

CHAPTER III

ARTICLE 4: BUSINESS INTERSECTIONS AREA PLANS

The County has two intersections of major arterial highways that are federally-designated routes: Waterloo (US Routes 50/17 & 340), and Double Tollgate (US Routes 340 & 522) that are uniquely well-suited locations for business activities requiring auto or truck access. Area plans are necessary to insure that appropriate areas of land are provided for such development, that the necessary utility services are available, and that the character of the development enhances the character of the County.

The Waterloo Area Plan was approved in August 1995. The Plan called for an increase in the area zoned Highway Commercial from 18 acres to 49 acres, an expansion of uses in the Highway Commercial Zoning District, a provision of road networks in the commercial area, and an updating of stormwater management requirements. A copy of the Plan may be obtained from the County Planning Department.

In September 2000, the Board of Supervisors asked the Planning Commission to begin work on the Double Tollgate Area Plan, with completion by July 2001.

In December 1995, the Board of Supervisors considered an area plan for the intersection of primary highways U. S. Route 340 and Virginia Route 7 Bypass. Many issues were identified in the planning process, including: diverse land ownership patterns, significant areas prone to flooding, lack of water and sewer service, poor access to primary highways, and interrelationships with the Berryville Area Plan. The Board decided that any action establishing commercial uses at this intersection would be premature until these issues could be efficiently and economically addressed. The appropriate venue for the consideration of these issues would be as part of a future review of the Berryville Area Plan.