



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**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.

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Allen Kitselman, Chair

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Christy Dunkle, Clerk