

BERRYVILLE PLANNING COMMISSION
Berryville-Clarke County Government Center
Meeting Minutes
August 22, 2023

A meeting of the Berryville Planning Commission was held on Tuesday, August 22, 2023 at 7:00 p.m. at the Berryville-Clarke County Government Center in Berryville.

ATTENDANCE: Members of the Planning Commission present: William Steinmetz, chair, Michael Bell, Gwen Malone, Michelle Marino, Tom Parker, Sheryl Reid

Absent: Vice chair Kemp

Staff present: Christy Dunkle, Community Development Director, Jean Petti, Deputy Town Manager

Press present: Mickey Powell, Winchester Star

1. CALL TO ORDER – William Steinmetz, chair

Chair Steinmetz called the meeting to order at 7:00 p.m.

2. APPROVAL OF AGENDA

Chair Steinmetz suggested moving the Citizens' Forum before the presentation by D.R. Horton. Ms. Malone made the motion to approve the agenda as amended, seconded by Mr. Bell. The motion passed by voice vote.

3. APPROVAL OF MINUTES

Ms. Malone made one correction to the minutes and made the motion to approve the agenda as amended, seconded by Mr. Parker. The motion passed by voice vote.

4. CITIZENS' FORUM

Erin O'Neill, County resident, said she is against the expansion of the Friant development that goes against the original plan.

5. SET PUBLIC HEARING - REZONING

Chair Steinmetz introduced Priya Tiwari, D.R. Horton, Inc., who gave a presentation on the proposed rezoning. She introduced Bryan Lilly (PE, Dewberry), Lester Adkins (Traffic Engineer, Wells and Associates), and Ty Lawson, attorney.

Ms. Tiwari, D.R. Horton, Inc., said that the developer would like to increase the density on the property to 214 single-family residential lots. She described current and proposed land use and

zoning designations on the Friant properties. She discussed sub-areas identified in the Berryville Area Plan, access to the site, interconnection of the proposed development, and trail systems identified in the open space area. She referenced objectives from the Berryville Area Plan and the unused units from Annexation Area B.

Ms. Tiwari introduced Bryan Lilly. Mr. Lily discussed existing infrastructure and Town studies created over the years. He said there is sufficient capacity for the proposed development for both water and sewer utilities. He reviewed the proposed subdivision utility layout and discussed fire flow requirements.

Mr. Lilly said a pump station would be required and said that the plant and downstream pipes have good capacity for this development. He discussed the stormwater management plan and the Department of Environmental Quality's (DEQ) requirements for wet ponds, sediment basins, and chambers for the 100-year storm event. He said DEQ has conducted a cursory review of the stormwater design and identified three proposed retention facilities.

Ms. Tiwari discussed the high-visibility lots along the Route 7 Bypass. She said they would have different elevations. Chair Steinmetz asked for clarification and she said the houses would be staggered and architectural features would be added to the homes. She referenced environmental and archaeological studies that have been conducted for the site.

Ms. Tiwari introduced Lester Adkins, Traffic Engineer with Wells and Associates. Mr. Adkins said a scoping meeting with VDOT was held to discuss traffic impacts in the area based on the development figures. He said projected buildout information was determined and information collected for three different street layout options, identifying peak hour (a.m. and p.m.) and turning movements in each.

Ty Lawson discussed fiscal impacts for the County and Town. He referenced availability fees and associated tax revenues anticipated with the development of 214 residential lots. He reviewed specific taxes including personal property and real estate taxes and identified additional taxes (e.g., sales tax).

Mr. Lawson discussed student impacts and said that the schools indicated that enrollment has been decreasing in the Clarke County Schools for several years. He reviewed student populations broken down by school and said, even with projected new units, there would still be vacant seats in the classrooms. He added that the statistics in the presentation indicated that new houses were going to be occupied by 2024 which is not accurate.

Mr. Lawson discussed proposed proffers offered by the developer. He said they include amenities such as trails that are open to residents of the subdivision and to Town residents. He said a new entrance is identified through an agreement with Audley for a road off of East Main Street. He added that they are proposing an alternative to build the road or pay the Town to build it after the 132nd building permit is issued. He said they are committed to walkability and are proposing a cash proffer

to encourage safe pedestrian access to the sidewalk that will be constructed through the Smart Scale program.

Chair Steinmetz asked for questions and comments from Planning Commissioners. Mr. Parker said he is looking forward to the work session at the end of the month. He said he had a few questions for the developer. He questioned the numbers presented concerning school enrollments and asked that the numbers be updated in September when the schools will release updated data. Mr. Lawson said he discussed the figures with Superintendent Catlett, adding there has been a drop in school enrollment nationwide.

Mr. Parker said it was his understanding that representatives from D.R. Horton will be hosting a community meeting next week. He said that assessed values and traffic information including levels of service would likely be discussed.

Ms. Marino said she would like additional information on the traffic analysis. She referenced affordability and asked if the density was too much.

Ms. Malone said she was interested in walkability.

Mr. Bell commented that the homes proposed homes are too close together and it would be difficult for volunteer firefighters to access in an emergency. He asked about affordability of the new houses.

Ms. Reid said there is no sidewalk on East Main Street and that it is dangerous for pedestrians crossing the railroad tracks.

Ms. Malone made the motion to schedule a work session at the September 26 meeting and public hearing for the October 24 meeting. The motion passed by voice vote.

6. DISCUSSION – PLANNING UPDATE

There was no further discussion.

7. OTHER

There was no further discussion.

8. ADJOURN

There being no further discussion, Ms. Reid made the motion to adjourn the meeting, seconded by Ms. Malone, with the motion passing by consensus at 7:38 p.m.

William Steinmetz, Chair

Christy Dunkle, Secretary