

**CLARKE COUNTY PLANNING COMMISSION
 COMPREHENSIVE PLAN COMMITTEE
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Clarke County Planning Commission

AGENDA – Comprehensive Plan Committee Meeting

Wednesday, August 26, 2020 – 11:00AM

Berryville/Clarke County Government Center – Main Meeting Room

- 1. Approval of Agenda**
- 2. Approval of Minutes – June 22, 2020 Meeting**
- 3. Discussion Items**
 - a. Recreation Component Plan Update
 - b. Comprehensive Plan Update – Review Chapter II Goals, Objectives, and Policies
- 4. Other Business**
- 5. Adjourn**



Clarke County Planning Commission

DRAFT MINUTES – Comprehensive Plan Committee Meeting

Monday, June 22, 2020 – 11:00AM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:			
Matthew Bass (Board of Supervisors)	✓	Bob Glover (Millwood)	✓
Anne Caldwell (Millwood)	✓	Douglas Kruhm (Buckmarsh)	✓
George L. Ohrstrom, II (Ex Officio)	X		

E – Denotes Electronic Participation

STAFF PRESENT: Brandon Stidham (Director of Planning), Alison Teetor (Natural Resources Planner)

CALL TO ORDER: By Mr. Stidham at 11:02AM.

1. Approval of Agenda

A motion to approve the meeting agenda as presented by Staff was approved unanimously.

Motion to approve June 22, 2020 Meeting Agenda:			
Bass	AYE	Glover	AYE
Caldwell	AYE (seconded)	Kruhm	AYE (moved)

2. Approval of Minutes – August 19, 2019 Meeting

A motion to approve the August 19, 2020 meeting minutes was adopted 2-0-2.

Motion to approve August 19, 2020 Meeting Minutes:			
Bass	ABSTAINED	Glover	AYE (seconded)
Caldwell	ABSTAINED	Kruhm	AYE (moved)

Commissioner Glover stated that there was a lot of confusion at that meeting regarding the review of the Economic Development Strategic Plan, and that he and former Commissioner Maynard were new to the process. He said that a worthwhile list of potential changes came out of that meeting and it would be nice to have it sent out again even though it was ultimately voted down. Mr. Stidham replied that when we get to that review process, that list will absolutely be presented with the materials for consideration by whichever group will be reviewing the Plan. He added that this information was widely circulated and it will be important to understand its context, and Staff will make sure that it does not get lost.

Commissioner Kruhm said that separating the Economic Development Strategic Plan from the Comprehensive Plan was also discussed at the last meeting and asked if that discussion will occur again. Mr. Stidham replied that this discussion should be had in conjunction with the Comprehensive Plan review process. He said that the Comprehensive Plan review presents an opportunity to add language that will inform the update processes for all of the component plans.

He noted that if we want to evaluate separating the Strategic Plan from the Comprehensive Plan, that language should be added to the revised Comprehensive Plan.

Discussion Items

3a. 5-Year Review Resolution – Recreation Component Plan

Ms. Teetor provided a Staff Report on this agenda item (memorandum dated May 27, 2020). She stated that Staff reviewed the current Recreation Plan with former Commissioner Jon Turkel and the recommendation is not to make any changes to the current Plan.

Commissioner Glover said that there have been a lot of changes in the last five years that may need to be addressed in the Recreation Plan. He cited the Appalachian Trail brochure creation, Shenandoah Retreat river frontage, current status of Locke's Mill, and the current status of the Family Campground and Mountain Lake Campground should be addressed. He said that the Plan also does not address privately-maintained river lots that provide recreation opportunities, and that we may want to consider whether wineries constitute recreation. He also asked whether the Virginia Scenic Byways map should be referenced along with addressing parking deficiencies along the Appalachian Trail and Shenandoah River accesses.

Commissioner Caldwell said that the County has become an Appalachian Trail Community within the past five years as well. She cited a friend of hers that recently documented a through hike and noted the degree of public-private cooperation to provide facilities and services for Appalachian Trail hikers by communities that may be several miles away from the trail. Commissioner Glover commented that all along the trail there are "trail towns" and "trail angels" that provide services and assistance to hikers as part of the community. Commissioner Bass echoed the sentiments of being an Appalachian Trail Community and the need to provide hikers with the ability to access the town. Commissioner Caldwell suggested considering the merits of adding a zoning category for trail hostels that would be different from the short-term residential rental regulations. Mr. Stidham said that it would be difficult to draw a distinction unless you only allowed the use on government property and added that the use would be exempt from zoning anyway if developed on State or Federal lands.

Mr. Stidham asked the members whether they see any changes to the Plan Strategies in Section 3 or will be just be updating factual changes over the past six years. Commissioner Glover said that he sees the update scope as just making the Plan more current without changing the strategies. Mr. Stidham said that generally speaking you would go first through the scheduled Comprehensive Plan update before making any updates to the goals, objectives, and strategies of a component plan. He added that if only factual information is being updated and the strategies will be left intact, the Recreation Plan review could be conducted in the near term as a modest update without waiting for the Comprehensive Plan process to be completed. Commissioner Glover said that he was hoping that it would be a more informal process.

Ms. Teetor asked if wineries are addressed in another component plan such as the Agricultural Land Plan or Economic Development Strategic Plan. Mr. Stidham replied by asking Commissioner Glover whether wineries would be considered outdoor recreation or

agribusinesses, and Commissioner Glover replied both. Commissioner Glover added that it is something that brings people to town and gives them something to do after hiking. Ms. Teetor said she could not remember whether the issue was discussed previously when the Plan was first developed. She added that there were some things that were left out of the Plan that were more appropriate to be addressed in other plans. She also said that when she thinks of recreation including passive recreation, she thinks of activities like going for a walk or floating on the river. Commissioner Glover noted that the Plan also contains historic resources which are not necessarily outdoor recreational resources. Mr. Stidham said that maybe historic resources should be taken out and Commissioner Glover replied that these are resources that bring people to town. Mr. Stidham added that if you fleshed out the tourism section in the Economic Development Strategic Plan, this is where these resources would go. Commissioner Glover commented that he likes having the historic resources in the Plan.

Commissioner Kruhm noted a correction in the draft resolution – in the fourth “whereas,” the date should be 2020 and not 2015. He also asked if July 10, 2020 is the date that the Commission is expected to adopt the resolution. Mr. Stidham replied yes or a different date will be inserted if the matter is deferred.

Mr. Stidham said that it sounds like the Committee recommends initiating a review of the Recreation Component Plan but it will be a modest review and one that can take place before the Comprehensive Plan review is completed because no changes will be made to the Strategies. He added that it could potentially be completed in this calendar year. Members agreed by consensus. Mr. Stidham said he will redraft the five-year review resolution to initiate a plan review and email it out to the Committee members for comment. Commissioner Caldwell asked if the resolution would be presented at the July Commission meeting. Mr. Stidham replied yes in order to comply with the State code requirement given that no Commission meeting is scheduled for August. He added that over the next couple of weeks, Committee members should assemble a list of items to be updated in the revised Recreation Plan and email it to Ms. Teetor. He also said that Staff would assemble a revised Plan draft from the comments received and schedule another Committee meeting to discuss at the end of the summer.

Commissioner Bass said that he was brainstorming Recreation Plan ideas mostly as they related to the Town and Chet Hobert Park, and he asked whether this was an appropriate forum to raise these ideas. Mr. Stidham suggested that he provide his ideas for the Committee to discuss. Commissioner Bass stated that an interconnecting walking path system through the Town’s open spaces to the Park could be considered. He said that walkability has definitely been improved over the years and that the addition of landscaping and benches would also help enhance the aesthetics. Mr. Stidham said that if the Board of Supervisors wanted to invest in recreational infrastructure on County properties, it would be important to have in the Recreation Plan. Commissioner Bass also suggested other ideas such as an indoor swimming pool, driving range, batting cages, and a Frisbee golf course. He also asked about the Johnson-Williams tennis courts that are not currently being used.

Mr. Stidham said that infrastructure located exclusively within the Town should be considered as part of the Town’s Comprehensive Plan. He added that a shared path system between the Town and County should definitely be mentioned in the Recreation Plan. He also noted that there is a

Master Plan for Chet Hobert Park and some ideas, such as the Frisbee golf course, could be considered for inclusion in the Park Master Plan rather than in the Recreation Plan. He also said that very large projects such as an indoor swimming pool should be referenced in both the Park Master Plan and the Recreation Plan to give it leverage for future inclusion as a capital project. Commissioner Bass added that these would be long-term recreation projects to consider and also noted that there is room for more recreation amenities at Chet Hobert Park.

Ms. Teetor said that the current Recreation Plan has a strategy to support implementation of the Park Master Plan and asked should these projects be included in the Recreation Plan. She also noted that the Parks & Recreation Board is responsible for the Park Master Plan. Mr. Stidham said if you are planning a separate indoor swimming facility from the existing pool, this would be a very large capital project that should be supported by the Recreation Plan. He added that this would have to come from the Board of Supervisors to initiate.

Mr. Stidham said that he will update the resolution and send it to the members by the end of the week, requesting individual comments back by email. He will incorporate comments and have the revised resolution on the agenda for the full Commission to consider in July. He said members should send Ms. Teetor their comments over the next few weeks and Staff will schedule the next meeting for some time in August.

Ms. Teetor left the meeting.

3b. Work Plan for Comprehensive Plan Review Process

Mr. Stidham provided a Staff Report (memorandum dated June 15, 2020) on this agenda item. He recommended that the Comprehensive Plan Committee serve as the steering committee for the Comprehensive Plan review and presented a draft work plan. He also recommended that the members review current Chapters II and III of the Plan over the summer to develop lists of questions, comments, edits, or additions/deletions. He added that the Committee could meet again in August to discuss these items which would result a significant amount of work being completed before the Commission resumes the Ordinance Update Project.

Commissioners Bass and Caldwell said that the work plan makes sense. Commissioner Kruhm said that he thinks the Economic Development Strategic Plan needs to be more agile and responsive to what is going on in the world. He added that having the Strategic Plan on a five-year review schedule may be inhibiting its effectiveness and said he would be interested in whether the full Commission would want to have it reviewed more frequently. Mr. Stidham replied that if it is no longer part of the Comprehensive Plan, then it would be a freestanding plan much like the Telecommunications Infrastructure and Broadband Communications Study. He added that the Board of Supervisors would be free to adjust the Strategic Plan without the public hearing and review requirements that apply to the Comprehensive Plan and component plans. He also said that you can retain the Comprehensive Plan objectives that give the overall guidance for the Strategic Plan's scope, noting that the biggest concern is ensuring that what we do with economic development is in lock step with our land use and development goals in the Comprehensive Plan. Commissioner Glover said that this is great and noted that the consensus last year when the Strategic Plan was previously discussed is that it should be separated out from

the Comprehensive Plan. He added that he is glad that we are still interested in doing this and making the Strategic Plan a more agile document, also noting that there was interest in reducing the size of the document. Mr. Stidham noted that when the Strategic Plan was created, the County did not have an economic development staff and the Planning Department provided staff support to the Industrial Development Authority and Economic Development Advisory Committee. He added that planning and economic development at the time were one and the same. He also said that the County will be hiring a full-time economic development director in the near future and Commissioner Bass added that their opinion on this issue should matter. Mr. Stidham noted that the consultant who developed the Strategic Plan was asked to take a “kitchen sink” approach and give us all possible tools to create an economic development program. He also said that one of the Strategic Plan’s recommendations was to hire a full-time economic developer. Commissioner Caldwell agreed with comments provided by Commissioners Kruhm and Glover, adding that this topic is not a planning issue other than as it pertains to the broad scope. Mr. Stidham added that every jurisdiction should have an economic development strategic plan but it is not necessary to be part of the Comprehensive Plan.

Mr. Stidham said that we will schedule a meeting in August to go over the Committee’s comments on the Recreation Component Plan update and the items outlined in Task IA for the Comprehensive Plan review beginning with Goals, Objectives, and Policies in Chapter II. Members tentatively agreed to schedule the next meeting for Wednesday, August 26.

4. Other Business

Commissioner Kruhm noted that for the benefit of any members participating electronically in meetings, members in the meeting room should speak directly into their microphones.

ADJOURN: Motion to adjourn meeting at 11:47AM was adopted unanimously.

Motion to adjourn meeting:			
Bass	AYE (moved)	Glover	AYE
Caldwell	AYE (seconded)	Kruhm	AYE

MEMORANDUM

TO: Comprehensive Plan subcommittee
FROM: Alison Teetor
DATE: August 19, 2020
SUBJECT: Recreation Component Plan 5 year update

The Recreation Component Plan requires a five year review in accordance with Code of Virginia §15.2-2230. The Recreation Plan was originally adopted August 18, 2015. At the June 22nd committee meeting staff recommended no changes to the current plan.

After discussion, several committee members suggested that the plan could be updated to reflect changes in the resource inventory, including some additions and deletions. These changes are highlighted in the attached draft and will be discussed in detail at the August 26th meeting.



Recreation Component Plan For Clarke County, Virginia

An Implementing Component of the 2013 Comprehensive Plan



Adopted by the Board of Supervisors on August 18, 2015

ACKNOWLEDGEMENTS

CLARKE COUNTY PLANNING COMMISSION

George L. Ohrstrom, II, Chair (Russell Election District)
Anne Caldwell, Vice Chair (Millwood Election District)
 Frank Lee (Berryville Election District)
Gwendolyn C. Malone (Berryville Election District)
 Scott Kreider (Buckmarsh Election District)
 Douglas Kruhm (Buckmarsh Election District)
 Jon Turkel (Millwood Election District)
 Cliff Nelson (Russell Election District)
Robina Bouffault (White Post Election District)
 Randy Buckley (White Post Election District)
John Staelin (Board of Supervisors representative)

CLARKE COUNTY BOARD OF SUPERVISORS

David Weiss, Chair (Buckmarsh Election District)
Beverly B. McKay, Vice Chair (White Post Election District)
J. Michael Hobert, Chair (Berryville Election District)
 John Staelin (Millwood Election District)
 Barbara Byrd (Russell Election District)

RECREATION PLAN SUBCOMMITTEE

Daniel Sheetz, Chair Parks and Recreation Advisory Board
Lee Sheaffer, Potomac Appalachian Trail Club
Pete Engel, Conservation Easement Authority
 Tom McFillen, Citizen
 Jon Turkel, Planning Commission
Lisa Cooke, Director, Clarke County Parks & Recreation
Christy Dunkle, Town of Berryville Staff

CLARKE COUNTY PLANNING DEPARTMENT

 Brandon Stidham, Planning Director
 Ryan Fincham, Zoning Administrator
Alison Teetor, Natural Resource Planner
 Debbie Bean, Administrative Assistant

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**Recreation Component Plan
For Clarke County, Virginia**

An Implementing Component of the 2013 Comprehensive Plan

Adopted by the Board of Supervisors on August 18, 2015

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RECREATION COMPONENT PLAN

I. Executive Summary

Clarke County has numerous natural resources, indoor, and outdoor recreational opportunities. The purpose of this plan is to address the recreational needs of the community and describe existing resources, how they will be protected and promoted, and the steps that should be taken to insure the continued viability and enhancement of these resources for present and future generations.

This plan establishes specific functional strategies and recommendations to protect, promote, grow and enhance the County's active and passive recreational resources. This plan will place particular emphasis on passive recreation opportunities as active recreation needs are primarily addressed by the Parks and Recreation Department at Chet Hobert Park.

The Planning Commission appointed a subcommittee consisting of Jon Turkel (Planning Commission liaison), Pete Engel (citizen), Daniel Sheetz (Chair Parks and Recreation Board), Lee Sheaffer (citizen), Tom McFillen (citizen); and staff persons Alison Teetor (Natural Resources Planner), Lisa Cooke (Parks & Recreation Director), Brandon Stidham (Planning Director) and Christy Dunkle (Berryville Assistant Town Manager). The subcommittee met monthly to prepare the draft plan for approval by the Planning Commission and Board of Supervisors. In addition to the Plan, a map (Map 1) detailing the recreation resources and an inventory list were developed.

II. Summary of Plan Goals

The Recreation Component Plan identifies the following overarching goals:

- 1) Meet the recreation needs of the community
- 2) Increase awareness of all recreational activities
- 3) Assist in maximizing the recreation value of existing assets
- 4) Promote connectivity among the County's active and passive recreation resources
- 5) Update the Recreation Plan on a 5 year cycle

III. Strategies to meet Goals

The following specific strategies are recommended in order to implement the Plan Goals:

1) Meet recreation needs of the community

- a. **Conduct formal Needs Assessment.** Under the direction of the Parks and Recreation Department a community needs assessment should be undertaken that incorporates all components of community, including both users and non-users of county Parks and Recreation programs and amenities. The needs assessment should accomplish the following:
 - i. Identify demand levels of existing facilities and programs
 - ii. Identify demand for new or expanded facilities and programs
 - iii. Evaluate the County's ability to meet this demand over a ten year period
 - iv. Establish level of service needs based on above data
- b. **Evaluate the County's recreation needs on a regular basis.** This Recreation Plan should be evaluated every 5 years or as new needs are identified and prioritized for consideration. County facility needs should be evaluated annually by the Parks & Recreation Board in conjunction with the annual budget process.
- c. **Make changes to the Park Master Plan to meet new needs.** The Parks & Recreation Board shall continue its efforts to maintain an updated master plan of County park facilities, and shall strive to communicate any new or changing needs in a timely fashion to the Board of Supervisors. The County shall support the efforts of the Parks & Recreation Board to update the Park Master Plan.
- d. **Program capital improvements based on need/level of service and incorporate in the annual capital improvement program (CIP) process.** In conjunction with updating the park master plan, the Parks & Recreation Board shall use level of service criteria to help justify the need for future new or expanded facilities. The Board of Supervisors shall utilize the criteria to include future park projects into the CIP process in an effort to implement master plan recommendations in a fiscally-responsible manner.
- e. **Develop master plan for the Janet Kohn Memorial Park property (Kohn property).** The Parks & Recreation Board shall work to develop a new master plan for the future development of the Kohn property as a County passive recreation facility. The master plan shall identify initial amenities to meet the current needs of County residents, potential funding sources, and future improvements based on level of service criteria. The County shall support the efforts of the Parks & Recreation Board to create this new master plan.

- f. **Encourage partnerships to expand active and passive recreational opportunities.** As an ongoing effort, the County shall seek opportunities to partner with public and private sector agencies and organizations in an effort to implement the recommendations of this Component Plan and the Parks & Recreation Board's master plans. Such opportunities may include co-sponsorship of recreation programs, recreation-related events, or partnering in the development of a new or expansion of an existing recreation facility.
- g. **Enhance role of Parks and Recreation Board.** The Board serves as the advisory body to the Clarke County Board of Supervisors. As the liaison among the Parks and Recreation Director, the Board of Supervisors and the citizens of the community, they are tasked with consulting and advising the County Administrator, the Parks and Recreation Director and the Board of Supervisors in matters affecting recreation policies, programs, personnel, finances, and the acquisition and disposal of lands and properties related to the total community recreation program and to its long-range, projected program for recreation. The Board's role can be enhanced by empowering them to implement Park Master Plan recommendations as supported by data developed via needs assessments and community surveys. This will help to insure that the Board can address actual needs and avoid pressures from special interests.

2) Increase awareness of all recreational activities

- a. **Provide updated website.** The County shall continue to maintain an updated website to support and promote recreational facilities, activities, and opportunities within the County. The County shall pursue partnerships with public and private-sector owners of recreational facilities to ensure that the website is current, user friendly, and contains reciprocal webpage links.
- b. **Pursue partnerships with non-county and private recreation facilities to coordinate awareness of recreational opportunities in the County.** The County shall utilize partnerships with public and private-sector recreation facility owners to share and coordinate awareness of all recreation opportunities available in the County. Such collaboration could include coordination of recreation events or programs as well as creation of new or expanded programs and opportunities.

3) Assist in maximizing the recreation value of existing assets

- a. **Support the development of Chet Hobert Park in accordance with the Park Master Plan.** Chet Hobert Park serves as the County's primary indoor and outdoor active and passive recreational asset. Centrally located adjacent to the Town of Berryville, the Park is ideally located to serve the daily recreational needs of the County's residents. The Park property also contains an undeveloped area for future expansion consistent with the park master plan. The County shall

continue to develop the Park according to the Park Master Plan and shall explore partnerships with public and private-sector entities to enhance and expand programming opportunities.

b. Facilitate more effective public use of the Shenandoah River while simultaneously protecting it as a critical natural and environmental resource.

The Shenandoah River is a national treasure that attracts thousands of visitors annually for fishing, kayaking, boating, or simply enjoying its natural beauty. Promoting use of this unique recreational resource must be balanced with the critical need to protect it from pollution, erosion, and corruption of its scenic value.

The County shall explore opportunities with State and Federal agencies and private landowners to improve public access, parking, and amenities. Current partnerships include the Virginia Department of Wildlife Resources, Virginia Marine Resource Commission, and the Army Corp of Engineers. Such improvements, however, should ensure that the integrity of the River is not compromised and that the rights of landowners along the River are not unreasonably affected. An additional consideration is the impact of increased traffic on secondary roads and the neighbors living along those roads. The County shall continue to maintain land use controls to protect the River and should explore adoption of new controls to further protect this asset.

Partnerships with other public and private entities can also be sought to promote and to protect the River. Efforts should be undertaken to better identify the specific roles that the County may take in this endeavor and to address specific challenges that may be faced.

c. Facilitate more effective public use of the Appalachian Trail while simultaneously protecting it as a critical resource.

The Appalachian Trail (A.T.) is a world-renowned recreational resource that is enjoyed by thousands of hikers, camping enthusiasts and outdoor lovers annually. Promotion of the A.T. must include protecting it from corruption of its scenic and recreational value.

The County shall explore opportunities with State and Federal agencies and private landowners to improve public access, parking, and amenities. Such improvements, however, should ensure that the integrity of the A.T. is not compromised and that the rights of landowners along the A.T. are not unreasonably affected. As with River access, consideration should also be given to the potential impact of increased traffic on secondary roads. The County shall continue to maintain land use controls to protect the A.T. and should explore adoption of new controls to further protect this asset. Partnerships with other public and private entities can also be sought to promote and protect the A.T. Efforts should be undertaken to better identify the specific roles that the County may take in this endeavor and to address specific challenges that may be faced.

The Town of Berryville and Clarke County were accepted as an Appalachian Trail Community in 2014. This designation recognizes communities that promote and protect the A.T. In addition, the County should continue to pursue acquiring conservation easements along the A.T. corridor as a preservation measure. In 2018 the County received a grant from the A.T. Landscape Partnership Action Fund to develop a map describing six hikes associated with the Appalachian Trail. These maps have been distributed to area shops, restaurants, and tourist information sites.

Due to increased popularity of the trail, parking at access points exceeds the available area for cars. In 2018 the County paid for an expansion of the parking lot at the Route 679 lot to increase the capacity from 8-10 cars to 20-30 cars. Additional parking is also being provided at the Morgan's Mill access point through a cooperative effort with the National Park Service, FEMA, the Potomac Appalachian Trail Club, the Appalachian Trail Conservancy, VDOT, and the County. This lot will be completed in late 2020.

- d. **Facilitate more effective public use of the historic Bear's Den Hostel and property while simultaneously protecting it as a critical resource.** The County should also explore partnership efforts with the Appalachian Trail Conservancy and the Potomac Appalachian Trail Club to promote awareness of Bear's Den as a related recreational asset. Bear's Den is a well-known scenic location along the Appalachian Trail containing the only formal lodging and camping facilities along the County's section of the A.T. as well as providing public access points, scenic view access, internal trail network, programming and events for day users as well as through hikers. Such partnership efforts could include coordination of events and promotion as well as exploring ways to protect the resource and expand its amenities.
- e. **Support the efforts of Shenandoah University to develop and maintain its River Campus as conservation, educational, and passive recreation resource.** Shenandoah University received the former Virginia National Golf Course property along the Shenandoah River in 2013 as a gift from the Civil War Trust with the goal of developing the property as a satellite campus for historic, conservation and environmental education. In furtherance of this goal, the University has opened the campus to the public for passive recreation opportunities during daylight hours. The County should work with the University in furtherance of these goals and should seek opportunities to promote the Campus as a passive recreation facility. The County should also consider support of ongoing improvements proposed by the University provided they are context-sensitive and do not compromise the aforementioned goals.
- f. **Support the efforts of the University of Virginia to maintain Blandy Experimental Farm/State Arboretum of Virginia ("Blandy") as a conservation, educational, and passive recreation resource.** Blandy is operated by the University of Virginia as an educational and research facility with

a goal of increasing public outreach and awareness of environmental issues and the natural world. The Farm is open to the public and is used by many as a passive recreational facility for walking, jogging, or simply enjoying the unique environment that the University has created. The County should work with the University in any available capacities to help further the stated goals of the Farm and to promote it as a passive recreation facility. The County should also consider support of any future improvements that are consistent with the aforementioned goals, and should continue to support the Farm's existing mission.

- g. Support the efforts of the Virginia Department of Historic Resources and The Clermont Foundation to develop and maintain Clermont Farm as conservation, educational and passive recreation resource.** Clermont Farm, a working 360-acre farm just east of Berryville, was surveyed by George Washington in 1750 and has mid-18th, 19th, and 20th century buildings and important archaeological sites. The bequest of the site to the Virginia Department of Historic Resources and the creation of The Clermont Foundation (a non-profit with a local board of trustees) were gifts of Elizabeth Rust Williams, a local lawyer and judge whose family had owned Clermont for 185 years. The bequest at her death in 2004 was intended to benefit not only all citizens of the Commonwealth, but specifically also citizens of Clarke County. Clermont is now a research and training site in history, historic preservation and agriculture, with partnerships with Virginia Tech in agriculture and James Madison University in archaeology, and with the Clarke County Public Schools in agricultural education. Clermont is currently open by appointment to researchers, teachers, and students. It is open to the public only for specific scheduled events, such as the annual Clermont Farm Day. The County should consider support of future improvements which might extend use of the farm for passive recreational and educational (historic and agricultural) opportunities which would benefit local citizens as well as draw heritage and agro-tourism. The County should also consider support of any future improvements that are consistent with the Department's and Foundation's existing mission for the farm, with the County's Economic Development Plan, and with the goals of the Clarke County Historic Preservation Commission.

- h. Promote the development, maintenance, and promotion of Driving Tours.** Driving tours are an effective way to raise residents and visitors awareness of the County's active and passive recreational resources and to promote their ongoing use. These tours can also help promote linkages among recreational, historic, and tourism assets. The County's scenic byway designations and State Birding and Wildlife Trail designations also serve as attractors to County recreational assets.

The County's Historic Preservation Commission (HPC) has developed a series of driving tour maps that are centered around the County's current historic districts. The County should promote driving tours using these maps as well as electronic media and the County website. Owners/operators of public and private

recreational facilities should be made aware of driving tours and their benefits of increasing usage and visitation.

- i. **Coordinate cross-promotion of adjacent recreational assets.** The County should consider establishing partnerships with adjacent or nearby recreational resources for co-promotion and public awareness. Building a solid network of public and private recreational assets within the County is critical, but including related facilities adjacent or close to the County's borders will make citizens and visitors more aware of the wealth of resources available to them. This would ultimately help increase tourism and potentially decrease demand for the County to provide new or similar amenities.

Publicly accessible facilities immediately adjacent to the County borders include Sky Meadows State Park (Fauquier County) and Lake Frederick (Frederick County). Other regional facilities are listed in Appendix B.

- j. **Work with Public Schools to insure public understanding of policies in place for use of school facilities for passive outdoor recreation.** All public school facilities have large expanses of open land that are informally used for passive recreation by nearby residents. Other facilities that are routinely used are the track at Johnson Williams Middle School, and playground facilities at Berryville Primary, Boyce Elementary and Cooley Elementary Schools. Working with public school administration to insure public understanding of policies in place for use of school facilities may strengthen the access for the public and reduce safety concerns for the school system.

4) **Promote connectivity among the County's active and passive recreation resources**

- a. **Support the use of the 2014 Town of Berryville and Clarke County Bicycle & Pedestrian Plan and implementation of its recommendations.** In September 2014, the Board of Supervisors accepted the 2014 Town of Berryville and Clarke County Bicycle & Pedestrian for use as a guidance document by the Planning Commission in updating the Comprehensive Plan and relevant implementing component plans. This Plan was developed by the Northern Shenandoah Valley Regional Commission in a cooperative effort with the Town and County. The Plan provides recommendations for bicycle and pedestrian enhancements to better serve transportation, recreation, and economic development objectives.

The Plan's recommendations should be evaluated in developing any bicycling-related strategies in this Recreation Plan.

- b. **Develop and promote hiking, biking, and vehicular connectivity among active and passive resources.** As noted in some of the previous strategies, helping citizens and visitors connect the County's active and passive resources is

an important strategy. Connectivity helps to build a County-wide recreational network in lieu of separate recreational assets accessible only by motor vehicle. Connectivity also promotes awareness of all recreational assets which boosts tourism and potentially reduces urgent demand for new or expanded County recreational resources.

Connectivity should be promoted through asset awareness such as cross-promotion of facilities via electronic media. Physical connectivity options should also be evaluated including shuttle service for Appalachian Trail hikers to reach retail and dining options in the Town of Berryville, and for boaters and floaters on the Shenandoah River to reach put-in sites. Multi-modal connectivity should be promoted for bicycling using the recommendations of the Bicycle & Pedestrian Plan, hiking via awareness and promotion of trails, and vehicular transportation via driving tours.

5) **Update Recreation Plan on a 5-year cycle**

In order to ensure that this component plan is kept up to date, it should be evaluated for changes at a minimum on a 5-year cycle. This will enable careful evaluation of the Plan's recommendations against current demographics and the County's fiscal condition.

IV. Resource Inventory

The Plan is divided into two main components, (1) active and (2) passive recreation, a secondary component describes facilities immediately adjacent to and accessed from Clarke County but not in the County. As defined, active recreation involves organized activities that require infrastructure such as playgrounds and ballfields. Passive recreation or "low intensity recreation" is that which emphasizes the open-space aspect of a park and allows for the preservation of natural habitat. It usually involves a low level of development, such as rustic picnic areas, benches and trails. Special use is categorization that includes nature centers, golf courses, historic sites, and linear features such as bike paths. In addition sub categories describing the availability of facilities includes full access, limited access, and restricted access. Each resource is described in Table 1. A complete list of website links is detailed in Appendix A.

1) Active Recreation

The Clarke County Parks and Recreation Department offers a host of recreational activities and programs for all ages. The Department manages the 102 acre Chet Hobert Park, which houses an outdoor swimming pool, lighted outdoor tennis courts, 6 ball fields, numerous soccer fields, a Recreation Center, 4 picnic shelters, 2 playgrounds and a fitness trail. (full public access)

The Clarke County Public Schools also have a number of active recreation facilities including a football/soccer stadium, baseball/softball fields, track, playgrounds, and indoor/outdoor basketball (limited access).

The Town of Berryville owns and maintains the three-acre Rose Hill Park in the heart of downtown Berryville. Rose Hill Park provides a great place for families to relax and enjoy a

peaceful outing. Park facilities include a playground designed for our younger citizens, basketball courts, and a gazebo.

2) Passive Recreation

Clarke County has an abundance of passive recreational activities available. Resources include the Shenandoah River, which is a state designated scenic river throughout its 22 mile length in Clarke County. Public access to the river is maintained by the Virginia Department of Game and Inland Fisheries (VDGIF) at 3 boat landings. The boat landings are located at the Route 50 bridge, Lockes Landing off of Route 621, and the Route 7 bridge. Additional private access is located on private property or maintained by home owners associations such as River Park, Shenandoah Farms, [Shenandoah Retreat](#), and Calmes Neck. The Shenandoah River follows along the foot of the Blue Ridge Mountains and provides both great scenic views and an up close experience with nature. The American Bald Eagle, Blue Herons, Deer, Red Tail Hawks and Osprey are just a few examples of wildlife found in this special landscape. Kayaking, canoeing, tubing, fishing and camping are all part of the experience. There are also fish weirs constructed by native American Indians that extend from shore to shore can still be clearly seen in several parts of the river today, nearly 400 years later. Canoe, kayaks and tubes can be rented at Watermelon Park campground (private) and other private facilities.

The Appalachian Trail crosses through the entirety of Clarke County from north to south. The Appalachian Trail Conservancy states, “This is one of the best places on the Appalachian Trail for spring break hikes.” Primitive shelters can be found along the trail for overnight stays. More formal lodging may be found at the Bear’s Den Hostel located in an old stone house with castle like features and magnificent views of the Shenandoah Valley (full public access). In addition to the Hostel, the Bear’s Den property offers picnicking, primitive camping, and a nature trail.

The Blandy Experimental Farm and State Arboretum of Virginia (Blandy) is located on Route 50 in Clarke County and provides passive recreation and educational. The primary purpose of Blandy is to increase understanding of the natural environment through research and education. Blandy exists to promote this understanding through education and research on plants, plant biology, ecology, evolution, the environmental sciences, and the manner in which all of these are used and affected by humans. The three principal programs designed to achieve this mission include: 1) University research and education; 2) Outreach and environmental education; and 3) The Orland E. White Arboretum (also known as the State Arboretum of Virginia). Walking and horseback trails are open to the public (full public access).

The Shenandoah University River Campus was established in 2013 on the site of the former Virginia National Golf Course. The property is located north of Route 7 and has nearly 2 miles of frontage on the Shenandoah River. In 2012, the Civil War Trust acquired the 195-acre property as it played a crucial role in the July 18, 1864, Battle of Cool Spring. Once purchased, the Trust placed it in permanent Conservation Easement with the Department of Historic Resources before gifting it to the University. This property is similar to Blandy in that it is open to the public but used by the University as an experiential learning campus for academic programs in the fields of outdoor leadership and education, environmental studies and history. The property has a paved shared use trail open to walkers and bicycles with interpretive signage highlighting the historic and natural resources. This facility is currently under development and

it is anticipated that future plans will include additional passive recreational opportunities (full public access).

A currently undeveloped site that was gifted to the County is the Kohn property located on the mountain off Ebenezer Rd. This property consists of 50 acres that was placed in Conservation Easement with the County by the owner. The deed of easement specifies the intended use for environmental education, passive recreation, and bird/wildlife watching. As a county facility, the Parks and Recreation Department and Advisory Board is tasked with developing a master plan for this facility.

3) Special Use

- A. **Long Branch Plantation** The mission of Long Branch Plantation is to preserve, maintain, and interpret the site, the house, the grounds, and the story of life in rural Virginia in a sustainable manner for the benefit of the community and the general public.

Long Branch is working to become the most accessible, engaging and cutting-edge historic home in America. We are working tirelessly to bring history alive in order to add value to the lives of our neighbors, near and far. At Long Branch Plantation we refuse to barricade our history – it is open to all ages and will become 100% hands-on. Our house and farm is where visitors come to engage in history in a meaningful way.

In addition to the preservation of our 200-year-old historic home, we oversee a farm of nearly 400 pristine, permanently preserved acres. Long Branch Plantation's herd of retired horses is an important aspect of our overall operation and adds life, excitement and beauty to the farm which they call home. They are a living, vibrant reminder of our equine heritage. Our farm is an integral part of our story and is host to a wide variety of community events that celebrate the history, heritage, and lifestyle of Virginians living in the lower Shenandoah Valley.

In addition to being open for tours and programs, our site is open to community functions, meetings, and events that wish to take advantage of our spectacular setting and phenomenal architecture. (full public access).

- B. **Clermont Farm** is owned by the Virginia Department of Historic Resources and managed and funded by The Clermont Foundation, and it is a research and training site in history, historic preservation, and agriculture. The farm includes the oldest extant house in Clarke County, a timber-frame structure built in 1755-56, plus 18th and 19th century additions, with a suite of plantation service buildings which supported what was one of the highest-producing wheat farms in Clarke County for almost 200 years. The land has an occupancy record reaching at least 10,000 years and a number of archaeological sites. Access for researchers, teachers, and students is by appointment. Access for the public is scheduled on the website for 5-8 days per year, including Clermont Farm Day and

Smithsonian National Museum Day. (limited public access)

- C. The Burwell Morgan Mill** is a fully restored and operable grain mill has been milling wheat since 1785 in the center of historic Millwood. In addition to the Mill being open for tours, the area's largest Art Shows are held here annually. The mill was owned by Lt. Col. Nathaniel Burwell and operated in partnership with one of the American Revolutionary War's most notable patriots, Gen. Daniel Morgan. The grounds surrounding the mill have picnic tables and the property is adjacent to Spout Run. (full public access)

- D. Lockes Mill is the only other functioning Mill in Clarke County. Restored by Jon and Carol Joyce the Mill is now owned and operated by Sandy Lerner. Locke's Mill is a colonial-era grist mill located in the northern neck of Clarke County, Virginia. It is near the confluence where the Shenandoah flows into the Potomac River. It was one of many mills along the Shenandoah and Virginia piedmont area that provided grinding services for grains coming over the Appalachian passes from the Shenandoah and Ohio Valleys for sale in the large coastal cities. Originally a double mill site, the present building dates from 1876 and ran two mill-wheels. The mill has recently had the second wheel assembly restored and certified organic in 2017. Today, Locke's Mill provides essential services to the growing local organic food movement in Northern Virginia.**

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- DE. Barns of Rose Hill** is a performing arts venue and community center in historic Berryville, Virginia. Housed in two early 20th century dairy barns that were fully restored in 2011, our mission is to enrich lives through programs in the performing, visual, and literary arts. More than 10,000 people have attended events since opening in September 2011 and the Barns have become a vital center of activity in downtown Berryville, drawing people to concerts, exhibits, films, workshops, classes, and community programs.

- FE. Clarke County Historical Association Museum** - In 2004, the Clarke County Historical Association began planning a new and exciting museum experience for visitors to our headquarters in Berryville. On November 19, 2009, the vision of our late president, Roger Chavez, became a reality. Designed around the unifying theme "Our Land Is Our Legacy," the new museum exhibits, specially commissioned art work, and state-of-the-art audio/video displays allow us to share our collection in a way that is both educational and entertaining.

Artifacts on display in the museum's three rooms include the money chest from Thomas, Sixth Lord Fairfax's Greenway Court land office, a pistol carried by a member of Company D, 6th Virginia Cavalry (the "Clarke Cavalry") during the Civil War, a Chinese punch basin that once belonged to 18th century plantation owner Nathaniel Burwell, racing silks from Audley Farm, and a former slave's corn-cutting knife from a home in Josephine City.

Two of the rooms also feature extraordinary films that combine historical photographs, contemporary footage, and the art of noted illustrator Richard Schlecht to tell a panoramic story of the pre- and early history of Clarke County and of the county's continuing efforts to preserve a unique and land-based way of life.

FG. **Josephine School Community Museum** - The Josephine School Community Museum is a living museum dedicated to restoring our original 1882 school house and sharing the people, objects, and stories that form the continuing legacy of Clarke County's African American history and heritage.

In 1882, the former slaves and free colored people of this community built the Josephine City School to provide their children with a grade school education. Under the leadership of Rev. Edward Johnson, a new building was completed in 1930 to provide high school education for Negro students and was called the Clarke County Training School. It was named the W.T.B. Williams Training School in 1944 to honor a Clarke County native who served as Dean of Tuskegee Institute. From 1949 to 1966, the school was known as Johnson-Williams High School. After the integration of public schools, it became the Johnson-Williams Intermediate School and served students of all races from 1966 until it closed in 1987. The high school building was converted into apartments for older persons in 1992. The original Josephine City School was placed on the National Register of Historic Places. In 2003 it became the first museum devoted to the history of Clarke County's African-American community.

The renovation of the Josephine School Community Museum building was completed in October 2002 with assistance from the Virginia General Assembly and the Clarke County Board of Supervisors. The inaugural exhibit of the museum was opened on July 12, 2003.

GH. **Bicycling** - The Town of Berryville & Clarke County Bicycle and Pedestrian Plan was prepared in response to a joint-request from the Town of Berryville and Clarke County under the Northern Shenandoah Valley Regional Commission (NSVRC) Rural Transportation Work Program. The plan provides a comprehensive overview of the existing transportation network and outlines recommendations for bicycle and pedestrian enhancements in each locality to better serve transportation, recreation and economic development objectives. Appendix A and the Bike/Ped Plan list several cycling organizations that have established bike routes in the County.

IH. **Historic Driving Tour** - The Historic Preservation Commission is tasked with educating, promoting, and protecting the County's historic resources. An updated driving tour brochure is currently available at the County Planning Department, Clarke County Historical Association office, and other locations throughout the County. The brochure describes significant historic structures throughout the County.

II. Virginia Birding and Wildlife Trail - Within Virginia's 43,000 square miles of diverse natural habitat, you can find some 400 species of birds, 250 species of fish, 150 species of terrestrial and marine mammals, 150 species of amphibians and reptiles, and a wide variety of aquatic and terrestrial invertebrates. The Virginia Birding and Wildlife Trail celebrates this diversity. It is the first statewide program of its kind in the United States. In Virginia, three phases of the trail link wildlife viewing sites throughout the state. Clarke County has portions of the Mountain Trail within its borders included on the Route are:

1) Snickers Gap Hawk Watch

Snickers Gap is at its best from mid-August through the end of October when thousands of migrating birds of prey stream past overhead. The area was established as a “hawk-watching” site in 1990 and counts have taken place every fall since. The most widespread species seen is the broad-winged hawk, which, depending on the weather, may occur in the 1000s or 10,000s. Other species frequenting the lookout include red-tailed, sharp-shinned and Cooper's hawks, northern harrier, osprey, bald eagle, American kestrel, merlin and peregrine falcon. Each fall supports the opportunity to spy a few true rarities, especially later in the season. Golden eagle and northern goshawk have appeared annually, but rough-legged and Swainson's hawks are more particular about gracing birders with their presence. Numerous other species use the ridge top as a migration corridor, including migrant passerines such as warblers, vireos, thrushes and tanagers and, occasionally, migrant waterfowl. Monarch butterflies and dragonflies also migrate along the ridge, providing food for the migrating American kestrels and broad-winged hawks. (full public access). [In 2018 a informational sign describing the Hawk Watch was installed at the parking area.](#)

2) Smithfield Farm

Smithfield Farm supports an historic bed and breakfast, set amongst the rolling hills of a working farm. The brick manor house was built in 1824 and is listed on the National Register of Historic Places. The farm is the product of seven generations of cattle farmers and, in recent years, has branched out to support other livestock, including goats, pigs and chickens, all of which are now reared organically. These rolling acres provide an excellent spot to relax overnight so you can search for the area's wildlife. The combination of woodland, orchards, fields and riparian belts support a diversity of species. Birds to look for include red-tailed hawk, mourning dove, ruby-throated hummingbird, red-bellied and downy woodpeckers, eastern wood-pewee, great crested flycatcher, eastern kingbird, tree and barn swallows, and purple martin. The moist areas and fields of wildflowers that line the stream are an excellent place to search for butterflies and dragonflies. The results of pesticide-free farming practices are seen clearly in the clouds of pearl crescents, eastern tailed blues, and common checkered skippers that line the stream banks. A walk through the fields should produce eastern tiger, black, spicebush and pipevine swallowtails, as well as the occasional monarch. Dragon- and damselflies are represented by the ebony jewelwing that reside along

the shadier stretches of stream and by the brash common whitetail that may appear anywhere along your walk. (full public access)

3) Blandy Experimental Farm and State Arboretum of Virginia

The Blandy Experimental Farm is a field station operated by the University of Virginia. Its 700 acres are a good representation of the habitats found in the Shenandoah Valley, making it an excellent spot to watch birds and other wildlife. The Orland E. White Arboretum sits at the center of the property, providing an excellent opportunity for visitors to familiarize themselves with the local flora. The Virginia Native Plant Trail is not to be missed during spring and early summer when the wildflowers are vibrantly in bloom. The numerous wildflowers on the property attract a high diversity of butterflies, while the various ponds and marshes attract a variety of dragon- and damselflies. Birds to search for in the woods and meadows of the farm include red-tailed hawk and American kestrel as they patrol the open fields and Cooper's hawk darting through the woods. Woodpeckers on the farm include red-headed, red-bellied, downy and pileated, as well as northern flicker. The farm's extensive undisturbed meadowlands provide nesting habitat for several of Virginia's waning species, which are declining or have disappeared elsewhere in the state. These species include northern bobwhite, loggerhead shrike, dickcissel, and grasshopper and vesper sparrows. Winter on the farm is the best time to search for sparrows and hawks. Even short-eared owl has been reported on the farm. (full public access)

4) Limited Access Facilities

Active Recreation

A. Public Schools

Includes D.G. Cooley Elementary School, upper and lower campuses, Boyce Elementary School, Johnson Williams Middle School, and the Clarke County High School. Table 1 lists the resources available at each school. Use of school grounds for organized sports (football, soccer, lacrosse, etc.) requires a written request in advance and fees are associated with use. (limited access)

Passive Recreation

A. Powhatan School

Powhatan is a private school that believes in and is committed to community use of its facilities. Facility use is by appointment only. Uses include indoor basketball, summer camps, cross country runs, and conservation fairs. Additional outdoor recreation opportunities may exist in the future on the Crocker Conservancy. The Crocker Conservancy is a 48 acre property held in permanent conservation easement by the County Easement Authority, which is being developed to enhance environmental education and includes trails and bird & wildlife watching areas. (limited access)

B. Public Schools

Passive recreation of outdoor facilities by the general public is permitted (during non-school hours) without fee on playground equipment, and grounds for individuals. (limited access)

C. Private campsite rentals

1. Watermelon Park – Campground, Recreation & Event Venue along the beautiful Shenandoah River on Lockes Mill Road (Route 621) in Clarke County Virginia. Family owned and operated since 1939, the Park offers Kayak, canoe, tube rentals, tent and RV camping, and a store. Watermelon Park is also known for its Bluegrass Festivals. John Miller Sr. (owner) presented “Bluegrass Day” at Watermelon Park on Aug. 10, 1960 – an event considered by music historians to be the first-ever, all-day concert dedicated to American roots music. “Bluegrass Day” evolved into bigger and longer festivals with huge crowds and nationally known performers such as Bill Monroe, the Osborne Brothers, Ernest Tubb, Lester Flatt, Earl Scruggs, Del McCoury, Johnny Cash, Dolly Parton, George Jones, and Merle Haggard.

~~2. **Family Campground** – a small privately owned campground with river front lots rented seasonally. This facility is located on the north side of Chilly Hollow Road at its intersection with the Shenandoah River.~~

~~32.~~ **Mountain Lake Campground** -- a quiet family owned campground located near the head of the Shenandoah Valley. The facility contains two small lakes, each about half an acre in size, a campground for tents, and RV parking. The campground is located on the west side of Mount Carmel Road (Route 606) approximately ½ mile north of John Mosby Highway (Route 50).

Special Use

A. Holy Cross Abbey

Holy Cross Abbey Monastery is located at the foot of the Blue Ridge Mountains bordered by the Shenandoah River on over 1,000 acres of fertile and scenic farmland. The monastery belongs to the Cistercian Order that was first founded in France in 1098. The monastery makes its own food products. The Abbey also has a retreat house on the property open to guests that wish to spend time in silence and prayer. The peaceful surroundings and spiritual energy here is a far cry from two hot summer days in July 1864. On those two fateful days the Battle of Cool Spring was fought between General Early of the Confederacy and General Crook of the Union. The old manor house on the monastery property remains and is a central part of the monastery structures. The entire property was placed in Conservation Easement with the Department of Historic Resources in order to protect the Battlefield. The Conservation Easement provides for signage, walking trails or footpaths to aid in the historical interpretation of the Property as a Civil

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War Battlefield. The Property shall also be made accessible to the public for 2 days per year for the purpose of touring the Battlefield. (limited public access)

5) ~~Adjacent Facilities~~ **Located in Adjacent Counties**

Passive Recreation

A. **Sky Meadows State Park**

Rich in history, this 1,864-acre park has scenic views, woodlands and the rolling pastures of a historic farm that captures the colonial through post-Civil War life of Mount Bleak House. Nature and history programs are offered year-round. Hiking, picnicking, fishing and primitive hike-in camping for families and groups are favorite activities in this peaceful getaway on the eastern side of the Blue Ridge Mountains. The park has 9.5 miles of bridle trails, 19 miles of hiking trails, 8 miles of bike trails and Appalachian Trail access.

Located in Fauquier County, on the east side of the mountain, the Park is accessible from Clarke County by foot via the Appalachian Trail south of Route 50 or by vehicle via Rt. 17 south. (full public access)

B. **Lake Frederick**

Located south of Double Tollgate, **in Frederick County**, on U.S. 522, Lake Frederick is a 117-acre impoundment owned by the Virginia Department of Game and Inland Fisheries and includes a 100 foot buffer around the entire shoreline. Lake Frederick has a paved entrance road, gravel parking lot, paved boat launch with courtesy dock, and a handicapped accessible fishing pier. (full public access)

There is adequate bank fishing access along the breast of the dam and around the lower end of the lake. Boats and boat anglers are welcome, but gasoline motors are prohibited. Only electric trolling motors are allowed.

A privately operated concessions, "Lake Frederick Bait and Tackle", offers rest room facilities, snacks/drinks, bait, tackle, and boat rentals. Contact Lake Frederick Bait and Tackle: at (540) 333-1344 for store hours and lake conditions.

V. **Conclusion**

In focusing on recreation in Clarke County, this plan strives to address the existing and potential recreation needs of the community. The Plan establishes specific functional strategies and recommendations to protect, promote, grow and enhance the County's active and passive recreational resources. This plan will place particular emphasis on passive recreation opportunities. The Recreation Component Plan identifies the following overarching goals:

- 1) Meet the recreation needs of the community

- 2) Increase awareness of all recreational activities
- 3) Assist in maximizing the recreation value of existing assets
- 4) Promote connectivity among the County's active and passive recreation resources
- 5) Update the Recreation Plan on a 5 year cycle

Assessing the recreation needs of the community is essential to insure that future recreational facilities are available. Protecting and promoting these resources is the purpose of the plan, working with private and public partners to enhance recreational opportunities a valuable tool to insure success. The Recreation Plan committee, who developed this plan, will be maintained and will continue to meet to implement the goals and strategies outlined. Development of park master plans and conducting surveys will primarily be the responsibility of the Parks and Recreation Advisory Board with support and guidance from the local governing bodies.

Map 1. Recreational Resources

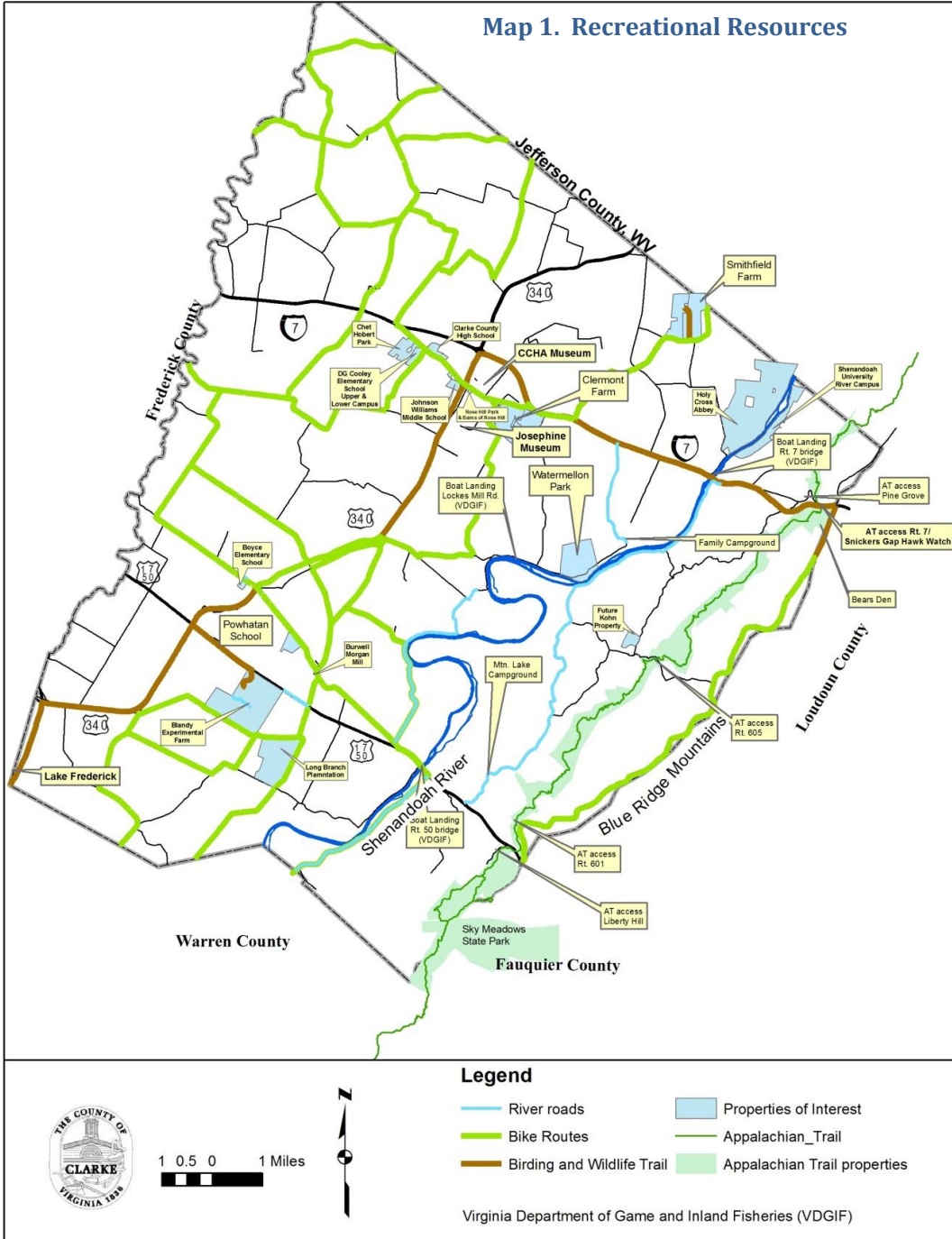


Table 1. Existing Recreation Resources Inventory

Table 1. Existing Recreation Resources Inventory		Playground Equipment	Shelter	Rest Rooms	Concession Stand	Football Field	Baseball Diamond	Basketball Court	Tennis Court	Soccer Field	Dog Park	Recreation Center	Swimming Pool	Gazebo	Outdoor Grills	Picnicking	Nature Trails	Fishing	Bicycling	Arboretum	Water Access	Camping	Horseback Riding	Hiking/Backpacking	kayaking/canoeing	Bird Watching	Trails	Historic	Swimming
Full Access Facilities																													
Active Recreation																													
	Chet Hobert Park	x	x	x		x	x	x	x	x	x	x		x	x				x							x			x
	Rose Hill Park	x					x						x			x													
Passive Recreation																													
	Blandy		x	x											x	x	x		x	x				x		x	x		
	Shenandoah University River Campus															x			x						x	x	x		
	Shenandoah River																	x						x	x				x
	Appalachian Trail	x												x	x	x						x	x	x	x	x	x		
	Bears Den Trail Center	x	x												x	x	x					x	x		x	x	x		
	Kohn property	o														o	o				o				o	o			
	Snickers Gap																									x			
	Smithfield Farm																	x								x			x
Special Use																													
	Long Branch			x												x													x
	Burwell Morgan Mill			x												x													x
	Barns of Rose Hill			x																									x
	Clarke County Historical Association Museum			x																									x
	Josephine School Community Museum			x																									x
	Bicycle Routes																			x									
	Historic Driving Tour																				x								x
	Virginia Birding and Wildlife Trail																									x			x
	Scenic byways																												x
Limited Access Facilities																													
Active Recreation																													
	Berryville Primary School	x																											
	Upper DG Cooley Elementary School	x						x																					
	Lower DG Cooley Elementary School	x				x		x																					
	Boyce Elementary School	x						x																					
	Johnson Williams Middle School		x	x	x				x	x																			
	Clarke County High School					x	x	x		x																			
Passive Recreation																													
	Powhatan School	x						x		x																	x	x	
	Watermelon Park	x	x	x	x										x	x	x									x			x
	Family Campground																					x	x						x
	Mountain Lake Campground																									x			x
Special Use																													
	Holy Cross Abbey																										x		x
Adjacent Facilities																													
Passive Recreation																													
	Lake Frederick			x	x																						x	x	
	Sky Meadows State Park	x													x	x	x	x	x							x	x	x	x

x - existing use
o- anticipated use

Appendix A. Web links

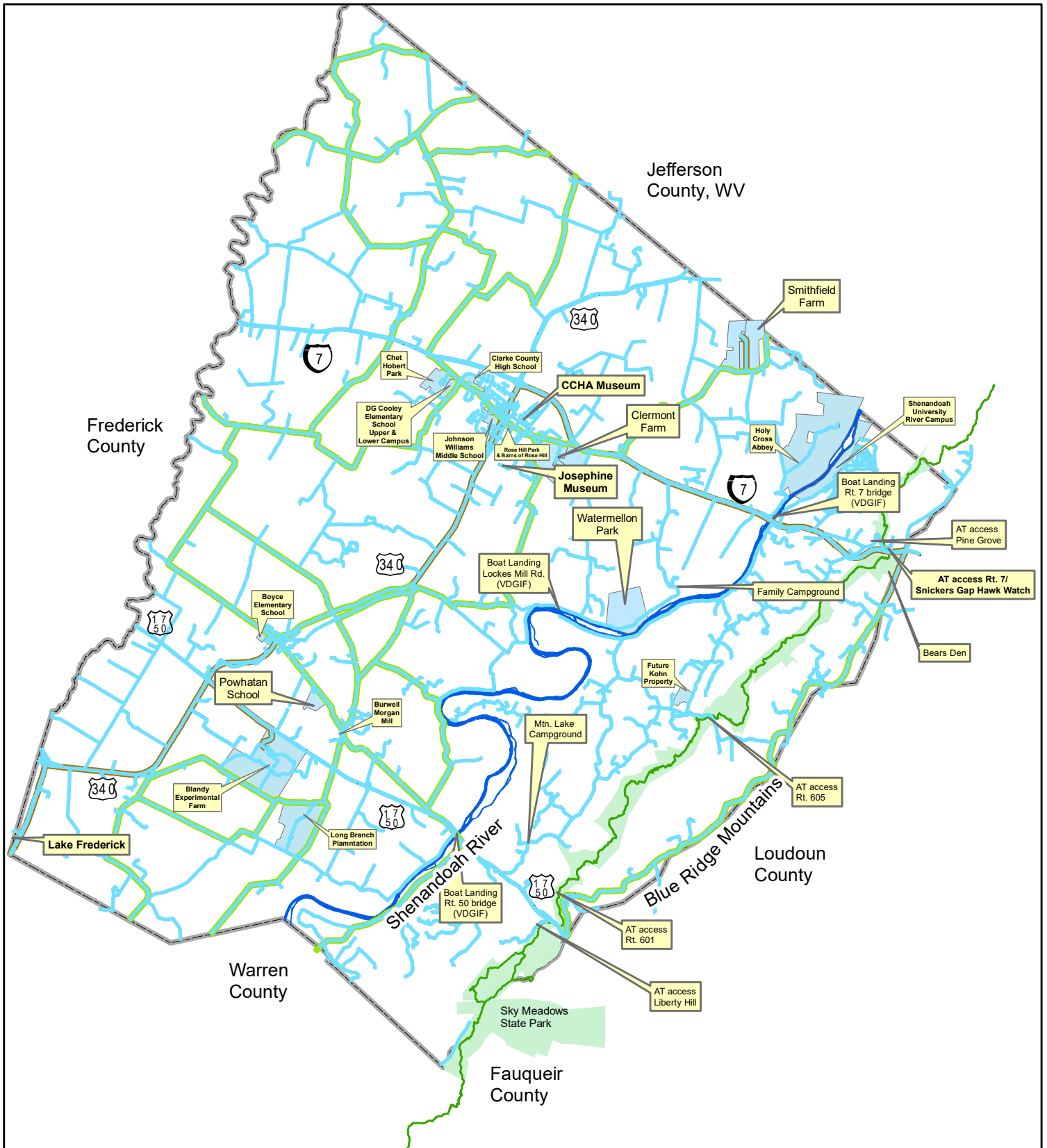
Chet Hobert Park - <http://clarkecounty.gov/>
Rose Hill Park - <http://www.berryvilleva.gov/>
Clarke County Public Schools - http://www.clarke.k12.va.us/pages/Clarke_County_Public_Schools
Shenandoah River (access/fishing) - www.dgif.virginia.gov/
Watermelon Park Campground - www.watermelonpark.com/
Appalachian Trail - <http://www.appalachiantrail.org/>
Bear's Den - <http://www.bearsdencenter.org/>
Long Branch - <http://www.visitlongbranch.org/>
Blandy - <http://blandy.virginia.edu/>
Barns of Rose Hill - <http://barnsofrosehill.org/>
Clarke County Historical Association Museum - <http://www.clarkehistory.org/museum.html>
Josephine School Community Museum - <http://www.jschoolmuseum.org/>
Clermont Farm - www.clermontfarm.org
Shenandoah University River Campus - <http://www.su.edu/venue/cool-spring/>,
<http://www.su.edu/blog/cool-spring-protecting-land-for-future-generations/>
Burwell-Morgan Mill - <http://www.burwellmorganmill.org/>
Bicycle/Pedestrian Plan - Town of Berryville & Clarke County - www.clarkecounty.gov
Historic Driving Tour - www.clarkecounty.gov
Virginia Birding and Wildlife Trail - <http://www.dgif.virginia.gov/>
Mountain Lake Campground - <http://www.virginia.org/Listings/PlacesToStay/MountainLakeCampground/>
Powhatan School - <http://powhatanschool.org/>, <http://thecrockerconservancy.blogspot.com/>
Holy Cross Abbey - <https://www.virginiatrappists.org/>
Sky Meadows - http://www.dcr.virginia.gov/state-parks/sky-meadows.shtml#general_information
Lake Frederick - <http://www.dgif.virginia.gov/fishing/waterbodies/display.asp?id=53>
Historic Resources in Clarke County - <http://www.clarkehistory.org/>
Bicycle Routes
 Winchester Wheelmen- <http://www.winchesterwheelmen.org/ride.php>
 Potomac Peddlers - Backcountry Century Ride - <http://www.potomacpedalers.org/>
 Panhandlers Peddlers - <http://www.panhandlepedalers.com/>
Hiking - <http://www.hikingupward.com/>
www.patc.net

Appendix B. Regional Facilities

Refer to the Virginia Outdoors Plan for a complete list and map of regional recreation facilities
http://www.dcr.virginia.gov/recreational_planning/vop.shtml

Appendix C. Resources

- a. Virginia Outdoors Plan
- b. County Park Master Plan
- c. County Comprehensive Plan
- d. Potomac Appalachian Trail Club
- e. Berryville Area Plan
- f. Berryville Comprehensive Plan
- g. Town of Berryville and Clarke County Bicycle and Pedestrian Plan
- h. Shenandoah River Use Plan - NSVRC



Legend

- River roads
- Bike Routes
- Birding and Wildlife Trail
- Properties of Interest
- Appalachian_Trail
- Appalachian Trail properties



1 0.5 0 1 Miles



Document Path: \\ccgov\gov\shared\GIS\arcgis_maps\comp_plan\map1_rec_plan_features.mxd

Virginia Department of Game and Inland Fisheries (VDGIF)



Clarke County Planning Department

101 Chalmers Court, Suite B

Berryville, Virginia 22611

(540) 955-5132

www.clarkecounty.gov

TO: Planning Commission members

FROM: Brandon Stidham, Planning Director

RE: Comprehensive Plan Update – Review Chapter II Goals, Objectives, and Policies

DATE: August 19, 2020

Item #3b is a discussion of the current Goals, Objectives, and Policies in the 2013 Comprehensive Plan. This is the first work item under Task IA of the work plan that was presented to the Committee at the June 22 meeting:

TASK IA – Evaluate Issues and Provide Drafting Direction to Staff (3-4 months concurrently with Task 1B).

- *Committee and Staff will evaluate each current Plan Goal, Objective, and Policy in Chapter II to determine their relevance and consistency with recent component plan updates. New Goals, Objectives, and Policies will also be considered to address any new or insufficiently addressed issues such as broadband internet access for residents and businesses.*

To assist with this discussion, Staff has developed draft comments, edits, and recommendations for all of the Goals, Objectives, and Policies (see attached). This document is Staff's "first cut" at the current text and is intended to help facilitate discussion among Committee members. Given the length of the document and duration of this Task, Staff anticipates review of Chapter II to be accomplished over multiple meetings. Since Committee members were charged with identifying your own comments, edits, and recommendations, Staff proposes an open discussion starting with the Goals and proceeding through each objective as time permits.

If you have questions or concerns in advance of the meeting, please feel free to contact me.

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GOALS

The goals for land use planning in Clarke County are to:

1. Preserve and protect the agricultural, natural, and open-space character of unincorporated areas.
2. Enhance town, village, and commercial areas through context-sensitive design and walkability elements to improve the quality of life for residents.

Staff:

- **Remove “town” as the towns are responsible for implementing this goal.**
- **Is this goal applicable to all or just some of the villages?**
- **Is walkability still relevant in County areas?**

3. Encourage and maintain a diverse and viable local economy compatible with the County's size and character, and.
4. Exercise stewardship over resources so as to reduce the consumption of nonrenewable resources, utilizing renewable energy whenever possible; and foster within the private sector of the County a culture of resource conservation.
5. Provide for the economical delivery of necessary public services consistent with these goals.

Staff:

Elaborate on what Goal #5 means, e.g., provide public services consistent with public demand/need and County's ability to use “pay as you go”?

OBJECTIVES

Objective 1 -- Agriculture.

Encourage agricultural operations and productivity to ensure the preservation and availability of land for the continued production of crops and livestock through the following policies and the Agricultural Land Plan.

Policies

1. Promote and protect agriculture as the primary use of land in rural areas and inform the public of benefits of this policy.
2. Support a vigorous agricultural development program in the County that emphasizes promotion of Clarke County agricultural products, encourages cooperation with individual agricultural interests within the County and with advocacy agencies, and liaisons with counties in the area that have similar development programs.

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3. Utilize the Agricultural Land Evaluation and Site Assessment (LESA) System to assess accurately the suitability of land for continued agricultural use. The LESA system provides an objective evaluation tool that scores the soils and physical conditions of a parcel for agricultural use.
4. Make land use decisions and plans that are consistent with LESA ratings. Approve conversion of important farmland to nonfarm use only if an overriding public need exists to change the land use and the existing development areas cannot accommodate the new use.

Staff:

This objective references ensuring that we have regulations in place to preserve important farmland. It can be applied as a factor in legislative reviews (e.g., rezoning or special use permit applications) but can only be applied to administrative reviews (e.g., zoning permits, site plans, subdivision plats) if codified in the regulations. Additional implementation is needed if we want to implement this for administrative land use reviews.

5. Encourage the use of best management practices as outlined in the Chesapeake Bay Regulations and as determined by the Federal Total Maximum Daily Load (TMDL) program to improve water quality by the following methods.
 - a. Making technical assistance available.
 - b. Promoting public awareness on the benefits of, and necessity for, best management practices, erosion and sedimentation controls, storm water management and Chesapeake Bay Preservation Regulations.
 - c. Assisting in the establishment of conservation plans for all farms adjacent to perennial streams.
 - d. Encouraging the participation of all landowners engaged in agricultural activities to use the assistance of the Virginia Cooperative Extension Service, the Natural Resource Conservation Service, the Lord Fairfax Soil and Water Conservation District, and other public agencies.
6. Provide limited, low-density residential opportunities in unincorporated areas in a manner compatible with agricultural activities in the area of the county west of the Shenandoah River. Such residential development **should include the following characteristics:**
 - a. ~~Should not be located on Important Farmland, as determined by the County's Land Evaluation and Site Assessment (LESA) rating system.~~
 - b. ~~Should be on a minimum area sufficient to provide proper placement of a dwelling, related accessory structures, well, and septic system.~~
 - c. ~~Should be located in or substantially bounded by natural or cultural features, such as wooded areas, railroads, or public roads that would buffer them from agricultural lands.~~
 - d. ~~Should be located away from natural and cultural resources such as the Shenandoah River and the Blandy Experimental Farm and State Arboretum.~~
 - e. ~~Should be compatible with the environmental features of that land and should not diminish natural and scenic values.~~

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f. ——— Should respect environmental limitations and protect natural features during and after the development process;

g. ——— Should *shall* be consistent with the County’s sliding-scale zoning philosophy and should not involve rezoning to a higher residential density to produce additional lots above the parcel’s dwelling unit right allocation.

Staff:

The County’s land use philosophy includes not allowing properties outside of designated growth areas to be rezoned to non-agricultural or higher density classifications, in particular residential development. The first sentence of Policy #6 supports the current sliding-scale zoning system, however the list of items (a-f) is similar to the current review criteria for subdivision plat reviews which is proposed for removal in the revised Subdivision Ordinance.

Staff is concerned that a future applicant could propose a residential rezoning to a density higher than allowed by the AOC District and provide a development plan that substantially conforms to Items a-f. To avoid this confusion, Staff recommends deleting Items a-f and combining Item g with the second sentence as depicted above. Staff also recommends replacing “should” with “shall” in this sentence. This would clarify that low density residential development west of the river is allowable only within the bounds of the sliding-scale zoning system.

7. ——— Strongly discourage *Prohibit* the rezoning of agricultural zoned properties to the Rural Residential District (RR) in areas outside of designated growth areas and villages *for new residential development in order* to avoid loss of farmland, sprawl development, and consumption of potential conservation lands and open space.

Staff:

Consider replacing “strongly discourage” with “prohibit” and including qualifying language applying the prohibition to new residential development. This would permit rezoning to RR for the purpose of boundary line adjustments or for purposes other than increasing residential development density.

8. ——— To the maximum extent possible, separate nonagricultural land uses from *existing* agricultural lands and operations. Where nonagricultural operations are adjacent to *existing* agricultural operations, the nonagricultural operations should provide buffering in the form of fencing, landscaping, and open space, and by inclusion of the right-to-farm warning notice within the deed of dedication.

Staff:

Recommend adding the word “existing” in two spots. This would clarify that there is not an expectation that an existing nonagricultural land use would be required to buffer/mitigate after the fact if a new adjacent agricultural use began operations.

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- 9.** With the exception of telecommunication and high-speed internet facilities, discourage extension of **public utilities** and other growth-inducing public facilities into agricultural areas and land under permanent conservation easement.

Staff:

Should “public utilities” be replaced with “public water and public sewer?”

10. Encourage all government agencies to consider the impacts that their programs and projects may have on maintaining the availability and use of agricultural land. Encourage them to eliminate or minimize adverse impacts.

- 11.** Promote and support the renewal and expansion of the Clarke County Agricultural and Forestal District program by providing information on its benefits and incentives to associated farmland owners, timberland owners, and farm organizations.

- ~~12.~~ Use the Land Evaluation and Site Assessment (LESA) System for the objective and consistent evaluation of applications for additions to the Clarke County Agricultural District.

Staff:

Recommend combining Policies #11 and 12 as they both reference the County’s AFD Program.

- ~~12~~ **13.** Support use-value taxation and other fiscal programs that help to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes (Code of Virginia, Section 58.1-3230, as amended). **Continue to implement strategies to protect agricultural land from escalating assessments as a result of development pressures.**

Staff:

Recommend the Committee discuss how the policy as described in this last sentence can be accomplished. Additionally, is there a concern that assessments could escalate due to a lack of developable land?

- ~~13~~ **14.** Evaluate and consider implementing innovative land-conserving techniques as authorized by State law.

- ~~14~~ **15.** Refine and strengthen the Agricultural Land Plan to include specific strategies pertaining to **agribusiness and agritourism concepts.**

Staff:

Recommend discussing whether this policy needs to be refined in light of recent issues, e.g., hydroponic lettuce facility, proliferation of wedding/event venues and farm wineries, breweries, and distilleries. Many of these issues arose after the 2017 update of the Agricultural Land Plan.

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Objective 2 – Mountain Resources.

Preserve the natural beauty and protect the ecology of forested areas **located east of the Shenandoah River** to ensure that development in those areas is in conformance with their environmental limitations through the following policies and the Mountain Land Plan.

Staff:

This section appears to be limited to the area east of the river but heavily references forestal resources which are located throughout the County. Should policies referencing forestal land generally (see Policies #1, 2, and 7) be moved to a different objective (#3 Natural Resources) or should a new objective be added specifically for forestry?

Policies

1. Promote multiple uses of forested land that are nonintensive and compatible, such as outdoor recreation, wildlife habitats, watershed protection, and forest management.

2. Ensure that timber harvesting is conducted in accordance with Virginia Department of Forestry and Chesapeake Bay protection standards. **Also ensure that** and an approved forest management plan **is in place** for each site so that sedimentation of streams and other environmental impacts are minimized.

3. Encourage the use of best management practices as outlined in the Chesapeake Bay Regulations and as determined by the Federal Total Maximum Daily Load (TMDL) program to improve water quality through the following methods:
 - a. Making technical assistance available.
 - b. Promoting public awareness on the benefits of, and necessity for, best management practices, erosion and sedimentation controls, stormwater management and Chesapeake Bay Preservation Regulations.
 - c. Assisting in the establishment of conservation plans for all farms adjacent to perennial streams.
 - d. Encouraging the participation of all landowners engaged in forestal activities to use the assistance of the Virginia Department of Forestry, the Natural Resources Conservation Service, the Lord Fairfax Soil and Water Conservation District, and other public agencies.
 - e. Supporting these and other innovative efforts to ensure continued water quality improvements in the future.

4. Provide limited, low-density residential opportunities in unincorporated areas in a manner compatible with forestal activities in the area of the county east of the Shenandoah River. **Such Regulations for** residential development should include the following characteristics.
 - a. Should be on a minimum area sufficient to provide proper placement of a dwelling, related accessory structures, well, and septic systems.
 - b. Should not be located on steep slopes, slippage soils, or ridgelines.
 - c. Should recognize the fragile nature of the soils and slopes, understanding that trees protect these features from erosion and clearing should be limited.

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- d. Should be compatible with the environmental features of that land and should not diminish natural and scenic values.
- e. Should respect environmental limitations and protect natural features during and after the development process.
- f. Should be consistent with the County's sliding-scale zoning philosophy and should not involve rezoning to a higher residential density to produce additional lots above the parcel's dwelling unit right allocation.

Staff:

See comments under Objective 1, Policy #6 for discussion of the same issue in AOC-zoned areas. In 2015, regulations were adopted for subdivisions in the FOC District which incorporated many of the items referenced in this policy. Since there have not been a significant number of applications filed under these regulations, Staff recommends retaining the policy language for the time being. This would retain support and direction for further modifications to the regulations if needed.

5. **Strongly discourage Prohibit** the rezoning of forestal zoned properties to the Rural Residential District (RR) in areas outside of designated growth areas and villages **for new residential development in order** to avoid loss of forest, sprawl development, and consumption of potential conservation lands and open space.

Staff:

Consider replacing “strongly discourage” with “prohibit” and including qualifying language applying the prohibition to new residential development. This would permit rezoning to RR for the purpose of boundary line adjustments or for purposes other than increasing residential development density (has happened several times in Shenandoah Retreat).

- 6. Promote the protection of lands adjoining or visible from the Appalachian National Scenic Trail, the Shenandoah River, and other public lands. Protect the scenic value of those lands when making land use decisions and plans.
- 7. Promote the addition of forestal lands to the Clarke County Agricultural and Forestal District program by providing information on the program's benefits and incentives to owners of timber lands.
- 8. Work proactively with the Mount Weather Emergency Operations Center to encourage compatible development, public notice, and public input opportunities for future expansion projects as well as continued communication and cooperation.

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Objective 3 – Natural Resources.

Protect natural resources, including soil, water, air, scenery, night sky, wildlife habitats, and fragile ecosystems through the following policies, the Water Resources Plan, and other adopted policies.

Policies

1. Prohibit land uses that have significant adverse environmental impacts, **recognizing**, **Recognize** especially the interrelationships among natural resources, especially between ground and surface waters in Karst topography and steep slopes.
2. Ensure that adverse environmental impacts of activities directly or indirectly related to construction are minimized. Require effective mitigation when impacts occur, such as removal of vegetation, cutting of trees, altering drainage ways, grading, and filling. Provide for effective, proactive enforcement when necessary **to prevent significant damage to natural resources and adjacent properties**.

Staff:

Recommend adding this language to be consistent with current complaint-basis enforcement policy. Proactive enforcement is only undertaken when an activity poses an imminent threat of damage to properties or the environment.

~~3. ——— Maintain, implement, and continue to enforce the County’s strong Erosion and Sedimentation Control and Stormwater Management Ordinances.~~

Staff:

Recommend deleting this policy. The County’s stormwater management ordinance was repealed to comply with State code requirements and we are required to maintain an erosion and sediment control program.

- 4.3. Manage and protect floodplains by the following methods.
 - a. Limiting structures, uses, and activities in the 100 year floodplain that cause sedimentation, harm to property **and water quality**, and **other** adverse impacts due to the risk of floating debris and bank erosion.
 - b. Enforcing floodplain management regulations so that residents continue to be eligible for flood insurance under the National Flood Insurance Program.
 - c. Prohibiting installation of drain fields in the 10 year floodway.
 - d. Discouraging the use of drain fields within the 100 year floodplain.

- 5.4. Recognizing that the Shenandoah River is a state-designated Scenic River and is one of the County’s significant environmental and recreational resources, provide for its protection by the following methods.
 - a. Cooperating with state agencies in developing a river corridor management plan.
 - b. Limiting development within the River’s 100-year floodplain.
 - c. Promoting the placement of conservation and scenic easements on lands within view from the River and seeking to protect the scenic value of those lands when land use decisions and plans are made.

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- d. Promoting initiatives to reduce bank erosion, evaluate the impact of new or expanded private river accesses (e.g, docks and ramps), protect canoeists and other recreational users, and minimize noise levels.
- e. Considering participation in a regional Shenandoah State Scenic River Advisory Board and/or establishing a local board or committee to provide guidance and develop programs to protect and enhance the river's scenic beauty.

Staff:

Should provision of parking areas and formal access points be added to this policy as a means of protecting the river, since it would help avoid impacts of informal parking along roadsides and creation of private, unregulated accesses?

- 65.** Apply best management practices to protect local and regional water resources and environmentally sensitive areas such as the Shenandoah River, Opequon Creek, perennial streams, floodplains, wetlands, steep slopes, slippage soils, and highly erodible soils. Establish specific water quality performance guidelines to include Chesapeake Bay Resource Protection and Resource Management Areas when considering land use and development related activities.
- 76.** Identify and inventory environmentally significant land suitable for the preservation and conservation of natural resources. Encourage landowners to apply for preservation programs such as the Agricultural and Forestal District program (AFD) as well as applicable use-value taxation for such lands as "real estate devoted to open space use" (Code of Virginia, Section 58.1-3230). Such real estate includes parcels adjacent to designated scenic rivers, wetlands, designated scenic highways, registered historic structures. Such real estate also includes lands adjacent to or under permanent open space easement or lying within the 100-year floodplain.
- 87.** Prohibit new or expanded mining, oil, or gas-drilling operations.
- 98.** Promote the placement of scenic easements on lands adjoining or visible from roads designated as Scenic Byways and protect the scenic value of those lands when making land use decisions and plans.
- 109.** Promote the concept of linear greenways to link natural features, wildlife corridors, cultural and scenic resources, such as designated scenic rivers, designated scenic highways, registered historic properties, permanent open-space easements, recreation facilities, Blandy Experimental Farm, Shenandoah University's Shenandoah River Campus, and the Appalachian Trail.
- 110.** Encourage and expand support for the Conservation Easement Purchase Program, both philosophically and financially, to protect natural resources important to preserving soils, watersheds, water quality, scenery, natural habitats, and air quality.
- 1211.** In response to requests for rezoning land for more intensive use in designated growth areas, encourage applicants to proffer the placement of land use easements on important

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scenic, historic, open-space, conservation, agricultural, or wildlife-habitat lands that are not essential to the future economic viability of the project and are **un**suitable for future development.

Staff:

This appears to be a typo. The correction makes it consistent with “not essential to the future economic viability of the project.”

13 12. Ensure that the natural and/or cultural features of properties held in recorded Conservation Easements and state designated scenic rivers are protected when reviewing land use decisions, such as rezoning, special use, **site plan, and subdivision requests** on adjacent properties.

Staff:

Site plan and subdivision requests are administrative processes and we currently do not have technical regulations that require more stringent protections adjacent to the referenced areas. Additional implementation would be required to create regulations applicable to administrative reviews.

14 13. Support Watershed Management planning for each perennial stream and consider any watershed management plan as a factor in making land use decisions.

15 14. Take all appropriate steps to protect public water sources, such as the Shenandoah River serving the Town of Berryville, and the Prospect Hill Spring serving the Town of Boyce and the communities of Millwood, Waterloo, and White Post.

16 15. Support Shenandoah Basin regional water planning efforts including creation of surface water management areas, and programs to study and address low flow issues. Oppose efforts to establish new interbasin transfers within the Shenandoah River watershed.

17 16. Utilize USGS Groundwater Study findings when evaluating proposed changes in land use and continue to support ongoing water resource monitoring efforts.

18 17. Establish and maintain a long term water quality monitoring network and real-time water quantity monitoring network, in cooperation with the USGS, to track changes and better assess impacts to our water resources.

19 18. Revise and implement the adopted County ordinance requiring pump out of septic systems per State requirements.

Staff:

Staff will be making a presentation on implementation of a septic pumpout program to the Board of Supervisors this fall. Any Board action resulting from that presentation may require changes to Policy #19.

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- 20 19.** Recognize that karst terrane underlies the majority of the Shenandoah Valley, making groundwater in these areas is highly susceptible to contamination. **Steps should be taken** **Take steps** to protect groundwater and prevent contamination whenever possible.
- 21 20.** Strengthen **existing** and develop **new** site design features that protect the environment by minimizing new stormwater runoff and that provide the most effective measure of protection for onsite disposal of sewage. Factor in cost-effectiveness and ongoing maintenance requirements for current and future property owners.
- 22 21.** Adopt the most stringent regulations for alternative onsite sewage treatment systems permitted by State law to protect the County's vulnerable surface and groundwater resources. Implement an onsite treatment system monitoring program including enforcement of mandatory pump-out requirements for septic systems **as described in** **Policy #18 above**. For new development and re-development projects that require a land use change, ensure use of the onsite sewage treatment method that provides the maximum protection to surface/groundwater resources and Karst terrane.

Objective 4 – Historic Resources

Conserve Preserve the County's historic character by **preserving protecting** its historical and cultural resources for the aesthetic, social, and educational benefits of present and future citizens through the following policies and the Historic Resources Plan.

Policies

1. Develop innovative ways to protect and promote the economic and cultural importance of historic and archaeological resources.
2. Encourage and assist property owners to pursue State and National Register designation, either individually or through thematic nominations.
3. Encourage and assist property owners to place voluntary scenic easements on lands associated with historic buildings, sites, districts, and archaeological resources representing all historical time periods and cultures present in the County. Particular focus should be given to those resources listed on the National Register of Historic Places and the County's Civil War resources.
4. **Investigate and define the scope of adaptive reuses for** **Encourage adaptive reuse of** historic structures and properties that **are is** compatible with the County's land use **philosophy**, regulations, and infrastructure goals.
5. Establish and protect state and national historic districts, especially in rural areas, to recognize officially their historical significance and value.
6. Support the establishment of County historic overlay **zoning** districts to protect recognized properties and areas of historic and archaeological value and to ensure that

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new nonresidential development along access corridors leading to historic areas will be compatible and harmonious with such historic areas.

7. Ensure that proposed development in County historic overlay **zoning** districts is compatible with the historic architectural, landscape, or archaeological attributes of nearby or adjoining properties, neighborhoods, and districts, and that archaeological resources on the development site are not disturbed. Encourage proposed development **elsewhere outside of these overlay districts** to be compatible with and **ensure that it** does not disturb nearby historic resources or the scenic values of land associated with these resources.
8. Consider **potential impacts to** historic/archaeological resources that have been surveyed and documented when reviewing land-use decisions, such as rezoning, site plan, and subdivision requests.
9. Review and update the current “Clarke County Archaeological Assessment: Historical Character of the Lower Shenandoah Valley” and include more specific recommendations to ensure protection of archaeological resources, focusing on the sites of pre-historic indigenous peoples.
10. Promote community awareness and public education through use of a wide variety of media regarding tax incentives, designation procedures, design guidelines, and appropriate rehabilitation guidelines. Support the creation of literature on the historic resources of the County to acquaint the general public, and in particular new residents, with the County's rich cultural heritage. These activities should have the objective of informing property owners and residents of the value that historic preservation adds to their properties and community.
11. Incorporate historic resources in comprehensive efforts to promote tourism in the County by aiding in the development of a promotional brochure, a local historic-plaque program, and self-guided tours.
12. Continue to map 18th- and 19th-century road traces and make the information available to the public.
13. Investigate solutions to address the issue of demolition by neglect including public education initiatives, cooperative efforts, and regulatory tools provided by State law.
14. Continue to support the research and documentation of the history of Clarke County, including but not limited to African-Americans and their contribution to the history of the County.
15. Encourage owners of eligible properties to convey historic preservation easements as a tool for protecting these properties.

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Objective 5 – Conservation Easements

Ensure the continued success of the Conservation Easement program by encouraging landowners to place County lands in voluntary permanent easement. Provide support and funding of the County’s Conservation Easement program and collaboration with other easement programs managed by State, Federal, and private entities.

1. Encourage and facilitate the donation of open-space and conservation easements on land that meets the criteria of the U.S. Internal Revenue Service for easement donation and that is identified as having important scenic, historic, open-space, conservation, agricultural, or wildlife-habitat qualities. Such easements should also be consistent with the Comprehensive Plan and implementing component plans.
2. Encourage and expand support for the Conservation Easement Purchase Program, both philosophically and financially, in order to fund easement purchases on land with significant conservation value that are owned by individuals with low to moderate income.
3. Encourage and support the goals of the Conservation Easement Program to protect and preserve:
 - a. Land essential to agriculture including land with soils classified as “Important Farmland” by the Natural Resource Conservation Service for the continued production of crops and livestock.
 - b. Forested areas for their value as natural habitat and recreation, ability to enhance air and water quality, prevent soil erosion, and as a source of renewable wood products.
 - c. Historic resources, to maintain community character and identity, and encourage the tourism industry.
 - d. All water resources with particular emphasis on land adjacent to the Shenandoah River and other perennial streams and the limestone ridge/groundwater recharge area to protect water quantity and quality (reference Map 3, Groundwater Recharge Area).
 - e. Land adjacent to the Appalachian Trail and other public lands.
 - f. Land with environmentally sensitive areas important to air and water quality, plant life, and wildlife.
 - g. Lands that provide viewsheds for the County’s gateways, main roads, and scenic byways.
 - h. Lands that are not located in designated growth areas with the exception of those lands with scenic value, historic value, or environmental sensitivity.

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4. Continue to support efforts pertaining to public education and outreach to expand the understanding and benefits of conservation easements.
5. Continue to support efforts to secure grant funding to purchase new easements and to promote stewardship of existing easements.
6. Support efforts by County staff to monitor and, where necessary, enforce County conservation easement agreements with landowners.

Objective 6 – Outdoor Resources

Promote and protect the County’s outdoor resources to ensure ongoing, diverse active and passive recreational opportunities for residents and visitors to the County.

1. **Develop a Maintain the** Recreation Plan as **a new an** implementing component plan containing specific strategies pertaining to the County’s Parks and Recreation program. Support and protect the County’s local, state, Federal, and other publicly-accessible active and passive outdoor recreational resources.
2. Provide an array of recreational opportunities for citizens throughout Clarke County that meet the changing needs of the community and foster development of mutually beneficial partnerships.
3. Promote the concept of linear greenways to link natural features, wildlife corridors, cultural and scenic resources, such as designated scenic rivers, designated scenic highways, registered historic properties, permanent open-space easements, recreation facilities, Blandy Experimental Farm, Shenandoah University’s Shenandoah River Campus, and the Appalachian Trail.
4. Study and implement strategies to manage the current and future recreational use of the Shenandoah River corridor.

Objective 7 – Energy Conservation and Sustainability.

Encourage sustainable development by promoting renewable energy, energy conservation, and preservation of natural resources within the context of the County’s land use philosophy so that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

Policies

1. Promote energy efficiency to the maximum extent economically feasible when making decisions affecting County operations.

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2. Encourage the use of active and passive renewable energy systems and **consider developing develop** policies that address potential impact of such systems on scenic viewsheds and historic resources (e.g., windmills and solar panels).
3. Encourage reusing and recycling materials, including a recycling program. Facilitate access to public recycling facilities.
4. Encourage a regional reduction in single occupant vehicles (SOVs) through mechanisms such as ridesharing, public transit, carpools, and bicycle/pedestrian accommodations. Identify locations for commuter and ridesharing lots to serve Clarke County residents and explore fee systems to recoup costs from non-County users.
5. Adopt economically feasible measures to maximize energy efficiency in the siting and design of new and refurbished public buildings, schools, and other public facilities. Establish policies that require new or renovated public buildings to be designed to meet a nationally recognized energy and environmental standard such as Leadership in Energy and Environmental Design (LEED) or Earthcraft.
6. Adopt economically feasible measures to reduce resource use, including maximizing energy use efficiency, when purchasing, recycling, and disposing of products.
7. Conduct regularly scheduled audits of County facilities to ensure energy efficiency.

Staff:

Should Policies #6 and 7 be combined with Policy #1?

8. Encourage use of Low Impact Development (LID) techniques that help manage stormwater in an environmentally sensitive manner.
9. Establish water quality performance standards that include retention of vegetation, minimal site disturbance, and reduction of nutrients and sediment in post-development stormwater.
10. Coordinate with the Town of Berryville, the Town of Boyce, and the Clarke County School District on joint sustainable community practices such as energy efficiency and alternative transportation.
11. Encourage the use of cisterns and other water reuse applications in new residential and commercial developments.
12. Consider adopting the Energy and Resource Management Plan (dated 4/20/2010) or modified version of this Plan as a new implementing component plan. Investigate tax credit programs that encourage energy conservation by residents and businesses.

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Objective 8 – Village Plans (Millwood, Pine Grove, White Post)

Enhance the identity and appearance of established villages, such as Millwood, Pine Grove, and White Post.

Policies

1. Develop a new Village Plan as an implementing component plan that provides planning and economic development strategies for the designated villages.
2. Protect private and public water sources serving these areas.
3. Protect the cultural and economic identity of these communities.
4. Encourage the preservation, renovation, and restoration of existing structures.
5. Encourage economic development and revitalization of these communities through innovative uses of new and existing structures.
6. Encourage upgrading of existing substandard housing in these communities.
7. Promote projects that build upon or enhance the historic characteristics of each village including but not limited to walkability, compact development, and design elements.

Objective 9 – Designated Growth Areas for Development

Encourage business and residential development in designated growth areas to implement the principles of 1) preserving open space, farmland, natural beauty, cultural features, and critical environmental areas, and 2) improving the quality of life and services in existing towns and directing development towards these existing towns. Provide for nonresidential business development at the intersections of two or more federally-designated primary highways (U.S. Routes 50/17 and 340 and U.S. Routes 340 and 522) through the following policies, the Berryville Area Plan, the Waterloo Area Plan, and the Double Tollgate Area Plan.

Policies

1. Continue to designate the Town of Berryville and certain areas adjacent to the Town as the Berryville **Growth Annexation** Area. The Berryville Area Plan defines the boundaries and uses for this growth area. The boundaries of the adopted Berryville Area Plan should not be expanded until the land area addressed by the Plan is substantially developed.
 - a. Direct urban and suburban uses that require water and sewer service, including residential, commercial, and light industrial development, to this growth area where they can be served conveniently and economically by available public facilities and services. These uses include schools, parks, water and sanitary sewer, storm-water drainage, roads, police, fire, and emergency services.

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- b. In this growth area, ~~provide for~~ **encourage** the construction, rehabilitation, and maintenance of affordable housing, meeting the needs of current and future households with incomes at or below the County median as planned for in the Berryville Area Plan and Town of Berryville Comprehensive Plan.

Staff:

Current language, “provide for,” could be interpreted to mean that the County will proactively facilitate – and potentially invest in – the development of affordable housing.

- 2. ~~Apply the following land use and design principles to development in the Berryville Growth Area.~~
 - a. ~~Provide for a mixture of complementary land uses and consider innovative techniques such as form-based codes that create walkable, pedestrian-friendly street networks and greater flexibility of uses.~~
 - b. ~~Create a range of housing opportunities and choices, including an appropriate level of affordable housing.~~
 - c. ~~Create walkable neighborhoods.~~
 - d. ~~Encourage a variety of transportation choices.~~
 - e. ~~Promote compact, efficient land use and building design that maximizes green space and minimizes road and utility costs.~~
 - f. ~~Foster distinctive and attractive neighborhoods with a strong sense of place.~~
 - g. ~~Include recreation areas in new developments that are provided by the developer, maintained by the developer or homeowners’ association, and are designed to meet all county standards and safety regulations.~~

Work in concert with the Town of Berryville to ensure the Berryville Area Plan and applicable regulations produce quality developments that reflect the shared vision of the Town and County.

Staff:

This policy should be written as a general reflection of the Town’s and County’s development goals. Specific land use and design principles should be listed in the Berryville Area Plan.

- 3. Continue to coordinate and cooperate with the towns of Berryville and Boyce to implement effective policies to provide for residential and business development compatible with the established character of these towns as reflected in their comprehensive plans.
- 4. Promote business activities at Waterloo (U.S. Routes 50/17 and 340) through provision of public water and sewer services and provision of areas zoned for business uses. ~~An area plan should be maintained~~ **Maintain the Waterloo Area Plan** to identify:

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- a. The specific boundaries and mixes of uses,
- b. The way public services are to be provided, and
- c. The way proposed activities will be integrated with surrounding uses, especially agricultural, residential, and parcels held in permanent conservation easement. The boundary of the adopted Waterloo Area Plan should not be expanded until the land area addressed by the Plan is substantially developed, and the Plan should be periodically reviewed and updated.

5. Designate the Double Tollgate area (U.S. Routes 340 and 522) as a deferred growth area and delay county investment in infrastructure until such time as it is applicable and economically feasible. Feasibility should be triggered through evaluation of factors such as the quantity and long-term stability of growth in the immediate area, the availability of public water and public sewer capacity, and compliance with any adequate public facility measures that are developed. Once it is feasible to do so, promote business activities at Double Tollgate through provision of public water and sewer services and provision of additional areas zoned for business uses.

The Double Tollgate Area plan should be maintained to identify:

- a. The specific boundaries and mixes of uses,
- b. The way public services are to be provided, and
- c. The way proposed activities will be integrated with surrounding uses, especially agricultural, residential, and parcels held in permanent conservation easement. The boundary of the adopted Double Tollgate Area Plan should not be expanded until the land area addressed by the Plan is substantially developed, and the Plan should be periodically reviewed and updated.

Staff:

This Policy may need to be modified as a result of ownership changes that have occurred on the former Camp 7 property adjacent to the Double Tollgate Area.

6. Ensure that land-use decisions do not allow urban and suburban forms of development to occur in designated growth areas unless public facilities and services commensurate with such development either are available or are programmed with a plan for cost recovery. **Cost recovery including includes** but **is** not limited to direct contribution by the development community or increased tax revenue generated by the new development.
7. Encourage the use of best management practices as outlined in the Chesapeake Bay Regulations and as determined by federal TMDL program to improve water quality and minimize runoff impacts that could be caused by development of the Berryville **Growth Annexation** Area and at primary highway intersections.

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8. Consider developing levels of service for public facilities including public water, public sewer, roads, schools, and parks to ensure that the County is capable of providing adequate services to support existing and new development.
9. Consider the planning goals, principles, and policies of incorporated towns in designating growth areas. Make provisions for public utility services, and, where feasible, undertake joint or coordinated action with town governments, independent county authorities, and other regional entities.

Objective 10 – Economic Development

Encourage economic growth that is compatible with the County's environmental quality, rural character, and residential neighborhoods, and that provides a healthy balance between revenues from residential and agricultural uses, and those from commercial and industrial uses.

Policies

1. Establish and maintain an Economic Development Strategic Plan as a component plan to implement this Objective and its policies.

Staff:

This Policy will need to be modified if the Economic Development Strategic Plan is ultimately removed as a component plan of the Comprehensive Plan.

2. Direct the location of compatible businesses to designated growth areas and existing commercial centers as allowed by the adopted plans for those areas.
3. Encourage new or expanded businesses that have minimal impact on the County's sensitive environment and that do not adversely impact surrounding properties with excessive noise, odor, or light pollution.
4. Ordinances and policies should be implemented to ensure high-quality design and construction of new and redeveloped businesses. ~~This shall include context sensitive landscaping that makes use of native plants, xeriscaping, and use of gray water for irrigation where possible. Maintenance of landscaping and site plan features should be enforced by the County throughout the lifespan of the business.~~

Staff:

The language deleted above has been implemented into the Zoning Ordinance.

5. Promote types of economic development that are consistent with the County's existing uses and character, including but not limited to the following.
 - a. Tourism and the land uses that would benefit from it.
 - b. Agricultural businesses.
 - c. Agriculturally related businesses.
 - d. Equine businesses and related services.
 - e. Compatible light industrial uses in designated locations.

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Staff:

The scope of the five items listed in Policy #5 should be evaluated to determine if they need to be further refined, particularly tourism, agricultural businesses, and agriculturally related businesses (e.g., hydroponic ag facilities, farm winery/brewery/distillery).

6. Protect and enhance the environmental resources of the County, recognizing that they can serve as an attraction to business and industry.
7. Encourage the attraction of business activities that complement or that work in conjunction with existing industrial and commercial activities in the County, particularly active farming and forestry operations.
8. Ensure that new commercial development occurs according to the following provisions.
 - a. Does not impede traffic flow on roads and/or overload intersections.
 - b. Prevents strip development by integrating new development with existing development through the use of reverse frontage, consolidated or shared access points, shared parking and/or drive aisles, internal circulation networks, and interparcel access; and ensures that land use ordinances provide flexibility to facilitate clustered development patterns.
 - c. Ensures that access to and impacts on the transportation network are safe and do not degrade efficiency.
 - d. Meets all applicable zoning- and building-code regulations and all standards for water, sewage disposal, and waste disposal needs.
 - e. Does not have a negative impact on adjacent property values.
9. Evaluation of **rezoning, conditional zoning, and special use permit applications for** adaptive reuse projects; and projects to redevelop existing agricultural, commercial, and light industrial uses shall include the following elements in addition to the criteria set forth in Policy 8 above for new development projects.
 - a. Whether the project is in general accord with the Comprehensive Plan.
 - b. Whether the resultant structures, parking, lighting, landscaping, stormwater management, onsite well and septic systems, property ingress/egress, and other site elements would be in full compliance with County land use ordinances and State regulations.
 - c. The degree to which the project mitigates an existing public safety concern.
 - d. The degree to which the project mitigates any new impact to the existing character of the area including but not limited to noise, odor, intensity, or aesthetics.

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- e. In the case of a conditional rezoning application, the degree that the applicant's proffer package addresses all existing and potential site impacts to surrounding properties.
 - f. Consistency with prior land use decisions involving similar cases.
10. Support a vigorous agricultural development program in the County that emphasizes promotion of Clarke County agricultural products, encourages cooperation with individual agricultural interests within the County and advocacy agencies, and establishes liaisons with counties in the area that have similar development programs.
 11. Seek and consider additional fiscal tools by which the County may enhance its tax base.
 12. Promote the retention, attraction, and expansion of businesses and industries that support the land use goals of the County, in particular, businesses that generate a relatively high level of local tax revenue in relation to the number of jobs, create minimal impact on public services, and are compatible with the County's agricultural and natural resources.

Objective 11 – Capital Improvement Planning and Fiscal Responsibility

Ensure the provision of capital improvements in a manner consistent with the land-use objectives of the County through the following policies and the Capital Improvement Program.

Staff:

Evaluate Objective 11 against the Capital Improvement Plan process that will be implemented by County Administration beginning this fall.

Policies

1. Develop an annual Capital Improvement Planning process that evaluates the need for capital projects via established performance triggers and degree of conformance of each project with the Comprehensive Plan and implementing component plans. Also develop a means of consistent, objective, and accurate fiscal impact analysis for use in evaluating capital projects.
2. Encourage the development of level of service criteria, needs assessments, and other performance triggers to plan for capital improvements in advance of the actual need. Ensure that assessments and criteria are based on standards that are accepted by the relevant industry and that they are evaluated and updated on a regular basis by the managing department.
3. Prohibit the extension of capital improvements into areas not designated for growth in the Comprehensive Plan that would be subjected to increased development pressures by such extensions. Such improvements would include public water, public sewer, schools, public facilities but would not include passive recreational resources and high-speed internet facilities.

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4. Carefully assess the short- and long-range fiscal impacts of necessary capital improvements, such as roads, schools, and water and sewer service when land-use decisions and plans are made.
5. Provide funding for school facilities that will enable the School Board to achieve its priorities within the County's fiscal capabilities. Ensure that the School Board's goals and needs and the County's ability to fund projects are compatible and are discussed jointly on a regular basis.
6. Ensure that the County's facilities are located, designed, and constructed to maximize public convenience and accessibility. New construction should, where economically feasible, maximize use of existing facilities. Available technology should be reviewed and, where possible, technological improvements should be used to minimize the need for additional space.
7. Ensure that sheriff, fire, rescue, and emergency management provide the highest level of citizen protection within the fiscal resources of the County. Work with these agencies and departments to ensure that performance measures are established to effectively plan for future capital, personnel, and equipment needs.
8. Provide or permit Waterworks¹ and Sewerage System & Treatment Works² **as regulated by the Clarke County Zoning Ordinance** only as described in the following policies, to ensure consistency with the previously stated land-use policies.
 - a. Coordinate with the Towns of Berryville and Boyce in their activities to provide Waterworks and/or Sewerage System & Treatment Works on land within Town limits and areas that the County agrees should be annexed to the Towns.
 - b. Provide septage treatment facilities to meet the County's water resource and environmental protection objectives.
 - c. Work with State and Federal agencies and property owners to remedy incidents where a significant health threat has been identified by the Clarke County Health Department involving existing residential development. Any applicable grant or low-interest loan program should be pursued to assist in paying for the construction of such facilities.

¹Waterworks means a system that serves piped water for drinking or domestic use to (a) the public, (b) at least 15 connections, or (c) an average of 25 individuals for at least 60 days out of the year and shall include all structures, equipment, and appurtenances used in the storage, collection, purification, treatment, and distribution of pure water (except the piping and fixtures inside the building where such water is delivered).

²Sewerage System & Treatment Works means 1) Sewerage System: pipelines or conduits, pumping stations and force mains, and all other construction, devices, and appliances appurtenant thereto, used for the collection and conveyance of sewage to a treatment works or point of ultimate disposal, and 2) Treatment Works: any device or system used in the storage, treatment, disposal or reclamation of sewage or combinations of sewage and industrial wastes, including, but not limited to, pumping, power, other equipment and appurtenances, septic tanks, and any works (including land) meeting the definition of a Mass Drainfield, that are or will be (a) an integral part of the treatment process or (b) used for ultimate disposal of residues or effluent resulting from such treatment. This term does not include Subsurface Drainfields not defined as Mass Drainfields.

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- d. Provide Waterworks and/or Sewerage System & Treatment Works, through the Clarke County Sanitary Authority, at property owner expense, for business uses at the intersection of two or more federally designated primary highways and/or state designated limited access primary highways, specifically the Waterloo Area (US Routes 50/17 and 340). Any applicable grant or low-interest loan program should be pursued to assist in paying for the construction of Sanitary Authority facilities.
9. Permit, in cooperation with the Clarke County Sanitary Authority, the construction of sewage treatment facilities, in accord with the aforementioned policies. These facilities should be financed by the fees charged to the users of the facilities, State and Federal grant programs, or other innovative and incentivized financing programs that produce a net benefit to the County. Facilities should use innovative, cost-effective technology consistent with environmental protection policies, such as water recycling/land application systems.
10. Evaluate all private development proposals as they relate to public utility and land-use plans.
11. Improve coordination among County departments in standardizing methods of financial calculation and projection.

Objective 12 -- Transportation

Ensure that the County's transportation system provides safe and efficient means for all modes of travel for citizens and visitors through coordinated land use decision-making and judicious use of limited fiscal resources.

1. ~~Create and~~ Maintain a transportation plan that includes an inventory of the County's existing transportation network, planning assumptions, needs assessment, and recommended future improvements. ~~Conduct an annual review of this plan to ensure consistency with the County's Six Year Secondary Road Improvement Plan and Budget and with the Commonwealth Transportation Board's Statewide Transportation Plan.~~

Staff:

Recommend deleting the above language as the Transportation Plan should be evaluated every five years like the other component plans.

2. Develop specific strategies for prioritizing transportation projects, responding to new State and Federal projects in the County, and identifying new projects to improve safety or increase capacity of the public road system. Include policies on bicycle and pedestrian facilities and commuter facilities.
3. Maintain the existing primary road system at its present level and upgrade it only for safety purposes or planned traffic increases to the extent funds are provided by the Virginia Department of Transportation.

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4. Establish specific transportation planning policies in the area plans for the County's designated growth areas including but not limited to policies on walkability, bicycle and pedestrian mobility, interconnected street networks, traffic calming, and other modern techniques that support high quality communities and neighborhoods.
5. Carefully assess the short- and long-range fiscal impacts of transportation improvements when land-use decisions and plans are made.
6. **Develop Continue to** maintain a County bicycle and pedestrian plan.

Objective 13 – Citizen Participation in the Planning Process

Encourage citizen involvement in the planning process.

Staff:

Is this Objective needed or would it be better as a narrative in Chapter I?

Policies

1. Provide opportunity for citizens to participate in all phases of the planning process.
2. Require that all meetings involving preparing, revising, or amending the Comprehensive Plan be publicly posted and open to the public.
3. Meet or exceed all state requirements for public notice for meetings and freedom of information requests.
4. Ensure that information pertaining to the Plan and the planning process is available to citizens in an understandable form, which may include internet postings, newsletters, mailings, informational brochures, and announcements in newspapers and on radio to stimulate citizen involvement.
5. Encourage educational institutions, agencies, clubs, and special interest groups to review and comment on the Comprehensive Plan and implementing components.
6. Ensure uniform interpretation, administration, enforcement procedures, and staffing levels for the implementing plans, policies, and ordinances of the Comprehensive Plan.