



**BERRYVILLE AREA DEVELOPMENT AUTHORITY  
ORGANIZATIONAL MEETING  
Wednesday, August 28, 2019 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, August 28, 2019.

**ATTENDANCE**

Authority Members Present: Matt Bass; Allen Kitselman; George L. Ohrstrom, II; Tom Parker; and Kathy Smart

Authority Member Absent: David Weiss

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

Ms. Dunkle called the meeting to order at 7:00PM. She asked for a motion to elect chair and vice chair for 2019. Mr. Ohrstrom made the motion to retain Allen Kitselman as chair.

**ELECTION OF CHAIR**

The Authority voted to approve Allen Kitselman as chair.

Yes: Bass; Kitselman; Ohrstrom (moved); Parker; Smart (seconded)

No: None

Absent: Weiss

Ms. Smart made the motion to retain Mr. Ohrstrom as vice chair.

**ELECTION OF VICE CHAIR**

The Authority voted to approve George Ohrstrom as vice-chair.

Yes: Bass (seconded); Kitselman; Ohrstrom; Parker; Smart (moved)

No: None

Absent: Weiss

### APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

**Yes:** Bass (seconded); Kitselman; McFillen; Ohrstrom (moved); Smart

**No:** None

**Absent:** Weiss

### APPROVAL OF MINUTES

The Authority voted to approve the minutes of the October 24, 2018 meeting as presented.

**Yes:** Bass (abstain); Kitselman; Ohrstrom (moved); Parker; Smart (seconded)

**No:** None

**Absent:** Weiss

Ms. Dunkle introduced Tom Parker as the new BADA member representing the Town.

### SET PUBLIC HEARING

**D.R. Horton, Inc. (Patrick J. Williams, Agent) is requesting final subdivision plat approval for the creation of 82 single-family residential lots on 41.2046 acres on Tax Map Parcel number 14-A-96 zoned DR-2 Residential located in the Town of Berryville. MASD 01-19**

Chair Kitselman asked staff to review the request. Ms. Dunkle identified representatives from D.R Horton and Dewberry that were in attendance. She described the request and referenced the original submission and approval of the Shenandoah Crossing project in 2005. She identified features on the site including storm water management facilities; access to the site; and General Assembly action which extended the approval of the subdivision to 2020. She also explained the project's relation to the Fellowship Square project that will be reviewed by the Town Planning Commission.

Regarding the lighting plan, Vice-Chair Ohrstrom asked if the street lighting would be dark-sky compliant. Ms. Dunkle replied that Rappahannock Electric Cooperative (REC) operates the street lights and they are installed according to REC's standards. She added that they have been recently installing LED lighting.

There was a discussion about West Fairfax Street. Ms. Dunkle described previous discussion with the neighborhood in 2004 and the proposed additional right of way, curb, gutter, and sidewalk that was under consideration with the first application. She said that left and right turn lanes at North Buckmarsh Street would be an important component adding that the property owner was willing to discuss the acquisition of approximately 12 feet of his property when the application was first discussed. Vice-Chair Ohrstrom asked if the project would be held up if street improvements could not be completed and Ms. Dunkle replied no.

There was a discussion about affordable housing units that may be a part of the subdivision. Vice-Chair Ohrstrom asked what the median price for homes would be and if there will be any affordable housing component. Ms. Dunkle said the Town did not have an Affordable Dwelling Unit (ADU) ordinance or requirement adding the Town did not have a housing authority who would oversee the affordability component. Pat Williams from D.R. Horton described the lot sizes and general cost of the homes ranging from the mid \$300,000s to the mid \$400,000s depending upon the floor plan. Vice-Chair Ohrstrom said that when you get into the mid \$400,000s it is a stretch for people to buy as starter homes. Ms. Dunkle noted that availability fees and increasing construction costs impact housing prices. Chair Kitselman asked if they would be as large as the homes they are constructing on the other side of the mountain. Mr. Williams replied that they will be smaller than the homes in Apple Glen. Ms. Smart asked if the lots will

be ¼ acre. Ms. Dunkle replied that the minimum lot size is 12,500 square feet for cluster developments in DR-2 and most of the lots are between 12,500 – 14,000 square feet.

Vice-Chair Ohrstrom asked about VDOT comments and Ms. Dunkle said they provided comments on the US 340 intersection. He asked about the stormwater management review and Ms. Dunkle said that plan revisions are currently being reviewed. He also asked Ms. Dunkle if there are any issues with safety or environmental concerns that she is currently aware of and she replied no. She also explained how the Town's regulations on blasting differ from the County's regulations. Vice-Chair Ohrstrom asked if there have been any comments from the public and Ms. Dunkle replied that people have been asking when it will be finished and what the cost of homes will be. Mr. Bass asked what the timetable for construction will be. Mr. Williams replied that they hope to begin land disturbance in November, have the first phase paved next summer, and be able to build houses afterwards. Mr. Parker asked when Fairfax Street will be completed. Mr. Williams replied that Fairfax Street is required to be completed prior to getting any occupancy permits on homes in Shenandoah Crossing. Ms. Dunkle provided additional information on the requirements and the connection to a stub street to the adjacent neighborhood. She also explained off-site challenges to connectivity along Fairfax Street. Vice-Chair Ohrstrom asked if connectivity issues could be cleaned up in conjunction with this project and Chair Kitselman asked about pedestrian connectivity to downtown.

Mr. Parker asked about tree removal at the corner of the US 340/Rt. 7 interchange for a water line, and Mr. Williams confirmed that there will be clearing necessary to install the water line. Mr. Bass asked if there will be any green zone or buffering established along this area and Mr. Williams replied that a lot of the existing trees are in the right-of-way.

Chair Kitselman asked if the applicants would give additional consideration to affordable housing and that there may be some speakers at the public hearing on the issue. He said that they frequently hear of the need for housing that is affordable to public safety employees and teachers.

There being no further discussion, the Authority set the public hearing for Wednesday, September 25, 2019 at 7:00pm.

**Yes:** Bass; Kitselman; Ohrstrom (moved); Parker; Smart (seconded)

**No:** None

**Absent:** Weiss

#### **PROPOSED MEETING DATES**

Ms. Dunkle noted the list of proposed meeting dates for the remainder of 2019 and for calendar year 2020. She said that it is a guideline for the remainder of the year and Mr. Stidham added that the members can vote on the 2020 schedule at the January organizational meeting.

#### **OTHER BUSINESS**

Ms. Dunkle provided an update on the review of Hermitage Section 5 that will eventually require joint review and public hearing with the Town Planning Commission.

#### **ADJOURN**

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Ohrstrom moved to adjourn the meeting at 7:30PM.

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Allen Kitselman, Chair

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Brandon Stidham, Clerk