

2016 Town of Berryville Comprehensive Plan

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Chapter 1 | Introduction

This Comprehensive Plan, formally adopted by the Town Council, serves as a general framework and guide for development and use of property within the Town of Berryville, Virginia.

Developed under the supervision of the Berryville Planning Commission, this Plan updates and replaces three previous plans for the Town. The first Berryville Comprehensive Plan was written in 1968 by the now-defunct Division of State Planning and Community Affairs in Richmond. The Town's second plan was completed in 1976, organized by staff of the Lord Fairfax Planning District Commission in Front Royal. In 1993, the third Plan was the first to be written and organized largely by Town staff, with more input from those who best know the Town. The 1999 Plan was also conducted by Town staff. The 2005 plan had a significant amount of public input opportunities as well as a survey asking residents for their opinions on a number of items. This survey follows in Appendix B.

The Plan contains a great deal of information about past, current, and expected future conditions in Berryville. A wide range of issues - such as population, the economy, community facilities, private land use and transportation - are discussed. However, the key section of the Plan is that which lists goals and objectives for the Town as a whole. That chapter, along with numerous other recommendations made throughout the document, attempts to reflect current thinking about the ideals toward which the Town should be moving as it grows and changes.

To be effective, this Plan must be consulted regularly, especially when evaluating the appropriateness of land use and development proposals. A comprehensive plan does not carry the legal authority to control specific land uses on its own. State law requires that plans are adopted, but they are only intended as general guides. Thus, Town zoning and subdivision ordinances, which do govern specific proposals, must be kept in compliance with the Comprehensive Plan.

The Berryville Comprehensive Plan was developed with a future time frame of approximately ten years. This means that the updated Plan is intended to serve the Town from ~~2004 through 2014~~ **2016 through 2026**. Virginia law requires that plans are reviewed and updated as necessary every five years. The Town of Berryville should review this document at shorter intervals if needed.

Accompanying this Plan are the Berryville Area Plan and Downtown Revitalization Plan. The Berryville Area Plan, adopted by the Town and Clarke County in 1992, serves as a comprehensive plan for development of the "urban growth area" around the Town, known as Annexation Area B. Adoption of the annexation boundaries and the Berryville Area Plan gives

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the Town a clear course for the direction and manner in which development should occur outside current corporate limits. The Downtown Revitalization Plan, adopted concurrently with the 1993 Comprehensive Plan, and re-adopted with this plan, offers general redevelopment guidelines to improve the central business area of Town.

Berryville is the seat of a beautiful, agriculturally oriented county. The Town is rich in history and maintains a highly valued small town atmosphere. It is, however, located in the growing Washington DC metropolitan area, and is currently facing the challenges posed by growth in the next decade. By focusing on the long-term objectives discussed in this Plan, Berryville can turn these challenges into opportunities for improvement.

This Berryville Comprehensive Plan was adopted by the Town Council of Berryville on XXXXX.

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ACKNOWLEDGEMENTS

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