

## **BERRYVILLE AREA DEVELOPMENT AUTHORITY**

### **MEETING AGENDA**

**Wednesday, February 28, 2024, 1:00pm**

**Berryville – Clarke County Government Center A/B Meeting Room  
101 Chalmers Court – Berryville, Virginia**

- 1. Call to Order – Allen Kitselman (Chair)**
- 2. Approval of Agenda**
- 3. Approval of Minutes – January 24, 2024 Meeting**
- 4. Berryville Area Plan update process – Residential Density and Housing Types**
- 5. Other Business**
- 6. Adjourn**

**NEXT MEETING – Wednesday, March 27 (1:00PM)**



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**DRAFT** MINUTES – ORGANIZATIONAL REGULAR MEETING  
Wednesday, January 24, 2024 at 5:00 p.m.  
Berryville-Clarke County Government Center – Main Meeting Room  
101 Chalmers Court – Berryville, Virginia

The organizational meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, January 24, 2024.

**ATTENDANCE**

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman; George L. Ohrstrom, II; Kathy Smart

Authority Members Absent: David Weiss

Staff Present: Christy Dunkle (Berryville Community Development Director), Brandon Stidham (County Planning Director), Keith Dalton (Berryville Town Manager)

Mr. Stidham called the meeting to order at 5:00 p.m.

**ELECTION OF OFFICERS FOR 2024**

Mr. Stidham asked for nominations for chair.

The Authority voted 5-0-1 (Weiss absent) to approve the nomination of Mr. Kitselman for chair.

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

**No:** None

Chair Kitselman asked for nominations for vice chair.

The Authority voted 5-0-1 (Weiss absent) to approve the nomination of Mr. Ohrstrom for vice chair.

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

**No:** None

**APPROVAL OF AGENDA**

The Authority voted 5-0-1 (Weiss absent) to approve the agenda as presented.

**Yes:** Harrison, Hudson (seconded), Kitselman, Ohrstrom (moved), Smart  
**No:** None

### **APPROVAL OF MINUTES – OCTOBER 25, 2023**

Vice-Chair Ohrstrom complimented the writing of the minutes.

The Authority voted 5-0-1 (Weiss absent) to approve the minutes of the October 25, 2023 meeting as presented.

**Yes:** Harrison (seconded), Hudson, Kitselman, Ohrstrom (moved), Smart  
**No:** None

### **ADOPTION OF 2024 MEETING DATES**

Chair Kitselman and Mr. Hudson said they had a conflict with the meeting time of 5:00 p.m. There was a discussion about moving the time to 1:00 p.m. Staff said they would confirm meeting room availability and let Authority members know the status of the change.

### **BOUNDARY LINE ADJUSTMENTS BETWEEN CLARKE COUNTY PUBLIC SCHOOLS, PAUL HOWELL, AND THE TOWN OF BERRYVILLE**

Mr. Dalton said that in 2012, as part of the Clarke County High School construction, Mosby Boulevard was extended from its terminus to the roundabout located at the intersection of West Main Street. He said that the right-of-way for Mosby Boulevard was an easement dedicated by the Clarke County Public Schools (CCPS) rather than a dedication of land. He said the extension of Mosby Boulevard to its current location resulted in land owned by CCPS being stranded on the west side of Mosby Boulevard. Mr. Dalton said that Mr. Howell and CCPS have agreed to the Boundary Line Adjustment (BLA) and Town Council has conditionally approved the proposed property distribution and rezoning as presented, adding that the BADA action to approve the BLA was the last step in the process.

Mr. Dalton described the specific square footage per lot and ownership information for each parcel. He said that Mr. Howell and CCPS will retain the same square footage as they previously owned and the Town will have a slight loss. He concluded by saying that this action will clean up property lines and maintenance of the parcels. Vice-Chair Ohrstrom asked if there was a down side and Mr. Dalton responded that there was not. Mr. Hudson asked if Mr. Howell was okay with the effort and Mr. Dalton said he was. Mr. Dalton said the Town took on the easement and legal review and that Mr. Howell was taking care of the survey work.

The Authority voted 5-0-1 (Weiss absent) to approve the Boundary Line Adjustment as presented.

**Yes:** Harrison (seconded), Hudson, Kitselman, Ohrstrom (moved), Smart  
**No:** None

### **STATUS OF BERRYVILLE AREA PLAN UPDATE PROCESS**

Mr. Stidham reviewed the Berryville Area Plan update process. He said that the residential density and housing type discussion was postponed until the February meeting adding that Mr. Dalton will be in attendance to discuss water and sewer facilities. Vice-Chair Ohrstrom and Ms. Harrison indicated that they would likely need to attend remotely. Mr. Stidham said that as long as there is a quorum in the meeting

room, that was fine. He reviewed the schedule as presented and said that Staff should be able to begin drafting the update by May.

**ADJOURN**

There being no further business and on a motion from Mr. Hudson, seconded by Ms. Smart, Chair Kitzelman adjourned the meeting at 5:17 p.m.

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Allen Kitzelman, Chair

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Christy Dunkle, Clerk



**Clarke County Department of Planning**  
**Berryville-Clarke County Government Center**  
**101 Chalmers Court, Suite B**  
**Berryville, VA 22611**

**TO: Berryville Area Development Authority members**

**FROM: Brandon Stidham, Planning Director**

**RE: Berryville Area Plan update – Residential Density and Housing Types workshop**

**DATE: February 22, 2024**

Pursuant to the Berryville Area Plan update work plan, our next policy discussion topic is residential density and housing types. We will begin this discussion at the February 28 meeting but it is anticipated that the volume of issues will require continued discussion at the March 27 meeting.

As background information for the February 28 workshop, Keith Dalton has provided a memo that gives detailed background information on the Town’s water and sewer systems including the current available capacities of the systems. He will also be in attendance to review the memo and to answer any questions you may have about the utility systems. The residential yields for each Sub-Area in the Area Plan were originally based on the Town’s capacity to serve them with public water and sewer. An understanding of the current status of public utilities will be important as the Authority evaluates potential modifications to the Area Plan.

Following the water and sewer overview, Staff proposes to walk through each residential Sub-Area to describe what has changed since the 2015 update and discuss issues relevant to future residential development. Included in your packet for this exercise is a document that describes each of these Sub-Areas in detail, the development status, and any changes to the programmed yields. The document also contains a series of questions to frame the Authority’s discussion. Also included for your review is a table depicting the changes to date in each residential Sub-Area. This table follows a similar format to Table 12 (Future Land Use Table and Projected Development Yields) in the current Area Plan. We will be working primarily through these two documents for the discussion. As noted previously, Staff will use the input provided through this discussion to develop the initial Area Plan draft’s residential policies and recommendations

If you have questions in advance of the meeting, please do not hesitate to contact me.

**(540) 955-5132**  
**[www.clarkecounty.gov](http://www.clarkecounty.gov)**



**TOWN OF  
BERRYVILLE**  
**VIRGINIA**

February 6, 2024

Mr. Brandon Stidham, Planning Director  
County of Clarke, Virginia  
101 Chalmers Court  
Berryville, VA 22611

Dear Brandon:

This letter is written to provide the Berryville Area Development Authority and you with information about the Town of Berryville's water and sewer systems. I will attend the February 28, 2024 Berryville Area Development Authority meeting and will do my best to answer any questions that authority members and you have in this regard.

**Water treatment, storage, and distribution systems**

In brief, the Town's water system functions in the following manner:

- water is withdrawn from the Shenandoah River,
- raw water is pumped to the Roy E. Potts Memorial Water Treatment Plant (WTP),
- water is treated at the WTP by mixed-media filters and pumped to Town, and
- treated water is pumped to Town and used by customers.

The WTP has a permitted production capacity of 864,000 gallons per day.

The Town maintains three water storage tanks. Two of the tanks are elevated and therefore provide water pressure in the water distribution system. One of the tanks serves as a storage reservoir at ground level.

There are approximately 1,900 connections to the water distribution system. Of those 1,900 connections, approximately 1,675 connections are residential users.

**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*

The average daily water use in the Town's water distribution system is approximately 425,000 gallons or approximately 49% of permitted treatment capacity.

The WTP began operating in 1984 and is approaching the end of its useful life. The WTP is producing water that meets EPA/DEQ requirements, except for HAA5 (a disinfection by-product) levels. The Town is working with the Department of Health and its contract engineer to reduce disinfection by-products in its finished water

The Town expects a new WTP to be on-line by the end of 2026. This new plant will have the same permitted treatment capacity as the existing plant.

### **Wastewater treatment and collection systems**

In brief, the Town's wastewater system functions in the following manner:

- wastewater drains from occupancies into sewer mains in wastewater collection system,
- wastewater is conveyed via sewer mains to the Town's wastewater treatment plant (WWTP),
- wastewater is treated at the WWTP by a membrane bioreactor process, and
- treated effluent is pumped into the WWTP effluent main and discharged into the Shenandoah River.

The WWTP has a permitted treatment capacity of 700,000 gallons per day.

The Town maintains eight wastewater pump stations in its sewer collection system. These stations transfer wastewater from portions of the collection system in which it is not feasible to utilize gravity flow, to gravity mains and eventually the WTP.

There are approximately 1,900 connections to the wastewater collection system. Of those 1,900 connections, approximately 1,675 connections are residential users.

Daily flow to the WWTP averages approximately 350,000 gallons per day or approximately 50% of permitted treatment capacity.

The WWTP began operating in 2012. The Town is treating wastewater in accordance with EPA/DEQ standards.

Stidham  
February 6, 2024  
Page 3 of 3

Please let me know if you need anything else in advance of the meeting on the 28<sup>th</sup>.

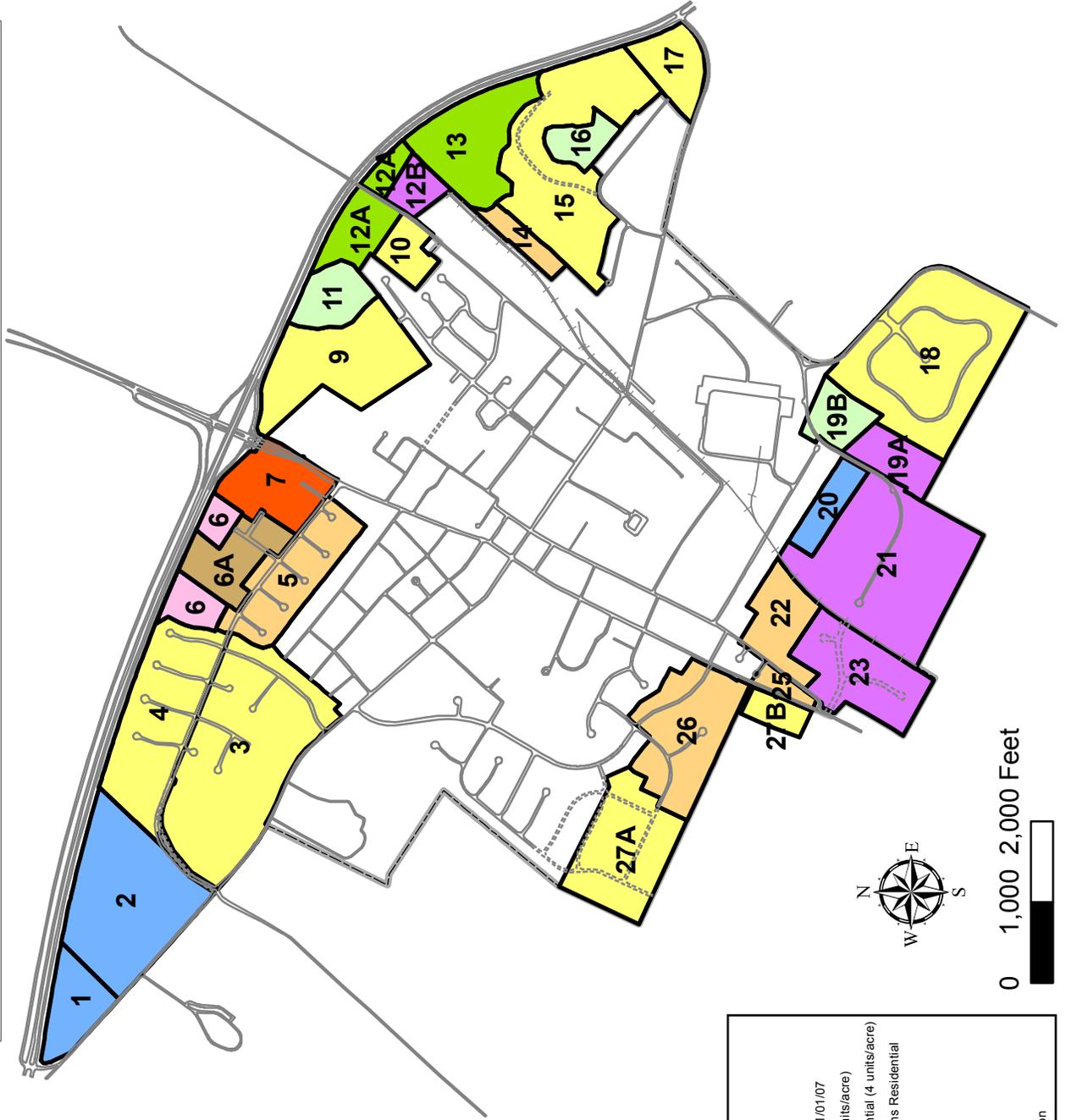
Sincerely,



Keith R. Dalton  
Town Manager

Cc: Town Council  
Jean Petti, Deputy Town Manager  
Christy Dunkle, Director of Community Development  
Rick Boor, Director of Public Works

# MAP 4 -- Berryville Area Plan Land Uses (2015)



	Existing Roads
	Proposed Roads
	Railroads
	Berryville Town Limits as of 01/01/07
	Low Density Residential (2 units/acre)
	Medium-Low Density Residential (4 units/acre)
	Medium Density Older Persons Residential
	Highway-Visitor Commercial
	Business/Office
	Light Industrial/Research
	Institutional/Public
	Environmental Conservation
	Historical/Cultural Preservation

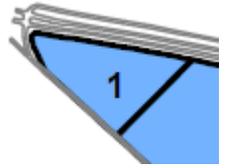
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# DRAFT – 2/28/2024 BADA MEETING

## RESIDENTIAL SUB-AREAS DISCUSSION

### 1. Western Gateway (County)

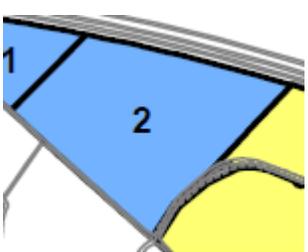
 A map showing a triangular sub-area labeled '1' in blue, bounded by West Main Street and Route 7.	<ul style="list-style-type: none"><li>• <u>Location</u> – Corner of West Main Street and Route 7</li><li>• <u>Land use</u> -- Institutional</li><li>• <u>Approximate area</u> – 16.6 acres</li><li>• <u>Changes since last update</u> – None</li><li>• <u>Residential yield (2015)</u> – n/a (see low-to-moderate income housing discussion)</li></ul>
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- Low-to-moderate income housing could be developed with a special use permit in ITL zoning.
- Plan does not provide residential guidance.

#### Discussion Question:

- Should language be included to address potential future residential development?

### 2. Fairgrounds (County)

 A map showing a sub-area labeled '2' in blue, bounded by West Main Street and other roads. A yellow area is also visible.	<ul style="list-style-type: none"><li>• <u>Location</u> – North side of West Main Street</li><li>• <u>Land use</u> -- Institutional</li><li>• <u>Approximate area</u> – 58.9 acres</li><li>• <u>Changes since last update</u> – None, however the Ruritans are evaluating the possibility of placing the Fairgrounds into permanent conservation easement</li><li>• <u>Residential yield (2015)</u> – n/a (see low-to-moderate income housing discussion)</li></ul>
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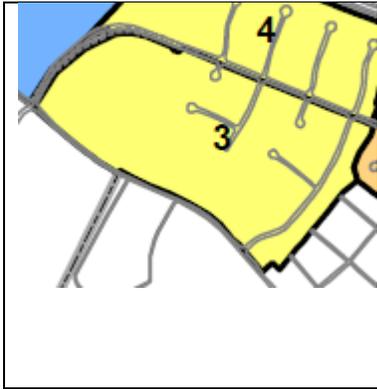
- Sub-Area includes the fairgrounds, fitness center/karate studio, 2 residential lots, and the Town's facilities.
- Low-to-moderate income housing could be developed with a special use permit in ITL zoning.
- Plan recommends density of 12 dwelling units/acre and maximum of 540 dwelling units. These dwelling units were not contemplated in the Plan's projected development yields.

#### Discussion Questions:

- Should the residential guidance be retained, modified, or removed? If retained or modified, how should the additional residential density be reconciled with the Plan's projected development yields?
- If Fairgrounds is placed into conservation easement, should it be re-designated as historical/cultural preservation as a separate Sub-Area?

# DRAFT – 2/28/2024 BADA MEETING

## 3. Clarke County High School/Battlefield Estates South (Town)

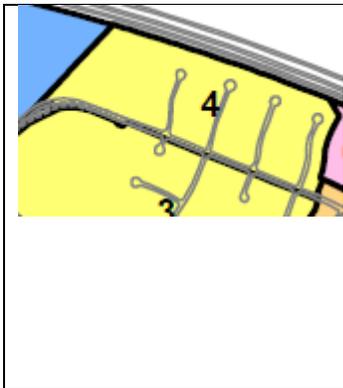


- Location – South side of Mosby Boulevard
- Land use – Low-density residential
- Approximate area – 84.4 acres
- Changes since last update – Unbuilt lots completed
- Residential yield (2015) – 143 dwelling units
- Dwelling units used/Unbuilt remaining – 74/0
- Excess dwelling units – 69 (2015 chart is over by 2 dwelling units)
- **Built out – Staff recommends removal from Plan**

### Discussion Question:

- This Sub-Area is built out – should it be removed from the Plan?

## 4. Battlefield Estates North (Town)



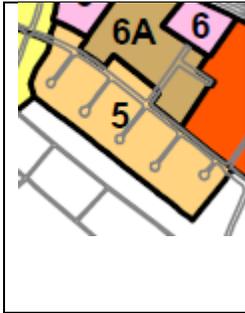
- Location – North side of Mosby Boulevard
- Land use – Low-density residential
- Approximate area – 50.1 acres
- Changes since last update – Unbuilt lots completed
- Residential yield (2015) – 80 dwelling units
- Dwelling units used/Unbuilt remaining – 70/0
- Excess dwelling units – 10 (2015 chart is over by 8 dwelling units)
- **Built out – Staff recommends removal from Plan**

### Discussion Question:

- This Sub-Area is built out – should it be removed from the Plan?

# DRAFT – 2/28/2024 BADA MEETING

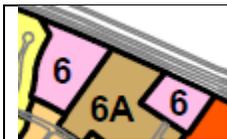
## 5. Battlefield Estates East (Town)



- Location – South side of Mosby Boulevard
- Land use – Medium-low density residential
- Approximate area – 30.8 acres
- Changes since last update – None
- Residential yield (2015) – 62 dwelling units
- Dwelling units used/Unbuilt remaining – 60/2
- Excess dwelling units – 0

- Sub-Area has two unbuilt residential lots remaining.

## 6. Mosby Business Area/Battlefield Estates Business (Town)



- Location – 450 Mosby Boulevard (The Retreat at Berryville)
- Land use – Business/Office
- Approximate area – 15.95 acres
- Changes since last update – 80 unit assisted living facility constructed
- Residential yield (2015) – n/a

### Discussion Question:

- The Retreat at Berryville assisted living facility was built in this Sub-Area as a commercial use. Should it be treated as a residential use for residential development yield purposes? Or should it be treated as a medical facility and not count towards the residential yield?

## 6A. Mosby Flexible Residential Area (Town)



- Location – Between Mosby Boulevard and Chamberlain Street; Mary Hardesty House and Robert Regan Village
- Land use – Medium-density older persons residential
- Approximate area – 19.2 acres
- Changes since last update – 120-unit older persons residential apartments constructed
- Residential yield (2015) – 300 dwelling units including a maximum 120 multi-family residential units
- Dwelling units used/Unbuilt remaining – 180 multi-family used, 3, single family used; 1 single-family lot remains, 117 dwelling units

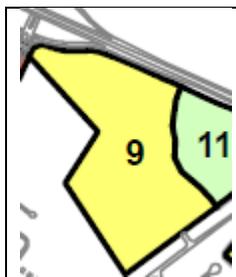
## DRAFT – 2/28/2024 BADA MEETING

- This Sub-Area was programmed with a planned yield of 300 dwelling units to include no more than 120 multi-family units.
- Robert Regan Village was developed with 120 total multi-family units and Mary Hardesty House was developed with a total of 60 multi-family units for a total of 180 multi-family units. This exceeds the Plan’s maximum yield of 120 multi-family units but is under the maximum 300 dwelling unit yield.
- Three single-family residential lots were developed and one lot remains undeveloped.

### Discussion Questions:

- How should the 60 additional multi-family units approved over the planned limit be addressed?
- The Sub-Area has 117 of the 300 total dwelling units remaining. How should this be addressed?
- Should guidance be amended to indicate that future development potential in this Sub-Area is limited to one remaining lot as the remaining available land is taken up by Robert Regan Village and Mary Hardesty House?

### 9. Northern Residential Growth Area (Town)



- Location – Shenandoah Crossing Subdivision
- Land use – Low-density residential
- Approximate area – 41.7 acres
- Changes since last update – Shenandoah Crossing subdivision developed
- Residential yield (2015) – 54 dwelling units
- Dwelling units used/Unbuilt remaining – 82/0
- Excess dwelling units – 0
- Dwelling units built over yield -- 28
- **Built out – Staff recommends removal from Plan**

- Shenandoah Crossing was built with 82 lots under current zoning, exceeding the projected residential yield by 26 dwelling units.

### Discussion Question

- Should the additional 26 dwelling units be subtracted from the number of excess dwelling units available for use elsewhere?

# DRAFT – 2/28/2024 BADA MEETING

## 10. First Street Residential Area (Town)

	<ul style="list-style-type: none"><li>• <u>Location</u> – 343 First Street</li><li>• <u>Land use</u> – Low-density residential</li><li>• <u>Approximate area</u> – 9.5 acres</li><li>• <u>Changes since last update</u> – Annexed in 2021</li><li>• <u>Residential yield (2015)</u> – 6 dwelling units</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 0/6</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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- No comments or discussion questions.

## 11. Soldier’s Rest Preservation Area (Town)

	<ul style="list-style-type: none"><li>• <u>Location</u> – Western portion of 198 Petal Drive (Soldier’s Rest)</li><li>• <u>Land use</u> – Historical-cultural preservation/limited residential</li><li>• <u>Approximate area</u> – 13.8 acres</li><li>• <u>Changes since last update</u> – None</li><li>• <u>Residential yield (2015)</u> – 1 dwelling unit</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 1/0</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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- No comments or discussion questions.

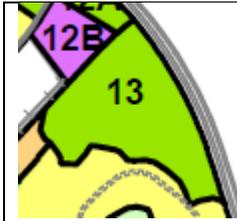
## 12A. First Street Conservation Area (County)

	<ul style="list-style-type: none"><li>• <u>Location</u> – 429 First Street and eastern portion of 198 Petal Drive</li><li>• <u>Land use</u> – Environmental conservation/limited residential</li><li>• <u>Approximate area</u> – 26.3 acres</li><li>• <u>Changes since last update</u> – None</li><li>• <u>Residential yield (2015)</u> – 0</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 2/0</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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- No comments or discussion questions.

# DRAFT – 2/28/2024 BADA MEETING

## 13. Buckmarsh Run Conservation Area (Town)



- Location – Low-lying northern portion of Friant property
- Land use – Environmental conservation/limited residential
- Approximate area – 32 acres
- Changes since last update – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant)
- Residential yield (2015) – 3
- Dwelling units used/Unbuilt remaining – 0/3
- Excess dwelling units – 0

### Discussion Question:

- This question applies to Sub-Areas 13-17. How does the BADA feel about the Plan’s guidance for allowing additional density (master plan design elements) as it relates to the pending Friant property conditional zoning application?

## 14. Northeast Residential Transition Area (Town)



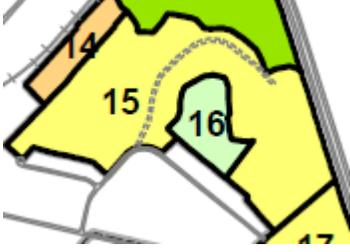
- Location—Business Park (BP) zoned portion of the Friant property adjacent to railroad
- Land use – Medium-low density residential
- Approximate area – 7.2 acres
- Changes since last update – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant)
- Residential yield (2015) – 28
- Dwelling units used/Unbuilt remaining – 0/28
- Excess dwelling units – 0

### Discussion Question:

- This question applies to Sub-Areas 13-17. How does the BADA feel about the Plan’s guidance for allowing additional density (master plan design elements) as it relates to the pending Friant property conditional zoning application?

# DRAFT – 2/28/2024 BADA MEETING

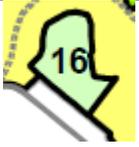
## 15. Northeastern Residential Growth Area (Town)

	<ul style="list-style-type: none"><li>• <u>Location</u> – Balance of the Friant property</li><li>• <u>Land use</u> – Low-density residential</li><li>• <u>Approximate area</u> – 63.1 acres</li><li>• <u>Changes since last update</u> – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant)</li><li>• <u>Residential yield (2015)</u> – 81</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 0/81</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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### Discussion Question:

- This question applies to Sub-Areas 13-17. How does the BADA feel about the Plan’s guidance for allowing additional density (master plan design elements) as it relates to the pending Friant property conditional zoning application?

## 16. Bel Voi Preservation Area (Town)

	<ul style="list-style-type: none"><li>• <u>Location</u> – 29 Battletown Drive (Bel Voi) and a portion of the Friant property adjoining to the east</li><li>• <u>Land use</u> – Historical-Cultural Preservation/Limited Residential</li><li>• <u>Approximate area</u> – 8.9 acres</li><li>• <u>Changes since last update</u> – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant)</li><li>• <u>Residential yield (2015)</u> – 1</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 1/0</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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### Discussion Question:

- This question applies to Sub-Areas 13-17. How does the BADA feel about the Plan’s guidance for allowing additional density (master plan design elements) as it relates to the pending Friant property conditional zoning application?

# DRAFT – 2/28/2024 BADA MEETING

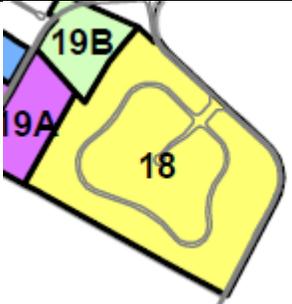
## 17. Eastern Gateway (County)

	<ul style="list-style-type: none"><li>• <u>Location</u> – Corner of East Main Street and Route 7 (Profundus/Audley)</li><li>• <u>Land use</u> – Low-density residential</li><li>• <u>Approximate area</u> – 15.1 acres</li><li>• <u>Changes since last update</u> – Proposed residential rezoning currently under review (D.R. Horton/Friant) that would be accessed through this Sub-Area</li><li>• <u>Residential yield (2015)</u> – 25</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 0/25</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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### Discussion Questions:

- This question applies to Sub-Areas 13-17. How does the BADA feel about the Plan’s guidance for allowing additional density (master plan design elements) as it relates to the pending Friant property conditional zoning application?
- Is low-density residential the best land use category for this property?

## 18. Berryville Glen (Town)

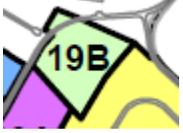
	<ul style="list-style-type: none"><li>• <u>Location</u> –Berryville Glen Subdivision (Springsbury Road)</li><li>• <u>Land use</u> – Low-density residential</li><li>• <u>Approximate area</u> – 75.1 acres</li><li>• <u>Changes since last update</u> – Berryville Glen subdivision and unbuilt lots completed</li><li>• <u>Residential yield (2015)</u> – 116 dwelling units</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 71/0</li><li>• <u>Excess dwelling units</u> – 45</li><li>• <b><u>Built out</u> – Staff recommends removal from Plan</b></li></ul>
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### Discussion Question:

- This Sub-Area is built out – should it be removed from the Plan?

# DRAFT – 2/28/2024 BADA MEETING

## 19B. Dandridge Acres Preservation Area (Town)

	<ul style="list-style-type: none"> <li>• <u>Location</u> – 28 Jack Enders Boulevard (Dandridge Acres)</li> <li>• <u>Land use</u> – Historical-Cultural Preservation/Limited Residential</li> <li>• <u>Approximate area</u> – 10 acres</li> <li>• <u>Changes since last update</u> – None</li> <li>• <u>Residential yield (2015)</u> – 1</li> <li>• <u>Dwelling units used/Unbuilt remaining</u> – 1/0</li> <li>• <u>Excess dwelling units</u> – 0</li> </ul>
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- No comments or discussion questions.

## 20. Johnson-Williams Institutional Area (Town)

	<ul style="list-style-type: none"> <li>• <u>Location</u> – 301-305 Josephine Street (Johnson-Williams Apartments and Josephine School Community Museum)</li> <li>• <u>Land use</u> – Institutional/public</li> <li>• <u>Approximate area</u> – 10.3 acres</li> <li>• <u>Changes since last update</u> – None</li> <li>• <u>Residential yield (2015)</u> – n/a (see low-to-moderate income housing discussion)</li> </ul>
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- Low-to-moderate income housing could be developed with a special use permit in ITL zoning.
- Plan does not provide residential guidance.

### Discussion Question:

- Should language be included to address residential development?

## 22. South Church St. Residential Area (Town)

	<ul style="list-style-type: none"> <li>• <u>Location</u> – East side of South Church Street (contains developed and undeveloped lots)</li> <li>• <u>Land use</u> – Medium-low density residential</li> <li>• <u>Approximate area</u> – 19 acres</li> <li>• <u>Changes since last update</u> – None</li> <li>• <u>Residential yield (2015)</u> – 35</li> <li>• <u>Dwelling units used/Unbuilt remaining</u> – 4/31</li> <li>• <u>Excess dwelling units</u> – 0</li> </ul>
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## Discussion Question:

- Is medium-low density residential still an appropriate land use for this Sub-Area?

## 25. Southgate Residential Area (Town)

	<ul style="list-style-type: none"><li>• <u>Location</u> – South Church Street between US 340 and Turner Court</li><li>• <u>Land use</u> – Medium-low density residential</li><li>• <u>Approximate area</u> – 4.7 acres</li><li>• <u>Changes since last update</u> – Unbuilt lots completed</li><li>• <u>Residential yield (2015)</u> – 7 dwelling units</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 7/0</li><li>• <u>Excess dwelling units</u> – 3</li><li>• <b><u>Built out</u> – Staff recommends removal from Plan</b></li></ul>
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## Discussion Question:

- This Sub-Area is built out – should it be removed from the Plan?

## 26. Hermitage Boulevard Residential Area (Town)

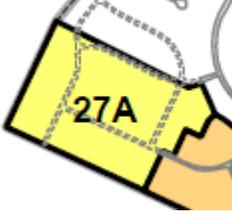
	<ul style="list-style-type: none"><li>• <u>Location</u> – Hermitage Subdivision (south side of Hermitage Boulevard containing Craig’s Run Court, original section of Dunlap Drive, and stormwater management facility)</li><li>• <u>Land use</u> – Medium-low density residential</li><li>• <u>Approximate area</u> – 38.6 acres</li><li>• <u>Changes since last update</u> – None</li><li>• <u>Residential yield (2015)</u> – 38 dwelling units</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 38/0</li><li>• <u>Excess dwelling units</u> – 0</li><li>• <b><u>Built out</u> – Staff recommends removal from Plan</b></li></ul>
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## Discussion Question:

- This Sub-Area is built out but was retained in the Plan because the existing stormwater management area could potentially be redeveloped. Staff no longer thinks this is a possibility. Should this Sub-Area be removed from the Plan?

# DRAFT – 2/28/2024 BADA MEETING

## 27A. Hermitage Residential Growth Area (Town)

	<ul style="list-style-type: none"><li>• <u>Location</u> – Majority of Hermitage Section 5 (northern portion is location outside of the Annexation Area)</li><li>• <u>Land use</u> – Low-density residential</li><li>• <u>Approximate area</u> – 34.4 acres</li><li>• <u>Changes since last update</u> – Hermitage Section 5 subdivision and unbuilt lots completed</li><li>• <u>Residential yield (2015)</u> – 91 dwelling units (included lots located outside of the Annexation Area)</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 36/0</li><li>• <u>Excess dwelling units</u> – 19</li><li>• <b><u>Built out</u> – Staff recommends removal from Plan</b></li></ul>
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- Hermitage Section 5 is located partly in the Annexation Area – the northern portion is outside of the Annexation Area. A total of 71 lots were built in Section 5 and several areas were removed from development for stormwater management purposes. The total number of lots developed in the Sub-Area boundaries is 36 and the projected maximum yield was 55 units, resulting in 19 unused dwelling units.

### Discussion Questions:

- This Sub-Area is built out – should it be removed from the Plan?
- Should the 19 unused dwelling units be reassigned for use in other Sub-Areas?

## 27B. Southern Gateway Residential Growth Area (County)

	<ul style="list-style-type: none"><li>• <u>Location</u> – 443 South Buckmarsh Street (Dorick/Byrd property)</li><li>• <u>Land use</u> – Low-density residential</li><li>• <u>Approximate area</u> – 7 acres</li><li>• <u>Changes since last update</u> – None</li><li>• <u>Residential yield (2015)</u> – 14 dwelling units</li><li>• <u>Dwelling units used/Unbuilt remaining</u> – 0/14</li><li>• <u>Excess dwelling units</u> – 0</li></ul>
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### Discussion Question:

- Is low-density residential the appropriate land use for this Sub-Area given its size and location? Should the Sub-Area be eliminated and folded into consideration of the Hermitage South potential future growth area? Should a different land use type (e.g., commercial) be considered?

**MODIFIED TABLE FOR BADA RESIDENTIAL DENSITIES DISCUSSION**

Sub Area	Title	Planned Land Use	Residential Types	Planned Res. Density	Approx. Area (acres)	Revised Yield (2015)	Res. Units Used (2024) <sup>6</sup>	Remaining Dwelling Units <sup>6</sup>	Unbuilt Dwelling Units <sup>6</sup>	Unused Dwelling Units <sup>9</sup>	Notes
1	Western Gateway	Institutional	SFD, SFA, MF/OPR	n/a	16.6	n/a	0	n/a	n/a	n/a	See 1
2	Fairgrounds	Institutional	SFD, SFA, MF/OPR	n/a	58.9	n/a	0	n/a	n/a	n/a	See 1
3	CCHS/Battlefield Estates South	Low-Density Res.	SFD	2 RU/AC	84.4	143	74 73	69 71	0 +	69 71	n/a
4	Battlefield Estates North	Low-Density Res.	SFD	2 RU/AC	50.1	80	70 63	10 18	0 7	10 18	n/a
5	Battlefield Estates East	Med-Low Density Res.	SFD	4 RU/AC	30.8	62	60 58	0	2 4	0	n/a
6	Battlefield Estates Business	Business/Office	n/a	0.3 FAR	15.95	n/a	n/a	n/a	n/a	n/a	See 10
6A	Mosby Flexible Residential Area	Med-Density OPR	SFD, SFA, MF/OPR	n/a	19.2	300 (max 120 multi-family) <sup>3</sup>	183 including 180 multi-family <sup>3</sup>	117	n/a	117	See 2 and 8
9	Northern Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	41.7	54	82 54	0	0 54	-28	n/a
10	First Street Residential Area	Low-Density Res.	SFD	2 RU/AC	9.5	6	0	6	6	0	n/a
11	Soldier's Rest Preservation Area	Limited Residential	SFD	1 RU/10 AC	13.8	1	1	0	0	0	n/a
12A	First Street Conservation Area	Limited Residential	SFD	1 RU/10 AC	26.3	0	0	0	0	0	n/a
13	Buckmarsh Run Conservation Area	Limited Residential	SFD	1 RU/10 AC	32	3	0	3	3	0	n/a
14	Northeast Residential Transition Area	Med-Low Density Res.	SFD	4 RU/AC	7.2	28	0	28	0	0	See 7
15	Northeastern Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	63.1	81	0	81	0	0	See 7
16	Bel Voi Preservation Area	Limited Residential	SFD	1 RU/10 AC	8.9	1	1	0	0	0	n/a
17	Eastern Gateway	Low-Density Res.	SFD	2 RU/AC	15.1	25	0	25	0	0	n/a
18	Berryville Glen	Low-Density Res.	SFD	2 RU/AC	75.1	116	71 45	0 45	0 26	45	n/a
19B	Dandridge Acres Preservation Area	Limited Residential	SFD	1 RU/10 AC	10	1	1	0	0	0	n/a
20	Johnson-Williams Institutional Area	Institutional	SFD, SFA, MF/OPR	n/a	10.3	n/a	40	n/a	n/a	n/a	See 1 and 3
22	South Church St. Residential Area	Med-Low Density Res.	SFD	4 RU/AC	19	35	4	31	0	0	n/a
24	Southgate (Removed in 2015)									3	

## MODIFIED TABLE FOR BADA RESIDENTIAL DENSITIES DISCUSSION

25	Southgate Residential Area	Med-Low Density Res.	SFD	4 RU/AC	4.7	7	4	3	0 3	3	n/a
26	Hermitage Blvd. Residential Area	Med-Low Density Res.	SFD	4 RU/AC	38.6	38	38	0	0	0	n/a
27A	Hermitage Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	34.4	91	36 91	0 55	0 36	19 55	n/a
27B	Southern Gateway Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	7	14	0	14	0	0	n/a

- 1 The Institutional Designation recommends housing for low to moderate income, elderly, and handicapped individuals. Density is driven by the zoning district classification assigned to the parcel. Sub-Area 1 contains no guidance for residential uses. Sub-Area 2 includes language for 12 dwelling units/acre with maximum of 540 dwelling units.
- 2 Density of Older Persons Residential is to be determined by site plan for specific projects.
- 3 Existing Johnson-Williams Apartments contains 40 residential units
- 4 Sub-Area 14 was originally listed as Sub-Area 14A and recommended for Light Industrial Uses
- 5 Sub-Area 21 (Clarke County Business Park) is composed of original Sub-Areas 19A, 19D, 21A, and 21B.
- 6 Residential units used refers to the number of units constructed and to be subtracted from the total yield. Updated for 2024.  
Remaining residential units refers to units remaining from the total yield that have not been assigned to a future development via plat or plan approval.  
Unbuilt residential units refers to units that have been approved by the governing body via subdivision plat or site plan but have not been developed.
- 7 Sub-Areas 14 and 15 may be candidates for additional density at 4 units/acre with additional units taken from the total number of unused units in the Annexation Area.
- 8 Sub-Area 6A includes an alternate design option allowing a maximum of 50 units to be developed under the Attached Residential (AR) zoning district.
- 9 3 additional unused dwelling units came from Sub-Area 24 which was removed from the Plan with the 2015 update.
- 10 Sub-Area 6 contains a 70+ unit assisted living facility.

SFD:

Single-family detached residential

SFA: Single-family attached residential (duplex, triplex, quadplex, townhouse)

MF/OPR: Multi-family older persons residential (apartments, condominiums)

RU: Residential unit

AC: Acre

Sub-Areas with unused residential units that could be re-allocated to other Sub-Areas subject to Plan recommendations.

Candidate for removal from Plan

Changes noted by Staff