



BERRYVILLE AREA DEVELOPMENT AUTHORITY

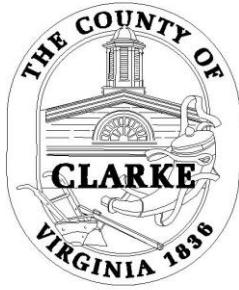
MEETING AGENDA

Wednesday, May 22, 2024, 1:00pm

**Berryville – Clarke County Government Center A/B Meeting Room
101 Chalmers Court – Berryville, Virginia**

- 1. Call to Order – Allen Kitselman (Chair)**
- 2. Approval of Agenda**
- 3. Approval of Minutes – March 27, 2024 Meeting**
- 4. Minor Subdivision Application – Brad and Melinda Gable**
- 5. Berryville Area Plan update process – Residential Density and Housing Types
(continued discussion)**
- 6. Other Business**
- 7. Adjourn**

NEXT MEETING – Wednesday, June 26 (1:00PM)



BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES – REGULAR MEETING

Wednesday, March 27, 2024 at 1:00 p.m.

**Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia**

A regular meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, March 27, 2024.

ATTENDANCE

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

Authority Members Absent: no one

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

Others Present: Ty Lawson

Chair Kitselman called the meeting to order at 1:00 p.m. Chair Kitselman said that Vice Chair Ohrstrom is participating by phone due to medical reasons.

APPROVAL OF AGENDA

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

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

No: None

APPROVAL OF MINUTES – FEBRUARY 28, 2024

The Authority voted 6-0-0 to approve the minutes of the February 28, 2024 meeting as presented.

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

No: None

BERRYVILLE AREA PLAN UPDTE PROCESS – RESIDENTIAL DENSITY AND HOUSING TYPES

Mr. Stidham said that the update process left off at the last meeting with Sub-Area 13 Buckmarsh Run Conservation Area which is part of the Friant development plan currently under consideration by the Town. He said there are no additional development opportunities within this sub-area and that it is identified as open space in the current application.

Mr. Stidham discussed Sub-Area 14 Northeast Residential Transition Area. He said the current zoning is Business Park (BP) and that the land use plan was modified in the 2015 Berryville Area Plan (BAP) update to medium-low density residential development due to lack of access to the sub-area and the possibility of folding it into the Friant development. He said the BAP identifies a lot yield of 28 units in Sub-Area 14.

Mr. Stidham reviewed Sub-Area 16 Bel Voi Preservation Area. He noted that the boundaries of the sub-area do not match the property lines due to the intent to preserve the viewshed to and from the Bel Voi farm house.

Mr. Stidham discussed Sub-Area 17 Eastern Gateway. He said this property belongs to Audley Farm and has a current land use of low-density residential. He added that the main access to the proposed Friant subdivision is identified in this sub-area and that the BAP identifies a 25-unit lot yield. He asked whether low-density residential development was the best use at this high-visibility intersection and how BADA members felt about the Friant proposal. Mr. Stidham reviewed elements of master plan development identified in the BAP that the applicant has addressed.

Vice Chair Ohrstrom said that residents of the Town do not want the density proposed in the Friant rezoning application. Mr. Weiss said the change in land use from business park to residential seemed like a reasonable change at the time, but maybe not. He said improvements to Cattleman's Lane may allow for additional access to Sub-Area 14. Ms. Dunkle noted that the Cattleman's Lane is owned by the railroad who leases the access to building owners. There was a discussion about commercial activities in this location.

Mr. Hudson asked if the Town is in favor of additional density. Ms. Harrison said that the Planning Commission recommended denial of the request. There was a discussion about costs for utility upgrades. Chair Kitselman said that there must be a balance of future development. Mr. Weiss said that assumptions were made on land use decisions when the BAP was written. Mr. Stidham discussed the original descriptions of the sub-areas and the establishment of future rezoning options as well as access criteria for each one. Mr. Weiss said the current proposal does not meet the criteria as there is one access point to the subdivision.

Mr. Stidham discussed the lot yield chart in the BAP which is based on Town water and sewer capacities which now reflects unused dwelling units. He said the future potential growth areas will also need to be determined and included in the chart. There was a discussion about additional areas where the unused dwelling units could be applied and a misconception that if they are not used in the current Annexation Area B, then they will not be available. Ms. Dunkle suggested making a statement in the BAP update confirming that unused dwelling units identified in the current Plan could be transferred to future annexation areas. Ms. Harrison said there is a certain amount of anticipated growth as part of the Plan. She said Mr. Dalton said both plants are at approximately 50% capacity. There was a discussion about future

residential and commercial growth, where it would be located, and sufficient utility capacity to enable this development potential. Ms. Harrison said there are currently approximately 1900 residential units being served by the Town. Mr. Weiss said that 200 additional homes wouldn't significantly change that capacity. Ms. Dunkle said Town staff uses 350 gallons per day as a multiplier for single-family home usage. There was a discussion about added density based on criteria set forth in the Plan. Mr. Stidham asked whether one access to the proposed subdivision was a good idea and discussed the timing of the first connection and threshold for opening other access points. There was a discussion about VDOT not wanting cul-de-sac designs, fire and rescue access, and multiple ingress and egress points. Mr. Weiss added that traffic on Business Route 7 can be challenging at peak hours.

There was a discussion about the Audley property (Sub-Area 17). Mr. Stidham said connectivity to the site could create traffic challenges. There was a discussion about the visibility of the site at the entrance to the Town and what uses would be appropriate. Mr. Stidham said there is limited access to the site which would not be permitted where the guard rail is now. There was a discussion about the proposed location of the road through the Audley property, how the right-of-way would be dedicated, and whether an easement to construct the road would suffice. Ty Lawson indicated that the road is required to be dedicated and is an obligation for both property owners.

Mr. Stidham discussed the developability and list of challenges of Sub-Area 17. He referenced VDOT standard design requirements in order to get a fully-conforming entrance.

Mr. Stidham asked Authority members for their input on establishing an evaluation system in the Plan. Ms. Harrison said it is a good idea because it takes the emotion out of the conversation. She discussed the responsibility of the community to not over-develop in the County.

Mr. Stidham said establishing criteria will help determine appropriate densities. Ms. Harrison discussed development tools including transportation, walkability, sidewalks on East Main Street, and utilities adding that transportation is a concern.

Mr. Hudson discussed the Business Park zoning in Sub-Area 14 and said it should be used for residential development. There was a discussion about the railroad adjacent to the property and whether screening should be required or if it should be identified as a transition area. Mr. Hudson discussed access to the development.

Mr. Stidham discussed connectivity of the proposed subdivision noting that the two physical connections will be emergency access only. There was a discussion about VDOT standard connections. Mr. Weiss said that criteria would work but increased density by a certain percentage was not a functional solution. Mr. Stidham referenced establishing criteria with the goal that all of the dwelling units would be a percentage of the development area. Mr. Weiss said that the premise was to allow designated growth areas, but no one anticipated that all the units would be applied to one difficult property. He added that it could be helpful to identify general methods to use for future sub-areas new levels if developable.

Ms. Harrison said that industrial development on the outskirts of town looks bad, adding that the community is not an industrial park. Mr. Stidham suggested that at some point, the Authority will need to get outside input on what should be located around the town. Ms. Harrison added that there are a number of industrial parks in the region that are empty. There was a discussion on density and the number of residential units in the future. Ms. Harrison said the Town uses a 1.5% growth rate as an average multiplier.

Mr. Weiss said there is a middle ground and that attractive commercial development is a possibility. He said if the idea is to expand, conversations about guidelines and tax revenues should occur. There was a discussion about the southeast collector.

Mr. Hudson said he is concerned about the one access point to the proposed subdivision, asking if there is a solution. Mr. Stidham said that phasing is probably the best solution recommending that the proposed road through Audley be constructed first with the requirement that all construction traffic be directed on this road rather than the existing neighborhood. There was a discussion about asking Audley to comment on future plans. Ms. Smart voiced concern about sufficient water supply in the future.

There was a discussion about uses on the Audley property including farm markets. Mr. Weiss said this is a use that the County ordinance allows. Mr. Stidham suggested performance-based descriptions worthy of the eastern gateway and explained the difference between land use and zoning.

Ms. Dunkle presented information about utility usage in the assisted living facilities per the discussion at the previous meeting. She said that utility staff researched two years of usage and found that the Retreat at Berryville uses approximately 46 gallons per day per unit and Commonwealth Senior Living uses approximately 67 gallons per day. She reiterated that single-family usage is estimated at 350 gallons per day. Authority members determined that these should be considered institutional uses, not residential.

Mr. Stidham said that copies of the Town and County's institutional zoning districts are included in the packet.

Mr. Stidham said that staff is recommending the removal of Sub-Areas 19A, 19B, and 27A due to build-out of the respective sub-areas. He said that 27B is approximately seven acres and not conducive to DR-1 zoning. He asked members if this sub-area should be folded into the future potential growth area. There was a discussion about applying commercial land use to this area. Mr. Stidham said he would bookmark this area for further discussion.

ADJOURN

There being no further business and on a motion from Ms. Harrison, seconded by Mr. Hudson, Chair Kitselman adjourned the meeting at 2:19 p.m.

Allen Kitselman, Chair

Christy Dunkle, Clerk

Berryville Area Development Authority Agenda Item Report Summary

May 22, 2024

Item Title

Gable Minor Subdivision

Prepared By

Christy Dunkle

Background/History/General Information

Brad and Melinda Gable, owners, are requesting a minor subdivision of the property located at 512 and 516 South Church Street, identified as Tax Map Parcel number 14-A-43, and zoned DR-4 Detached Residential. As this property is located within Annexation Area B, the administrative review and approval is under the BADA.

Findings/Current Activity

Per Section 604.5(b)(1) of the Berryville Zoning Ordinance, the lot width must be at least 75 feet. The proposed subdivision has created one non-conforming lot which is 65.73'. The Berryville Board of Zoning Appeals will be holding a public hearing on the matter on Thursday, May 23, 2024. Any approval by the BADA will be contingent upon the determination of the BZA.

512 South Church Street was a former store and is not connected to public utilities. This use is not permitted in Section 604 DR-4 Detached Residential. The structure will be modified into a single-family home and availability fees will be paid should the variance be approved and subdivision granted.

Financial Considerations

N/A

Schedule/Deadlines

As previously referenced, the Berryville Board of Zoning Appeals will be holding a public hearing the day after the BADA meeting.

Other Considerations

N/A

Recommendation

Contingent approval based on the outcome of the Board of Zoning Appeals determination.

Sample Motion

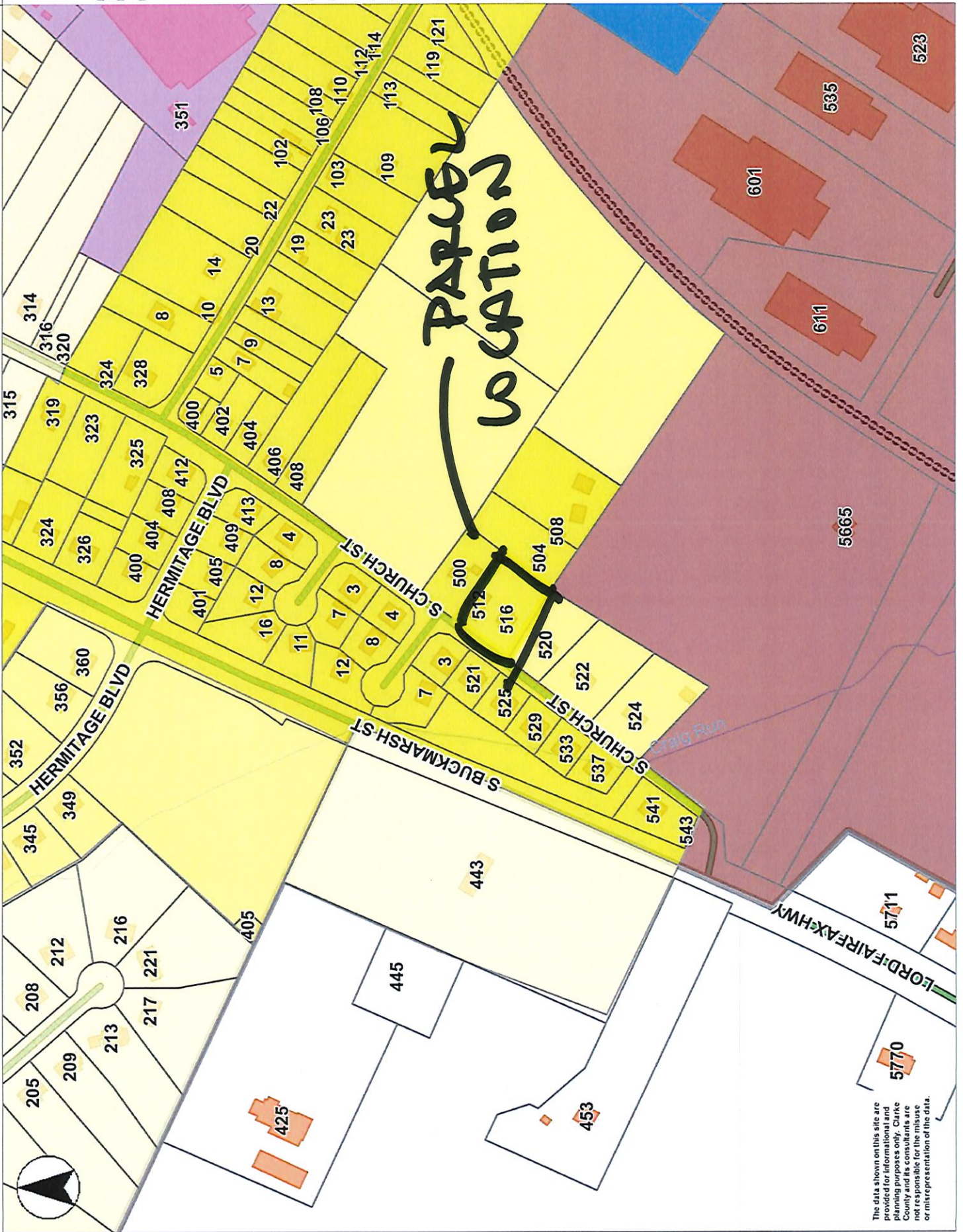
I move that the Berryville Area Development Authority approve the request for a minor subdivision at the property located at 512 and 516 South Church Street, identified as Tax Map Parcel number 14-A-43, contingent upon the approval of a lot width variance by the Berryville Board of Zoning Appeals.

Attachments

- Land Development Application
- Vicinity map
- Subdivision plat



- Public
Parcels
- Berryville Zoning
- Detached Res-1 (DR)
 - Detached Res-2 (DR)
 - Detached Res-3 (DR)
 - Residential-1 (R-1)
 - Residential-2 (R-2)
 - Residential-3 (R-3)
 - Attached Res (AR)
 - Older Persons Res (OPR)
 - Open Space Res (OSR)
 - Business (B)
 - Business Park (BP)
 - Bus Commercial (BC)
 - Light Commercial (LC)
 - Light Industrial (LI-1)
 - Institutional (ITL)
- Clarke County Boundary
- Major Roads
- Interstate
 - US Highway
 - State Highway
- Surrounding Counties
- Clarke County Roads
 - Private Roads
 - Rail
- Buildings
- Appalachian Trail
 - Streams
 - Perennial Streams
 - Intermittent Streams
 - Ponds
 - Rivers



LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner BRADLEY J. GABLE MELINDA D. GABLE
 Owner's Address 20744 AIRMONT RD, BLUEMONT, VA 20135
 Phone 703) 928-5715
 Agent (Contact Person) Bradley Gable
 Agent's Address 20744 Airmont Rd Bluemont VA 20135
 Phone (703) 928-5715

Check Appropriate Request:

- ☐ Subdivision - creating more than 2 lots
☒ Minor Subdivision - single lot divided into 2 lots
☐ Boundary Line Adjustment
☐ Site Plan
☐ Rezoning
☐ Text Amendment: _____ Zoning or _____ Subdivision Ordinance
☐ ARB Certificate of Appropriateness
☐ Town of Berryville Utilities
☐ Other: _____

Complete As Applicable:

Nature of Request/Proposal: sub division of 512 and 514 S. Church St
 Tax Map & Parcel Number(s): 14 - A - - 43
 Size of Project Site: 27,469 SF
 Proposed # of Lots: 2 Existing Zoning _____

Owner or Agent: The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.

Signature: _____ Date: 4/16/24

Owner: I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Town Planning Department and other government agents to enter the property and make such investigations and tests, as they deem necessary. I acknowledge that in accordance with Article X of the Subdivision Ordinance I am responsible for costs incurred for review of subdivision and/or development plans by the Town's engineer and that any other required tests or studies will be carried out at owner/agent expense

Signature: _____ Date: 4/16/24

OFFICE USE ONLY

Public Hearing Required? N/A Dates Advertised _____

Adjoining Property Owners Notified? N/A

Action Taken: BAON

SUBDIVISION PLAT

LOT 1

TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

April 21, 2024

OWNER'S CERTIFICATE

The above and foregoing subdivision of the land conveyed to Bradley and Melinda Gable, as appears on the accompanying plat, along with dedication of easements is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees, if any.

Melinda Gable Bradley J Gable

STATE /COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF LOUDOUN, to wit:

The foregoing Owner's Certificate was acknowledged before me this 24th day of APR, 2024.

by Kimberly Lynn Garrett

My commission expires 9/30/25

Notary Public Registration Number 7559341

SURVEYOR'S CERTIFICATE

I, Mostafa Pourkiani, a duly Licensed Professional Engineer & Land Surveyor in the Commonwealth of Virginia, do hereby certify that the land contained in this boundary line adjustment survey is all of the land conveyed to "Melinda D & Bradley J Gable" by a deed dated November 7th, 2022, to be found among the records of Clarke County in Deed Book 652 Page 586.

Mostafa Pourkiani
Mostafa Pourkiani, P.E., L.S.

PARENT TAX PARCEL IDENTIFICATION

MAP NUMBER 14-A- -43

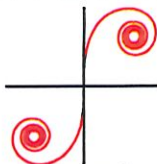


APPROVAL:

TOWN OF BERRYVILLE SUBDIVISION AGENDT

DATE

InfraTech



Construction Engineering Surveying

46950 Jennings Farm Dr
Suite 230
Sterling, VA 20164
571-437-3362
mo@infraconstruction.com

SHEET 1 OF 4

SCALE: ---

NOTES :

- 1. THESE PROPERTIES DELINEATED HEREON ARE SHOWN WITH THE TAX MAP NUMBER 14 - A - 43 & 14 - A -- 42 IN CLARKE COUNTY'S REAL PROPERTY TAX DATA BASE .
- 2. THESE PROPERTIES ARE NOW IN THE NAME of "BRADLEY J & MELINDA D GABLE" AS RECORDED IN DEED BOOK 652 PAGE 586 AND DEED BOOK 707 PAGE 374 AMONG THE OFFICIAL RECORDS OF CLARKE COUNTY, VIRGINIA.
- 3. PLAT NORTH, METES AND BOUNDS DESCRIPTION AS PER RECORDED PLAT IN DEED BOOK 136 PAGE 657.
- 4. THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.
- 5. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 6. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A RECORDED PLAT IN DEED BOOK 136 PAGE 657 AND A FIELD SURVEY ON MARCH 17, 2023 BY INFRA TECH.
- 7. THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE X, AREAS OUTSIDE OF 0.2% OF ANNUAL CHANCE FLOOD PLAIN PER N.F.I.P FLOOD INSURANCE RATE MAP NO. 51043C0063D, EFFECTIVE SEPTEMBER 9, 2007.

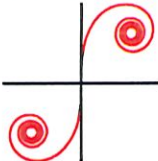
LEGEND

- IPF: IRON PIPE FOUND
- IRF: IRON ROD FOUND
- P/M: POWER METER
- SAN: SANITARY
- W/M: WATER METER
- W/V: WATER VALVE
- C/O: CLEAN OUT
- HYD: HYDRANT
- EP: EDGE OF PAVEMENT
- OE: OVERHEAD ELECTRIC
-  POWER POLE
- T.M. : TAX MAP NUMBER
- PRN: PARCEL RECORD NUMBER



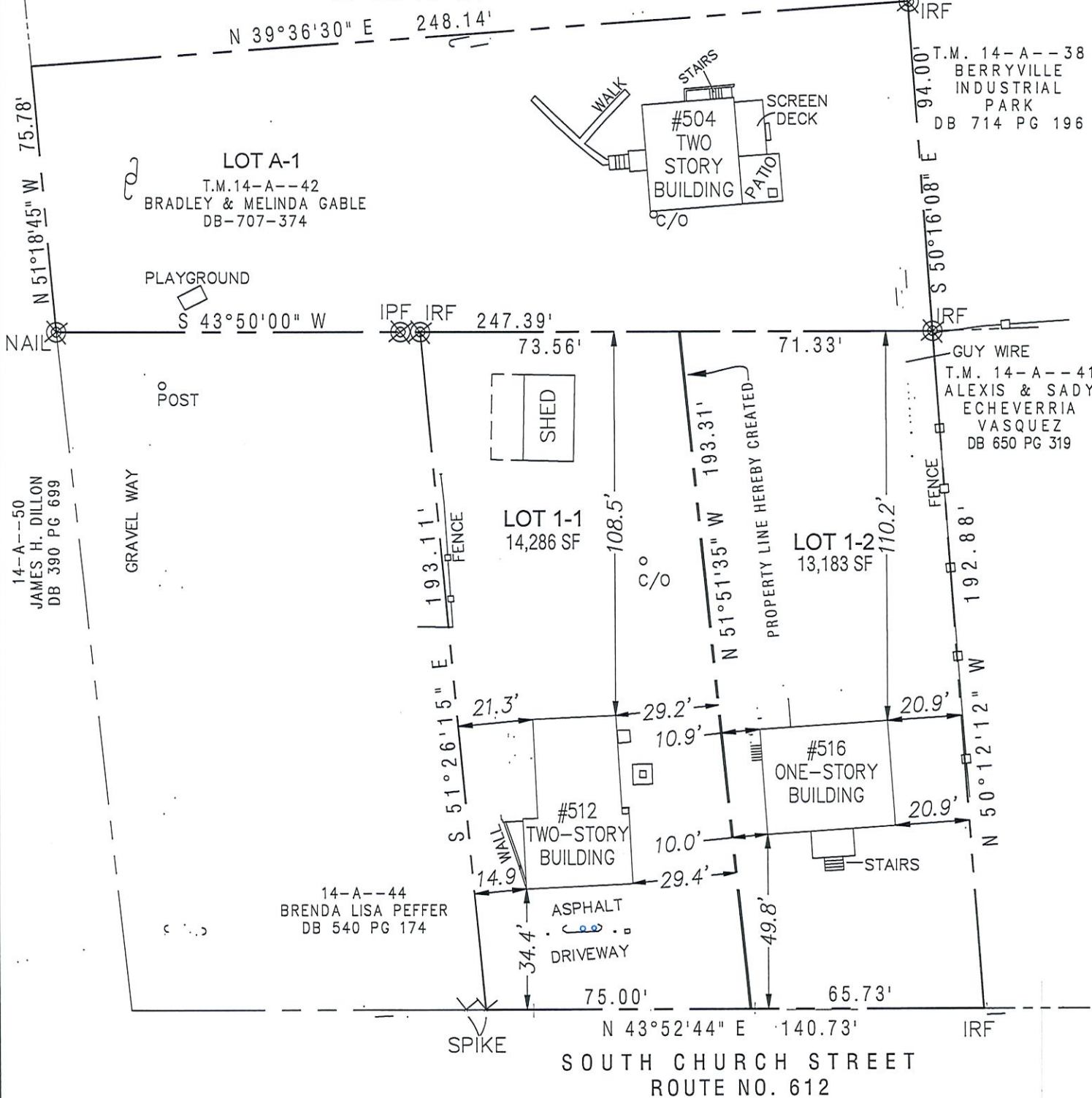
SUBDIVISION PLAT
LOT A - 1
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA
APRIL 21, 2024

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mo@infraconstruction.com

T.M. 14-A--42B
BARBARA H & MICHAEL K PEPPER
DB 629 PG 120



SUBDIVISION PLAT

LOT A-1

TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

APRIL 21, 2024

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mo@infraconstruction.com





Clarke County Department of Planning
Berryville-Clarke County Government Center
101 Chalmers Court, Suite B
Berryville, VA 22611

TO: Berryville Area Development Authority members

FROM: Brandon Stidham, Planning Director

**RE: Berryville Area Plan update – Residential Density and Housing Types
(Continued Discussion)**

DATE: May 16, 2024

For the May 20 BADA meeting, we will attempt to wrap up our discussion of the residential sub-areas and unused dwelling unit allocation. Enclosed you will find an updated version of the residential sub-areas discussion memo which summarizes all of the changes discussed by the Authority at the previous two meetings. Also enclosed is a simplified table that shows the current accounting of unused dwelling units in the 2015 Area Plan and Staff's updated 2024 accounting as shown in the modified table that was previously presented to you (copy included).

Remaining issues to be discussed include:

- Sub-Area 6A (Mosby Flexible Residential Area). We previously discussed that this sub-area was programmed for a maximum of 300 dwelling units and is nearly at build-out with one unbuilt residential lot remaining. Based on Staff's calculations, 117 dwelling units are unused. Since this Sub-Area was not identified in the 2015 Area Plan as containing unused dwelling units that could be used in other sub-areas, we are looking for direction from the Authority regarding whether the 117 dwelling units should be considered usable in other sub-areas. This would include any future sub-areas that may be created.
- At the last meeting, the Authority discussed the Friant rezoning application and the method by which unused dwelling units are allocated. It was noted that the 2015 Area Plan does not limit the number of unused dwelling units that a developer can propose to be used in a project. The absence of such a limit may be contributing to concerns with the Friant rezoning applicant's request to use well over half of the available unused dwelling units.

There seemed to be a consensus that a process should be created to cap the number of unused dwelling units that can be requested by a developer for a single project. Staff recommends the Authority discuss what criteria could be used to develop such a process as it will be important to include this guidance in the revised Area Plan.

(540) 955-5132
www.clarkecounty.gov

- A related topic is the allocation of dwelling units to any future residential sub-areas that may be created. Based on comments at the last meeting, it appears that the Authority may be in agreement that unused dwelling units can be assigned to future residential sub-areas that may be created. As a reminder, the Area Plan's current maximum residential development capacity is tied directly to the capacity of the Town's water and sewer infrastructure. This means that dwelling units allocated to any future residential sub-areas that may be created can only come from the pool of unused dwelling units in the current sub-areas. A re-evaluation of the Town's public utility infrastructure could also be undertaken to determine whether there is actually more available capacity warranting more residential dwelling units to be established – especially after planned infrastructure upgrades are completed.

Another point that was raised is in regards to phasing. Some members noted that public opposition to recent residential development is likely due to the fact that several projects were developed or proposed for development within a short time period following a long period of minimal development. This contributes to a public perception that growth is uncontrolled when in fact it is being managed in accordance with the Area Plan. Members should discuss the issue of development phasing further including how to address this in the Area Plan.

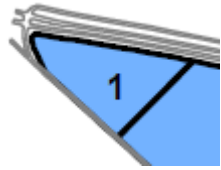
Staff recommends the Authority discuss whether to include guidance to address these points in the revised Area Plan.

- Sub-Area 17 (Eastern Gateway). Per Staff's notes, members agreed that future uses on the Audley property should be evaluated on how suitable the projects are for placement at the Town's eastern gateway. Additional clarification is needed to determine whether these uses should be residential as currently programmed or some other use or mix of uses.
- Sub-Area 20 (Johnson-Williams Institutional Area). Per Staff's notes, members indicated that low to moderate income housing is likely to be appropriate in this sub-area but did not comment on compatibility of other ITL District uses. Staff requests further direction on this point and recommends review of the ITL District uses list that was included in last month's packet.

If you have questions in advance of the meeting, please do not hesitate to contact me.

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING
RESIDENTIAL SUB-AREAS DISCUSSION

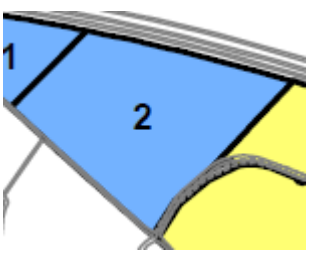
1. Western Gateway (County)

 A map showing a triangular area labeled '1' in blue, bounded by a road on the top and left, and a diagonal line on the right.	• <u>Location</u> – Corner of West Main Street and Route 7 • <u>Land use</u> -- Institutional • <u>Approximate area</u> – 16.6 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – n/a (see low-to-moderate income housing discussion)
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PROPOSED CHANGES:

- Add language to recommend no residential uses

2. Fairgrounds (County)

 A map showing a large blue area labeled '2' and a smaller yellow area labeled '1' to its left, both bounded by a road on the top and a diagonal line on the right.	• <u>Location</u> – North side of West Main Street • <u>Land use</u> -- Institutional • <u>Approximate area</u> – 58.9 acres • <u>Changes since last update</u> – None, however the Ruritans are evaluating the possibility of placing the Fairgrounds into permanent conservation easement • <u>Residential yield (2015)</u> – n/a (see low-to-moderate income housing discussion)
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PROPOSED CHANGES:

- Divide into three different Sub-Areas as follows:
 - Sub-Area 2A (County) – Fairgrounds (Historical/Cultural Preservation). Includes only the Fairgrounds properties (Tax Map 14-A-1 and 14-A-2).
 - Sub-Area 2B (County) – Fairgrounds Business (Business/Office land use designation). Includes only the fitness center property (Tax Map 14-A-3)
 - Sub-Area 2C (Town) – Fairgrounds Residential (Low Density Residential land use designation). Includes the two residential lots (14-A-4 and 14-A-5).
- Remove the Town of Berryville lot from the Area Plan (Tax Map 14-A-6).

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

3. ~~Clarke County High School/Battlefield Estates South (Town)~~

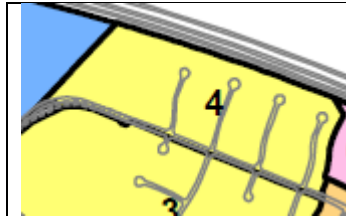


- Location – South side of Mosby Boulevard
- Land use – Low-density residential
- Approximate area – 84.4 acres
- Changes since last update – Unbuilt lots completed
- Residential yield (2015) – 143 dwelling units
- Dwelling units used/Unbuilt remaining – 74/0
- Excess dwelling units – 69 (2015 chart is over by 2 dwelling units)
- **Built out – Staff recommends removal from Plan**

PROPOSED CHANGES:

- Remove from Area Plan.

4. ~~Battlefield Estates North (Town)~~



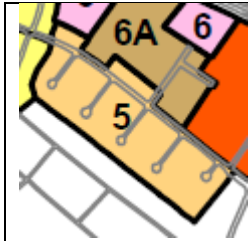
- Location – North side of Mosby Boulevard
- Land use – Low-density residential
- Approximate area – 50.1 acres
- Changes since last update – Unbuilt lots completed
- Residential yield (2015) – 80 dwelling units
- Dwelling units used/Unbuilt remaining – 70/0
- Excess dwelling units – 10 (2015 chart is over by 8 dwelling units)
- **Built out – Staff recommends removal from Plan**

PROPOSED CHANGES:

- Remove from Area Plan.

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

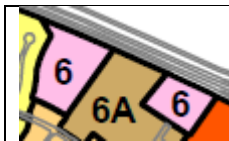
3. Battlefield Estates East (Town) – Former Sub-Area 5



- Location – South side of Mosby Boulevard
- Land use – Medium-low density residential
- Approximate area – 30.8 acres
- Changes since last update – None
- Residential yield (2015) – 62 dwelling units
- Dwelling units used/Unbuilt remaining – 60/2
- Excess dwelling units – 0

- **NO CHANGES PROPOSED**

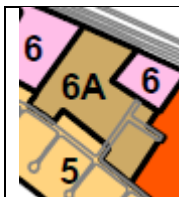
4. Mosby Business Area/Battlefield Estates Business (Town) – Former Sub-Area 6



- Location – 450 Mosby Boulevard (The Retreat at Berryville)
- Land use – Business/Office
- Approximate area – 15.95 acres
- Changes since last update – 80 unit assisted living facility constructed
- Residential yield (2015) – n/a

- **NO CHANGES PROPOSED**

5. Mosby Flexible Residential Area (Town) – Former Sub-Area 6A



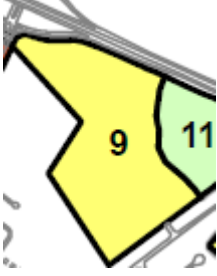
- Location – Between Mosby Boulevard and Chamberlain Street; Mary Hardesty House and Robert Regan Village
- Land use – Medium-density older persons residential
- Approximate area – 19.2 acres
- Changes since last update – 120-unit older persons residential apartments constructed
- Residential yield (2015) – 300 dwelling units including a maximum 120 multi-family residential units
- Dwelling units used/Unbuilt remaining – 180 multi-family used, 3, single family used; 1 single-family lot remains, 117 dwelling units

HOLD FOR FURTHER DISCUSSION:

- The Sub-Area has 117 of the 300 total dwelling units remaining. How should this be addressed?

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

9. ~~Northern Residential Growth Area (Town)~~

	• <u>Location</u> – Shenandoah Crossing Subdivision • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 41.7 acres • <u>Changes since last update</u> – Shenandoah Crossing subdivision developed • <u>Residential yield (2015)</u> – 54 dwelling units • <u>Dwelling units used/Unbuilt remaining</u> – 82/0 • <u>Excess dwelling units</u> – 0 • <u>Dwelling units built over yield</u> -- 28 • <u>Built out</u> – Staff recommends removal from Plan
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PROPOSED CHANGES:

- Remove from Area Plan.

6. Northern Gateway/Mosby Highway Commercial Area – Former Sub-Area 7

7. First Street Residential Area (Town) – Former Sub-Area 10

	• <u>Location</u> – 343 First Street • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 9.5 acres • <u>Changes since last update</u> – Annexed in 2021 • <u>Residential yield (2015)</u> – 6 dwelling units • <u>Dwelling units used/Unbuilt remaining</u> – 0/6 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

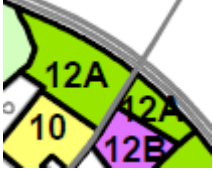
UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

8. Soldier's Rest Preservation Area (Town) – Former Sub-Area 11

	• <u>Location</u> – Western portion of 198 Petal Drive (Soldier's Rest) • <u>Land use</u> – Historical-cultural preservation/limited residential • <u>Approximate area</u> – 13.8 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – 1 dwelling unit • <u>Dwelling units used/Unbuilt remaining</u> – 1/0 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

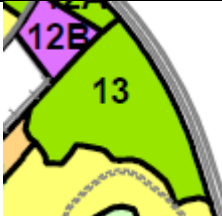
9A. First Street Conservation Area (County) – Former Sub-Area 12A

	• <u>Location</u> – 429 First Street and eastern portion of 198 Petal Drive • <u>Land use</u> – Environmental conservation/limited residential • <u>Approximate area</u> – 26.3 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – 0 • <u>Dwelling units used/Unbuilt remaining</u> – 2/0 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

9B. First Street Light Industrial Area – Former Sub-Area 12B

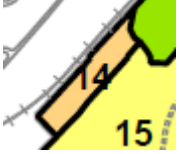
10. Buckmarsh Run Conservation Area (Town) – Former Sub-Area 13

	• <u>Location</u> – Low-lying northern portion of Friant property • <u>Land use</u> – Environmental conservation/limited residential • <u>Approximate area</u> – 32 acres • <u>Changes since last update</u> – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant) • <u>Residential yield (2015)</u> – 3 • <u>Dwelling units used/Unbuilt remaining</u> – 0/3 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

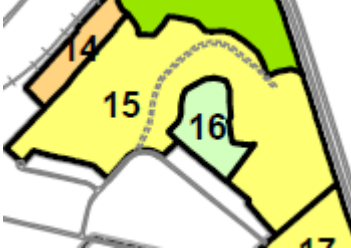
11. Northeast Residential Transition Area (Town) – Former Sub-Area 14

	• <u>Location</u>—Business Park (BP) zoned portion of the Friant property adjacent to railroad • <u>Land use</u> – Medium-low density residential • <u>Approximate area</u> – 7.2 acres • <u>Changes since last update</u> – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant) • <u>Residential yield (2015)</u> – 28 • <u>Dwelling units used/Unbuilt remaining</u> – 0/28 • <u>Excess dwelling units</u> – 0
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PROPOSED CHANGES:

- Create process to allocate a percentage of available dwelling units instead of all units.

12. Northeastern Residential Growth Area (Town) – Former Sub-Area 15

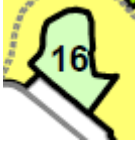
	• <u>Location</u> – Balance of the Friant property • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 63.1 acres • <u>Changes since last update</u> – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant) • <u>Residential yield (2015)</u> – 81 • <u>Dwelling units used/Unbuilt remaining</u> – 0/81 • <u>Excess dwelling units</u> – 0
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PROPOSED CHANGES:

- Create process to allocate a percentage of available dwelling units instead of all units.

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

13. Bel Voi Preservation Area (Town) – Former Sub-Area 16

	• <u>Location</u> – 29 Battletown Drive (Bel Voi) and a portion of the Friant property adjoining to the east • <u>Land use</u> – Historical-Cultural Preservation/Limited Residential • <u>Approximate area</u> – 8.9 acres • <u>Changes since last update</u> – Annexed by Town in 2021; proposed residential rezoning currently under review (D.R. Horton/Friant) • <u>Residential yield (2015)</u> – 1 • <u>Dwelling units used/Unbuilt remaining</u> – 1/0 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

14. Eastern Gateway (County) – Former Sub-Area 17

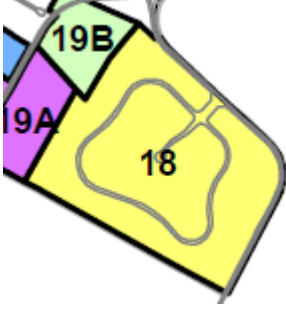
	• <u>Location</u> – Corner of East Main Street and Route 7 (Profundus/Audley) • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 15.1 acres • <u>Changes since last update</u> – Proposed residential rezoning currently under review (D.R. Horton/Friant) that would be accessed through this Sub-Area • <u>Residential yield (2015)</u> – 25 • <u>Dwelling units used/Unbuilt remaining</u> – 0/25 • <u>Excess dwelling units</u> – 0
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PROPOSED CHANGES:

- Establish criteria to evaluate whether projects are suitable for placement at the Town's eastern gateway.

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

18. ~~Berryville Glen (Town)~~

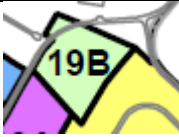
	• <u>Location</u> –Berryville Glen Subdivision (Springsbury Road) • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 75.1 acres • <u>Changes since last update</u> – Berryville Glen subdivision and unbuilt lots completed • <u>Residential yield (2015)</u> – 116 dwelling units • <u>Dwelling units used/Unbuilt remaining</u> – 71/0 • <u>Excess dwelling units</u> – 45 • <u>Built out</u> – Staff recommends removal from Plan
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PROPOSED CHANGES:

- Remove from Area Plan.

15A. Jack Enders Boulevard East Light Industrial Area – Former Sub-Area 19A

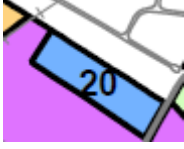
15B. Dandridge Acres Preservation Area (Town) – Former Sub-Area 19B

	• <u>Location</u> – 28 Jack Enders Boulevard (Dandridge Acres) • <u>Land use</u> – Historical-Cultural Preservation/Limited Residential • <u>Approximate area</u> – 10 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – 1 • <u>Dwelling units used/Unbuilt remaining</u> – 1/0 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

16. Johnson-Williams Institutional Area (Town) – Former Sub-Area 20

	• <u>Location</u> – 301-305 Josephine Street (Johnson-Williams Apartments and Josephine School Community Museum) • <u>Land use</u> – Institutional/public • <u>Approximate area</u> – 10.3 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – n/a (see low-to-moderate income housing discussion)
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PROPOSED CHANGES:

- Need to determine a list of appropriate ITL District uses for this sub-area. Low-to-moderate income housing may be appropriate.

17. Clarke County Business Park – Former Sub-Area 21

18. South Church St. Residential Area (Town) – Former Sub-Area 22

	• <u>Location</u> – East side of South Church Street (contains developed and undeveloped lots) • <u>Land use</u> – Medium-low density residential • <u>Approximate area</u> – 19 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – 35 • <u>Dwelling units used/Unbuilt remaining</u> – 4/31 • <u>Excess dwelling units</u> – 0
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- **NO CHANGES PROPOSED**

19. Craig's Run Light Industrial Area – Former Sub-Area 23

UPDATED WITH NOTES AND PROPOSED CHANGES
5/22/2024 BADA MEETING

25. ~~Southgate Residential Area (Town)~~

	• <u>Location</u> – South Church Street between US 340 and Turner Court • <u>Land use</u> – Medium-low density residential • <u>Approximate area</u> – 4.7 acres • <u>Changes since last update</u> – Unbuilt lots completed • <u>Residential yield (2015)</u> – 7 dwelling units • <u>Dwelling units used/Unbuilt remaining</u> – 7/0 • <u>Excess dwelling units</u> – 3 • <u>Built out</u> – Staff recommends removal from Plan
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PROPOSED CHANGES:

- Remove from Area Plan.

26. ~~Hermitage Boulevard Residential Area (Town)~~

	• <u>Location</u> – Hermitage Subdivision (south side of Hermitage Boulevard containing Craig's Run Court, original section of Dunlap Drive, and stormwater management facility) • <u>Land use</u> – Medium-low density residential • <u>Approximate area</u> – 38.6 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – 38 dwelling units • <u>Dwelling units used/Unbuilt remaining</u> – 38/0 • <u>Excess dwelling units</u> – 0 • <u>Built out</u> – Staff recommends removal from Plan
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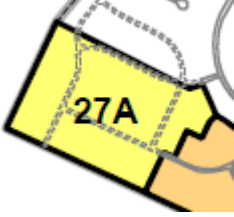
PROPOSED CHANGES:

- Remove from Area Plan.

UPDATED WITH NOTES AND PROPOSED CHANGES

5/22/2024 BADA MEETING

~~27A. Hermitage Residential Growth Area (Town)~~

	• <u>Location</u> – Majority of Hermitage Section 5 (northern portion is location outside of the Annexation Area) • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 34.4 acres • <u>Changes since last update</u> – Hermitage Section 5 subdivision and unbuilt lots completed • <u>Residential yield (2015)</u> – 91 dwelling units (included lots located outside of the Annexation Area) • <u>Dwelling units used/Unbuilt remaining</u> – 36/0 • <u>Excess dwelling units</u> – 19 • <u>Built out</u> – Staff recommends removal from Plan
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PROPOSED CHANGES:

- Remove from Area Plan.

20. Southern Gateway Residential Growth Area (County) – Former Sub-Area 27B

	• <u>Location</u> – 443 South Buckmarsh Street (Dorick/Byrd property) • <u>Land use</u> – Low-density residential • <u>Approximate area</u> – 7 acres • <u>Changes since last update</u> – None • <u>Residential yield (2015)</u> – 14 dwelling units • <u>Dwelling units used/Unbuilt remaining</u> – 0/14 • <u>Excess dwelling units</u> – 0
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PROPOSED CHANGES:

- Hold for further discussion.

UNUSED DWELLING UNITS – 2015 AREA PLAN AND 2024 PROJECTIONS
(5/22/2024 BADA meeting)

Sub-Area	2015	2024
3 – Battlefield Estates South	71	69
4 – Battlefield Estates North	18	10
6A – Mosby Flexible Residential Area	n/a	117*
9 – Northern Residential Growth Area	n/a	-28**
18 – Berryville Glen	45	45
24 – Southgate/Northern Portion (previously removed)	3	3
25 – Southgate Residential Area	3	3
27A – Hermitage Residential Growth Area	55	19
TOTAL	195	238

* -- Subject to BADA discussion

** -- Accounts for lots approved above the original yield for this Sub-Area

MODIFIED TABLE FOR BADA RESIDENTIAL DENSITIES DISCUSSION

Sub Area	Title	Planned Land Use	Residential Types	Planned Res. Density	Approx. Area (acres)	Revised Yield (2015)	Res. Units Used (2024) ⁶	Remaining Dwelling Units ⁶	Unbuilt Dwelling Units ⁶	Unused Dwelling Units ⁹	Notes
1	Western Gateway	Institutional	SFD, SFA, MF/OPR	n/a	16.6	n/a	0	n/a	n/a	n/a	See 1
2	Fairgrounds	Institutional	SFD, SFA, MF/OPR	n/a	58.9	n/a	0	n/a	n/a	n/a	See 1
3	CCHS/Battlefield Estates South	Low-Density Res.	SFD	2 RU/AC	84.4	143	74 73	69 74	0 4	69 74	n/a
4	Battlefield Estates North	Low-Density Res.	SFD	2 RU/AC	50.1	80	70 63	10 48	0 7	10 48	n/a
5	Battlefield Estates East	Med-Low Density Res.	SFD	4 RU/AC	30.8	62	60 58	0	2 4	0	n/a
6	Battlefield Estates Business	Business/Office	n/a	0.3 FAR	15.95	n/a	n/a	n/a	n/a	n/a	See 10
6A	Mosby Flexible Residential Area	Med-Density OPR	SFD, SFA, MF/OPR	n/a	19.2	300 (max 120 multi-family)	183 including 180 multi-family 3	117	n/a	117	See 2 and 8
9	Northern Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	41.7	54	82 54	0	0 54	-28	n/a
10	First Street Residential Area	Low-Density Res.	SFD	2 RU/AC	9.5	6	0	6	6	0	n/a
11	Soldier's Rest Preservation Area	Limited Residential	SFD	1 RU/10 AC	13.8	1	1	0	0	0	n/a
12A	First Street Conservation Area	Limited Residential	SFD	1 RU/10 AC	26.3	0	0	0	0	0	n/a
13	Buckmarsh Run Conservation Area	Limited Residential	SFD	1 RU/10 AC	32	3	0	3	3	0	n/a
14	Northeast Residential Transition Area	Med-Low Density Res.	SFD	4 RU/AC	7.2	28	0	28	0	0	See 7
15	Northeast Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	63.1	81	0	81	0	0	See 7
16	Bel Voi Preservation Area	Limited Residential	SFD	1 RU/10 AC	8.9	1	1	0	0	0	n/a
17	Eastern Gateway	Low-Density Res.	SFD	2 RU/AC	15.1	25	0	25	0	0	n/a
18	Berryville Glen	Low-Density Res.	SFD	2 RU/AC	75.1	116	71 45	0 45	0 26	45	n/a
19B	Dandridge Acres Preservation Area	Limited Residential	SFD	1 RU/10 AC	10	1	1	0	0	0	n/a
20	Johnson-Williams Institutional Area	Institutional	SFD, SFA, MF/OPR	n/a	10.3	n/a	40	n/a	n/a	n/a	See 1 and 3
22	South Church St. Residential Area	Med-Low Density Res.	SFD	4 RU/AC	19	35	4	31	0	0	n/a
24	Southgate (Removed in 2015)									3	

MODIFIED TABLE FOR BADA RESIDENTIAL DENSITIES DISCUSSION

25	Southgate Residential Area	Med-Low Density Res.	SFD	4 RU/AC	4.7	7	4	3	0 3	3	n/a
26	Hermitage Blvd. Residential Area	Med-Low Density Res.	SFD	4 RU/AC	38.6	38	38	0	0	0	n/a
27A	Hermitage Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	34.4	91	36 94	0 55	0 36	19 55	n/a
27B	Southern Gateway Residential Growth Area	Low-Density Res.	SFD	2 RU/AC	7	14	0	14	0	0	n/a

- 1 The Institutional Designation recommends housing for low to moderate income, elderly, and handicapped individuals. Density is driven by the zoning district classification assigned to the parcel. Sub-Area 1 contains no guidance for residential uses. Sub-Area 2 includes language for 12 dwelling units/acre with maximum of 540 dwelling units.
- 2 Density of Older Persons Residential is to be determined by site plan for specific projects.
- 3 Existing Johnson-Williams Apartments contains 40 residential units
- 4 Sub-Area 14 was originally listed as Sub-Area 14A and recommended for Light Industrial Uses
- 5 Sub-Area 21 (Clarke County Business Park) is composed of original Sub-Areas 19A, 19D, 21A, and 21B.
- 6 Residential units used refers to the number of units constructed and to be subtracted from the total yield. Updated for 2024.
Remaining residential units refers to units remaining from the total yield that have not been assigned to a future development via plat or plan approval.
Unbuilt residential units refers to units that have been approved by the governing body via subdivision plat or site plan but have not been developed.
- 7 Sub-Areas 14 and 15 may be candidates for additional density at 4 units/acre with additional units taken from the total number of unused units in the Annexation Area.
- 8 Sub-Area 6A includes an alternate design option allowing a maximum of 50 units to be developed under the Attached Residential (AR) zoning district.
- 9 3 additional unused dwelling units came from Sub-Area 24 which was removed from the Plan with the 2015 update.
- 10 Sub-Area 6 contains a 70+ unit assisted living facility.

SFD:

Single-family detached residential

SFA: Single-family attached residential (duplex, triplex, quadplex, townhouse)

ME/OPR: Multi-family older persons residential (apartments, condominiums)

RU: Residential unit

AC: Acre

Sub-Areas with unused residential units that could be re-allocated to other Sub-Areas subject to Plan recommendations.

Candidate for removal from Plan

Changes noted by Staff

