

G	RELATIONSHIP TO THE TOWNS OF BERRYVILLE AND BOYCE
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Clarke County’s two incorporated towns – Berryville and Boyce – operate independent governmental operations that are separate from the Clarke County government. Certain services pertaining to planning, zoning, and construction are shared cooperatively between the County and Towns. Below is a brief overview of the regulatory roles that the County and Towns hold.

Town of Berryville

Joint Planning and Zoning Efforts

Clarke County and the Town of Berryville share a symbiotic relationship regarding land use and growth management. For decades, the County has strived to implement its vision of protecting its natural and historic resources, agricultural properties, and scenic beauty by limiting urban and suburban-style development to designated growth areas including the Town of Berryville. The Town has also sought to maintain vibrancy as the primary growth area for residential, commercial, and industrial uses through thoughtful planning and timely development of public infrastructure.

In 1988, the Town and County entered into an Annexation Agreement primarily to designate County areas adjacent to the Town that would be annexed by the Town and provided with Town services (including water and sewer service) as the areas develop over time. These future areas for annexation -- referred to as Annexation Area B – would be planned jointly by the Town and County and regulations and review processes would be developed cooperatively to further this effort.

Following adoption of this Agreement, the County’s Zoning and Subdivision Ordinances were amended to include rules and processes that are compatible to the Town’s corresponding ordinances. The goal was to ensure that development projects approved by the County would conform to Town regulations following annexation and not be rendered nonconforming. Additionally, the Town was delegated authority over the review and approval of subdivisions of County properties in Annexation Area B.

On March 27, 1990, a Resolution and Agreement was signed that created the Berryville Area Development Authority (BADA). The BADA was charged with administering the Town’s Subdivision Ordinance and the County’s site plan development standards for all land use proposals in Annexation Area B. This unique approach to development review substitutes the BADA for Town and/or County Planning Commission review in certain situations, and also requires application of Town or County zoning/subdivision ordinances in certain situations. The reference chart below summarize the BADA review processes for specific types of land use applications and the location of the subject properties in the Town or County:

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Application Type	Review/Action By	Applicable Ordinance
Subdivision	BADA	Town Subdivision Ordinance
Site Development Plan	BADA ¹	County Zoning Ordinance
Rezoning	BADA and Town Planning Commission recommend; action by Board of Supervisors	County Zoning Ordinance
Special Use Permit	BADA and Town Planning Commission recommend; action by Board of Supervisors	County Zoning Ordinance
Historic Access Corridor Overlay District	BADA (appeals to Board of Supervisors)	County Zoning Ordinance (Historic Access Corridor Overlay District)

¹ The Town and County Zoning Ordinances each require site plans to be submitted with a special use permit (SUP) application, and each require a site plan to be submitted with a SUP application to be acted upon by the governing body, as a separate approval. Under the existing BADA Agreement provisions as to a site plan submitted with a SUP application, the BADA makes a recommendation on the site plan, the applicable planning commission makes a recommendation on the SUP, and the governing body acting on the SUP takes action on the site plan as a separate approval.

In 1992, the Berryville Town Council and Clarke County Board of Supervisors adopted the Berryville Area Plan as a joint comprehensive plan to guide land use decision-making in Annexation Area B and any areas that may be designated for annexation in the future.

Other Regulatory Responsibilities

The Town of Berryville maintains its own zoning ordinance, subdivision ordinance and comprehensive plan which are administered by Town planning staff. The Town also manages its own erosion and sediment control program. The County provides building code inspection and enforcement services to the Town.

For more information on the Town of Berryville, contact:

Berryville Town Office
101 Chalmers Court
Berryville, VA 22611
(540) 955-1099

Town of Boyce

The Clarke County Department of Planning serves as the planning staff and zoning administrator for the Town of Boyce under a memorandum of understanding with the Town of Boyce. The Town maintains its own zoning ordinance, subdivision ordinance, and comprehensive plan and these documents are applied by County Planning Department Staff as consulting staff to the Town.

The County also provides building code and erosion and sediment control inspection and enforcement services to the Town. The Town is responsible for code enforcement activities.

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For more information on the Town of Boyce, contact:

Boyce Town Office
23 East Main Street
Boyce, VA 22620
(540) 837-2901