



BERRYVILLE AREA DEVELOPMENT AUTHORITY
REGULAR MEETING
Wednesday, October 24, 2018 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 24, 2018.

ATTENDANCE¹

Authority Members Present: Allen Kitselman (Chair); Tom McFillen; George L. Ohrstrom, II (Vice-Chair); and Kathy Smart

Authority Members Absent: Matt Bass

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

Chair Kitselman called the meeting to order at 7:04PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Kitselman, McFillen, Ohrstrom (moved), Smart (seconded)

No: None

Absent: Bass

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the September 26, 2018 meeting as presented.

Yes: Kitselman, McFillen, Ohrstrom (moved), Smart (seconded)

No: None

Absent: Bass

DISCUSSION – SITE PLAN

Jon Erickson (MRA, Inc., Agent) and Alton Echols, Jr., Trustee (Owner), are requesting Site Plan approval to construct a 120-unit age- and income-restricted

¹ The Authority had one vacant seat (Town member) for this meeting.

multifamily apartment building on 10.98 acres as a use under Section 614.2(c) of the Berryville Zoning Ordinance at the property located at 418 Mosby Boulevard, identified as Tax Map Parcel number 14-((5))-251B, zoned OPR Older Person Residential. SP 02-18

Mr. Erickson provided an update on the status of the site plan review. He stated that they received approval of the stormwater management plan from the Virginia Department of Environmental Quality (DEQ) on Tuesday and they have also received approvals from Public Works, Fire, and others. He added that there are no outstanding agency approvals to address. He said that he has provided color renderings of the proposed facility for review, noting that it was designed to complement the adjacent assisted living facility.

Mr. McFillen asked Mr. Erickson to provide an update on how public comments at the previous meeting regarding sidewalks are being addressed. Mr. Erickson said that sidewalk has been added along the entire property frontage on Mosby Boulevard and internal sidewalks are provided throughout the property. He said that some of the internal sidewalks will include an ingress/egress easement provided to the Town to allow the public to use the sidewalk network. He noted that the remaining area without sidewalk includes five homes that front on Mosby Boulevard. Mr. McFillen thanked Mr. Erickson for addressing the concerns. Ms. Dunkle asked Mr. Erickson for confirmation that the sidewalk easements to be dedicated to the Town is for ingress/egress only and not for maintenance, and Mr. Erickson replied yes.

Chair Kitselman asked if Staff has any remaining issues and Ms. Dunkle said no. Ms. Dunkle also outlined the remaining administrative steps that need to be completed in order for the land disturbance permit to be issued.

John Byrd asked if he could raise a question about the proposal and Chair Kitselman recognized Mr. Byrd. Mr. Byrd said that he represents North Buckmarsh LLC who owns the 11 acre parcel to the north of this property. He said that his engineer, Evan Wyatt (Greenway Engineering), has reviewed the site plan and has requested a point of clarification about the stormwater easement. He asked whether the stormwater management plan factored in any impacts on his 11 acre parcel. Mr. Erickson replied that he did not account for any stormwater from Mr. Byrd's site. Mr. Erickson added that when the 11 acre parcel is developed, the developer will need to get an agreement to use the stormwater facility proposed for use by this project or will have to provide stormwater management on their own site. Mr. Byrd said that they currently have an easement to use the stormwater facility and asked whether that is not in consideration. Mr. Erickson replied that they have not eliminated any existing easements.

Chair Kitselman recognized Mr. Alton Echols. Mr. Echols stated that he gave the Byrds an easement years ago that is still legally in effect and that gives them the right to access the stormwater pond when they develop their property. Mr. McFillen said that he appreciated the comment and noted that if the Byrds use the stormwater facility in the future and it requires modifications, it will be their responsibility to bear the cost of the modifications. Mr. Echols replied that the Byrds understand this obligation. Mr. Erickson noted that the easements are shown on the site plan and plat. Mr. Byrd said he just wanted to make sure the easement is captured in the approved site plan.

Chair Kitselman called for a motion on the application. Mr. McFillen moved, seconded by Ms. Smart, to approve the site plan application. The Authority voted to approve the application as presented.

Yes: Kitselman, McFillen (moved), Ohrstrom, Smart (seconded)
No: None
Absent: Bass

OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. McFillen moved, seconded by Ms. Smart, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:19PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk