



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**MINUTES - REGULAR MEETING**  
**Wednesday, August 2, 2023 at 6:00PM**  
**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 2, 2023.

**ATTENDANCE**

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman (chair); George L. Ohrstrom, II (vice chair); Kathy Smart; David Weiss

Authority Members Absent: none

Staff Present: Christy Dunkle, Berryville Community Development Director; Brandon Stidham, County Planning Director

Chair Kitselman called the meeting to order at 6:00PM.

**APPROVAL OF AGENDA**

The Authority voted 6-0-0 to approve the agenda as presented.

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

**No:** None

**Absent:** None

**APPROVAL OF MINUTES**

The Authority voted 6-0-0 to approve the minutes of the February 22, 2023 meeting as presented.

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

**No:** None

**Abstain:** None

**Absent:** None

**REVIEW OF PROPOSED WORK PLAN**

Mr. Stidham reviewed the draft work plan with Authority members. He said that at the end of the meeting, staff will have sufficient direction to compile the topics for the six proposed work sessions. He said the first

four topics are big picture policy discussions and topics five and six are topics that are specific to the plan. He said the discussion this evening will be the goals and objectives section with the southeast collector being discussed at the next work session.

Mr. Stidham reviewed policies concerning housing types, current densities, and affordable housing as well as water and sewer capacities. He said the sub-area descriptions should be discussed and referenced the removal of several sub-areas during the last update. He said evaluation of the future potential growth areas should also occur during this review. Mr. Stidham said staff will be updating demographic and statistical data and text in the Plan during the process.

Mr. Stidham said that once the draft update is completed, Authority members will provide direction on modifications to the document. He said the final draft would then be presented to the public at informal meetings for comment and a public hearing would be held.

Vice Chair Ohrstrom asked about the order of the work sessions. Mr. Stidham said the order is fluid and may change through the process.

Mr. Stidham began the review of the goals. There was a discussion about residential and commercial broadband applications and current available technology. Vice Chair Ohrstrom said it is a good goal to streamline the document.

Mr. Stidham reviewed objectives under the environment section. There was a discussion about stormwater management and the process under the purview of the Virginia Department of Environmental Quality. There was a discussion about the purchase of nutrient credits; preserving open space; and buffers. Mr. Stidham identified modifications to the existing policies in the environment section and reviewed cluster development policies.

Mr. Stidham discussed proposed changes to the transportation section of the Plan. There was a discussion about traffic calming and wayfinding signage that is currently being implemented by the Town. Mr. Stidham discussed reimbursement funds from VDOT to the Town to maintain the secondary street network. He said new subdivision streets should be designed to assure that they will not create maintenance issues for the Town that would be cost prohibitive. Mr. Stidham discussed transportation impact analyses and other studies that may be requested through the development process.

Mr. Stidham discussed the new construction of phased residential developments. He said this policy issue would specifically address concerns with the Friant property. He said the primary entrance would be through the Audley property but will also connect through an existing subdivision street. He said we will want them to open the primary entrance to avoid issues with the existing neighborhoods. He added that this access would be beneficial to the community should there be an economic downturn and resulting in the developer ceasing construction.

Mr. Stidham discussed the housing policies. There was a discussion about design review. Mr. Stidham referenced historic district design standards in reference to housing, adding that quality design is the goal. There was a discussion about the ability to proffer design standards. He discussed affordable and flexible housing types. There was a discussion about including affordable housing and increases in density. Mrs. Harrison said there needs to be additional rental units available and that workforce housing is needed for residents to be able to live and work here. Mr. Hudson discussed housing for specific age groups. There was a discussion about younger people, those over 55 years old, and others. Ms. Harrison said the Town

got rid of the older person zoning and said we had plenty of senior housing. Mr. Weiss said these items are something for the developer to consider.

Mr. Stidham discussed the land use section. He discussed housing, transition and in-fill, and adaptive reuse as options that should be considered. He said policies were modified to remove redundancy. There was a discussion about the meaning of blight.

Mr. Stidham addressed public services and facilities. He said a portion of the section included items in capital improvement plans. There was a discussion of participation in the water supply planning and the removal of this portion from the previous draft. Mr. Stidham said the urban design section has been removed. He explained the historic district overlay district and the fact that once the property has been annexed, this overlay is not applicable.

Mr. Stidham said that implementation was the new section seven. Mr. Weiss referenced the economic development section and discussed potential areas of expansion adjacent to the Clarke County Business Park. He asked if this was redundant now. Mr. Stidham said it should be included.

Mr. Stidham said policy number five includes language added about complementary ordinances.

Mr. Stidham said staff added a new section to provide guidance and describe the process by which new annexation areas are established. He said this was a first draft of this section. He described new items including how land may be annexed into the Town and future amendments to the Annexation Agreement. Vice Chair Ohrstrom discussed a lack of communications between other localities. He asked if there was any point to address this in case the localities disagree. Mr. Stidham said discussion between the localities is important in order to not get blindsided. Ms. Dunkle said this was the intention of the BADA and to keep discussions going between the localities. Mr. Hudson said the bottom line is for the Town and County to agree on things.

Chair Kitselman said it was a good time to segue to a discussion about the southeast collector road which is important and essential to the Town's collector road system. He asked that a meaningful discussion take place but thinks the County has been moving away from that effort. He added that the Town sees this as essential. Chair Kitselman suggested discussing the County's concerns. He said in his time with the Town, this is the one thing that may cause static between the localities. He said discussing this topic at the meeting would help each other understand each other's reasoning.

Mr. Stidham responded by saying he does not envision this as an awful idea, adding there are a number of hurdles that need to be overcome to continue the vision of development of the Smallwood property. He said the Prime AE study had a limited scope and it had two objectives. He said the first was to get a clear answer from Norfolk Southern as to whether the at-grade crossing originally planned would be allowed, adding that it was clear from the report that it would not be permitted. The second was to identify alternative routes. He added that scoping out alternatives was the bulk of the report, however the study did not go beyond the study area to the endpoints of the segments identified in the plan. He said they addressed the business park and Smallwood Lane to 340, but little beyond that point. He added that there is direct access from the collector road to 340 at the perimeter of Town and will go around the outer edge of Town with direct access to East Main Street. Mr. Stidham said his concern for a long time, which was beyond Prime AE's scope in the study, is the creation of an eastern by-pass for all north bound traffic on 340 to go on this roadway to go east over the mountain. He asked if GPS routing would send everyone this way. He said that could change the character and intention of the road as far as conveying local traffic. He said

traffic on this road could end up like other collector roads in Town conveying significant amounts of pass-through traffic.

Mr. Stidham said the hurdle is figuring out how other local streets including Jack Enders Boulevard, East Main Street, and Harry Byrd Highway would be impacted. He said those streets should be studied for expansion, if the capacity is sufficient, and if the road is going to create a constant stream of traffic that will change the character.

Mr. Stidham said the more practical hurdle is funding the project. He said there may or may not be a development project or group of developers willing to invest in building the collector road. He said our only option would be to go through the state's Smart Scale process. He said in order to get that funding, there is an elaborate scoring mechanism. He said to be the most competitive project, the project must be identified in the comprehensive plan, the property impacted must be zoned for business, and have an approved site development plan that is almost shovel-ready in place. He added there is a lot of investment that we would need to spend up front in order for us to be eligible to access funds. He said once you get the grant approved, it is several years out before construction could begin. He added that if there are developers interested, they are not going to wait around for the funding to become available to build the road, and would likely want a partnership with local governments.

Mr. Stidham said other personal concerns he has include the planning-level cost identified in the study of the intersection at US 340 and Smallwood Lane, and potential impacts to the conservation easement property to the south and Tripp's located on the northeast quadrant of the intersection. He added that there is little room for an intersection. He said that conveying truck traffic onto 340, as opposed to going through downtown streets, is not a bad concept. He asked how do you get there in the most realistic and cost-effective manner given our state of being able to attract development that could pay for the road.

Mr. Hudson asked about options for extending across the railroad tracks including under or over the tracks and whether Norfolk Southern would entertain any alternatives. There was a discussion about the costs involved and the alignment of the track. Mr. Stidham said the upgrade of the crossing at Smallwood Lane and US 340 is doable, but the VDOT shop and a house are in this location.

Mr. Weiss said that Mr. Stidham summarized the concerns and the Board of Supervisors has taken the information into consideration and feel it is not a feasible project, not that they are opposed to it. He said the County isn't going to pay for it. Chair Kitselman said it was not going to happen next year but on a 20-year horizon. Mr. Weiss said that is not how it has been presented. There was a discussion about the timing of development. Chair Kitselman said looking at expanding the annexation area is under consideration. Mr. Weiss said in the Board's view, you cannot get across the railroad tracks in a feasible manner at the Smallwood crossing. Chair Kitselman said the owners of the business park lots were told they would have access to 340. Mr. Weiss reiterated that they do not believe development of a road is feasible. Chair Kitselman said he wanted to discuss the matter ahead of the next meeting to have a serious discussion next time.

Mr. Stidham suggested that at the end of the next meeting, challenges are determined and discussed as a starting point. He said that would give the Authority an idea of the timeframe. Vice Chair Ohrstrom said he did not know anything about the crossing at Smallwood Lane. Mr. Hudson asked if there are any options. Ms. Smart said Brandon's idea is a good one and that we have to talk with each other. Mr. Stidham said we need to find common ground. Mr. Hudson discussed plans for future access with property owners. Mr. Stidham discussed the strip of land the County owns across the railroad tracks below South Church Street.

He said over the years, there was no drive to get the answers from the railroad on paper. There was a discussion about the conversation with Norfolk Southern regarding construction cost, and process to create an at-grade crossing. There was a discussion about the alignment and size of the road. Mr. Stidham said the size would probably be the same size as the existing collector roads in Town but questioned whether it would be sufficient in size. He said the Board concerns are issues of getting traffic out on Jack Enders Boulevard to the Route 7 Bypass. Mr. Weiss said gridlock would result by accessing a property that is in a hole. He said the County will not buy the property and develop it again.

Ms. Harrison discussed the nature of the business park and said there are currently issues with tractor trailer traffic being directed by GPS to South Church Street, adding that it is only going to get worse. Chair Kitselman said the Town has been working toward that goal and if our partner is going to 86 it, we need to know. He said he has heard their reasoning.

### **OTHER BUSINESS**

There was a discussion about scheduling the next meeting. Due to members' schedules, it was determined that staff would forward a schedule of alternate dates to members.

### **ADJOURN**

There being no further business, Mr. Hudson moved to adjourn the meeting at 7:19 p.m.

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Allen Kitselman, Chair

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Christy Dunkle, Clerk