

Berryville – Clarke County
Government Center
101 Chalmers Court, Suite A
Berryville, VA 22611



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B E R R Y V I L L E
EST. 1798 *Genuine* VIRGINIA

BERRYVILLE PLANNING COMMISSION

Work Session

Tuesday, September 26, 2023 – 6:00 p.m.

101 Chalmers Court – Main Meeting Room – Second Floor

AGENDA

1. Call to Order – William Steinmetz, Chair
2. Presentation and discussion with D.R. Horton representatives concerning the Friant property
3. Other
4. Adjourn to regular meeting at 7:00 p.m.

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Diane Harrison
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager



**TOWN OF
BERRYVILLE
VIRGINIA**

Department of Planning & Zoning
101 Chalmers Court, Suite A * Berryville, Virginia 22611
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MEMO

Date: September 22, 2023

To: Planning Commissioners

From: Christy Dunkle, Community Development Director

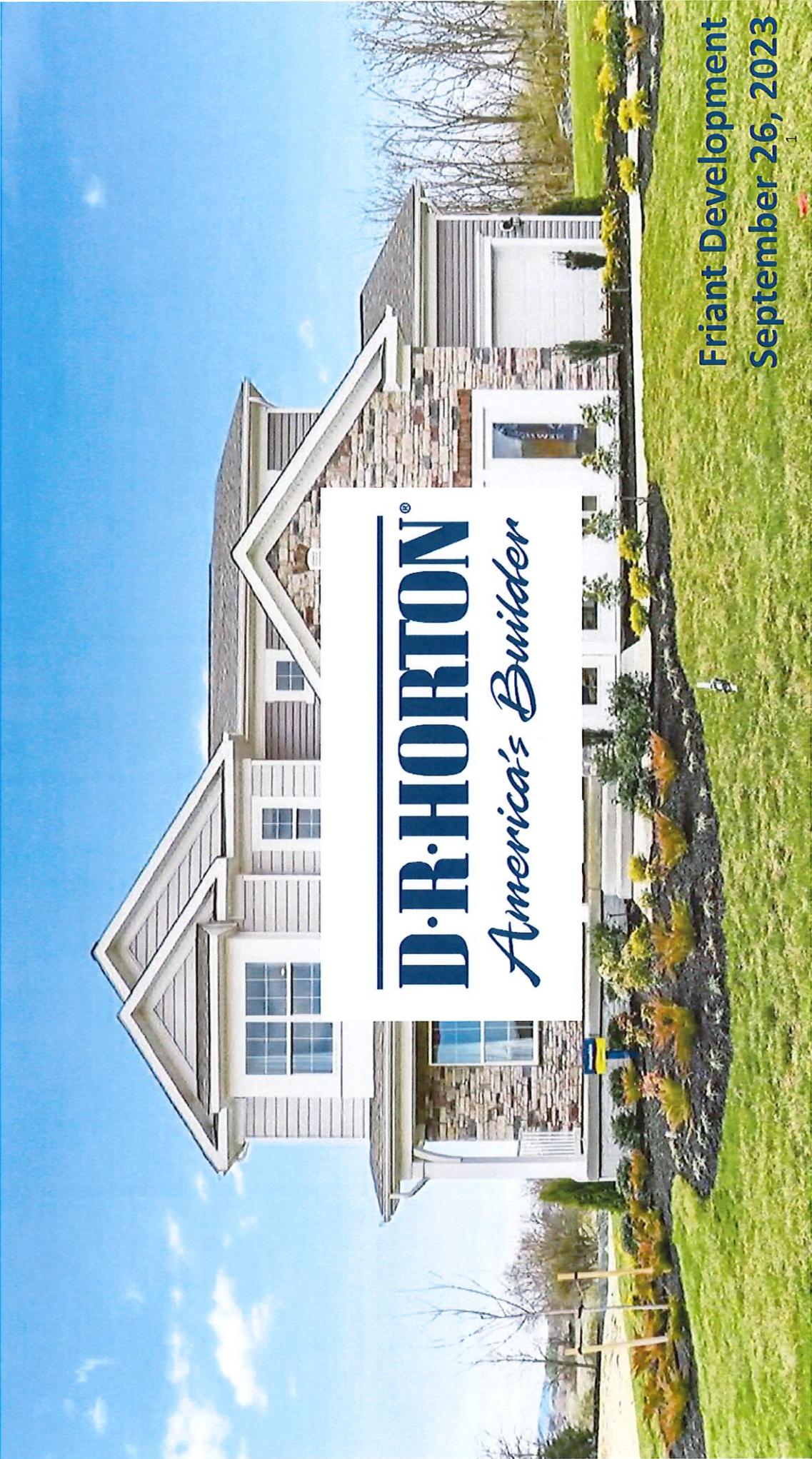
RE: Work session on Tuesday, September 26, 2023

Please see attached presentation by D.R. Horton and a letter from Clarke County Public Schools Superintendent Rick Catlett. I have not yet received the VDOT review, but will forward that upon receipt.

Please let me know if you have any questions.

See you on Tuesday at 6:00 p.m.

Enc./2



Friant Development
September 26, 2023



COMMUNITY MEETING

Held a Community Meeting on Tuesday, August 29th at Berryville VFW Hall

- Over 200 people attended the meeting
- Both County and Town residents attended
- Received great feedback from the Community.

- Feedback Received:
 - Traffic
 - Connection at end of Battletown and E. Main St. Entrance
 - Buffers and Berm
 - Architectural Features
 - Walkability Related to Battletown Drive

BERRYVILLE AREA PLAN

Six (6) Berryville Area Plan Objectives:

1. Transportation connectivity and improvements
2. Cluster design to reduce infrastructure costs and adverse environmental impacts
3. Walkability elements including sidewalks and walking trails.
4. View shed protection
5. Master planning for public water, public sewer, and stormwater infrastructure.
6. Cash proffers or other developer-funded improvements to mitigate the impact of new development on Town and County capital needs.

SUB-AREA 14
Name: NORTHEAST RESIDENTIAL TRANSITION AREA
Acreage: 7.2 acres
Land Use Designation: Medium-Low Density Residential
Annexed: No

If supported by a master plan of development that effectively addresses these and other elements, Sub-Area 14 supports medium-low density residential development at a density of 4 units per acre. The maximum potential yield for this Sub-Area is 28 units. The original Berryville Area Plan identified Future Land Uses in Table V-1 and included planned yields for respective commercial and residential development. Of the residential development that has occurred in Annexation Area B through 2015, 195 residential units of the planned yield had not been constructed. Additional density that would allow for a portion of these units to be included in this Sub-Area would come from these unused residential units.

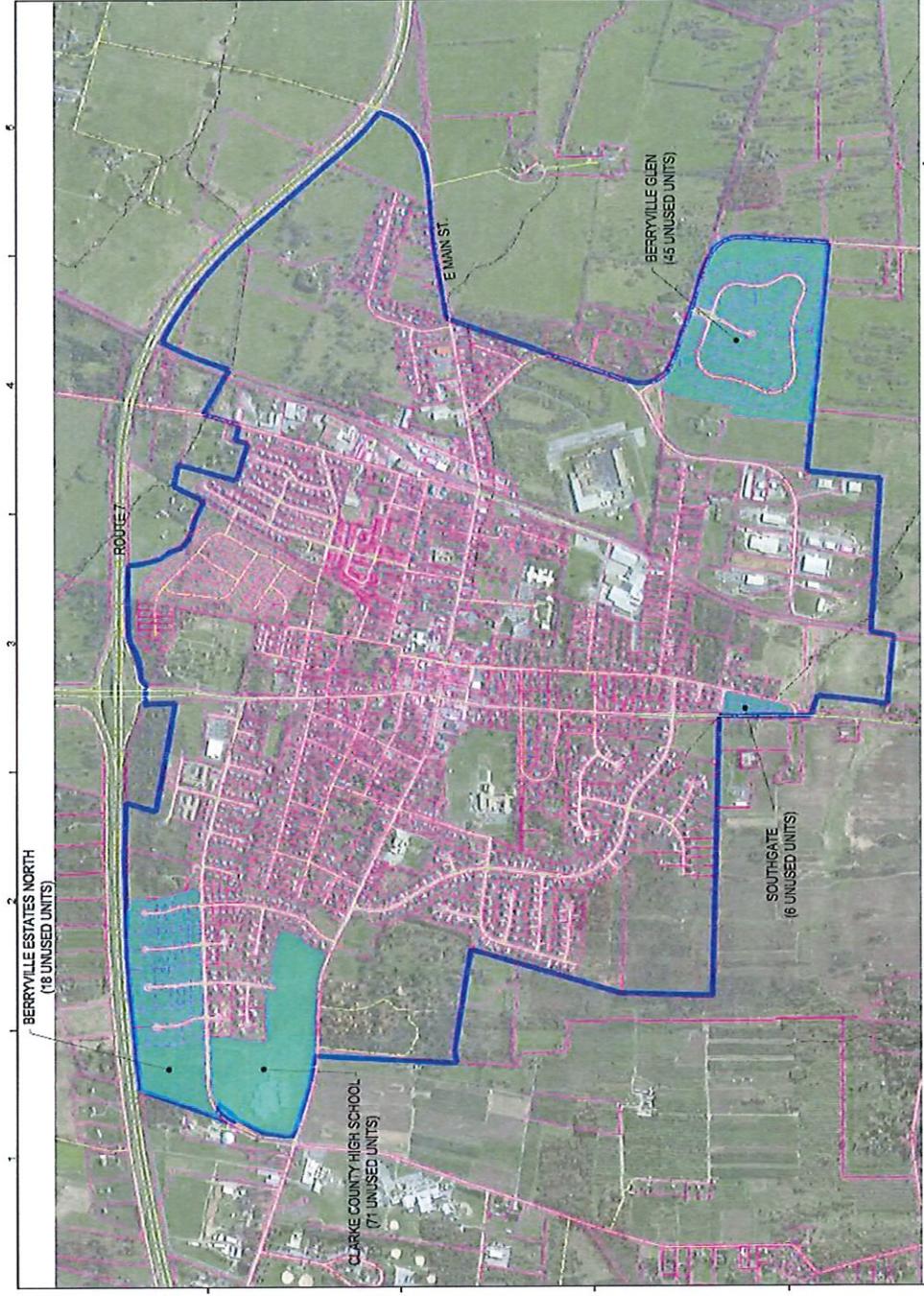
SUB-AREA 15
Name: NORTHEASTERN RESIDENTIAL GROWTH AREA
Acreage: 63.1 acres
Land Use Designation: Low Density Residential
Annexed: No

If supported by a master plan of development that effectively addresses these and other elements, Sub-Area 15 could support medium-low density residential development at a density of 4 units per acre. The original Berryville Area Plan identified Future Land Uses in Table V-1 and included planned yields for respective commercial and residential development. Of the residential development that has occurred in Annexation Area B through 2015, 195 residential units of the planned yield have not been constructed. Additional density that would allow for a portion of these units to be included in this Sub-Area should be considered.

UNUSED LOTS IN BERRYVILLE

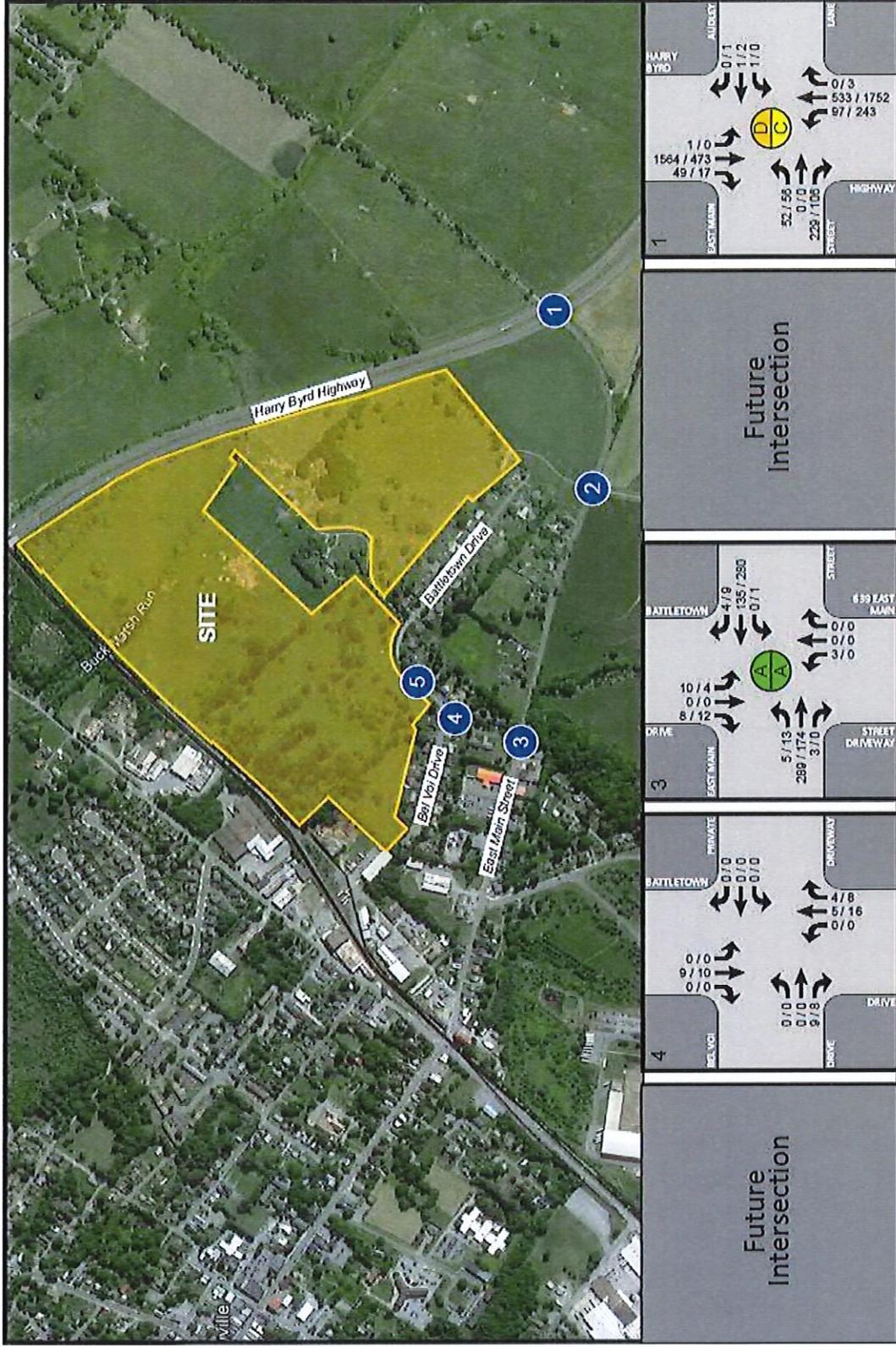
- There are 140 units that are currently Unused
- Clarke County HS (71 unused units)
- Battlefield Estates North (18 unused units)
- Berryville Glen (45 Unused Units)
- Southgate (6 unused units)

BADA Plan: 112 Remaining Units
140 + 112 = **252 Total Units Unused**



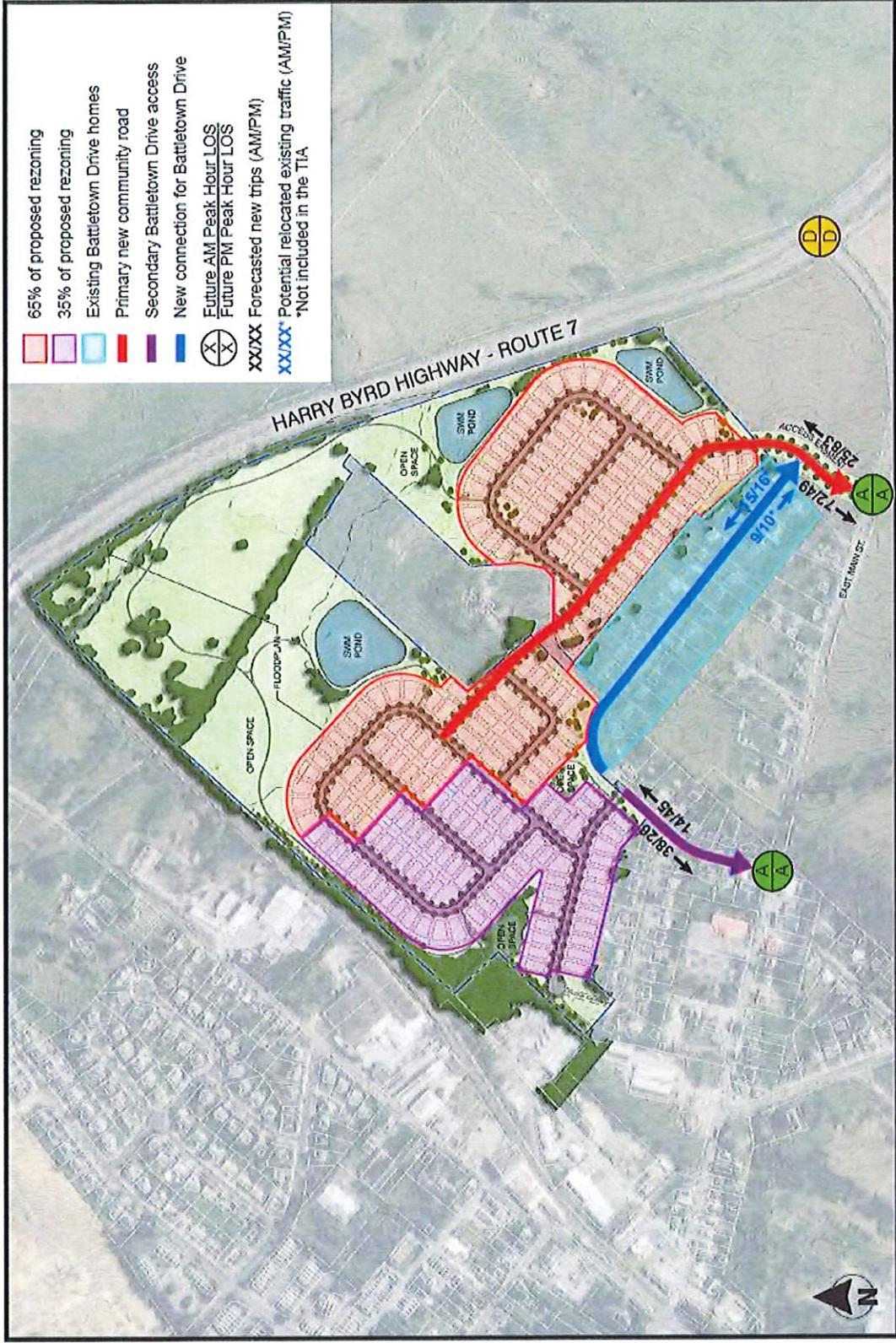


Existing Traffic Analysis



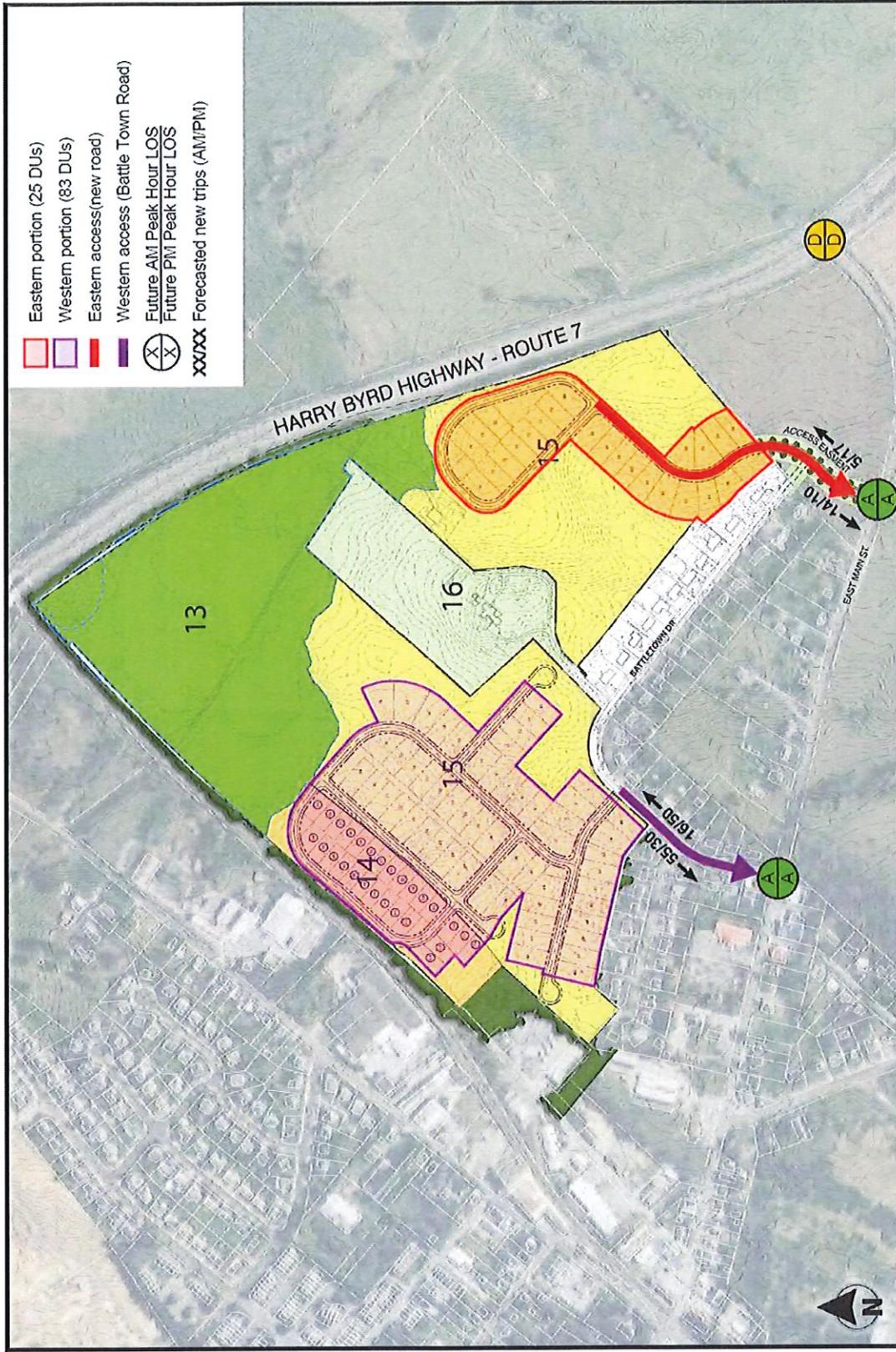


Proposed Traffic Analysis





Proposed Traffic Analysis



HIGH VISIBILITY LOTS



Water/Sewer Capacity

Berryville – Clarke County
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Gioiannacci
September 21, 2023
Page 2 of 3

developer's expense. Further, any easements required for utility extension or construction must be obtained by the developer.

September 21, 2023

Mr. David M. Gioiannacci
Land Development Manager
D.R. HORTON NORTHERN VIRGINIA DIVISION
7925 Jones Branch Dr. Ste. 6200
Tysons, VA 22102

Dear David:

This letter is written in response to your request for a determination on the following matters concerning the subdivision of those parcels identified as Tax Map Parcels 14-((A))-80 and 14-((A))-112 into a development containing 214 single-family detached dwellings:

- 1) Adequacy of wastewater collection system from the manhole located on the western terminus of Bel Voi Drive east to Battletown Drive, from the intersection of Bel Voi and Battletown Drives south to the intersection of Battletown Drive and East Main Street.
- 2) Capacity to meet wastewater treatment needs for 214 single-family detached dwellings.
- 3) Adequacy of the water distribution system from the fire hydrant located in the vicinity of 2 Bel Voi Drive and from the fire hydrant located in the vicinity of 754 East Main Street.
- 4) Capacity to meet water treatment needs for 214 single-family detached dwellings.

The Town provides the following responses to your request:

- 1) The Town's consulting engineer reviewed the wastewater collection system analysis authored by Dewberry and determined that the existing collection system in the subject area* has sufficient excess capacity to accommodate the proposal.

The existing sewer collection will be connected to the proposed development's system on Bel Voi Drive. Connections to the Town's system will be made at the

The required sewer pump station will be constructed at the developer's expense.

To the best of our knowledge, Dewberry's review did not verify the condition of the sewer collection system in question by television inspection or other means.

* The Town understands that the sewer main section from the intersection of East Main Street to the 18" diameter interceptor has not been evaluated. This section must be included in Dewberry's analysis. Once this work had been completed and reviewed by the Town's consulting engineer, the Town will address this matter in a subsequent letter.

2) At present, the Town's wastewater treatment plant can support the proposed number of single-family units (214) based on the calculated average daily demand of 74,900 GPD.

This statement does not reserve capacity for your proposed development. Capacity will be consumed on a first come, first served basis.

3) The Town's consulting engineer reviewed the water distribution system analysis authored by Dewberry and determined that the existing distribution system is sufficiently sized to permit the proposed development to provide service that meets both domestic and fire flow requirements.

The existing water distribution system will, at a minimum, be connected to the proposed development's system off of East Main Street, Battletown Drive (in two locations, including at its eastern terminus), and at the western terminus of Bel Voi Drive. Extensions of and connections to the Town's system will be made at the developer's expense. Further, any easements required for utility extension or construction must be obtained by the developer.

4) At present, the Town's water treatment plant can support the proposed number of single-family units (214 SF Units) based on the calculated average daily demand of 58,850 GPD and a calculated maximum daily demand of 117,700 GPD.

This statement does not reserve capacity for your proposed development. Capacity will be consumed on a first come, first served basis.



MEETING WITH SUPERINTENDENT

DR Horton has met with the following School Officials

- **Rick Catlett, Superintendent**
- **Randy Trenary, Operations**
- **Ed Shrewbridge, IT**

Current Student Enrollment



From: Rick Catlett <rcatlett@clarke.k12.va.us>
Date: August 29, 2023 at 3:55:59 PM EDT
To: "Thomas Moore Lawson, Esq." <tlawson@lspic.com>
Cc: weirr@clarke.k12.va.us
Subject: Re: Rezoning

Ty,
I can meet you tomorrow at 2:30.
Enrollment by school as of this morning:

August 29, 2023	Enrollment
School K-12 Students Only	
Clarke County High School	710
Johnson-Williams Middle School	427
Boyce Elementary School	301
Coolley Elementary School (Lower Campus)	466
Total	1904

Projected Students: Per County Recommended Student Generation Rate

Current Student Capacity Numbers Provided by Rick Catlett, School Superintendent

Dated: 9/20/2023

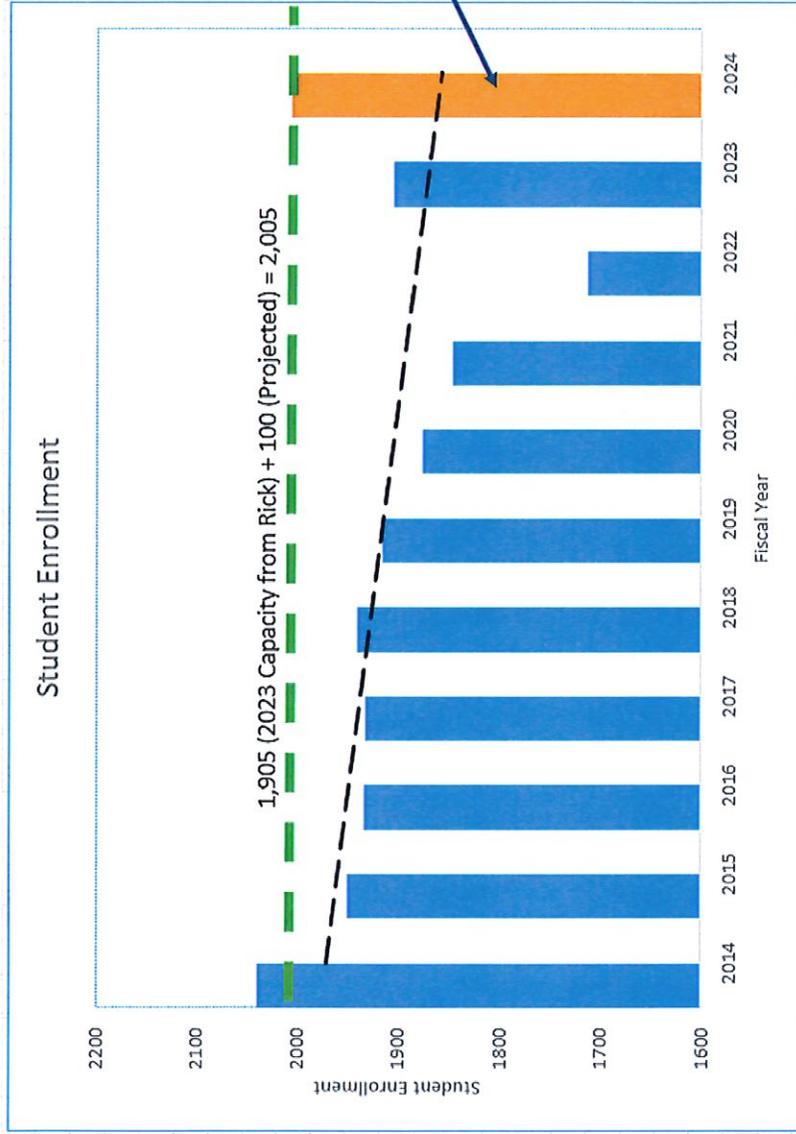
1) Neighborhood Data:

CCPS has not completed a Student Generation Factor study. Instead of a study, we calculated the number of students enrolled from the most recent developments (see below) and determined a rate per single-family household.

Shenandoah Crossing:	35 students	83 units
Fellowship Square:	17 students	50 units
Hermitage V:	35 students	53 units (71 total units are planned)
Total students/units:	87 students	186 units
Students Per Unit:	0.468	

Developer projection: 214 units x 0.321 students per unit for 69 students.

CCPS projection: 214 units x 0.468 students per unit for 100 students.



Clarke County School Facilities – Current Capacity and Enrollment

	Enrollment by Fiscal Year											Current Enrollment
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
DG Cooley E.S	517	502	474	505	510	495	468	452	421	467	467	
Boyce E.S	339	321	319	300	300	267	257	260	239	301	301	
Johnson-Williams M.S	493	430	417	427	455	463	476	444	390	427	427	
Clarke County HS	691	697	723	700	675	690	675	690	663	710	710	
	2040	1950	1933	1932	1940	1915	1876	1846	1713	1905	1905	



SCHOOL CAPACITY

DR HORTON IS CURRENTLY WORKING
WITH RICK AND HIS TEAM TO CONFIRM
SCHOOL CAPACITY AND PROGRAM
CAPACITY NUMBERS

Proposed Proffers

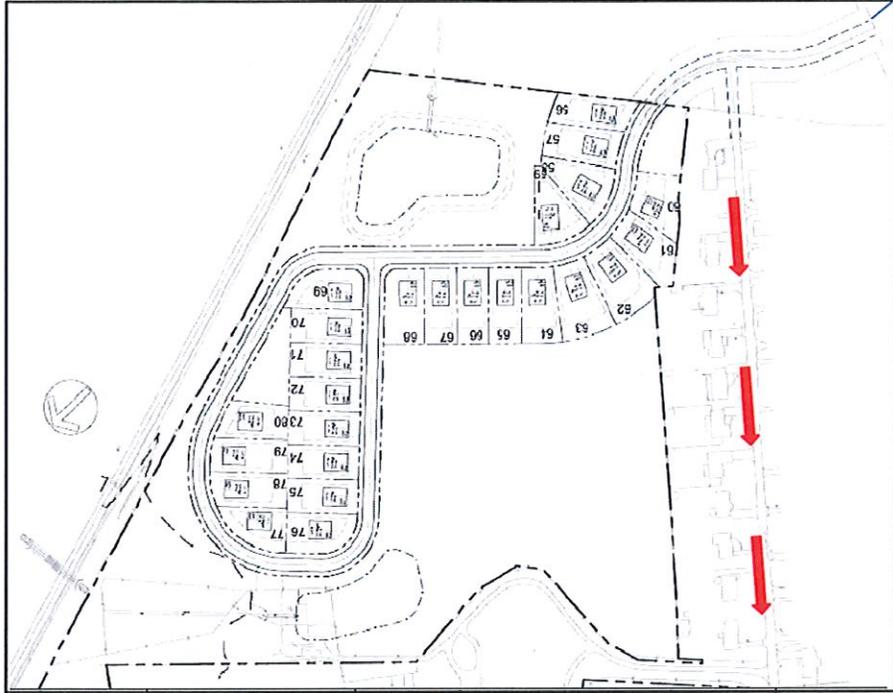
HIGHLIGHTS

- Amenities (Tot Lot, Trails, Workout Stations)
- Construction Entrance off through Profundus Property
- Build Connection Across Bel Voi Manor Property OR Developer to escrow 300K for Town to condemn and complete Road.
- Build Connection off Profundus Property by 132 Building Permit
- Cash Proffer: \$1,000/lot = \$214,000 Total

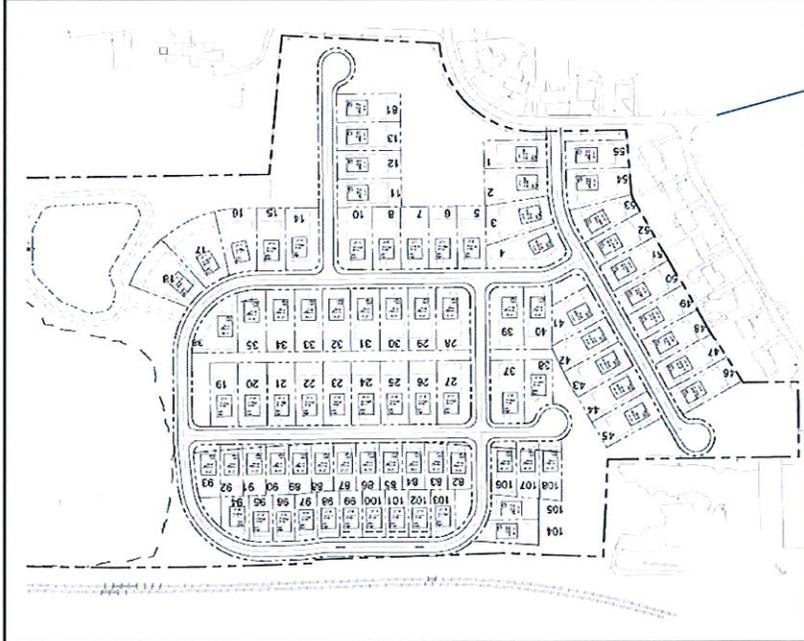
** In the process of Adding Architectural Proffers

Plan With No Rezoning

- NO walkability
- NO interconnection
- NO loop for water/sewer connection
- NO Cash Proffers
- NO Buffers
- No Amenities



- 14 outbound & 5 inbound in the AM peak hour
- 10 outbound & 17 inbound in the PM peak hour



- Traffic Count without interconnection & No Connection to Profundus Road**
- 5 outbound & 16 inbound in the AM peak hour
 - 30 outbound & 50 inbound in the PM peak hour



Questions?

Questions received from Christy Dunkle/ Berryville Planning Commissioners on August 29, 2023, regarding the Friant Development rezoning. (Questions in Black ink and CCPS responses in Bold italics): *Responses as of 9/20/2023*

What school year was DG Cooley consolidated into one building K-5? If I recall correctly, it may have been for the 2017-2018 school year.

In the summer of 2019, pK was moved to Boyce Elementary and DG Cooley consolidated into one K-5 building for the 2019-2020 school year. The specific grade level breakdown over the years: (Cooley Lower = old High School)

2013-2014:	Berryville Primary: pK-1	Cooley Upper: 2-5
2014-2015:	Cooley Lower: pK-3	Cooley Upper: 4-5
2015-2016:	Cooley Lower: pK-3	Cooley Upper: 4-5
2016-2017:	Cooley Lower: 1-5	Cooley Upper: pK-K
2017-2018:	Cooley Lower: 1-5	Cooley Upper: pK-K
2018-2019:	Cooley Lower: 1-5	Cooley Upper: pK-K
2019-2020:	Cooley Lower: K-5	Cooley Upper: vacant, pK to Boyce
2020-2021:	Cooley Lower: K-5	Cooley Upper: vacant, pK to Boyce
2021-2022:	Cooley Lower: K-5	Cooley Upper: vacant, pK to Boyce
2022-2023:	Cooley Lower: K-5	Cooley Upper: vacant, pK to Boyce
2023-2024:	Cooley Lower: K-5	Cooley Upper: pK (and Headstart)

- Has the School Board expressed a desire to bring the preschool program into one of the school buildings with K-5 students? (I understand it just moved from Boyce back to the Cooley Upper Campus.)

The school board has not discussed the details, however, for many reasons, it would be ideal to have the preschool program in a consolidated K-5 school so that pK students have access to the total school community experience, services, administration, counselors, etc.

- What was the enrollment at Cooley Lower Campus the year it was first consolidated into one building?

CES Lower Campus (CLC) full-time enrollment for K-5 was 466 on 9/30/2019

- What is the current enrollment of Cooley Lower Campus? (Would also like to get the September 30th enrollment when that is available.)

The current enrollment at CLC for K-5 is 467 as of 9/18/2023

- What is the current total cost per pupil for CCPS?- What is the County funded share of the cost per pupil?

The cost per pupil is published in Table 15 of the Superintendent's Annual Report for Virginia. FY23 is not yet available. The breakdown for FY22 (the 2021-2022 school year):

TOTAL:	\$13,862
COUNTY:	\$ 7,249

- Does CCPS have capacity ratings for it's schools? Please provide.

In the summer of 2019, DG Cooley Elementary was consolidated into one K-5 building for the 2019-2020 school year, and the students were housed in DG Cooley Lower Campus (the old/former Clarke County High School at 240 Westwood Road). DG Cooley Upper Campus (34 Westwood Road) currently houses pre-K and Head Start and needs significant renovation before additional grade levels can be added back to the campus; therefore, the capacity for Cooley Elementary should be limited to the Cooley Lower Campus (CLC).

There are different capacity ratings to consider: Program Capacity vs. Building Capacity. Program capacity is based on the number of existing core classrooms and the specific unique programs assigned to a school that differ from the original design of the building. This capacity is recalculated every school year based on programmatic changes. Building capacity is based on the initial building design accommodations regarding the number of classrooms and ancillary spaces.

We are in the process of reviewing the current program capacity. The data documents provided by DR Horton determined capacity at all schools by using the maximum number of students enrolled in a school over a 10-year period. Using that methodology, the capacity of CLC would be 466, the enrollment at Cooley Lower Campus (CLC) on September 30, 2019. The current enrollment at CLC, as of 9/18/23, is 467.

- Would the 214 unit development proposal (estimated to generate 69 total students) require the addition of school buses or is there capacity in the existing fleet to provide transportation services? Does CCPS consider bus purchases a capital expense?

The additional students would likely require a minimum of 2 additional buses, routes, and drivers. School bus purchases are a capital expense and the last bus purchased was approx. \$110,000.00.

- Does CCPS have a way to calculate actual student generation from the newly occupied units in Berryville? Specifically, the homes in Hermitage Phase V, Fellowship Square, and Shenandoah Crossing.

CCPS has not completed a Student Generation Factor study. Instead of a study, we calculated the number of students enrolled from the most recent developments (see below) and determined a rate per single-family household.

<i>Shenandoah Crossing:</i>	<i>35 students</i>	<i>83 units</i>
<i>Fellowship Square:</i>	<i>17 students</i>	<i>50 units</i>
<i>Hermitage V:</i>	<i>35 students</i>	<i>53 units (71 total units are planned)</i>
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<i>Students Per Unit:</i>	<i>0.468</i>	

Developer projection: 214 units x 0.321 students per unit for 69 students.

Revised projection: 214 units x 0.468 students per unit for 100 students.