



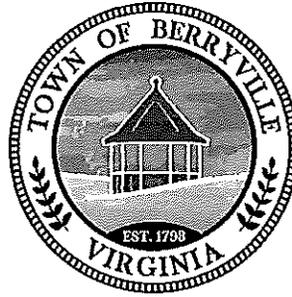
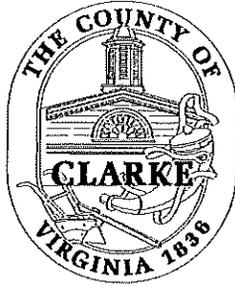
BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

Wednesday, December 1, 2021 -- 7:00pm

**Berryville – Clarke County Government Center Main Meeting Room
Chalmers Court – Berryville, Virginia**

1. Call to Order – Allen Kitselman, Chair
2. Approval of Agenda
3. Approval of Minutes – October 27, 2021 meeting
4. Public Hearing – Lot 56 Jack Enders Boulevard
LGV Group, LLC (Lara Dunlap, Agent) is requesting approval of a site plan in order to construct three 60,000-square foot warehouses on the property identified as Tax Map Parcel number 14-A-56, zoned BP Business Park.
5. Discussion – Annexation
6. Approval of 2022 meeting dates
7. Other
8. Adjourn



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, October 27, 2021 at 7:00PM
Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, October 27, 2021.

ATTENDANCE

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman, Chair; Kathy Smart; David Weiss

Authority Member Absent: George L. Ohrstrom, II, Vice-Chair

Staff Present: Christy Dunkle, Berryville Assistant Town Manager; Brandon Stidham, County Planning Director

Chair Kitselman called the meeting to order at 7:01PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Harrison, Hudson, Kitselman, Smart (seconded), Weiss (moved)

No: None

Absent: Ohrstrom

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the May 26, 2021 meeting as presented.

Yes: Harrison (moved), Hudson, Kitselman, Smart, Weiss (seconded)

No: None

Absent: Ohrstrom

SET PUBLIC HEARING – LOT 56 JACK ENDERS BOULEVARD

Ms. Dunkle provided an overview of the site plan application. She said that the subject property is a 12 ½-acre lot on Jack Enders Boulevard that has been for sale for a long time. She said the company that purchased the lot is out of Sterling but they have been operating in the old Woodmark building on Station Road for about 12 years. She noted that they have met with the applicant's engineer to discuss some utility

issues that they discovered early on. She said there are a number of road cuts proposed for water and sewer which they do not need to do. She added that Staff received the revised plan from them today which is currently being reviewed by Public Works and Utilities as well as Pennoni. She noted that the property is zoned Business Park (BP) but is not part of the County Business Park and therefore is not subject to the Business Park's covenants. She said that the NAICS code for the proposed use is 332 which is "Fabricated Metal Project Manufacturing." She said the glass and metal components are manufactured offsite but they would be assembled at the proposed facility. She noted that adjacent zoning is Open Space Residential against Dr. Allen's property and BP at the Business Park. She said that Milton Valley Cemetery is zoned Institutional and the applicant has identified screening along that boundary. She also said that there is AOC zoning along the County line to the south and Berryville Glen is zoned DR-1 which requires provision of a 25-foot buffer. She said the applicant proposed three warehouses with the first one to be constructed now and the additional two to be phased in later as there is demand. She said the parking calculation is based on the three warehouses but they do not know who the users will be for the two future buildings. She noted that the site plan proposes a complete build-out and, if approved, would not require the applicant to come back for approvals to build the two future buildings. She said the applicant has sent their stormwater management plan to the Virginia Department of Environmental Quality (DEQ) for review which is usually the stickler as far as timing of the review is concerned. She added that the BADA normally has not issued conditional approvals for site plans. She noted that the Town previously managed its own stormwater program until 2017 when it was turned over to DEQ to manage at the state level.

Chair Kitselman asked if Building 1 on the site plan is the warehouse that they plan to construct first and Ms. Dunkle replied yes. He asked if they will make the other two buildings pad ready and Ms. Dunkle replied yes. Ms. Dunkle added that they will be installing utilities all at once and they have discussed a couple of options with them, noting utility easements shown on the site plan. She also noted that a geotechnical report was submitted by the applicant in August and she can provide it if the members are interested in reviewing it. Chair Kitselman asked if the geotechnical report is resistivity and whether any caverns were found. Ms. Dunkle replied that the report is resistivity and borings and shows a clean site.

Mr. Hudson asked if the warehouses will be strictly for storage. Ms. Dunkle replied that there will be a manufacturing component to the use and noted that future uses could include manufacturing and office uses. Mr. Hudson asked if these uses will be by right and Ms. Dunkle said yes. Ms. Smart asked about the Siamese connection shown on the site plan and Ms. Dunkle and Chair Kitselman explained that it is a coupling for fire suppression.

Mr. Hudson asked if the applicant has provided information of traffic impact at build out. Ms. Dunkle replied no and added that she has not reviewed traffic impact on any previous Business Park lots. Chair Kitselman said that they can ask the applicant at the public hearing. Mr. Hudson said they may have already done this study and he is concerned about the traffic impact with all of the proposed parking spaces and the number of trucks that will be coming and going and whether the roads will handle it. Mr. Weiss said it is a good question and asked what the Authority can do if they have concerns. Mr. Hudson said there may not be a concern and that the applicant may have already considered this. Ms. Dunkle said that the intersection of Jack Enders Boulevard and East Main Street would be impacted but she did not think that the trip generation would be significant. Mr. Stidham asked if there is a minimal threshold for traffic from this use that would trigger a traffic impact study requirement per Virginia Department of Transportation (VDOT) regulations. Ms. Dunkle replied that she was told that only a rezoning can trigger a traffic impact analysis requirement. Mr. Stidham suggested having Pennoni provide comments on this issue.

Ms. Harrison noted the 40MPH speed shown on the site plan and asked if this is the speed limit through the entire Business Park. Ms. Dunkle replied that the posted speed limit is 35MPH and said that the 40MPH speed shown on the site plan is the operational speed of the road.

The Authority voted to set public hearing for the December 1, 2021 meeting.

Yes: Harrison (moved), Hudson, Kitselman, Smart, Weiss (seconded)

No: None

Absent: Ohrstrom

DISCUSSION, ANNEXATION B-9

Mr. Stidham noted that Vice-Chair Ohrstrom requested Staff to provide an overview of the pending annexation and a primer on the annexation process. He added that since Vice-Chair Ohrstrom is not in attendance, members may want to defer this discussion until December 1. Chair Kitselman said that it would be a good idea to wait until everyone is in attendance and members agreed. Mr. Stidham said that this item would be deferred to the December 1 meeting agenda.

OTHER BUSINESS

Chair Kitselman welcomed John Hudson as a new member replacing Tom Parker.

ADJOURN

There being no further business and on a motion from Mr. Hudson, seconded by Ms. Smart, Chair Kitselman adjourned the meeting at 7:14PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

Berryville Area Development Authority Agenda Item Report Summary

December 1, 2021

Item Title

Public Hearing – Site Plan

Prepared By

Christy Dunkle

Background/History/General Information

LGV Group, LLC (Lara Dunlap, Agent) is requesting approval of a site plan in order to construct three 60,000-square foot warehouses on the property identified as Tax Map Parcel number 14-A-56, zoned BP Business Park.

LGV Group, LLC has purchased the property located on Jack Enders Boulevard identified in the attached vicinity map. Previously owned by Brent Mercke, the 12.5-acre property is zoned Business Park (BP) and is regulated under Section 612 of the Berryville Zoning Ordinance. They plan on phasing the project, constructing the first building for their existing business and two additional buildings to lease. The site plan under review is for build-out of the property.

Findings/Current Activity

Public hearing notices were published in the Winchester Star on Wednesday, November 17 and Wednesday, November 24, 2021. Adjacent property owners were notified via first class mail on November 17, 2021. No comments were received in the Berryville Planning Office.

Town staff received an email from DEQ staff concerning the stormwater plan review indicating that it would be at least December 17 before comments would be generated. The timeframe established by the Code of Virginia requires a decision by the administrative body within 60 days of the first meeting (October 27, 2021). As it does not appear that comments will be addressed and final approvals given within that timeframe, staff has discussed the matter with the applicant who will likely request an extension to a decision of the site plan approval in order to have all comments addressed.

October 27, 2021 Staff Report

Zoning

Business Park Zoning

The use, identified as North American Industrial Classification System (NAICS) code 332 Fabricated Metal Product Manufacturing, is permitted by right under Section 612.2(p) of the Berryville Zoning Ordinance. The company, currently located on Station Road, assembles metal windows and doors.

Adjacent Zoning

The property to the north is zoned Open Space Residential (OSR), the property to the west is zoned Institutional (ITL) and Business Park (BP), the property to the south is in the County and zoned Agricultural - Open Space – Conservation (AOC), and the property to the east is zoned Detached Residential-1 (DR- 1).

Lot Regulations

The layout of the structures on the site plan conform to Town of Berryville zoning regulations including setbacks (60.3' front; 89.3' and 180' side; 60.4' rear), building height (30'), and floor area ratio (.32).

Parking

Section 305 regulates parking in the Town of Berryville Zoning Ordinance. Parking calculations identify business and warehouse uses which are based on one (1) space for each 300 square feet of floor area and one (1) space per 1.5 employees plus one (1) space per company vehicle, respectively. Parking identified on the site plan includes:

- 25 spaces based on the business use (23 spaces required);*
- 48 spaces based on the number of employees (40 spaces required);*
- 3 spaces for company vehicles (3 required);*
- 3 spaces for van-accessible handicapped parking (3 required);*
- 3 handicapped spaces (3 required); and*
- 3 loading spaces (3 required).*

612.10(a) establishes additional parking requirements for the BP zoning district. This section requires that all off-street parking requirements be met on-site and that entrances comply with VDOT standards.

Buffering and Landscaping

Section 612.10(b) regulates buffering and landscaping requirements. This section requires that when a property is contiguous to a property located in any residential or institutional district, a landscaped buffer of at least 25 feet shall be provided. These areas are reflected at the rear and side property lines (Berryville Glen subdivision (DR-1) and Allen (OSR) which are residentially zoned) and the that portion of the front property line that is adjacent to Milton Valley Cemetery (zoned institutional). There is a 25' buffer shown adjacent to the County's AOC district on the south side of the site.

Species identified for use in the buffer area on the perimeter of the site include willow oak, American linden, and loblolly pine. Bigleaf hydrangea, viburnum species, and holly varieties are proposed shrubs in the buffer area.

Per Section 314.7 of the Berryville Zoning Ordinance, parking lots containing more than 10 spaces must plant at least one deciduous tree per eight (8) spaces. The site plan identifies six parking islands featuring nine trees in each island. Varieties include red maples, river birch, and crape myrtle.

Lighting

A lighting plan is included in the site plan. The shielded, wall-mounted fixtures are proposed for

the building with nine 15' freestanding aluminum lighting standards proposed for other areas of the site.

Transportation

Jack Enders Boulevard is part of the Town's secondary street system. Two points of access are identified to the site. The front portion of the parcel includes a utility and access easement which currently allows vehicular access to the Town's elevated south east water tank. This will allow the future extension of Jack Enders Boulevard which as identified in the SE Collector study completed in 2020.

Utilities

The property is located on Jack Enders Boulevard which enables access to Town public water (10" main) and sanitary sewer systems (12" main) in the public right of way. Fire suppression will be included in each structure.

A gas easement and a utility and access easement are located on the east side of the property.

Other

A karst study of the property was completed in August of 2021 and will be reviewed by the Town's engineer as part of the approval process. The study is available upon request.

The stormwater plan has been submitted by the applicant to the Virginia Department of Environmental Quality for review and approval. The applicant will be responsible for maintaining all stormwater facilities under an agreement between the owner and DEQ.

Staff will forward the site plan to the Town's consulting engineer, public works, public utilities, and Clarke County fire and rescue for review and comment.

Financial Considerations

N/A

Schedule/Deadlines

As previously referenced, it does not appear that comments will be received and resolved prior to the 60-day timeframe requirement.

Other Considerations

N/A

Recommendation

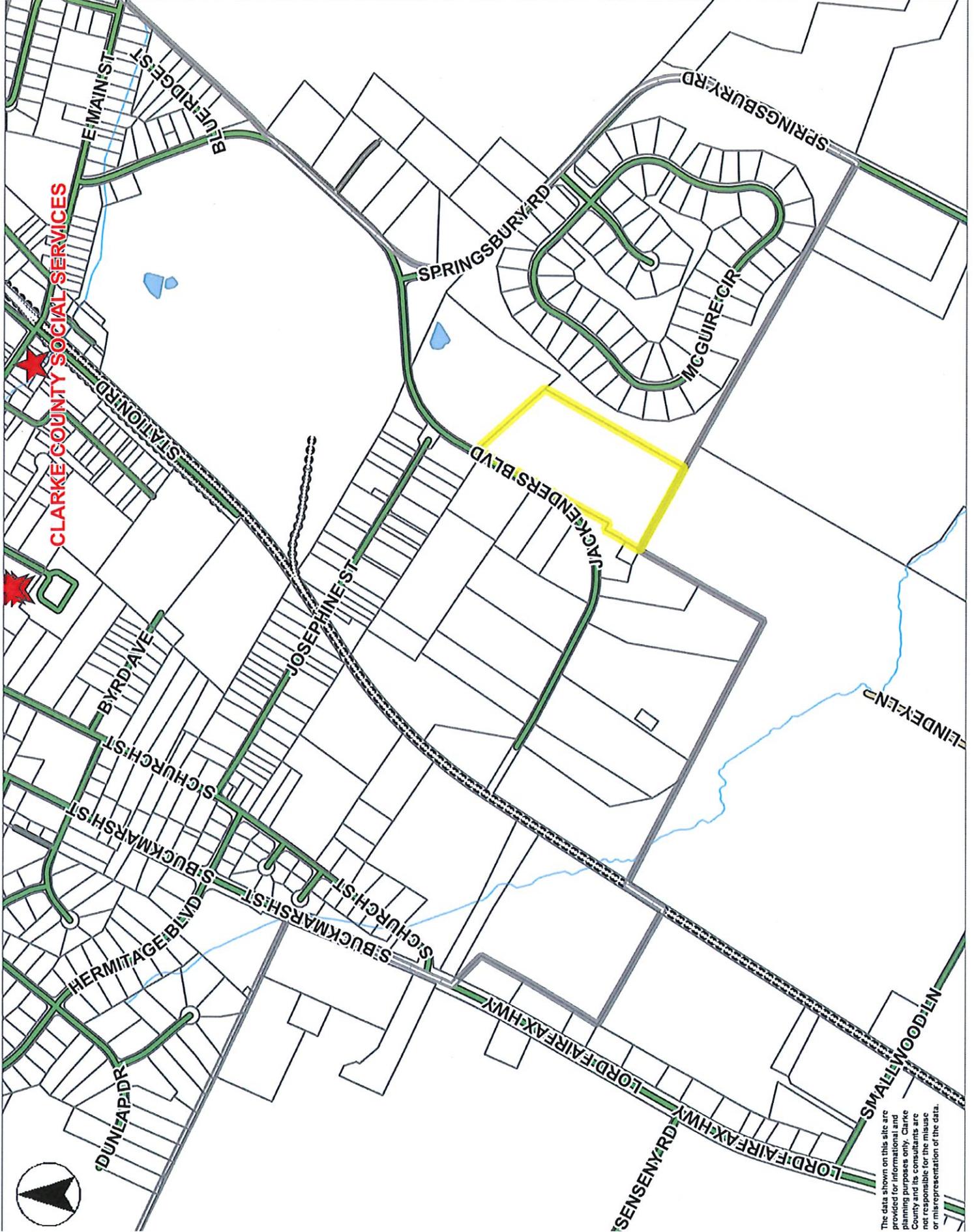
Discuss at the meeting. Should the applicant request an extension for a decision on the matter, continue the discussion of the submission at the regular January meeting (January 26, 2022).

Sample Motion

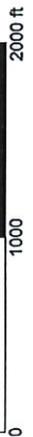
- Vicinity map
- Portions of the site plan including existing conditions, site plan, fire lane and striping and signage plan, erosion and sediment control plan, landscape plan, planting schedule, sight distance plan and profile for both entrances, lighting plan, and building elevations
- Section 612 Business Park of the Berryville Zoning Ordinance



- Public Points of Interest
- Parcels
- Clarke County Bound
- Major Roads
- US Interstate
- State Highway
- Surrounding Counties
- Clarke County Roads
- Private Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
- Perennial Stream
- Intermittent Site
- Ponds
- Rivers



The data shown on this site are provided for informational and planning purposes only. Clarke County and its employees are not responsible for the accuracy or interpretation of the data.

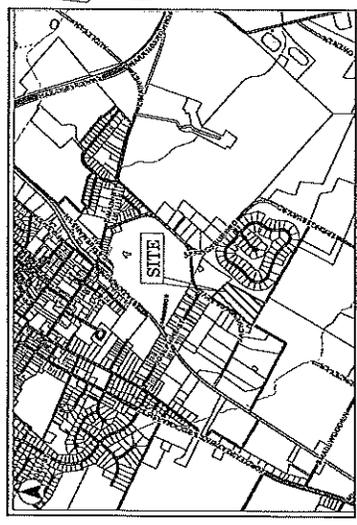


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SITE ZONING DATA B-P DISTRICT (NAICS CODE 332-FABRICATED METAL PRODUCT MANUFACTURING)

DESCRIPTION	REQUIRED	PROPOSED/EXISTING
1. MINIMUM LOT SIZE	60,000 SQ FT	947,449 SQ FT
2. MINIMUM LOT WIDTH/DEPTH	100 FT	500-98 FT
3. OPEN SPACE/LANDSCAPED OPEN SPACE	13% (24,147 SF)	20,308 (11,893 SQ FT)
4. MAXIMUM FLOOR AREA RATIO (FAR)	0.35 (14,877 SF)	0.32 (172,840 SQ FT)
5. MAXIMUM HEIGHT	40 FT	30' ±
6. SETBACKS	FRONT: 40' MIN SIDE: 25' MIN REAR: 25' MIN	FRONT: 60.3' SIDE: 60.4'
7. BUFFERING AND LANDSCAPING:		
EAST	25' MIN	25'
(USE: RESIDENTIAL/NEUTRAL DISTRICT)		
NORTH-WEST	25' MIN	25'
(USE: INSTITUTIONAL DISTRICT)		
NORTH	10' BUFFER (PLANTING & FENCING)	10'
(USE: WEST R-O-W/BUSINESS DISTRICT)		
WEST	10' BUFFER (PLANTING & FENCING)	10'
(USE: WEST R-O-W/BUSINESS DISTRICT)		
FRONT: SHALL CONSIST OF A 20-FOOT WIDE OPEN SPACE OR EQUIVALENT WITH 20' OF FENCE IN REAR PLANTING AND LANDSCAPING. TREES SHALL BE PLANTED IN AT LEAST ONE (1) CORNER OF THE LOT.		
8. INTERIOR PARKING LOT LANDSCAPING	0 DECIDUOUS TREES	10 DECIDUOUS TREES
LANDSCAPING SHALL BE PROVIDED FOR ALL INTERIOR SPACES. TREES SHALL BE PLANTED WITH AT LEAST ONE (1) DECIDUOUS TREE FOR EVERY 100 SPACES.		
9. PARKING SPACE		
DECIDUOUS TREES SHALL BE PROVIDED FOR ALL INTERIOR SPACES.		
10. USE		

SITE PLAN
LOT 56
JACK ENDERS BOULEVARD PROPERTY
BERRYVILLE, VA 22611



VICINITY MAP
(SCALE: 1"=1000')

SHEET INDEX

- COVER SHEET
- 2-3. CHANGE NOTES AND DETAILS
- EXISTING CONDITION PLAN
- SITE PLAN
- LANDSCAPING AND SITEWORK PLAN
- E & S CONTROL PLAN (PAGE 9)
- STORMWATER BASIN DESIGN AND DETAILS
- E & S CONTROL PLAN (PAGE 9)
- E & S CONTROL NOTES
- E & S CONTROL DETAILS
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- STORMWATER MANAGEMENT PLAN- WASTEWATER
12. STORMWATER MANAGEMENT PLAN- WQV TR-20 REPORTS
- 13-13A. STORMWATER MANAGEMENT PLAN- FLOOD DESIGN AND CALCULATIONS
14. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
15. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
16. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
17. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
- 18-18A. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
19. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
20. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
- 21-21D. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION
22. STORMWATER MANAGEMENT PLAN- FLOOD DAMAGE PREVENTION

GeoEnv Engineers
 1025 West Street, Suite 213
 Berryville, VA 22611
 Tel: 703.551.7074
 Fax: 703.551.7074
 www.geoenvironment.com

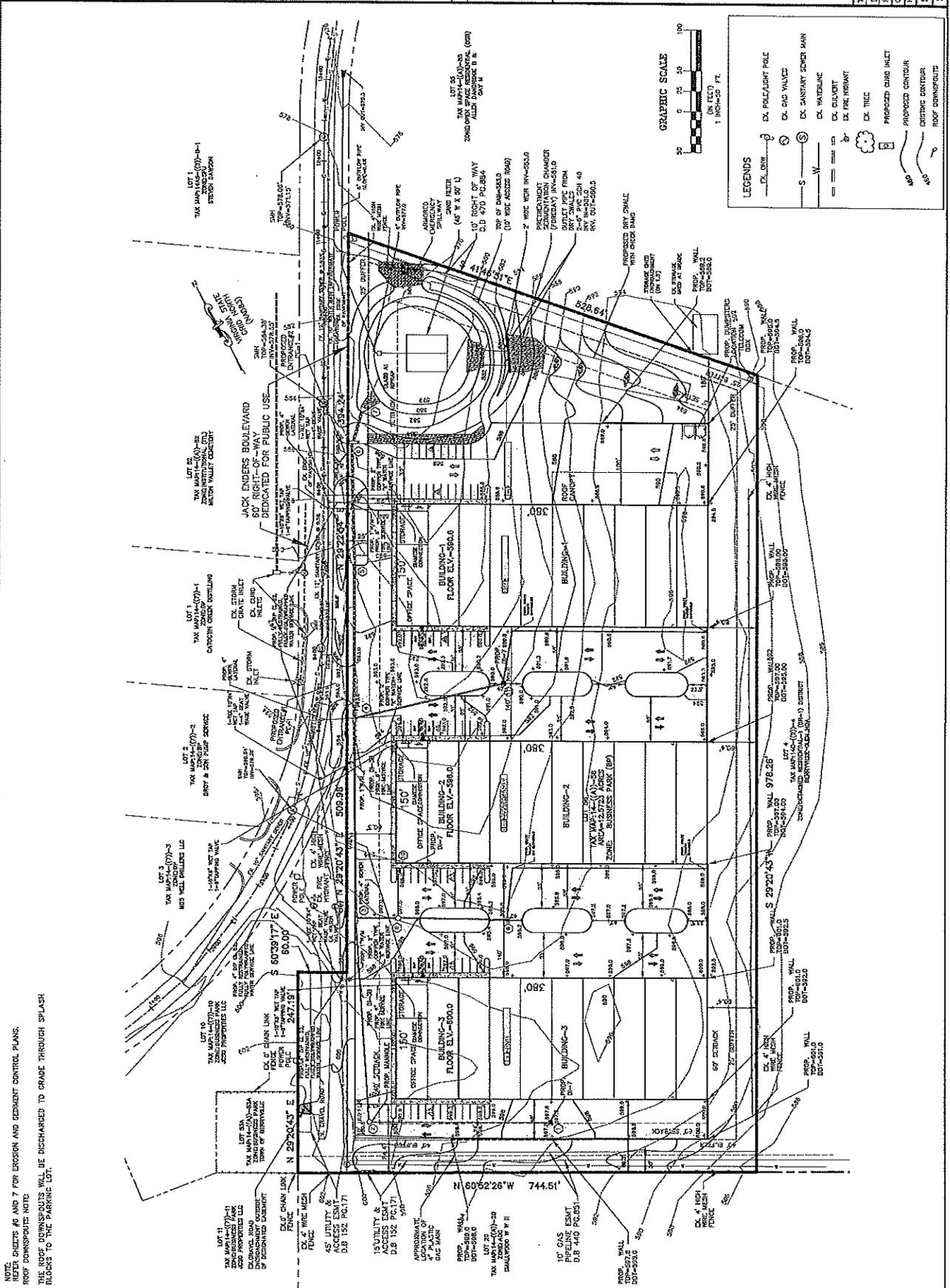
PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF VIRGINIA
 NO. 1000000000
 DATE: _____
 DESCRIPTION: _____
 REVISION BLOCK

COVER SHEET
LOT 56
JACK ENDERS BOULEVARD PROPERTY
BERRYVILLE, VA 22611

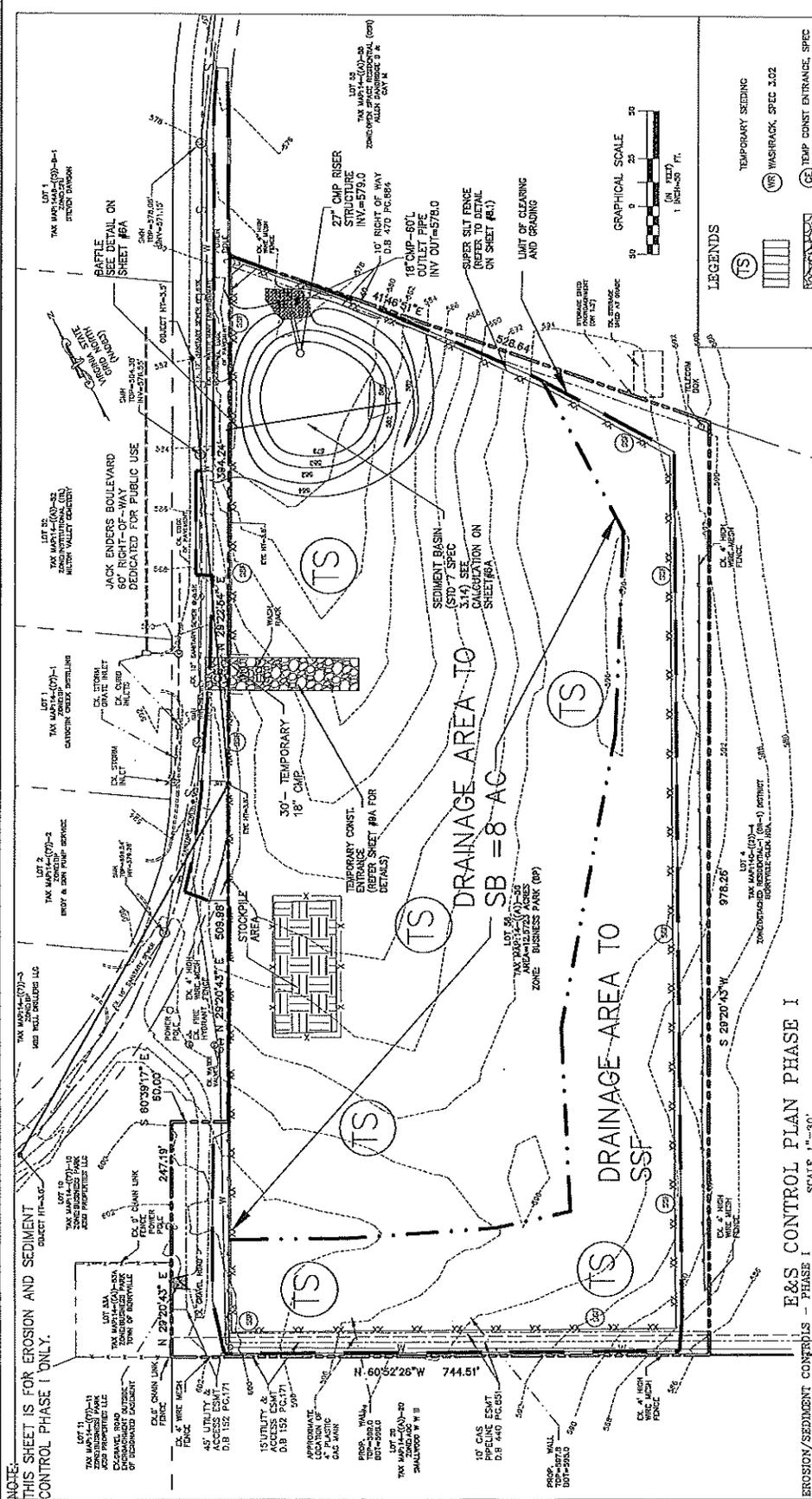
TAX MAP: 141-001-57
 DATE: JULY 2023
 PREP. BY: A.S.
 CHECKED BY: L.C.
 PROJECT #: 2202-0037
 SCALE: N/A
 SHEET: 1 OF 23

OWNER/APPLICANT:
 LVG GROUP, LLC
 22265 BRODERICK DRIVE, #300
 STERLING, VA 20155

NO.	DESCRIPTION	DATE



NO.	DESCRIPTION	DATE
1	PERSON BLOCK	



LEGENDS

- (TS) TEMPORARY SEEDING
- (WR) WASHBOARD, SPEC 3.02
- (CE) TEMP. CONST. ENTRANCE, SPEC 3.02
- (SD) TEMPORARY DIVERSION DIME, SPEC 3.09
- (IP) INLET PROTECTION, SPEC 3.07
- (OP) OULVET INLET PROTECTION, SPEC 3.08
- (OF) SLEDET OUTLET PROTECTION, SPEC 3.18
- (SF) SILT FENCE, SPEC 3.05
- (SSF) SUPERSILT FENCE
- (DF) DRAINAGE DIVICE
- (TF) TREE PROTECTION
- (LD) LIMIT OF DISTURBANCE

STOCKPILE NOTE:

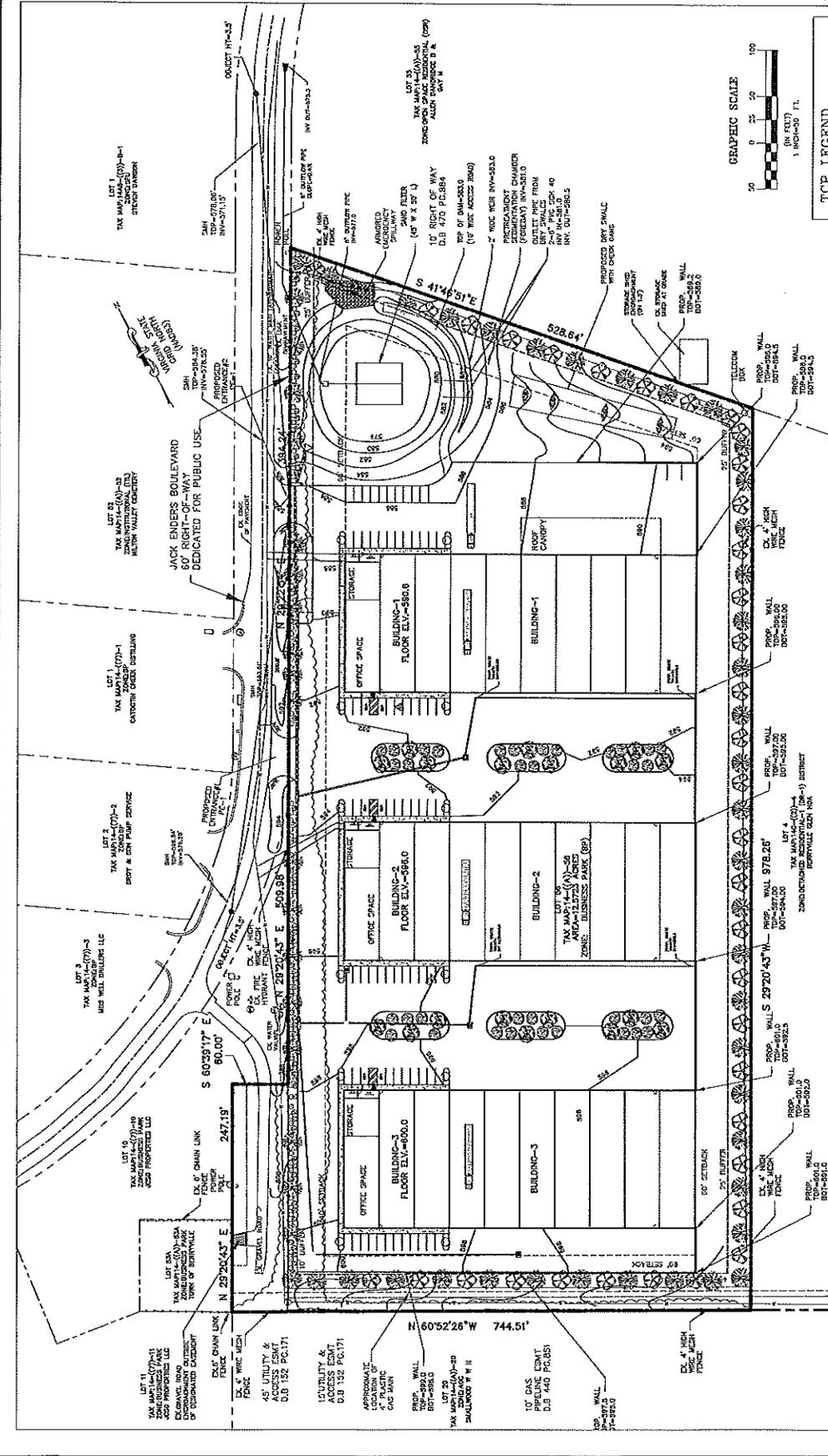
- THE STOCKPILE SHALL BE TEMPORARILY STOCKPILED WITHIN THE LOT LINE. THE STOCKPILE SHALL BE COVERED WITH A 12\"/>
- THE STOCKPILE SHALL BE COVERED WITH APPROVED SOFT MATS. THE MATS SHALL BE AT LEAST 12\"/>
- ALL THE FILL/DIRT SHALL BE CONDUCTED UNDER THE DIRECT SUPERVISION OF THE SUPERVISOR.

E&S CONTROL PLAN PHASE I
 SCALE 1"=30'

NOTE:
 THIS SHEET IS FOR EROSION AND SEDIMENT CONTROL PHASE I ONLY.

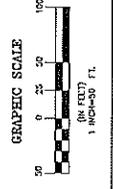
- STAKE LIMITS OF CLEARING AND GRADING AND SET OF A PRE-CONSTRUCTION MEETING.
- BEFORE ANY CONSTRUCTION BEGINS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE SUPERVISOR FOR THE LOCATION AND SETTING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH WASHBOARD (SPEC 3.02) AS SHOWN ON THE APPROVED PLAN. ALL WASHBOARD SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT BEFORE LEAVING THE SITE. STORMWATER SHALL BE DIRECTED TO EXISTING DRAINAGE SYSTEMS. PUBLIC VEHICLES WILL BE FORBIDDEN FROM ENTERING THE SITE UNLESS AUTHORIZED BY THE SUPERVISOR. ALL CONSTRUCTION VEHICLES SHALL BE WASHED AT THE SITE. ALL CONSTRUCTION VEHICLES SHALL BE WASHED AT THE SITE.
- INSTALL PROTECTION (SPEC 3.02) IS TO BE INSTALLED AS NEEDED AT THE EXISTING SLEDET ENTRANCE TO THE PROJECT SITE.
- PROTECT ALL EXISTING TREES AND OTHER PLANTS TO REMAIN. ALL PLANTS TO REMAIN SHALL BE PROTECTED BY INSTALLING TREE PROTECTION (SPEC 3.07) AS SHOWN ON THE APPROVED PLAN.
- INSTALL SLEDET (SPEC 3.18) AND SLEDET PROTECTION (SPEC 3.08) AS SHOWN ON THE APPROVED PLAN. ALL SLEDET SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
- AS INSTALLATION OF THE INITIAL CONTROL MEASURES APPROXIMATELY COMPLETION AND PRIOR TO COMMENCING PHASE II WORK, THE DEVELOPER WILL BE REQUIRED TO SUBMIT A PROPOSED PLAN FOR PHASE II EROSION AND SEDIMENT CONTROL MEASURES TO THE SUPERVISOR FOR APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN APPROVAL FROM THE SUPERVISOR FOR PHASE II EROSION AND SEDIMENT CONTROL MEASURES. IT IS IMPORTANT TO NOTE THAT THIS APPROVAL WILL BE GRANTED IN THE FIELD AND THAT THE DEVELOPER WILL BE AUTHORIZED TO COMMENCE WORK IMMEDIATELY UPON RECEIVING APPROVAL FROM THE SUPERVISOR.
- ALL AREAS DISTURBED SHALL BE RESTORED WITH PERMANENT STANDING VEGETATION FOLLOWING THE PHASE I WORK. SEEDING SHALL BE DONE WITH HYDRICALLY APPROPRIATE SEEDS ACCORDING TO SPEC. 3.02. PERMANENT SEEDING, OF EROSION AND SEDIMENT CONTROL MEASURES.
- ALL AREAS DISTURBED SHALL BE RESTORED WITH PERMANENT STANDING VEGETATION FOLLOWING THE PHASE I WORK. SEEDING SHALL BE DONE WITH HYDRICALLY APPROPRIATE SEEDS ACCORDING TO SPEC. 3.02. PERMANENT SEEDING, OF EROSION AND SEDIMENT CONTROL MEASURES.

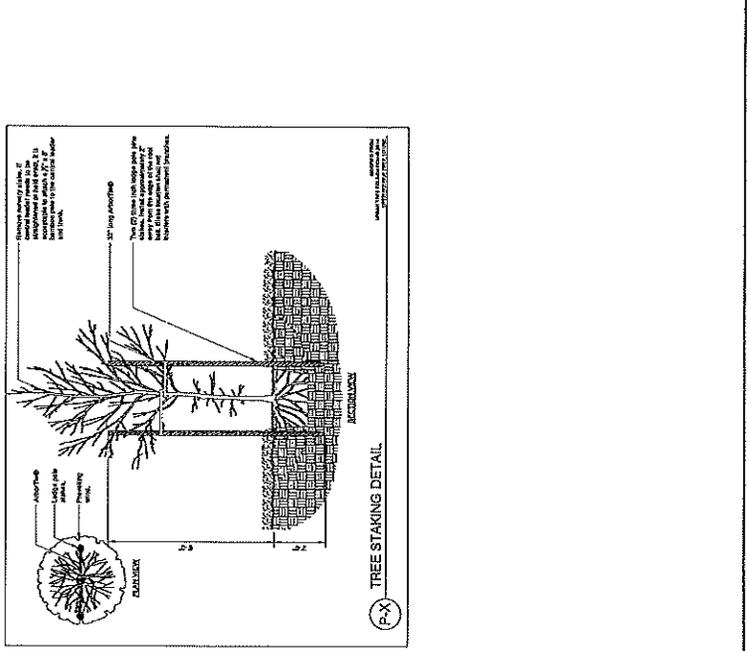
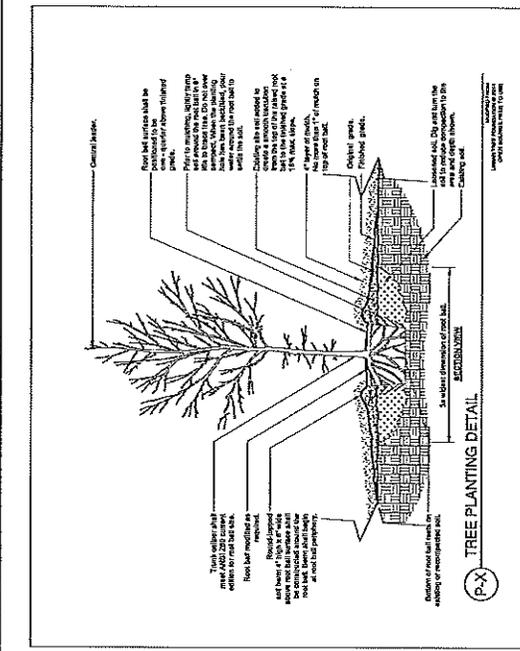
NO.	DESCRIPTION	DATE



TCP LEGEND

- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- UNDERSTORY EVERGREEN
- UNDERSTORY DECIDUOUS
- SHRUBS
- ORNAMENTAL GRASSES
- INTERIOR LANDSCAPE





LANDSCAPING NOTES:

Species and Quality: Plants shall be typical of their species and variety, have normal growth habit, well-developed branches, densely foliated, vigorous root systems and be free from defects and injuries. Quality and size of plants, spread of roots, and size of root balls shall be in accordance with ANSI Z-62, American Standard for Nursery Stock (or most recent version) as published by the American Nursery and Landscape Association, Inc.

Nursery Plant Material Identification: Plant Identification tag must be attached to plant material, or staked within planting bed until issuance of occupancy permit.

Planting: Trees shall be planted in accordance with the detail drawings provided by the County.

Soil: Soil mix shall be 3/4 stem diameter soil (if caliper is acceptable to the County) and 4 species material. Plants shall not be installed in topsoil that is rocky or frozen. Unacceptable soil and debris must be removed. Soil mix must be approved by the Urban Forester prior to installation. Note that there are different soil requirements for bare-root / slow-growth tree plants.

Timing: Plant material shall be planted on the day of delivery. In the event this is not possible, the contractor shall protect, attack, not planted. Plants shall not remain unplanted for longer than 0 three (3) day period after delivery. Any plants not installed during this period will be rejected.

Planting Depth and Location: All trees shall be set so that the top of root ball is set 2 in. to 3 in. above the level of the surrounding soil. Trees shall be planted and located in the center of the pit.

Back Filling: The soil shall be thoroughly watered and lightly tamped on back filling program. Soil mix to be as specified above.

Staking: Trees shall not be staked at the time of planting unless required by the County representative.

Staking or Guying: Tree staking or guying shall be at the discretion of the property owner. Stakes or guys must be installed using accepted arboricultural practices, and must be removed after one (1) year.

Watering: Trees shall be mulched with acceptable material 2 in. - 4 in. deep. Each stake shall be kept 6 in. from the trunk of the tree.

Watering: Trees shall be thoroughly watered twice within 48 hours of planting.

Guarantee: Property owner is required to maintain and replace trees for the life of the approved conditions.

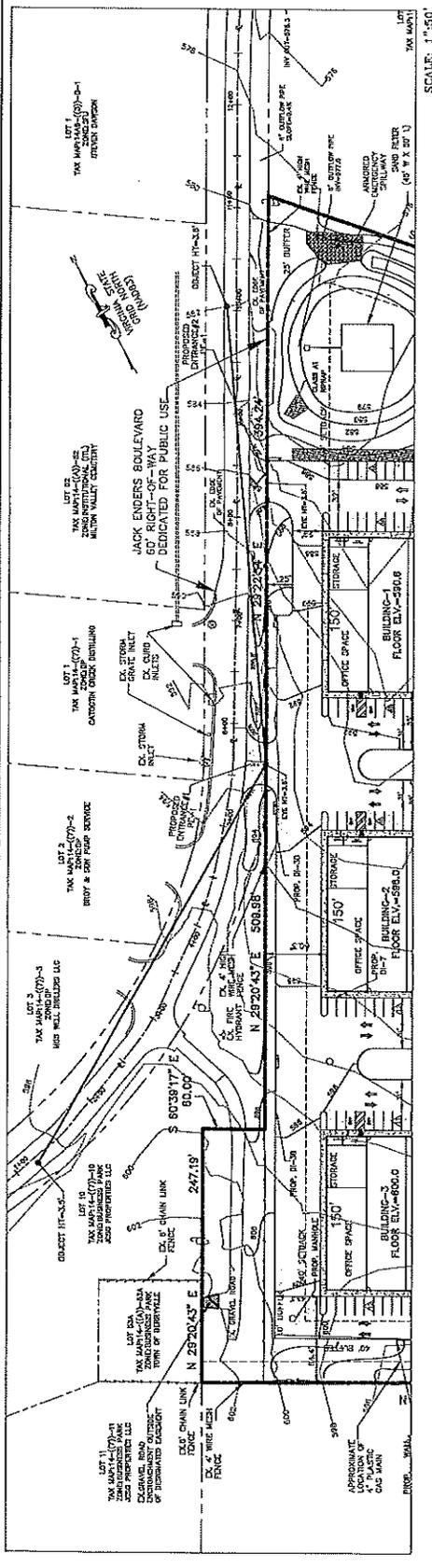
PROPOSED LANDSCAPING FOR BUFFER AREA				
KEY	BOTANICAL NAME	COMMON NAME	QTY	STOCK SIZE (HT/CALIPER)
	OVERSTORY DECIDUOUS			
	<i>Acer rubrum</i>	RED MAPLE	10	2" CALIPER DB
	<i>Platanus acerifolia</i>	LONDON PLANETREE	10	2" CALIPER DB
	<i>Quercus alba</i>	SWAMP WHITE OAK	10	2" CALIPER DB
	<i>Quercus phellos</i>	WELLOW OAK	10	2" CALIPER DB
	<i>Tilia americana</i>	AMERICAN LINDEN	10	2" CALIPER DB
	<i>Ulmus americana</i>	AMERICAN ELM	10	2" CALIPER DB
	OVERSTORY EVERGREEN			
	<i>Magnolia grandiflora</i>	SOUTHERN MAGNOLIA	9	8 FT HT DB
	<i>Pinus rigida</i>	PTCH PINE	9	8 FT HT DB
<i>Pinus taeda</i>	LODOLLYPINE	9	8 FT HT DB	
<i>Pinus virginiana</i>	VIRGINIA PINE	9	8 FT HT DB	
	DECIDUOUS SHRUBS			
	<i>Cornus alba</i>	RED TWIG DOGWOOD	7	1 GAL CONT.
	<i>Cornus alterniflora</i>	SUMMERSWEET	7	1 GAL CONT.
	<i>Hydrangea macrophylla</i>	BIGLEAF HYDRANGEA	10	1 GAL CONT.
	<i>Viburnum acerifolium</i>	MAPLE-LEAF VIBURNUM	7	1 GAL CONT.
	<i>Viburnum acerifolium</i>	WITHERED VIBURNUM	7	1 GAL CONT.
	<i>Viburnum dentatum</i>	ARROWWOOD	7	1 GAL CONT.
	EVERGREEN SHRUBS			
	<i>Camellia japonica</i>	JAPANESE CAMELLIA	15	1 GAL CONT.
	<i>Ilex glabra</i>	WAXY HOLLY	15	1 GAL CONT.
<i>Ilex verticillata</i>	WINTERBERRY HOLLY	14	1 GAL CONT.	
<i>Kalmia latifolia</i>	MOUNTAIN LAUREL	14	1 GAL CONT.	
<i>Myrica (Rice) pennsylvanica</i>	NORTHERN BAYBERRY	14	1 GAL CONT.	

PROPOSED LANDSCAPING FOR INTERIOR LOT LANDSCAPING				
KEY	BOTANICAL NAME	COMMON NAME	QTY	STOCK SIZE (HT/CALIPER)
	OVERSTORY DECIDUOUS			
	<i>Acer rubrum</i>	RED MAPLE	6	2" CALIPER DB
	<i>Ulmus americana</i>	AMERICAN ELM	6	2" CALIPER DB
	<i>Zelkova serrata</i>	JAPANESE ZELKOVA	6	2" CALIPER DB
	UNDERSTORY DECIDUOUS			
	<i>Deutzia sp.</i>	RIVER BIRCH	9	2" CALIPER DB
	<i>Carolina allspice</i>	EUROPEAN HORNBEAM	9	2" CALIPER DB
	<i>Magnolia soulangeana</i>	SAUCEUR MAGNOLIA	9	2" CALIPER DB
	<i>Tilia cordata</i>	LITTLE-LEAF LINDEN	9	2" CALIPER DB
	COMPACT UNDERSTORY DECIDUOUS			
<i>Acer glabrum</i>	SMOOTH MAPLE	7	2" CALIPER DB	
<i>Cornus kousa</i>	KOUSSA DOGWOOD	7	2" CALIPER DB	
<i>Leguminosae trifolium</i>	GRAPE HYDRANGEA	7	2" CALIPER DB	

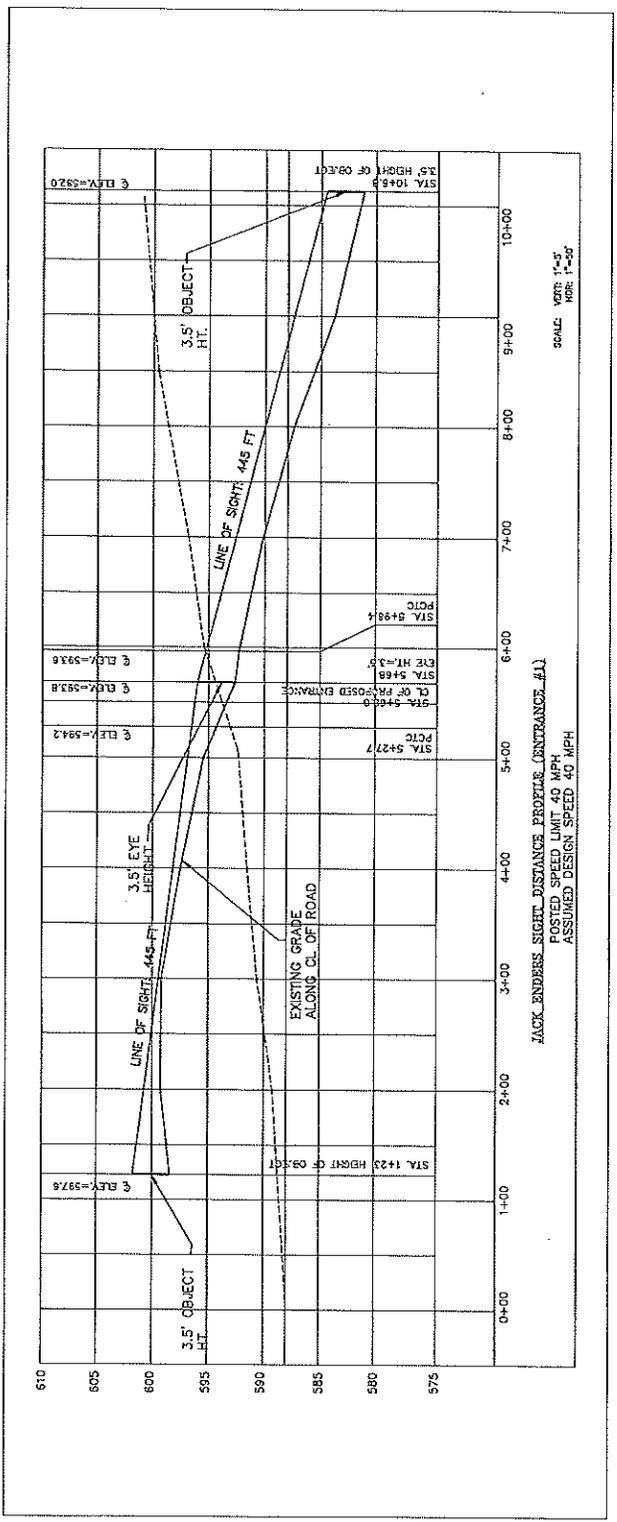
NO.	DESCRIPTION	DATE

JACK ENDERS BOULEVARD PROPERTY
 LOT 56
 (ENTRANCE #1)
SIGHT DISTANCE PLAN AND PROFILE

TAX MAPS: 14-(A)-57
DATE: JULY 2021
PREP. BY: A.S.
CHECKED BY: J.C.
PROJECT #: 2020-003A
SCALE: AS NOTED
SHEET: 18 OF 23



SCALE: 1"=50'



JACK ENDERS SIGHT DISTANCE PROFILE (ENTRANCE #1)
 POSTED SPEED LIMIT 40 MPH
 ASSUMED DESIGN SPEED 40 MPH
 SCALE: VERT: 1"=5'
 HOR: 1"=50'

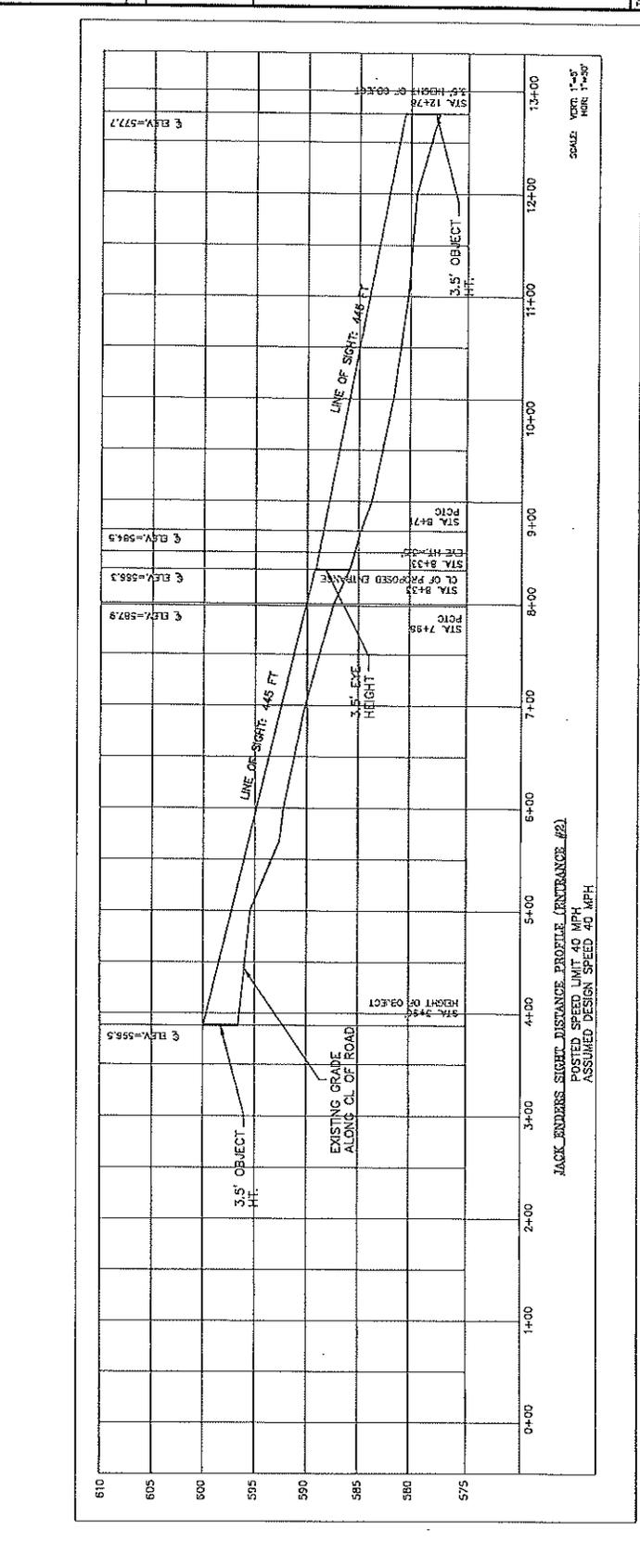
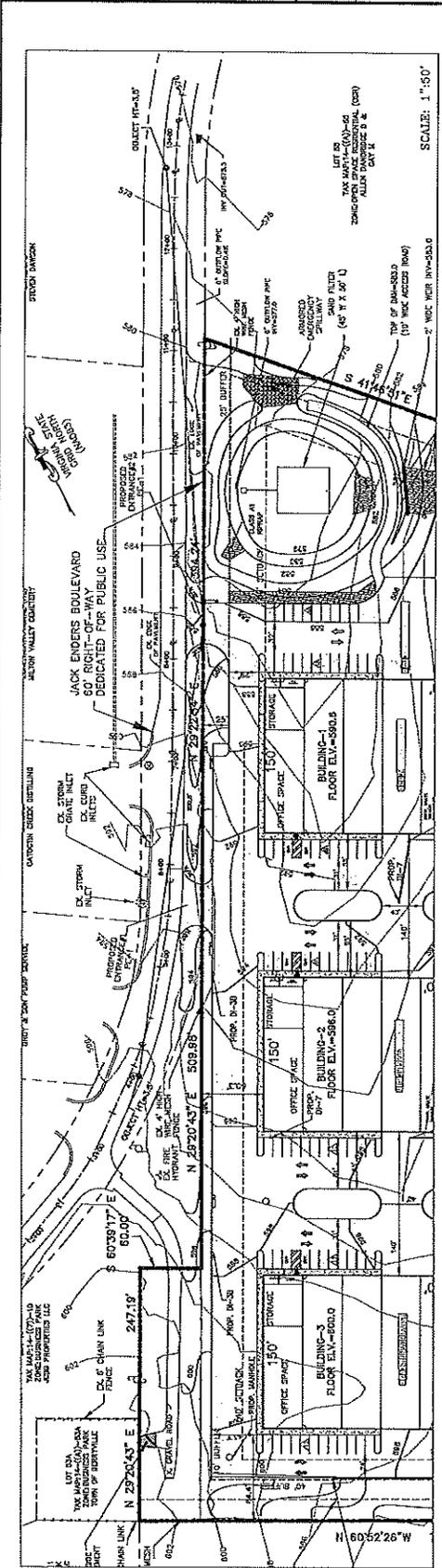
GeoEnv Engineers
 Civil, Environmental & Geotechnical Engineering
 10375 Hays Street, Suite 213
 Fairfax, VA 22030
 Tel: 703.551.7070
 Fax: 703.551.7071
 Web Site: GeoEnv.com

NO.	DESCRIPTION	DATE
1	REVISION BLOCK	



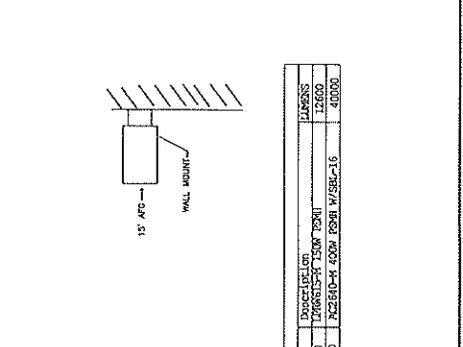
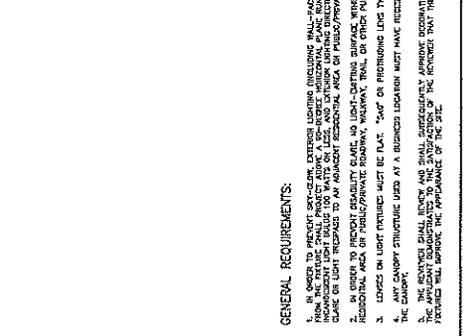
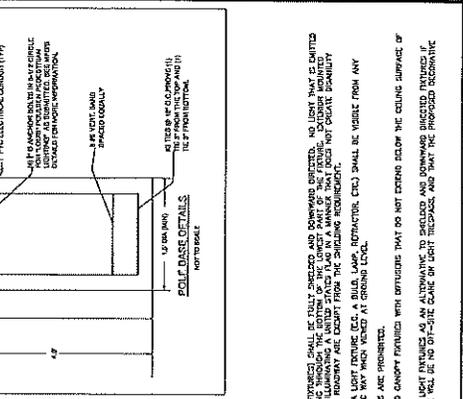
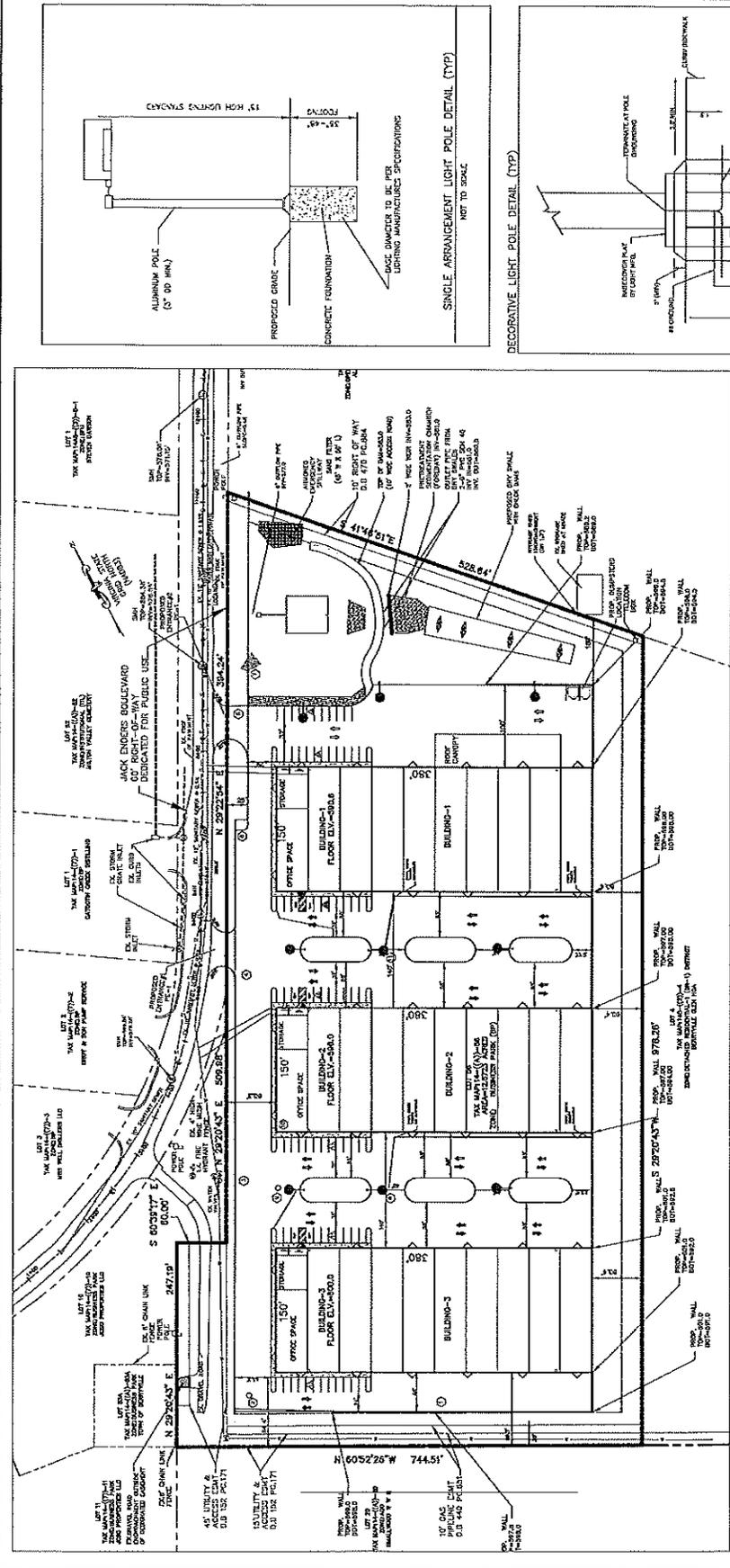
PROFESSIONAL SEAL
 JACK ENDERS PROPERTY
 107 56
 JACK ENDERS BOULEVARD PROPERTY
 BERRYVILLE, VA 22611

TAX MAP: 14-03-27
 DATE: JULY 2021
 SHEET NO.: 15
 CHECKED BY: J.S.
 PROJECT #: 2020-0054
 SCALE: AS NOTED
 SHEET: 18/02 OF 23



JACK ENDERS SIGHT DISTANCE PROFILE (ENTRANCE #2)
 POSTED SPEED LIMIT 40 MPH
 ASSUMED DESIGN SPEED 40 MPH

NO.	DESCRIPTION	DATE



CONSTRUCTION DETAILS:

- INSTALL PROPOSED LIGHTING FIXTURES PER THE PROPOSED CELL FOUNDATION. THE FOUNDATION SHALL BE CONCRETE. THE FOUNDATION SHALL BE 12\"/>

 - INSTALL 1\"/>

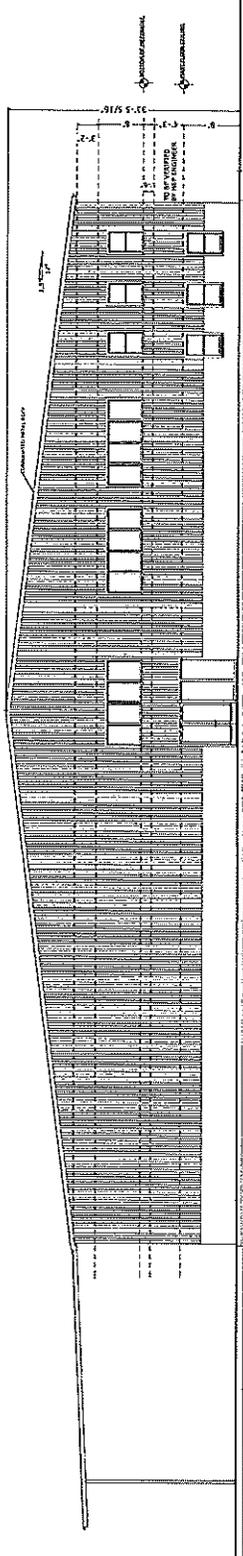
 - INSTALL 2\"/>

 - INSTALL FLOOR GRASS HANGERS (12\"/>

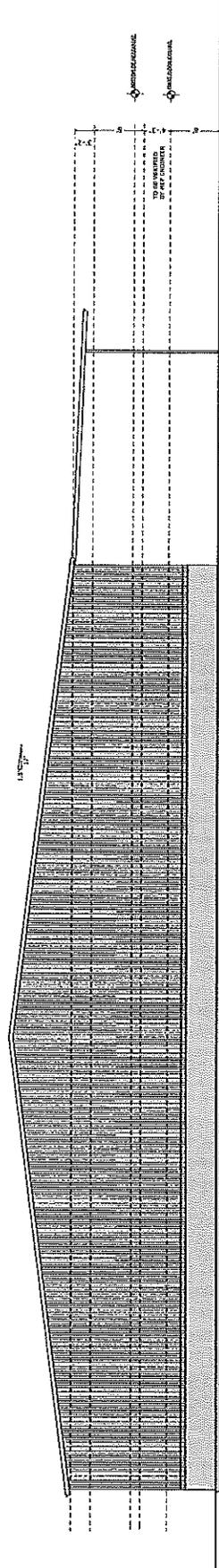
LANDSCAPE SCHEDULE

Symbol	Qty	Label	Arrangement	Doc#	Location
	0	42	WALL MOUNT	0.950	2262615-H-1500 750H
	9	42	WALL MOUNT	0.850	22540-H-4200 850H W/59C-16
					40000

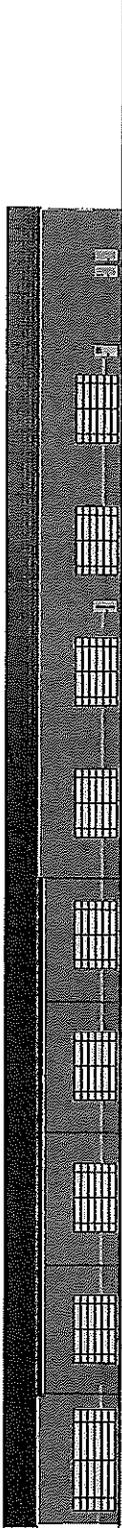
NOTE:
 THE PROPOSED WALL MOUNT LIGHTING FIXTURES ARE DIRECTED TOWARD THE ADJACENT PROPERTY. THE PROPOSED WALL MOUNT LIGHTING FIXTURES ARE DIRECTED TOWARD THE ADJACENT PROPERTY. THE PROPOSED WALL MOUNT LIGHTING FIXTURES ARE DIRECTED TOWARD THE ADJACENT PROPERTY.



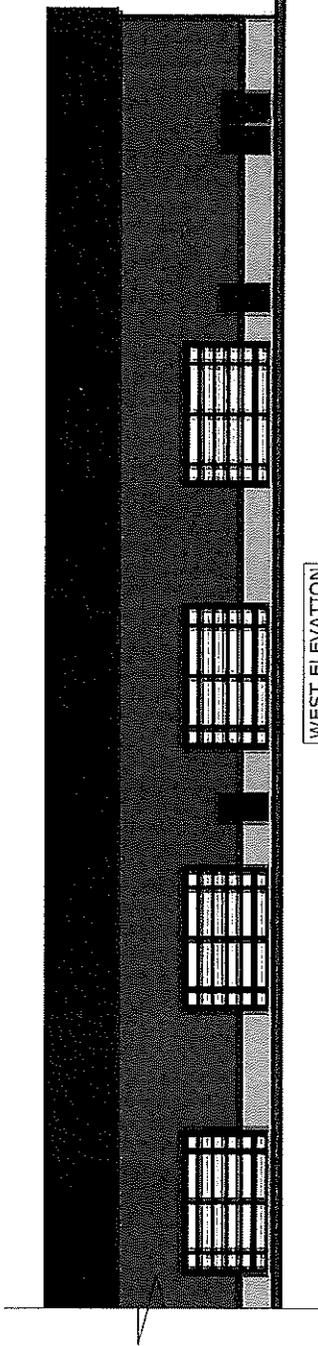
SOUTH ELEVATION
1/8" = 1'-0"



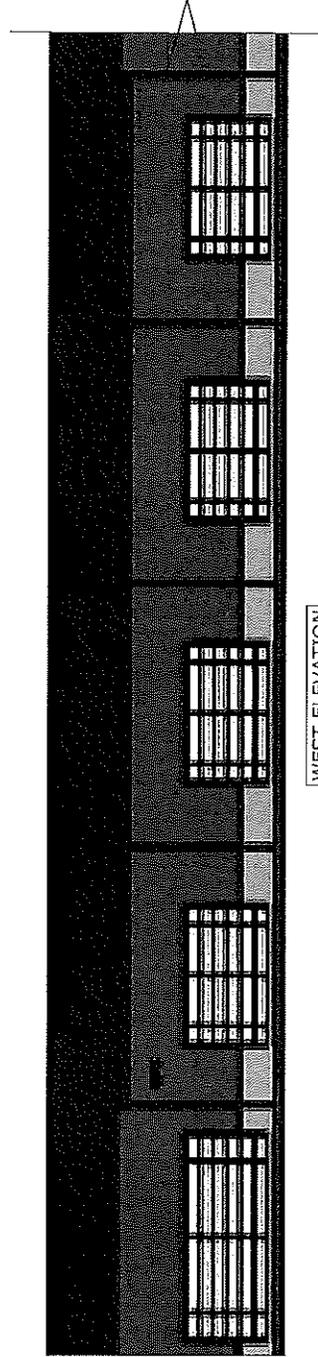
NORTH ELEVATION
1/8" = 1'-0"



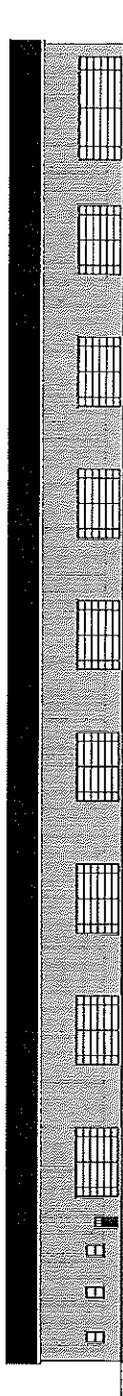
WEST ELEVATION
1/16" = 1'-0"



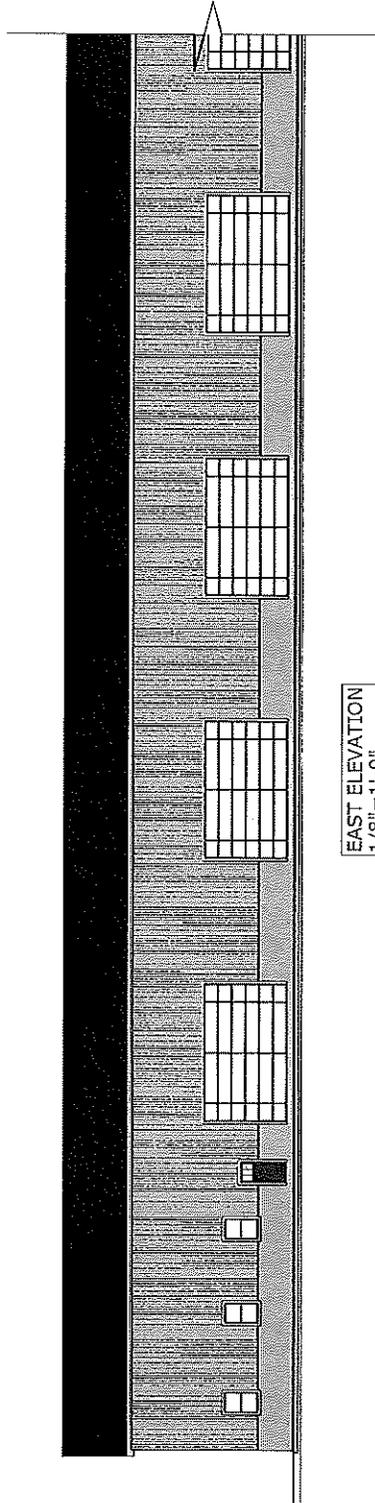
WEST ELEVATION
SCALE 1/8" = 1'-0"



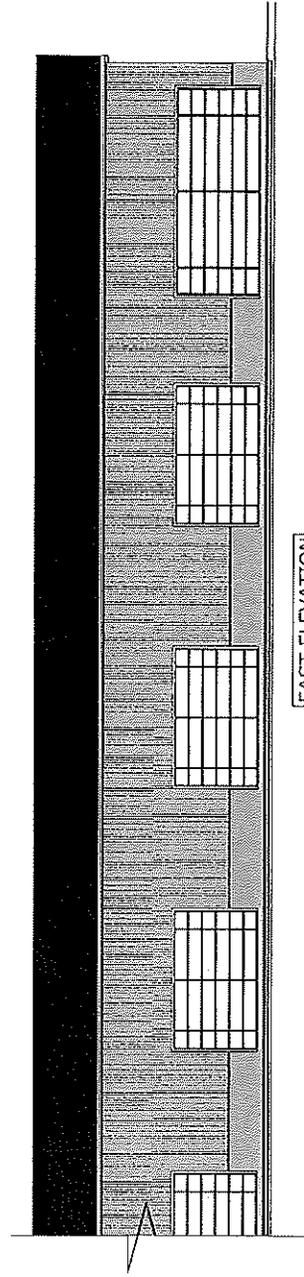
WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

SECTION 612 BI BUSINESS INDUSTRIAL (Deleted 7/99)

SECTION 612 BUSINESS PARK (BP) (Adopted 7/99)

612.1 INTENT

The Business Park (BP) District is established to provide locations within the Berryville Area for a broad range of light industrial and business uses. Such uses should be capital intensive (rather than labor intensive), having a significant investment in machinery and tools that should generate maximum revenue for local government. Such uses should promote horizontal and vertical integration of industrial and business activities, so that new businesses enhance and expand the base of existing businesses. All uses shall be in harmony with the cultural and environmental character of the Berryville Area and conform to all Federal, State, and local environmental performance standards. Transportation and site planning of all land uses shall have the goal of minimizing traffic congestion. The application of this district is intended for those locations within the Berryville Area which are planned for Light Industrial/Research uses.

The following list of Permitted Uses, Accessory Uses, Uses allowed by Special Permit, and Prohibited Uses comprehensively addresses every use defined by the North American Industrial Classification System (NAICS) Codes as contained in the NAICS Manual, U.S. Office of Management and Budget, 1997. This Manual shall be used to define the uses listed and assist in the determination of the status of proposed uses. The three-, four-, or five-digit categories listed below include all sub-categories except as noted; for example, 3121 includes 31211, 312111, but does not include 3122.

612.2 PERMITTED USES

The following uses are permitted by right unless subsequently listed as an Accessory Use, a Use allowed by Special Permit, or as a Prohibited Use.

NAICS Code

- | | | |
|-----|-------|--|
| (a) | 22112 | Utilities - Electric Power Transmission, Control, & Distribution |
| (b) | 2212 | Natural Gas Distribution |
| (c) | 2213 | Water, Sewage, & Other Systems |
| (d) | 233 | Building, Developing & General Contracting |
| (e) | 234 | Heavy Construction |
| (f) | 235 | Special Trade Contractors |
| (g) | 311 | Food Manufacturing (except 3116 Animal Slaughtering & Processing and 3117 Seafood Product Preparation & Packaging) |
| (h) | 3121 | Beverage Manufacturing |
| (i) | 314 | Textile Product Mills |
| (j) | 315 | Apparel Manufacturing |
| (k) | 316 | Leather and Allied Product Manufacturing (except 3161 Leather & Hide Tanning & Finishing) |
| (l) | 321 | Wood Product Manufacturing (except 3211 Sawmills & Wood Preservation) |
| (m) | 3222 | Converted Paper Product Manufacturing |
| (n) | 323 | Printing & Related Support Activities |
| (o) | 3261 | Plastics Product Manufacturing |

Section 612 Business Park (BP) District

- (p) 332 Fabricated Metal Product Manufacturing (except 3328 Coating/ Engrave/Heat Treating & Other Activity and 33292,3,4,5 Small Arms Ammunition, Other Ammunition, Small Arms, and Other Ordnance & Accessories Manufacturing)
- (q) 334 Computer & Electronic Product Manufacturing
- (r) 335 Electrical Equipment, Appliance, & Component Manufacturing (except 335911 Storage Battery and 335912 Primary Battery Manufacturing)
- (s) 337 Furniture and Related Products Manufacturing
- (t) 339 Miscellaneous Manufacturing
- (u) 421 Wholesale Trade, Durable Goods (except 42152 Coal & Other Mineral & Ore Wholesale)
- (v) 422 Wholesale Trade, Non-durable Goods (except 42244 Poultry & Poultry Product Wholesale, 42252 Livestock Wholesale, 4226 Chemical & Allied Products Wholesale and 4227 Petroleum & Petroleum Products Wholesale)
- (w) 454 Non-store Retailers
- (x) 4885 Freight Transportation Arrangement
- (y) 488991 Packing & Crating
- (z) 493 Warehousing & Storage
- (aa) 511 Publishing Industries
- (bb) 512 Motion Picture & Sound Recording Industries
- (cc) 513 Broadcasting & Telecommunications
- (dd) 514 Information & Data Processing Services
- (ee) 5324 Commercial/Industrial Equipment Rental & Leasing
- (ff) 5417 Scientific Research and Development Services
- (gg) 561 Administrative & Support Services (except 5615 Travel Arrangement & Reservation Services)
- (hh) 811 Repair & Maintenance

612.3 ACCESSORY USES

Uses that are customarily accessory and clearly incidental and subordinate to the permitted uses:

NAICS Code

- (a) 6244 Child Day Care Services
- (b) 7222 Limited Service Eating Places

612.4 SPECIAL PERMIT USES

NAICS Code

- (a) 3116 Animal Slaughtering & Processing
- (b) 3117 Seafood Product Preparation & Packaging
- (c) 321114 Wood Preservation
- (d) 3254 Pharmaceutical & Medicine Manufacturing
- (e) 32591 Printing Ink Manufacturing
- (f) 327991 Cut Stone & Stone Product Manufacturing
- (g) 333 Machinery Manufacturing

Section 612 Business Park (BP) District

- (h) 336 Transportation Equipment Manufacturing
- (i) 484 Truck Transportation
- (j) 6215 Medical & Diagnostic Laboratories
- (k) 81233 Linen & Uniform Supply
- (l) 71394 Recreation, commercial indoor (06/10)
- (m) 424710 Petroleum Bulk Stations and Terminals* (9/12)

612.5 PROHIBITED USES

Uses not listed above (either as permitted uses, accessory uses, or special permit uses) are prohibited, specifically including the following:

NAICS Code

- (a) 11 Agriculture, Forestry, Fishing, & Hunting
- (b) 21 Mining
- (c) 2211 Electric Power Generation
- (d) 3122 Tobacco Manufacturing
- (e) 313 Textile Mills
- (f) 3161 Leather & Hide Tanning & Finishing
- (g) 3211 Sawmills & Wood Preservation
- (h) 3221 Pulp, Paper & Paperboard Mills
- (i) 324 Petroleum & Coal Products Manufacturing
- (j) 325 Chemical Manufacturing
- (k) 3262 Rubber Product Manufacturing
- (l) 327 Nonmetallic Mineral Product Manufacturing (except 327991 Cut Stone & Stone Product Manufacturing)
- (m) 331 Primary Metal Manufacturing
- (n) 3328 Coating/Engraving/Heat Treating & Other Activity
- (o) 33292 Small Arms Ammunition Manufacturing
- (p) 33293 Ammunition (excluding Small Arms) Manufacturing
- (q) 33294 Small Arms Manufacturing
- (r) 33295 Other Ordnance & Accessories Manufacturing
- (s) 335911 Storage Battery Manufacturing
- (t) 335912 Primary Battery Manufacturing
- (u) 42152 Coal & Other Mineral & Ore Wholesale
- (v) 42244 Poultry & Poultry Product Wholesale
- (w) 42252 Livestock Wholesale
- (x) 4226 Chemical and Allied Products Wholesale
- (y) 4247 Petroleum & Petroleum Products Merchant Wholesalers except 42471 Petroleum Bulk Stations and Terminals* (9/12)
- (z) 441 Motor Vehicle & Parts Dealers
- (aa) 442 Furniture & Home Furnishings Stores
- (bb) 443 Electronics & Appliance Stores
- (cc) 444 Building Material & Garden Equipment and Supply Dealers
- (dd) 445 Food & Beverage Stores
- (ee) 446 Health & Personal Care Stores
- (ff) 447 Gasoline Stations
- (gg) 448 Clothing & Clothing Accessories Stores
- (hh) 451 Sporting Goods, Hobby, Book & Music Stores
- (ii) 452 General Merchandise Stores

Section 612 Business Park (BP) District

(jj)	453	Miscellaneous Store Retailers
(kk)	481	Air Transportation
(ll)	482	Rail Transportation
(mm)	483	Water Transportation
(nn)	485	Transit & Ground Passenger Transportation
(oo)	486	Pipeline Transportation
(pp)	487	Scenic & Sightseeing Transportation
(qq)	488	Transportation Support Activities (except 4885 Freight Transportation Arrangement and 488991 Packing & Crating)
(rr)	491	Postal Service
(ss)	492	Couriers & Messengers
(tt)	521	Monetary Authorities - Central Bank
(uu)	522	Credit Intermediation & Related Activities
(vv)	523	Security, Commodity Contracts & Like Activity
(ww)	524	Insurance Carriers & Related Activities
(xx)	525	Funds, Trusts & Other Financial Vehicles
(yy)	531	Real Estate
(zz)	5321	Automotive Equipment Rental & Leasing
(aaa)	5322	Consumer Goods Rental
(bbb)	5323	General Rental Centers
(ccc)	533	Lessors of Other Non-financial Intangible Asset
(ddd)	541	Professional, Scientific & Technical Services
(eee)	551	Management of Companies & Enterprises
(fff)	5615	Travel Arrangement & Reservation Services
(ggg)	562	Waste Management & Remediation Services
(hhh)	611	Educational Services
(iii)	621	Ambulatory Health Care Services
(jjj)	622	Hospitals
(kkk)	623	Nursing & Residential Care Facilities
(lll)	624	Social Assistance
(mmm)	711	Performing Arts, Spectator Sports & Related Industries
(nnn)	712	Museums, Historical Sites & Like Institutions
(ooo)	713	Amusement, Gambling & Recreation Industries
(ppp)	721	Accommodation
(qqq)	722	Food Services & Drinking Places
(rrr)	812	Personal & Laundry Services
(sss)	813	Religious, Grant-making, Professional, and Like Organizations
(ttt)	814	Private Households
(uuu)	921	General Government Administration
(vvv)	922	Justice, Public Order & Safety Activities
(www)	923	Administration of Human Resource Programs
(xxx)	924	Administration of Environmental Quality Programs
(yyy)	925	Administration of Housing, Urban Planning, Community Development
(zzz)	926	Administration of Economic Programs
(aaaa)	927	Space Research & Technology
(bbbb)	928	National Security & International Affairs

*Reflects 2007 NAICS Code (replaces 1997 NAICS Code 4227) (9/12)

Section 612 Business Park (BP) District

612.6 **MAXIMUM DENSITY**

The maximum floor area ratio shall not exceed 0.35, based on net developable area of lot.

612.7 **LOT SIZE REQUIREMENTS**

- (a) Minimum district size: Not regulated
- (b) Minimum lot area: 60,000 square feet
- (c) Minimum lot width: 100 feet

612.8 **BULK REGULATIONS**

- (a) Maximum building height: 40 feet
- (b) Minimum yard requirements
 - (1) Front yard: 40 feet
 - (2) Side yard: 25 feet
 - (3) Rear yard: 25 feet
 - (4) Side and rear yard requirements may be waived where that side or rear yard abuts a railroad right-of-way.
 - (5) Where a lot is contiguous to property located in any zoning district whose permitted uses are not of a business, office, commercial, or industrial nature, all buildings shall have a minimum setback of sixty (60) feet from common property lines.

612.9 **OPEN SPACE**

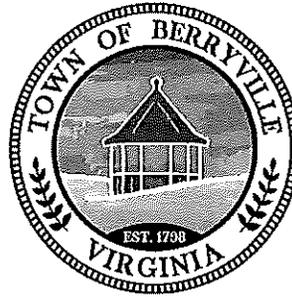
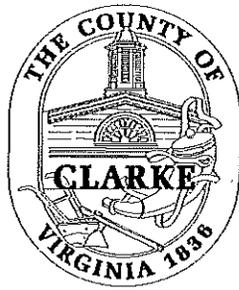
- (a) An open space plan and landscape design program shall be submitted with applications for any land use governed by this district.
- (b) Fifteen (15) percent of the site shall be landscaped open space.

612.10 **ADDITIONAL REGULATIONS**

- (a) Parking
 - (1) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped.
 - (2) The location, spacing, and number of private driveway entrances shall comply with Virginia Department of Transportation standards and shall be subject to final site plan approval.
 - (3) Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights-of-way.
 - (4) Public streets within or immediately adjacent to the BP zoning district shall be constructed to industrial road standards if determined necessary by the administrative body. Sidewalks may be required on such streets if determined necessary by the administrative body.
- (b) Buffering and Landscaping
 - (1) Where a parcel in the BP district is contiguous to property located in any residential or institutional district, a landscaped buffer strip of twenty-five (25) feet in width shall be provided.
 - (2) Where a lot is contiguous to property located in any business, office, or commercial district, a landscaped buffer strip of ten (10) feet in width shall be provided.

Section 612 Business Park (BP) District

- (3) Where a lot is contiguous to property located in any industrial district, a landscaped buffer strip of five (5) feet in width shall be provided.
 - (4) Landscape materials and placement subject to site plan approval in all landscaped buffer strips.
- (c) Storage of Materials and Refuse
- (1) All refuse containers shall be screened by a solid and opaque wall or fence.
 - (2) Any establishment involved with the storage of fuel for sale, or for other purposes, shall be permitted only if the fuel is stored underground, except as otherwise approved by the Town of Berryville by Special Use Permit.
 - (3) The outdoor area devoted to storage, loading, and display of goods shall be limited to that area so designated on an approved site plan.
 - (4) All equipment and materials shall be contained entirely within a building or screened from public rights-of-way and contiguous parcels, which are zoned for residential or institutional uses.
- (d) Site Plans and Special Use Permits
- (1) All uses shall be subject to final site plan approval.
 - (2) Final site plans shall include a report indicating compliance with any locally adopted performance standards and land use criteria.
 - (3) Applications for all uses subject to special use permits shall be accompanied by an environmental impact assessment addressing land use compatibility issues related to locally adopted performance standards.
 - (4) Any BP Business Park District land use application which is not in strict conformance with the pre-existing approved master site plan and preliminary plat for the district shall require an amendment to that master site plan and preliminary plat prior to site plan approval of the specific use.
 - (5) Site plans for development in BP Business Park District shall include provisions for (a) adequate public facilities, (b) development phasing, (c) stormwater management facilities to address the ultimate development coverage within the district, (d) lighting and signing, and (e) other special site features and land use considerations deemed necessary to serve the industrial district.
- (e) Covenants
- (1) Common property ownership agreements and covenants for BP Business Park District developments shall be reviewed and approved by the governing body or its agent.



BERRYVILLE AREA DEVELOPMENT AUTHORITY

2022 Proposed Meeting Dates

7:00 p.m.

**Berryville – Clarke County Government Center Main Meeting Room
101 Chalmers Court – Berryville, VA**

Wednesday, January 26

Wednesday, February 23

Wednesday, March 23

Wednesday, April 27

Wednesday, May 25

Wednesday, June 22

Wednesday, July 27

Wednesday, August 24

Wednesday, September 28

Wednesday, October 26

Wednesday, November 16 (Third Wednesday due to Thanksgiving holiday)

Wednesday, December 14 (Third Wednesday due to Christmas holiday)