



**BERRYVILLE AREA DEVELOPMENT AUTHORITY  
MINUTES - REGULAR MEETING  
Wednesday, February 22, 2023 at 6:00PM  
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, February 22, 2023.

**ATTENDANCE**

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman (chair); George L. Ohrstrom, II (vice chair); Kathy Smart; David Weiss

Authority Members Absent: none

Staff Present: Christy Dunkle, Berryville Community Development Director; Brandon Stidham, County Planning Director

Chair Kitselman called the meeting to order at 6:00PM.

**APPROVAL OF AGENDA**

The Authority voted 6-0-0 to approve the agenda as presented.

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

**No:** None

**Absent:** None

**APPROVAL OF MINUTES**

The Authority voted 5-0-0-1 to approve the minutes of the January 25, 2023 meeting as presented.

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

**No:** None

**Abstain:** Ohrstrom

**Absent:** None

**VISIONING SESSION – BERRYVILLE AREA PLAN UPDATE**

Mr. Stidham said the previous 2013 update took three years to complete. He said that consultant Milton Herd and NSVRC executive director Martha Shickle led a discussion of issues to focus on the Berryville Area Plan (BAP) update. Mr. Stidham said that the original plan, adopted in the early 1990's, has had some amendments and that the last update was a complete re-write.

Mr. Stidham reviewed the items included in the packet. He said the visioning session is meant to discuss ideas and concepts for the Plan. He said both the Town and County planning commissions reviewed the list of procedural and substantive questions. They were asked if the BAP functions as it was originally intended and, if not, what elements are problematic. He said they were asked if the document was user friendly and identified key policy issues. He said they discussed whether the existing Annexation Area B had sufficient developable land remaining and if new areas should be considered. Mr. Stidham discussed future potential growth area and development types.

Mr. Stidham said the work plan process will include a number of meetings and will begin with the goals, objectives, and strategies of the Plan. He added that this process will not be as detailed as the last because of the strong base document created with the previous update.

Mr. Stidham said that staff will bring drafts of chapters to the Authority for review and discussion. He said once the final draft is ready, public hearings will be scheduled. He said that both the administrative body (BADA) and governing bodies (Town Council and Board of Supervisors) will hold public hearings adding that both governing bodies will approve the final document.

Mr. Stidham reviewed the resolution to initiate the review of the Plan that was approved by the BADA in May of 2021. He identified the bullet points of what the review will include as follows:

- current goals and objectives
- updated population and demographic information
- results of the SE Collector Study
- identification of cooperative economic development efforts
- build-out status and identification of areas that have been completed and can be removed from the Plan
- the status of designated future potential growth areas
- changes or updates to other Town and County plans
- impacts of new development projects, capital projects, or transportation improvements completed since the last update
- update of the original annexation agreement
- whether to update the annexation agreement or the BAP first.

Mr. Stidham said that any other subjects identified by appointed and elected officials will also be included.

Mr. Stidham said there are three more points to consider during the update process.

1. He said an evaluation of the land use designations should be reviewed to determine if they need to be modified. He added that they remained intact in the 2015 update.
2. He recommended a mapping exercise to review the existing sub-areas, boundaries, and land use designations while identifying areas of completed development. He said consideration of grouping existing sub-areas into a simpler system should be discussed. He said adding future land to the annexation area should also be discussed.
3. Mr. Stidham said an evaluation of the land use designations to confirm that water and sanitary sewer facilities have sufficient capacities for future development should occur.

Mr. Stidham discussed the residual dwelling units originally identified in the BAP. He cited the removal of residential lots with the construction of the high school and stormwater management facility in Battlefield Estates and the lack of rezonings in the Hermitage subdivision that would have allowed for additional units. He said confirmation of the numbers with the new development that has occurred should also occur.

Mr. Stidham asked Authority members if they had additional questions or issues.

Mr. Hudson said that the option of different housing types is critical within future potential annexed land. He added that a trend with younger people is a smaller cottage-type structure. There was a discussion about the flexibility of housing types and associated costs including materials and water and sewer availability fees. Ms. Harrison said factories and restaurants are having to pull workers from West Virginia because there is no affordable housing locally. There was a discussion about median income and affordable housing. Mr. Stidham said demand has been driving the prices up. Vice chair Ohrstrom said that we need to find some ways to increase industrial development, referencing the SE Collector Study.

Mr. Weiss said governments cannot force developers to build a certain house type. He said increasing density can create smaller lots that are more affordable. There was a discussion about an affordable housing ordinance and housing authority.

Mr. Hudson left the meeting at 6:30 p.m.

Mr. Weiss indicated that the rents at the income-and age-restricted apartment complex have increased lately adding there is no guarantee that the rents will not rise.

There was a discussion about affordable rental housing, the Windy Hill project in Loudoun and Fauquier counties, and cost of land. There was a discussion about rentals and owner-occupied housing.

Ms. Smart discussed the need for smaller homes and properties. Chair Kitselman discussed affordable apartments in downtown Berryville and the three units above the former pharmacy that was a tax credit project. There was a discussion about adaptive reuse and in-fill opportunities.

Mr. Weiss began the discussion about economic development in the community. He said the property owned by Mr. Mercke on the south side of Berryville is available for business park development. There was a discussion about the parcels including a small lot owned by the County. Ms. Dunkle said the Berryville Planning Commission discussed Business Park uses last year and possible modifications to accommodate uses that were not previously identified.

Mr. Weiss gave an update on the Double Tollgate growth area. He said changes to the use of the parcel on the northeast corner of the intersection of US 340 and 522 have prompted discussion of economic development opportunities. He added that water and sewer agreements with Frederick County have been approved and there should be operational development within the next three to five years.

There was a discussion about designating additional future potential growth areas and of water and sanitary sewer capacities. Chair Kitselman discussed options identified in the SE Collector Study and improvements that would be required at the existing railroad crossing.

Mr. Weiss said the intersection at Jack Enders Boulevard and East Main Street needs to be improved dramatically before adding additional truck traffic. He said the Board is not opposed to exploring

development of the collector road and associated businesses. He said that it doesn't seem feasible for developers to construct the road if their costs cannot be recouped. Mr. Weiss said individual sites are available throughout the region and are not being filled adding that developers would be unlikely to build additional sites. He said a traffic signal at US 340 would be extremely expensive and problematic. There was a discussion about Smart Scale funding.

Ms. Harrison suggested that instead of industrial uses, medical facilities should be considered. There was a discussion about medical facilities and the development of a small hotel.

There was a discussion about emergency services. Ms. Dunkle said there is no more developable property within the Older Person Residential zoning district.

Ms. Smart referenced the future of the local agricultural economy referenced in the agenda packet under items and issues that were identified previously. She said a program in Loudoun identifies property owners with young farmers who could use their land. There was a discussion about the cost of land and encouraging farming to be in the community. There was a discussion about developing a commercial kitchen.

Mr. Stidham identified the next steps in the process. He said the timing is based on staff work load. He said staff would draft a work plan and bring portions of the updated plan to BADA members for review and discussion. He suggested that if members had any issues to add that they forward comments to staff to compile and distribute.

#### **OTHER BUSINESS**

There was no other business.

#### **ADJOURN**

There being no further business, chair Kitselman adjourned the meeting at 7:18PM.

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Allen Kitselman, Chair

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Christy Dunkle, Clerk