AGENDA
PLANNING COMMISSION REGULAR MEETING
Town Hall Council Chambers
6 E. Pennsylvania Avenue
Lovettsville, VA 20180
WEDNESDAY, NOVEMBER 4, 2026, AT 7:00 PM

Pursuant by motion of Town Council (May 13, 2021) this meeting will be held in an electronic hybrid format. The Commission, and staff will participate in attendance of the meeting. Written comments regarding items on this agenda can be submitted to clerk@lovettsvilleva.gov by 3:00PM on the day of the meeting.

Members of the public may access and participate in this meeting at the Lovettsville Town Hall located at 6 E. Pennsylvania Ave or electronically by using the link provided below:
https://us02web.zoom.us/j/86534540155?pwd=zRFX7YTxHXnjwuvLP80PLNdZLRnpy4.1

Webinar ID: 865 3454 0155

Passcode: 728363

1. **Call to Order and Pledge of Allegiance**

2. **Public Comment** (comments not related to a public hearing item on this agenda)

3. **Additions/Deletions/Modifications to the Agenda**

4. **Public Hearing**
   A. LVZA 2026-0002, Regulating Cannabis Uses

5. **Information Items**
   None

6. **Discussion Items**
   A. Comprehensive Plan Review
      1. Transportation, Housing and Economic Development Initial Review
      2. Public Facilities and Utilities Second Draft Review
      3. Historic Resources and Environment Third Draft Review

7. Planning Commission Minutes
A. October 7, 2026

8. Committee Reports

9. Zoning Administrators Report

10. Comments from the Mayor and Commissioners

11. Next Scheduled Meeting
December 2, 2026, Regular Meeting

12. Adjournment

Sec 42-2 Definitions and Rules of Construction

Marijuana cultivation facility means a facility licensed under the Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to cultivate, label, and package marijuana; to purchase or take possession of marijuana plants and seeds from other marijuana cultivation facilities; to transfer possession of and sell marijuana, immature marijuana plants, and marijuana seeds to retail marijuana stores; to transfer possession of marijuana, immature marijuana plants, and marijuana seeds to marijuana transporters; to transfer possession of and sell marijuana, marijuana plants, and marijuana seeds to other marijuana cultivation facilities; to transfer possession of and sell marijuana to marijuana processing facilities; and to transport marijuana, immature marijuana plants, and marijuana seeds from the marijuana cultivation facility's licensed premises to another licensed marijuana establishment.

- *Indoor cultivation* means the cultivation of marijuana by a marijuana cultivation facility licensee in a secure agricultural greenhouse, an enclosed structure that has transparent walls and roofing and is used for controlled-environment agriculture, provided that the secure agricultural greenhouse is surrounded by a privacy fence that is no less than eight feet tall and is subject to monitored ingress and egress.

- *Outdoor cultivation* means cultivation in an area exposed to natural sunlight and open to environmental conditions, including variable temperature, precipitation, and wind.

Marijuana establishment means a marijuana cultivation facility, marijuana microbusiness, marijuana delivery operator, marijuana testing facility, marijuana processing facility, marijuana transporter, retail marijuana store, or pharmaceutical processor or cannabis dispensing facility authorized to exercise dual-use privileges pursuant to § 4.1-1602.1 of the Cannabis Control Act Subtitle II (§ 4.1-600 et seq.)

Marijuana paraphernalia means all equipment, products, and materials of any kind that are either designed for use or are intended for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, strength testing, analyzing, packaging, repackaging, storing, containing, concealing, ingesting, inhaling, or otherwise introducing into the human body marijuana.

Marijuana processing facility means a facility licensed under Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to process, label, and package marijuana and marijuana products; to purchase or take possession of marijuana from a marijuana cultivation facility or another marijuana processing facility; to transfer possession of and sell marijuana and marijuana products to retail marijuana stores or other marijuana processing facilities; to transfer possession of marijuana and marijuana products to marijuana transporters; and to transport marijuana and marijuana products from the marijuana processing facility's licensed premises to another licensed marijuana establishment.

- *Processing* or *process* means the production of marijuana products or the blending, infusing, compounding, or other preparation of marijuana or marijuana products, including marijuana extraction or preparation by means of chemical synthesis. "Processing" or "process" does not include cultivation or testing.

Marijuana products means (i) products that are composed of marijuana and other ingredients and are intended for use or consumption, ointments, and tinctures or (ii) marijuana concentrate.

Marijuana testing facility means a facility licensed under Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to develop, research, transport, or test marijuana, marijuana products, and other substances.

Marijuana transporter means a facility licensed under Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to take possession of marijuana, marijuana products, immature marijuana plants, and marijuana seeds from a marijuana cultivation facility, a marijuana processing facility, a retail marijuana store, a microbusiness, or another marijuana transporter; to transfer possession of marijuana, marijuana products, immature marijuana plants, and marijuana seeds to a marijuana cultivation facility, marijuana processing facility, retail marijuana store, microbusiness, or another marijuana transporter; and to transport marijuana, marijuana products, immature marijuana plants, and marijuana seeds from one licensed establishment to another.

Marijuana delivery operator means an entity licensed under Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to take possession of marijuana or marijuana products from a retail marijuana store or microbusiness and deliver such marijuana or marijuana products only in person to consumers at any residence, including a temporary residence, or business; however, a delivery operator licensee

Marijuana microbusiness means a facility licensed under Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to conduct any activities authorized for marijuana cultivation facilities pursuant to § 4.1-800, marijuana processing facilities pursuant to § 4.1-801, and retail marijuana stores pursuant to § 4.1-802, as determined by the Board

Public place means any place, building, or conveyance to which the public has, or is permitted to have, access, including restaurants, soda fountains, hotel dining areas, lobbies and corridors of hotels, and any park, place of public resort or amusement, highway, street, lane, or sidewalk adjoining any highway, street, or lane.

Regulated hemp product means a hemp product intended for smoking or an edible hemp product.

Marijuana retail store means a facility licensed under Cannabis Control Act Subtitle II (§ 4.1-600 et seq.) to purchase or take possession of marijuana, marijuana products, immature marijuana plants, or marijuana seeds from a marijuana cultivation facility or marijuana processing facility; to take possession of marijuana, marijuana products, immature marijuana plants, or marijuana seeds from a marijuana transporter; to sell marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, or marijuana seeds to consumers only in person on premises approved by the Board; to deliver marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, or marijuana seeds only in person to consumers; to transfer possession of marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, or marijuana seeds to marijuana delivery operators; and to transport marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, and marijuana seeds from the retail marijuana store's licensed premises to another retail marijuana store.

- *Sale* and *sell* includes soliciting or receiving an order; keeping, offering, or exposing for sale; peddling, exchanging, or bartering; or delivering other than gratuitously, by any means.

Testing or *test* means the research and analysis of marijuana, marijuana products, or other substances for contaminants, safety, or potency. "Testing" or "test" does not include cultivation or processing.

Tetrahydrocannabinol means any naturally occurring or synthetic tetrahydrocannabinol, including its salts, isomers, and salts of isomers whenever the existence of such salts, isomers, and salts

of isomers is possible within the specific chemical designation and any preparation, mixture, or substance containing, or mixed or infused with, any detectable amount of tetrahydrocannabinol. For the purposes of this definition, "isomer" means the optical, position, and geometric isomers.

Marijuana products means (i) products that are composed of marijuana and other ingredients and are intended for use or consumption, ointments, and tinctures or (ii) marijuana concentrate.

Authority means the Virginia Cannabis Control Authority created pursuant to this subtitle.

Board means the Board of Directors of the Virginia Cannabis Control Authority.

Canopy means the space used by a licensee to produce flowering marijuana plants, including areas between plants, pathways, walkways, and empty space between rows that allow for airflow, light, growth, access for watering, trimming, and other activities associated with marijuana cultivation. "Canopy" does not include space used for mother plants, clones, immature or nonflowering plants, processing, drying, curing, trimming, storage, offices, hallways, work areas, or other administrative and nonproduction uses. If flowering marijuana plants are cultivated using a shelving or other layered system, the surface area of each level shall be included for purposes of calculating canopy.

Cultivation or *cultivate* means the planting, propagation, growing, harvesting, drying, curing, grading, trimming, *packaging,* or other similar *manufacturing* of marijuana for use or sale. "Cultivation" or "cultivate" does not include *processing* or testing.

Hemp product means a product, including any raw materials from industrial hemp that are used for or added to a food or beverage, that (i) contains industrial hemp and has completed all stages of processing needed for the product and (ii) when offered for retail sale (a) contains a total tetrahydrocannabinol concentration of no greater than 0.3 percent and (b) contains no more than two milligrams of total tetrahydrocannabinol per package or an amount of cannabidiol that is no less than 25 times greater than the amount of total tetrahydrocannabinol per package.

Sec 42-257 Purpose; Specific Requirements For All Commercial Uses

(b) Hours of operation.

(1) Except as noted below, all businesses located within the town limits shall close to the public not later than 12:00 midnight and shall not reopen earlier than 6:00 a.m. the following day.

(2) Any business located within 100 feet of the nearest property line of a residential use located within a residential district shall close to the public not later than 11:00 p.m. each day and shall not reopen earlier than 7:00 a.m. the following day.

(3) Marijuana retail stores, including those operated as part of a marijuana microbusiness, shall close no later than 8:00 p.m. each day and shall not reopen earlier than 8:00 a.m. the following day.

(4) Hours of operation may be modified by the Town Council with a conditional use permit. Such application shall specifically justify the need for the modification to the satisfaction of the Town Council.

Sec 42-261 Requirements For Marijuana Establishments

The following uses, as defined in this Ordinance and as regulated pursuant to Title 4.1 of the Code of Virginia, 1950, as amended, shall be subject to the following standards:

(a) **General requirements; Location and distance requirements; Signs and advertising.**

(1) Marijuana establishments shall be located in zoning districts identified in Section 42-151, Table 1, Uses by Zoning District.

(2) Absent a conflicting, more stringent requirement or standard in this Section 42-261, marijuana establishments shall comply with the specific requirements or standards for all commercial uses as found in § 42-257 of this Ordinance and for the zoning district in which they are located.

(3) No retail marijuana stores or microbusinesses shall be located within 1,000 feet, or a greater minimum distance requirement as promulgated in the regulations adopted by the Board of Directors of the Virginia Cannabis Control Authority, of another retail marijuana store or microbusiness, or any hospital, public, private, or parochial school or institution of higher education, or child day program.

~~(4) **The Town shall maintain a "Marijuana Establishment Location Buffer Map" for the purpose of enforcing the location and distance requirements found in this Ordinance and as authorized by Va. Code § 4.1-629(B)(2). A copy of said map shall be kept up-to-date for the use and benefit of the public and the most recent version shall be posted and available for public inspection.**~~

(5) Any signs or advertising for marijuana establishments shall be subject to the restrictions as set forth in the Cannabis Control Act and Article 42-XI of this Ordinance.

(b) **Marijuana Retail Stores and Delivery Operators:**

(1) May be open to the public between 8:00 AM and 8:00 PM

(2) Shall not be located within **500 feet** of a residential property or residential zoning district

(3) Shall not include indoor or outdoor areas for consumption of marijuana products on site

(4) Shall not permit delivery of marijuana products to the following facilities:

- any child day center, school, or government facility;
- hospital;
- any public gathering places, including sporting events, festivals, fairs, races, concerts, parks, and terminals of public transportation companies.

(c) **Marijuana Cultivation Facilities:**

(1) Shall be limited to a total growing canopy of up to 10,000 square feet

~~**(2) Shall be located no closer than 500 feet of a residence or residential zoning district**~~

(3) In addition to other applicable zoning and site plan submission requirements, shall provide an estimate of groundwater and town water demands and shall be limited by available Town water capacity

(d) **Marijuana Processing and Testing Facilities:**

(1) Shall be limited to a total growing canopy of up to 10,000 square feet
(2) Shall not include outdoor storage of chemicals or waste
~~**(3) Shall be located no closer than 500 feet of a residence or residential zoning district**~~
~~**(4) Shall be located no closer than 1000 feet of an existing marijuana processing facility**~~
(5) In addition to other applicable zoning and site plan submission requirements, shall provide:
   a. an estimate of daily and peak water demands to ensure available capacity
   b. sufficient information to indicate any emissions into the ambient air of any substance or combination of substances do not produce an objectionable odor beyond the property line of the facility
   c. review of wastewater chemicals to ensure discharges do not disrupt the Town wastewater treatment operations

(e) **Marijuana Transporters:**

(1) May include a storage or warehouse facility with a gross floor area of up to 20,000 square feet
(2) Shall not include outdoor storage
(3) Shall be located to avoid warehouse traffic on residential secondary streets
(4) Shall not include storage of toxic or hazardous materials

(f) **Marijuana Microbusinesses** providing any, or a combination of, cultivation, processing, and retail functions and uses shall be subject to the standards applicable to each function as separate uses, including the location and distance requirements. If there is a conflict between the requirements and standards for a function or use, the more restrictive standards and requirements shall apply.

(1) A microbusiness may cultivate as much as 5,000 square feet of indoor canopy or 10,000 square feet outdoors
(2) A microbusiness <u>offering retail marijuana sales</u> shall not be located within **500 feet** of a residential property or residential zoning district

Use	Residential						Commercial/Light				Annexation		
P= Use permitted subject to zoning approval; C=conditional use permit required.	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Refer also to Section 42-147, Application of District Regulations													
The list of uses contained in this Chapter shall not be deemed to be an exhaustive list but is included for the purposes of clarity and emphasis, and to illustrate the characteristics of other uses that may be permitted or prohibited, as the case may be.													
Special Uses/Restrictions	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Bus shelter.	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction or sales trailer, subject to 42-301	P	P	P	P	P	P	P	P	P	P	P	P	P
Any permitted use that exceeds the gross floor area or size limits permitted by the district.	C	C	C	C	C	C	C	C	C	C	C	C	C
Any permitted use storing herbicides, pesticides, fertilizers, fungicides, fuel, oils, lubricants, other toxic or hazardous materials on site in containers, each holding more than 10 gallons or 80 pounds dry weight.							C	C	C	C	C	C	C
Public sewer and water facility.	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Agriculture, including crop farm, horse farm, livestock farm, but excluding hog and poultry farm, commercial stockyard and feed lot; horticulture, including the growing of fruits, vegetables, flowers, or ornamental plants; forestry and viticulture.											P	P	P
Farm and garden store without outdoor storage.								C	C	P		P	P
Farm and garden store with outdoor storage.									C	C			
Farmers' Market.							C	C	C			P	P
Retail nurseries and greenhouses.									C			P	P
Wayside stand, when located on a parcel ten acres or greater, pursuant to section 42-300.												P	P
Production nursery and greenhouse. Not subject to Title 4.1.												C	C
Marijuana cultivation facility licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Zoning Ordinance Section 42-261.												C	C
Marijuana microbusiness cultivating marijuana indoors or outdoors with an indoor canopy that does not exceed 5,000 square feet and an outdoor canopy that does not exceed 10,000 square feet licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Zoning Ordinance Section 42-261.												C	C
Health Care	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Medical and health care facility and clinic, outpatient.							P	P	P	P			
Emergency care facility.							P	P	P				
Community Amenities/Civic Uses	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Cemetery, mausoleum or memorial park.											C	C	C
Church, synagogue, temple, or mosque.	C	C	C			C	P	P	P		C	C	C
Convention facility and center.										C			
Fraternal club, lodge, and community building for use by nonprofit organizations.	C	C	C				C	C	C	C			
Library, museum, and cultural facility.	C	C	C				C	P	P				
Theater or performing arts center.							C	C	C				
Government / Infrastructure	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Armory, National Guard or Reserve.										P			
Fire, rescue and police station.								P	P	P		P	P
Maintenance building and facility, governmental.										P			
Parking lot, public.								P	P				
Commuter parking lot with fewer than 50 spaces.									P			P	P
Commuter parking lot with greater than 50 spaces.									C			C	C
Post office.								P					
Public service agency office not otherwise listed.							P	P	P	C			
Transit agency and transportation service company.										C			
Wireless communications equipment such as antennas and satellite dishes attached to an unrelated structure.	C	C	C					C	C	C	C	C	C
Wireless, small cell facility subject to Section 42-305.	P	P	P			P	P	P	P	P	P	P	P
Wireless or wired communications facility including switching stations, monopoles, towers, and similar uses.								C	C	C	C	C	C

Industry/Employment	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Autobody repair.										P			
Blacksmith shop.										P		P	P
Welding or machine shop, excluding presses exceeding 40-ton rated capacity and drop hammers.										P			
Business incubator center, shared office space, and similar use.									C	P			
Bakery, production, shared kitchen, food commissary, catering service, or similar use.									C	P			
Contractors and construction services, including contractors in specialized trades.									C	P			
Fabric, quilting and upholstery supplies or services.								C	C	P			
Furniture and cabinet making shop.									C	P			
Liquefied petroleum gas distribution facility, subject to section 42-257(g).										C			
Manufacturing, processing, and production of goods, merchandise and equipment within a completely enclosed building containing not more than 10,000 square feet of gross floor area that does not include the manufacture or disposal of toxic or hazardous materials **or products licensed under Code of Virginia Title 4.1. Alcoholic Beverage and Cannabis Control.**										P			
Marijuana processing facility containing not more than 10,000 square feet of gross floor area and licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Zoning Ordinance Section 42-261.										**C**			
Marijuana testing facility licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Zoning Ordinance subject to Section 42-261.										**C**			
Marijuana transporter licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Zoning Ordinance Section 42-261.										**C**			
Microbusiness licensed under under Code of Virginia Title 4.1. Alcoholic Beverage and Cannabis Control as a marijuana processing, testing, or transporter operation and subject to Zoning Ordinance Section 42-261.										**C**			
Mini-warehouses and self-storage.								C	C	P			
Office, administrative, business or professional.							P	P	P	P			
Professional office	C	C	C	C									
Publishing and printing establishment.									P	P			
Warehouse and wholesale trade use containing not more than 20,000 square feet of gross floor area **that does not include the storage of toxic or hazardous materials or products licensed under Code of Virginia Title 4.1. Alcoholic Beverage and Cannabis Control.**										P			
Wholesale food and beverage processing with up to 10,000 square feet of gross floor area that does not include the processing or storage of toxic or hazardous materials **or products licensed under Code of Virginia Title 4.1. Alcoholic Beverage and Cannabis Control.**										P			

Residential	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Accessory apartment or semi-independent dwelling unit, subject to Section 42-195.	C	C	C		C	C					**C**		C
Assisted living facility.				P		P							
Dwelling, single-family detached.	P	P	P	P	P	P					**P**		P
Dwelling, duplex, vertical.					P								
Dwelling, attached.				P									
Dwelling, multiple.				P									
Dwelling, semi-detached.				P									
Home occupation, subject to Section 42-199.	P	P	P	P	P	P					**P**		P
Large lot communities subject to Section 42-202.	C												
Limited Residential Lodging subject to Section 42-297(B).	P	P	P			P	P	P			**P**		P
Model home, subject to section 42-204.	P	P	P	P	P	P					**P**		P
Nursing home or extended care facility.				P									
Orphanage.											**C**		C

Retail Sales	R-1	R-2	R-3	R-C	PIDD	T-C Res	T-C Core	C-1	C-2	CI-1	RA-1	CA-1	CRA-1
Antique store.							P	P	P	P			
Art gallery, arts and crafts studio, photography studio, or art or framing store.							P	P	P	P			
Automobile parts store.									C				
Automobile sales, used.									C	C			
Bakery, retail.							P	P	P	P			
Bookstore.							P	P	P				
Building materials store with outdoor storage and/or display.									C	C			
Building materials store without outdoor storage and/or display.									C	P			
Clothing and accessories store.							P	P	P				
Computer or electronics store.							P	P	P				
Convenience stores with fuel sales.									C				
Convenience stores without fuel sales.							P	P	P				
Fabric store.							P	P	P				
Florist.							P	P	P				
Furniture and appliance sales and/or service.							P	P	P	P			
General merchandise store not exceeding a gross floor area of 3500 square feet.							P	P	P				
General merchandise store exceeding a gross floor area of 3500 square feet up to a maximum of 6500 square feet.							C	C	P				
Gift shop or jewelry store.							P	P	P				
Grocery store.							P	P	P				
Hardware store.							C	C	P	P			
Hobby store.							P	P	P				
Marijuana Retail Sales licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Section 42-261							**C**		**C**				
Marijuana delivery operator licensed by the Board of Directors of the Virginia Cannabis Control Authority and subject to Section 42-261.							**C**		**C**				
Microbusiness licensed by the Board of Directors of the Virginia Cannabis Control Authority as a marijuana retail sales operation and subject to Section 42-261.							**C**		**C**				
Music store.							P	P	P				
Office supply and stationary store.							P	P	P				
Pet supply store.							P	P	P				
Pharmacy without drive-through windows.							P	P	P				
Pharmacy, including drive-through window.							C	C	P				
Photographic equipment sales.							P	P	P				
Restaurant and catering service, including curb service but excluding drive-through windows and related facilities.							P	P	P	P		**P**	P
Specialty products store.							C	C	C				
Sporting goods and bicycle shop.							P	P	P				
Tack shop.							P	P	P			**P**	P
Temporary retail sales subject to Section 42-311.	P	P		P	P	P	P	P	P	P		**P**	P
Retail Services	**R-1**	**R-2**		**R-C**	**PIDD**	**T-C Res**	**T-C Core**	**C-1**	**C-2**	**CI-1**	**RA-1**	**CA-1**	CRA-1
Art foundry or continuous kiln.									C	P			
Automobile and vehicle repair, heavy.									C	P			
Automobile and vehicle repair, light with outdoor storage pursuant to Section 42-257.									C	C			
Automobile wash and detailing, full service.									C	C			
Bank and financial institution with not more than two drive-through windows.							C	C	C				
Banks and financial institutions without drive- through windows.							P	P	P				
Banquet/event facility.							C	C	P			**C**	C
Barber shop, beauty salon or nail salon.							P	P	P				
Bed and breakfast homestay, subject to Section 42-297.	C							P				**P**	P
Bed and breakfast inn, pursuant to Section 42- 297.								P	P			**C**	C
Country inn subject to Section 42-297.								P	P	P		**C**	C
Dry cleaner with customer drop-off and pick-up only, no onsite dry cleaning, and no drive-through facilities.							P	P	P				
Dry cleaner with onsite drycleaning or drive-through facilities.							C	C	C				
Fitness center.							P	P	P				
Funeral home.									P				
Microbrewery, cidery, distillery and winery.								C	C	P		**P**	P
Package and parcel service.							C	C	P	P			
Personal service not otherwise listed.							P	P	P				
Pet/animal daycare, kennels and boarding with outdoor pens or runs.										P			
Pet/animal grooming.								P	P	P			
Veterinary hospital and clinic with boarding limited to animals under care.								C	P	C			
Schools & Child Services	**R-1**	**R-2**	**R-3**	**R-C**	**PIDD**	**T-C Res**	**T-C Core**	**C-1**	**C-2**	**CI-1**	**RA-1**	**CA-1**	CRA-1
Child care center, day care centers or nursery schools subject to Section 42-298.	C	C	C		C	C		P	P				
Childcare home, subject to section 42-298.	P	P	P					P			**P**		P
School: college and university without residential dormitories.	C	C	C					P	P	P			
School: college and university with residential dormitory.										C			
School: K-12	C	C	C				C	C	C			**C**	C
School: technical, trade, vocational or business.							P	P	P	P			
Sports and Athletic / Recreation	**R-1**	**R-2**	**R-3**	**R-C**	**PIDD**	**T-C Res**	**T-C Core**	**C-1**	**C-2**	**CI-1**	**RA-1**	**CA-1**	CRA-1
Camp, day and boarding.												**C**	C
Community center.	C											**C**	C
Country club.												**C**	C
Dance, martial arts, fitness, or similar personal or studio instruction.							P	P	P	P			
Golf course.													
Indoor recreational facilities, private containing not more than 10,000 square feet of gross floor area.							C	C	P	P			
Nature preserve, such as, but not limited to, wildlife sanctuary, conservation area, and game preserve.	P	P	P	P	P	P		P	P	P	**P**	**P**	P
Park, community, public or private.	C					C	C	C	C	C	**C**	**C**	C
Neighborhood park or Playground, public or private.	P	P	P	P	P	P	P	P	P		**P**	**P**	P
Playing field and court, lighted.	C	C									**C**	**C**	C
Recreational facility, outdoor, private, occupying an area of land not exceeding 10,000 square feet.					P		C	C	P	P		**C**	C

TO: **Planning Commission**

FROM: **John Merrithew, Planning/Zoning Administrator**

DATE: **November 4, 2026**

SUBJECT: **LVZA 2026-0002, Local Regulation of Cannabis Establishments**

Purpose: To seek Planning Commission recommendation on local zoning amendments necessitated by the State approval of the Cannabis Control Act (the "Act") seq.) § 4.1-600

Background: Earlier this year, the General Assembly adopted amendments to the Cannabis Control Act (the "Act") to provide a regulatory framework for an adult-use recreational cannabis market in the Commonwealth. Under the Act, recreational marijuana retail sales are planned to begin July I, 2027. The Act requires that local governments enact certain legislation before sales begin, and other legislation is advisable based on the potential impacts of the Act to and within the Town. The proposal before the Planning Commission is to amend the Zoning Ordinance. Consideration of associated sales tax and penalties for certain public activities will be addressed separately by the Town Council.

The Act establishes a licensing and regulatory system for cannabis businesses and gives the Virginia Cannabis Control Authority ("CCA") authority over activities including the possession, sale, transportation, distribution, and delivery of marijuana and marijuana products. The CCA is the primary agency responsible for the enforcement of the Act and for generally regulating the growth, distribution and sale of marijuana in the Commonwealth.

The Act covers licensing and license applications; cultivation, manufacturing/processing, and retail operations; testing laboratories and product testing; packaging and labeling; advertising restrictions; inspections and enforcement; penalties, license suspension, and revocation; cannabis business equity programs; medical cannabis; and regulated hemp products. However, as indicated above, nearly all of these aspects are governed by the CCA and are not within the purview of local governments. Local governments cannot prohibit these uses but may regulate their location , hours of operation, and in some circumstances their separation from other uses.

Local governments, such as the Town, still have land-use, permitting, public-safety, and local-policy responsibilities. The CCA will begin taking license applications on February 1, 2027, leaving the Town with a relatively short window to enact legislation that will guide how cannabis/marijuana establishments will fit into this community.

For the Town, the most important provision of the Act may be § 4.1-629. That section specifically divests localities of the authority to enact local ordinances or regulations that independently regulate or prohibit cannabis, while expressly preserving local authority over zoning and land use, business licensing, and other generally applicable local regulation of licensed businesses. It also gives localities specific authority concerning cannabis consumption in public spaces and allows them to reduce certain state-established distance requirements. Through the Zoning Ordinance, the locally permissible regulations will regulate zoning districts and standards, hours of operation or sales, distances from sensitive locations, and distances between certain marijuana establishments.

Discussion: The Cannabis Control Act does not supersede or limit a locality's authority to adopt and enforce local ordinances regulating businesses licensed under the Act, including zoning requirements. Zoning location regulations remain within the Town's purview and are the principal regulatory tool available to local governments under the Act.

The attached draft Ordinance proposes the following:

1. Requires all marijuana establishments seek a conditional use permit by which conditions of approval can be applied to each use

2. Limits marijuana establishments in the C-2, CRA-1, CA-1 (if the district is adopted by the Town Council as a new annexation district) and CI-1 districts

3. Requires a 1,000-foot buffer around local schools and daycares consistent with the State buffer limits (§ 4.1-810)

4. Establishes a 500-foot minimum distance separating a retail marijuana store or microbusiness from residential zoning districts to avoid “adversely affecting real property values or substantially interfering with the usual quietude and tranquility of such residential area” (§ 4.1-810)

5. Establishes hours of 8:00 AM to 8:00 PM for the permitted sale of marijuana products

6. Prohibits marijuana delivery to public places and events

7. Limits a marijuana cultivation growing canopy to no more than 10,000 square feet, and marijuana storage to 20,000 square feet of gross floor area

8. Requires daily and peak water demand calculations as a criteria for approving testing, production, and cultivation facilities

Staff has recommended changes since the October 7, 2026, Planning Commission meeting:

1. The separation requirements for cultivation and processing and testing facilities are removed. In reviewing the State Code again, the separation or buffering provisions apply only to retail sales stores and microbusinesses.

2. Staff proposes replacing the 1,000-foot buffer map with a text reference. The map is a static document and as the Commission noted schools and daycares may change over time, in which case the text will apply to new locations without having to amend the Ordinance and map.

3. Staff has included a map illustrating a 500-foot buffer around residential zoning districts as requested by the Commission.

Fiscal Impact: Minimal. The process to review a proposed marijuana establishment will be similar to other zoning applications and should have a minimal impact on Town operations. The Town is likely to see a positive revenue impact.

Recommendation: Staff recommends approval of the draft amendment.

Motions:

1. I move to forward LVZA 2026-0002, Local Regulation of Cannabis Establishments, as amended, to the Town Council with a recommendation of approval.

Or

2. I move an alternate motion.

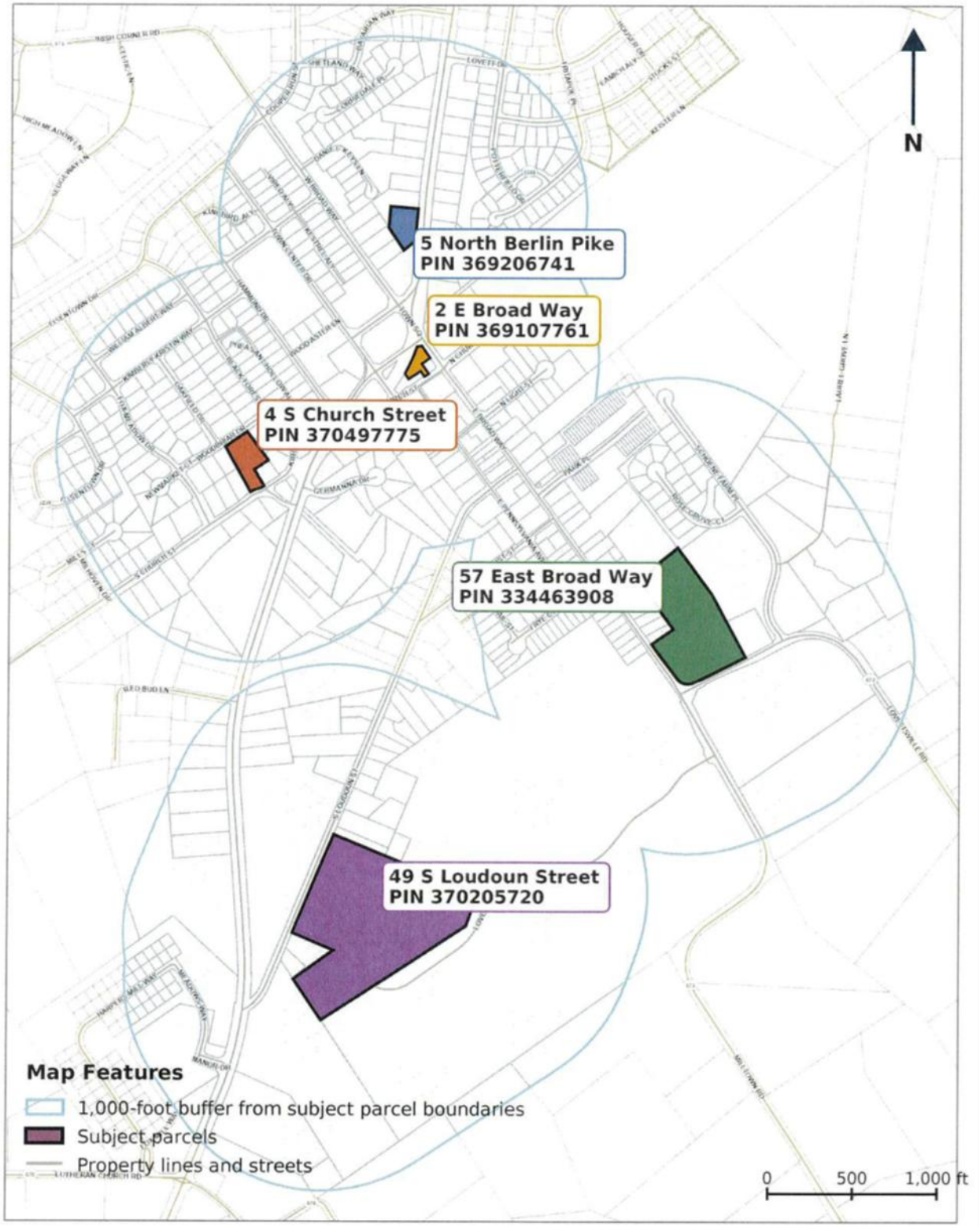
Enclosures

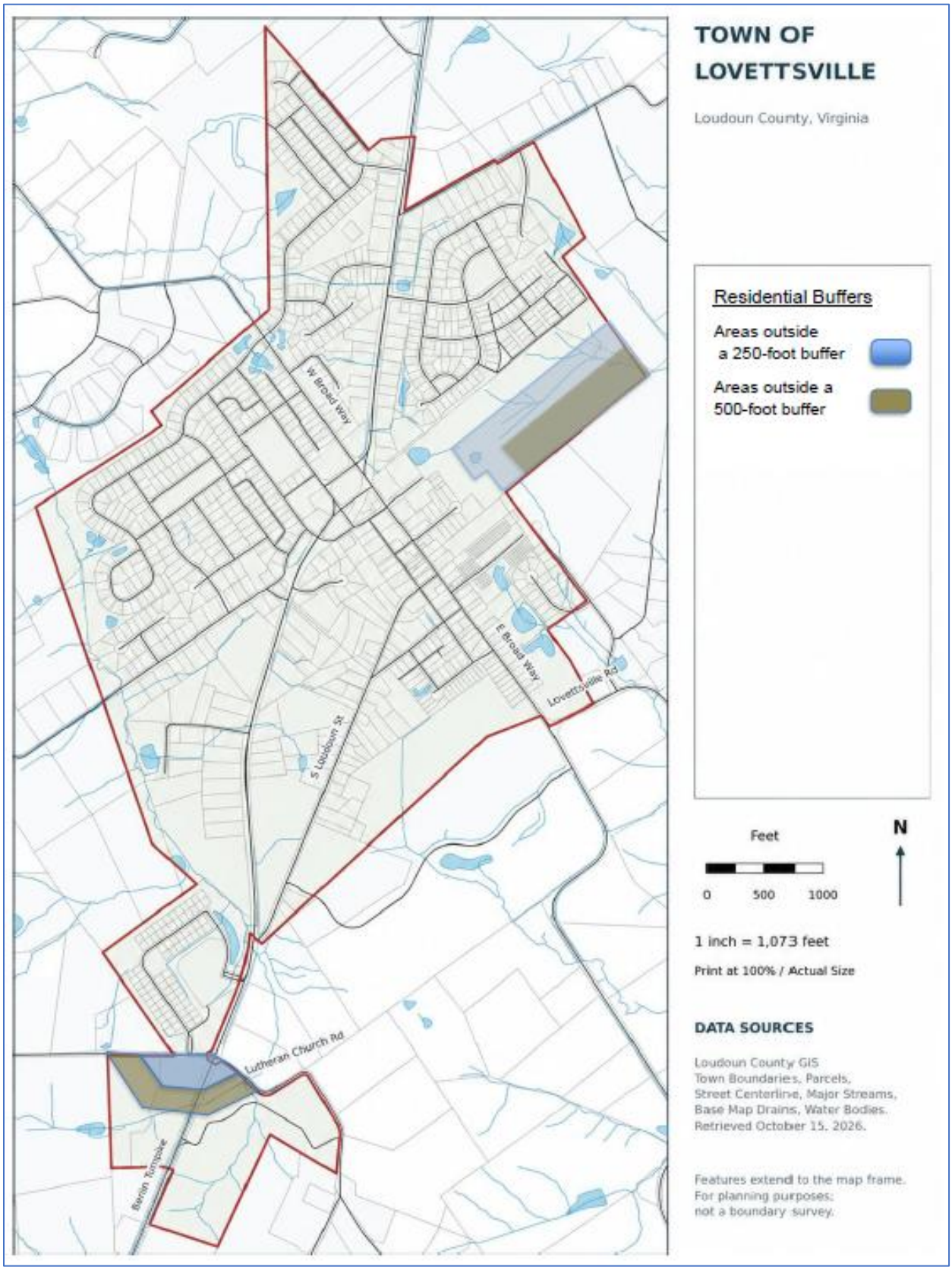
1. The School and Daycare Buffer Map
2. The Residential Zoning District Buffer

Attachments:

1. LVZA 2026-0002, Draft Ordinance Language
2. Table 1 Uses by Zoning District

School and Daycare Buffer




TOWN OF
LOVETTSVILLE
Loudoun County, Virginia
Residential Buffers
Areas outside
a 250-foot buffer
Areas outside a
500-foot buffer
W Broad Way
E Broad Way
Lovettsville Rd
S Loudoun St
Lutheran Church Rd
Berlin Turnpike
Feet
0
500
1000
N
1 inch = 1,073 feet
Print at 100% / Actual Size
DATA SOURCES
Loudoun County GIS
Town Boundaries, Parcels,
Street Centerline, Major Streams,
Base Map Drains, Water Bodies.
Retrieved October 15, 2026.
Features extend to the map frame.
For planning purposes;
not a boundary survey.

CHAPTER 4 ECONOMIC DEVELOPMENT

Central Business District Area

Thirty-nine businesses are in commercial buildings concentrated around Zoldos Square and the Old Town area. They are principally located in the new Town Center retail complex and in older commercial buildings and adapted historic buildings in the Pennsylvania Avenue/East Broad Way corridor, on South Church Street, and on Berlin Turnpike. The proximity of the restaurants and stores, a regular schedule of activities and festivals, and the historic character of Old Town create the kind of environment that helps attract customers to Lovettsville. Ongoing public investment in streetscapes and drainage improvements will improve the walkability and attractiveness of the area. The recent construction of the Samuel Finz Municipal Complex and associated parking has provided a centralized parking area to the benefit of surrounding businesses. Facilities such as the library, post office, bank, and Town offices also help bring activity to the area. **Another 46 businesses are operated out of homes throughout the community[1].**

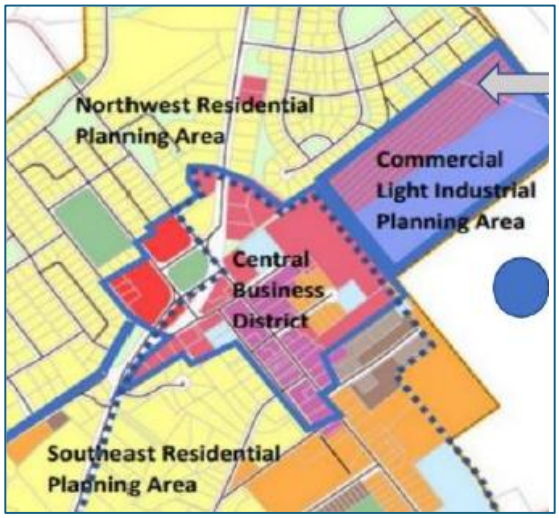


Town Square from Rt 287 north.

The direct fiscal benefit of commercial development includes commercial real estate taxes, business licenses, meals taxes, and cigarette taxes. **Town real estate valuation is 94.9% residential use and ~~3%~~ 5.1% commercial use[2].** A target ratio of residential to commercial real estate valuation is typically 75% residential and 25% commercial. At the same time, **2024[3]** Lovettsville revenues from commercial taxes (sales, cigarette, and meals) and business licensing represented **48.1% of total Town tax revenue. Nearly half of the Town's tax revenue was generated through these four business- and consumer-activity sources. This excludes commercial real estate taxes, bank franchise taxes, utility taxes, conduit taxes, and transient-occupancy taxes.** This suggests that in a small town the type of business is as important as the number of businesses. This also illustrates the value of

[1] Lovettsville Business License Report
[2] Loudoun County 2026 Real Estate Assessment Summary
[3] Lovettsville 2024 Audited Financial Report

a compact town core commercial area that supports high revenue uses such as restaurants, convenience stores, and entertainment venues.



As the community considers future land use, it is important to retain sufficient potential to increase the revenue from businesses to help reduce the tax burden on residences. Overall, **17**% of the Town area is zoned and planned for commercial use. The Central Business District area encompasses ~~much of the available commercially~~ approximately 46 acres ~~of planned and zoned land in the Town~~ including ~~the Quarterbranch Technologies tract at 1.23 acres, the Spears Development Group property on North Church Street at .89 acres~~, 8.74 acres of vacant commercially zoned property.

~~As Table 1 indicates, on its face, s~~Sufficient land is zoned to increase the commercial development in the Town by ~~about 60% and add a significant amount of commercial space.~~ by a factor of 3. ~~That m~~Most of these acreage is in easy walking distance of the Central Business District, which means new businesses could indirectly benefit existing businesses. However, 33 acres near the CBD is zoned for industrial uses and another 34 acres lies at the Southern Gateway. ~~If the Town is to retain its small-town character, sustaining a strong business community in the core requires investments that increase the commercial potential of existing businesses.~~

Table 1 Commercially Zone Land and Floor Area[4]

Zoning	Built Land Area (ac)	Fl. Area (s.f)	Vacant Land Area (ac)	Potential Fl. Area (s.f.)
Central Business District (CBD)				
C-1, Community Commercial	6.4 ac	70,760 sf	1.0 ac	9,000 sf
C-2, Mixed Use Commercial	3.0	16,050	6.5	57,000
T-C, Town Center	4.3	40,670	.62	5,400
CLI-1	0	0	1.23	10,700
Total CBD	13.7	127,480	9.4 ac	82,100
Outside the CBD	Built Land Area (ac)	Fl. Area (sf)	Vacant	Potential Fl. Area (sf)
Commercial/Light Industrial	0 sf	0 sf	33 **ac**	287,000 sf
C-1, Community Commercial	2.0	8,538	**0**	0
C-2, Mixed Use Commercial	1.0	5171	0	0
Total Outside	3.0	13,709	33.0	287,000

[4] Source: Loudoun County Assessor's Office

Transition Area	Built Land Area (ac)	Fl. Area (sf)	Vacant	Potential Fl. Area (sf)
CRA-1	5.4 ac	22,259 sf	34.5 ac	165,000 sf
Town Total	22.1 ac	163,448 sf	76 ac	539,400 sf

There are ~~three~~ two areas outside of the Central Business District Area identified as having potential for commercial growth.

Commercial/Light Industrial Planning Area

The 32-acre New Era Ventures Tract (which includes a portion of 39565 Keister Lane), which is adjacent to the Central Business District, represents one of the larger parcels of commercial/light industrial property in Western Loudoun County. Maintaining this tract for commercial/light industrial uses with flexibility regarding the types of businesses continues to be important.

For discussion: Light industrial development in the Town means indoor manufacturing with a 10,000 sf floor area limit, warehousing with a 20,000 sf floor area limit, contractor and construction services, bakery, furniture and cabinet making, mini warehousing. offices, wholesale food and beverage processing with a 10,000 sf floor area limit. Many of these uses will utilize heavy trucks, which raises the question of whether the New Era Venture tract is the right location for industrial development or if access needs to be addressed. This is potentially one advantage the A6 LLC property offers; better access without necessarily impacting the downtown business area.

Southern Gateway Planning Area

The Comprehensive Plan is implemented by current zoning except for parcels in the Gateway and Transition Planning Areas, approximately 3/4 to 1 mile outside of the central commercial area. The Walker and Hummer tracts and two small parcels at the south end of South Loudoun Street make up the Gateway Planning Area and include approximately 15 acres. The Gateway Planning Area is designated for mixed use commercial and office development. The mixed-use category is described as

For discussion: The Southern Gateway study consolidated the Gateway and Transition Planning Areas for analysis. Consideration should be given to revising the discussion to reflect the Southern Gateway report. A preferred land use option was not chosen during the gateway study but retaining the rural edge was a clear community preference.

horizontally integrated, mixed-use areas that would have commercial and/or office uses located along the Rt. 287 road frontage, with residential uses located behind the commercial sites.

~~Transition Planning Area~~

~~With the incorporation of the existing and new fire station sites into the Town, 15 acres of planned commercial and light industrial land was added. None of the land is zoned for commercial use, although current CRA-1 zoning would allow several businesses.~~

~~The Comprehensive Plan also identifies land encompassing~~ **~~The~~** ~~West End Motors and One Family Brewing properties, active annexation applications, as a commercial area. The potential annexation would add 28.6 acres to the Town's commercial land area. The proposed uses on the One Family Brewing site include a restaurant, brewery, distillery, and limited retail~~ **~~are yet to be determined~~**~~. The Comprehensive Plan intends that the area remain rural in character and maintain the rural edge to the Town.~~

Construction of the new fire station has caused the Volunteer Fire Company to place the 4-acre site housing the original 17,000 square-foot fire station and an adjoining 7.4-acre vacant lot on the market as commercial properties. The current CRA-1 zoning permits rural or tourism-oriented uses consistent with the rural nature of the area but also with potentially significant utility and traffic effects. These properties combined with the One Family Brewing property, creates the potential for approximately 165,000 square feet of commercial space.

Issues for Consideration

The Town seeks to retain the small-town character by limiting residential growth and supporting businesses in the Central Business District (CBD) through programmed activities, and infrastructure improvements. To minimize the tax burden on residents, the Town needs to continue to help increase the viability of existing businesses and attract new businesses to the CBD. Infrastructure improvements to make the area safer for pedestrians and cyclists outlined in the Transportation Master Plan will help improve walkability. Planned stormwater and internet improvements will help business operations and protect existing structures. Policies encourage a mix of commercial and industrial development to locate on the approximately **46 acres** of ~~commercially zoned land~~ within the Central Business District and permit a narrower range of commercial and employment uses in other designated areas to avoid attracting activity away from the CBD.

~~Adding some limited housing within the CBD helps existing businesses and protects the viability of the historic neighborhood. The Comprehensive Plan speaks to a mix of residential and commercial uses in Old Town and the C-1 zoning district permits residential and commercial uses in the same building. Second floor residences support local business and provide affordable housing for smaller households.~~

~~However, the C-1 district makes existing residences nonconforming uses. The Comprehensive Plan supports maintaining the viability of residences in the CBD as a means of maintaining the character of the area and protecting historic structures. This change would also allow the town to encompass a more complete area along Pennsylvania Avenue and East Broad Way in the C-1 district and expedite future adaptive reuse of existing structures.~~

Policies support adaptive reuse of older buildings and propose design guidelines to retain the historic character.

Employment Change ~~2014 – 2019~~ **2019-2023**

As noted in the 2017 Comprehensive Plan, most residents of Lovettsville continue to commute to jobs in Northern Virginia, Washington, DC, and to a lesser extent to Maryland. Job growth in the Town according to the American Community Survey has increased modestly from 242 people in 2017 to 299 people in 2019.

In the last five years, as the economy of Loudoun County has expanded, jobs have moved closer to home. Leesburg and Loudoun County now employ more Town residents than Washington and Reston (Table 3). There have been modest reductions in travel distances to work (Table 5). However, there are no commuter options to areas east until you get to Leesburg or Hamilton and, consequently, road congestion continues to be an issue. The MARC commuter train provides access to major employment centers–in Frederick and Montgomery Counties in Maryland~~,~~ and the District of Columbia.

For discussion: The Town has opposed a mix of residential and commercial uses in the central business district for concerns about exceeding the 3,500 population that would trigger local maintenance of streets. Apartments would offer an affordable housing option with less population impact than single family detached housing. Given that the retail and food industry employment uses seldom offer salaries sufficient to purchase a home, apartments might offer a local workforce housing option.

For discussion: Infrastructure capacity and in particular water and sewer capacity should play a role in assessing suitable commercial and industrial development. While water supply is estimated to be sufficient for development within the Town boundaries, certain individual uses such as restaurants, breweries and processing operations can consume considerable amounts of water. Uses such breweries may also add chemicals to the wastewater that impact wastewater treatment. While current ordinances would require large water consumers to add a well or other improvements to the Town's system, the requirement does not consider the overall groundwater supply.

Loudoun County continues to be a significant and stable employer in Town with 132 fulltime employees in the elementary school, community center, fire and rescue station, community park, and library. The addition of a middle or high school in the area, an objective of the Town for many years, would benefit the community by reducing student travel times and adding significant, stable employment.

The following tables illustrate employment trends since the 2017 Comprehensive Plan update. The 2017 Comprehensive Plan used 2014 data and 2019 data is the most current available from the "Census On The Map" services.

Table 2 Inflow/Outflow Job Counts Private, Primary Jobs[5]

	2019		2020		2023	
	Count	Share	Count	Share	Count	Share
Living & Employed in Lovettsville	11	100%	24	100%	20	100.00%
Employed in Lovettsville but Living Outside	132	95.30%	125	95.50%	327	94.20%
Living in Lovettsville but Employed Outside	695	99.20%	1056	98.90%	1132	98.40%

One factor that could benefit the Town is the increasingly popular option to work remotely from home or a local site. The market study undertaken in 2016 recommended exploring the establishment of co-working space on the New Era Ventures and Heying Tracts to provide professional offices for telecommuters, small businesses, or individual consultants to work, collaborate, meet, and enjoy amenities like conference space, break rooms, and high-speed internet access. The Blikken Hut now offers that type of space, albeit on a small scale and not necessarily daily. **The Zoning Ordinance has also been amended to add shared work space as a permitted use.**

~~It is also important to facilitate the expansion of high-speed internet service to the area. Around 42.25% of consumers in the Lovettsville area have access to cable service. Around 99.94% of consumers in Lovettsville have access to mobile broadband service. According to BroadbandNow.com, there are 11 internet providers in Lovettsville with 6 of those offering residential service. Lovettsville residents are still limited in wired broadband choices. Approximately 64% of Lovettsville residents are serviced by multiple wired providers. According to Internet Access Local and the Bureau of labor Statistics, 70.2% of Lovettsville residents are connected, with 28.8% of the population connected on multiple devices.~~

[5] U.S. Census on the Map

~~Type~~	~~Percentage~~
~~Connected at home only~~	~~25.2~~
~~Connected elsewhere but not at home~~	~~4.9~~
~~Connected on one device~~	~~11.3~~
~~Connected on more than one device~~	~~28.8~~
~~Not connected at all~~	~~29.9~~

High-speed internet service is reported available at approximately 99% of locations within Lovettsville's incorporated boundaries.

~~To maintain and improve internet service in the community, the Town should facilitate the expansion of wireless facilities and take advantage of Loudoun County's program of offering middle mile fiber to local internet providers. The Town should consider reducing application processing time and costs and supporting the location of wireless facilities on Town and County sites.~~

Proposals for shuttle service to Maryland and linking to Ashburn, Reston, and Metro would have a great benefit. A local commuter parking lot with van or bus service could help alleviate traffic congestion on Route 287 and Route 9.

~~2021 Community Survey~~



~~Survey respondents emphasized the need to maintain the small-town character of the community. Over 56% said it was the reason they moved to the area and 71% said it should be a primary focus of Town Council over the next five years. Over 48% feel the Town should attract more businesses. Just over 40% of respondents were able to work from home three to five days per week. Approximately 65% of respondents were able to work from home at least part of the week or as needed. Related to that, about 75% of survey respondents cited loss of internet service as a hazard they were concerned about, more than floods or droughts.~~

The community survey reports that most people would prefer to rely on higher taxes and utility fees or grants rather than expanding commercial and residential development. Similarly of the issues that residents feel need to be addressed, attracting new businesses is least concerning.

~~Goal~~

~~**Promote the establishment of a variety of commercial and light industrial businesses of various sizes, which serve Town and area residents and provide job opportunities, in planned commercial and industrial areas as depicted on the Land Use Plan Map.**~~

Policies

1. Promote a mixture of commercial and/or light industrial uses on sites indicated on the Land Use Plan Map at a scale consistent with that of surrounding areas and neighborhoods.

   Development driven – The Town has consistently held to the planned land use when alternative uses are proposed for the Light Industrial area.

2. Promote the planning of land in Loudoun County adjacent to (southeast of) the Engel Tract for similar "flex" uses with the understanding that the owner/developer would be responsible for the extension of public infrastructure into this area and pursuing any approvals necessary to accomplish this under the relevant policies of the County and/or Town.
   Outstanding – the Schoene tract has been developed as a residential subdivision.

3. Facilitate the redevelopment of existing buildings and parcels in the historic downtown, including those located along the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street located within one block of E. Broad Way, by maximizing the adaptive reuse potential of existing structures to promote small business uses, including "start-up" businesses.

   Development driven – to date there have been no commercial conversions in the area.

4. Support a mix of residential and commercial uses in the historic downtown by allowing second floor residential units above ground floor commercial uses and commercial and residential uses on the same lot where sufficient space is available for both the structures and parking.

   Outstanding – Town Council has removed the residential mixed use option.

5. Promote the concept of the Lovettsville Town Center commercial areas and nearby public spaces being a focal point and activity center for community life, not merely a concentration of commercial businesses.

   Ongoing – Festivals, infrastructure investment, and the heavy restaurant use mix has maintained an active pedestrian central business district

6. Locate professional and/or medical office uses in the historic downtown, areas planned for commercial use adjacent to the Town Center, and areas adjacent to the Heritage Highlands retirement community at the southern end of the Town.

   Development driven – Office development is limited in the CBD.

7. Where feasible, and as authorized by state law, establish development policies for office, commercial, retail, and light industrial sites that promote a scale, form, orientation, and massing of development on sites compatible with the existing character of the Town. In addition, establish architectural design guidelines for new commercial uses, where authorized by state law, to complement the existing architecture and character of the Town.

   Development driven – The Town Council has applied design considerations when reviewing legislative applications.

8. Should state law permit, seek community participation in the decision process through referendum when considering sensitive commercial uses including the sale of marijuana in the town.

   Outstanding – State law removed the local referendum option.

9. Consider an overlay zoning district and regulatory changes regulating specific events involving alcohol or marijuana sales, to minimize potential impacts on the surrounding community.

   Ongoing – Legislation is under review to establish local cannabis standards.

10. Promote transportation improvements that will serve the economic development of the Town and facilitate commuting by Town residents to regional employment destinations.

    Ongoing – improvements to E Broad Way are completed. Similar improvements on S. Loudoun are funded. One-way streets have improved traffic safety.

11. Promote development policies and capital projects that provide pedestrian and bicycle connections and facilities (sidewalks and trails) throughout the Town and on streets that lack adequate facilities, including along the Town's older transportation corridors (e.g., East Broad Way, South Loudoun Street, etc.), in order to improve safety and reduce the need for vehicle use.

    Ongoing – future improvements include S Loudoun Street and the shared-use trail along N Berlin, and intersection improvements at W Broad Way and N Berlin.

12. Partner with Loudoun County to ensure the county park, community center, and library have a role in Town activities.

    Ongoing – the facilities offer shared activities and cooperation with local events.

13. Facilitate the establishment of tourism-based businesses such as commercial lodging and restaurant establishments to support the local tourism industry.

    Ongoing – the Town has created a community engagement and economic development position to improve business relations and work with prospective businesses.

14. Facilitate development of the Town Center commercial core in a manner that promotes centralized parking and makes it convenient for pedestrian traffic to access multiple shopping destinations from a central parking location, without causing inconvenience or limiting parking available to nearby residences.

    Ongoing – parking has been provided at the Town Administration property and shared parking at the shopping centers has met local needs. The Town has also incorporated safer on street bparking in the area.

15. Encourage non-residential development to provide pedestrian circulation on-site and pedestrian access to all types of uses on adjacent properties.

    Development driven – bike and pedestrian amenities are considerations with legislative applications.

16. Where feasible, implement the Main Street design concept for all types of development so that buildings are located close to the streets and sidewalks, and parking is generally located behind buildings.

    Development driven – concepts are considered with legislative applications.

17. Develop a public outreach program that will encourage participation by residents, businesses, and employees in Town planning and zoning processes that relate to the Town's economic development values, goals, and policies. Include the Loudoun County Department of Economic Development in the process as well.

    Ongoing – the Town has created a community engagement and economic development position to improve business relations and work with prospective businesses.

18. Develop and implement an annual capital improvement plan and budget, taking economic development opportunities into consideration, and establish appropriate priorities based on this Comprehensive Plan, Transportation Master Plan, and Sewer and Water Master Plan so that the timing of construction of capital improvements, including streetscape enhancement projects, utility, and stormwater improvements will facilitate the Town's economic development goals and policies.

    Ongoing – The Town's CIP is reviewed annually to ensure compliance with Plan policies.

19. Implement the findings of the market study conducted in 2016, including any follow-up analyses and/or plans, to:
    (a) Determine whether supportable commercial uses should be added to the lists of uses permitted in the Town's commercial and industrial zoning districts. Update the zoning ordinance to add definitions and performance standards for such uses, as necessary.
    (b) Maintain non-residential zoning on the New Era Ventures tract and pursue partnership with Loudoun County to explore flex space, light industrial, and medical uses on adjacent properties.
    (c) Explore "creative space" concept for New Era Ventures Tract and other properties including coworking space, makers space, and value-added commercial kitchen space.
    (d) Work proactively to recruit independent retail to Town Square in lieu of professional services.
    (e) Actively pursue restaurant space(s) in Town Square.

    Completed – land uses and standards have been updated in the Zoning Ordinance

20. Develop an Economic Incentive Program that encourages businesses from outside the Town to relocate to the Town on properties available and planned for commercial and/or industrial development. Work with small businesses as well to maximize retention and promote a healthy small-business environment.

    Outstanding – no programs have been implemented.

21. A comprehensive signage program should be developed for shopping centers that will address the signage requirements for all types of uses. These requirements should be incorporated into the zoning ordinance to ensure compliance for all new developments which include multiple businesses.

    Outstanding – comprehensive sign packages have not been required of the shopping centers.

22. Evaluate proposals to annex property into the Town using the following criteria:
    a. the economic benefit to the Town,
    b. the impact of such proposals on the viability of the Central Business District and Old Town,
    c. the impact of such proposals on the Town's goal of maintaining a small town, pedestrian community character,
    d. the impact on local traffic,
    e. the impact on the Town's population,
    f. the accessibility to Town residents, and
    g. the capacity of Town utilities and facilities to accommodate the property.

    Ongoing – the criteria have been incorporated into the Town's annexation policy and process.

23. Develop a Concept Plan for the long-term development of the Gateway Planning Area identified on the Planned Land Use Map.

    Completed – the Southern Gateway report is to be used to establish the planned land use.

24. Continue membership and participation in the Loudoun County Chamber of Commerce initiatives and activities.

    Ongoing – The Town continues to be a member.

25. Commercial development outside of the Town Center and Old Downtown should be limited to areas identified on the Land Use Plan Map.

Development driven – to date land use applications have complied with the Plan

26. Work with Loudoun County to establish a commuter van or bus stop and park and ride lot in the vicinity of Lovettsville.

Outstanding – there have been no discussions about commuter service in the area.



TOWN OF LOVETTSVILLE

Loudoun County, Virginia

Commercial & Industrial Areas

Commercial (CRA-1, C-1,C- 2)

Light Industry (CLI)

Feet

0 500 1000

N

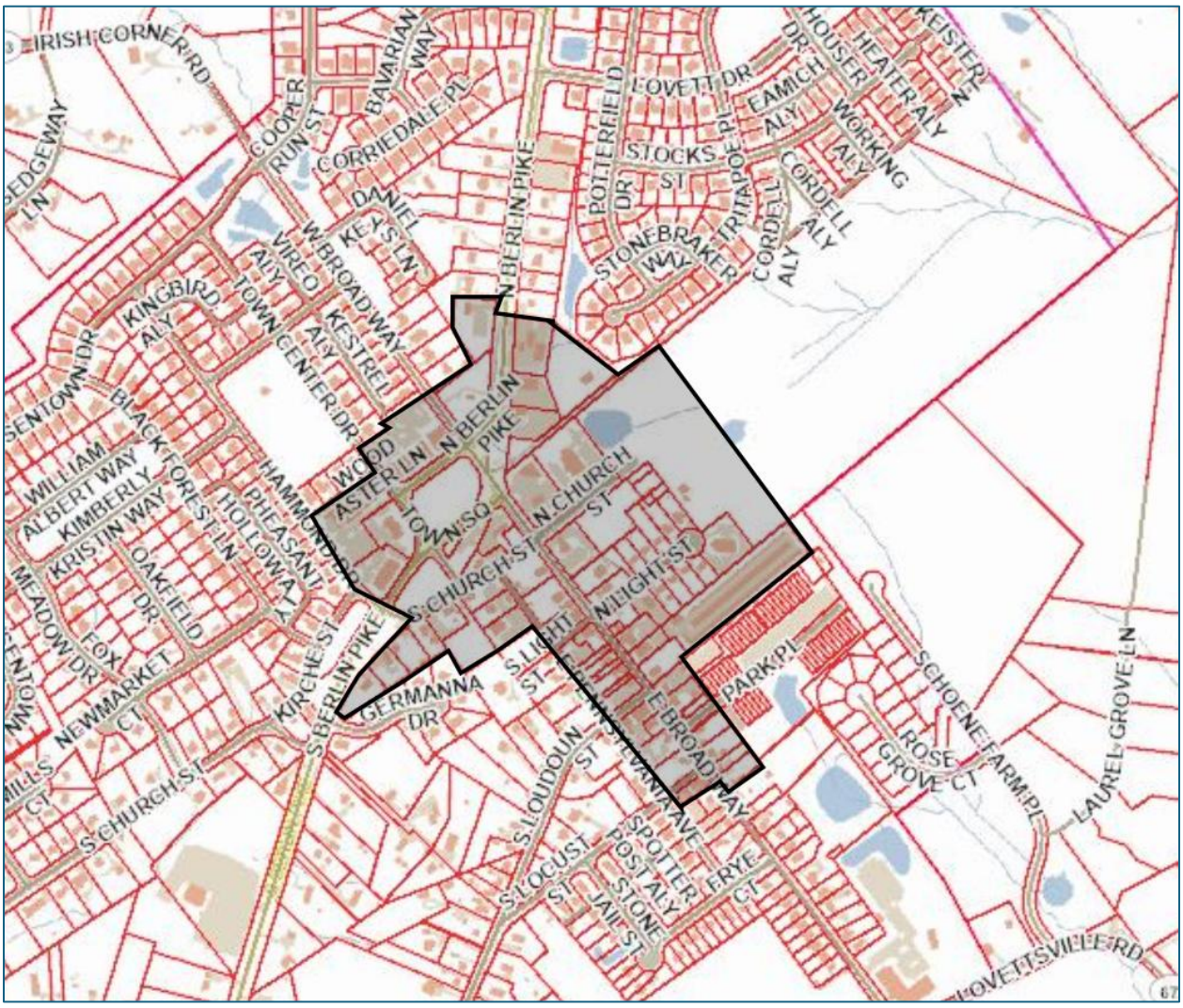
1 inch = 1,073 feet

Print at 100% / Actual Size

DATA SOURCES

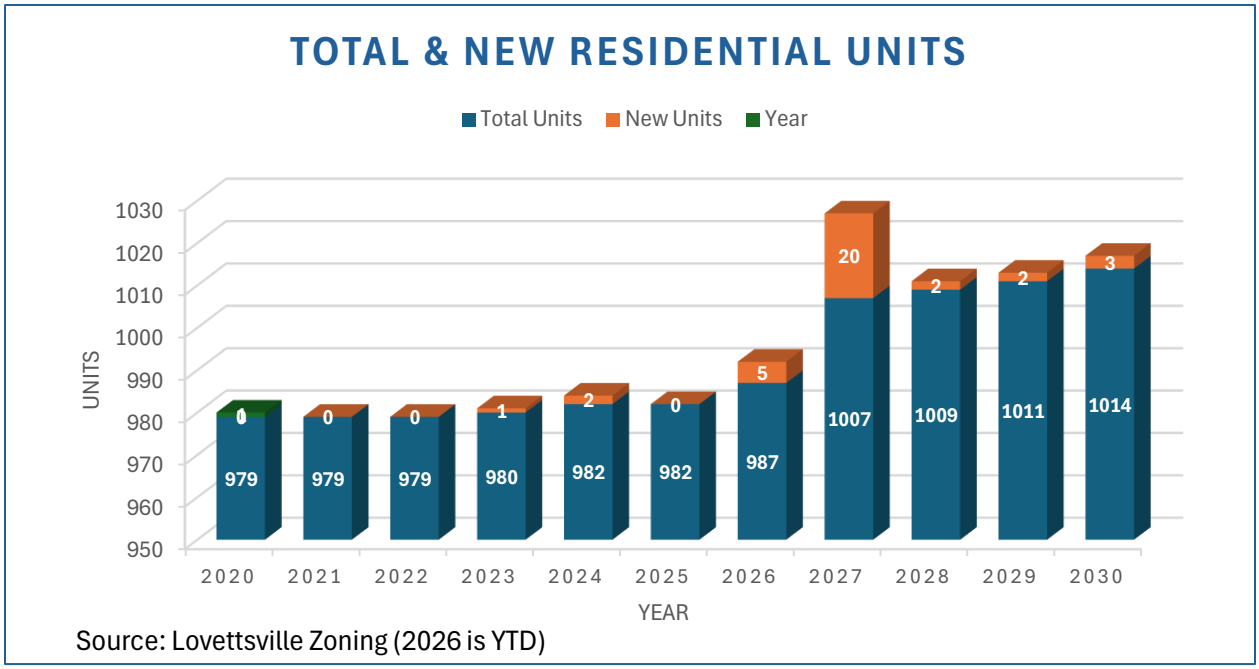
Loudoun County GIS
Town Boundaries, Parcels, Street Centerline, Major Streams, Base Map Drains, Water Bodies.
Retrieved October 15, 2026.

Features extend to the map frame.
For planning purposes; not a boundary survey.


IRISH CORNER RD
COOPER RUN ST
BAVARIAN WAY
CORRIEDALE PL
DANIEL KEYS LN
W BROAD WAY
VIREO ALY
KESTREL ALY
TOWN CENTER DR
KINGBIRD ALY
SENTOWN DR
BLACK FOREST LN
WILLIAM ALBERT WAY
KIMBERLY
KRISTIN WAY
HOLLOWAY
PHEASANT
OAKFIELD DR
MEADOW DR
FOX
NEWMARKET CT
S CHURCH ST
KIRCHE ST
S BERLIN PIKE
GERMANNA DR
N BERLIN PIKE
WOOD ASTER LN
TOWN SQ
N CHURCH ST
S CHURCH ST
N LIGHT ST
S LIGHT ST
E BROAD WAY
S LOUDOUN ST
S LOCUST ST
SPOTTER POST ALY
STONE JAIL ST
FRYE CT
PARK PL
ROSE GROVE CT
SCHOENE FARM PL
LAUREL GROVE LN
LOVETTSVILLE RD
POTTERFIELD DR
LOVETT DR
STOCKS ST
STONEBRAKER WAY
TRITAPOE PL
EAMICH ALY
CORDELL ALY
WORKING ALY
HOUSER DR
HEATER ALY
KEISTER LN

CHAPTER 5 HOUSING

The extraordinary amount of population growth experienced between 2015 and 2020 when Lovettsville population grew from an estimated 2,049 to 2694 **has been followed by 6 years of 1 house per year growth. Looking forward, the next growth period will see the addition of 20 homes by 2027. All of these homes will be single family detached units that will bring with them the greatest potential population increase.**



Source: Lovettsville Zoning (2026 is YTD)

With the exception of Rose Grove Court and Schoene Farm Place, the remaining vacant properties have limited potential. The greatest potential comes from occupied tracts at the southern end of the Town along Berlin Turnpike and Red Bud Lane.

Overall Development Potential April 2026

Residential Potential 4-30-2026						
Vacant Residential Lots						
GPIN	Address	Acreage	Zoning	Potential DU	Location	Notes
371488833	12765 Lutheran Church Rd	7.44	CRA-1	1	Lutheran Church	Vol Fire
371394189	11 Family Ln	27.07	CRA-1	5	Berlin Tpke	OFB
334462782	Schoene Property	6.91	R-1	20	Chestnut Vale	Approved
370309572	23 S Loudoun Lot 2	0.7	R-1	1	S. Loudoun	Bought taps
334350984	23 Locust	2.084	R-1	1	Locust	OS Easement
370400512	15 S Loudoun	0.161	PIDD	1	s Loudoun	~~duplex~~
370400916	13 S Loudoun	0.167	PIDD	1	S Loudoun	~~duplex~~

334461311	owned by/next to 53 E Broad	0.219	R-2	1	E. Broad	
370488873	Next to 29 S Church	0.717	R-1	1	S. Church	
Acreage:		46.002	Units:	32	Population:	128
Lots with Additional Infill Potential						
GPIN		Acreage	Zoning	Potential DU	Location	Notes
370195365	12745 S Berlin	4.38	R-1	0	S. Berlin Tpke	42*
370293746	40 S Berlin	9.72	R-3	28	S. Berlin Pike	Walker
370299978	44 S Loudoun	10.48	R-1	33	S Loudoun	Hummer
370390914	11 Red Bud	2.15	R-1	1	Red Bud	
370388947	8 Red Bud	3.4	R-1	1	Red Bud	
370389785	6 Red Bud	1.28	R-1	1	Red Bud	
370392191	4A Red Bud	1.91	R-1	1	Red Bud	
370393286	4 Red Bud	1	R-1	1	Red Bud	
370395474	24 S Berlin	1.08	R-1	3	S Berlin	
370395456	26 S Berlin	0.8	R-1	1	S Berlin	
370495856	13 S Church	1.25	R-1	4	S. Church	
370387363	29 S Church	1.19	R-1	1	S. Church	
370308669	25 S Loudoun	0.97	R-1	1	S. Loudoun	
370403767	15 S Berlin	1.3	R-1	1	S Berlin	
334451775	3 S Berlin	0.5	R-1	2	S. Loudoun	
334451953	6 Locust	1.15	R-1	2	Locust	
369108814	10 Pennsylvania	0.38	R-1	1	Pennsylvania	
334459374	33 E Broad	1.37	R-2	1	E. Broad	
369205775	11 N Broad	1.18	R-1	2	N. Berlin Pike	
333453312	2 Quarter Branch	0.84	R-1	1	Quarter Branch	
Acreage:		46.33	Units:	86	Population:	341
			Total units	118	Total Population	514
* Approved beds in an assisted living facility result in 42 people						

Formula: Gross acreage minus floodplain equals net area. Net area minus required open space for subdivisions of 5 lots or more (35% of buildable area in R-1 and 25% in R-2 and R-3) and roads (assumed to be 10% of the net area) equals buildable area. Buildable area divided by minimum lot size equals number of lots.
For smaller parcels, potential may be further limited by required street frontage and lot width.

Per unit population is based on Loudoun County suburban planning subareas estimate of 3.97 (Source: December 2025 Fiscal Impact Committee Guidelines). For comparison, the 2020–2024 ACS averages across all occupied housing types are approximately 3.6 in Lovettsville (Census.gov).

The Plan describes two distinct residential planning areas, Northwest Residential and Southeast Residential. The Northwest Residential Planning Area is **characterized** by more recent housing constructed in the past 10-15 years in subdivisions **with**

interconnected street patterns, smaller and **uniform** lots, modern streets and sidewalks, and amenities maintained by homeowners' associations (HOA).



The Southeast Residential Planning Area encompasses the historic part of Town. While there are some new subdivisions, overall, this planning area is characterized by individual housing design, an irregular lot pattern, and older, narrower streets.



The Comprehensive Plan proposes to maintain the distinct characteristics of each planning area and in the case of the Southeast Residential Planning Area; to provide flexibility in the zoning requirements to help ensure new development complements the existing neighborhoods.

For discussion: A significant public investment is being made in the southeast neighborhoods. The Town continues to upgrade streets with better drainage, on-street parking, and sidewalks. One-way streets provide for safer automobile and pedestrian use where streets are too narrow for safe two-way traffic. R-1 zoning changes attempt to encourage new development to continue the historic pattern by aligning with existing setbacks, landscaping and building siting.

The Comprehensive Plan is required by the State to include an affordable housing component. With a relatively small capacity for new residences, housing affordability will continue to be an issue for the community. Nearly all the housing units in town are single family detached (SFD) and the Comprehensive Plan supports the SFD units as a contributor to the small-town character of the community. ~~In recent years,~~ The Town has elected to accommodate accessory apartments **within a principal building** as an affordability measure and recognizes the benefit of the units to provide extended family accommodations. ~~Accessory units are permitted on lots of 8,000 square feet or larger.~~

For discussion: Types of housing can have an impact on population forecasts. For example, 118 conventional single family homes produces a population of approximately 511 people. If the units were townhouses or accessory apartments, the population increase would be 406 (85%) or 242 (50%) respectively (2025 Fiscal Impact Committee

There are also 44 single-family attached units located in the Lakeview Village townhouse community. These are legal nonconforming or "grandfathered" units since the R-3 zoning district no longer permits townhouses. There are 14 semi-detached (duplex) units on Frye Court in the R-3 Zoning District and another 80 in the Heritage Highlands Retirement Community. At least five structures located throughout the Town contain multifamily dwellings, totaling 20 apartment units.

Lovettsville is one of the more affordable areas of Loudoun County. In ~~2022~~ **2026**, the median average sales price of homes **in Lovettsville** ~~the 20180 zip code~~ was approximately ~~$675,000~~ **$605,000 based on 22 transactions** (2026 Loudoun County sales records). The Loudoun County median sales price was $725,000. Nonetheless, the median home price still exceeds the purchasing power of families at 100% of the area's estimated median income of ~~$151,800~~**141,406** for a family of four (2020–2024 American Community Survey five-year estimates, as of October 2026).

~~Goal~~

~~**Provide for future residential development that represents the logical expansion of the Town's existing pattern of development with respect to the configuration of streets, blocks, and lots. Ensure that any future residential growth, whether infill or otherwise, does not exceed the capacity of the Town to provide essential public services to residents.**~~

Proposed 5-year objectives

1. **To accommodate compatible infill housing that is designed as an extension of the existing community and offer workforce or age-in-place housing options while minimizing population growth.**

2. **To advocate for amendments to Virginia law that remove unnecessary barriers to affordable housing in small-towns.**

Policies

1. Provide for a greater mix of dwelling and building types for new residential development on infill parcels while preserving the Town's predominately single-family dwelling character.

   Outstanding – Council has reversed policies for mixed use buildings

2. Limit future residential development such that the Town's total population will remain under the population threshold established by the Code of Virginia requiring towns to maintain their streets and to receive payments from the Commissioner of Highways for such maintenance, construction, and reconstruction of streets (currently 3,500 people).

   Implemented – This is a tenet of previous plans.

3. Limit the establishment of alternative housing types, such as duplexes and townhouses, to infill properties that are: (1) located adjacent to properties where such uses currently exist; (2) located in proximity to existing or planned commercial areas; or (3) otherwise located where depicted on the Land Use Plan Map.

   Implemented – Ordinance does not permit additional townhouses or duplexes except in retirement communities and certain infill situations.

4. Authorize townhouses and/or duplexes in the Town only: (1) upon petition of a property owner to amend the zoning ordinance to create a new zoning district specifically for such uses; and (2) upon approval by the Town Council of an application to rezone an owner's parcel(s) to the new zoning district.

   Development driven – there have been no applications.

5. Amend zoning regulations to accommodate more innovative and flexible density, building height, lot size, lot line, parking, setback, and design standards.

   Implemented - through residential design guidelines in the R-1 zoning district as a means of protecting the historic character of the area. However, lot size and standards are retained.

6. Develop zoning regulations and design standards for infill development to ensure compatibility with the established neighborhood.

   Implemented - through context guidelines in the R-1 zoning district.

7. Consider alternative housing types (townhouse, duplex, semidetached, and multifamily) on a case-by-case basis if proposed with a substantial affordable housing component.

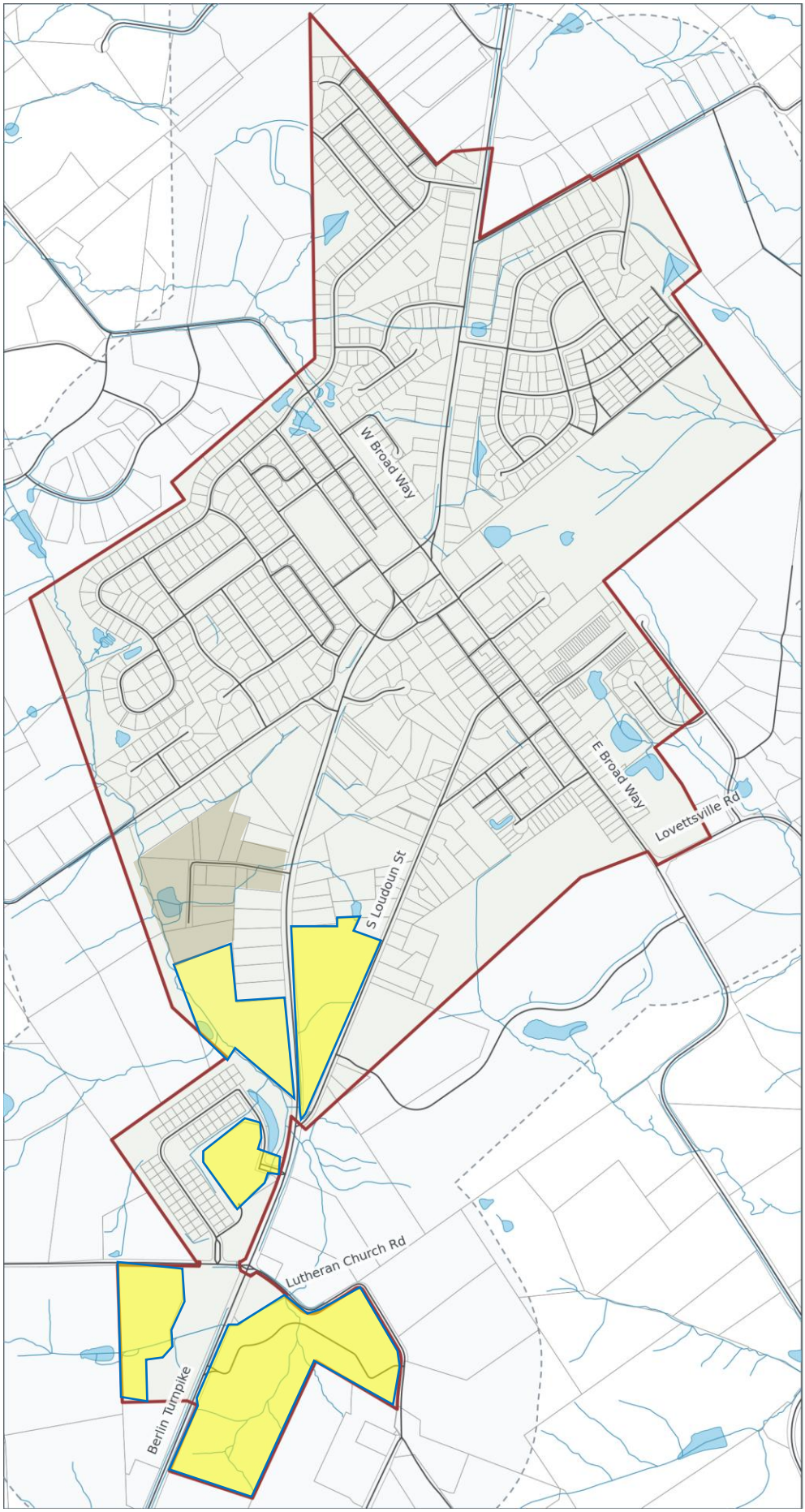
   Development driven – there have been no applications.

8. Assign the Planning Commission to: (1) define affordability in the small-town context of Lovettsville, (2) evaluate workforce housing affordability and availability for people employed, both currently and in the future, in businesses located in the Town of Lovettsville; and (3) make specific recommendations for adjusting land use/housing policies and zoning requirements to better accommodate the Town's growing workforce through the creation of affordable housing opportunities.

   Implemented - completed

9. Evaluate the role of accessory apartments as an alternative housing option and recommend changes to standards and requirements to ensure consistency with Town land use policy.

   Implemented - completed



TOWN OF LOVETTSVILLE

Loudoun County, Virginia

Residential Tracts

Key areas with additional development potential

Feet

0 500 1000

N

1 inch = 1,073 feet

Print at 100% / Actual Size

DATA SOURCES

Loudoun County GIS
Town Boundaries, Parcels, Street Centerline, Major Streams, Base Map Drains, Water Bodies.
Retrieved October 15, 2026.

Features extend to the map frame.
Dashed line: 1,000 feet from Town.
For planning purposes;
not a boundary survey.

PUBLIC FACILITIES & UTILITIES

PUBLIC FACILITIES

BACKGROUND AND EXISTING CONDITIONS

Town residents and businesses are served by various local, state, and federal government facilities and services including parks, an elementary school, a recreation center, a library, law enforcement, fire and rescue, the Town government office, and the United States Post Office.

Town Government Offices

The Samuel Finz Municipal Complex buildings, constructed in 1975 and 2020, are located at 6 and 8 East Pennsylvania Avenue behind the Lovettsville Museum. They provide offices for Town administrative staff and a meeting room for elected and appointed bodies including the Town Council and its committees, Planning Commission, Board of Zoning Appeals, and Tree Advisory Board. Town services to the public include administration and finance, utilities, planning and zoning, capital program management, public works, economic development, and events and tourism. The Town has adequate space for the near future and is working to consolidate the lots and add additional office space within the administration building. The Town complex also offers public parking and temporary accommodations during extreme weather.

Schools

Loudoun County Public Schools serve residents of the Town of Lovettsville. Elementary school students attend Lovettsville Elementary School, located near the intersection of South Loudoun Street and South Berlin Pike, which has a capacity of 600 students for kindergarten through 5th grade. Actual enrollment is expected to increase from 530 students in 2019 to 594 students in 2026. Harmony Middle School, located just west of Hamilton, continues to educate students in grades 6 through 8. Woodgrove High School, located near Purcellville, has a capacity of 1,600 students and provides education to students in grades 9 through 12.

School facilities have generally kept pace with growth in the County, and the Loudoun County Public Schools continue to plan for future growth in Western Loudoun. The projected growth in the population of school-aged children in and around the Town will determine the need for new school facilities as well as the location of those facilities. It would be particularly desirable to have a middle school and a high school near Lovettsville.

Table 1: Loudoun County Public Schools Enrollment, 2020–2026

Schoo0l Year	September 30 Year	Enrollment	Annual Change
2020-21	2020	81504	-3.2
2021-22	2021	81642	+0.2
2022-23	2022	82233	+0.7
2023-24	2023	82125	-0.1
2024-25	2024	81694	-0.5
2025-26	2025	80517	-1.4
2026-27	2026	80201*	-0.4

* Projected

From 2020 through 2025, countywide enrollment decreased by 987 students, or 1.2%. Including the 2026 projection, the decrease would be 1,303 students, or 1.6%. The sharp decrease in 2020 was associated with the COVID-19 pandemic. Enrollment partially recovered through 2022 but has since declined for three consecutive years. LCPS projects the gradual decline to continue through at least 2031[1].

*Note: These LCPS figures include preschool and certain special programs.

[1] Sources: LCPS FY2027–FY2032 Enrollment Projections, Loudoun County Demographic and Economic Trends

Table 2: Lovettsville Elementary School Enrollment

School year	Enrollment	Annual change
2020–21	463	—
2021–22	509	+46
2022–23	526	+17
2023–24	509	−17
2024–25	510	+1

Enrollment increased by 47 students, or 10.2%, between 2020–21 and 2024–25. Most of that increase represents recovery from the low pandemic-year enrollment in 2020–21. Enrollment has otherwise remained close to 510–526 students. Lovettsville Elementary has an LCPS base-building capacity of 568 students. For 2026–27, LCPS lists it among schools projected to reach at least 85% of capacity, meaning projected enrollment is at least approximately 483 students. This designation restricts acceptance of special-permission students; it does not mean the school exceeds its full capacity. The current LCPS capital plan does not identify a major renovation, addition, replacement school, or parking expansion for Lovettsville Elementary School. It does identify smaller system-renewal and energy projects[2].

Parks and Recreation

The Town of Lovettsville maintains several public parks and open spaces for use by Town residents and the public. The Town Office lots include a large open space area located behind the main office which in the past was utilized as a location for activities associated with Mayfest and Oktoberfest. The Town Green, in Lovettsville Town Center, contains the Walker Pavilion, which is also used for the annual Oktoberfest and MayFest events, Concerts on the Green, and Movies on the Green. Zoldos Square contains the Veterans Memorial. The Memorial Day, Veterans Day, and Patriot Day ceremonies, Love Winter (Christmas Tree and Menorah Candle lighting ceremonies), and Berserkle on the Squirkle are held in Zoldos Square.

Quarter Branch Park, located on Lange Drive near its intersection with Quarter Branch Road, contains the Town's barn (maintenance and storage building) and a community garden operated by several volunteer groups.

The new Lovettsville Community Park, which includes 92 acres of land, is adjacent to the Lovettsville Elementary School and the Community Center. Nineteen acres of the park are in the Town. The project includes a southern vehicular access to the facility from S. Loudoun Street through the Lovettsville Elementary School site and northern entrance from Milltown Road. The park includes lighted ball (baseball and soccer) fields, pedestrian trails, picnic areas, a fenced dog park, indoor and outdoor equestrian arenas, an amphitheater, a small lake, and restroom facilities. The park's internal trail network **connects** to Town sidewalks at Frye Court **and E Broad Way at the Community center**.

The Lovettsville Community Center, operated by the Loudoun County Department of Parks, Recreation and Community Services, is located at the southeastern end of Town at 57 East Broad Way near the intersection of Lovettsville Road and Milltown Road. The structure was a high school and, later, an elementary school before a fire destroyed much of the original structure. The reconstructed 18,500-square-foot Lovettsville Community Center, which opened in the fall of 2022, contains a full-court gymnasium, fitness room, senior area, five classrooms, kitchen and meeting spaces.

Classes and activities are provided for people of all ages and include arts and crafts, dance, pickleball, and gymnastics. Center programs include a pre-school program, day care, after school care, and a drop-in program so all different age groups and home-schooled children can play sports, such as basketball and volleyball, in the gymnasium. Outdoor facilities at the Center include basketball courts, tennis courts, a swimming pool, and pool

[2] Sources: Virginia School Quality Profile—Lovettsville Elementary, LCPS FY2027–FY2032 Capital Budget, and LCPS schools projected to be over capacity.

house. The County intends to add special programs for teens as the teen population is projected to grow over the coming years.

The Town requires 25-35% of the developable area to be open space in subdivisions of more than 5 lots and for projects of more than 20 lots, 50% of the open space must be suitable for recreation uses. The Town should continue to encourage development of recreational facilities within any new developments to provide neighborhood residents with appropriate amenities.

Table 3: The Town's Open Space in Relation Loudoun County's capital needs standards:

Facility Category	Loudoun County Standard	Lovettsville Standard	Town-owned	County-owned	Lovettsville Existing
Community parkland & open space	2.75 acres per 1,000 population	7.4 acres	9.92	92 acres	105 acres
Recreational trails	1.20 miles per 1,000 population	3.24 miles	.95 miles	1.2 miles	2.15 miles
Community Center	1:45,000 people			1: 6.0 acres	1: 6.0 acres

Lovettsville Community Park contains approximately 92 acres of active and passive parkland and the community center occupies 6 acres. Town parks include the Zoldos Square, the Town Green, and Quarter Branch Park total 7.7 acres. Including town-owned open space behind the Town Office and adjacent to Quarter Branch Park brings the Town total to 9.9 acres. Numerically, that exceeds the population-based community-parkland benchmark. The majority of parkland is County facilities serving a broader western Loudoun population. The Town may in the future need to monitor any limits to access by town residents.

Police, Fire, And Emergency Services

The Lovettsville Volunteer Fire and Rescue Company, Company 12, provides fire and emergency services to the Town and surrounding area in addition to community meeting space and on-site recreational and educational activities (bingo, special event support, and safety education) for the benefit of the community. It is one of the largest companies in Loudoun County.-The primary service area of Company 12 encompasses more than 100 square miles and includes neighboring jurisdictions in Maryland. A new fire station became operational on March 18, 2025. The Volunteer station is planned to be sold.

Loudoun County's GIS identifies Station 12's primary service area as the Lovettsville first-due area, generally covering:

- The entire Town of Lovettsville.
- The surrounding northern Loudoun countryside.
- Areas north toward the Potomac River and Maryland boundary.
- Areas west toward the Short Hill Mountain/Hillsboro vicinity.
- Rural areas south and east of town until the first-due areas of Purcellville, Hamilton, and Lucketts become closer.

Station 12 also provides mutual aid into nearby Maryland and receives assistance from neighboring stations for larger incidents.

The Loudoun County Sheriff's Department and the Virginia State Police provide law enforcement services to the Town and surrounding area. Western Loudoun is served through the Loudoun County Sheriff's Office Western Loudoun Station, located at 47 West Loudoun Street in Round Hill. Decentralized patrols are backed by countywide investigative, communications and specialized units. The Western Loudoun Station is responsible for 6 patrol sectors covering roughly 312 square miles, including Lovettsville, Hamilton, Hillsboro, Round Hill, Waterford, Lucketts and extensive rural areas. Purcellville and Middleburg maintain their own police departments, although LCSO provides countywide functions and mutual assistance. Lovettsville does not operate a municipal police

department. Because the service area is large and rural, deputies generally patrol in vehicles and may be positioned according to call patterns, traffic conditions and identified problem areas rather than remaining near the station or the Towns.

In 2025 176 crimes against persons and were reported in western Loudoun. The majority, 145 were simple assault, 17 were sex crimes and 14 were aggravated assault. There were 164 crimes against property with 77 cases of destruction of property and 74 robberies[3].

The Town recognizes that continued population growth and development of retail and similar commercial uses may necessitate expansion of services in the future. Virginia law does not require a town to establish or operate its own police force.

Library Services

The Lovettsville Library, located at 12 N. Light Street, serves the Town and surrounding area and is a small branch of the larger Loudoun County Public Library system. It provides public access to technology, conference and study rooms, programs for all ages, and book donations and sales in addition to standard library materials. The building was expanded in the late 1990s. Following completion of interior upgrades in November 2025, no additional physical expansion, relocation, replacement, or major renovation of the Lovettsville Library is currently programmed in County plans.

United States Postal Service Facility

The U.S. Post Office opened in 2009 on N. Church Street and has 5,400 square feet of space. USPS acquired the property, rather than leasing it, in 2009. The facility increased the number of post-office boxes from 312 to 576. There are no identified plans for changing the facility.

INFRASTRUCTURE

Sewer And Water

The 2018 Town Sewer and Water Master Plan concluded the existing water system provides a capacity that is sufficient to meet future average and peak demands for in-town and known potential annexation areas if wells continue to function at existing capacity. It also identified water looping should be required with new development to increase fire flows throughout the system and ensure required fire flows to most existing and proposed hydrants

A second elevated storage tank, recommended by the Plan is in the design stage and is awaiting approval of funding for construction. The existing elevated tank plus the additional storage in a second elevated tank will allow the system to meet the maximum daily demands from potential new development and improve service in the southern part of Town.

The Plan concluded that the existing sewer collection system can convey current in-town and potential development's average and peak flows to the Wastewater Treatment Plant (WWTP) and that the WWTP is likely capable of reliably treating projected sewage flows through 2025, but noted that Inflow & Infiltration (I&I) abatement or the construction of an equalization basin will serve to increase the capacity of the WWTP by reducing stormwater entering the sanitary system.

The Sewer and Water Master Plan are needed to, among other things, evaluate the impact on utilities by new work from home trends arising from the 2019 pandemic, an increasing number of businesses and the annexation of properties at5 the south end of Town.

Sanitary Sewer

The Town owns and operates the public sanitary sewer collection and treatment and water distribution systems in Lovettsville. The current wastewater treatment plant was constructed in 2001 with a treatment capacity of 250,000 gallons per day (gpd). In 2009, the plant was expanded by adding an additional 125,000 gpd of treatment capacity. The total treatment capacity of 375,000 gpd will serve the existing and planned development in the Town with some

[3] Loudoun County Crime Dashboard

additional capacity for future growth. It is possible that the treatment facility could be expanded with one additional module, however a complete feasibility study has not yet been conducted.

Inflow and infiltration (I&I) of the sewer collection system has been a significant issue for the Town. This occurs when cracks, breaks, and openings in the collection system allow surface and ground water to enter the system during periods of wet weather and high groundwater tables. Major rain events can cause a surge at the treatment plant that cannot be handled by the existing infrastructure. This results in the discharge of water that has not been fully treated into the adjacent stream resulting in violations of the Town's Virginia Pollution Discharge Elimination System (VPDES) permit. Over the past several years, the Town has spent considerable time and resources on studying the collection system to identify deficiencies and repair leaking pipes. In 2009, the Town undertook major corrective action by replacing and repairing leaking manholes and by relining cracked sewer pipes.

The WWTP currently trucks liquid sludge to the Loudoun Water Broad Run facility for disposal through their treatment facility. Increases in transportation and dumping costs or changes to regulations may trigger the need for the Town to evaluate alternative sludge management options. Costs include the initial evaluation (FY21) and development of the Preliminary Engineering Report in FY22 (if evaluation identifies the need for facilities). Final design and construction costs will be better defined once the evaluation is completed in FY23.

Public Water Supply



The Town produces its public water supply from six operating wells, four of which are currently active, and four filter houses. The Town has an approved Virginia Department of Health production capacity of 724,800 gallons of drinking water per day, although two of the wells (4 and 5) were "mothballed" in 2012, leaving the Town with operational capacity of 544,800 gpd. The current pumping and treatment capacity can serve all the existing and planned development in the Town with additional capacity for future growth. Iron, manganese, and hydrogen sulfide are removed from the groundwater pumped from the Town's wells using chemical and filter purification processes. The Town owns two ground storage tanks with a total capacity of 330,000 gallons and one 125-foot tall, elevated storage tank with a capacity of 75,000 gallons that provides pressure for the distribution system.

The Town will continue to use Loudoun Water design and construction standards to the extent feasible. If a standard has not been established by Loudoun Water, the Town will use standards established by the Virginia Department of Health and the Virginia Department of Environmental Quality. The Town must comply with all applicable state and federal standards and regulations applicable to public water and sewer utility utilities in the Commonwealth of Virginia.

Refuse And Recycling

The Town of Lovettsville provides curbside household trash, recycling, and yard waste collection services to the residents of the Town on a weekly basis, currently for no additional charge or fee to residents. A private firm under contract provides this service to the Town. Loudoun County provides a recycling center **at the Community Park** ~~in the Town on private property at 2 Berlin Pike near the Town Center~~. The County conducts hazardous waste collections several times per year at designated locations throughout the County. The Loudoun County landfill, located on Evergreen Mill Road (Route 621) south of Leesburg, is available for use to all Loudoun County residents.

~~*Telecommunications*~~

~~The Town recognizes that reliable and accessible wired and wireless telecommunication services are vital for a thriving modern community. Home telephone, cable TV, and internet services are available through various providers. The Town's elevated water tank leases space for three wireless communication providers supplying cellular telephone coverage to area businesses and residents.~~

~~The State and Loudoun County broadband initiatives offer an opportunity to extend such services throughout the Town. The County is extending high speed internet to County facilities including the Lovettsville Elementary School, Community Center, and Library. These extensions can serve as the backbone for extending the high-speed internet fiber network throughout the Town.~~

~~The universal high speed internet service will require wireless transmitters closer together than the typical cellular monopoles and it will require fiber optic capacity as well. Both Lovettsville and Loudoun County are seeking to extend fiber optic cables to their facilities in Lovettsville, which can then be the backbone to a broader network. The rollout of the new 5G network will require a network of small cells that can be located on buildings, light poles, and other structures. Since 5G is impacted by foliage and buildings, these small cells will have to be closer together.~~

~~There are several options open to the Town to expand the local fiber and wireless networks including providing some of the infrastructure such as fiber ready conduits with street or utility improvements, offering easy access to public buildings and structures for antennas, or entering into partnerships with private carriers by funding capital costs.~~

Proposed 5-year Objectives

1. To Provide adequate, safe, and cost-effective water supply and wastewater treatment facilities for Town residents, ~~commercial establishments~~ **businesses,** institutional uses, and public facilities in accordance with applicable f**ederal and** state and federal **laws and** regulations, **including requirements administered by** of the Virginia Department of Health, Virginia Department of Environmental Quality, and other applicable federal regulations that regulate waterworks capacity and wastewater treatment and disposal.

2. To complete an update of the Town's 2018 Water and Sewer Master Plan.

3. To establish a long-term capital and funding program that anticipates utility needs, distributes costs equitably, and reduces unexpected rate and assessment increases.

4. To make the best use of the Town's existing water supply and wastewater treatment systems by reducing stormwater ~~impacts on~~ **inflow and infiltration into** the sanitary system, expanding water storage, reducing water loss through leaks and waste, and improving distribution redundancy ~~(looping) in the water system~~ **through water distribution looping.**

5. To maintain ~~the highest~~ **robust** level**s** of physical and cyber security around Town utilities and facilities.

Policies & Actions

P1. Work with Loudoun County **and other community partners** to ~~continue to offer a variety of~~ **provide** programs ~~that meet the needs of~~ **for** all age groups ~~within~~ **at** the Community Park, Library and Community Center

A1. Continue to host and promote Town events throughout the year, including without limitation the annual Lovettsville Oktoberfest and MayFest events; Memorial Day, Veterans Day, and Patriot Day ceremonies; concerts and Movies on the Green; Berserkle on the Squirkle; Love Winter and Light-Up Lovettsville; and any other events ~~designed~~ to enhance quality of life for residents, promote volunteerism, and attract visitors to the Town and surrounding area.

A2. ~~and to invite~~ **Encourage** the **organizations operating the** ~~Community~~ **Community Center**, Community Park, School, and Library to be active participants in Town events.

A3. Preserve sufficient Town-owned lands, open spaces, parks, and public facilities for hosting ~~these~~ events **and offering recreational opportunities.**

P2. The Town will encourage telecommunications companies to ~~provide excellent~~ **improve and maintain reliable** cellular telephone and **broadband** internet coverage **service with**in the Town and surrounding area while minimizing the visual impact**s** of ~~such~~ **associated** facilities.

A4. Adopt a municipal and utility cybersecurity and continuity policy addressing ransomware, data protection, critical-system recovery, emergency communications, and continuity of Town services during ~~technology or communications failures~~ **technology, cyber, or communications disruptions.**

P3. The Town supports establishing a **satellite** facility **or other dedicated space within the Town** for the Sheriff's **Office** to increase law-enforcement presence ~~in the Town~~.

P4. Water and sewer services will be provided consistent with the land use policies herein and expanded only to areas planned for development as generally shown on the Land Use Plan Map and Water and Sewer Master Plan.

A5. Establish long-range asset management and resilience targets i**n the capital improvement program** for aging water, wastewater, stormwater, transportation, **back-up** power-~~support~~, and communications infrastructure including drought, severe weather, and service continuity considerations.

A6. Evaluate the need for additional ~~land or properties~~ **property** for use by the Town ~~government to support~~ operations and improve**d** public service delivery.

A7. Provide up-to-date information about Town government services to the public using the Town website, social media, and ~~the Town~~ **public** information signs.

A8. Develop and install signs at high-visibility locations near the wellhead protection areas advising people they are entering a ~~water source~~ **wellhead** protection area and ~~advising they~~ **to** call 911 immediately to report spills.

P5. Upgrade and expand the Town's water production, storage, and distribution facilities as necessary to ~~expand~~ **increase** capacity, add redundancy, and improve reliability, efficiency, and performance.

A9. Update the Town's **Water** and Sewer Master Plan to:

a. Establish available capacity.
b. Forecast residential and nonresidential demand.
c. Identify conservation and system-efficiency measures.
d. Establish thresholds for capital expansion.
e. Address the allocation of limited capacity among competing uses.
f. Implement applicable source water protection standards.

P6. New development proposals will be evaluated ~~against~~ **based on** the Town's capacity to provide sufficient water and sewer service, **consistency with adopted utility plans,** ~~in compliance with the Town's utility plans,~~ the impacts on existing customers, and potential benefits or improvements to the **utility** system.

P7. New development shall pay for the cost of extending or expanding public sanitary sewer and water service necessary to serve the development.

P8. The Town may require new wells or other system improvements to augment the Town's water supply in conjunction with developments that ~~require~~ **generate** significant daily **water** demand.

P9. Continue to provide refuse and recycling collection services to Town ~~businesses and~~ residences.

Chapter 1 HISTORIC RESOURCES

BACKGROUND AND EXISTING CONDITIONS

Preservation of the Town's historic resources was formalized as far back as l974, when the Town appointed the Lovettsville Restoration Committee in an effort to restore the building that was a butcher shop owned by Thomas Potterfield. Today this structure houses the Lovettsville Museum and shares the same lot as the Municipal Complex, located at 6 Pennsylvania Avenue. The Museum and Library were both located in this building until 1987 when the County moved the library to a new building. In 1990, the Museum reopened under the auspices of the Lovettsville Historical Society. In addition to the old Butcher Shop on E. Pennsylvania Avenue, other old and historic structures in Lovettsville have been renovated, including one located at 13 E. Broad Way used as a restaurant. The old Potterfield residence (c. 1880) on the corner of Church Street and Pennsylvania Avenue has been adaptively reused for commercial uses. The home at 38 S. Loudoun Street was at one time converted into a bed and breakfast.



Figure 1 The Lovettsville National Register Historic District

However, over the years, old structures have been demolished, which has diminished the Town's historic resources. In 2008, the Hammond Blacksmith Shop building on E. Broad Way and Church Street became a safety hazard and was razed. Other properties are at risk. The Moore welding shop at 12812 Berlin Turnpike (construction date unknown), the residence at 12768 Berlin Turnpike (1903), and the bungalow at 12745 Berlin Turnpike (1957) are properties that are being contemplated for redevelopment. Several properties within the Historic district have fallen into disrepair.

National Register Historic District

In 2010, the Town, through the efforts of the Lovettsville Historical Society, was able to get financial assistance from the Virginia Department of Historic Resources (VDHR) to take the initial steps toward nominating and establishing an historic district for the Town. The Town's historic district has since been placed on the National Register of Historic Places and the Virginia Landmarks Register. The process of establishing this district involved an in-depth survey of certain structures in the Town and their history. Listing in the National Register of Historic Places and in the Virginia Historic Landmarks Register is strictly honorary and does not involve any regulatory controls associated with the establishment of a local zoning overlay district.

The Lovettsville National Register Historic District reflects a period of significance from 1779 to 1961 (182 years). The district illustrates how the community has evolved from initial settlement, agricultural development, commercial growth, to early suburban or post-war development. The district's significance is based on the district's evolution over 189 years and **if** it can be protected while still evolving, the period of significance can expand. From a land use and preservation perspective, compatibility is assessed in terms of overall scale, massing, setbacks, and streetscape relationships rather than a single historic or architectural period.

ISSUES AND FUTURE NEEDS

Loss of resources. The Town is always faced with the loss of historic resources as landowners sell their properties, raze existing structures to replace them with new ones, or drastically alter existing structures. Archaeological resources can be destroyed as development occurs as well. The issue for the Town is finding the best way to preserve its historic resources or at a minimum, recording the resources before they are lost. The Comprehensive Plan proposes that the Town record the history of buildings that are proposed for demolition through documentary information and photographs prior to demolition. The information can be stored with individual property files and used for future research and historical discussions.

Integrity of the District. The Historic District is valuable as a collection of buildings and structures that provide a chronology of the Town's development. Because the period of significance covers 180 years, development that occurs without damaging the historic context can eventually add to that period of significance. The Town has adopted standards for the R-1 zoning district that intend to make new development compatible with the existing development pattern.

Limited authority to protect resources. Section 15.2-2306 of the Code of Virginia provides enabling legislation for local jurisdictions to establish Historic Overlay Districts. In addition to applying the requirements of the underlying zoning districts governing such properties, these districts apply regulations for construction and demolition that protect these unique historic and cultural assets that define the character of the District. The Town has elected to not adopt an ordinance that would require professional identification, documentation, or preservation of historic and archaeological resources as part of the development process. Until an overlay district is adopted, most related grants and financial resources will not be available to the Town.

Community awareness. The Town should consider measures to expand public awareness of the Town's history to help encourage preservation of historic features and to also help encourage participation in events, and town functions. The Lovettsville Town Council is preparing to partner with the Lovettsville Historical Society to expand the existing museum building and to install interpretive signs throughout the Town. Both actions contribute to public awareness and will contribute to the Town's tourism efforts.

PROPOSED GOAL CHANGES

Goal
To support preservation of the Town's historic character and as many of its older and significant structures and resources as possible to provide a sense of community continuity, aesthetic pleasure, recreational opportunity, and economic viability.

Proposed 5-Year Objectives

1. To have procedures in place to create a documentary record of any building 50 years or older prior to its demolition.

2. To expand the number of interpretive signs, publications, and displays identifying the historic district and key historic structures.

3. To have an expanded museum that offers additional exhibit space, regular visitation hours and programs to attract visitors to the Town.

Policies & Actions

P1. Encourage protection of the Lovettsville Historic District, other historic structures and concentrations of older buildings and structures, and related cultural resources.

A1. Maintain and update, as needed, the 2012 Historic Landmarks Inventory, which is the basis for the Virginia Landmarks Register and the National Register of Historic Places district.

A2. Establish a demolition permit process for all buildings or structures that, prior to demolition, will require documentation of the building and its history through photographs and available records. The requirements are to include:

- Amending the Zoning Ordinance to establish a demolition permit process and specify prerequisite information submittals
- Cataloguing the information within each Town-maintained property file
- Making property information available to the historical society to catalogue or display

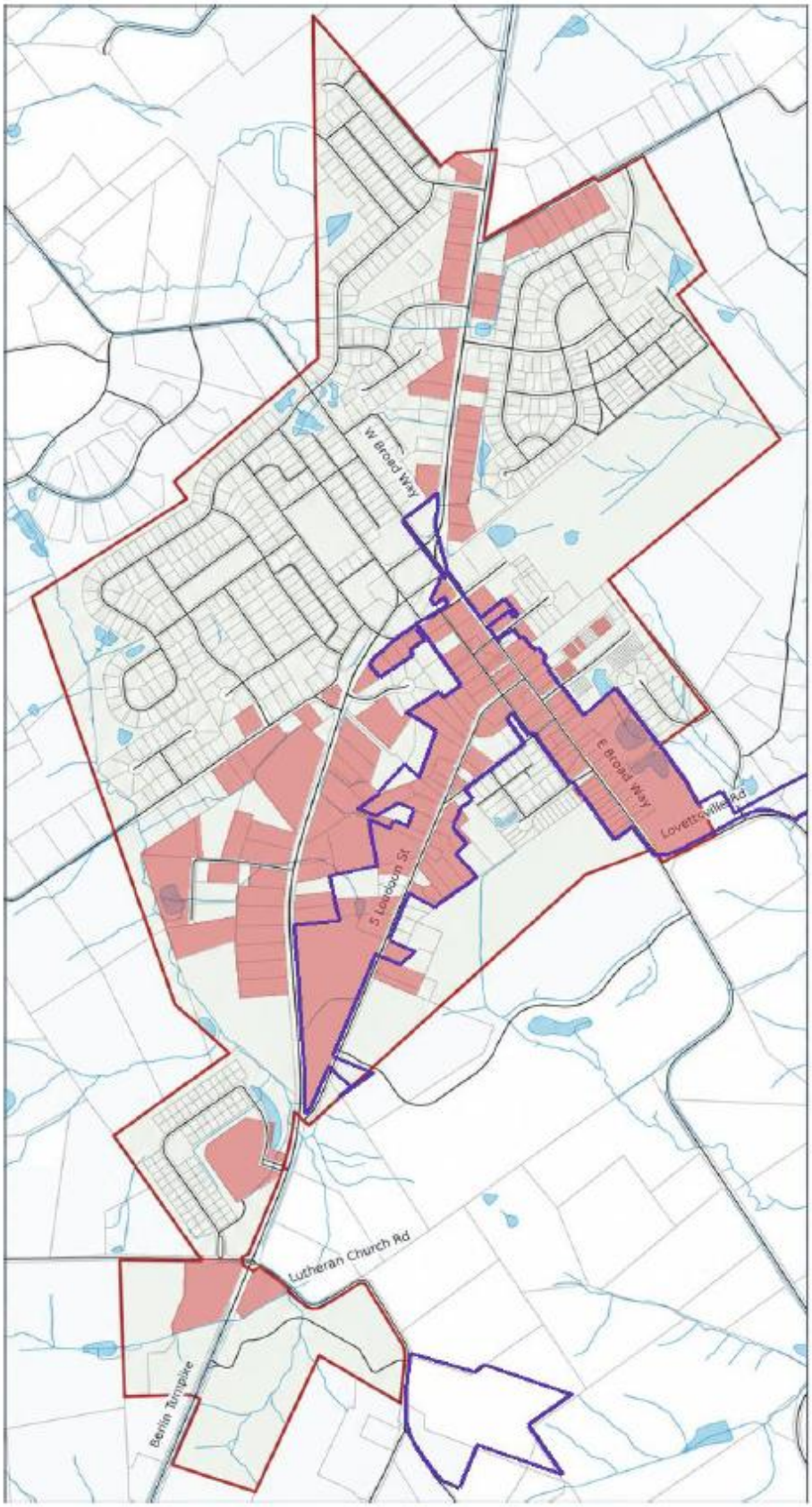
A3. Investigate incentives available under the Code of Virginia to help preserve significant historic resources.

P2. Promote recognition and appreciation of the Town's history and its historic resources in Town.

A1. Support Historical Society outreach programs that make new residents and visitors aware of the community's history through Town media and publications and through sign programs, including interactive building identification signs and plaques.

A2. Cooperate with the Lovettsville Historical Society to expand the museum and enhance the museum's educational and tourism role.

P3. Cooperate with the Loudoun County Heritage Commission, the Lovettsville Union Cemetery Company, the New Jerusalem Lutheran Church and other property owners to preserve properties outside Lovettsville that contribute to the historical context and character of the community.



TOWN OF LOVETTSVILLE

Loudoun County, Virginia

MAP LEGEND

National Register Historic District

Properties constructed prior to 1976

Town boundary

Historic district source:
Virginia DHR GIS
VDHR 255-5001
Retrieved Oct. 21, 2026.
Boundary shown within the map frame.

Feet

0 500 1000

N

1 inch = 1,073 feet

Print at 100% / Actual Size

DATA SOURCES

Loudoun County GIS
Town Boundaries, Parcels, Street Centerline, Major Streams, Base Map Drains, Water Bodies.
Retrieved October 15, 2026.

Features extend to the map frame.
For planning purposes; not a boundary survey.

Open Space & Vegetation

Since the 2021 Plan, the Town has implemented zoning changes that have increased the open space requirements of new development by requiring open space for smaller subdivisions and requiring all development to identify and remove invasive plants and protect retained plants. The Ordinance preferred planting guidelines have been revised to encourage a more diversified plant mix. Invasive animals and plants continue to be an important issue particularly in the agricultural community.

Based on estimates by the Chesapeake Conservancy/Chesapeake Bay Program land cover data, the Town has a healthy tree canopy of 155 to 175 acres or approximately 29 percent of the Town. About one-third of the tree canopy is forested areas. The remainder of the cover is in street, landscaping, and park trees.

Natural open space aids in groundwater recharge, which is vital to the Town's water supply and a growing issue since the last plan review. Only about a third of the tree canopy and ground cover is in natural treed or grassland areas that facilitate groundwater recharge. Roof tops, pavement, short cut turf grass and a piped stormwater system reduces the recharge potential within the Town.

The area is vulnerable to invasive plants and animals that outcompete native species, degrade habitat, reduce agricultural productivity, and increase management costs. Western Loudoun's landscape provides ideal conditions for invasive species because of its extensive forest edges and fragmented woodlands, agricultural fields and pastures, roadside rights-of-way and utility corridors, and ongoing residential development and landscaping.

Major invasive plants

Species	**Local impacts**
Tree-of-heaven (*Ailanthus altissima*)	Rapidly colonizes disturbed land; host tree for the invasive spotted lanternfly.
Japanese stiltgrass	Crowds out native woodland plants and reduces forest regeneration.
Garlic mustard	Suppresses native wildflowers and tree seedlings.
Multiflora rose	Forms dense, thorny thickets that limit wildlife movement and pasture access.
Bush honeysuckles	Shade out native shrubs and alter forest habitat.
Japanese honeysuckle	Smothers trees and woodland edges.
Oriental bittersweet	Climbs and girdles trees, increasing storm damage.
Autumn olive	Invades fields and old pastures, displacing native vegetation.
English ivy	Damages mature trees and historic stone walls while suppressing native groundcover.

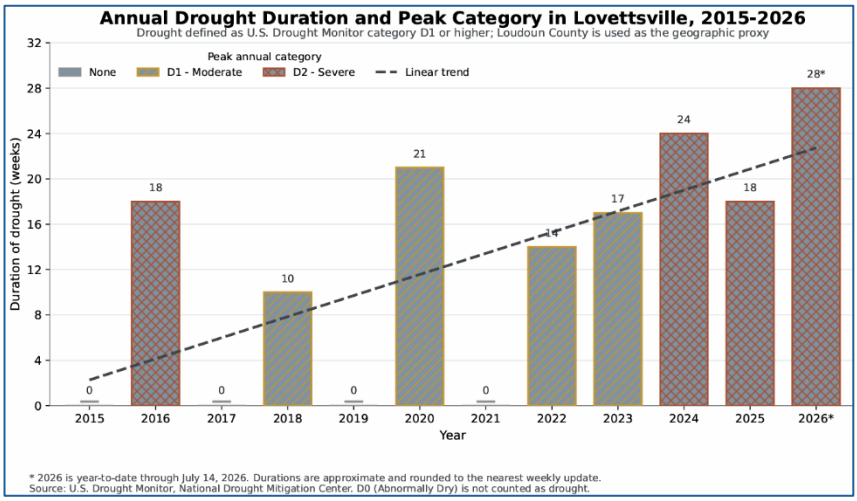
The Spotted Lanternfly has overtaken the Snakehead Fish and Stink Bug to become one of the region's most significant invasive insects, affecting vineyards, orchards, hardwood trees. The Emerald Ash Borer has killed millions of ash trees across Virginia creating hazards along streets and trails and loss of woodland diversity. Hemlock Woolly Adelgid threatens eastern hemlock forests along streams and ravines.

The cumulative effects of invasive species include reduced native plant diversity, poor regeneration of native forests, declines in pollinator habitat, and lower habitat quality for birds and other wildlife. Over time, these changes can reduce the resilience of forests and natural areas. The Town proposes to address invasive species through proactively removing invasive plants and animals in parks, trails, and rights-of-way, restoring native vegetation and public education. These efforts can also reduce long-term maintenance costs and retain the community's natural character.

Groundwater and Surface Water

Groundwater occurs mainly in the weathered upper-most bedrock/soil-rock interface and in fractures in the upper 250 feet of bedrock. Well yields are generally low, but can be substantially higher where fracturing is more prevalent. Extensive fracture and fault systems at the base of the Blue Ridge often yield large groundwater supplies. Diversity of subsurface geology across the Piedmont leads to wide variations of groundwater quality and well yields, and areas where groundwater use is less viable. High iron concentrations, acidity, and dry holes are not uncommon. Wells between 200 and 300 feet tend to be more productive.

The Town is at a high spot relative to the water table. Surface level groundwater tends to flow towards streams and the Potomac away from the Town. All of the Town's wells are within the Town boundary in this high area. Lengthy droughts have impacted the Town water supply. Water loss through leaks or excessive water consumption has aggravated the problem of supply.



Forever chemicals" is the common term for per- and polyfluoroalkyl substances (PFAS), a large family of synthetic chemicals that resist heat, water, oil, and stains. They are called "forever chemicals" because many PFAS degrade extremely slowly and can remain in soil, groundwater, surface water, wildlife, and people for years or decades. Forever chemicals are leading to expanded state water quality requirements. Traditional drinking water treatment methods such as chlorination and sediment removal are generally ineffective. Effective technologies include granular activated carbon (GAC), ion exchange resins, reverse osmosis, and high-pressure membrane filtration. Water systems exceeding federal Maximum Contaminant Levels (MCLs) must install treatment or otherwise achieve compliance by 2029. Beginning in 2027, utilities must notify customers of PFAS monitoring results.

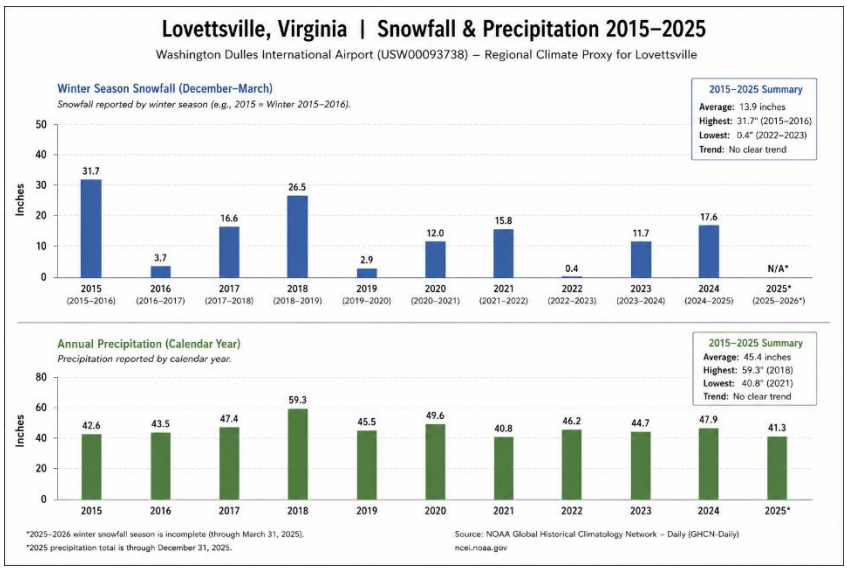
Potential local sources include historical use of firefighting foam, land application of biosolids, and wastewater discharges.

In accordance with the Virginia Department of Health (VDH), the Town completed water testing at all Town water sources. In 2025, only one water source, comprising approximately 5% of the Town's total water production, indicated PFAS levels above the federal drinking water standards. Detections at another water source are not above federal water quality standards. The Town is managing operations to minimize PFAS compounds in the water supply, while continuing to test the water sources and working with VDH to evaluate treatment processes. The Town secured grant funding to complete Preliminary Engineering Reports for groundwater treatment facilities impacted by PFAS. These reports will support upcoming water treatment upgrades and be used to pursue additional VDH grant funding and is working with VDH to implement compliance strategies and apply for available state and federal funding for treatment efforts. The Town of Lovettsville is anticipating joining a national class action lawsuit against PFAS manufacturers to help recover costs associated with PFAS contamination and treatment.

Surface Water

Three watersheds drain Lovettsville: tributaries of Dutchman Creek, Quarter Branch Creek, and tributaries of Catoctin Creek. The 2021 Plan focused on water quality and stream valley protection for environmental and aesthetic purposes.

Stream and wetlands protection, which the Plan sought to ensure, is now a part of development review in the Town and County. This year, the Town has also entered into an agreement with Loudoun County to have the County take responsibility for approving, inspecting and ensuring maintenance of stormwater systems in the Town. With that change, the Town can rely on a stronger management program.



A key concern today is the role the annual precipitation cycle plays in the Town water supply. While annual precipitation remains fairly stable, the region has experienced serious drought conditions. Lovettsville is particularly sensitive because the Town sits at a high relative elevation, which means water and groundwater tend to flow away from the Town to surrounding streams.

In addition to increasing demand by new development both inside and outside the Town, several local conditions heighten the area's drought vulnerability. Fractured bedrock stores limited groundwater and periodic over saturation tends to flow away from the Town. Rolling topography, pavement, short grass lawns, and stormwater systems designed to pipe stormwater flow promote runoff and reduce infiltration. Hotter summers increase evaporation, and longer growing seasons mean more water is consumed by plants. Water recharge occurs best when there is less water consumed by active vegetation and less evaporation so declining Fall and Winter precipitation also contributes to lower groundwater recharge. A year with 45–48 inches of precipitation can still produce drought conditions if much of that rain falls in a few intense events during the summer months and is followed by lengthy dry periods.

In a built environment, homeowners and businesses can be encouraged to play a role in helping recharge the groundwater system. Development design should attempt to retain water onsite and allow infiltration. Owners can install raingardens and cut their grass slightly longer to encourage infiltration, lower water consumption by using native and drought-tolerant plants, and using water efficient appliances and household practices.

Noise

The close proximity of our commercial businesses to surrounding residences can create a less than desirable quality of life. The Town has instituted regulations limiting business hours and limiting noise levels to address this concern. The Town continues to make noise a factor in reviewing new development, maintain limits on noise volumes and work with Loudoun County to address motor vehicle noise.

Environmental Policies

Proposed 5-Year Objectives

1. To reduce invasive plant and animal species on Town-owned properties and encourage similar action on private properties.

2. To increase tree preservation and reforestation efforts through voluntary programs and improved development standards.

3. To update the Town's source water protection plan to identify and protect high-value recharge areas as open space and recommends means of protecting and maximizing water recharge potential.

4. To have incorporated groundwater recharge and weather preparedness measures into the Town maintenance operations and property maintenance regulations to encourage best management practices that minimize impacts of extreme weather events.

Policies & Actions

Open Space

P1. Maximize the preservation of open space for passive recreation, protection of valuable groundwater recharge areas, and ecological health.

P2. Support the use of conservation easements to preserve open space in areas of visual or environmental significance, including the Southern Gateway, stream corridors, and groundwater recharge areas.

P3. Encourage the inclusion of internal open space in all new development.

P4. Protect viewsheds of natural scenery, ridgetops, and other vistas important to the history and character of the Town.

Vegetation

P5. Maximize preservation of existing healthy native trees and encourage regular pruning and maintenance to protect their health.

A1. Use appropriately sized native vegetation on all Town properties and projects and require the use of native species in required buffers and landscaping.

A2. Continue to participate in the Arbor Day Foundation Tree City USA program and maintain Lovettsville's certification as a Tree City USA community.

A3. Remove invasive plants and animals from public lands and encourage the removal of invasive plants from private property.

Groundwater

P6. Protect the Town's groundwater sources from pollution and unsustainable drawdown in cooperation with countywide efforts to manage and protect groundwater sources.

A4. Update the Town Wellhead Protection Plan (adopted in 2005 and updated in 2016) to include groundwater monitoring and modeling, coordination with other local and state agencies, and identification and protection of groundwater recharge areas.

A5. Promote public awareness and participation in efforts to protect the Town's water supply.

A6. Evaluate the Town's property maintenance regulations for changes that improve groundwater recharge in appropriate locations.

A7. Participate in the County stakeholder committee established to create a countywide water source management and protection plan for both surface and groundwater.

Riparian Resources and Surface Water

P7. Protect surface water quality from stormwater runoff, pollution, and hazardous waste.

P8. Minimize the impact of development on stream valleys and floodplains and preserve streams in their natural condition to the greatest extent possible.

Environment

P9. Encourage the use of natural-surface drainageways and on-site detention for stormwater management, groundwater recharge, and non-point source pollution control.

Noise

P12. Minimize noise within the Town from all sources.

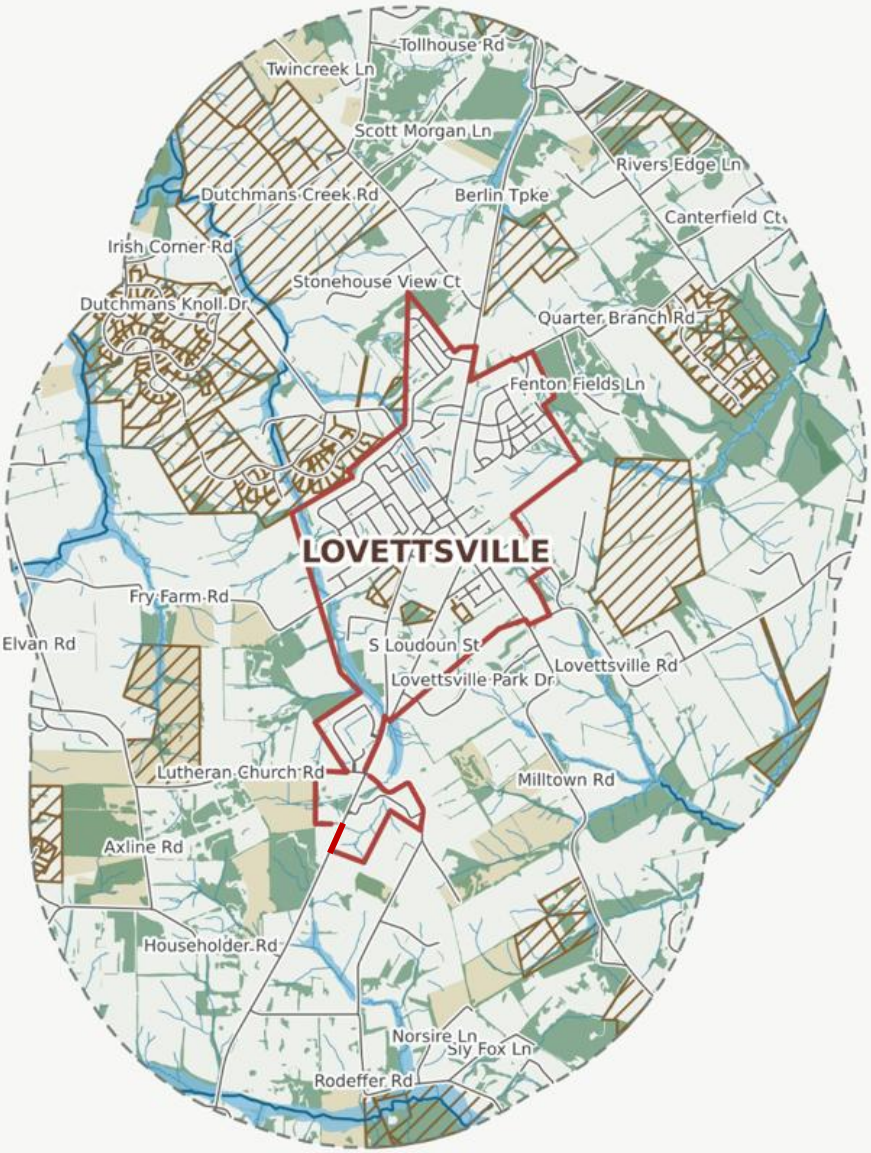
Educational Outreach

P13. Promote conservation of environmental resources through educational outreach on issues such as

- energy efficient lighting, invasive species control, pet waste, recycling, and composting.
- stormwater best management practices that can be implemented by homeowners, including rainwater harvesting through rain barrels, infiltration through rain gardens and similar practices, and proper disposal of leaves and other waste.
- proper fertilizer, pesticide, and herbicide application.

LOVETTSVILLE | LAND & WATER

Town limits and adjacent Loudoun County land within one mile



MAP KEY

- One-mile study area
- Town boundary
- Road centerlines
- Streams and mapped drains
- FEMA 1% annual chance floodplain
- Mapped forest
- Agricultural & Forestal Districts
- Conservation easements

SCALE

0 ½ 1 mile

N

Sources: Loudoun County GIS: town boundary, parcels, road centerlines, forest, streams/drains, Agricultural & Forestal Districts, conservation easements, and FEMA Special Flood Hazard Area.

Town outline includes PINs 371394189000 and 371495463000; one-mile buffer measured from this outline. Planning reference only. Verify flood and district boundaries against official maps. Mapped September 29, 2026.

TO: **Lovettsville Planning Commission**

FROM: **John Merrithew, Planning/Zoning Administrator**

DATE: **November 4, 2026**

SUBJECT: **2026-11-4 Comprehensive Plan Review**

Purpose: To look at several Plan chapters at various stages of review and modification.

Background: The Commission will review Chapter 7 Transportation for the first time. Charlie Mumaw will be present to discuss the current Transportation Master Plan and projects in the pipeline. Based on previous comments, I have updated the current Plan narrative along with a review of policy status. The Commission will also review Housing and Economic Development chapters for the first time. Staff is seeking direction on policies, requests for updated or additional information, and other comments, which will be used to revise the policies for the December meeting.

Chapter 3 Facilities and Utilities policies are presented for the second review to make sure we have captured the Commission's initial recommendations. The third review will include the narrative and policies in preparation for public comment.

Chapters 1 and 2, Historic Resources and Environment are presented for the third time to ensure we have captured the Commission's comments and that the narrative reflects the background and issues. The next step for these chapters will be to prepare the chapters for public comment.

The current Comprehensive Plan can be reviewed here: Adopted Plan 12-15-22 Clean.pdf

Attachments:

1. Chapter 7 Transportation
2. Chapter 4 Economic Development
3. Chapter 5 Housing
4. Chapter 3 Facilities and Utilities
5. Chapter 1 Historic resources
6. Chapter 2 Environment

DRAFT MINUTES
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, OCTOBER 7, 2026

Planning Commissioners Present:
Chair Bob Custard
Commissioner Megan Cox
Commissioner Tripp Curtis
Commissioner Aubrey Torres

Absent:
Vice Chair Mark Corcoran
Commissioner Jaymie Brooks Dumproff
Commissioner Marc Otterback

Town Council Present:
Mayor Christopher Hornbaker

Staff Present:
John Merrithew, Planning/Zoning Administrator

1. Call to Order and Pledge of Allegiance

Chair Custard opened the meeting at 7:00 PM, announced that a quorum was present, and noted the absences of Vice Chair Corcoran and Commissioners Brooks Dumproff and Otterback. Commissioner Curtis led the Pledge of Allegiance.

2. Public Comment

Stacey Westman, 12499 Taylorstown Road, commented on the Comprehensive Plan review and its relationship to the proposed annexation. She encouraged the Commission to establish clearer criteria, definitions, and governance standards so future land-use decisions are proactive, consistent, and supported by an adequate record. She recommended a ground-up review of the Comprehensive Plan, including economic analysis and examples of best practices used by comparable Virginia towns and counties. At the Commission's request, Ms. Westman agreed to submit her analysis and recommendations within approximately two weeks.

There were no additional speakers in person or online.

3. Additions/Deletions/Modifications to the Agenda

Chair Custard proposed reversing Items 5 and 6 so the State Cannabis Control Act and proposed Marijuana Uses Ordinance Amendment would be considered before the Comprehensive Plan review. The proposal was accepted as a motion and seconded.

Motion: Move to amend the agenda by considering Item 6 before Item 5.

Second: Motion seconded
Aye: Custard, Cox, Curtis, Torres
Nay: None
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

4. Public Hearing - LVCU 2026-0001 George Family Holdings LLC

Commissioner Torres made the following motion:
Motion: Move to open the public hearing for LVCU 2026-0001, George Family Holdings LLC
Second: Commissioner Cox
Aye: Custard, Cox, Curtis, Torres
Nay: None
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

Mr. Merrithew presented the application. The proposed business would occupy the first floor of an existing contributing structure in the C-1 Central Business District, with three apartments remaining above. The service would accept and release packages and provide related retail services such as packaging materials, photocopying, fax, and notary services. Staff found the proposed use compatible with surrounding businesses, supported by sufficient shared parking, minimally demanding of public utilities, and beneficial as a service not currently available in Town.

Staff recommended approval subject to conditions limiting package-company deliveries to twice daily; requiring two-axle cargo vans or box trucks and prohibiting tractor-trailers; limiting accepted packages to 100 pounds; limiting retail sales to package- and postal-related materials and services; limiting structural changes to those required by building, fire, or accessibility codes; retaining the significant tree unless removal is required because of disease, damage, or public safety; and limiting business hours to 8:00 AM through 6:00 PM.

Property owner Fred George III described the building's history and prior commercial tenants, confirmed the availability of parking on nearby parcels under common ownership, and stated that the proposed business would be less intrusive than some former uses. The prospective operator described the expected package volume, anticipated use of standard delivery vehicles, and plans to begin operations with limited signage.

The Commission discussed documented shared-parking arrangements, loading and delivery access, the potential for future changes in delivery vehicles, preservation of the historic structure, the significant tree and replacement landscaping, customer traffic, and signage compatible with the building. No other member of the public spoke.

There was no public comment.

The public hearing was closed.

Commissioner Cox made the following motion:

Motion: Move to forward LVCU 2026-0001, George Family Holdings LLC, to the Town Council with a recommendation of approval, subject to the conditions of approval included in Attachment 1 and amended to require replacement of any significant tree that must be removed.
Second: Commissioner Curtis
Aye: Custard, Cox, Curtis, Torres
Nay: None
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

5. Information Items - State Cannabis Control Act and Proposed Marijuana Uses Ordinance Amendment

Mr. Merrithew reviewed the State Cannabis Control Act and the draft zoning amendment. He explained that the Town may regulate where cannabis businesses locate, establish separation distances, impose a retail sales tax within the state-authorized range, require business licenses, and regulate public conduct, but may not prohibit cannabis businesses outright. The state licensing process is expected to give localities 30 days to determine whether a proposed business is permitted and consistent with local regulations.

The draft defined marijuana establishments and microbusinesses; proposed retail hours of 8:00 AM to 8:00 PM; treated cultivation and cultivation-related microbusinesses as conditional uses in the CRA-1 and CA districts; placed processing, testing, and transport in the C-LI district; and initially placed retail sales, delivery, and microbusinesses in the C-2 district. Staff recommended the maximum 1,000-foot separation from schools and day-care facilities. Mapping showed that these buffers, together with residential and business-separation requirements, would leave limited areas available for cannabis uses.

The Commission discussed the statutory definitions, public-use restrictions in parks and other public places, the effect of future school or day-care closures on buffers, security, odor, lighting, signage, conditional-use review, and whether the Town Center district should permit retail sales, delivery, and microbusinesses. An initial motion concerning the C-1 district was withdrawn with the seconder's consent after the intended district was clarified.

Commissioner Torres made the following motion:

Motion: Move to add the TC Town Center zoning district as a district in which marijuana retail sales, delivery, and microbusiness uses may be considered.
Second: Commissioner Curtis
Aye: Cox, Curtis, Torres
Nay: Custard
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

The Commission then considered the draft's varying separation distances among marijuana businesses and supported a single, more readily administered standard.

Chair Custard made the following motion:

Motion: Move to establish a uniform minimum separation of 500 feet between marijuana businesses.
Second: Commissioner Cox
Aye: Custard, Cox, Curtis, Torres
Nay: None
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

The Commission requested an updated map showing the revised districts and separation distances before the public hearing and acknowledged that the proposal could be revisited as implementation guidance becomes available.

6. Discussion Items - Comprehensive Plan Review

The Commission continued its review of the Historic Resources and Environment policies and conducted a preliminary review of the Public Facilities and Utilities policies.

Historic Resources - Second Policy Review. The Commission considered written comments submitted by Vice Chair Corcoran and supported editorial revisions that clarify terminology and improve organization. Members generally favored policies that encourage voluntary preservation, documentation before demolition, adaptive reuse, tourism, and economic development without creating a mandatory local historic-overlay district. Staff will revise the section accordingly.

Environment - Second Policy Review. The Commission supported retaining policies concerning conservation easements in environmentally and visually significant areas, including stream corridors, groundwater-recharge areas, and the southern gateway. Members favored retaining internal open-space and viewshed policies as flexible review criteria for future legislative applications. The Commission also supported reorganizing overlapping policy and action language, creating a clearer overarching education and outreach policy, combining related water-conservation education items, and retaining the noise policy as an important standard for evaluating commercial and light-industrial applications. Staff will incorporate the comments and further distinguish policies, principles, and implementation actions.

Public Facilities and Utilities - Preliminary Policy Review. The Commission recommended retaining policies for Town events and government-service information, while separating preservation of Town lands, parks, and open space into a distinct action. Members directed staff to clarify that residential, rather than business, recycling service is provided; add resource allocation to the cybersecurity and continuity policy; and clarify references to future capital projects. The Commission discussed reliable telecommunications service, objective standards for evaluating development against available water and wastewater capacity, forecasting commercial demand, and requiring development to mitigate infrastructure impacts through appropriate improvements or reduced intensity.

The Commission also reviewed the facilities and a draft trails map. Members requested that the proposed southwest shared-use-path connection be shown as a general corridor rather than a specific alignment behind existing homes and recommended identifying priority crosswalk and pedestrian-safety locations. Staff will

revise the draft and invite appropriate utility personnel to the next review if technical questions require their participation.

7. Planning Commission Minutes - September 2, 2026

The Commission identified a correction on page 3 and subsequent vote records to show Commissioner Otterback as absent after his departure at approximately 9:04 PM.

Commissioner Cox made the following motion:
Motion: Move to approve the September 2, 2026 Planning Commission minutes as amended.
Second: Commissioner Curtis
Aye: Custard, Cox, Curtis, Torres
Nay: None
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

8. Committee Reports

Commissioner Cox reported that the Commerce and Business Development Committee met before Oktoberfest and assisted with enforcement of the designated outdoor refreshment area. She thanked staff, volunteers, and attendees for a successful event and stated that the committee would meet again within two weeks.

Commissioner Curtis reported that the Infrastructure Committee finalized a draft policy for memorials in Town and forwarded it to the Town Council. The committee also discussed Town Hall work-area improvements, stormwater management on North Berlin Pike, landscaping maintenance and native plantings, the condition of a wellhead where surrounding grades direct drainage toward the well, upcoming vehicle purchases, transportation planning, lighting options, and future Capital Improvement Program projects. The committee's next meeting was scheduled for the following Tuesday.

There was no Tree Advisory Board report. Chair Custard reported that the Board of Zoning Appeals had not met since the previous Planning Commission meeting.

9. Zoning Administrator's Report

Mr. Merrithew reported that the George Family Holdings conditional-use application would proceed to the Town Council; Chestnut Hill had submitted permits for a model home and a second home; and One Family Brewing's plan to resubdivide property into five lots was under staff and agency review, with initial comments expected during October. He also reported recent zoning permits for single-family homes and stated that A6 LLC had not yet responded to the Town's first annexation comments but was working on a response.

10. Comments from Mayor and Commissioners

Mayor Hornbaker reported that Oktoberfest's distributed downtown format was successful and thanked staff, volunteers, participating businesses, and Community Engagement and Events Coordinator Sarah Mersky. He also noted the successful

Lovettsville Lions Oktoberfest 5K and recognized the life and community contributions of John Feug.

Mayor Hornbaker reported that the Town would participate in a second round of Valley Link North stakeholder meetings with Loudoun County and the Town of Hillsboro. Updated study-area maps and additional feedback would inform public open houses expected in November. He reiterated the Town's opposition to the project as currently proposed and its commitment to advocating for alternatives that minimize impacts on Lovettsville. He also previewed Town Council consideration of a public hearing on carryover supplemental appropriations, the Lovettsville Winter event plan, and a utility service-connection replacement project.

Commissioner Cox stated that she would provide draft Comprehensive Plan language concerning transmission lines and data centers. She reported meeting with Ms. Westman to review issues and approaches used by other jurisdictions and stated that she would continue researching how the Town could participate as a respondent, rather than only as a witness, in the State Corporation Commission process. Commissioners Curtis and Torres had no additional comments.

11. Next Meeting

The next regular Planning Commission meeting was scheduled for Wednesday, November 4, 2026, at 7:00 PM. All members present indicated that they planned to attend.

12. Adjournment

Commissioner Curtis made the following motion:

Motion: Move to adjourn the meeting at 9:24 PM.
Second: Commissioner Cox
Aye: Custard, Cox, Curtis, Torres
Nay: None
Absent: Corcoran, Brooks Dumproff, Otterback
Abstain: None

TO: **Planning Commission**

FROM: **John Merrithew, Planning/Zoning Administrator**

DATE: **November 4, 2026**

SUBJECT: **Planning and Zoning Activity Report**

Purpose: Provide an update on recent zoning and development activity during October 2026.

Zoning Activity

Date	Address	Improvement
9/25/2026	14 William Albert Way	Home Occupation
10/2/2026	2 N Berlin Pike	Retail Fit Up Hobby Shop
10/6/2026	6 Locust Street	New SFD
10/7/2026	28 Rose Grove Court	New SFD
10/13/2026	3 Red Bud Lane	Accessory Structure
10/21/2026	42 N Berlin Pike	Fence
10/22/2026	39557 Schoene Farm Place	New SFD
10/29/2026	Town South Welcome Sign	Temporary Sign

Legislative Applications

LVCU 2026-0001, George Family Holdings, request for conditional use permit to operate a package and parcel service at 1 S. Loudoun Street. On October 7, 2026, the Planning Commission voted 4-0-3 to recommend approval subject to conditions. Town Council is to consider the conditional use permit at their November 12, 2026, meeting.

Active Site Plans/Subdivisions

LVSU 2022-0001, LVCD 2022-0001, Chestnut Vale. Permits have been issued for the initial residence/model home. Three additional permits are awaiting documentation from the applicant.

LVCD 2026-0001, One Family Brewing. Construction drawings have been submitted for utilities and roadways associated with the subdivision of the property into 3 residential lots and two commercial lots. The plans include a utility connection to West End Motors. Comments from referral agencies are due October 28.

Ordinance Amendments

LVZA 2026-0002, Marijuana Uses. Amendments to permit and regulate State-mandated marijuana uses in the Town. A Planning Commission public hearing is scheduled for November 4, 2026. A recommendation will be presented to Town Council at their November 12, 2026, meeting.

Amendments to the Town Annexation Policy and Process. Revisions update the Town's annexation priorities, guiding principles, and evaluation criteria and submittal requirements. A Town Council Public Hearing is scheduled for November 12, 2026.

LVZA 2026-0001, Annexation Zoning Districts, revisions to the Zoning Ordinance to add zoning district options that could apply to future annexed property. A Town Council Public Hearing is combined with the Public Hearing on the Annexation Policy and Process, scheduled for November 12, 2026.

Other Activities

Valley North Electrical Transmission Project. Valley Link Transmission Company LLC has scheduled a second round of public meetings and will present updated alignments. A meeting at the Lovettsville Game Protective Association is scheduled for November 12 between 4:00 and 7:00 PM. A link to the Valley Link website is provided here.

A6 LLC Property Annexation. The applicant has submitted the boundary line adjustment application. Review agency comments have been sent to the applicant. Applicant has not responded to comments.

Loudoun County Countywide Transportation Plan Amendments, CPAM-2026-0001. The Countywide Transportation Plan (CTP) amendments introduce the concept of social equity to the transportation planning process and update alignments and classifications primarily in eastern Loudoun. Berlin Turnpike, north and south of Town is being reclassified from major collector to minor arterial to align with the VDOT classification. Proposed policies would require turn lanes for all developments serving children, tourism, or large vehicles without having to meet VDOT warrants, and introduce context sensitive design and speed management concepts that use target speeds based on surrounding land use and activity rather than engineered design speeds.

TO: **Lovettsville Planning Commission**

FROM: **John Merrithew, Planning/Zoning Administrator**

DATE: **November 7, 2026**

SUBJECT: **Initial Review of the Comprehensive Plan Transportation Chapter**

Purpose: This is our initial discussion about transportation so I have suggested changes to the current Plan narrative and provided a staff review of policy status. Charlie Mumaw will be present to discuss the current Transportation Master Plan and projects in the pipeline. The meeting objective is to get initial issues, recommendations and information requests to bring back to the Commission in December.

Background: A significant number of improvements called for in the TMP have been completed or are underway. The result according to survey respondents to date is that walking is safer but travel by car is more difficult. Crossing Berlin Turnpike anywhere in Town but particularly north and south of the Central Business District, is a challenge. Traffic volumes continue to rise but there are regional projects that have or may benefit local commuters and possibly reduce traffic through the Town.

Attachments:

1. Staff Reviewed Comprehensive Plan Transportation Chapter
2. 2021 Transportation Plan Priority Projects

Chapter 7 TRANSPORTATION REVISED
Background and Existing Conditions

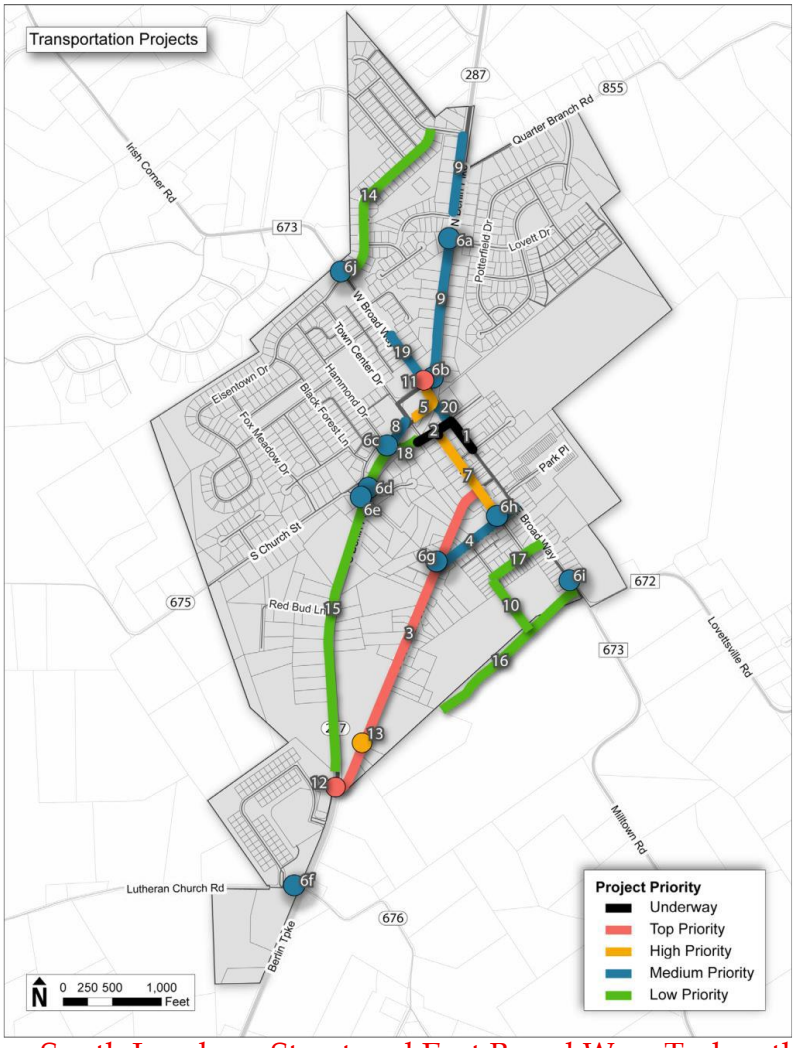


Figure 1 Transportation Master Plan Project Priority

The Town's transportation objectives and capital improvement plans are described in detail in the Transportation Master Plan (TMP), which was adopted in 2021. The TMP outlines 16 projects totaling an estimated $5.72 million in 2026 dollars.

The Town street network has expanded continuously since the 1950s **into two distinct neighborhoods, the original southeast area with narrow, shoulder - and - ditch street sections, and no sidewalks; and the northwest neighborhoods constructed in the 2000's with wider streets, curb and gutter, and sidewalks.** ~~with the expansion of Town neighborhoods outward from the historic center of Lovettsville (i.e., the original town center) located at the intersection of South Loudoun Street and East Broad Way. Today, the streets in the Town are a combination of narrow-width, shoulder-and-ditch section streets in the older parts of Town to wider, curb-and-gutter streets in the newer subdivisions.~~ Street rights-of-way vary in width from thirty-three feet to almost ninety feet on some sections of Berlin Turnpike. **The wider sections are associated with the Berlin Turnpike realignment at Town Center. The original road right-of-way has not been vacated and leaves some businesses on Berlin Turnpike with either no front yards or expanses of right of-way that is used for unofficial parking.** Many of the older streets in the Town have a road surface width as narrow as 15~~-18~~ feet **and cannot safely accommodate two-way traffic.**

~~Berlin Turnpike (Route 287) is the major north-south arterial bisecting the Town and carries mostly through traffic.~~ The Virginia Department of Transportation (VDOT)

maintains the public streets within Lovettsville. **Alleys within the newer neighborhoods and access easements throughout the southeast neighborhood are the responsibility of the Homeowners' Associations or the adjacent property owners.**

Primary vehicular access to Lovettsville is by Virginia Route 287, which connects the Town with the City of Brunswick, Maryland, and Md. Route 340 to the north, ~~and~~ Virginia Route 9 and the Town of Purcellville to the south. Secondary access to the Town from the east is via Lovettsville Road (Route 672), which connects to U.S. Route 15 near Point of Rocks and to Hillsboro and Route 9 (via Rt. 680), Maryland, and Milltown Road (Virginia Secondary Routes 673 and 681), which links through Waterford to Route 9 and Route 7. To the west, Irish Corner Road, and Mountain Road (Routes 673 and 690) link Lovettsville to Virginia Route 9 near the Town of Hillsboro. **Lovettsville Road and E Broad Way are designated Scenic Byways.**

Average daily traffic volumes for roads within the Town ~~and immediately adjacent to the Town limits~~, as reported by the Virginia Department of Transportation for ~~2019~~ **2025**, are shown in Table 6.

Road Segment	Annual Average Daily Trips and Annual Average Weekday Trips	4-Tire Vehicles	Two-Axel Truck	3-Axel Truck	Tractor-Trailer
Southern Corporate Limits to Town Center Drive	~~7,500~~ **9,700** **9,251 wkday**	97%	2%	1%	1%
Town Center Drive to East Broad Way (parallel)	~~7,500~~ **5,800**	97%	2%	1%	1%
East Broad Way from Berlin Turnpike (N) to West Broad Way	~~7,500~~ **7,300**	97%	1%	0	1%
Berlin Turnpike from West Broad Way to Northern Corporate Limits & Maryland	~~4,700~~ **7,855** **7,475 wkday**	97%	1%	0	1%
West Broad Way from Western Corporate Limits to Berlin Turnpike	~~1,600~~ **2203** **2,095 wkday**	95%	2%	0	1%
East Broad Way from Berlin Turnpike to South Loudoun Street	~~4,100~~ **5,540** **5,271 wkday**	97%	2%	1%	1%
East Broad Way from South Loudoun Street to Locust Street	~~3,900~~ **5,779** **5,497 wkday**	97%	3%	1%	1%
East Broad Way Locust Street to Eastern Corporate Limits	~~4,500~~ **6,240** **5,937 wkday**	97%	2%	1%	1%
S. Loudoun Street	~~1,500~~ **2,015** **1,919 wkday**	95%	1%	0	0

~~Most of t~~ The original streets in Lovettsville have narrow rights-of-way that lack sidewalks for safe pedestrian mobility and circulation. **Since 2015, the Town has installed sidewalks along E. Broad Way and S Church Street and has plans to install sidewalks along S Loudoun Street. Pennsylvania Avenue and S Church Street have been converted to one-way streets to allow safer automobile and pedestrian movement.** ~~Both projects are part of larger projects identified in the Town's Transportation Master Plan (TMP), adopted in 2021, and Capital Improvement Program (CIP) to enhance the entire streetscape along East Broad Way and construct a shared use path along the entirety of Berlin Turnpike in the Town of Lovettsville.~~

~~Sidewalks have been provided on one or both sides of the street within the newer residential and commercial areas that have been developed since 1970. Sidewalks are also located along portions of the east side of Broad Way. However, the older portion of this sidewalk needs repair or replacement. The Town East Broad Way Streetscape Project between Park Place and the Lovettsville Community Center and VDOT's Shared-Use Path along the west side of South Berlin Turnpike between South Loudoun Street and Hammond Drive, both completed in 2015, provide safe access and advance the goal of improving the multi-modal function of the Town transportation network.~~

Most parking for residences and businesses in the Town are provided off-street, although a significant amount of on-street parking exists in newer neighborhoods that have wider streets for that purpose. The Town has historically encouraged the construction of streets that support on-street parking on at least one side of the street, for instance, on East Broad Way as part of the East Broad Way Streetscape Project. The Town recognizes the constraints to adequate parking in older neighborhoods and commercial areas and has provided additional parking at the new Samuel Finz Municipal Complex.

The Virginia Department of Transportation (VDOT) is responsible for maintaining Town streets. Streets and related facilities must be designed to VDOT standards.

Issues and Future Needs

~~Town Streets~~ Street Design

As noted earlier, many of the Town's original streets are narrow with shoulder-and-ditch cross sections. Drainage on these streets has been problematic as driveway culverts become damaged over time or fill with sediment and debris. The Town has identified street and drainage improvement projects in the TMP and is actively designing and moving forward with infrastructure improvements.

Street Network

The lack of large developable parcels in the Town reduces the need to modify the Town's street network. As smaller parcels are subdivided into one or two lots, pipestem lots and access easements are a more efficient access option. This fits well with the historic development pattern of the southeast neighborhood with its irregular development pattern. These easements become property owners' responsibility.

The Town has attempted to ensure that connections between existing streets and extensions of streets to serve adjacent tracts are made as large vacant parcels are subdivided or otherwise developed. For example, East Pennsylvania Avenue was extended from S. Locust Street to Frye Court as part of the development of the Keena Tract to ensure the continuation of the street grid in that area of Town. Likewise, North Church Street will be extended into the New Era Ventures Tract for development to occur on this property. An additional access point to Lovettsville Road ~~or Milltown Road~~ **serving the Schoene Farm subdivision may also** connect to the New Era Ventures tract and in the future to connect to N. Berlin Turnpike to serve development on adjoining tracts and reduce traffic on East Broad Way.

Multi-use Trail and Sidewalks

Safe walking and bicycling is an important part of the Town's small town character. Improvements in the southeast neighborhood have made Pennsylvania Avenue, Church Street and Broad Way safer for pedestrians. However, getting safely across Berlin Turnpike is still a concern.

The Lovettsville Community Park offers road and trail access through the park from South Loudoun Street near the Lovettsville Elementary School directly to Milltown Road just southeast of the Town limits. **The Park trail does not connect to the Town's shared-use trail along Berlin Turnpike.**

Getting traffic to slow down and getting people across Berlin Turnpike and Broad Way, has been a longstanding issue in the community. Zoldos Square slows traffic in the vicinity of the Central Business District but it includes intersections that are difficult for both pedestrians and automobiles to navigate. The Town is actively designing intersection improvements at the W. Broad and Berlin Turnpike intersection to provide better sight distance and safer pedestrian movement. However, further north and south traffic consistently exceeds the posted speed limit and there are no safe crossing areas. The intersection of S. Loudoun Street and Berlin Turnpike is a particularly dangerous location. The Town is designing a shared use path connection to S Loudoun Street from the Berlin Turnpike path that is intended to allow safer access to the school and park. A redesign of the S. Loudoun intersection with Berlin Turnpike is also planned in the future to slow traffic.

~~Commercial traffic and heavy vehicles are an issue on streets in the Town and particularly in residential neighborhoods. The Transportation Master Plan proposes street improvements and one-way streets to help alleviate street maintenance and safety issues.~~

~~For years, the Town has planned a shared-use trail along the western side of Berlin Turnpike to facilitate pedestrian mobility within the Town. The first phase of the trail along South Berlin Turnpike was completed in late 2015. Ultimately, plans call for the trail to be linked to a planned future bicycle and pedestrian pathway corridor connecting Lovettsville to Brunswick, Maryland for commuting and recreation~~

~~purposes as identified in the Loudoun Linear Parks and Trails System Plan adopted in 2021.~~

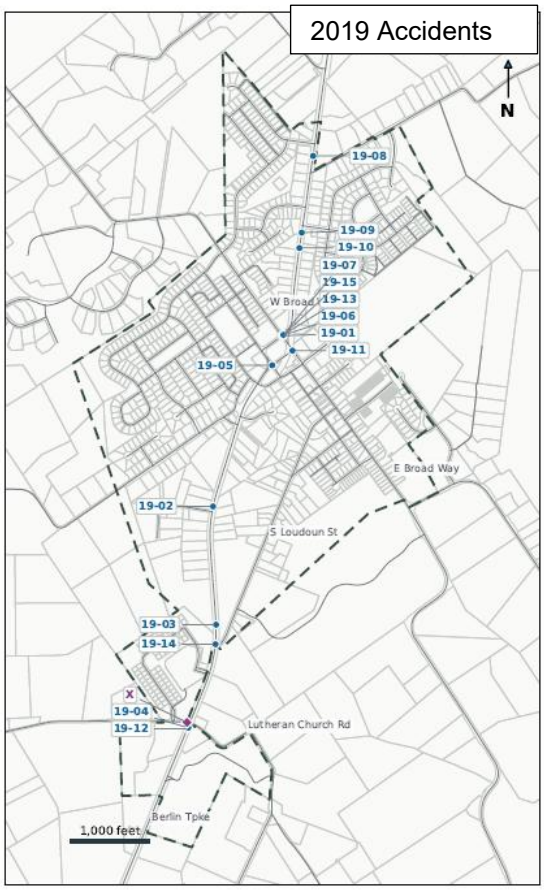
~~The Town capital improvement program includes a proposal to construct sidewalks along the entire length of Pennsylvania Avenue, East Broad Way, and South Loudoun Street consistent with the Streetscape Master Plan for East Broad Way and South Loudoun Street endorsed by the Town Council in 2009. The project will include streetscape enhancements such as drainage improvements, street trees and landscaping, crosswalk/sidewalk treatments, and ornamental streetlights. The Town also proposes to examine one-way traffic options on Pennsylvania and South Loudoun to reduce the impact of the improvements on adjacent properties and retain the historic character of the corridors.~~ **The County has also emphasized connecting local trails to regional trails. However, western trails have a lower schedule priority than those in eastern Loudoun.**

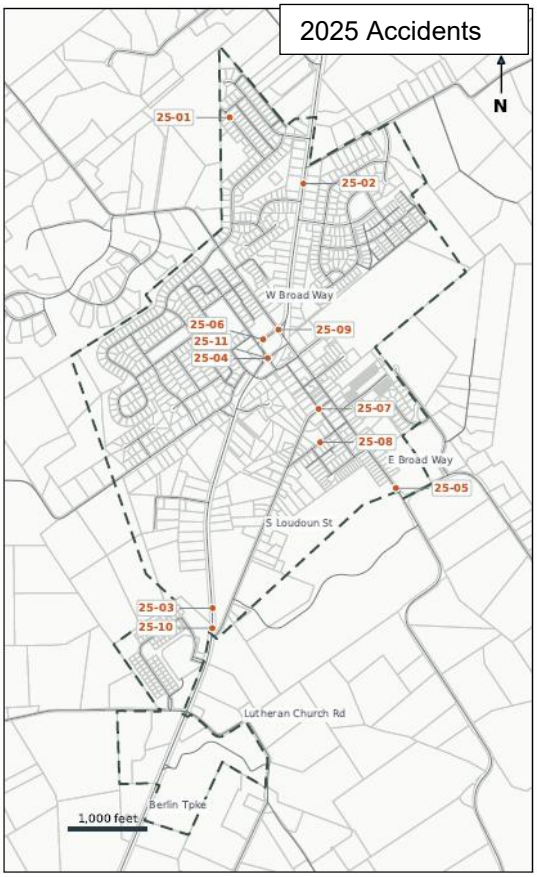
Traffic Calming

Speed limits within the Town and on the roads approaching the Town vary by street type and function. Within Lovettsville speed limits on Berlin Turnpike range from 45 to 25 mph. The speed limit on local and subdivision streets in the Town is 25 mph. ~~The Town, working with County officials, follows a standard operating procedure whereby traffic speeds are examined by VDOT and the Sheriff's Department to determine whether reductions in the speed limit, installation of signage, or installation of traffic calming measures are needed to improve safety for motorists and pedestrians. The Town has asked VDOT to conduct new traffic studies for several areas of Berlin Turnpike to reduce speeds based on new development in the Town and changing conditions along the corridor.~~

Loudoun County and VDOT are discussing a speed management concept, which seeks to adjust traffic speed to the surrounding land uses and activity. This is different than the current focus of VDOT on aligning speed limits to average driver speed. How this is to be implemented is yet to be determined but the management concept also includes automated speed enforcement and other features that may offer opportunities to lower speed limits entering the Town.

The maps below show a drop in accidents between 2019 and 2025. There has been one pedestrian accident since 2019. All other accidents were vehicular. The current transportation emphasis is on pedestrian safety and projects are being designed to address the issue. Two areas of concern are N Berlin Turnpike, the location of a pedestrian fatality, and the S Loudoun Street and Berlin Turnpike intersection, which by design encourages speeding near the elementary school. Projects include extending the shared use path north to Tilgham Street and adding a sidewalk on the eastern side of N Berlin, providing a pedestrian crosswalk and redesigning the intersection at S Loudoun and S Berlin.





Automobile Accident Locations 2019

Automobile Accident Locations 2025

~~Parking~~

~~The lack of parking in the older parts of Town, where lots are smaller and generally unable to accommodate sufficient on-site surface parking, remains an issue in Lovettsville, including within historic residential neighborhoods (e.g., S. Loudoun Street) and commercial areas (e.g., along E. Broad Way). The Samuel Finz Municipal Complex provides some of the needed parking to the benefit of businesses in the immediate vicinity. The TMP calls for additional, centralized public parking.~~

Inter-parcel Connections

The Town, through its zoning and subdivision ordinances, encourages the provision of inter-parcel connections between adjoining commercial properties. The purpose of these connections, which **to** connect parking lots on adjacent parcels for vehicular access, is to encourage motorists to travel between and among adjoining commercial sites without having to utilize the public street, thereby reducing traffic on that street. Furthermore, inter-parcel connections should be provided between and among residential neighborhoods where feasible to give motorists options when traveling within and through the Town and provide multiple routes into and out of residential subdivisions.

Inter-parcel connections are also desirable for pedestrian access and circulation to allow pedestrians to walk from residential neighborhoods to commercial areas or from one neighborhood to another. In addition, sidewalk and trail connections should be developed where feasible to provide convenient and safe routes for walking between residential neighborhoods and public areas, including parks, the library, Lovettsville Community Center, and Lovettsville Elementary School.

Regional Transportation Facilities

Brunswick, Maryland, two miles north of Lovettsville, is the terminal for weekday MARC commuter trains to and from Washington, D.C. In addition to providing daily commuter trains Monday through Friday, additional trains are provided for special events.

Brunswick Station recovered from 12 weekday boardings in June 2020 to 244 in June 2025, but still approximately 43% below its 2019 level. The broader Brunswick Line followed the same pattern: sharp collapse in 2020, steady recovery, and stronger growth during 2024–2025. Long range plans for the system include extending the Brunswick Line further west, better scheduling, and weekend service beginning in 2030.

~~A Virginia Regional Transit bus connection operating during the work week between Purcellville and Brunswick, Maryland was discontinued in 2010. The Lovettsville Town Council requested (by passage of a resolution) in 2016 that a commuter bus route be re-established connecting Purcellville to the MARC station in Brunswick, Maryland, through Lovettsville but the service has not been established.~~

Air transportation for small planes, recreation, and executive travel is available at Leesburg Executive Airport located approximately 15 miles southeast of Lovettsville. The Washington Dulles International Airport is in eastern Loudoun County, approximately 30 miles from Lovettsville with access via the Dulles Greenway. There is also a large general aviation airport ***in Frederick, Maryland.***

Regional Transportation Impacts

Road improvements on major corridors in western Loudoun could impact traffic in Lovettsville. ~~Planned work~~ **The traffic circle** at the Route 287/Route 9 intersection ~~could have long-term~~ **is having a** positive impact~~s~~ by reducing commute time for residents and potentially reducing out of state traffic on Route 287. ~~During construction however, more traffic could be expected to use East Broad Way and Milltown Road to avoid the Route 9 delays.~~ **The County is also proceeding with plans to widens Route 15 and construct a bypass around Luckett's that could reduce traffic on Route 287.**

Goals

1. **INCREASE MOBILITY CHOICES -** Make Lovettsville a more pedestrian-oriented and bicycle-friendly community by adding sidewalks, shared use trails, and bike lanes to the transportation network.

2. **EXPAND THE TRANSPORTATION NETWORK SUSTAINABLY -** Work with developers to see that new developments enhance the connectivity of the existing network and that negative impacts to the network are mitigated.
3. **INCREASE SAFETY -** Work with VDOT and others to improve safety for all users of Town streets, sidewalks, and shared use paths.
4. **PROVIDE PARKING OPTIONS -** Provide adequate parking options throughout the Town.
5. **IMPROVE INFRASTRUCTURE -** Plan and implement improvements to existing substandard streets to improve drainage, replace or upgrade public utilities, and enhance traffic flow and access to adjacent properties.
6. **CONTINUE COOPERATION -** Work with county and state governments to improve and maintain the transportation network.

Policies

1. The planned future road network is described in more detail in the Transportation Master Plan (TMP).

   Implemented – The TMP is complete. This policy is more informative than actionable.

2. New subdivisions and site plans will be consistent with planned street alignments and improvements as identified in the TMP and will incorporate said improvements into the project design.

   Development driven – the policy is used to evaluate subdivisions and legislative applications.

3. Increase the safety and convenience of vehicular, bicycle, and pedestrian travel throughout the Town and provide necessary connections to the surrounding area. The major planned transportation improvements are outlined in the Transportation Master Plan.

   Ongoing – work to improve streets continues as funding is made available.

4. Work with Loudoun County and Brunswick, Maryland, to develop mass transit infrastructure such as a park and ride lot and a commuter bus/shuttle service to employment centers to the east and to the MARC train and Metro Silver Line.

   Outstanding – there have been no discussions regarding connection to the Marc station

5. Evaluate and amend Town ordinances, as warranted, so that developers provide off-site transportation and traffic safety improvements necessitated by their development, including the use of proffers for construction and pro-rata share contributions as determined by a traffic impact analysis (pursuant to COV §15.2303.4).

Development driven – traffic impact analyzes is a regular requirement for most development applications.

6. Evaluate development proposals for adequacy of the street and pedestrian network to serve the development and link to the surrounding community.

   Development driven – the policy allows for evaluation and negotiation with incoming development.

7. Work with Loudoun County to offer commuting options for Town and area residents to regional employment destinations.

   Outstanding – program has not been pursued.

8. Work with VDOT, relevant Federal and Commonwealth agencies, and Loudoun County to obtain funding for projects, prioritizing projects that will make Lovettsville a more pedestrian-oriented and bicycle-friendly community, including sidewalks and shared-use paths, bicycle lanes, traffic calming, traffic control measures, striping, signs, and lower speed limits.

   Ongoing – the Town has successfully received funding for numerous street improvement, sidewalk, and trail projects.

9. Encourage Loudoun County to accelerate the schedule for construction of trail links to the Town identified in the Loudoun County Linear Parks and Trails Plan and ensure the trails link to the Town multi-purpose trail network.

   Outstanding – there have been no changes to the County's trail priorities.

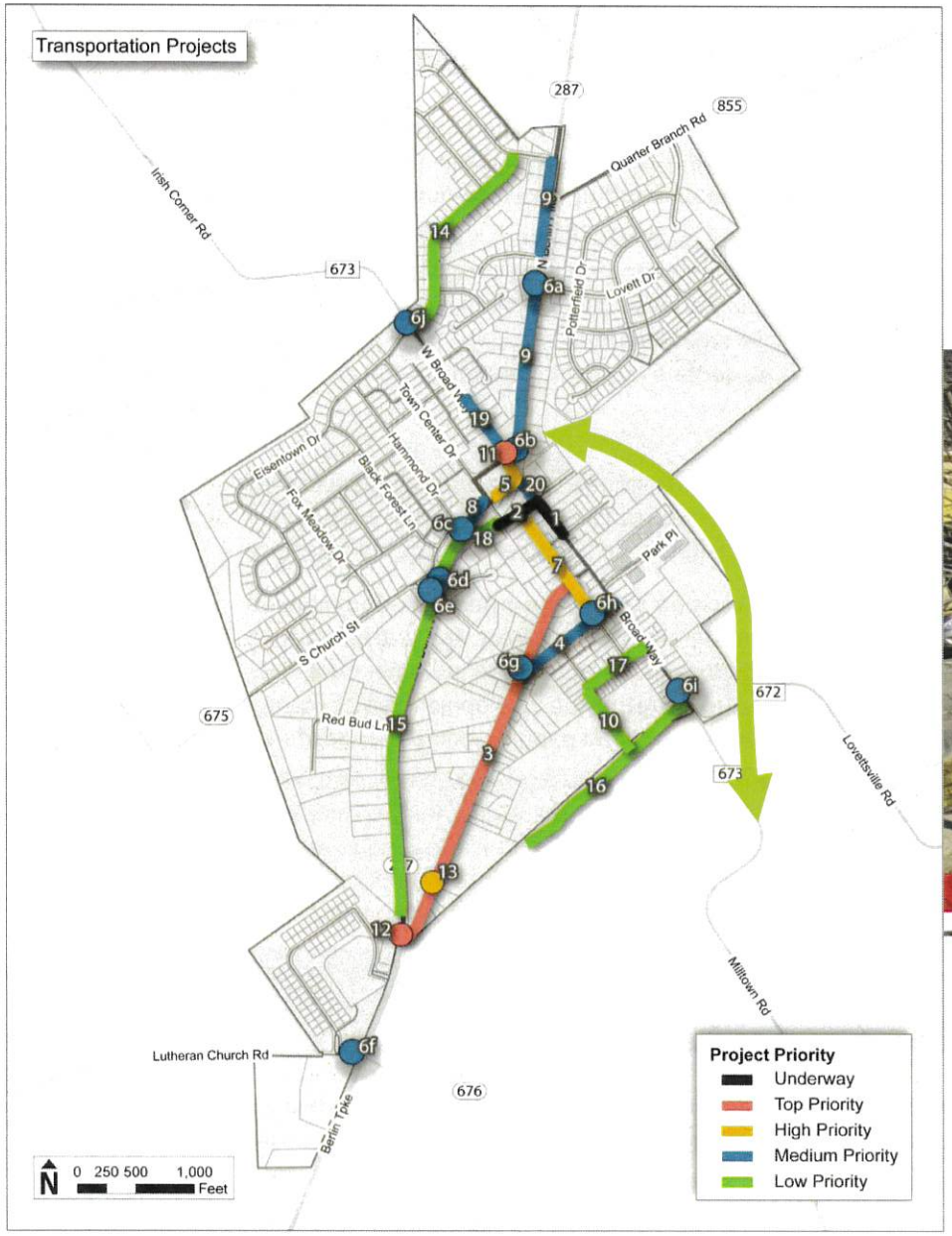
The following pages are taken from the Transportation Master Plan completed in 2021. They rank the projects recommended by the TMP.

MAP ID	TITLE	DESCRIPTION	FROM	TO	PRIORITY	COST
1	East Broad Way Phase 2	This project has been funded and is under design. The Town will complete the design, acquire easements, and construct improvements to East Broad Way, between Park Place and Church Street. Improvements will include sidewalks, curb, gutter, streetlights, storm drainage, parking spaces, and landscaping. This project will also involve the relocation of utility poles.	North Light Street	Church Street	Underway	
2	South Church and East Pennsylvania Streetscape Improvements	This project has been funded and is under design. Improvements to South Church Street include curb and gutter, stormwater, sidewalks, and streetlights. The storm lines will be sized to handle storm needs for an improved Town Office and/or a downtown parking lot. Improvements will accommodate possible one-way traffic movement on both streets.	Oktoberfest Way	East Broad Way (Route 673)	Underway	
10	East Shared-Use Path Extension	Project is part of Community Park. Extend the shared-use path east of the elementary school to Frye Court to connect the residents along Frye Court to the Lovettsville Elementary Schoolshared-use path.	Frye Court	Lovettsville Community Park Trail	Underway	
3	South Loudoun Streetscape Improvements	Construct improvements to South Loudoun Street between the Elementary School and East Broad Way. Improvements will include sidewalks, improved storm drainage, and minor roadway improvements in conjunction with possible conversion of the road to southbound only traffic (project # 7). Improvements should include traffic calming measures.	Lovettsville Elementary School South Entrance	East Broad Way (Route 673)	Top Priority	$3,150,000
11	Town Square and West Broad Way Intersection	Study, design, and construct improvements to alleviate concerns about southbound vehicle conflicts. Improve pedestrian safety and accommodations across all legs of the intersection.	N Berlin Turnpike at West Broad Way	N/A	Top Priority	$300,000
12	Berlin Turnpike and South Loudoun Intersection	Explore alternatives for the intersection of Berlin Turnpike and South Loudoun Street. A roundabout and a realignment to "T" up the intersection should be studied. Install a crosswalk (requires formal mid-block crossing study) from the shared-use path on Berlin Turnpike to the eastern side of South Loudoun Street. Include gateway placemaking elements.	Berlin Turnpike (Route 287) at S Loudoun Street	N/A	Top Priority	Alternative 1: $6,070,00 Alternative 2: $2,720,000

MAP ID	TITLE	DESCRIPTION	FROM	TO	PRIORITY	COST
5	Town Square Sidewalk Extension	Add an approximately 180' long, 8-10' wide sidewalk link on the northeast side of the Town Square and widen the existing eastern sidewalk to 8-10'. This project includes planning, design, and construction.	Town Square North Intersection	Town Square East Intersection	High Priority	$140,000
7	Old Town One-Way Conversion	Evaluate one-way conversions on Old Town streets: Pennsylvania Avenue to be westbound-only from Locust Street to South Church Street, South Loudoun Street to be southbound only (final endpoints to be determined), Locust Street to be northbound only, and South Church Street to be southbound only. One-way streets would consist of a travel-lane and space for pedestrians and/or cyclists within existing right of way. One-way conversions will reduce the need for right of way for improvements to South Church Street, East Pennsylvania Avenue, South Loudoun Street, and South Locust Street.	TBD	TBD	High Priority	$15,000
13	South Loudoun School Sidewalk	Construct a sidewalk on South Loudoun Street to connect the shared-use path onBerlin Turnpike to the entrance of Lovettsville Elementary School. Coordinate with the redesign of the Berlin Turnpike and SouthLoudoun Street intersection. The alignment will depend on the intersection redesign and could traverse the parcel to west of the school.	Berlin Turnpike (Route 287)	Lovettsville Elementary School	High Priority	$680,000
16	School Path Pedestrian Lighting	Install pedestrian-scaled streetlights along the shared-use path east of Lovettsville Elementary School. This project includes planning, design, and construction.	East Broad Way	Lovettsville Elementary School	High Priority	$160,000
20	Reduce Speed Limits	Work with VDOT to expand the 25 mph speed zone on Berlin Turnpike from existing location south to Red Bud Lane and north to the Town Line. Extend the 35 mph zone to the southern Town boundary.	Berlin Turnpike	N. Town Boundary to Red Bud Lane	High Priority	TBD
4	Locust Streetscape Improvements	Construct improvements to Locust Street between the South Loudoun Street and East Broad Way. Include sidewalks improved storm drainage, and minor roadway improvements in conjunction with possible conversion of the road to northbound only traffic (project # 7) to reduce costs of right of way acquisition.	South Loudoun Street	East Broad Way (Route 673)	Medium Priority	$1,330,000
6	Crosswalk Studies	Assess the need for crosswalks at the identified locations. Construct crossings where warranted, including ADA ramps and other traffic control devices.	TBD	TBD	Medium Priority	$40,000

MAP ID	TITLE	DESCRIPTION	FROM	TO	PRIORITY	COST
8	Berlin Turnpike Shared-Use Path Extension	Extend the shared-use path on Berlin Turnpike (Route 287) to connect the existing shared-use path to the Town Square. A 250-foot long, 8-10' wide trail segment would complete the pedestrian connections in this portion of the network. This project would require acquiring right-of-way. This projectincludes planning, design, and construction.	Hammond Drive	Town Square	Medium Priority	$130,000
9	Berlin Turnpike North Shared- Use Path	Design and construct an 8-10' wide shared-use path between the Town Square and Tilgham Place along North Berlin Turnpike (Route 287) to connect to the Town Square. This project includes planning, design, and construction.	West Broad Way	Tilgham Place	Medium Priority	$1,960,000
18	East Broad Way Sidewalk	Install a 160' long, 5' wide sidewalk from the sidewalk that will be installed per the East Broad Way and South Church Street streetscape improvement project to the existing curb cut on Town Square. This project includes planning, design,and construction.	South Church Street	Town Square	Medium Priority	$230,000
17	West Broad Way Sidewalk	Install a 540' long, 5' wide sidewalk along the northern side of West Broad Wayto the existing curb cut at the intersection with Berlin Turnpike. This project includes planning, design, and construction.	Existing sidewalk	Berlin Turnpike	Medium Priority	$110,000
14	Cooper Run Speed Study	Conduct a long-term speed study on Cooper Run to verify residents' concernsof speeding.	West Broad Way	Tilgham Place	Low Priority	$3,500
15 A	Berlin Turnpike Shared-Use Path Lighting	Install pedestrian-scaled streetlights along the shared-use path on South Berlin Turnpike. This project includes planning, design, and construction.	South Loudoun Street	Hammond Drive	Low Priority	$200,000
15 B	Frye Court Pedestrian Lighting	Add pedestrian lighting along Frye Court. This should be completed after or concurrently with the extension of the school shared-use path to Frye Court. This project includes planning, design, and construction.	Frye Court	East Broad Way (Route 673)	Low Priority	$80,000
20	South Church Sidewalk	Widen the existing sidewalk to 10' to accommodate bikes along with pedestrians.	Berlin Turnpike	Oktoberfest Way	Low Priority	$60,000
19	E. Broad Way Parallel Road	Construct a new street for traffic entering the Town from the east (Lovettsville and Milltown Roads) to reduce future congestion on East Broad Way. This two-lane road will be constructed with the development of adjacent properties and County but does not necessitate annexation of property into the Town.	Berlin Tpke	Milltown Road	Low Priority	TBD

Figure 1 Projects map





Priority order in Table 1 refers to the impact of a project on an identified issue. The priority does not suggest the timing of projects. Project timing will be based on Town capital improvement planning, funding opportunities, scheduling efficiencies, and coordination with funding and planning partners.

Table 1 Projects list

MAP ID	TITLE	DESCRIPTION	FROM	TO	PRIORITY	COST
1	East Broad Way Phase 2	This project has been funded and is under design. The Town will complete the design, acquire easements, and construct improvements to East Broad Way, between Park Place and Church Street. Improvements will include sidewalks, curb, gutter, streetlights, storm drainage, parking spaces, and landscaping. This project will also involve the relocation of utility poles.	North Light Street	Church Street	Underway	
2	South Church and East Pennsylvania Streetscape Improvements	This project has been funded and is under design. Improvements to South Church Street include curb and gutter, stormwater, sidewalks, and streetlights. The storm lines will be sized to handle storm needs for an improved Town Office and/or a downtown parking lot. Improvements will accommodate possible one-way traffic movement on both streets.	Oktoberfest Way	East Broad Way (Route 673)	Underway	
10	East Shared-Use Path Extension	Project is part of Community Park. Extend the shared-use path east of the elementary school to Frye Court to connect the residents along Frye Court to the Lovettsville Elementary Schoolshared-use path.	Frye Court	Lovettsville Community Park Trail	Underway	
3	South Loudoun Streetscape Improvements	Construct improvements to South Loudoun Street between the Elementary School and East Broad Way. Improvements will include sidewalks, improved storm drainage, and minor roadway improvements in conjunction with possible conversion of the road to southbound only traffic (project # 7). Improvements should include traffic calming measures.	Lovettsville Elementary School South Entrance	East Broad Way (Route 673)	Top Priority	$3,150,000
11	Town Square and West Broad Way Intersection	Study, design, and construct improvements to alleviate concerns about southbound vehicle conflicts. Improve pedestrian safety and accommodations across all legs of the intersection.	N Berlin Turnpike at West Broad Way	N/A	Top Priority	$300,000
12	Berlin Turnpike and South Loudoun Intersection	Explore alternatives for the intersection of Berlin Turnpike and South Loudoun Street. A roundabout and a realignment to "T" up the intersection should be studied. Install a crosswalk (requires formal mid-block crossing study) from the shared-use path on Berlin Turnpike to the eastern side of South Loudoun Street. Include gateway placemaking elements.	Berlin Turnpike (Route 287) at S Loudoun Street	N/A	Top Priority	Alternative 1: $6,070,00 Alternative 2: $2,720,000

MAP ID	TITLE	DESCRIPTION	FROM	TO	PRIORITY	COST
5	Town Square Sidewalk Extension	Add an approximately 180' long, 8-10' wide sidewalk link on the northeast side of the Town Square and widen the existing eastern sidewalk to 8-10'. This project includes planning, design, and construction.	Town Square North Intersection	Town Square East Intersection	High Priority	$140,000
7	Old Town One-Way Conversion	Evaluate one-way conversions on Old Town streets: Pennsylvania Avenue to be westbound-only from Locust Street to South Church Street, South Loudoun Street to be southbound only (final endpoints to be determined), Locust Street to be northbound only, and South Church Street to be southbound only. One-way streets would consist of a travel-lane and space for pedestrians and/or cyclists within existing right of way. One-way conversions will reduce the need for right of way for improvements to South Church Street, East Pennsylvania Avenue, South Loudoun Street, and South Locust Street.	TBD	TBD	High Priority	$15,000
13	South Loudoun School Sidewalk	Construct a sidewalk on South Loudoun Street to connect the shared-use path onBerlin Turnpike to the entrance of Lovettsville Elementary School. Coordinate with the redesign of the Berlin Turnpike and SouthLoudoun Street intersection. The alignment will depend on the intersection redesign and could traverse the parcel to west of the school.	Berlin Turnpike (Route 287)	Lovettsville Elementary School	High Priority	$680,000
16	School Path Pedestrian Lighting	Install pedestrian-scaled streetlights along the shared-use path east of Lovettsville Elementary School. This project includes planning, design, and construction.	East Broad Way	Lovettsville Elementary School	High Priority	$160,000
20	Reduce Speed Limits	Work with VDOT to expand the 25 mph speed zone on Berlin Turnpike from existing location south to Red Bud Lane and north to the Town Line. Extend the 35 mph zone to the southern Town boundary.	Berlin Turnpike	N. Town Boundary to Red Bud Lane	High Priority	TBD
4	Locust Streetscape Improvements	Construct improvements to Locust Street between the South Loudoun Street and East Broad Way. Include sidewalks improved storm drainage, and minor roadway improvements in conjunction with possible conversion of the road to northbound only traffic (project # 7) to reduce costs of right of way acquisition.	South Loudoun Street	East Broad Way (Route 673)	Medium Priority	$1,330,000
6	Crosswalk Studies	Assess the need for crosswalks at the identified locations. Construct crossings where warranted, including ADA ramps and other traffic control devices.	TBD	TBD	Medium Priority	$40,000

MAP ID	TITLE	DESCRIPTION	FROM	TO	PRIORITY	COST
8	Berlin Turnpike Shared-Use Path Extension	Extend the shared-use path on Berlin Turnpike (Route 287) to connect the existing shared-use path to the Town Square. A 250-foot long, 8-10' wide trail segment would complete the pedestrian connections in this portion of the network. This project would require acquiring right-of-way. This projectincludes planning, design, and construction.	Hammond Drive	Town Square	Medium Priority	$130,000
9	Berlin Turnpike North Shared- Use Path	Design and construct an 8-10' wide shared-use path between the Town Square and Tilgham Place along North Berlin Turnpike (Route 287) to connect to the Town Square. This project includes planning, design, and construction.	West Broad Way	Tilgham Place	Medium Priority	$1,960,000
18	East Broad Way Sidewalk	Install a 160' long, 5' wide sidewalk from the sidewalk that will be installed per the East Broad Way and South Church Street streetscape improvement project to the existing curb cut on Town Square. This project includes planning, design,and construction.	South Church Street	Town Square	Medium Priority	$230,000
17	West Broad Way Sidewalk	Install a 540' long, 5' wide sidewalk along the northern side of West Broad Wayto the existing curb cut at the intersection with Berlin Turnpike. This project includes planning, design, and construction.	Existing sidewalk	Berlin Turnpike	Medium Priority	$110,000
14	Cooper Run Speed Study	Conduct a long-term speed study on Cooper Run to verify residents' concernsof speeding.	West Broad Way	Tilgham Place	Low Priority	$3,500
15 A	Berlin Turnpike Shared-Use Path Lighting	Install pedestrian-scaled streetlights along the shared-use path on South Berlin Turnpike. This project includes planning, design, and construction.	South Loudoun Street	Hammond Drive	Low Priority	$200,000
15 B	Frye Court Pedestrian Lighting	Add pedestrian lighting along Frye Court. This should be completed after or concurrently with the extension of the school shared-use path to Frye Court. This project includes planning, design, and construction.	Frye Court	East Broad Way (Route 673)	Low Priority	$80,000
20	South Church Sidewalk	Widen the existing sidewalk to 10' to accommodate bikes along with pedestrians.	Berlin Turnpike	Oktoberfest Way	Low Priority	$60,000
19	E. Broad Way Parallel Road	Construct a new street for traffic entering the Town from the east (Lovettsville and Milltown Roads) to reduce future congestion on East Broad Way. This two-lane road will be constructed with the development of adjacent properties and County but does not necessitate annexation of property into the Town.	Berlin Tpke	Milltown Road	Low Priority	TBD

Appendix A: Project Profiles

Priority ranking refers to the impact of a project on an identified issue. The priority does not suggest the timing of projects. Project timing will be based on Town capital improvement planning, funding opportunities, scheduling efficiencies, and coordination with funding and planning partners.

#1 EAST BROAD WAY PHASE 2

UNDERWAY

$2,709,282

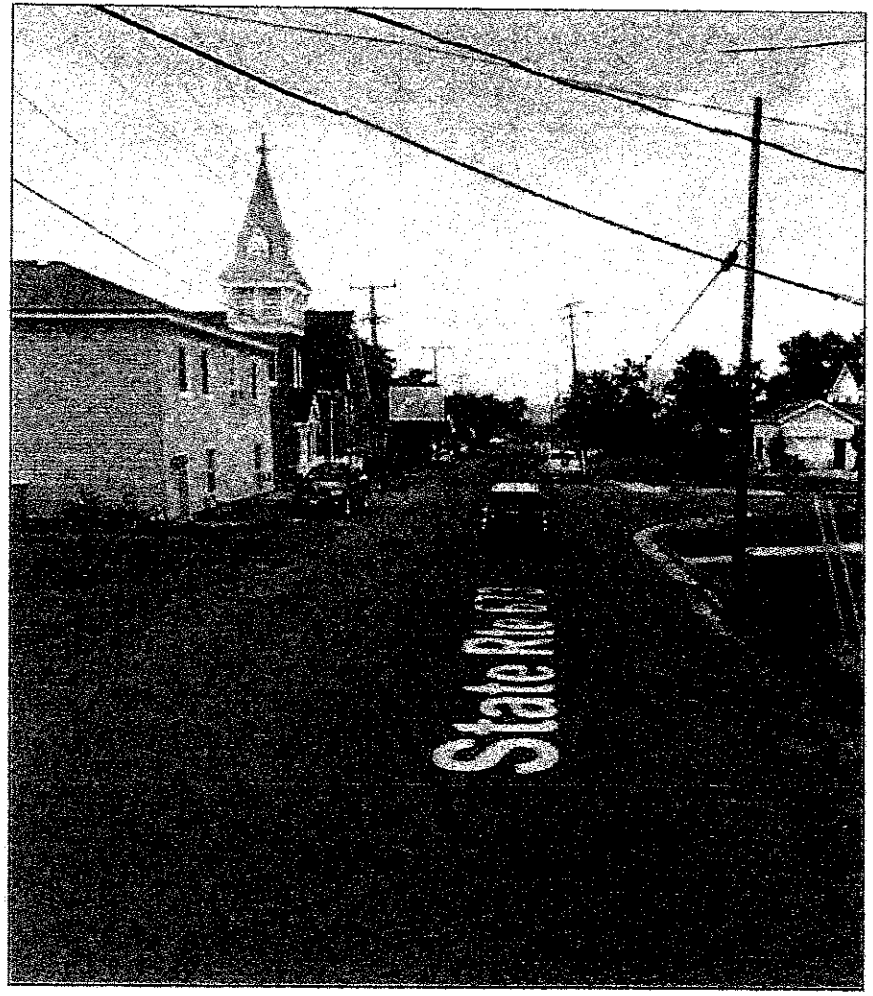
LOCATION

From: North Light Street

To: Church Street

SOURCES

- FY22-FY26 Capital Improvements Plan, Project GF2



PROJECT DESCRIPTION

This project has been funded and is under design. The Town will complete the design, acquire easements, and construct improvements to East Broad Way, between Park Place and Church Street. Improvements will include sidewalks, curb, gutter, streetlights, storm drainage, parking spaces, and landscaping. This project will also involve the relocation of utility poles.

OBJECTIVES MET

- Objective 1.1: Expand sidewalks
- Objective 3.1: Improve stormwater
- Objective 3.4: Enhance the Town's sense of place

DEFICIENCIES & NEEDS

The project improves walkability, stormwater management, and other streetscape elements. These investments in alternative travel modes will help to remove local automobile trips from this corridor. Streetscape improvements will also provide passive traffic calming benefits.

FUNDING DETAILS

Per the CIP, the remainder of the project will be funded through Town capital funds and funding acquired from VDOT and Loudoun County. Funds will be outlaid over fiscal years 2021 through 2024 to complete the project.

COMPLETED 2.25.2024 TLOV-2019-01

#2 SOUTH CHURCH AND EAST PENNSYLVANIA STREETSCAPE IMPROVEMENTS

$1,176,000

UNDERWAY

LOCATION

From: Oktoberfest Way

To: East Broad Way

SOURCES

- FY22-FY26 Capital Improvements Plan, Project GF3

PROJECT DESCRIPTION

This project has been funded and is under design. Improvements to South Church Street include curb and gutter, stormwater, and sidewalks.Project will accommodate possible future one-way southbound traffic configuration (see project 7).

DEFICIENCIES & NEEDS

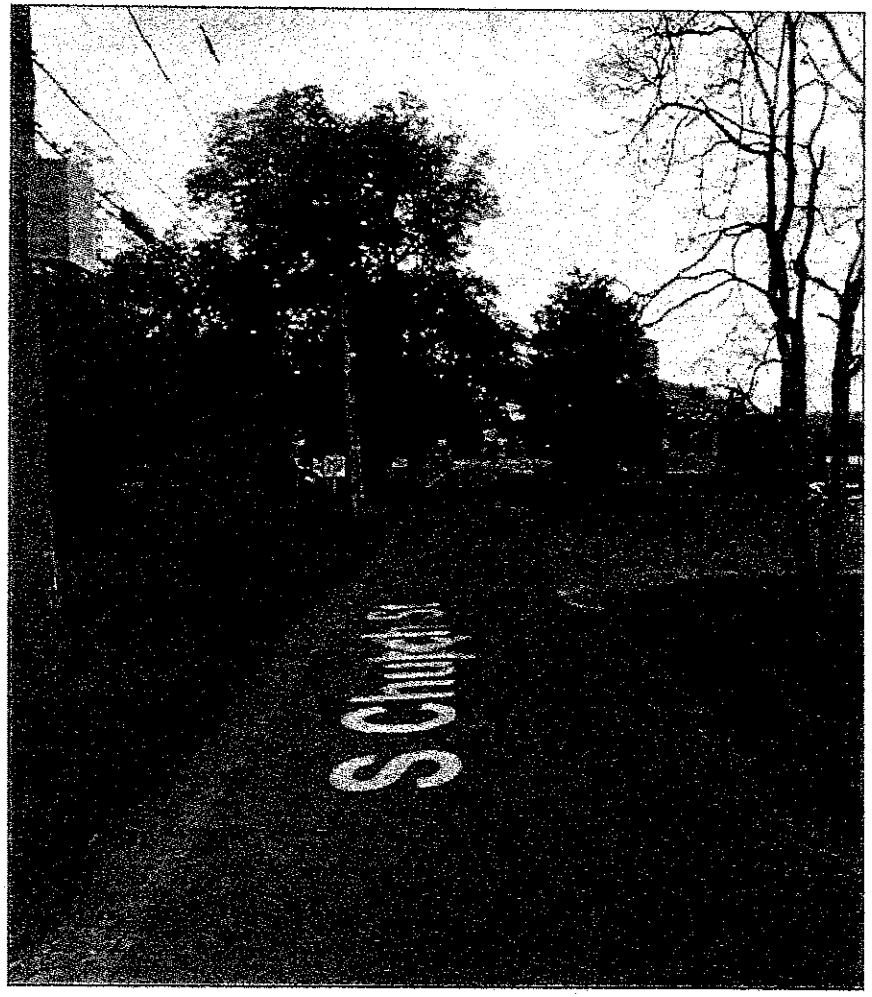
The project improves walkability, stormwater management, and other streetscape elements. One-way traffic option would help allow improvements within the existing right-of-way and pavement section to reduce costs and impact on properties.

OBJECTIVES MET

- Objective 1.1: Expand sidewalks
- Objective 3.1: Improve stormwater

FUNDING DETAILS

Per the CIP, the remainder of the project will be funded through Town capital funds and funding acquired from Loudoun County. Funds will be outlaid over fiscal years 2021 through 2024 to complete the project.



COMPLETED DEC. 2025 TLW-2020-01

FULLY FUNDED
SMART SCALE
+ LOUDOUN COUNTY
$ 8,300,000

#3 SOUTH LOUDOUN STREETSCAPE IMPROVEMENTS

TOP PRIORITY

LOCATION

From: Lovettsville Elementary School South Entrance

To: East Broad Way

SOURCES

- FY22-FY26 Capital Improvements Plan, Project GF4
- Community Survey

OBJECTIVES MET

- Objective 1.1: Expand sidewalks
- Objective 3.1: Improve stormwater

PROJECT DESCRIPTION

Improvements bSouth Loudoun Street within a new 39-foot section or in the existing pavement section in a south-bound one-way configuration between the school, community park and East Broad Way. Improvements will include construction of sidewalk, improved storm drainage, and minor roadway improvements.

DEFICIENCIES & NEEDS

The school and park lack pedestrian access. There are also issues with drainage and speed counts revealed speeding along this road. Sidewalks will help to remove automobile trips from the corridor. Streetscape improvements will provide passive traffic calming.

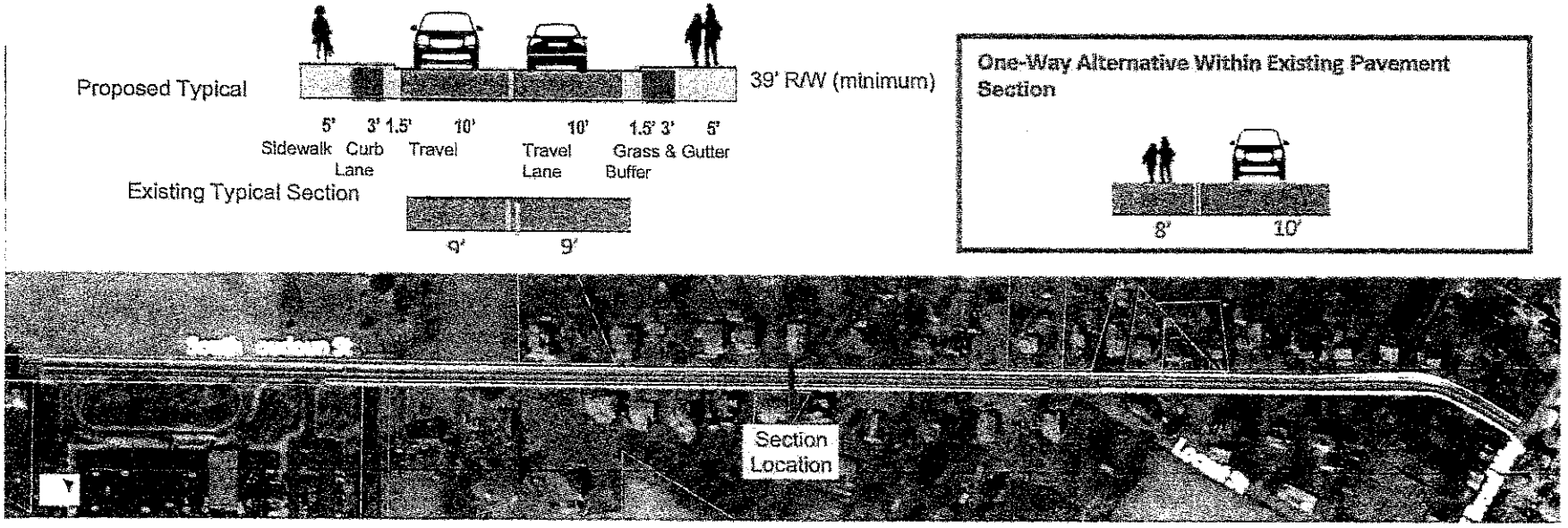
FUNDING DETAILS

Funds will be requested through Loudoun County for the preliminary Engineering. Funds will be requested from VDOT for the construction. The Town will provide for the utility upgrades. Safe Routes to School is a potential funding source. The project could be phased.

COST

$3,150,000

Construction: $1,900,000
Engineering and CEI: $570,000
Contingencies: $380,000
Right-of-Way: $190,000
Utilities: $100,000



100%, DESIGN COMPLETE / SPRING 2028 TLON-2021-01 CONSTRUCTION NOTICE

FULLY FUNDED
SMART SCALE
+ LOUDOUN COUNTY
$8,300,000

#4 LOCUST STREETSCAPE IMPROVEMENTS

MEDIUM PRIORITY

LOCATION

From: South Loudoun Street

To: East Broad Way

SOURCES

- FY22-FY26 Capital Improvements Plan, Project GF4
- Community survey

OBJECTIVES MET

- Objective 1.1: Expand sidewalks
- Objective 3.1: Improve stormwater

PROJECT DESCRIPTION

Construct improvements to South Locust Street between South Loudoun Street and East Broad Way within a wider 36-foot right of way or in the existing pavement section in a north-bound one-way configuration. Improvements will include the construction of sidewalks, improved storm drainage, and minor roadway improvements.

DEFICIENCIES & NEEDS

The corridor lacks stormwater management features, such as curbs and gutters, as well as pedestrian features. The survey respondents expressed concerns about standing water after storms. Respondents also expressed a desire for increased walkability throughout the town.

FUNDING DETAILS

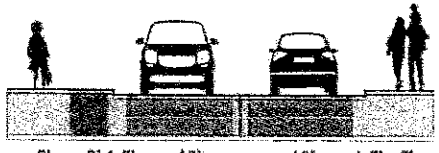
Funds will be requested through Loudoun County for the preliminary Engineering. Funds will be requested from VDOT for the construction. The Town will provide for the utility upgrades.

COST

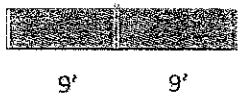
$1,330,000

Construction: $800,000
Engineering and CEI: $240,000
Contingencies: $160,000
Right-of-Way: $80,000
Utilities: $50,000

Proposed Typical Section



Existing Typical Section



36' R/W (minimum)

One-Way Alternative Within Existing Pavement Section



100% DESIGN COMPLETE / SPRING 2028 / TLOV-2021-01 CONSTRUCTION

FULLY FUNDED SMART SCALE + LOUDOUN COUNTY $3,173,000

#5 TOWN SQUARE SIDEWALK EXTENSION

HIGH PRIORITY

LOCATION

From: Town Square North Intersection

To: Town Square East Intersection

SOURCES

- Town Square Master Plan

OBJECTIVES MET

- Objective 1.1: Expand sidewalks

PROJECT DESCRIPTION

Add an approximately 180' long, 8-10' wide sidewalk link on the northeast side of the Town Square and widen the existing eastern sidewalk to 8-10'. This project includes planning, design, and construction.

COST

$140,000

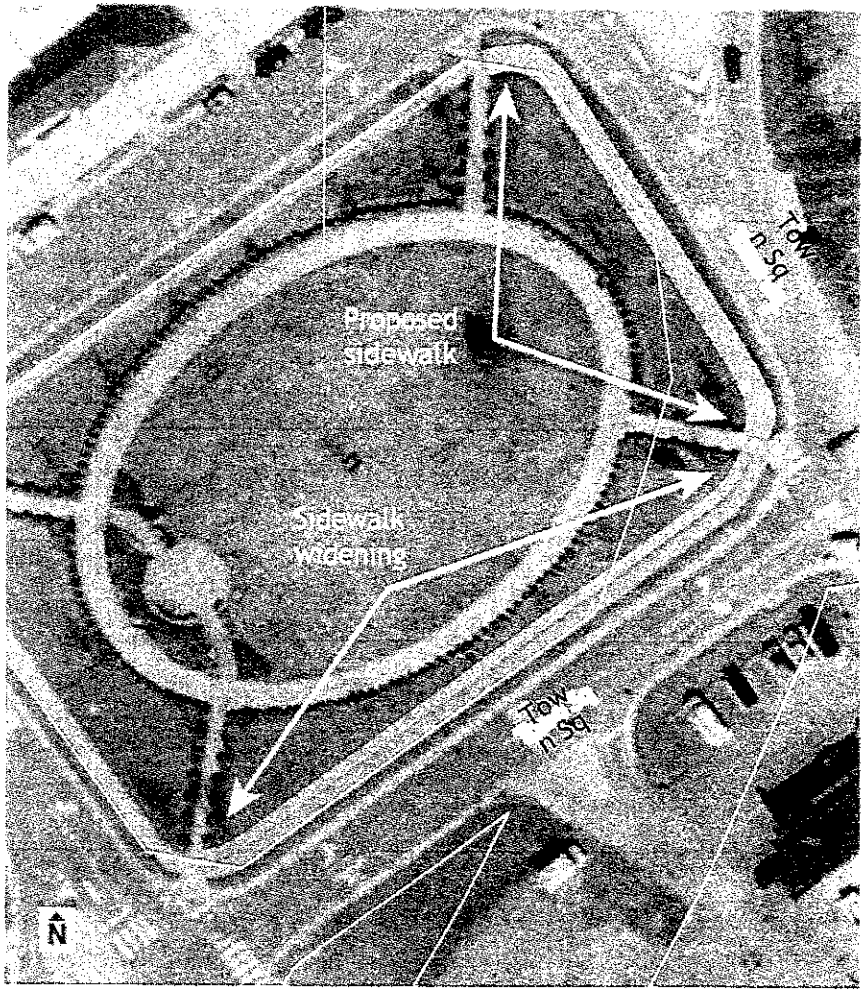
Construction: $90,000
Engineering and CEI: $30,000
Contingencies: $20,000
Right-of-Way: N/A
Utilities: N/A

DEFICIENCIES & NEEDS

The connection will complete the sidewalks planned in the Town Square Master Plan. Additionally, the sidewalk widening and the new segment create the middle link of the shared-use path that will run through the town after Project #9 is completed. These improvements will help to improve pedestrian comfort and may remove local automobile trips from the town square area. Channeling pedestrian movements will also minimize jaywalking and interruptions with traffic flow.

FUNDING DETAILS

Capital Improvements Plan, future fiscal years.



DESIGN @ 90% ADDED TO #11 TLON - 2023-01

#6 CROSSWALK STUDIES

MEDIUM PRIORITY

LOCATION

From: Varies

To: Varies

SOURCES

- Community Survey
- Site visits
- Town of Lovettsville Pedestrian Accessibility Study

OBJECTIVES MET

- Objective 1.1: Expand sidewalks

PROJECT DESCRIPTION

Acquire funding and conduct studies to assess the necessity of crosswalks at the identified locations. Construct crossings where warranted, including necessary ADA ramps and other traffic control devices. Some of the recommended projects might address the needs at some of the study locations.

COST

$40,000

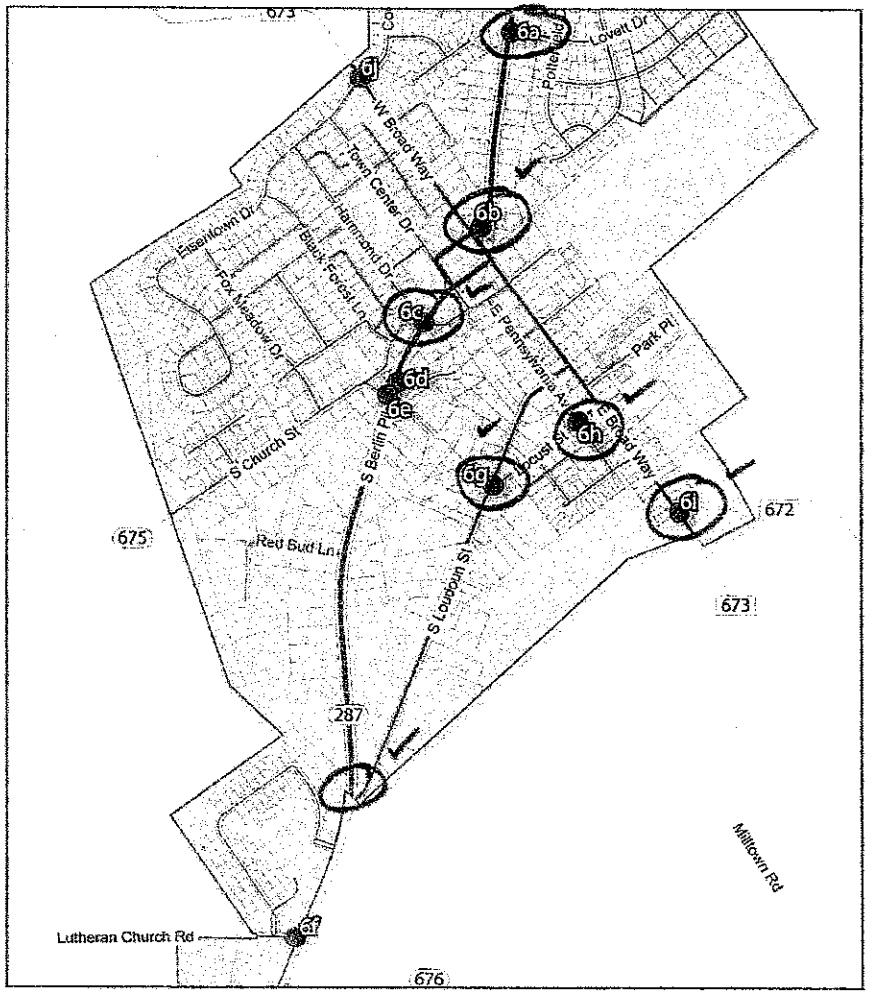
Construction: N/A
Engineering and CEI: N/A
Contingencies: N/A
Right-of-Way: N/A
Utilities: N/A

DEFICIENCIES & NEEDS

Survey responses and site visits indicate the need for crosswalks at a number of locations throughout the town. Formal mid-block crossing studies will need to be conducted for new mid-block crosswalks. These improvements will help to improve pedestrian comfort and may remove local trips throughout the Town. Channeling pedestrian movements will also minimize jaywalking and interruptions with traffic flow. Crosswalks may also provide passive traffic calming, minimizing travel speeds.

FUNDING DETAILS

If studied together, the study cost could be $4,000 per location.



DESIGNS ARE PART OF VARIOUS PROJECTS

#7 OLD TOWN ONE-WAY CONVERSION

HIGH PRIORITY

LOCATION

From: TBD

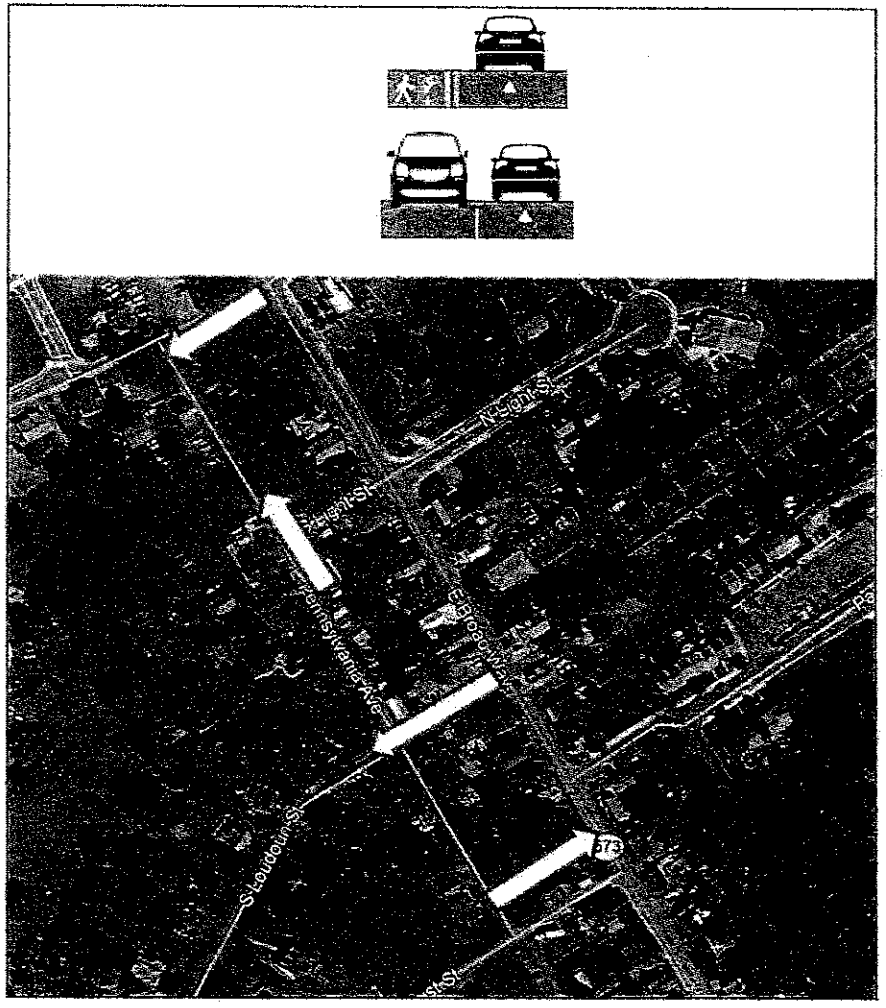
To: TBD

SOURCES

- Planning Commission

OBJECTIVES MET

- Objective 3.2: Explore one-way conversions in Old Town



PROJECT DESCRIPTION

Limit traffic to westbound on Pennsylvania Avenue, northbound on Locust Street, and southbound on South Loudoun Street and South Church Street. One-way streets would consist of a single travel-lanewith space for pedestrians and/ or cyclists within existing rights of way and pavement sections. One-way conversions will be consistent with streetscapeimprovements on each street. The Town will pursue a traffic study to determine feasibility and design.

DEFICIENCIES & NEEDS

Old Town streets are narrow, with structures close to existing travel ways. There is insufficient space for two-way traffic and pedestrians. One-way conversions would allow for safer pedestrian connections, stormwater improvements, and safer intersections within the existing rights of way. Additionaltraffic data and commentary is in the **appendix E**.

COST

$15,000

Construction: N/A
Engineering and CEI: N/A
Contingencies: N/A
Right-of-Way: N/A
Utilities: N/A

FUNDING DETAILS

A traffic study with a public meeting could cost $15,000. Implementation will include new signage, pavement markings. If only directional signs and pavement markings are needed, then CIP. If other improvements are needed, then consider Revenue Share grants.

COMPLETED DECEMBER 2025 WITH TMP - 2020-01

#8 BERLIN TURNPIKE SHARED-USE PATH EXTENSION

MEDIUM PRIORITY

LOCATION

From: Hammond Drive

To: Town Square

SOURCES

- Community Survey
- Community Interviews

OBJECTIVES MET

- Objective 1.2: Extend multiuse trails

PROJECT DESCRIPTION

Extend the shared-use path on Berlin Turnpike (Route 287) to connect the existing shared-use path to the Town Square. A 250-foot long, 8-10' wide trail segment would complete the pedestrian connections in this portion of the network. This project would require acquiring right-of-way. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

The existing shared-use path on the southern segment of Berlin Turnpike terminates just south of the Town Square. This additional link will increase walkability and off-street bicycle access to the Town Square. These improvements will help to improve pedestrian comfort and may remove local automobile trips from the Town Square area. Channeling pedestrian movements will also minimize jaywalking and interruptions with traffic flow.

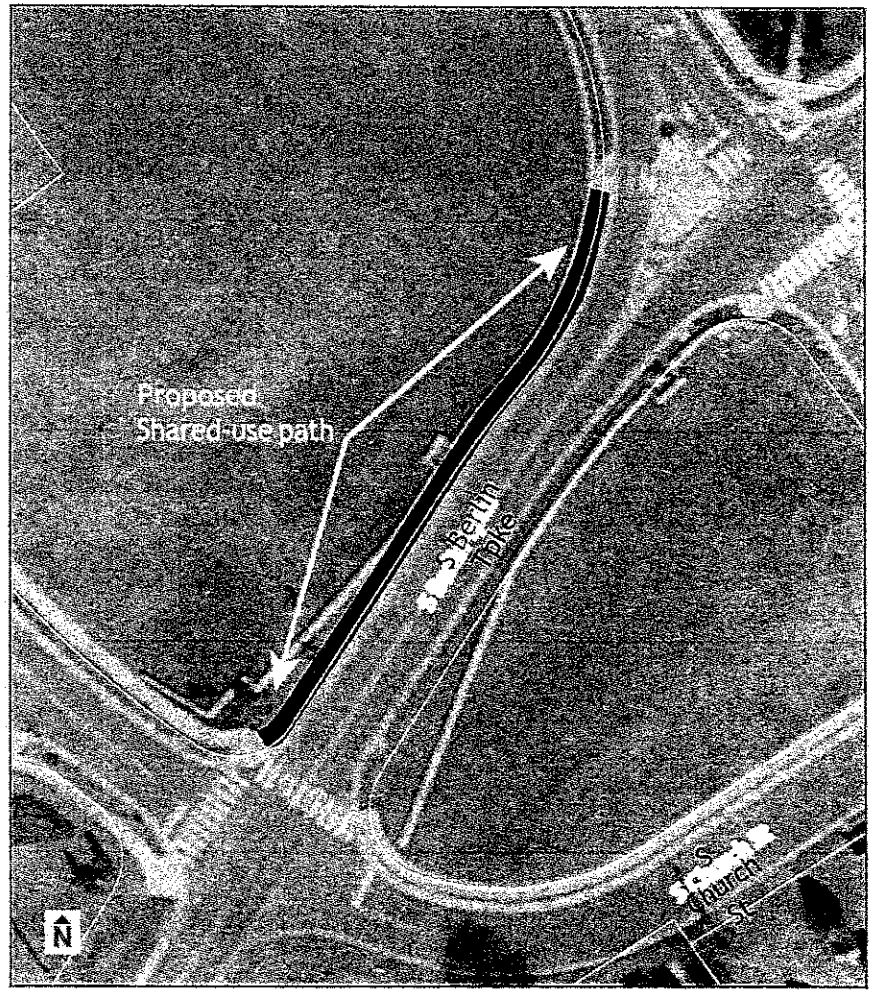
COST

$130,000

Construction: $80,000
Engineering and CEI: $20,000
Contingencies: $20,000
Right-of-Way: $10,000
Utilities: N/A

FUNDING DETAILS

Developer proffer, CIP, Transportation Alternatives, or Revenue Share are all potential funding methods for this project.



COMPLETED AS PART OF TOWN CENTER IMPROV.

FULLY FUNDED
TAP GRANT VDOT
+ LOUDOUN COUNTY
$3,000,000

#9 BERLIN TURNPIKE NORTH SHARED-USE PATH

MEDIUM PRIORITY

TLOV-2028.07

LOCATION

From: West Broad Way

To: Tilgham Place

SOURCES

- FY22-FY26 Capital Improvements Plan, Project GF18

OBJECTIVES MET

- Objective 1.2: Extend multiuse trails

PROJECT DESCRIPTION

Design and construct an 8-10' wide shared-use path between the Town Square and Tilgham Place along North Berlin Turnpike (Route 287) to complete the connection to the Town Square. The path will have a paved surface and will add curbs and gutters along Berlin Turnpike. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

Currently, there are no direct pedestrian connections between the Town Square and northern neighborhoods. There is evidence of pedestrians traveling along the roadway shoulders or grass. Removing local automobile trips from this corridor may also help mitigate congestion and improve safety.

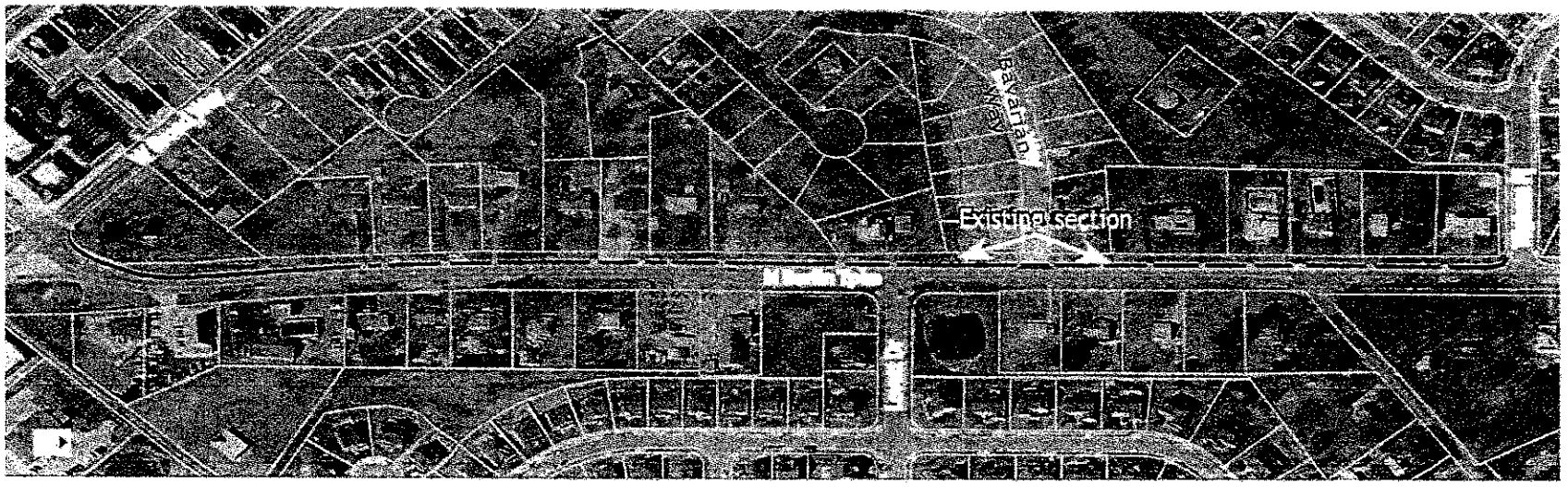
FUNDING DETAILS

VDOT's Transportation Alternatives program and Smart Scale are potential funding sources.

COST

$1,960,000

Construction: $1,230,000
Engineering and CEI: $370,000
Contingencies: $250,000
Right-of-Way: $130,000
Utilities: N/A



DESIGN 90%. COMPLETE

#10 EAST SHARED-USE PATH EXTENSION

UNDERWAY

LOCATION

From: Frye Court

To: Lovettsville Community Park Trail

SOURCES

- Safe Routes to School Walk-About Report

OBJECTIVES MET

- Objective 1.2: Extend multiuse trails

PROJECT DESCRIPTION

Connects the Community Park shared-use path to Town via Frye Court and Stone Jail Street. C Connects residents to the Lovettsville ElementarySchool, Community Center, and the Community Park and park users to the shopping and restaurants of the commercial businesses. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

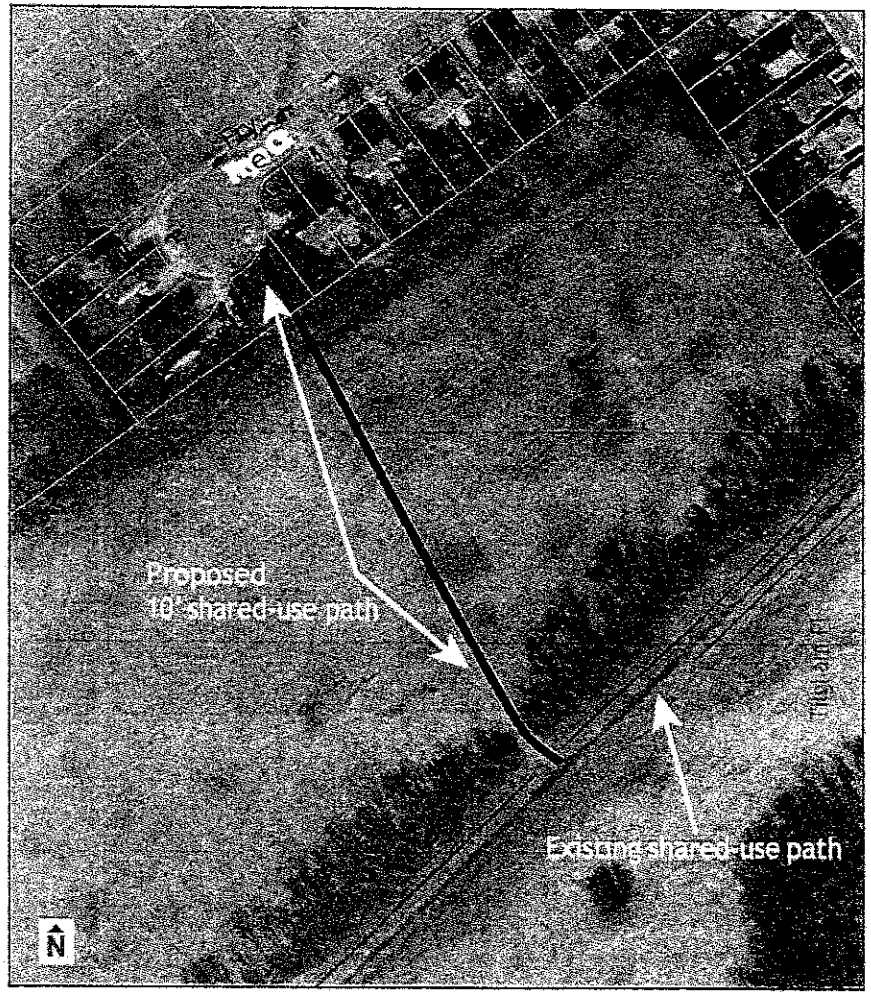
Currently, there is one direct pedestrian connection to Lovettsville Elementary School through Lovettsville Park. Additional trail connections may be possible, per the Walk-About Report. This connection may remove a marginal number of local automobile trips.

COST

N/A

FUNDING DETAILS

County park funding.



FULLY FUNDED
S.S. + LOUDOUN CO
$3,173,000

TLN-2023-01

#11 TOWN SQUARE AND WEST BROAD WAY INTERSECTION

TOP PRIORITY

LOCATION

N Berlin Turnpike at West Broad Way

SOURCES

- Community Survey
- Planning Commission

OBJECTIVES MET

- Objective 2.4: Explore how to improve the Town's most dangerous intersections.
- Objective 3.3: Improve traffic movement through Town Square

PROJECT DESCRIPTION

Study, design, and construct improvements to alleviate concerns about southbound vehicle conflicts. Improve safety for eastbound traffic and turning movements from West Broad Way. Improve pedestrian crossing at all legs of the intersection.

DEFICIENCIES & NEEDS

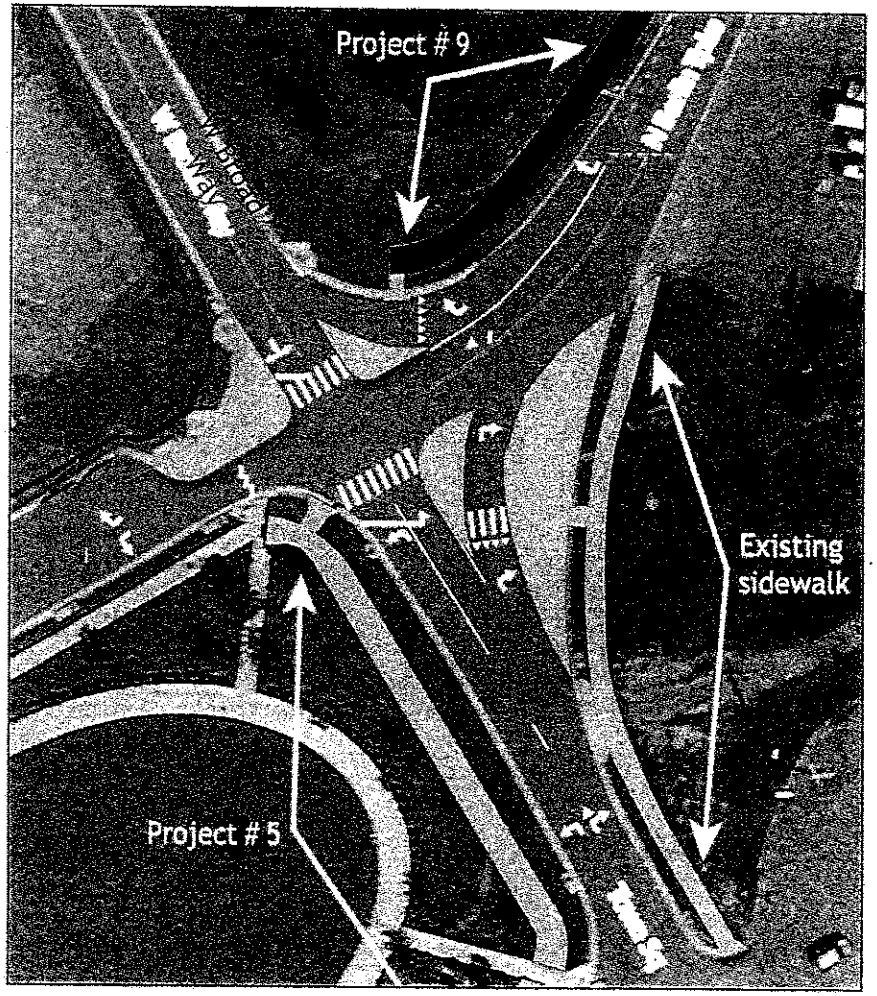
Many residents identified this intersection as confusing and dangerous in the survey. Improvements will reduce site distance issues for vehicles making a right turn from West Broad Way. This concept would also help to passively slow travel speeds.

COST

$300,000
Construction: $200,000
Engineering and CEI: $60,000
Contingencies: $40,000
Right-of-Way: N/A
Utilities: N/A

FUNDING DETAILS

The cost estimate is for the study. CIP, VDOT Maintenance (signing and marking when repaving). Revenue Share grant could fund this project.



DESIGN & ROW - VDOT REVIEWING

#12 BERLIN TURNPIKE AND SOUTH LOUDOUN INTERSECTION

TOP PRIORITY

LOCATION

Berlin Turnpike at South Loudoun Street

SOURCES

- Town Planning Commission
- Town of Lovettsville Pedestrian Accessibility Study

OBJECTIVES MET

- Objective 2.4: Explore how to improve the Town's most dangerous intersections.

PROJECT DESCRIPTION

Explore a roundabout and a realignment to a "T" intersection. Install a mid-block crossingfrom the shared-use path on Berlin Turnpike to the eastern side of South Loudoun Street.

ALTERNATIVE 1 COST

$6,070,000

Construction: $3,930,000
Engineering and CEI: $1,180,000
Contingencies: $790,000
Right-of-Way: $170,000
Utilities: $10,000

ALTERNATIVE 2 COST

$2,720,000

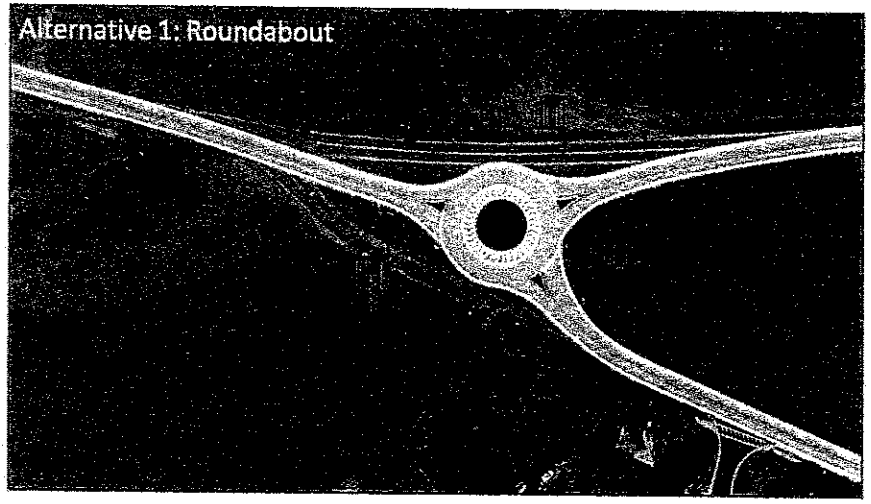
Construction: $1,720,000
Engineering and CEI: $520,000
Contingencies: $340,000
Right-of-Way: $120,000
Utilities: $10,000

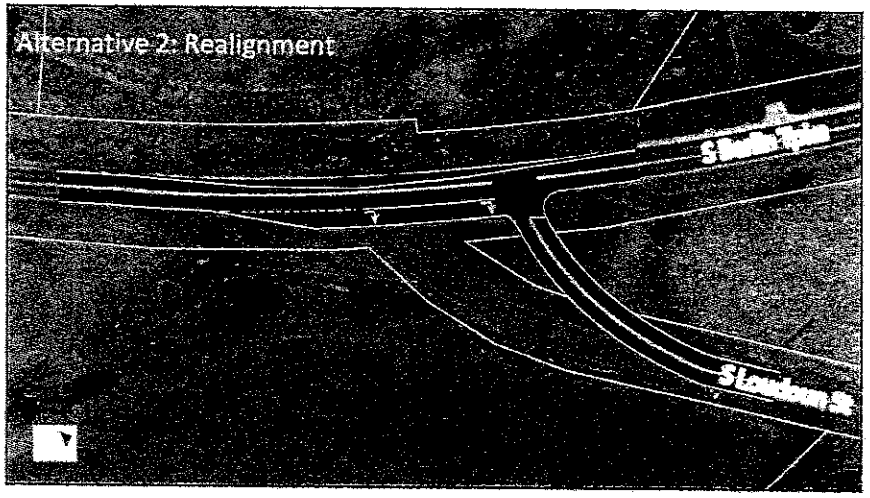
DEFICIENCIES & NEEDS

The current geometry of the intersection may contribute to the speeding on South Loudoun Street. Both alternatives would slow cars entering the Town. The roundabout would provide the opportunity to enhance the signs and install other gateway elements that notify drivers that they are entering the Town.

FUNDING DETAILS

CIP funds could be used for the study (approx. $25,000). Revenue Share, Smart Scale, or developer proffer if the opportunity arises. For Alternative 2, need for a left turn lane for southbound traffic onBerlin Turnpike could increase cost.





FULLY FUNDED
TAP VDOT GRANT
+ LOUDOUN COUNTY
$1,107,000

TLON-7028-01

DESIGN @ 30%, UNDER VDOT REVIEW

#13 SOUTH LOUDOUN SCHOOL SIDEWALK

HIGH PRIORITY

LOCATION

From: Berlin Turnpike

To: Lovettsville Elementary School

SOURCES

- Town of Lovettsville Pedestrian Accessibility Study

OBJECTIVES MET

- Objective 1.1: Expand sidewalks

PROJECT DESCRIPTION

Construct a sidewalk on South Loudoun Street to connect the shared-use path on Berlin Turnpike to the south entrance of Lovettsville Elementary School. This should be completed after the redesign of the Berlin Turnpike and South Loudoun Street intersection, or as part of that project. The alignment will depend on the intersection redesign and could traverse the parcel to west of the school. This project includes planning, design, and construction.

COST

$680,000

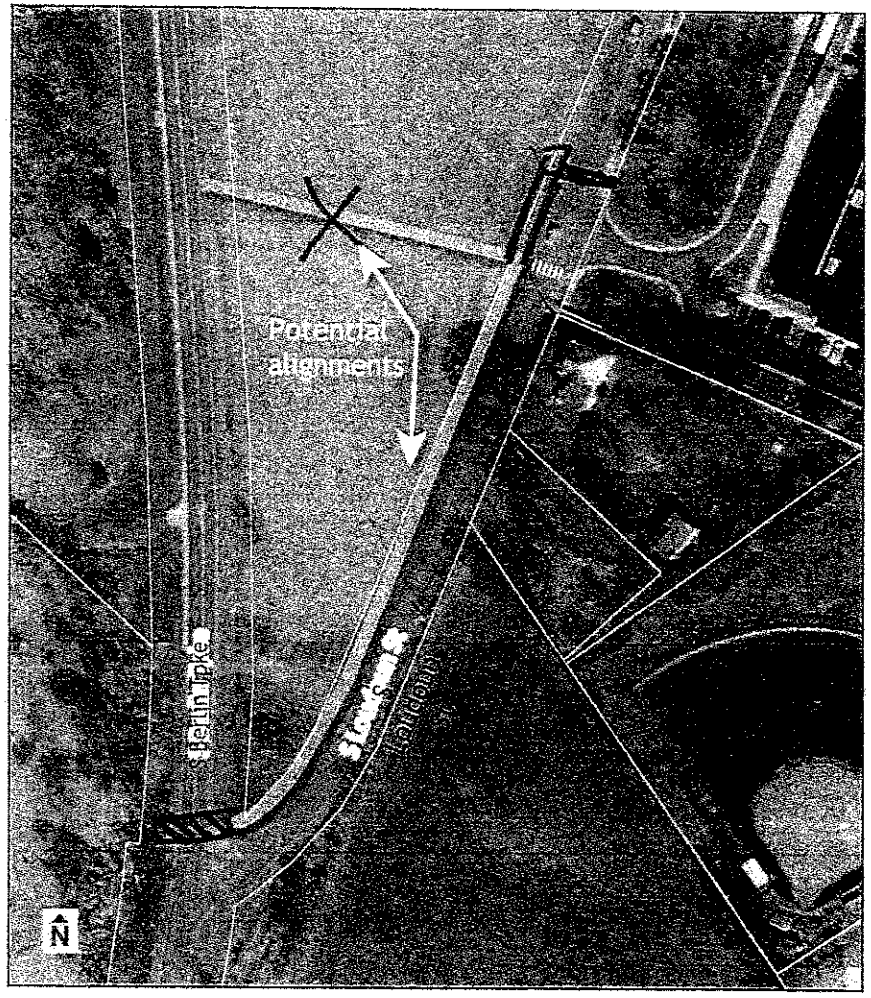
Construction: $400,000
Engineering and CEI: $120,000
Contingencies: $80,000
Right-of-Way: $40,000
Utilities: $40,000

DEFICIENCIES & NEEDS

There is no sidewalk on S Loudoun St. This would allow children living near the existing shared-use path on Berlin Turnpike to walk to school. The walkway would also create a bicycle and pedestrian connection to the regional park. This additional pedestrian connection may help to remove local automobile trips, especially those associated with the School. Better defining pedestrian space will also minimize jaywalking and interruptions with traffic flow. The crosswalk provide passive speed mitigation, too.

FUNDING DETAILS

Safe Routes to School is a potential funding source.



#14 COOPER RUN SPEED STUDY

LOW PRIORITY

LOCATION

From: West Broad Way

To: Tilgham Place

SOURCES

- Community Survey
- Planning Commission
- Speed Study

OBJECTIVES MET

- Objective 2.2: Explore traffic calming strategies

PROJECT DESCRIPTION

Conduct a long-term speed study on Cooper Run to verify residents' concerns of speeding.

DEFICIENCIES & NEEDS

Survey respondents and planning commissioners expressed concerns about drivers speeding down the street, likely as they try to avoid Town Square. The 2-day speed study conducted during the Master Plan did not document high levels of speeding, so a longer-term study may be needed.

FUNDING DETAILS

CIP, Revenue Share or Transportation Alternatives could fund the curb extensions to decrease pedestrian crossing distances.

COST

3,500

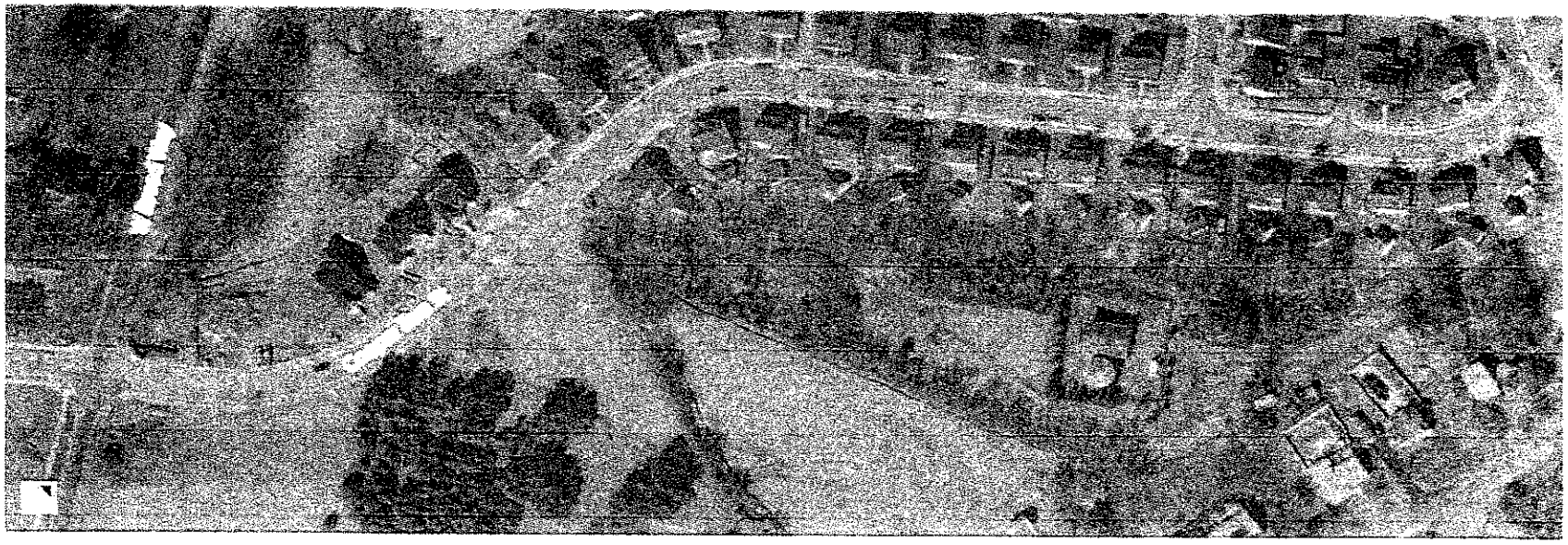
Construction: N/A

Engineering and CEI: N/A

Contingencies: N/A

Right-of-Way: N/A

Utilities: N/A



#15 SHARED-USE AND SIDEWALK PATH LIGHTING A&B

LOW PRIORITY

LOCATIONS

Berlin Turnpike shared use path,

and

Frye Court

SOURCES

- Site Visit
- Safe Routes to School Walk-About Report

OBJECTIVES MET

- Objective 2.5: Improve lighting on sidewalks and shared-use paths
- Objective 3.4: Enhance the Town's sense of place

PROJECT DESCRIPTION

Install pedestrian-scaled streetlights along the shared-use path on South Berlin Turnpike. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

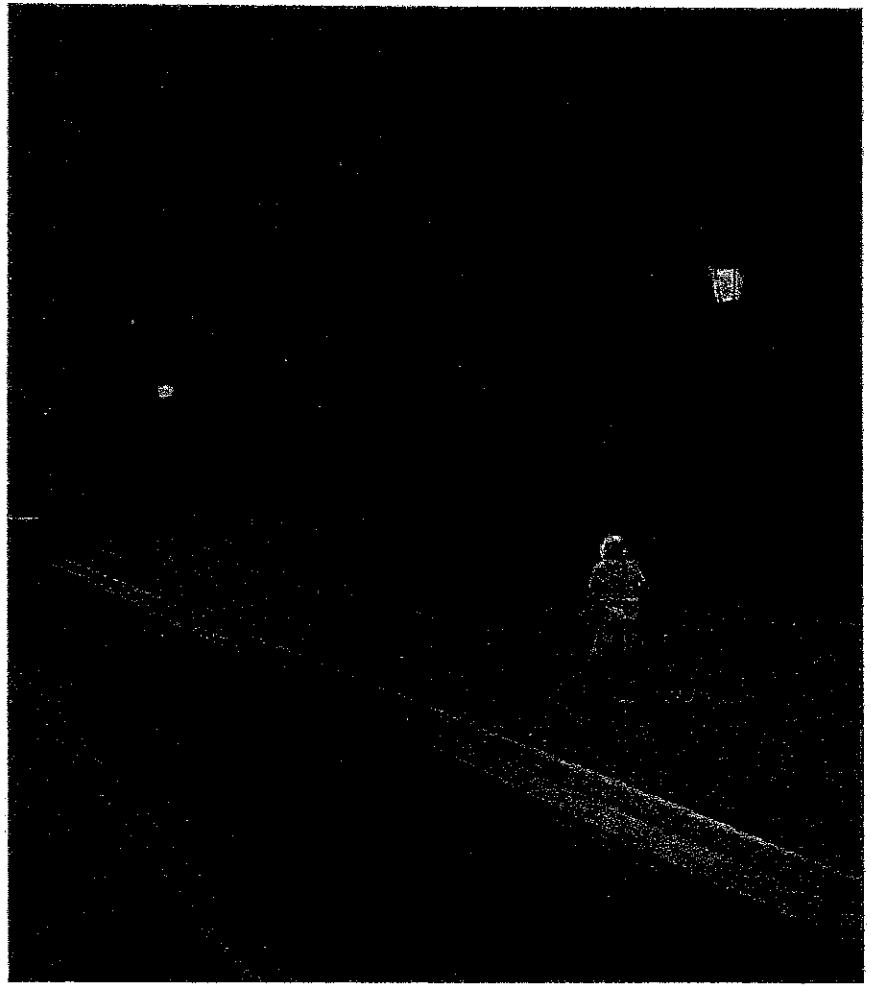
Existing lighting is scaled and spaced to vehicles, leaving some portions of the path poorly lit for pedestrians and cyclists. The additional lighting may provide benefits to motorists, by improving overall visibility.

COST

$200,000
Construction: $140,000
Engineering and CEI: $40,000
Contingencies: $30,000
Right-of-Way: N/A
Utilities: N/A

FUNDING DETAILS

The Safe Routes to School Program could be a funding source.



#16 SCHOOL PATH PEDESTRIAN LIGHTING

HIGH PRIORITY

LOCATION

From: East Broad Way

To: Lovettsville Elementary School

SOURCES

- Safe Routes to School Walk-About Report

OBJECTIVES MET

- Objective 2.5: Improve lighting on sidewalks and shared-use paths
- Objective 3.4: Enhance the Town's sense of place

PROJECT DESCRIPTION

Install pedestrian-scaled streetlights along the shared-use path east of Lovettsville Elementary School. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

The path currently lacks lighting. Adding pedestrian-scale lighting would increase its usefulness.

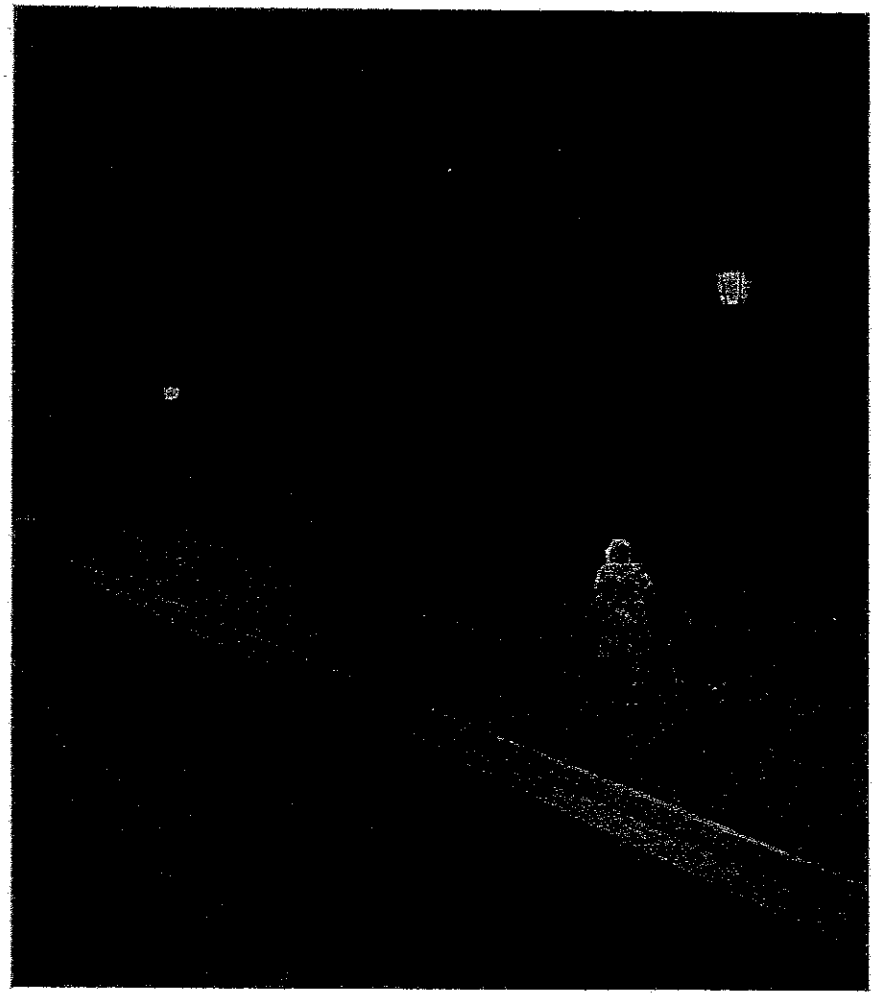
COST

$160,000

Construction: $100,000
Engineering and CEI: $30,000
Contingencies: $20,000
Right-of-Way: $10,000
Utilities: N/A

FUNDING DETAILS

The Safe Routes to School Program could be a funding source. The Town would need to allocate funds in the Capital Improvements Plan and partner with the County, as these improvements would be on the park property.



FULLY FUNDED
SMART SCALE
+ LOUDOUN COUNTY
$3,173,000

TLON-2023-01

#17 WEST BROAD WAY SIDEWALK

MEDIUM PRIORITY

LOCATION

From: Existing sidewalk

To: Berlin Turnpike

SOURCES

- Planning Commission

OBJECTIVES MET

- Objective 1.1: Expand sidewalks

PROJECT DESCRIPTION

Install a 540' long, 5' wide sidewalk along the northern side of West Broad Way to the existing curb cut at the intersection with Berlin Turnpike. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

The sidewalk on the northern side of West Broad Way leading towards Town Square is inconsistent. These improvements will help to improve pedestrian comfort and may remove local automobile trips from the corridor. It will also minimize jaywalking and interruptions with traffic flow.

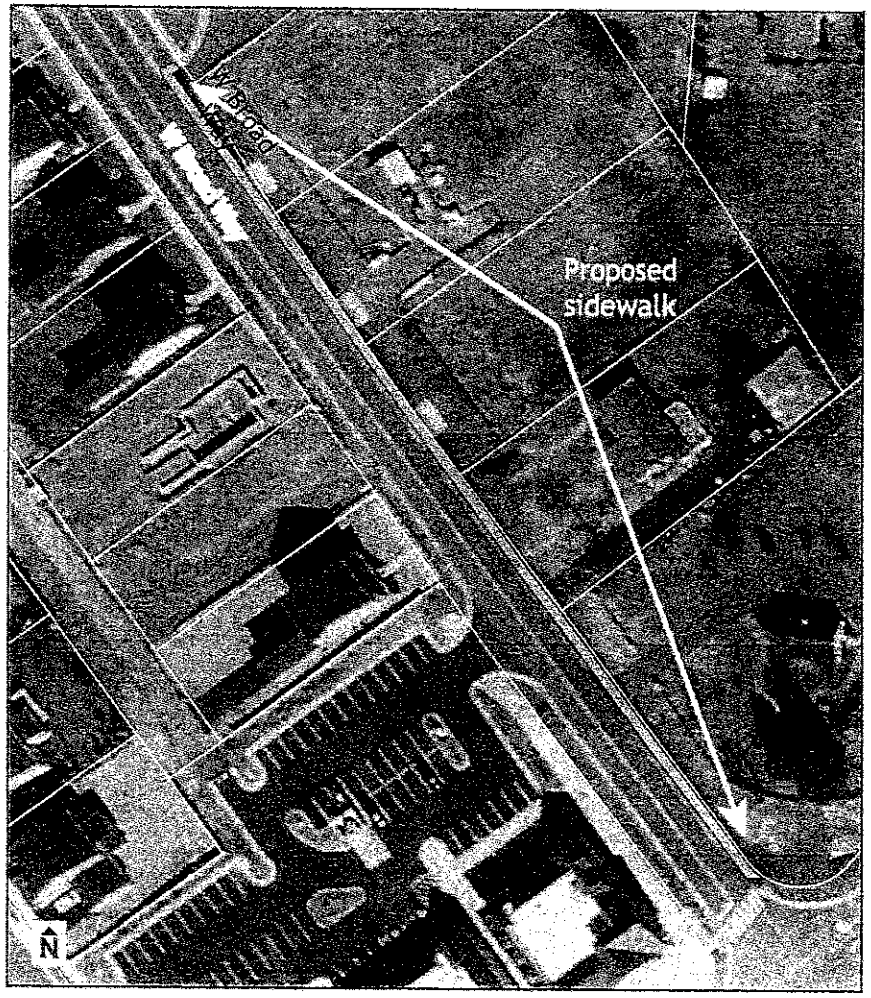
COST

$110,000

Construction: $70,000
Engineering and CEI: $20,000
Contingencies: $10,000
Right-of-Way: N/A
Utilities: N/A

FUNDING DETAILS

The Capital Improvements Plan may be the best funding approach for this project. The Town could bundle additional bike and pedestrian improvements into a SMART SCALE application or an enhancement grant.



DESIGN @ 90% . ADDED TO #11

PARTIAL FUNDING
THP VDOT $187,390
Lo. Co. CIP $207,000
$394,390
FUNDS REQD 593,503

#18 EAST BROAD WAY SIDEWALK

MEDIUM PRIORITY

DELTA (204,113)
REQUESTED FROM Lo. Co. FY20

TLOV-2024-03

DESIGN @ 30% UNDER VDOT REVIEW

LOCATION

From: South Church Street

To: Town Square

SOURCES

- Site visit

OBJECTIVES MET

- Objective 1.1: Expand sidewalks

PROJECT DESCRIPTION

Install a 160' long, 5' wide sidewalk from the sidewalk that will be installed per the East Broad Way and South Church Street streetscape improvement project to the existing curb cut on Town Square. This project includes planning, design, and construction.

DEFICIENCIES & NEEDS

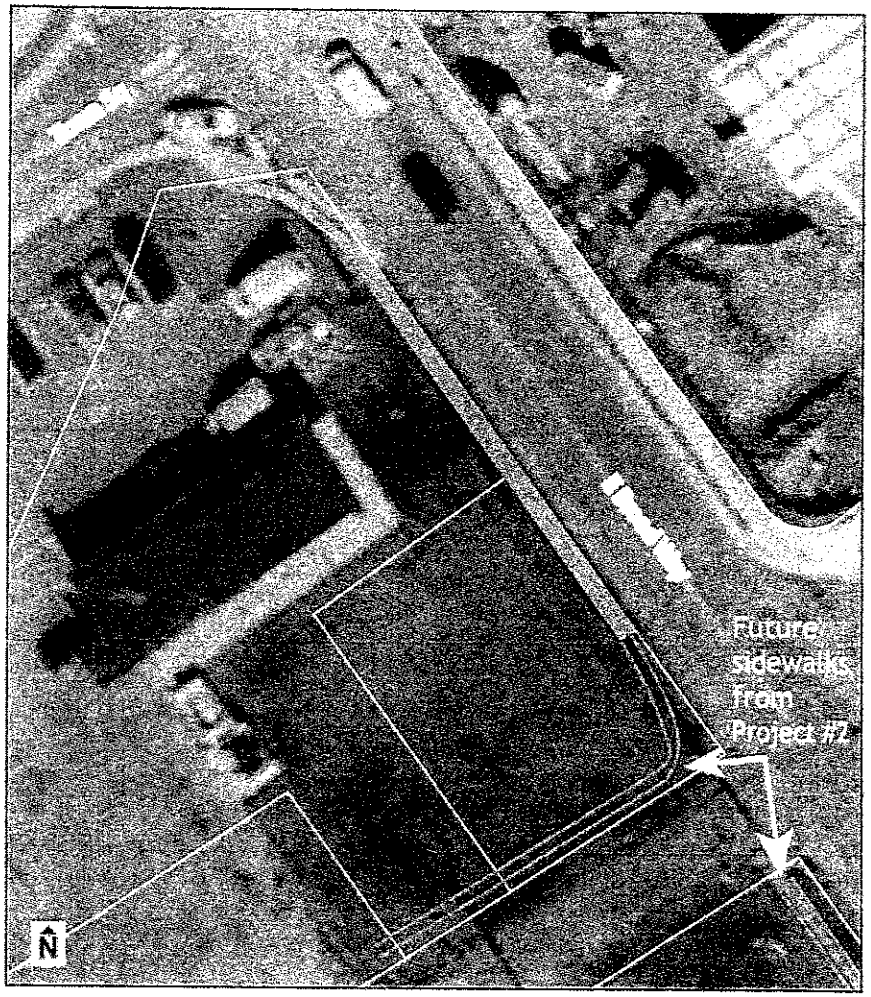
The South Church Street/East Pennsylvania Avenue streetscape project will install a sidewalk on the northern side of South Church Street that will round the corner onto East Broad Way, but will not extend up to the Town Square.

COST

$230,000
Construction: $140,000
Engineering and CEI: $40,000
Contingencies: $30,000
Right-of-Way: $20,000
Utilities: $10,000

FUNDING DETAILS

The Capital Improvements Plan may be the best funding approach for this project. The Town could bundle additional bike and pedestrian improvements into a SMART SCALE application or an enhancement grant.



#19 EAST BROAD WAY PARALLEL ROAD

LOW PRIORITY

LOCATION

From: Milltown Road

To: Berlin Turnpike

SOURCES

- Town Council

OBJECTIVES MET

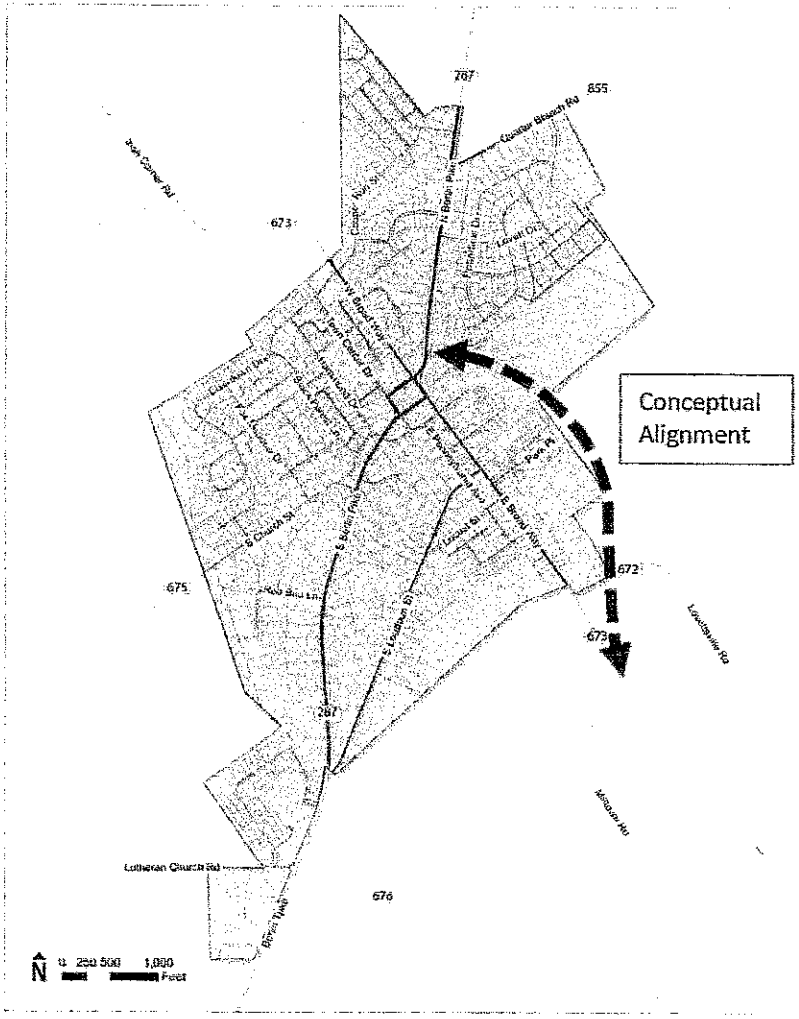
- Objective 3.3: Improve traffic movement

PROJECT DESCRIPTION

Evaluate a street corridor northeast of East Broad Way connecting Milltown Road to Berlin Turnpike to relieve future traffic volumes on East Broad Way. This two-lane road will be constructed with the development of adjacent properties and County but does not necessitate annexation of property into the Town.

DEFICIENCIES & NEEDS

Anticipated commuter traffic using Milltown Road will create congestion problems on East Broad Way. Development of the New Era Venture tract will also require additional access.



COST

TBD

FUNDING DETAILS

TBD

#20 Speed Limit Reductions

LOW PRIORITY

LOCATION

Berlin Turnpike

SOURCES

- Town Council

OBJECTIVES MET

- Objective 2.2: Explore traffic calming

PROJECT DESCRIPTION

Seek VDOT approval to expand 25 mph speed zone north to Town Limits and south to Redbud Lane and reduce the 45 mph speed zone to 35 mph.

DEFICIENCIES & NEEDS

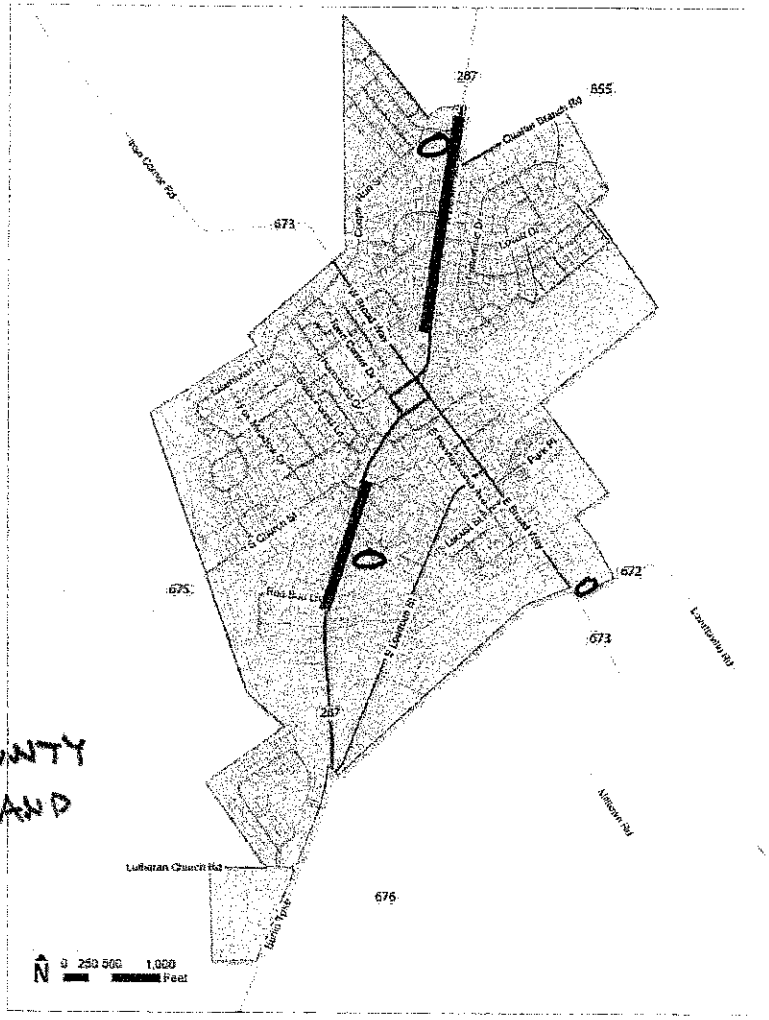
Excessive speed is a hazard to pedestrians in built up areas of Town.

COST

TBD

VDOT CONTINUES TO MAINTAIN CURRENT SPEED ZONES DO NOT NEED ADJUSTMENTS.

O – POST MOUNTED SPEED DISPLAY (PMSD) SIGNS INSTALLED BY LOUDOUN COUNTY DTCI AS DETERLENT MEASURES. AND TRAFFIC CALMING.
COMPLETED MAY 2024.



#21 SOUTH CHURCH SIDEWALK WIDENING

LOW PRIORITY

LOCATION

From: Berlin Turnpike

To: Oktoberfest Way

PROJECT DESCRIPTION

Widen the existing sidewalk to 10' to accommodate bikes along with pedestrians.

COST

$60,000

Construction: $40,000

Engineering and CEI: $10,000

Contingencies: $10,000

Right -of- Way: N/A

Utiliti es: N/A

SOURCES

- Community Survey

OBJECTIVES MET

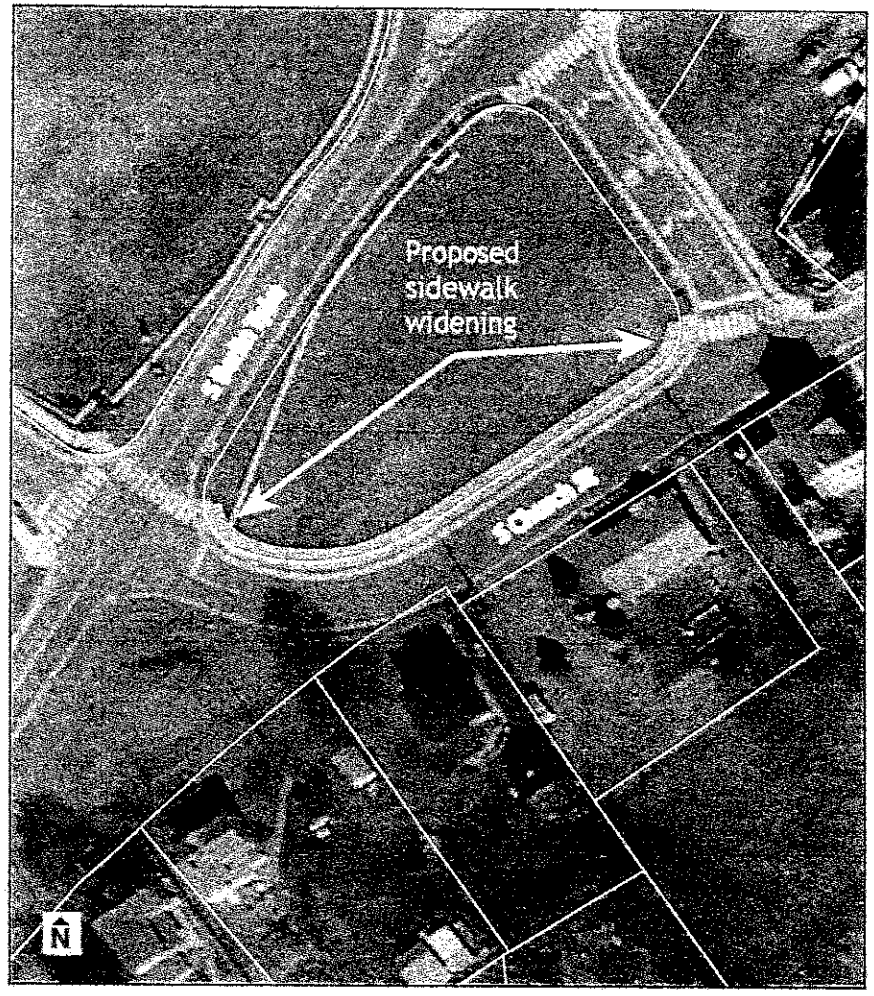
- Objective 1.3: Create a bike lane network

DEFICIENCIES

Survey respondents expressed a desire for more bike connectivity.A bike facility here would connectusers of the existing shared-use path on Berlin Turnpike to Old Town. The street lacks space for on-street bike lanes. This sidewalk will help to remove local automobile trips and provide passive traffic calming.

FUNDING DETAILS

The Town could bundle additional bike and pedestrian improvements into a SMART SCALE application



Comprehensive Plan Status Review

Housing, Economic Development, and Land Use | Town of Lovettsville

Working table for Comprehensive Plan review. The Recommendation for the future column is intentionally left blank for Planning Commission/Town input.

Status summary

The 2021 Comprehensive Plan Implementation Assessment identifies 5 Economic Development policies, 1 Housing policy, and 2 Land Use policies as Outstanding. The assessment also contains two policies for which no implementation status is stated, plus one Land Use policy marked Implemented that still notes an unfinished rezoning follow-up. Policy numbering below follows the Implementation Assessment for consistency with the prior Public Facilities/Transportation status document.

Numbering note: Chapter 4 of the adopted Comprehensive Plan contains numbering irregularities after Policy 3. Where helpful, the corresponding adopted-plan number is noted in parentheses.

A. Economic Development - Explicitly Outstanding

Chapter goal: Promote the establishment of a variety of commercial and light industrial businesses of various sizes, serving Town and area residents and providing job opportunities in planned commercial and industrial areas.

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Ch. 4 Economic Development Assessment Policy 2	Promote the planning of land in Loudoun County adjacent to (southeast of) the Engel Tract for similar "flex" uses, with the owner/developer responsible for extending public infrastructure and pursuing necessary County and/or Town approvals. *Assessment status: Outstanding. Schoene property Town has been subdivided for residential use.*	Planning Commission	Retain
Ch. 4 Economic Development Assessment Policy 4 (adopted Plan second Policy 3)	Support a mix of residential and commercial uses in the historic downtown by allowing second-floor residential units above ground-floor commercial uses and commercial and residential uses on the same lot where sufficient space is available for structures and parking. *Assessment status: Outstanding. Town Council has removed the residential option in mixed use buildings.*	Planning Commission	Remove
Ch. 4 Economic Development Assessment Policy 8 (adopted Plan Policy 7)	Should state law permit, seek community participation in the decision process through referendum when considering sensitive commercial uses, including the sale of marijuana in the Town. *Assessment status: Outstanding. Proposed state law does not allow local prohibition of the use.*	Town Council	Remove
Ch. 4 Economic Development Assessment Policy 20 (adopted Plan Policy 17)	Develop an Economic Incentive Program that encourages businesses from outside the Town to relocate to properties planned for commercial and/or industrial development, while also supporting small-business retention and a healthy small-business environment. *Assessment status: Outstanding. Program has not been initiated.*	Town Council	Remove
Ch. 4 Economic Development Assessment Policy 26 (adopted Plan Policy 23)	Work with Loudoun County to establish a commuter van or bus stop and park-and-ride lot in the vicinity of Lovettsville. *Assessment status: Outstanding. No discussions have been held.*	Town Council	Remove

B. Housing - Explicitly Outstanding

Chapter goal: Provide for future residential development that logically expands the existing development pattern while ensuring that future growth does not exceed the Town's capacity to provide essential public services.

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Ch. 5 Housing Policy 1	Provide for a greater mix of dwelling and building types for new residential development on infill parcels while preserving the Town's predominately single-family dwelling character. *Assessment status: Outstanding. No changes have been made to regulations that currently limit different types of housing.*	Planning Commission	Retain

C. Land Use - Explicitly Outstanding

Chapter goal: Create the opportunity for beneficial growth and development that is compatible in scale, intensity, and use with existing development and preserves Lovettsville's small-town character.

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Ch. 6 Land Use Central Business District Policy 3	Permit mixed commercial and residential uses in the same structure in the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street within one block of E. Broad Way. Develop a strategy for retaining existing businesses and historical buildings through infrastructure and streetscape improvements, including stormwater management, street and pedestrian improvements, lighting, parking, landscaping, and greenspaces. *Assessment status: Outstanding. Residential mixed use buildings were removed from the zoning ordinance list of permitted uses. Infrastructure improvements have been made to the area. County has invested in a position to support business retention.*	Planning Commission	Update but retain
Ch. 6 Land Use Town-Wide Policy 10	Coordinate with Loudoun County to adjust the Town boundary to bring entirely into the Town or County certain parcels and/or developments that presently straddle the Town and County, if the boundary adjustment is consistent with the adopted Town annexation policy. *Assessment status: Outstanding. No such action has been initiated or requested.*	Not stated in assessment. Suggested lead: Town Council / Planning Commission, in coordination with Loudoun County	

D. Status Items Requiring Clarification or Follow-Up

Why these items are separated

These policies are not identified as Outstanding in the assessment. Two have no implementation-status statement at all, and one is marked Implemented but includes an unfinished follow-up action. They are included so the status review does not treat an omitted status line as completed work.

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Ch. 4 Economic Development Assessment Policy 24 (adopted Plan Policy 21)	Continue membership and participation in the Loudoun County Chamber of Commerce initiatives and activities. *Assessment status: No implementation status is stated in the assessment.*	Not stated in assessment. Suggested lead: Town Council / Commerce and Business Development	
Ch. 6 Land Use Town-Wide Policy 8	Discourage "strip commercial" development and encourage commercial centers or complexes with shared parking and entrances, pedestrian connections, buildings oriented close to the public street, and parking generally behind or to the side of buildings, consistent with the Main Street design concept. *Assessment status: No implementation status is stated in the assessment.*	Not stated in assessment. Suggested lead: Planning Commission	
Ch. 6 Land Use Transition Planning Area Policy 3	The West End Motors and One Family Brewing properties, if annexed as part of the Transition Planning Area, will accommodate specified commercial and retail uses, including convenience store, gas station, auto repair, truck and trailer rental, brewery, distillery, restaurant, wayside stand or farm market, and tourist lodging. *Assessment status: Implemented, but the assessment states that rezoning to bring West End Motors into compliance has not been initiated.*	Planning Commission	

E. Potential New or Expanded Goal Areas for the Next Plan

How to use this section

These are not current adopted policies and are not being classified as Outstanding. They are candidate policy topics drawn from the 5- to 10-year Opportunities, Threats, and Key Implications in the Town's Goals and Values document. They are included to support the Recommendation for the future discussion during the Comprehensive Plan update.

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Potential New Policy A Economic Development - Southern Gateway and regional commercial role	Establish a clear long-range economic development policy for the Southern Gateway as a principal commercial and employment growth area, including opportunities for retail, services, employment uses, and businesses that support the surrounding agricultural community while protecting adjacent neighborhoods. *Assessment status: Source basis: Opportunities identify the Southern Gateway as a major long-term development opportunity and call for expansion of the commercial tax base and agriculture-support role.*	Suggested: Planning Commission; Town Council; Commerce and Business Development; Loudoun County as appropriate	
Potential New Policy B Economic Development - Year-round tourism and heritage	Expand the Town's tourism strategy beyond major events toward year-round destination development, including heritage and cultural programming, agritourism partnerships, outdoor recreation and bicycling tourism, lodging, food and beverage tourism, and weekend destination marketing. *Assessment status: Source basis: Opportunities call for moving from event tourism to year-round tourism and leveraging Lovettsville's German heritage, historic downtown, and outdoor assets.*	Suggested: Commerce and Business Development; Town Council; Events partners; Loudoun County tourism/economic development partners	
Potential New Policy C Economic Development - Business resilience and changing work patterns	Develop policies to strengthen small-business resilience in response to regional competition, e-commerce, workforce shortages, remote work, and technological change, including support for daytime local commerce, digital infrastructure, business retention, and adaptable commercial spaces. *Assessment status: Source basis: The Goals/Threats document identifies remote work as an opportunity and retail disruption, workforce shortages, technology change, and communications reliability as threats.*	Suggested: Commerce and Business Development; Town Council; Planning Commission; telecommunications/economic development partners	

E. Potential New or Expanded Goal Areas for the Next Plan (continued)

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Potential New Policy D Housing - Attainable and workforce housing	Establish a measurable strategy for maintaining attainable housing opportunities for teachers, first responders, young families, and the local workforce while avoiding large-scale suburbanization and remaining mindful of the Town's population threshold and infrastructure capacity. *Assessment status: Source basis: The Threats and Key Implications sections identify housing affordability, workforce availability, regional growth pressure, and the need to maintain affordable housing without encouraging large-scale suburbanization.*	Suggested: Planning Commission; Town Council; Loudoun County housing partners	
Potential New Policy E Land Use - Growth tied to infrastructure capacity	Strengthen the link between land-use, rezoning, annexation, and infrastructure decisions by requiring explicit consideration of water, wastewater, stormwater, road, and public-service capacity before accommodating additional growth. *Assessment status: Source basis: The Goals/Threats document states that growth is constrained by utility capacity and identifies aging infrastructure and investment before capacity constraints as key long-term issues.*	Suggested: Planning Commission; Town Council; Infrastructure Committee; Town Administration	
Potential New Policy F Land Use - Preserve small-town character amid external policy change	Create a policy framework for responding to regional growth pressures and future state-level housing or land-use requirements while preserving Lovettsville's small-town scale, low-density pattern, walkability, historic character, and fiscal sustainability. *Assessment status: Source basis: Key Implications call for managing growth while preserving small-town character and preparing for state-level housing and land-use policy changes that could affect local authority.*	Suggested: Planning Commission; Town Council; Town Attorney/Administration as needed	

Candidate-policy source note: Section E is based on the attached 2021 Comprehensive Plan Goals and Values / Opportunities and Threats document, particularly its 5- to 10-year Opportunities, Threats, and Key Implications sections. It is intentionally separated from the formal implementation-status findings in Sections A-D.

Outstanding Comprehensive Plan Actions

Public Facilities, Infrastructure, and Transportation | Town of Lovettsville

A. Public Facilities and Infrastructure - Explicitly Outstanding

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Ch. 3 Public Facilities Policy 2	The Town recognizes the significant economic and social benefits of schools on the surrounding community and encourages Loudoun County Public Schools to locate a middle school and a high school (possibly on the same property or properties) near the Town to reduce travel time and distance to school for parents and students.	Town Council; Loudoun County School Board	Remove
Ch. 3 Public Facilities Policy 3	Encourage development of a middle and high school including annexing property and extending utilities to facilitate development of schools near the elementary school or in other suitable locations.	Town Council; Loudoun County School Board	Remove
Ch. 3 Public Facilities Policy 4	Evaluate proposals for new schools to ensure they address traffic and other impacts on Town infrastructure.	Planning Commission; Applicant	Remove
Ch. 3 Public Facilities Policy 6	Provide for a variety of active and passive public recreation opportunities and amenities within Town parks.	Infrastructure Committee	See Note 1
Ch. 3 Public Facilities Policy 9	Work with Loudoun County to provide additional recreation services and facilities at the new Lovettsville Community Park and Community Center that offer expanded opportunities for all age-groups to participate in sports and recreational activities.	Commerce & Business Development	See Note 1
Ch. 3 Public Facilities Policy 10	Encourage Loudoun County to develop a teen center and other activities and facilities for young adults.	Commerce & Business Development	See Note 1
Ch. 3 Public Facilities Policy 12	Implement the approved concept plan for Quarter Branch Park by constructing the improvements proposed in the Town Capital Improvement Plan.	Infrastructure Committee	See Note 1
Ch. 3 Public Facilities Policy 15	Evaluate the benefits and costs of taking over grass cutting responsibilities on the VDOT Right of Way within the Town.	Infrastructure Committee	See Note 2
Ch. 3 Infrastructure Public Water Supply Policy 10	Make educational material about how to protect the Town's water sources available to the community.	Commerce and Business Development	Remove
Ch. 3 Infrastructure Public Water Supply Policy 11	Develop and install signs to be located at high visibility locations near the wellhead protection areas advising people they are entering a water source protection area and advising they call 911 immediately to report spills.	Infrastructure Committee	Keep – not complete
Ch. 3 Infrastructure Refuse & Recycling Policy 22	Support the County's continued provision of a central recycling location in the Town.	Not specified in assessment. Suggested lead: Infrastructure Committee / Town Council; Loudoun County	See Note 1
Ch. 3 Infrastructure Telecommunications Policy 24	Encourage the most effective means of extending broadband service throughout the Town including extending open access conduit with any road project or utility extension or replacement.	Not specified in assessment. Suggested lead: Infrastructure Committee / Town Council; telecommunications providers	Remove

Note #1 – Given the completion of the Lovettsville Community Park area, I suggest we remove all goals with regards to parks and recreational areas and update to something like the following; “Solicit community input as to additions/deletions/improvements to Lovettsville current parks and recreational areas. Look for ways to implement those suggestions.”

Note #2 – Is this assessment complete? If yes, what was the result?

B. Transportation - Materially Incomplete or Still-Open Items

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Ch. 7 Policy 3 (supports Goals 1, 3, and 5)	Increase the safety and convenience of vehicular, bicycle, and pedestrian travel throughout the Town and provide necessary connections to the surrounding area. The major planned transportation improvements are outlined in the Transportation Master Plan.	Suggested: Infrastructure Committee (lead); Town Council; VDOT	Keep
Ch. 7 Goal 4 (goal-level item)	PROVIDE PARKING OPTIONS - Provide adequate parking options throughout the Town.	Suggested: Infrastructure Committee (lead); Town Council; Planning Commission as development cases arise	Remove
Ch. 7 Policy 4	Work with Loudoun County and Brunswick, Maryland, to develop mass transit infrastructure such as a park and ride lot and a commuter bus/shuttle service to employment centers to the east and to the MARC train and Metro Silver Line.	Suggested: Town Council (lead); Infrastructure Committee; Loudoun County; Brunswick, Maryland	Keep
Ch. 7 Policy 7	Work with Loudoun County to offer commuting options for Town and area residents to regional employment destinations.	Suggested: Town Council (lead); Loudoun County; Infrastructure Committee	Keep
Ch. 7 Policy 9	Encourage Loudoun County to accelerate the schedule for construction of trail links to the Town identified in the Loudoun County Linear Parks and Trails Plan and ensure the trails link to the Town multi-purpose trail network.	Suggested: Town Council / Infrastructure Committee; Loudoun County	Keep

C. Potential New or Expanded Goal Areas for the Next Plan

These are not current Lovettsville policies. They are candidate topics identified by comparing the Town's Goals/Threats document with approaches used by other Virginia towns, especially Purcellville and Middleburg.

Plan Policy (paragraph #)	Outstanding Action (what the paragraph says)	Assigned Responsibility	Recommendation for the future
Potential New Policy A Infrastructure lifecycle and resilience	Establish long-range asset-management and resilience targets for aging water, wastewater, stormwater, transportation, power-support, and communications infrastructure, including drought, severe-weather, backup-power, and service-continuity considerations.	Suggested: Infrastructure Committee; Town Council; Utilities/Public Works; Town Administration	
Potential New Policy B Cybersecurity and communications continuity	Add a municipal and utility cybersecurity and continuity policy addressing ransomware, data protection, critical-system recovery, emergency communications, and continuity of Town services during technology or communications failures.	Suggested: Town Administration; Utilities/Public Works; Town Council; regional/state partners	
Potential New Policy C Measurable transportation performance	Establish measurable transportation implementation indicators and report them periodically, such as sidewalk/trail gap closure, ADA deficiencies, crash/safety trends, traffic speeds and volumes, parking availability, and access to transit.	Suggested: Infrastructure Committee; Planning Commission; Town Administration; VDOT	