

2016 Town of Berryville Comprehensive Plan DRAFT

Chapter 3 | Existing Land Use

A description and study of the existing land use pattern is a key component of a Comprehensive Plan. The existing land use pattern of an area influences its future development. It is important to know how and why present land uses have developed in order to determine the factors, which have influenced growth in the past, and how these factors may influence the area’s future growth. Equally important is an analysis of the type and extent of land uses, and their relationship to one another.

ANNEXATION

Over the years, much of the growth had occurred just outside the Town boundaries, mainly to the north and east. Annexations have increased the size of Berryville from 837 acres in 1993 to ~~1,238~~ **1414** acres in ~~2004~~ **2007**.

The last annexation occurred in ~~2004~~ effective in **January 2005 2007** and totaled **approximately 176 acres**. ~~The Shenandoah Crossing parcel totaled 42.26 acres with no population increase. This parcel is slated for future single family subdivision development.~~

Figure 3.1 identifies the annexations that have occurred since 1993. Slight population increases occurred through these annexations however most of the areas brought into Town were undeveloped at the time of annexation.

Figure 3.1 Annexations – 1993 through 2015

	Annexation Area	Date	Acres	Description
Area B-1	January 1, 1993	7.69	west side of North Buckmarsh, including Food Lion, Mosby Blvd. and McNeil Dr.; misc. commercial property	
Area B-2	January 1, 1994	8.97	miscellaneous sections of Battlefield Estates; 500 West Main St.; Johnson-Williams Apartments on Josephine Street	

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Area B-3	January 1, 1996	63.09	miscellaneous Battlefield Estates
Area B-4	January 1, 1998	10.53	miscellaneous Battlefield Estates
Area B-5	January 1, 2000	196.50	sections of Battlefield Estates and Hermitage subdivisions
Area B-6	January 1, 2003	114.38	subdivisions including Southgate; Berryville Glen; portion of Darbybrook; Allen Residence
Area B-7	January 1, 2005	42.26	Shenandoah Crossing
Area B-8	January 1, 2007	176.0	Milton Valley and Green Hill Cemeteries; Business Park property; various R/W

SOURCE: Town of Berryville Department of Planning

GENERAL LAND USE PATTERN

Berryville is the center of population, commerce, industry, and government in Clarke County and the land use pattern reflects this intent. This has generally held true over the years (see Chapter 2 Regional Setting and History). Figure 3-2 illustrates the general land use pattern of the town.

The major commercial, service, and government facilities in the Town have developed and expanded near the intersection of Main and Buckmarsh streets (State Business Route 7 and U.S. Route 340). Downtown Berryville contains the Clarke County courthouses, government buildings and several churches in addition to restaurants, offices, residences and retail opportunities. This concentration of activities resulted from the desire of residents to be near their place of work, to have a central place for purchasing goods and services, and later, to have access to public water and sewer. Four sidewalk links were completed in 2002 through a Revenue Sharing project with the Virginia Department of Transportation.

A bicycle/pedestrian path linking facilities to the west of Berryville (parks, fairgrounds, swimming pool, recreation center and schools **including the new Clarke County High School**) with the center of Town has been proposed and work is underway to construct a temporary path on a portion of this area. These efforts have been made to make Berryville a walkable community. Sidewalk connections will continue to be

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figure 3.2 map of
existing zoning

existing zoning 3-3

required with new construction and redevelopment through regulations in the Town Zoning and Subdivision ordinances. These ordinances require improvements be made or bonded for future sidewalk construction.

The central commercial area extends for approximately three blocks along or around Main Street extending to Crow, Academy and Church streets. The downtown area is and has been the hub of commercial activity in the County.

A secondary commercial area exists from the railroad tracks east on East Main Street. ~~The relocation of Hash Auctions, development of the Battletown Business Center, and the existing and new businesses along this corridor offer service, retail and professional office uses.~~ **Future commercial development is anticipated in this area.**

~~Outside of these two other areas a small portion of commercial zoning is are located on North Buckmarsh. Food Lion and the Bank of Clarke County are located on the north edge of Town~~ **and several parcels zoned C-1 Commercial are located on the east side of North Buckmarsh.** There are additional commercial opportunities in this area.

While East Main Street and North Buckmarsh offer other locations for businesses, it is imperative to retain the activity center in the downtown the core of the Town.

The Clarke County Business Park is located on Jack Enders Boulevard and is a part of Annexation Area "B". ~~Close to build-out in 2005 The park was developed under the County's Industrial Development Authority and was annexed into the Town in 2007. It is anticipated that the Business Park will be annexed into the Town of Berryville by 2008.~~ A parcel to the west of the Business Park is also zoned Business Park (BP). The extension of Jack Enders Boulevard to 340 south of Town will take place with an at-grade railroad crossing with the development of this parcel.

Many of Berryville's industries have historically involved the processing of materials requiring substantial bulk storage and warehousing facilities. These facilities require service through both rail and highway to provide access to markets and raw materials. Most of these industrial

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uses are located in the eastern portion along the Norfolk ~~Southern and Western~~ Railroad. This industrial land is also fairly close to Route 7 and Route 340, both leading to major markets, transportation routes and sources of materials. **Two lots in the Clarke County Business Park have rail spurs available. In 2012, Norfolk Southern did significant work including track and road improvements on Station Road in Berryville and expanding the siding by one mile north of Town to allow for smoother flow at the crossing on East Main Street.**

~~With the addition of a traffic light in the spring of 2004 at the east Business 7 entrance, Truck traffic will have~~ **has** easier access to the Route 7 Bypass and beyond **after the installation of a traffic signal on the east side of Business 7. Once this signal was functioning, Town Council implemented through tractor trailer restrictions on East Main Street and other streets due to safety, noise and traffic concerns.**

The residential pattern within the corporate limits is typical of older towns. The central portion of Berryville contains some residences on the upper floors above businesses, and an occasional house between commercial buildings. From the center of Town, older homes are located along the major roads, with new units developed at the periphery. Many of the older houses are large and reflect a time when areas along Routes 7 and 340 were considered the outskirts of Town. Some of these older homes have been converted to professional offices, stores, or apartment units.

The rich architectural character of many of Berryville's homes and commercial buildings gives the Town its attractiveness. A large part of the Town has been included in the Virginia Landmarks Register and the National Register of Historic Places. In April 1993, the Town of Berryville established a local historic district guided by a five-member Architectural Review Board. The district is smaller, but encompasses much the same area included in the state and national district. (See map of local Berryville Historic District in Figure 3-4).

As parts of Annexation Area B are annexed in the future, it is planned that the local historic district will be extended to Area B within 1,000 feet of the right-of-way of Route 340 North (N. Buckmarsh St.), and within 300 feet of Route 7 East and West (Main Street), Route 340 South, and Route 616 (South Church Street). The distances from the roads listed above correspond with Clarke County's Access Corridor Overlay District. They are considered important entryways into the Town and worthy of architectural design review.

fig 3-4 historic district

Much of Annexation Area B is zoned for single-family residential development. A portion of Annexation Area B is zoned Business Park (BP) zoning. The latter is currently developing in the

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Clarke County Business Park. Another parcel, located at the southeast corner of Church Street and Route 340, is also zoned BP. Once developed, this will be the site of a regional sanitary sewer pump station that will be used by the Business Park and adjacent residentially-zoned parcels.

DETAILED EXISTING LAND USE - BERRYVILLE

The total area of Berryville is ~~1,280.0~~ **1414** acres or about ~~1.97~~ **2.21** square miles. The land use by zoning designation is shown in Figure 3-5.

The Town’s zoning map divides the Town into districts and imposes regulations designed to control land development and to provide standards for new and existing land uses within each district. In addition to use, the zoning ordinance regulates lot sizes, setbacks, percentage of site coverage, building heights, parking requirements, signs and open space. The zoning ordinance contains provisions for residential, commercial, industrial and institutional uses.

*** STILL UNDER REVIEW ***

Table 3.5 Land Use by Zoning Designations

Land Use (Zoning Designation)	Land Area (Acres)	Percent of Total Area
Residential		
Single Family (R-1;DR-1;DR-2;DR-4)	801.6	63
Single- & Two-Family (R-2;R-3)	143.4	11
Single- & Two-Family; Apartments and Townhouses (AR)	25.7	2
Commercial		
Downtown Commercial (C)	55.1	4
Other Commercial (C-1,B)	42.6	3
Institutional (ITL)	24.9	<2
Industrial (L-1)	167.9	13
Other	18.8	<2
TOTAL.	1,280.0	100

SOURCE: County of Clarke GIS Department

A floodplain conservation overlay district regulates areas within the 100-year floodplain. The floodplain area was updated in ~~May of 2002~~ **September of 2007** with a new Flood Insurance Rate Map (FIRM) **and panels that identify the 100 AE and 500 year floodplain areas.** With this update, base flood elevations are identified throughout the floodplain area. ~~The updated FIRM~~

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~~was accompanied by a mitigation study conducted by a contractor for the Federal Emergency Management Agency (FEMA) at no charge to the Town.~~

RESIDENTIAL

Residentially-zoned land is the largest use category in Berryville. Approximately 61 percent of residential land is zoned solely for single-family housing. Another 12 percent is zoned to allow either single-family homes or duplexes, while an additional 2 percent allows for all of the above, apartments, and townhouses.

Subdivisions

~~Three developments are under construction in the fall of 2004. One is located in the northwestern section of town (Battlefield Estates). This subdivision~~ **The Battlefield Estates subdivision, zoned DR-4 Detached Residential-4, began construction in 1989. Originally a total of 290 residential units are planned for this land which is located within Annexation Area B. In 2008, the Clarke County School Board purchased approximately 45 acres in order to construct a new high school. This development removed approximately 93 homes from the subdivision both north and south of Mosby Boulevard. This subdivision, which encompasses approximately 208 acres, is zoned DR-4 Detached Residential.**

~~Another subdivision, Hermitage, is currently under construction in the southwest quadrant of town. This subdivision includes 290 lots on 188 acres. There are three different zoning districts within this development: R-1 Residential, DR-1 Detached Residential, and DR-2 Detached Residential.~~ **Approximately 79 parcels, the bulk of which are in Phase V, remain undeveloped in 2012.**

~~A third subdivision, Formerly known as Apple Glen, the Darbybrook subdivision will provide~~ **85 homes on approximately 38 acres. This development, named Darbybrook, This subdivision is zoned Attached Residential (AR) and Detached Residential - 4 (DR-4) and is located on the northeast side of town. Access to this site is from First Street, Page Street and East Fairfax Street. Figure 3.6 shows active subdivision information in 2005 2012.**

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Figure 3.6 Active Subdivision Development 2016

Subdivision	Year Approved	Number of Approved Lots	No. of Approved Lots Remaining
Battlefield Estates	1989	290*	12
Hermitage	2000	290	79
Darbybrook (Apple Glen)	1979	90	0
Southgate (Sovereign Glen)	2004	26	3
Berryville Glen	2004	71	42

Total Number of Units Remaining

*Clarke County School Board purchased property on which 93 lots were identified on the Battlefield Estates property in 2008

SOURCE: Town of Berryville Planning and Zoning, 2016

HOUSING CHARACTERISTICS

The U.S Census Profile of General Demographic Characteristics estimated that in ~~2000~~ **2010** there were ~~1,312~~ **1,804** dwelling units in Berryville. This is an increase of ~~216~~ **492** dwelling units from ~~1990~~ **2000** Census data.

Of the ~~1,312~~ **1,804** dwelling units reported in the ~~2000~~ **2010** Census, ~~739~~ **1,047** were owner-occupied units, or ~~56.3%~~ **58.0%** of all dwelling units in Town; ~~500~~ **606** were rental units, or ~~38.1%~~ **33.5%**; and ~~73~~ **151** were vacant units, or ~~5.56%~~ **8.4%**. In 2000, the average household size in Town was 2.28 persons, down from 2.73 persons in the 1990 census. Figure 3.7 illustrates Berryville housing characteristics.

Figure 3.7 Berryville Housing Characteristics – 1970 - 2010

Census Year:	1970	1980	1990	2000	2010
Total Housing Units	587	710	1096	1312	1804
Owner Occupied (percent of total)	344 (59%)	433 (63%)	693 (63%)	739 (56%)	1047 (64%)
Renter Occupied (percent of total)	212 (36%)	241 (34%)	385 (35%)	500 (38%)	606 (37%)
Vacant Units (percent of total)	31 (5%)	36 (5%)	18 (2%)	73 (6%)	151 (8%)

SOURCE: U.S. Census - Profile of General Demographic Characteristics:2010

Housing is also studied for its adequacy. A dwelling unit is considered substandard if it is occupied by more than one person per room (considered overcrowding) or is lacking some or all plumbing facilities. In 1990, 15

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homes lacked complete plumbing facilities while 2000 census figures indicate no houses lacked plumbing.

A general visual survey of Berryville reveals that the structures west of Buckmarsh Street are in good condition, and only small pockets of houses in poor condition exist east of Buckmarsh. However, the potential for greater deterioration does exist where owners cannot afford the necessary maintenance or are absentee owners.

The existence of certain incompatible land uses could cause further deterioration. This potential stems from land use conflicts which exist in the Town. The railroad, along with the industrial uses located near its right-of-way, can have negative impacts on residential uses if they are inadequately separated. These impacts may be caused by traffic, location near an industrial use, or air, noise, water or ground pollution among other reasons. Houses along First, Main and Josephine streets, and Byrd and Virginia avenues are particularly susceptible. Planning for these areas must consider such possible hazard

AFFORDABLE HOUSING

The Town of Berryville has approximately 448 affordable housing units, or approximately 34% of the dwelling units, which are available as rentals or are owner-occupied. These consist of apartments, townhouses, duplexes, and other multi-family housing units. A variety of low-income housing options are available. Figure 3.8 identifies specific parcels, number of units, location of the complex and the respective types of subsidies for large apartment complexes located in the Town of Berryville.

A large townhouse development in Berryville is located in the north-central section of Town. There are a total of 144 units located along or within a block of Page Street. These townhouse dwellings offer moderately priced housing. By providing affordable housing for potential workers in the area, such units may also assist in attracting industry. Other units are scattered throughout the Town in the form of duplexes and apartments.

Additional locations and future development of affordable housing is addressed in Chapter 9 Future Land Use.

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Figure 3.8 Affordable Housing – Rental Units by Type

Apartment	Total #	Type	Description	Complex Unit Housing
Country View	50	Section 8	Located on Chalmers Court, rent based on 30% of income, applies to very low income families with dependents or disabled individuals. Rent range set from \$0 up to 30% of income. 15 of 50 units are Section 8.	
		Section 236	Rent based on 30% of income, rent ranges from set rate to market rate for locality, when constructed, builder received reduced interest rate which was passed on to the residents with application of lower rent. 35 of 50 units are Section 236.	
Johnson Williams	40	Affordable Housing for Seniors 55+ or disabled	Located on Josephine Street, rent based on area median income limits of 50% 60% of annual income of \$23,950 \$45,180 for one person and 60% of annual income of \$28,740 \$51,600 for two people.	
Mary Hardesty House	60	Affordable Housing For Seniors 65+	Located at the intersection of Chamberlain Street and Mosby Boulevard adjacent to Food Lion, rent based on area median income with limits of 60% of annual income of \$28,740 \$45,180 for one person and 60% of annual income of \$32,820 \$51,600 for two people.	
Orchard Court	28	Affordable Housing	Located on Page Street, no subsidized federal funding. Not for welfare or social security recipients, rent is based on income. Households must earn at least \$18,000 per year to qualify	
Washington Square	46	Subsidized Housing	Located on East Main Street, property owner gets interest credit from state or federal government.	

SOURCES: Johnson-Williams Apartments, Mary Hardesty House, July 2015

COMMERCE

The downtown commercial zone, including streets and highways, covers about 55.1 acres. Much of this area are currently residential and government uses. East Main Street between Rose Hill Park and Page Street is mostly residential, with some neighborhood commercial uses. A dentist’s office was constructed on Chalmers Court in 2003 **and the Berryville – Clarke County Government Center opened in 2008 housing Town and County offices and the Clarke County Library.** Several parcels located on Chalmers Court remain undeveloped while several infill opportunities exist within the C Commercial zoning district

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Commercially zoned land use occupies approximately 116 acres in Berryville, or about 10 percent of the total land area. This category includes “convenience” or “neighborhood” commercial establishments which provide everyday goods and services. Also included are “general” commercial activities, including retail stores, offices and supermarkets.

There are three clusters of commercial development in the Berryville area consisting of approximately 80 establishments. The major cluster is the central business district, along Main Street. The second commercial area is located east of the railroad tracks along East Main Street (Business Route 7). Zoned C-1, this area is currently the location of approximately 12 businesses. ~~Hash Auctions, which opened in the fall of 2004, and Buhl Electric are the latest businesses to open in this area.~~ A third area zoned for business uses is located by the Food Lion and one block on the east side of North Buckmarsh. This area, zoned BC and B with C-1 further south, offers highway and tourism-related business opportunities including restaurants and office buildings. ~~The Bank of Clarke County opened a drive-up facility in 2003 in front of the Food Lion.~~

~~Several restaurants are either open, under construction, or about to begin construction in the downtown area.~~ **A number of restaurants are located downtown and on East Main Street.** While there are approximately 12 offices located in storefronts along Main Street in the downtown area, retail uses on the street level should be encouraged throughout the downtown.

Although there are some vacant commercial units along Main Street, the majority of structures are occupied. This situation should be closely monitored, as a concentrated commercial area is essential for maintaining and enhancing Berryville as a shopping destination for residents of the County. It is important that zoning for retail uses remain contained within the C Downtown Commercial zoning district in order to maintain the downtown core and strengthen the central business district. Chapter 8 addresses the downtown area and future applications that should be considered.

INDUSTRY

Approximately 168 acres zoned Light Industrial (L-1) is located in the east-central portion of Town near the Norfolk and Southern Railroad right-of-way. The largest industrial establishment is Berryville Graphics which employed 752 people in 2004, down slightly from 756 employees in 1999. The site is located on 79 acres between the Norfolk Southern Railroad tracks and Jack Enders Boulevard. American Woodmark Corporation, makers of kitchen cabinets, ~~is~~ **was** the second-largest industrial employer in the Town, employing 389 people in 2004 **before closing their doors in 2009.** ~~This figure is up substantially from 288 employees in 1999. This company is located off of Station Road and Byrd Avenue.~~

Located north of Business 7 along First Street is ~~Moore & Dorsey~~ **a cold storage building and the former Smalley Packaging that is being used by several businesses.** ~~This business is involved in warehousing and bulk storage operations.~~ South of Business Route 7 along the

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railroad tracks are smaller establishments including a moving and storage company, and a contractor's office.

~~Several new businesses have moved into the area in the L-1 zoning district including Samuel Case Cabinetmaking, Potomac Cast Stone and CIE, Incorporated.~~

The Clarke County Business Park, located in Annexation Area B on Jack Enders Boulevard, currently has ten businesses that are either operating or are ~~under construction for sale~~. **The business park, consisting of approximately 58 acres, was annexed into the Town of Berryville in 2007.** ~~Approvals for the last two lots in the Business Park are expected to be submitted in early 2006.~~

INSTITUTIONAL

Institutional uses - including schools, parks, cemeteries, churches, government buildings, etc. - comprise approximately 2% of the area of Berryville, or 25 acres. Over three-quarters of the institutional land is comprised of the Berryville Primary School and Johnson-Williams Middle School sites. The old and new Clarke County courthouses, sheriff's office, additional office space rented by the County, and the Post Office are all located in the center of Town. The Rixey Moore Municipal Parking Lot, basketball courts, and Rose Hill Park are also located downtown. ~~Town government offices are located on Main Street and are planned to be located in a new building on Chalmers Court.~~ **The Berryville – Clarke County Government Center opened in 2008 and houses both governmental offices and the Clarke County Branch of the Handley Library.**

VACANT LAND

The largest area vacant land areas ~~is are~~ located along the northwestern and north central municipal boundaries, and ~~is are~~ planned for residential uses. ~~The Fellowship Square property containing approximately 20 acres on two parcels which is zoned DR-4, remains undeveloped. This parcel was located within the Town limits prior to the establishment of Annexation Area B. Another vacant parcel slated for residential development, Shenandoah Crossing, is located in Annexation Area B and is adjacent to the Fellowship Square property.~~

There is some vacant industrial land, but most of this is under the control of existing industry. Some of this land is earmarked for future expansion of the business that owns the respective parcel. Berryville Graphics has roughly 25 acres along Jack Enders Boulevard which is open or in orchards at present, ~~while American Woodmark has roughly 4 vacant acres on its parcel north of Byrd Avenue. There is also a small vacant parcel just south of Main Street on the west side of Station Road.~~

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Additional Business Park zoning is located at the south end of Church Street, adjacent to the existing Business Park. Future plans indicate the extension of Jack Enders Boulevard across the railroad tracks, through the above-mentioned parcel, to extend to Route 340.

LAND USE IN THE BERRYVILLE AREA

Much of the expansion in the Berryville area will likely occur just outside of the corporate limits. The annexation agreement between the Clarke County Board of Supervisors and the Berryville Town Council, signed in December 1988, specifies that the Berryville Area Development Authority (BADA) will review and approve subdivisions and site plans in an area subject to Town annexation known as Annexation Area B. The BADA consists of six members - three appointed by the Town and three appointed by the County. Town and County planners staff the Authority, with Town staff supporting residential subdivision applications and County staff supporting commercial site plan requests.

Highways in the Berryville Area provide excellent access to major centers. The Route 7 Bypass consists of a four lane divided highway with a limited access. Route 340 north to the Jefferson County line is also a four-lane divided highway. While dramatic growth is underway in the Charles Town area, future road systems should include the consideration of an alternative north-south primary road to alleviate future traffic congestion.

In the Berryville area there are various Institutional uses of great importance to the Town and County. The Ruritan Club Grounds (Clarke County Fairgrounds), Clarke County Park, Clarke County High School and the Cooley Elementary School are located on or near Business Route 7, just west of Berryville. **Clarke County High School, opening in the fall of 2012, is now located within the Town limits.** Though not far from Town, the ~~high school~~, elementary school and park are outside of Annexation Area B. These entities are described in Chapter 6 Community Facilities of this document.

Jack Enders Boulevard, a collector road for the southeast quadrant of the Berryville Area, has been extended to the railroad tracks. This road, which serves the Clarke County Business Park, is planned to extend across the railroad tracks to 340 South.

SUMMARY

Berryville is designated the population and activity center of Clarke County. The Town has grown from its downtown core and will expand toward the limits of Annexation Area B. This provides for more efficient use of services, utilities and transportation networks. Most commercial and governmental buildings are located in the central portion of Town surrounded by older residential areas. Several service-based businesses and professional offices are located on East Main Street.

Industrial uses are located in the eastern portion of the Town along the Norfolk Southern railroad.

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Generally, the land use pattern of Berryville is similar to that of other older towns on the eastern seaboard.

In Berryville, approximately 75% of the land is zoned residential, 14% industrial and 7% commercial.

A visual inspection shows that, except for isolated sites, the structural condition of housing in Berryville is very good, although a high average home age is a point of concern.

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