

Notice of Public Hearing
Town of Lovettsville Planning Commission

The Lovettsville Planning Commission will hold a public hearing on the following item at their meeting at 7:30 pm on Wednesday, November 2, 2016 at the Lovettsville Game Club located at 16 South Berlin Pike:

Amendment to the 2011 Comprehensive Plan

Consideration of an amendment to the adopted 2011 Comprehensive Plan of the Town of Lovettsville. Pursuant to Section 15.2-2223 of the Code of Virginia, the Lovettsville Planning Commission has completed its review of the 2011 plan and recommends revisions to the plan's text, policies and maps. The proposed amendment rewrites, removes and adds text to various chapters of the plan. Proposed revisions to specific chapters of the plan include:

Introduction to the Comprehensive Plan:

- (1) The "Short History of the Town" is moved in its entirety to immediately before "Overview" and several minor edits are incorporated for clarity;
- (2) The "Overview" is amended to better describe the Town's setting, types of commercial businesses currently located in Town and public services available to residents.
- (3) The "Long-Range Vision for the Town" is amended in order to bring the information in that section up to date;
- (4) The "Goals and Values" are amended for clarity and specificity in order to better describe the goals and values of the Town, and as follows:
 - a. Goal No. 1 is deleted and new Goal No. 8 is added;
 - b. Revise "agricultural-based businesses" to "small businesses" in Goal No. 3; and
 - c. Value No. 2 is deleted.

Chapter 1: Historic Resources:

No revisions to this chapter are proposed at this time.

Chapter 2: Environment:

Policy No. 24 is added pertaining to the installation of energy-efficient technologies and equipment in homes and businesses.

Chapter 3: Public Facilities and Utilities:

- (1) The Public Facilities "Background and Existing Conditions" and "Issues and Future Needs" are consolidated and reorganized into seven (7) types of Town/County services and facilities under the topic headings: "Town Government Office", "Schools", "Parks and Recreation", "Police, Fire and Emergency Services", "Library Services", "United States Postal Service Facility", and "Telecommunications." The information in these sections is amended for simplicity, clarity and to update the descriptions of public services and facilities available to citizens.
- (2) The public facilities goal is amended by deleting the word "programmed."
- (3) The Public Facilities Policies are amended for clarity and specificity, and as follows:
 - a. Policy No. 11 pertaining to the development of a master plan for Quarter Branch Park is deleted and replaced with an updated policy regarding implementation of the park's master plan to reflect the fact that such a plan has already been created;
 - b. Policy No. 12 pertaining to modernization of the Town Office is deleted and replaced with a policy aimed at upgrading the current office trailer located behind the Town Office;
 - c. Policy No. 13 pertaining to the development of a master plan for redeveloping the current Town Office site is deleted and replaced with a policy aimed at constructing a new Town Office facility on another site in Town including, potentially, one of the sites identified in the Town Office Expansion Space Needs Evaluation;

- d. Policy No. 16 is added recommending the implementation of drainage improvements on VDOT right-of-way adjacent to 1 East Broad Way and relocation of the Keister Lane trail; and
 - e. Policy No. 17 is added recommending amendments to the Town's 2005 Wellhead Protection Plan.
- (4) The Public Utilities "Background and Existing Conditions" section is amended for clarity and specificity and updated to reflect the most current information regarding the Town's water and wastewater infrastructure and capabilities.
 - (5) The Public Utilities "Issues and Future Needs" section is amended for clarity and by adding to the first paragraph a description of the deficiencies of the Town's wastewater treatment plant with respect to treatment capacity and pollution as well as the steps the Town is taking to rectify these deficiencies.
 - (6) The Public Utilities Goal is amended to ensure that public utilities, including funding for and the capacity thereof, will keep pace with development.
 - (7) The Public Utilities Policies are amended for clarity and specificity, and as follows:
 - a. Policy No. 8 is added recommending the creation and adoption of a Utility Master Plan;
 - b. Policy No. 9 is added calling for the correction of deficiencies at the Town's wastewater treatment plant;
 - c. Policy No. 10 is added recommending a final decision on the disposition of unused water wells and treatment facilities;
 - d. Policy No. 11 is added recommending the development of a stormwater facilities management and inspection program; and
 - e. Policy No. 12 is added to educate the public about the ecological benefits of stormwater management best management practices.

Chapter 4: Economic Development and Housing:

- (1) The "Background and Existing Conditions" section is updated to reflect the most current information and rewritten for clarity, accuracy and simplicity, and as follows:
 - a. The first two paragraphs of the subsection "Economic Development" are amended to reflect the presence of home-based businesses in the Town, and the prevalence of commuting by area residents to regional employment destinations, including telecommuting. The discussion regarding future development of the Engle Tract is amended for clarity and moved to the third paragraph in order to replace the current discussion regarding future development of the land north of the Heritage Highlands community, which is deleted;
 - b. Figure 4.1 and 4.2 showing commuting patterns and destinations for Town residents are added to the "Economic Development" subsection;
 - c. The "Housing" subsection, including Table 1, is amended to reflect the most recent data, conditions and trends with respect to housing, population growth and demographic changes; and
 - d. The subsection "Zoning Districts" is re-titled "Residential Build-Out Analysis" and rewritten to describe the results of the Town's most recent analysis of potential residential growth through the year 2025. Table 2 is amended to reflect this information.
- (2) The "Issues and Future Needs" section is updated to reflect the most current information and rewritten for clarity and simplicity, and as follows:
 - a. A discussion is added to the third paragraph of the "Economic Development" subsection describing the relationship between continued residential growth and future economic development, and citing the need for developing a strategy and policies aimed at developing additional businesses serving Town residents based on a recent analysis of the Town's market potential;

- b. The final paragraph of the “Economic Development” subsection pertaining to the Town’s historic commercial area along East Broad Way is amended to discuss the need for flexible zoning requirements and to encourage the reuse of existing buildings and centralized public parking lots; and
 - c. The “Housing” subsection is amended to better describe the historic growth of the Town’s residential neighborhoods, articulate the Town’s desire to remain a predominately single-family residential community as it continues to grow, and willingness of the Town to consider alternative (i.e. other than single-family detached) housing on a case-by-case basis.
- (3) The current goal is deleted and replaced with two new goals aimed at encouraging economic development and beneficial growth generally;
- (4) The policies are amended for clarity, accuracy and specificity, and as follows:
- a. Policy No. 6 is revised to eliminate the Town Center commercial core area as a location where professional and medical offices are promoted;
 - b. Policy No. 7 is deleted and replaced with a new policy aimed at establishing architectural guidelines and standards for new commercial and industrial development;
 - c. Existing Policies 13 through 15 are deleted and the policies which follow are renumbered accordingly;
 - d. Existing Policies 19 through 24 are deleted and the list is renumbered accordingly;
 - e. Proposed Policy No. 16 is added regarding the funding and implementation of capital improvements;
 - f. Proposed Policy No. 17 is added regarding implementation of the recent market study and desire to add commercial and/or industrial uses to the list of uses permitted in the non-residential zoning districts based on that study.
 - g. Proposed Policy No. 18 is added recommending the creation of an Economic Incentive Program.
 - h. Existing Policy No. 25 regarding business signage is moved to the Land Use Policies (Proposed Policy No. 19).
 - i. Proposed Policy No. 20 is added limiting future residential growth to below the threshold requiring Town maintenance of public streets.
 - j. Proposed Policies No. 21 and 22 are added limiting the construction of duplexes and townhouses to certain infill properties, and authorizing such uses only upon the creation of zoning district specifically for such uses and approval of a rezoning involving a subject property to that new zoning district.
 - k. Proposed Policy No. 23 is added recommending the formation of working group or committee to study the availability and affordability of workforce housing and make recommendations regarding amendments to Town policies and zoning requirements.

Chapter 5: Land Use:

- (1) Minor revisions are made to the “Land Use Plan” and “Land Use Map” sections for clarity. In addition, Table 3 in the “Land Use Map” section is amended to create thirteen (13) land use categories with new summary descriptions of each category depicted on the Land Use Map (Map 4).
- (2) The “Existing Land Use” subsection under “Background and Existing Conditions”, including Table 4, is updated to reflect the most recent information. The “Existing Zoning” subsection is likewise amended to reflect current conditions.
- (3) The “Existing Developments” subsection is re-titled “Current Development Projects”, and the information therein is updated to reflect the most recent information.
- (4) The “Issues and Future Needs” are amended to better describe each issue/need with respect to future residential and non-residential land uses, and as follows:

- a. Issue No. 5 is amended by deleting the discussion of potential commercial uses specifically for elderly persons on properties adjacent to Heritage Highlands and in the Town Center commercial core;
 - b. Issue No. 6 is amended by referencing not just the Town Center but the character of homes in the Town more broadly, including the architecture of future buildings in the Town's historic district;
 - c. Issue No. 8 is deleted and the list is renumbered accordingly;
 - d. Existing Issue No. 10 regarding future land uses on properties adjoining Heritage Highlands is deleted and replaced with Proposed Issue No. 9 pertaining to housing and medical services for seniors more broadly;
 - e. Existing Issues 11, 12 and 14 are deleted;
 - f. Existing Issue No. 13 (Proposed Issue No. 10) pertaining to the Lovettsville Game Club is amended to cite the need to identify the best long-term use of the property.
- (5) The existing goal is amended for clarity;
- (6) The policies are amended for clarity and specificity, and as follows:
- a. Policy No. 1 is deleted and the policies which follow are renumbered accordingly;
 - b. Existing Policy No. 7 (Proposed No. 6) is amended to recommend that buffering be provided on site plans to reflect the anticipated build-out of adjoining properties;
 - c. Existing Policies 8 and 12 are deleted and the list is renumbered accordingly;
 - d. Existing Policy No. 10 (Proposed Policy No. 8) is amended to eliminate the recommendation for additional buffering and cite the need for enhanced site design, building architecture, pedestrian amenities and open space for conditional use permits and rezoning approvals authorizing higher-density development than allowed by-right;
 - e. Existing Policies 20 and 21 are deleted and the policies which follow are renumbered accordingly;
 - f. Existing Policy No. 22 is moved to the Transportation Policies (Chapter 6);
 - g. Existing Policy No. 25 regarding comprehensive signage plans is moved to the Economic Development and Housing Policies (Proposed Policy No. 19);
 - h. Existing Policies 26 and 27 are deleted and the policies which follow are renumbered accordingly;
 - i. Proposed Policies 20 and 21 are added pertaining to non-residential uses in residential zoning districts and neo-traditional home designs within and adjacent to the Town's historic district, respectively;
 - j. Proposed Policy No. 22 is added regarding the timing of future annexations and boundary adjustments;
 - k. Existing Policy No. 29 (Proposed Policy No. 24) is amended to eliminate certain development guidelines/policies for residential care facilities serving senior citizens.
 - l. Existing Policy No. 30 (Proposed Policy No. 25) regarding the planned development of the "Engle Tract" is amended to prescribe the desired future development pattern of the properties and eliminate the potential for future residential use.
 - m. Existing Policies No. 31 and 33 are deleted and the list is renumbered accordingly;
 - n. Existing Policy No. 32 (Proposed Policy No. 26) pertaining to planned development of the Town's southern entrance located at 44 South Loudoun Street is amended for generalization and simplification purposes, and to facilitate mixed-use development that preserves the existing view of the residence from Route 287.
 - o. Existing Policy No. 34 (Proposed Policy No. 26) pertaining to planned development of the "Walker Tract" is amended for generalization and simplification purposes, and to eliminate proposed non-residential development of the tract; and
 - p. Existing Policies 35 and 36 are deleted and Policy No. 37 is renumbered accordingly;

- (7) The “General Policies” in the section “Areas Adjacent to the Town Center” are re-titled “Guidelines for Designing Developments” and are amended for clarity and specificity, and as follows:
 - a. Policies 2, 3, 8 and 9 are deleted and the list is renumbered accordingly; and
 - b. Policy No. 7 is added regarding the consolidation of multiple businesses into a single structure.
- (8) The “Land Bay Policies” and associated maps are deleted in their entirety;
- (9) The “Design, Streetscaping and Pedestrian Circulation” guidelines are consolidated with the proposed “Guidelines for Designing Developments” and amended for clarity, and as follows:
 - a. Guidelines 1, 2, 3, 5, 7, 8, 9, 10, 16 and 17 are deleted and the list is renumbered accordingly; and
 - b. Existing Guideline No. 12 (Proposed Guideline No. 11) is amended to delete the requirement for wider sidewalks along certain street corridors.

Chapter 6: Transportation:

- (1) The “Background and Existing Conditions” and “Issues and Future Needs”, including Table 6, is updated for clarity and accuracy, and to reflect the most traffic counts and data available;
- (2) The subsection “Connector and Bypass Streets” under “Issues and Future Needs” is deleted;
- (3) The goal is modified to eliminate the phrase “low-intensity.”
- (4) The policies are amended for clarity and specificity, and as follows:
 - a. Policy No. 2, which lists the proposed transportation improvements depicted on the transportation plan map (Map 6), is amended to eliminate proposed intersection improvements at the intersection of North Berlin Pike and Tilgham Place, and to propose the construction of a new street connecting Cooper Run Street and North Berlin Pike through the Lemp and Hill Holdings tracts;
 - b. Proposed Policy No. 3 is added to facilitate planning and implementation by Loudoun County of upgrades to the intersection of Route 9 and 287 for the benefit of area commuters. The list of policies is renumbered accordingly; and
 - c. Existing Policy No. 3 is amended for simplification purposes to eliminate confusing and/or conflicting recommendations;
 - d. Existing Policy No. 17 is deleted and the policies which follow are renumbered accordingly;
 - e. Policies 20 through 29 are added pertaining to on- and off-street parking, planning and implementation of streetscaping and bike/pedestrian improvements and facilities, acceptance of public streets into the state system for maintenance purposes, and improvements of and changes to existing streets and rights-of-way in order to improve traffic function and safety.

Maps and Appendices:

The existing maps are moved to the appendices and further amended as follows:

- (1) No changes are proposed to Map 1;
- (2) Existing Map 2 (Utilities) is updated and replaced by Map 5;
- (3) Existing Map 3 (Existing Land Use) is updated and replaced by Map 2;
- (4) Existing Map 4 (Existing Zoning) is updated and replaced by Map 3;
- (5) Existing Map 5 (Land Use Plan) is replaced by Map 4, which is amended to reflect the Town’s planned land uses based on the new categories and descriptions established in Table 3;
- (6) Existing Maps 6 and 7 are deleted;
- (7) Map 8 (Transportation Plan) is updated and replaced by Map 6 to reflect proposed transportation improvements and intersection improvements described in Chapter 6.
- (8) Appendices 1 through 5 are added summarizing the goals and policies of chapters 3, 4, 5 and 6 and to add timetables for and progress towards completion.

- (9) Appendices 6 and 7 are added summarizing the results of the public opinion surveys conducted with respect to commercial and residential land uses.

The proposed comprehensive plan amendment is available for review at the Town Office between the hours of 8:30 am and 4:30 pm during weekdays or by special appointment, holidays excepted. Call (540) 822-5788 for more information or contact the Planner/Zoning Administrator at jbateman@lovettsvilleva.gov. In the event the meeting is postponed, the public hearing will be convened on the next regularly-scheduled meeting at the same time and place.

Publication Dates:

October 21

October 28