

[Government/Citizen Resources](#)  
[Index](#)  
[Planning Department](#)

## County of Caroline, Virginia 2006- 2026 Comprehensive Plan



Adopted on  
**February 27, 2001**  
 Amended 3/11/08

### OFFICIALS OF THE COUNTY OF CAROLINE, VIRGINIA

BOARD OF SUPERVISORS		PLANNING COMMISSION	
Madison District	Wayne A. Acors	Port Royal District	Joseph Brown, Jr.
Port Royal District	Calvin B. Taylor, Vice-Chairman	Bowling Green District	Ray Piland
Mattaponi District	Floyd W. Thomas, Jr.	Mattaponi District	Dr. Milton Bush, Vice Chairman
Bowling Green District	Robert W. Farmer	Madison District	Pete Davis, Jr. - Chairman
Reedy Church District	David "Maxie" Rozell, Chairman	Reedy Church District	William Leon Smith

**COUNTY ADMINISTRATOR**  
 Percy C. Ashcraft

## Acknowledgements

The members of the Caroline County Planning Commission gratefully acknowledge the efforts of the following organization and persons who assisted in the preparation of this document. We would also like to thank the citizens and community organizations that participated in the public information meetings and the public hearings.

### **Department of Planning & Community Development**

Michael A. Finchum, Director  
, Planning & Zoning Administrator  
Arlene A. Mills, Administrative Assistant/Planning Technician

### **Rappahannock Area Development Commission**

Stephen Manster, Executive Director  
Mark Huff, GIS Coordinator  
Bill Sherman, GIS Planner

### **Other Department and Agencies**

**Department of Economic Development**, Gary Wilson  
**Department of Fire & Rescue Services**, Ed Fuzy  
**Department of Parks & Recreation**, Donnell Howard  
**Department of Public Works**, Allen Ramsay  
**Caroline County School Board**, Dr. Gwen Edwards  
**Caroline County Library**, Kay Brooks



The 2006-2026 Comprehensive Plan is in .pdf format. To view these files you need Adobe Acrobat Reader. If you do not currently have the reader, you can download a free copy by clicking the link above.

### [Table of Contents](#)

### [Planning History and Purposes](#)

### [Chapter Two, Vision Statement Goals and Objectives, and Implementation Strategies](#)

### [Chapter Three, Growth and Development Trends](#)

### [Chapter Three, Tables](#)

### [Chapter Four, Natural Resources](#)

### [Figure 4-1 Map of Virginia Showing the Location of Caroline County](#)

### [Figure 4-2 Generalized Flood Hazard Areas](#)

[Figure 4-3 Geological Features, Coastal Plain Province](#)  
[Figure 4-4 General Soil Map](#)  
[Figure 4-5 Numeric Map Unit Legend - Caroline Soil Survey Report](#)  
[Figure 4-6 Highly Permeable Soils](#)  
[Figure 4-7 Highly Erodible Soils](#)  
[Figure 4-8 Hydric Soils](#)  
[Figure 4-9 Watersheds and Subwatershed Boundaries](#)  
[Figure 4-10 River Access Points](#)  
[Figure 4-11 Groundwater Aquifer Profile](#)  
[Figure 4-12 The Hydrologic Cycle](#)  
[Figure 4-13 Constraints for Development](#)  
[Figure 4-14 Chesapeake Bay Preservation Areas](#)

## **[Chapter Five, Architectural, Cultural and Historic Resources](#)**

[Figure 5-1 Map of Historic Resources Survey Area](#)  
[Figure 5-2 Map of Surveyed Sites](#)

## **[Chapter Six, Public Facilities](#)**

[Figure 6-1 Library Facilities](#)  
[Figure 6-2 Waste Collection and Disposal Facilities](#)  
[Figure 6-3 Parks and Recreation Facilities](#)  
[Table 6-2 Suggested Facility Development Standards](#)  
[Figure 6-4 Fire Department Locations and Service Areas](#)  
[Figure 6-5 Rescue Squad Locations and Service Areas](#)  
[Figure 6-6 Caroline County Wastewater System, Current Service Area](#)  
[Figure 6-7 Caroline County Wastewater System, 1994-2004 Service Area](#)  
[Figure 6-8 Caroline County Wastewater System, 2004-2014 Service Area](#)  
[Figure 6-9 Caroline County Wastewater System, Ultimate Service Area](#)  
[Figure 6-10 Caroline County Water Distribution Area, Current Service Area](#)  
[Figure 6-11 Caroline County Water Distribution Area, 1994-2004 Service Area](#)  
[Figure 6-12 Caroline County Water Distribution Area, 2004-2014 Service Area](#)  
[Figure 6-13 Caroline County Water Distribution Area, Ultimate Service Area](#)  
[Figure 6-14 Caroline County Public School Facilities](#)

## **[Chapter Seven, Transportation](#)**

[Figure 7-2 Caroline County Transportation System](#)  
[Figure 7-2 1995 Functional Classification System](#)  
[Figure 7-3 Recommended Right-of-Way Widths](#)  
[Figure 7-4 Transportation Improvement Program](#)

## **[Chapter Eight, Land Use](#)**

[Figure 8-1 Bowling Green/Milford Primary Growth Area](#)  
[Figure 8-2 Primary Growth Area, Carmel Church Sub-Area](#)  
[Figure 8-3 Primary Growth Area, Ladysmith Sub-Area](#)  
[Figure 8-4 Skinker's Neck Growth Area](#)  
[Figure 8-5 Port Royal Secondary Growth Area](#)  
[Figure 8-6 Chilesburg Secondary Growth Area](#)  
[Figure 8-7 Dawn Secondary Growth Area](#)  
[Figure 8-8 Cedon Secondary Growth Area](#)  
[Figure 8-9 Resource Sensitive Area](#)

## [Chapter Nine, Implementation](#)

### **Appendix**

**A** - [General Future Land Use Map](#)

**B** - [Ladysmith Village Plan](#)

**C** - [Summary of Figures](#)

**D** - [Summary of Tables](#)

**E** - [Bibliography](#)

**F** - [Port Royal Community Plan](#)

[Figures 1 & 2 of the Port Royal Community Plan](#)

[Appendix "A" of the Port Royal Community Plan](#)

[Appendix "B" of the Port Royal Community Plan](#)

[Appendix "C" of the Port Royal Community Plan](#)

[Appendix "D" of the Port Royal Community Plan](#)

**G** - [Carmel Church Community Plan](#)

[Carmel Church Future Land Use Map](#)

**H** - [Bowling Green/Milford Area Plan](#)

[Appendix "D" - Town of Bowling Green Research & Market Strategies](#)

### [Chapter 1 - Planning History and Purposes](#)

- Introduction
- Legal Aspects of the Comprehensive Plan
- Purposes of the Comprehensive Plan
- Surveys and Studies for Plan Preparation
- Benefits of the Comprehensive Plan

### [Chapter 2 - Vision, Goals and Objectives](#)

- Introduction
- Vision
- Goals and Objectives
- Planning
- Land Use
- Economics
- Economic Development
- Environmental
- Housing
- Transportation
- Public Facilities
- Historic Preservation

### [Chapter 3 - Growth and Development Trends](#)

- Introduction
- Population Changes
- Population Characteristics
- Age Distribution
- Racial Composition
- Natural Increase and In-Migration
- Education Attainment
- Housing Characteristics

- Economy
- Income
- Average Weekly Wage
- Average Employment by Industry
- Major Employers in Caroline County
- Unemployment
- Labor Force
- Work Force By Occupation
- Retail Sales
- Population Projection

• [Chapter 3 - Tables](#)

[Chapter 4 - Natural Resources](#)

- Introduction
- Geographic Setting
- Natural Resources
- Agricultural and Forestal Resources
- Agriculture
- Agricultural Trends
- Forestry
- Issues
- Floodplains
- Geology
- Soils
- Coastal Plain Soils
- Stream Terraces and Floodplains
- Piedmont Soils
- Highly Permeable Soils
- Highly Erodible Soils
- Wetlands (Hydric Soils)
- Surface Water
- Shoreline Conditions
- River Access
- River Access Development
- Groundwater
- Topography
- Scenic Resources
- Chesapeake Bay Preservation Regulations
- Introduction
- Chesapeake Bay Preservation Areas
- Resource Protection Areas
- Resource Management Areas
- Identification and Designation of Chesapeake Bay Preservation Areas
- Goals and Objectives

[Chapter 5 ? Architectural, Cultural and Historic](#)

- Introduction
- Preservation Efforts
- Preservation Concerns
- Goals and Objectives

[Chapter 6 - Public Facilities](#)

- Introduction
- Libraries
- Solid Waste Collection and Disposal
- Parks and Recreation
- Public Safety
- Emergency Services
- Fire and Rescue Services
- Law Enforcement and Corrections
- Wastewater Treatment
- Water Supply
- Educational Facilities
- Educational Planning Considerations
- Goals and Objectives

#### Chapter 7 - Transportation

- Introduction
- Past Transportation Planning Efforts
- Existing Transportation System
- Air Service
- Rail Service
- Water
- Roads
- Functional Road Classifications
- Issues
- Proposed Transportation Improvements
- Future Transportation Improvements
- Goals and Objectives

#### Chapter 8 - Land Use

- Introduction
- 1987 Land Use Plan
- Industrial Land Uses
- Commercial Land Uses
- Residential Land Uses
- Future Land Use Plan
- Residential Areas
- Employment Centers Shopping and Commercial Services
- Recreation and Open Space
- Summary
- Primary Growth Areas
- Bowling Green/Milford
- Carmel Church
- Ladysmith
- Secondary Growth Areas
- Skinkers Neck
- Port Royal
- Chilesburg
- Dawn/Frog Level
- Cedon
- Rural Residential
- Resource Sensitive Areas
- Objectives
- Growth Management/Development Issues

- Goals , Objectives and Strategies

## **Chapter 9 - Implementation**

- Introduction
- Ordinance Revisions
- Capital Improvements Program
- Public Facilities Review
- Master Utility Plan
- Economic Development
- Planning Commission/Board of Supervisors
- Strategic Planning
- Comprehensive Plan Amendments
- Summary

## **Appendix**

- **A** - [General Future Land Use Map](#)
- **B** - [Ladysmith Village Plan](#)
- **C** - [Summary of Figures](#)
- **D** - [Summary of Tables](#)
- **E** - [Bibliography](#)
- **F** - [Port Royal Community Plan](#)  
[Figures 1 & 2 of the Port Royal Community Plan](#)  
[Appendix "A" of the Port Royal Community Plan](#)  
[Appendix "B" of the Port Royal Community Plan](#)  
[Appendix "C" of the Port Royal Community Plan](#)  
[Appendix "D" of the Port Royal Community Plan](#)
- **G** - [Carmel Church Community Plan](#)  
[Carmel Church Future Land Use Map](#)
- **H** - [Bowling Green/Milford Area Plan](#)  
[Appendix "D" - Town of Bowling Green Research & Market Strategies](#)