



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

ATTENDANCE

Authority Members Present: Matt Bass; Allen Kitselman; George L. Ohrstrom, II; Mary Jo Pellerito; and Kathy Smart

Authority Members Absent: Tom McFillen

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

ORGANIZATIONAL MEETING

Ms. Dunkle called the Organizational Meeting to order at 7:00PM and opened the floor to nominations for Chair for 2018. The Authority elected Mr. Kitselman as Chair.

Yes: Bass, Kitselman, Ohrstrom (moved), Pellerito, Smart (seconded)

No: None

Absent/Abstained: McFillen

Chair Kitselman opened the floor to nominations for Vice-Chair for 2018. The Authority elected Mr. Ohrstrom as Vice-Chair.

Yes: Bass (moved), Kitselman (seconded), Ohrstrom, Pellerito, Smart

No: None

Absent/Abstained: McFillen

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Bass (moved), Kitselman, Ohrstrom, Pellerito, Smart (seconded)

No: None

Absent/Abstained: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the August 9, 2017 meeting as presented.

Yes: Bass, Kitselman, Ohrstrom (moved), Pellerito, Smart (seconded)

No: None

Absent/Abstained: McFillen

MEMBER INTRODUCTION AND STAFF UPDATE

Chair Kitselman introduced Mary Jo Pellerito as the new BADA member representing the Town and replacing former member Warren Dilandro who has moved. Ms. Pellerito spoke briefly about her background and the members welcomed her to the Authority. She noted that she has some questions about the Berryville Area Plan as she learns more about the Authority's role and the members commented briefly on the background of the Plan and the Authority.

Ms. Dunkle noted that Town Council recently discussed starting work on a new annexation area that is located south of the Business Park and is identified in the Plan as the Southern Potential Future Growth Area. She also said that they are looking at potential annexation of some other properties in the Annexation Area. Vice-Chair Ohrstrom asked if the annexation of additional properties has been discussed with the County and Ms. Dunkle said yes but only internally among Staff at this time. Mr. Stidham said that the Plan outlines the process for determining whether to create a new annexation area noting that it begins with a technical analysis of the development capacity of the properties in question. He said that the primary issue with the Southern Potential Future Growth Area is transportation and that Staff recommends beginning the effort by hiring a transportation engineering consultant to evaluate the area and its impacts on the overall transportation network. Vice-Chair Ohrstrom asked who would pay for the consultant and Mr. Stidham said that the costs would be shared between the Town and County. Vice-Chair Ohrstrom said that the biggest issue is how to address the Norfolk-Southern rail crossing and Mr. Stidham replied that they would like to get a consultant with expertise in dealing with the Railroad. Chair Kitselman provided an overview of the goal to connect Jack Enders Boulevard with U.S. 340 and how development of the Southern Potential Future Growth Area could provide other options. Vice-Chair Ohrstrom added that a new annexation area could add over 100 acres of development area to the Business Park. Chair Kitselman noted that this would be a significant addition to the tax base and would add jobs and no additional impacts to the School system.

Mr. Bass asked when the timing for notice to residents would be for any potential projects or construction in this area. Ms. Dunkle replied that one property owner in this area expressed concerns about development during the Berryville Area Plan update process. Mr. Stidham asked when property owners are notified during an annexation process and Ms. Dunkle replied that it would be prior to the public hearing process. Mr. Stidham noted that if we are evaluating whether to create a new annexation area, the public would not be notified until we reached the stage in the process where the Town and County are ready to formally establish the new area. He added that the study process leading up to this decision would take a significant amount of time. Chair Ohrstrom asked whether the Town and County governing bodies have to approve this effort and Mr. Stidham replied that both will have to approve the funding for the transportation consultant to study this area. Mr. Stidham also noted that he hopes the transportation consultant would be able to provide cost estimates for different development scenarios along with funding opportunities that may be available. Cost estimates will be important to determine whether development in specific scenarios are feasible or cost-prohibitive. Chair Kitselman said that the best solution is to make the connection from Jack Enders Boulevard through the Mercke property and Ms. Dunkle agreed. Vice-Chair Ohrstrom asked who should make contact with Norfolk-Southern to determine what they will allow. Ms. Dunkle said that they have corresponded with the Railroad in past years but that the first step should be for the transportation consultant to study the different scenarios. Mr. Stidham added that a consultant would be

able to tell us if a connection to U.S. 340 would function as a local collector similar to Hermitage and Mosby Boulevards or whether it would become more of a regional collector and convey traffic to Route 7 eastbound. Ms. Dunkle noted that traffic on East Main Street is increasing and owners in the Business Park have been told that there will be a future connection to U.S. 340. Ms. Pellerito asked whether there have been any development plans discussed for the Southern Potential Future Growth Area. Ms. Dunkle replied that it cannot be developed for business park uses because it is zoned Agricultural-Open Space-Conservation (AOC). Mr. Stidham added that if it was designated as an annexation area with recommended uses added to the Berryville Area Plan that would likely attract interested developers. Ms. Pellerito asked whether the other Future Growth Areas would also be considered. Ms. Dunkle described the two Future Growth Areas and Mr. Stidham said that these are long-range (10-20 years) areas to be studied in the future. Ms. Dunkle added that there are other properties that remain undeveloped in the Annexation Area and are designated for residential uses.

Mr. Stidham said that Staff would keep the Authority up to date on these activities.

PROPOSED MEETING DATES

The Authority voted to approve the proposed meeting dates for 2018 as presented.

Yes: Bass, Kitselman, Ohrstrom (moved), Pellerito, Smart (seconded)

No: None

Absent/Abstained: McFillen

OTHER BUSINESS

Ms. Smart asked about the status of the McDonalds project. Ms. Dunkle said that the review is complete and a land disturbance permit has been issued.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Vice-Chair Ohrstrom moved, seconded by Mr. Bass, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:28PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk