



**BERRYVILLE AREA DEVELOPMENT AUTHORITY
REGULAR MEETING**

**Wednesday, September 25, 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, September 26, 2019.

ATTENDANCE

Authority Members Present: Allen Kitselman, Chair; Matt Bass; Tom Parker; and David Weiss

Authority Members Absent: George L. Ohrstrom, II; Kathy Smart

Staff present: Christy Dunkle, Berryville Assistant Town Manager

Chair Kitselman called the meeting to order at 7:00PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Bass (moved); Kitselman; Parker (seconded); Weiss (abstain)

No: None

Absent: Ohrstrom; Smart

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the August 28, 2019 meeting as presented.

Yes: Bass (seconded); Kitselman; Parker (seconded); Weiss

No: None

Absent: Ohrstrom; Smart

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 opened the public hearing.

Chair Kitselman asked staff to give a brief overview of Berryville Area. Ms. Dunkle said she had met with a number of residents concerning the public hearing and wanted to give a brief overview of the efforts by the Town and County over the years. She referenced the creation of the BADA, the Berryville Area Plan, zoning regulations shared between the two localities, and the Town's agreement to extend water and sanitary sewer in Annexation Area B.

Ms. Dunkle identified the three future potential growth areas from the updated Berryville Area Plan and recommended that residents visit the Town and County web sites or contact staff should they have questions concerning existing and future development.

Ms. Dunkle described the request and previous application submission for Shenandoah Crossing. Chair Kitselman asked if Horton would like to address the Authority. Brian Prater, representing DR Horton, said he was fine with Ms. Dunkle's description.

Chair Kitselman recognized Harry Sunderland, Town resident. Mr. Sunderland said he was concerned about the future development in Berryville and traffic on 340. He requested more communication to let people know what is happening. He said he wanted to keep Berryville small.

Chair Kitselman recognized Jeremy Tipton, Town resident. Mr. Tipton said he had two concerns in the Rockcroft neighborhood: the safety of the children and traffic. He suggested speed tables on Rockcroft Drive and Circle Drive. He also said that buffers should be established between neighborhoods.

Chair Kitselman recognized Brian McComb, Town resident. Mr. McComb said he lives on Page Street and said his house is 30 feet below the Shenandoah Crossing property and was concerned about drainage from the property. He also voiced concern over traffic and safety of homes.

Chair Kitselman recognized Helen Magnotti, Town resident. She said her backyard flooded when her house was built and the developer added a French drain to her property to remedy the problem. She asked if soil testing had been done on the site. She asked when construction would begin.

Chair Kitselman recognized Marianne Casey, Town resident. She voiced concerns about traffic going into the new subdivision, safety, and the elevation of houses on adjacent properties.

Chair Kitselman recognized Carl Stephanus. Mr. Stephanus said he had recently sold the Soldiers' Rest property and said problems will start immediately including dust and construction debris.

Chair Kitselman recognized Scott Koysh, Town resident. Mr. Koysh asked if Church Street would be completed. He said he was concerned about the safety of the children in the neighborhood and a buffer between the two residential developments should be considered.

Chair Kitselman recognized Mark Guevremont, Town resident. Mr. Guevremont asked if consideration had been taken concerning storm water runoff, traffic, and emergency services.

Chair Kitselman recognized Jess Mitchell, Town resident. Ms. Mitchell asked if there would be a buffer and if Church Street was going to be paved through to Fairfax Street.

Chair Kitselman recognized Tina Creek, Town resident, who asked about future development.

There being no other speakers, Chair Kitselman asked for a motion to close the public hearing.

Yes: Bass (seconded); Kitselman; Parker; Weiss (moved)

No: None
Absent: Ohrstrom; Smart

Chair Kitselman said he moved to Berryville in 1987 and being smart about growth is the reason Berryville is a great place to live. He said the Town built a new wastewater plant and outfall line to accommodate future growth. He said the Annexation Area defines where we are going to grow and said this plan was a model for the state of Virginia. He said the planning for the community has gone on for a long time and the ordinances are tight.

Chair Kitselman addressed blasting regulations and oversight and discussed the intersection of North Buckmarsh Street and Fairfax Street. Mr. Weiss said the Board is well aware of the circle around Berryville and are always aware of development and budgets to accommodate necessary services for the community.

Mr. Bass thanked residents for coming to the meeting. He said that as an advisory board, their duty is to assure that the applicant follows the rules. He said as a resident for 35 years, he has seen construction of other developments and new residents settling into the community. There was a discussion about traffic calming applications.

Chair Kitselman recognized Mr. Prater and asked him to address items that had been brought up at the public hearing. Mr. Prater said there are no buffer requirements between residential zoning districts. He said his client is meeting all of the zoning and subdivision standards as set forth in the respective ordinances. He said the streets are designed to VDOT standards and storm water requirements will be met per Department of Environmental Quality regulations. He said the development is a by right use as established in the Town's zoning ordinance and they will be meeting all the requirements.

There was a discussion about construction protocols. Chair Kitselman said that applicant will be required to meet all necessary requirements.

Mr. Bass asked if there is a web site available for residents to see the product that will be built. DR Horton representatives indicated that a web site will be up within three or four months that will market the property. Mr. Bass said that at the last meeting, Horton representatives indicated they were hoping to begin land disturbance in November with paving next summer and construction after that.

Mr. Weiss said that they are well aware of the changes coming to the neighborhood. He said balance and planning for change are important. Chair Kitselman said in order to survive, the Town needs to grow. Mr. Weiss added the benefits will be good for the community.

OTHER BUSINESS

There was no other business.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Bass moved to adjourn the meeting at 8:48PM.

Allen Kitselman, Chair

Christy Dunkle, Clerk