

Town of Lovettsville

Town of Lovettsville



2015-2016 Amendment to the

Comprehensive Plan

Adopted _____, 2016

Edited By:

Joshua A. Bateman, AICP, Planner/Zoning Administrator

~~Adopted February 24, 2011~~

Mayor and Town Council

Robert Zoldos II, Mayor
Tiffany Carder, Vice Mayor
Kimberly Allar
Robert Gentile
Jim McIntyre
Mike Senate

Planning Commission

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Cover Photo:

The Potomac River, German Settlement and Town of Lovettsville as viewed from
Weverton Cliffs on the Appalachian National Scenic Trail

Photographed by Editor on _____, 2016

Town of Lovettsville

2011

Comprehensive Plan

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The Town of Lovettsville expresses appreciation to the members of the Comprehensive Plan Advisory Committee (CPAC) who have dedicated countless hours to the preparation of this Plan.

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Tim Sparbanie

Shaun Staley

Staff

Keith Markel, Town Manager

Steve McGregor, Planner & Zoning Administrator

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**Lovettsville location
within Loudoun County, Virginia**

INTRODUCTION TO THE COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN

The requirement for and purpose of the Comprehensive Plan is established in the Code of Virginia, Section 15.2-2223.

The following chapters constitute the Comprehensive Plan for the Town of Lovettsville, Virginia. These chapters contain different subject headings but together provide an integrated expression of the Town's:

- Long-, medium- and short-range goals and policies and how these can be implemented;
- Efforts to preserve historic and environmental resources;
- Desire to accommodate the demand for growth while maintaining the Town's traditional village character;
- Need to provide additional services and expand businesses within the community; and
- Desire to establish the practical means for achieving the overall goals and vision of the community.

Each chapter of the Comprehensive Plan has a background section, a section specifying the issues and future needs related to the subject of the chapter, and a section that specifies the policies that should guide development and related activities.

The Town will undertake a review of the Comprehensive Plan every five years as mandated by the Code of Virginia. The Town may also review and amend any portion of the Plan as the need arises, and may develop a work program to establish priorities for undertaking various actions or to implement specific policies.

SHORT HISTORY OF THE TOWN

The Town of Lovettsville and the surrounding area possess a number of features which make our area unique in the region, and indeed in the country as a whole. Our vision should be to recognize and preserve those features which provide our singular character as a community, while at the same time accommodating new commercial and residential growth and welcoming new residents.

For about two centuries, Lovettsville was a largely self-sufficient, rural community, one in which people worked in the vicinity of where they lived. Lovettsville was a working town with a vibrant commercial center serving farms in the surrounding area. Almost every building in the historic part of the town had a commercial purpose at one point or another.

Culturally and socially, Lovettsville was much more closely associated with Frederick County, Maryland, than with the rest of Loudoun County. Among the long-time residents, that still remains true today. This feature arose from the fact that the 18th century settlers came from the north – from Pennsylvania and Maryland – rather than from the south and east (Tidewater Virginia) as is the case for the rest of Loudoun County. The early settlers were mostly German-Americans, whose families had come from Pennsylvania (and New York), through Western Maryland; some continued on into the Shenandoah Valley, starting in about 1731, but many saw no reason to go any farther.

These German-Americans were fiercely patriotic in the Revolutionary War, and also later during the Civil War. The Lovettsville area voted overwhelming against secession (88 percent opposed) in 1861, and, along with Waterford (a Quaker community), raised the only organized military unit from the present state of Virginia which fought for the United States of America--the Independent Loudoun Virginia Rangers.

Even before the Town was laid out in 1820, there were one or two general stores here: Thrasher's Store and Douglas & Fulton's Store, probably on the north side of what is now E. Broad Way. A building "boom" was triggered by the completion of the B&O Railroad and the C&O Canal, to Berlin (Brunswick) in 1832, which allowed farmers to ship grains and other crops to Georgetown and Alexandria, and enabled merchants to obtain goods from Baltimore and later other cities. By 1835, there were four stores, two boot and shoe factories, a cabinet maker, a tailor, a saddler, milliner, and a tavern.

The African American Methodist Episcopal Church, school, and cemetery was founded in 1869 by five former slaves, who moved here from Orange County, Virginia because the Lovettsville area had a tradition of anti-slavery. The structure is located at the intersection of N. Berlin Pike and W. Broad Way.

In 1880, when the Town's population was 92, the Town contained two general stores, a millinery store, a jewelry shop, a clothing store, a furniture store, and two blacksmith shops.

By the 1888-91 period, there were operating in Lovettsville: one baker, three blacksmith/wheelwrights, one coach/wagon maker, one dry goods merchant, one florist, one furniture dealer, three general merchants, one livery stable, one millinery store, two mills, one saddle/harness maker, one physician, two dentists, and one undertaker.

Around the turn of the century, in addition to those business establishments listed above, there were a total of four stores, three blacksmith shops, plus two fertilizer houses, a wheelwright's shop, an undertaking parlor, two tombstone shops, a harness shop, a livery stable, and Reamer's hotel, (plus a jail, five churches, and two schools).

In the 1930s, there were five general stores in Lovettsville, which among them sold groceries, meat, farm supplies, including feed and seed, and gasoline and kerosene. There were also a number of livestock dealers in town. Other businesses were a meat store and butcher shop, at least two creameries, a couple of barber shops, and a blacksmith shop. There were three auto dealers in Town, representing the once “Big Three” -- selling Ford, Chrysler, and Chevrolet products.

OVERVIEW

Lovettsville, originally known as The German Settlement, is a small town with historical roots that go back to 1732. The Town was laid out in 1820 by David Lovett and served as a thriving commercial center for the surrounding farming areas for over one-hundred years. This function was eventually eclipsed during the post World War II period by other, larger communities in Loudoun County, Northern Virginia, and nearby Maryland, which is about three miles from the Town.

Since 2005, Lovettsville has experienced a rapid increase in population and housing associated with growth of single-family detached residences. The population influx consists of people who are attracted to the traditional main street character of Lovettsville set in the larger context of the (mostly) rural northern Loudoun Valley. This beautiful setting, in which the Short Hill Mountains can be viewed from most locations in and around the Town, makes Lovettsville an attractive community to existing and would-be residents.

The Town is served by a number of public services (e.g. water, sewer, and solid waste collection) and facilities (e.g. a community center, library, and elementary school) as well as by private businesses including a convenience store, bank, dine-in restaurants, professional medical offices, and other small business establishments. The Lovettsville Elementary School, the Lovettsville Library, the Lovettsville Museum, and the Lovettsville Community Center are all located in Lovettsville. Upon completion, the Lovettsville Community Park will be a large, County-owned recreational facility partially located in Town that is master planned for a variety of active and passive recreational uses. Residents have access to places of worship both inside and outside the Town. The Town’s home-based businesses, sidewalks, quiet country lanes, and overall setting create a rural feel that helps keep Lovettsville’s pace of life slower and less congested than found in the more densely populated areas in the region. The Town is served by the Lovettsville Volunteer Fire and Rescue, Company 12, and a modern federal post office located on North Church Street. The Town’s small brick government building, located at 6 East Pennsylvania Avenue in Lovettsville, was constructed in 1975 and has served as the office of the Town government since that time.

Clubs and organizations are a vital part of the Town. The Lions Club and Ruritan Club are two very active civic organizations in Lovettsville. There also are Scouts, Brownies, 4-H Club, the Lovettsville Historical Society, Little League Baseball, Soccer, Softball, the Lovettsville Game Protection Association, the Lovettsville

German Society, the Masonic Lodge, and an Auxiliary to the Lovettsville Fire and Rescue Company located in and around the Town. Homeschooling is undertaken by Town residents as well.

Lovettsville is close enough to larger urban centers and towns (Leesburg and Purcellville, Virginia; Brunswick and Frederick, Maryland; and Charles Town, West Virginia), so that residents have access to more expansive retail, cultural, and employment opportunities. The MARC train station in Brunswick, Maryland, located about three miles from Lovettsville on the Brunswick Line, provides commuter rail transportation to Montgomery County and Washington, DC for residents of the Lovettsville area.

Medical services are provided to Town residents by Loudoun Healthcare, a division of INOVA Health System and the Loudoun County Health Department. Loudoun Healthcare's INOVA Loudoun Hospital is located in Lansdowne, approximately 20 miles southeast of Lovettsville. Loudoun Healthcare's Mobile Medical Van serves Lovettsville occasionally, providing wellness-oriented walk-in services. Loudoun Healthcare operates an Emergency Department at its Cornwall Street campus in Leesburg, approximately 15 miles southeast of Lovettsville, along with a free clinic. The Loudoun County Health Department is located in Leesburg. There are two dentists' offices and a doctor's office in Lovettsville.

LONG-RANGE VISION FOR THE TOWN

Lovettsville is committed to keeping the small-town character that has defined its identity historically while expanding businesses, services and public infrastructure and promoting economic development.

Town residents believe in this vision and are willing to work as a community with businesspeople, community leaders, civic organizations, and potential developers to ensure that the vision is achieved and preserved. The Town is currently committing its own resources to ~~help~~ achieve this vision by building sidewalks and improving the streetscape throughout the historic parts of the Town (e.g. East Broad Way Streetscape Project), allowing people to frequent businesses, public buildings (library, community center, school, etc.), and neighbors more easily and safely, without having to depend solely upon cars for traveling in Town. This plan also recommends policies that are designed to promote open spaces and parks for public gatherings, and to encourage developments that serve as extensions of existing neighborhoods rather than separate subdivisions that are not completely integrated into the fabric of the community.

Lovettsville is not seeking, nor is it likely, to attract "big box" retail stores or large shopping centers like those found in the larger, neighboring communities of Purcellville, Brunswick, Leesburg, Frederick, or eastern Loudoun County. The Town desires to support local businesses that can best thrive by marketing to the local and

larger community as well as pass-through traffic, including bed and breakfast inns, restaurants, retail stores, professional offices, personal services establishments, and agricultural-based businesses.

The Lovettsville Town Center, originally approved in 2002 and nearing completion, is a modern, mixed-use development located near the Town Square that ~~will~~ includes a 18,000 square feet of commercial core area space, not including future phases, surrounded by single-family dwellings and abundant open spaces. Commercial buildings ~~will be~~ located close to the street with wide sidewalks located in front and parking behind the buildings. The architectural character of the Town Center commercial core was designed to complement and enhance Lovettsville's Germanic heritage. The Town Center ~~design~~ provides ample public spaces such as including the Town Square, Walker Pavilion and Town Green, ~~which to~~ serve as community gathering places for residents of the ~~Town Center and the entire~~ Town. These public improvements and amenities in the Town Center ~~will~~ reinforce the sense of community that has traditionally made the Town an attractive place to live.

GOALS AND VALUES

GOALS

The Town of Lovettsville seeks to:

1. Maintain a scale of structures and development compatible with the Town's small town character in order to preserve viewsheds within the Town.
2. Preserve and promote the Town's historic resources, and unique cultural heritage.
3. Accommodate ~~agricultural based~~ small businesses within the Town, including those that sell locally-produced products and services.
4. Preserve and enhance open spaces and recreational facilities for public use and enjoyment.
5. Protect, conserve and restore the Town's natural resources.
6. Promote well-planned residential, office, light industrial and commercial growth that has a density and building scale consistent with the Town's character.
7. Create a balanced transportation network providing facilities for vehicles, pedestrians and bicyclists while supporting carpooling and mass transit for residents commuting to regional employment centers.
8. Ensure that policies are designed to promote well-managed growth so that new developments do not overburden public utilities or the Town's transportation network.

VALUES

Lovettsville's overall values can be summarized as:

1. Small enough to be cooperative, friendly and preserve Lovettsville's "small-town feel"; large enough to provide essential services, conveniences, and public facilities.
2. Appreciative of the Town's peaceful setting that is relatively safe, quiet and slow-paced compared to larger communities in Northern Virginia.
3. Appreciative of the historic, rural community, its resources and traditional way of life.
4. Seeking to incorporate new businesses, organizations and residents into the existing community.
5. Maintaining a healthy environment in which to raise children.

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