

## COMMERCIAL LAND FRONTING ON RT-3

3125 Germanna Hwy  
Locust Grove, VA 22508



- Two Lots Totaling 17 Acres
- Zoned C2 And A
- Lots Are Predominantly Wooded
- Approx. 650 Ft Fronting on Rt-3
- In Close Proximity Of New Super Wal Mart
- Sales Price: \$675,000

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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*

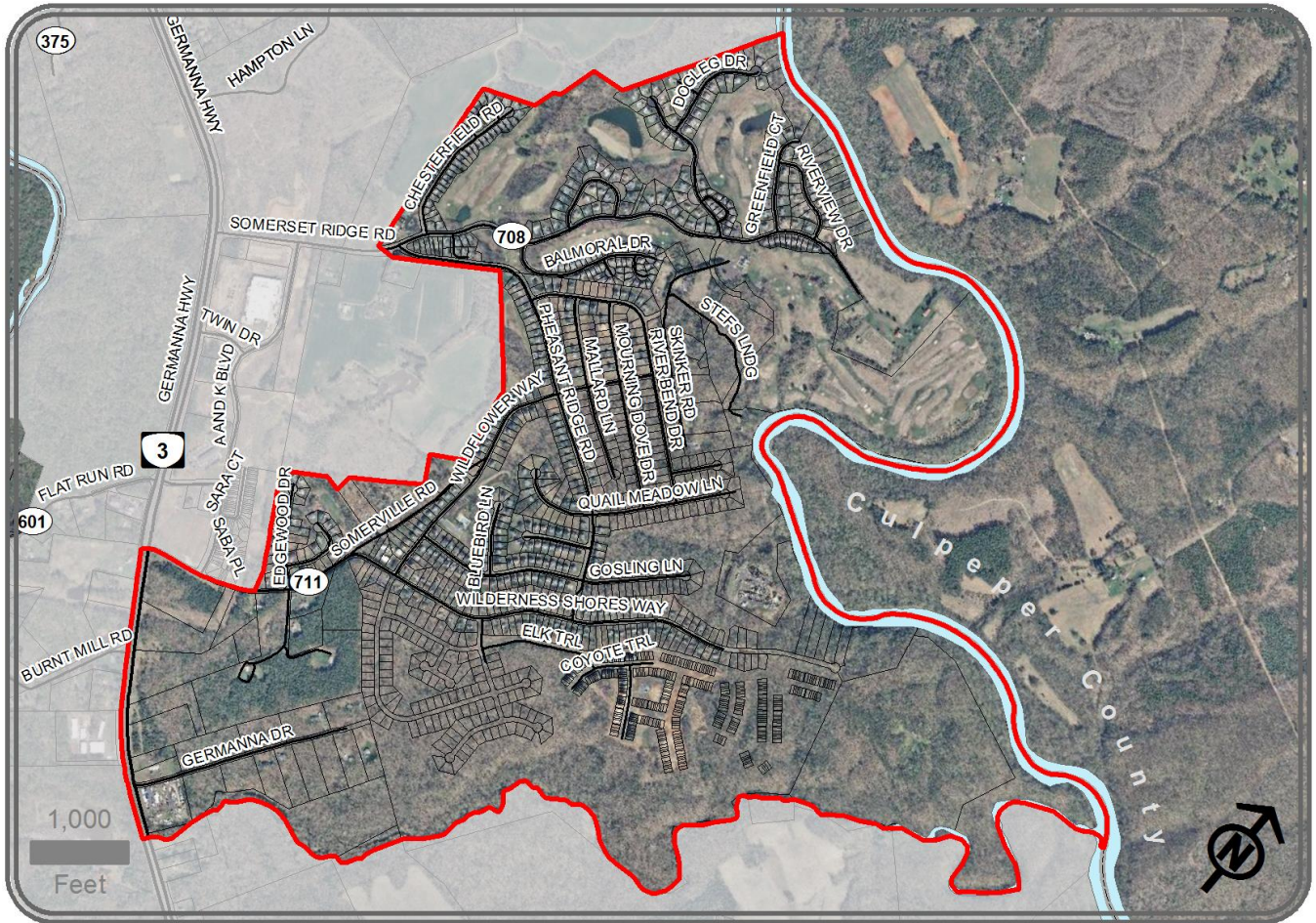




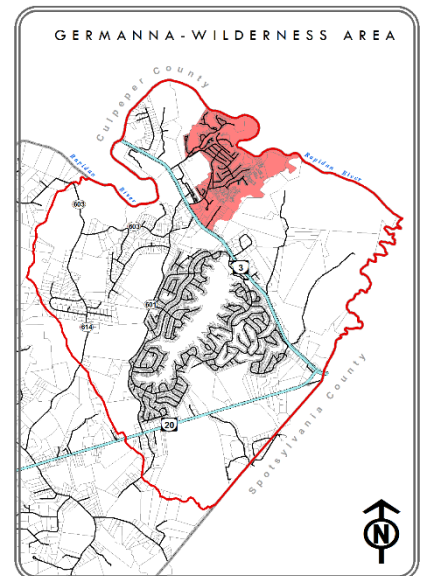


# GERMANNA-WILDERNESS AREA PLAN

## SUBAREA TWO: MANAHOAC



Map 2A: 2013 aerial imagery



# LAND USE & DEVELOPMENT

## EXISTING CONDITIONS

**Area Size:**

- ⊗ 1,090 acres (gross); approximately 788 acres excluding rights-of-way, floodplain, surface water and land within the maximum flood inundation zone of the Lake of the Woods' main dam

**Area Demographics:**

Census Tract # 1101.03 Blocks 1000, 1009, 1018, 1007, 1008, 1010, 1014, 1004 Blocks 1002, 1046: 0	
Demographics	Total
Population	1,521
Average median household income*	\$ 73,600
Average House Value*	\$250,400
Total Housing	524
Occupied Housing	492
Owner Occupied	457
- Population	1,379
Renter Occupied	35
- Population	142
Vacant Housing	32
For Rent	1
For Sale	15

\* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

\* Census tract block data may have minor overlaps in adjacent subareas.

**Density:**

- ⊗ 0.7 dwellings per gross acre

**Land Uses:**

- ⊗ Single-family detached homes: Somerset Farms, Wilderness Shores and Edgewood
- ⊗ Single-family attached homes: Wilderness Shores
- ⊗ Agricultural (limited)
- ⊗ Commercial (limited)
- ⊗ Recreation: golf course
- ⊗ Utilities: wastewater treatment plant
- ⊗ Conservation easements along the river
- ⊗ Power transmission corridor right of way

**Comprehensive Plan Recommended Land Use Designations:**

- ⊗ Agricultural A1
- ⊗ Agricultural A2
- ⊗ Economic Development

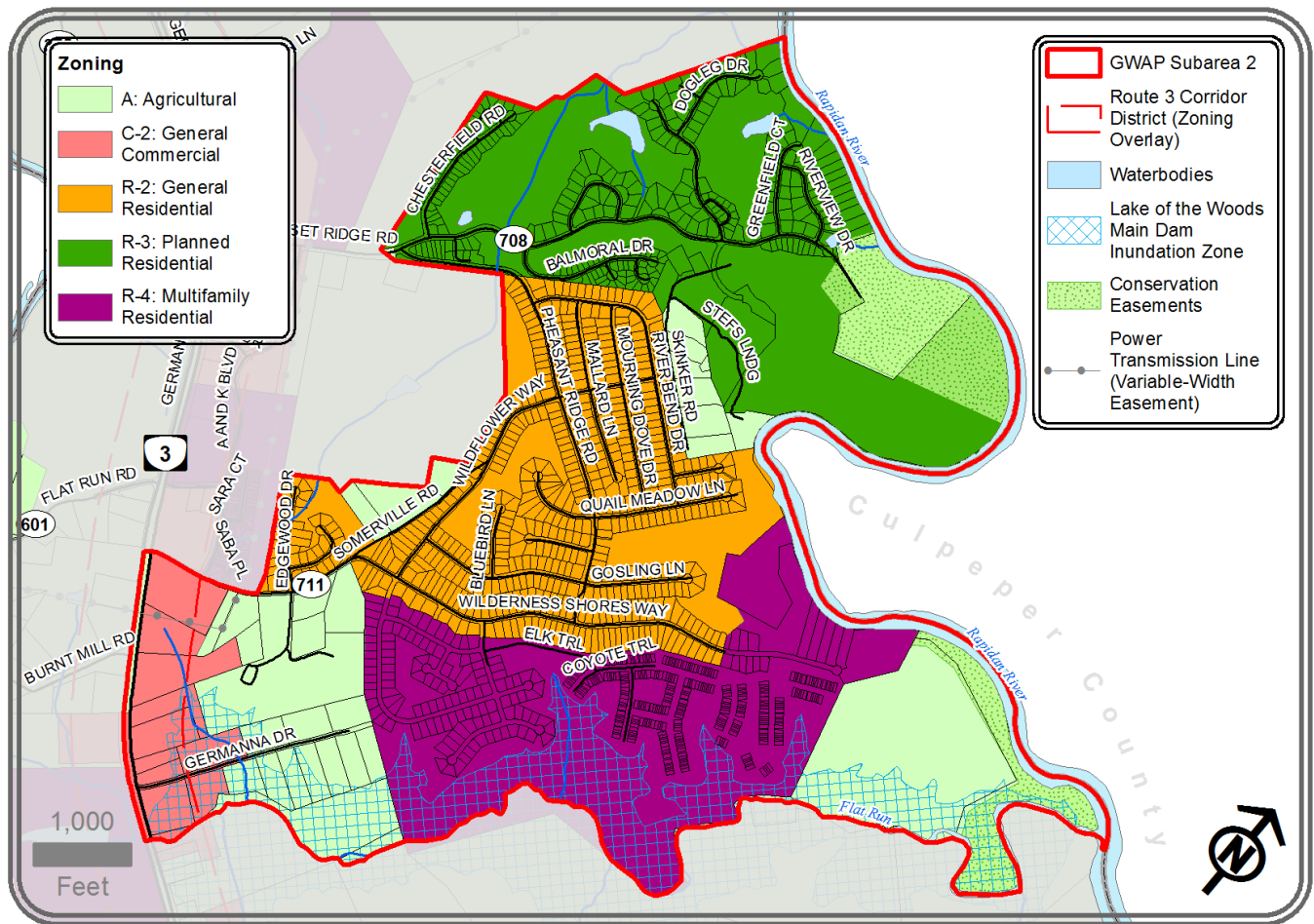
**Zoning Classifications (Map 2B):**

- ⊗ Agricultural (A)
- ⊗ General Commercial (C-2)
- ⊗ General Residential (R-2)
- ⊗ Planned Residential (R-3)
- ⊗ Multi-Family Residential (R-4)

**Cultural Resources (examples):**

- ⊗ Paleo-Indian site
- ⊗ Skinner House (19<sup>th</sup> century)  
(Refer to 2012 Gateway Study Cultural Resources Inventory map at the end of this plan)





Map 2B: Current zoning, approximate flood inundation zone and the proposed Route 3 Corridor District

## NATURAL FEATURES

### *Predominant Soil Types:*

- ⊗ Comus-Hiawassee-Elsinboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Orange-Fluvanna-Elbert: Deep, well-drained to poorly drained, nearly level to sloping soils on uplands.

### *Geology:*

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

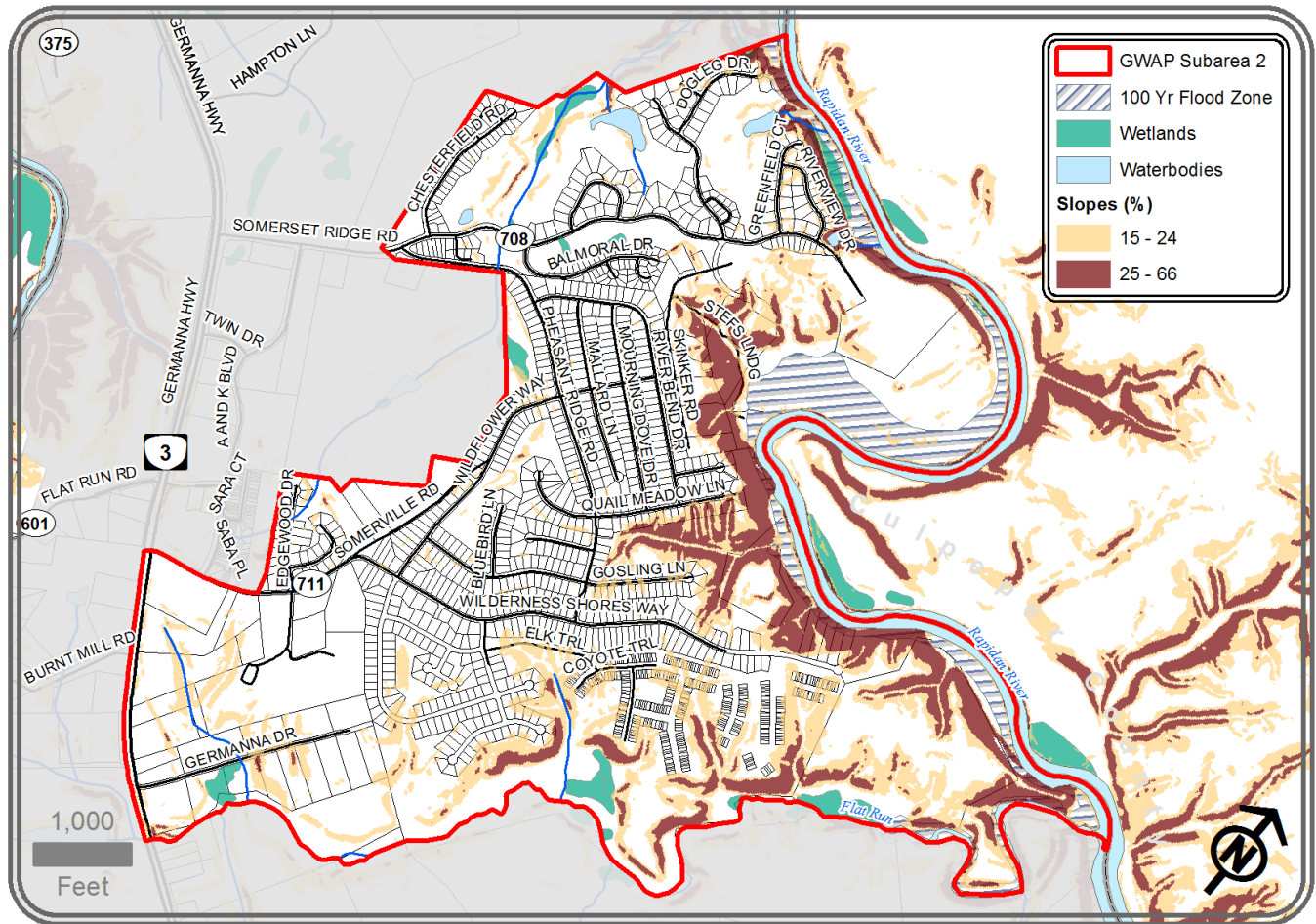
### *Hydrology (Map 2C):*

- ⊗ Wetlands: Freshwater forested/shrub wetlands are sparsely scattered throughout the area, but concentrated mainly near the Rapidan River and Flat Run.
- ⊗ Floodplain: 100-Year floodplain is adjacent to the Rapidan River and at the mouth of Flat Run.
- ⊗ Waterbodies: A few manmade ponds exist on the golf course within Somerset Farms. The northern boundary of the area accounts for 2 <sup>2</sup>/<sub>3</sub> miles of frontage along the Rapidan River.

- ⊗ A large section of the inundation zone of Lake of the Woods' main dam encompasses the southeastern portion of the area.

**Topography (Map 2C):**

- ⊗ Rolling terrain characterizes the majority of the area, including the residential developments.
- ⊗ Scattered forested areas are found in and around the diverse uses.
- ⊗ Steep slopes define the periphery of existing development and create extreme terrain along the Rapidan River and Flat Run.



Map 2C: Environmental features and constraints

**FUTURE CONDITIONS – THE 50 YEAR VISION**

**LAND USES & ZONING**

***Housing:***

- ⊗ Maintain existing mixed-density housing development patterns.
- ⊗ The promotion of planned unit development as the infrastructure capacity can support it.

***Commercial:***

- ⊗ A mix of new uses will utilize A&K Boulevard as it extends with each successive development as a primary point of ingress and egress for those sites without frontage along Germainna Highway (Route 3).

- ⊗ The integrity of Germanna Highway (Route 3) as an arterial road is maintained through limited vehicular access points onto the highway.

*Public Facilities:*

- ⊗ Retention of the existing water tower and water/wastewater treatment plant sites.

*Open Space/Recreational:*

- ⊗ Increased opportunities to utilize undevelopable space for passive recreation (i.e. multi-use trails), active recreational uses and boat landing areas.

*Zoning Strategies:*

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as residential, commercial, light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Land owners and developers will be provided with a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

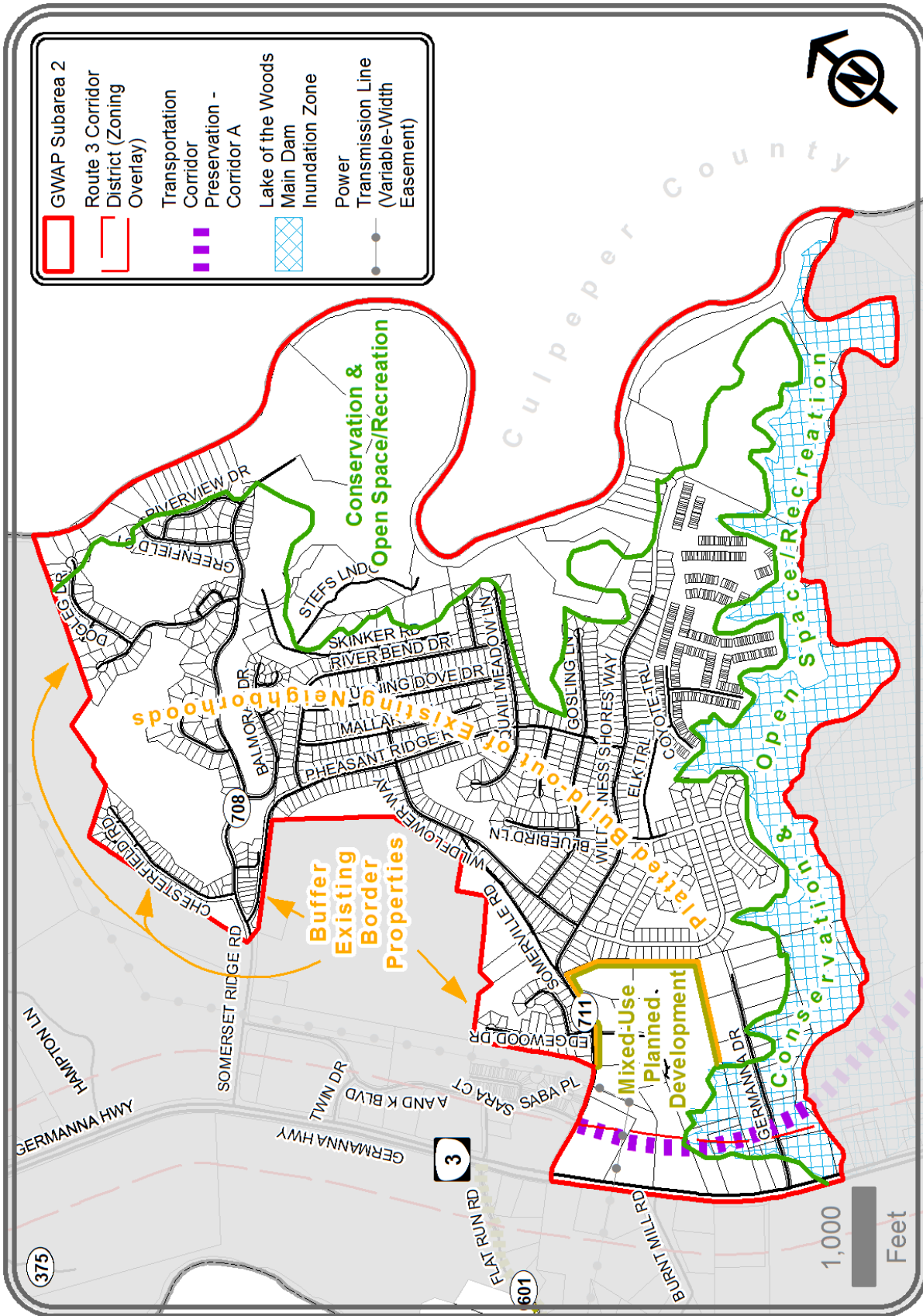
## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Maintain the existing development pattern while protecting environmentally-sensitive lands from undesirable uses.

② Capitalize on the extensive amount of natural constraints to create opportunities to provide recreational use areas and open space.

③ Plan for future development near Germanna Highway (Route 3) with consideration of the extension of A&K Boulevard into Subarea 4 (map reference: Corridor Preservation A).

④ Phase future development with the availability of adequate public facilities and services.



Map 2D: Future land usage guidelines



## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Corridor District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

## ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

- ⊗ Boat sales (C-2).
- ⊗ Professional services (engineering, construction offices) (C-2).

### FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Development along Germanna Highway (Route 3) will be in accordance with the Route 3 Corridor District.
- ⊗ An appropriate mixture of light intensity (not exceeding 40% lot coverage) and medium-intensity (not exceeding 60% lot coverage) planned commercial development offering a range of goods and services to serve adjacent existing residential development.
- ⊗ Transportation improvements to serve the commercial development will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.

### POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Utilize appropriate economic development strategies to advance and expand business investment.

② Promote through a branding and marketing strategy the recruitment of appropriate new business investment for planned unit development of existing commercially-zoned property.

③ Identify and pursue planned development opportunities which are compatible with existing development.

## TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- ⊗ Develop, implement, and manage the Route 3 Corridor District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.
- ⊗ Develop and implement a local incentive grant program for business investment and job creation under the management of the Economic Development Authority.

## INFRASTRUCTURE

### EXISTING CONDITIONS

#### *Water & Wastewater:*

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development in the subarea (Somerset Farms, Wilderness Shores and Edgewood) through treatment facilities within Wilderness Shores.
- ⊗ Parcels on Germanna Drive utilize wells and drainfields.

#### *Natural Gas:*

- ⊗ Lines extend into Somerset Farms and the western portions of Wilderness Shores.

#### *Roads:*

- ⊗ Germanna Highway (Route 3) serves as a VDOT-classified rural minor arterial along the southern area boundary.
- ⊗ Other state secondary routes include Somerset Ridge Road (Route 708), Somerville Road (Route 711) and the western portion of Pheasant Ridge Road (Route 1141).
- ⊗ Unclassified, local roads include Germanna Drive, Wilderness Shores Way, and several other internal neighborhood streets.

#### *Alternative Transportation:*

- ⊗ No dedicated public facilities.

#### *Telecommunications:*

- ⊗ The subarea is served by available broadband via cable and DSL as well as wireless broadband where vegetation permits.
- ⊗ The water tower in Wilderness Shores hosts a co-located telecommunications facility.

## FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and will be sufficient to meet projected demands to include the extension of A & K Boulevard (map



reference: Corridor Preservation A) to the east constructed to complete street standards; road interconnectivity developed between Twin Drive and Somerset Ridge Road/Pheasant Ridge Road in Subarea 1 and Wildflower Way in Subarea 2.

- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be timed and phased according to the Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- ⊗ Germanna Highway (Route 3) will be maintained as an integral transportation corridor.
- ⊗ Retention of the existing water tower and water/wastewater treatment plant sites.

## POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Allow infrastructure expansion for residential uses to the approved build-out of the platted Somerset Farms and Wilderness Shores subdivisions, and to existing parcels utilizing wells and drainfields.

② Infrastructure expansion for commercial uses will be limited to mixed-use planned development.

③ Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

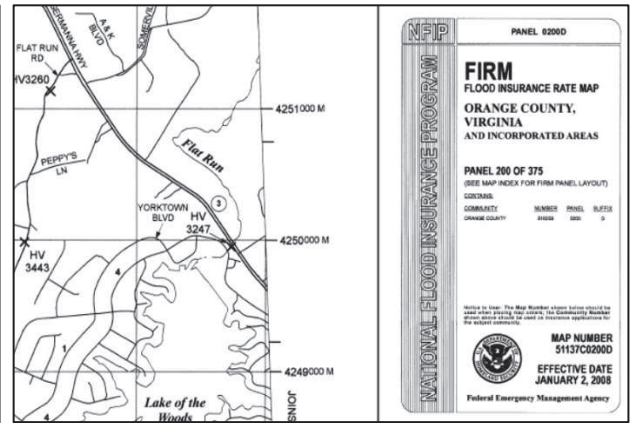
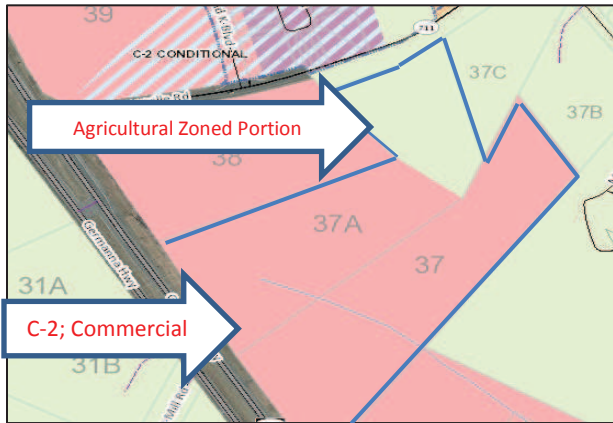
④ Preserve designated future transportation corridors.

⑤ Pursue continuous and coordinated multi-use trail access along the Rapidan River.

## TASKS TO REFINE AND IMPLEMENT POLICIES

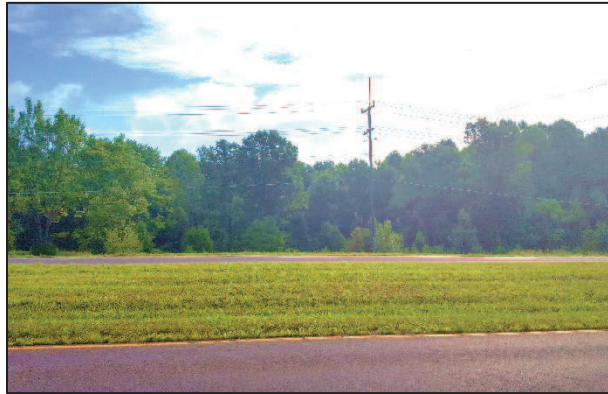
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
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**PHOTOGRAPHS OF SUBJECT**



**Dual Zoning Designation**

**51137C0200D 1-2-2008 Not in Flood Zone**





**REAL ESTATE APPRAISED:**

The subject (2) lots are identified in Orange County records as Tax Map 12, Parcel 37 (9.20 Acres) & Parcel 37A (8.147) with a combined site size of 17.35 acres, of which, approximately 2.63 Acres is zoned Agricultural and the remaining 14.72 Acres is zoned C-2; Commercial. The site size, combined is irregular in shape with approximately 866 feet of frontage along Route 3 (Germanna Highway) and 378 Feet of frontage along Somerville Road (\*A 210' wide Dominion Power Line Easement exists on Parcel 37A at Route 3 & Somerville Road). No recent survey was provided during the course of this report and measurements were taken from the Orange County GIS website in order to estimate the approximate linear combined frontage of the site. According to Josh Frederick (Head of Orange County Planning & Zoning) an area of approximately 6.12 acres (210' wide x 1270' in length) is the power line easement and this area of property could be used for surface parking, storm-water management, and access roadway. The remaining developable area is 11.03 acres.



Public utilities are available at the site, however, public sewer is force main which would require a pumping station on the site. Additionally, (2) water taps and (8) sewer taps were purchased in 2004 for \$37,000 that runs with the land. Site-work on the property consists of clearing for the power lines, open grassed over area where a structure previously existed until 2010 and well and septic (from previous structure razed in 2010). The subject property is not located in a flood zone, (Panel #51137C0200D, dated 1/2/2008), and is not located in a Resource Protection Area (RPA). Topography at Route 3 slopes downward from the roadway and is generally gently rolling/sloping overall, and is level with the roadway of Somerville Road.