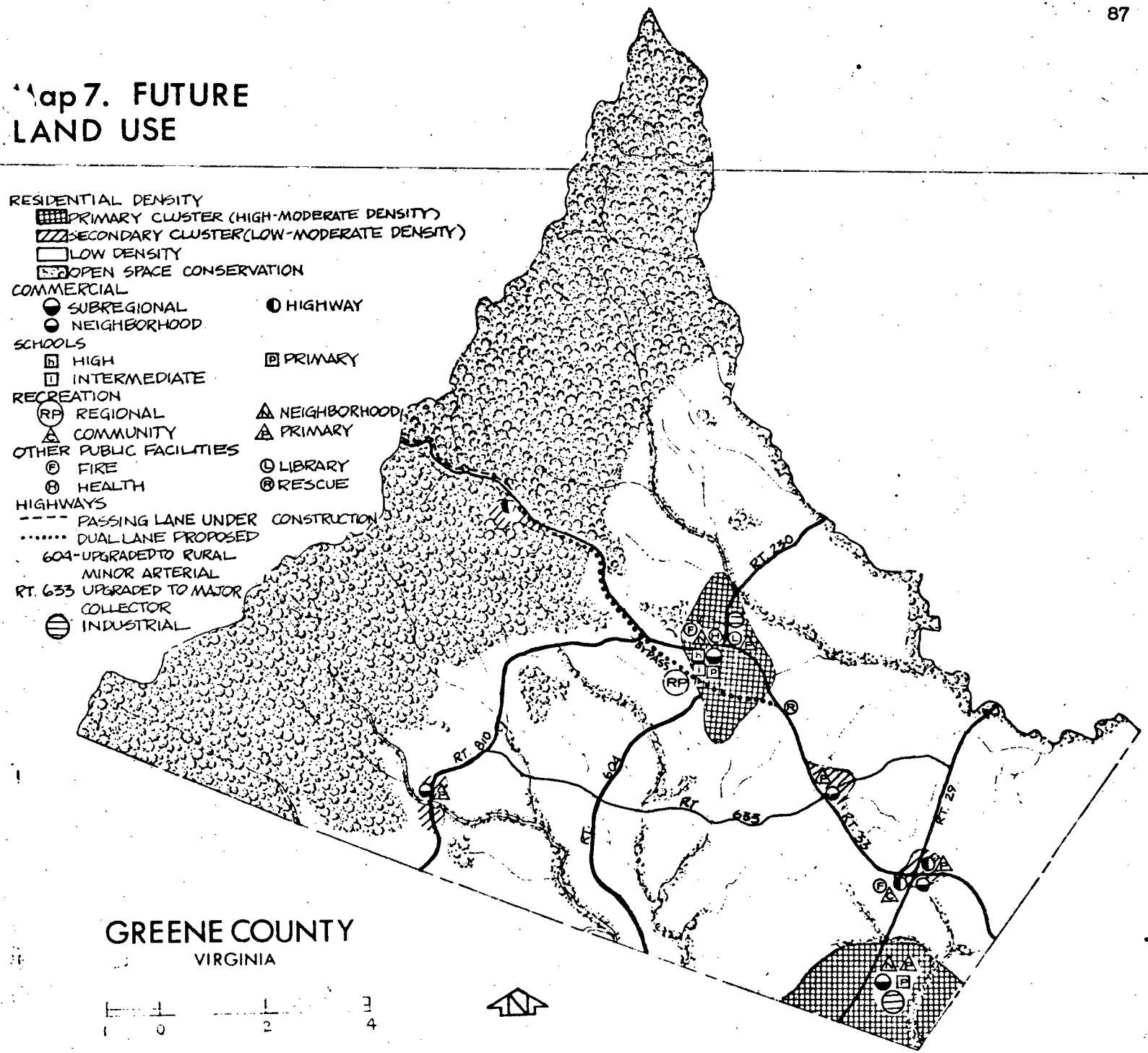


TABLE 13 (AMENDED 10/12/74)

CHARACTERISTICS OF FURURE DEVELOPMENT CLUSTERS

			± Acres	Density	± Dwelling Units	± Year 2000 Population	1974 Population
..	Southeast Cluster	(a)	10	8 d.u.'s/acre	80	260	
		(b)	75	4 d.u.'s/acre	300	960	
		(c)	150	2 d.u.'s/acre	300	960	
		(d)	75	1 d.u./acre	75	240	
	(Subtotal)		310		755	2420	550
'.	Stanardsville & Vicinity	(a)	10	8 d.u.'s/acre	80	260	
		(b)	30	4 d.u.'s/acre	120	380	
		(c)	200	2 d.u.'s/acre	400	1280	
		(d)	100	1 d.u./acre	100	320	
	(Subtotal)		340		700	2240	1065
).	Quinque	(a)	10	4 d.u.'s/acre	40	130	
		(b)	50	2 d.u.'s/acre	100	320	
		(c)	50	1 d.u./acre	50	160	
		(d)	30	½ d.u./acre	15	50	
	(Subtotal)		140		205	660	130
).	Ruckersville	(a)	65	2 d.u.'s/acre	130	415	
	(Subtotal)		65		130	415	200
).	Dyke	(a)	15	1½ d.u.'s/acre	20	60	
		(b)	75	1 d.u./acre	75	240	
		(c)	50	½ d.u./acre	25	80	
	(Subtotal)		140		120	380	50
).	Lydia	(a)	25	1 d.u./acre	25	80	
		(b)	50	½ d.u./acre	25	80	
	(Subtotal)		75		50	160	90
TOTAL			1070		1960	6275	2085

to the expanding suburbs of Charlottesville. The plan and subsequent zoning of Southeast Cluster will demand much study and attention if an orderly community is to arise from the existing jumble of unrelated subdivisions. A system of internal streets; a community center providing recreation and leisure time activities; a large "neighborhood" shopping center of around 30,000 square feet; and a judiciously located industrial park of 80 acres can be accommodated. Public water is already available and the proposed County sewer system will service the area. Southeast Cluster will develop as a subregional activity center for eastern Greene County and adjacent portions of Albemarle and Orange Counties. Current residential development is limited to single family units, duplexes and mobile homes. The plan allows for future development at townhouse densities.

2. Stanardsville and Vicinity

The Stanardsville area, as the other Primary Cluster, is projected to experience an accelerated rate of growth over the next 25 years, reaching a population of approximately 2,250 people by the year 2000. The town will continue as the employment and service center for central and eastern Greene County. Since the town has developed along a comparatively well planned system of streets, future population growth will be accommodated on existing vacant lots (up to eight dwelling units per acre) and through the orderly extension of existing residential fringe

subdivisions. With an increased population density together with its close proximity to recreation home developments and the Shenandoah National Park, Stanardsville should be able to support easily a commercial center of approximately 25,000 square feet. Businesses catering to the motoring public should be allowed to develop along Route 33 near the center of town. Land for a small industrial site should be considered for the vicinity of Route 230 just north of Stanardsville.

3. Quinque

A projected population of about 650 should make Quinque the largest Secondary Cluster in Greene County by the turn of the century. Route 608 functions as a service road for two subdivisions now being developed. An abundance of relatively level land along Route 608 and 633 would make ideal sites for a residential cluster. The area is away from but easily accessible to Route 33, about equidistant from Stanardsville and Ruckersville. Housing for commuting workers is beginning to spring up along Route 33 and it is important that the Quinque Cluster be established to receive this residential growth if the County is to realize its land use development objectives.

4. Ruckersville

The location of Ruckersville at the intersection of the County's two primary highways would seem to indicate the emergence of a bustling commercial and residential center. Such is not the case. Rather than attracting commercial growth,

this major intersection seems to have fragmented the town center thereby creating a land use pattern which serves well neither the motoring public or local citizens. There is very little new housing in or near Ruckersville, and encouraging growth in this immediate area would tend to congest the Route 33-Route 29 intersection while at the same time promoting commercial strip development. For these reasons it is proposed that population in the Ruckersville Cluster be limited to around 500 people and that only the minimal amount of commercial businesses necessary to serve the motoring public be provided. Structural and environmental rehabilitation along with an improved internal circulation pattern between residences and businesses is needed for the well being of local citizens.

5. Dyke

The designation of Dyke as a Growth Cluster is intended primarily as a means to encourage enough of a population density near the intersection of Route 810 and 627 to support commercial activities which would better service the residents of the Bacon's Hollow area, and the students of the nearby Blue Ridge School. The year 2000 population of Dyke Cluster would number about 350-400 with densities no higher than two dwelling units per acre.

6. Lydia

The settlement located on Route 33 at the Shenandoah National Park known as the "Lydia Church Community" is a compact little cluster of about 90 people. Resident population

increase here is projected to be small, however the location of Lydia in relation to the Skyline Drive is such that it could function as an excellent tourist services center. There is good potential here for Greene County to capture more of the region's tourist trade. The land use plan should provide enough space at Lydia for at least two gas stations and one good motel-restaurant-souvenir shop.

Residential areas in the above designated Primary and Secondary Clusters total over 1,000 acres and 6,000 people. Each cluster should still have some vacant land available within its borders after the turn of the century to allow for additional growth. Elsewhere, non-residential land will remain open with the exception of selected sites for industrial, recreational, and educational uses. Land most suitable for agriculture or conservation will be reserved for those uses. It should be emphasized here that the underlying intent of the Plan is the retention of open space. In Greene County this open space includes the forest of the Blue Ridge Mountains, the flood plains of numerous streams, and most importantly land used for agricultural production. Agriculture has always been the life-blood of Greene County and its preservation is imperative if the local economy is to remain healthy and if the values inherent in the rural way of life are to be maintained. Open space preservation should not be viewed as simply a platitude to please the environmentally conscious. It is a hard cold fact that Virginia is one of the nation's fastest growing urban states. Future generations

of Virginians will depend upon rural counties like Greene to supply them their food and recreation opportunities.

B. Housing

It is somewhat ironic that a County like Greene with literally hundreds of vacant lots of record should find itself in the midst of a severe shortage of low-cost sound and sanitary housing. Even prefabricated "panelized" housing units have become too expensive for many low to moderate income families. One of the spin-offs of this housing shortage is the increasing number of mobile homes that have begun to dot the Greene County countryside.

While there are no clear and easy remedies to the housing shortage in Greene County, there are a number of alternatives open as a result of Federal and State subsidy programs. It is true that the U.S. Department of Housing and Urban Development's financial assistance and mortgage guarantee programs for low cost housing have been extremely curtailed. However, the Farmers Home Administration of the U.S. Department of Agriculture has funds for some very attractive programs. Its Section 502 program guarantees and ensures home purchase loans for low and moderate income families. Thanks to this program, Holmes Run, a planned residential development of 29 single family homes, is under construction on a 19 acre site just east of Stanardsville. There also are a number of County citizens seeking Section 502 loans for individual units on one-half to one acre lots. Another FmHA program provides loans

for multi-family rental housing, while still another offers loans for rehabilitation of existing rural housing.

The recently created Virginia Housing Development Authority has just sold $53,140,000 of AA-rated revenue bonds, proceeds from which can be used to provide low interest loans for the development of single and multi-family housing. The VHA has made clear its intent of working with rural areas to provide low cost sound housing.

Optimum advantage of these programs can be obtained by having the County work closely with the Greene County Housing Development Corporation or some other non-profit organization in the preparation of preliminary site development plans. Subsidized housing is best located in the three Primary Clusters where a wide range of supporting services will be made available.

C. Recreation

Assuming a year 2000 Greene County population of about 9,600 and applying the space standards set forth below, the County should consider the provision of 16 acres of Playgrounds; 20 acres of Neighborhood Parks; 20 acres of Community Parks; and a 150-acre District-Regional Park. The definition of these five facilities are as follows:

Playground: A Playground is a play area of at least two acres furnished with play apparatus designed for children from five to twelve years of age. Generally adjacent to elementary schools, playgrounds should be within safe walking distance (0.5 miles) of users' homes. Standard: 1.5 acres per 1,000 population; 2 acres minimum.

Neighborhood Park: A Neighborhood Park is an open space area designed to provide opportunities for active and passive recreation for all age groups, and should be within walking distance of its users. Standard: 2.0 acres per 1,000 population; 5 acres minimum.

Community Park: A Community Park is a larger play area of at least 10 acres which will accommodate passive and diversified active sports for older children and adults. A Community Park should be within one and one-half miles of users' homes. Standard: 1.5 acres per 1,000 population.

District Park: A District Park is a sizeable open space in larger urban centers within 3-6 miles driving time of users' homes. A District Park should provide some variety of active and passive recreational opportunities, such as a swimming pool, ball fields, tennis courts and nature trails. Standard: 3.5 acres per 1,000 population.

Regional Park: Designed for family and group recreation and camping, the Regional Park ought to be at least 100 acres in size and provide ample facilities for camping, picnicking, boating and swimming as well as playfields. Standard: 15 acres per 1,000 population.

These standards are quite general, however they do provide direction in planning for anticipated recreation needs. When applied to the six development clusters described previously, these standards show the approximate recreation land acreage necessary to serve the twenty-five year population projections for these areas. In addition, there will be a need for one major

park serving the entire County. Where possible, recreation lands should incorporate stream valleys and flood plains. This can result in linear parks connecting various neighborhoods of the community with areas of activities such as playgrounds and schools.

Preparation should be underway as soon as possible for County or town acquisition of recreation lands in the designated growth centers. Private land developers should be required to dedicate a portion of their subdivisions for recreation purposes. The existing recreation facilities of Greene County, with the possible exception of playgrounds, are inadequate to meet present and future demand in the County. The following facilities would bring County recreation resources up to standards.

1. Playgrounds

Sites now located at Dyke, Ruckersville and Stanardsville Elementary Schools provide enough acreage for playground facilities. A four acre playground should be provided at the proposed Southeast Cluster elementary school. A small playground should be provided in the Quinque Cluster. Total playground space for year 2000 would equal 16 acres.

2. Neighborhood Parks

Two ten acre neighborhood parks are planned for the primary clusters at Southeast (Corner Store) and at Stanardsville. They should be easily accessible and located so as to encourage maximum citizen use. An indoor community hall for crafts, dances and various assemblies might logically evolve.

3. Community Parks

The existing Ruckersville Youth Center should be acquired by the County and its facilities upgraded. Tennis and basketball courts should be provided along with improved access and parking. Potential exists for development of 21 acres.

4. District Park - Regional Park

Although there is an existing need for a large park in Greene County similar to Chris Greene and Mint Springs Parks in Albemarle County, present population density does not warrant such a large facility at the present time. However, by the year 2000, the County should have acquired land and begun development of such a park. A District Park and a Regional Park could be combined into one major Park serving the entire County. One possible site would be southwest of Stanardsville off Route 622 south of the high school and the proposed Route 33 by-pass. An impoundment could be created on Blue Run, thus providing a 25-30 acre lake for swimming, boating, and fishing. Hiking, horseback riding, nature trails and picnic areas could be provided. Park size need not exceed 125-150 acres (map 7).

D. Education

As discussed earlier in this plan, all schools in Greene County are overcrowded, especially the primary schools. To alleviate this shortage, the County school board proposes the

consolidation of all schools on one site near Stanardsville. A new primary school (grades K-3) will be erected by 1976 with a capacity of about 600 pupils. This new primary school will allow the three existing primary schools at Dyke, Ruckersville, and Stanardsville to be converted into facilities for the instruction of vocational, craft and industrial trades.

Once the new consolidated primary school is built, the William Monroe Elementary School will serve as an intermediate school for pupils in grades 4 through 7. The William Monroe High School will continue as the County's only high school.

Projections of student enrollment indicate that even with the construction of a large elementary school, the entire school plant will be operating at capacity by 1976. By that date, the primary school may enroll up to 600 students; the William Monroe Intermediate School will have 536 students for its 525 spaces, and the High School will be operating at capacity with space for 500 students and 500 enrolled.

These figures reflect an anticipated Greene County population of about 6,400 people in 1976. With a total school enrollment of about 1,600 at that time, it can be seen that approximately 25% of the total county population will be in school. Of this, 9.1% will be enrolled in primary grades, 8.4% in intermediate grades and 8.0% in high school. Using these percentages with the projected year 2000 population of 9,600 it can be anticipated that just over 400 students will be enrolled

in school at that time: 870 in primary school, 810 in intermediate school, and 770 in high school. Consequently, within the next twenty-five years, Greene County will need a minimum of 33 new classrooms: 11 or 12 high school, 13 intermediate, and nine elementary rooms.

The above estimates are subject of course to revision depending upon the number of young families that actually do move into the County. It also assumes a not too drastic future decrease in the size of the average family.

To accommodate this student increase, it is recommended that the existing 35 acres of the William Monroe schools be expanded to 60 acres at one site so as to provide adequate space for the new consolidated primary school and an enlarged intermediate and high school. Because of the expected growth of the Southeast Cluster, it is further recommended that a 10 acre site there be acquired by the County for a new primary school to serve the expected 2,500 people. Another primary school might be necessary in the vicinity of Dyke should suburban growth into the County extend this far westward.

E. Public Utilities

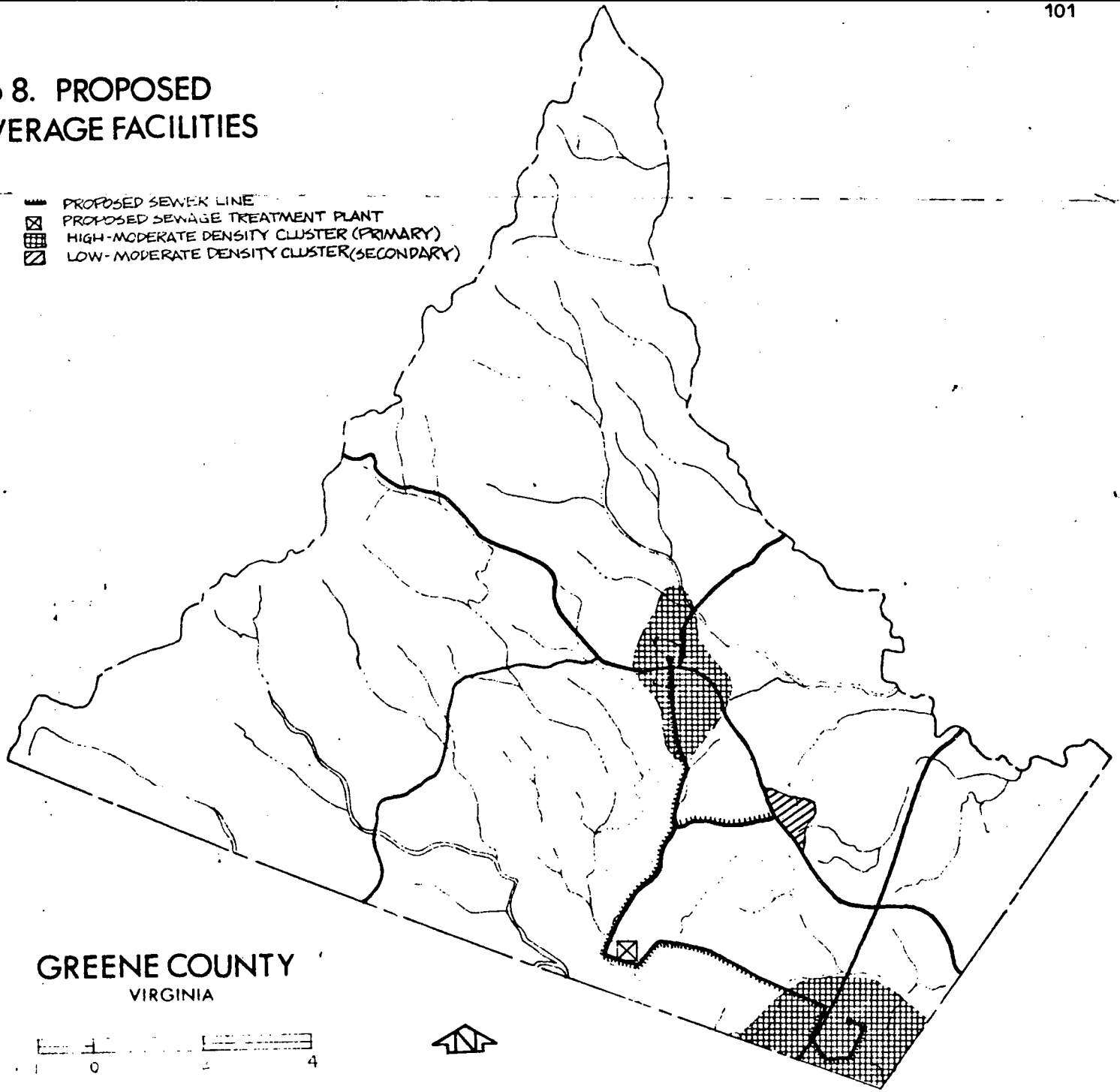
The Water Quality Management Plan prepared in 1973 by Hayes, Seay, Mattern and Mattern studied the need for expanding the sewage treatment facilities at Stanardsville. The consultants proposed an alternative which could potentially serve an entire region of the County primarily to the south and east

of Stanardsville. The first phase would include construction of a sewage treatment plant south of Stanardsville at the confluence of Swift Run and Welch Creek (map 8). This land use plan endorses the basic concept of Alternative Three but limits extension of collectors to the clusters at Stanardsville, Quinque, and Southeast (Corner Store). Such a service area would reinforce cluster growth while discouraging further random subdivision. The costs of such a facility appear more than the town and County can afford at the present time, but further refinements of the plan incorporating, perhaps, spray irrigation of treated effluent, could render the project feasible within the timeframe of this land use plan.

The Rapidan Water Authority presently serves the Stanardsville, Quinque, Ruckersville and Southeast Clusters. Since the water plant is operating at only one-third capacity, existing facilities should be adequate for projected growth in its service area. Should the need arise, the water treatment plant is designed for an increase in capacity.

The existing sanitary landfill northeast of Stanardsville needs to be supplemented in the not too distant future by landfill facilities closer to the developing Southeast Cluster, and off Route 810 in the vicinity of Dyke.

Map 8. PROPOSED SEWERAGE FACILITIES



F. Public Services

There now exists in Greene a significant need for a more comprehensive health program. The County Health Department needs another licensed practical nurse and there is a pressing need to extend health care services for large families in the lower ($5,000-7,000) income bracket who do not qualify for Medicare, Medicaid or welfare. General medical help including a physician and medical supplies is very much needed by these people as is transportation to and from the health services center.

The Greene County Police Department should have another full time Deputy now and will need at least three more Deputies plus additional equipment by year 2000. The volunteer fire departments and the rescue squad will likewise need additional manpower and equipment by that time.

In April of 1974, Greene County agreed to join the Jefferson-Madison Regional Library. In addition to Greene County, this regional system operates six libraries and two bookmobiles which contain a grand total of over 138,000 books and phonograph records. Headquarters for this system is the McIntire Library in downtown Charlottesville, a facility 52 years old which is seriously overcrowded. Several sites throughout Charlottesville and Albemarle County are now under consideration for a proposed new $2,000,000 central library. Nelson County and Louisa County are also members of this regional library.

Initial library service to Greene County began July 1, 1974 with a bookmobile (containing 3,000 volumes) making rounds throughout the County. A branch library is expected to open in Stanardsville by October, 1974. This facility will house about 5,000 books initially with the prospect of containing 10,000 volumes by 1980. Staff for the Stanardsville branch will include a head librarian, an assistant, and a page. The County membership fee is $1.00 for each Greene County resident during the initial year. Thereafter, fees will be based on per capita use.

A branch library should be programmed for inclusion in the proposed Community Center at Southeast Cluster at a time when population density warrants.

G. Transportation

A program for the improvement of primary roads in Greene County has been underway for several years. The entire length of U.S. Route 29 as it traverses Greene, between Albemarle and Madison Counties, is now a four lane divided highway. Construction is currently underway to straighten Route 29 as it crosses the Rapidan River into Madison County.

Route 33 west of Ruckersville is programmed for extensive improvement. This section of Route 33 is quite heavily traveled during the tourist seasons of the year as it connects with the Skyline Drive and Shenandoah National Park. When completed it

will be a four lane divided facility from the intersection of Route 29 at Ruckersville to Harrisonburg with the exception of that part within the Shenandoah National Park, which is being constructed as a three lane facility.

The widening of Route 33 as it passes through the Shenandoah National Park is now under construction. This section should be completed in November of 1974. The highway will bypass Stanardsville at a point near Route 623 just east of Stanardsville to a point just west of the town. The bypass will have limited access. Construction on the bypass and Route 33 west of town is scheduled to begin in 1976 with completion scheduled for sometime in 1978. The temptation to allow development of commercial uses in a strip manner along the bypass will be averted by zoning the land adjacent to the highways for residential uses. This is in keeping with the County's objective of maintaining its rural character.

The widening of Route 33 from the bypass east to Ruckersville should be complete by 1979, thus concluding, for the near future, programs to upgrade Greene County's primary highways. Route 33 from Ruckersville to the Orange County line is not scheduled for widening in the near future. Improvements on Route 33 west of Ruckersville will result in the relocation of twenty-one families.

As the growth clusters expand and develop, it will become necessary to undertake further road improvement programs that will provide better transportation service to these communities.

Route 604 south of Stanardsville should be designated a Rural Minor Arterial. Widening and straightening of this road will provide better access to Albemarle County and the airport area. Route 633 should be given major collector status and with improvements this road would function as an alternate east-west route from northeast of Quinque to just north of Dyke.

The Virginia State Highway Department has designated the following secondary roads in Greene County as being in need of immediate improvement: Route 626, from Route 630 to 1.5 miles west; Route 673, from Route 621 to dead end (County landfill); Route 621, from Route 673 to dead end; Route 667, from Kinderhook to north 1.8 miles; Route 607, from Route 670 east to Route 616; Route 672, from Route 609 to dead end.

In addition, secondary roads in the Southeast Cluster, the Quinque Cluster, and near Stanardsville will require considerable improvements as these towns continue to grow.

H. Historic Sites and Environmental Assets

As noted earlier, Greene County is rich in historic sites and buildings. Fortunately, many of these have been well preserved in their original use by families who have occupied them for generation after generation. Continued occupancy and maintenance of these landmarks must be encouraged and the County youth should be taught of their historic values as physical links to a proud and interesting past. A real possibility

exists for the designation of much of the town of Stanardsville as an Historic District by the Virginia Historic Landmarks Commission. The town is justifiably proud of its historic assets and every attempt should be made to incorporate the best of the old with the best of the new in creating a truly unique community.

The physical assets of Greene County, the mountains, rivers, woodlands and fields, are just as important to the "character" of Greene County as are the man-made historic landmarks. These natural features will not long remain in their natural condition unless a substantial effort is made by public agencies and the private sector to conserve and protect them. The scars of insensitive development visited upon these natural resources of late will take many years to heal. With proper planning, further degradation and destruction can be avoided.

IMPLEMENTATION

The Plan is intended to be in keeping with all factors and changes which will affect land development; in short, it is intended to be realistic. Even so, it will not just happen. A great deal of work lies ahead for public officials who must exert a guiding influence over private development, for the good of the public in general. After adoption of the Plan, means of implementation must be considered by the Greene County Board of Supervisors and Planning Commission in order to guide all public and private decisions relating to land development.

Zoning

Zoning is the legal means by which the land use, building use, height of structures, bulk of structures, location of structures, setback of structures, lot sizes, and related matters can be controlled. Zoning is the primary tool for implementing the land use portion of the Comprehensive Plan. It does not change existing land uses; however, it does provide methods of gradually phasing out nonconforming uses as they become obsolete. The primary purpose of zoning as a tool of land use planning is to control new development. Greene County has adopted an interim zoning ordinance which will expire on the second of March, 1975. The goals and principles set forth in this Plan will be utilized in the preparation of a new County zoning ordinance.

Subdivision Control

Subdivision control is the legal means by which new streets are coordinated and new lots are reasonably shaped before being sold. The subdivision control ordinance also can set forth requirements for minimum improvements relating to streets, utilities, and drainage; for the acceptance of dedicated rights of way; for the orderly development of the general area; and for other related matters. The primary purpose of subdivision control as a tool of major thoroughfare planning is to coordinate new streets. The Greene County Subdivision Ordinance was adopted in August, 1969 and amended in February, 1973.

Capital Improvements Programming

Capital improvements programming is a method of setting up the financing of needed public facilities on a priority basis. It is properly a part of the yearly budgeting process and usually extends five years into the future. There is no need to elaborate further on the integral relationship between public and private development. It should suffice to say that the implementation of the Plan will depend to some degree on the timely programming of the needed capital improvements; likewise, the Plan will provide a framework for astute budgeting.

Periodic Re-evaluation

A basic premise underlying the primary continuous planning process is that the Plan will be subjected to critical re-evaluation whenever sufficient reason warrants it. The Plan must be kept current and realistic. Should some unforeseen occurrence alter the logic upon which the Plan is based, then the Plan must be revised. Indeed, the Code of Virginia requires that the Comprehensive Plan be re-evaluated at least once every five years. To be realistic, the Plan must be a flexible document; however, this does not mean that the Plan should be indiscriminately changed to accommodate the passing or individual whims of any person or group of persons whose aims are not consistent with the public health, safety, convenience, or welfare. Perhaps discretion is one of the more important methods of plan implementation.

These are the recommended methods of Comprehensive Plan Implementation. Application of these methods within a continuing planning process will enable Greene County to pass on to future generations a harmonious community with an unspoiled environment.