

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

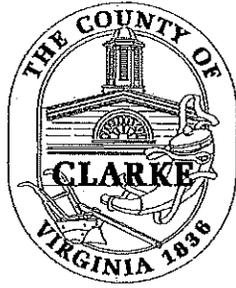
Wednesday, January 24, 2018 -- 7:00pm

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

1. **Call to Order - Organizational Meeting, Christy Dunkle, Assistant Town Manager**
2. **Election of Officers, Chair and Vice Chair**
3. **Approval of Agenda**
4. **Approval of Minutes – August 9, 2017 meeting**
5. **Member Introduction and Staff Update**
6. **Proposed Meeting Dates**
8. **Other Business**
9. **Adjourn**

UPCOMING MEETING:

Wednesday, February 28, 2018 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT - CALLED MEETING
Wednesday, August 9, 2017 at 7:00pm
Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia

A called meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, August 9, 2017. Chair Kitselman called the meeting to order at 7:00PM.

ATTENDANCE

Authority Members Present: Matt Bass; Allen Kitselman (Chair); Tom McFillen; and Kathy Smart

Authority Members Absent: Warren Dilandro; George L. Ohrstrom, II (Vice Chair)

Staff present: Christy Dunkle, Berryville Assistant Town Manager

APPROVAL OF AGENDA

Chair Kitselman requested approval of the agenda.

Yes: Bass (seconded), Kitselman, McFillen (moved), Smart

No: None

Absent/Abstained: Dilandro, Ohrstrom

APPROVAL OF MINUTES

Chair Kitselman said there were two sets of minutes to be approved from March 22, 2017 and June 28, 2017. Staff reviewed the changes from the March minutes.

Yes: Bass (moved), Kitselman, McFillen, Smart (seconded)

No: None

Absent/Abstained: Dilandro, Ohrstrom

SITE PLAN

Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential. SP 01-16

Ms. Dunkle provided an overview of the project. She said that Mr. Erickson had received approval for the stormwater management from the Virginia Department of Environmental Quality (DEQ). She said that DEQ comments prompted changes to the utility profile and that the issue was discussed with engineers and Town Public Works staff and a solution was found to address the concern. She said that DEQ is now the responsible party for the maintenance of stormwater management facilities and agreements will be executed between DEQ and the property owner. She added that two easement plats will need to be signed by an adjacent property owner prior to final approval which allow for the identification of easements, vacations of easements, and ingress/egress access between this parcel and the adjacent parcel to the east. Mr. Erickson said that he had met with the adjacent property owner earlier in the day and will be drafting a deed of dedication for both property owners and the Town to review. Mr. Bass asked about the nature of the ingress/egress access and Mr. Erickson explained that the gravel road that is currently located on the property is identified as the current access but that the deed of dedication would allow for the relocation depending on the development pattern of the adjacent property.

There was a discussion about the stormwater management facilities agreement. Mr. Erickson reiterated that DEQ will be the responsible party for the maintenance of the facilities adding that DEQ originally wanted the County to be the responsible party. He said that per the agreement, the Town would have the right to maintain the facilities if they are in violation and to charge the property owner for the work. He added that DEQ does conduct inspections of the facilities, not the Town, and will also be doing the reporting on the respective facilities.

Mr. Erickson said he is scheduling an on-site pre-construction meeting in the next few weeks after the plat is recorded. Authority members asked if adjacent property owners were okay with the proposal. Ms. Dunkle said she had not heard from any of them but that they appeared to be satisfied with the bulk of the activity such as parking and lighting on the other side of the building and the relocation of the landscaping around the one-story building being shifted closer to the building due to elevation concerns. Mr. Erickson added that DEQ approved the plans with the existing stormwater management facility and will not be doing any land disturbance in that area.

Ms. Dunkle said that bonds for public improvements and erosion and sediment control were set by Town Council the previous evening. She added that once the revised plans have been submitted, Town staff will review them for recent changes prior to final approval.

The Authority voted to approve the Site Plan for the Connexion Assisted living facility allowing Town staff to complete final reviews and assure that the easement agreements are executed and recorded.

Yes: Bass, Kitselman, McFillen (moved), Smart (seconded)

No: None

Absent/Abstained: Dilandro; Ohrstrom

OTHER

Authority members confirmed that their regular meeting scheduled for Wednesday, August 23 should be canceled. Ms. Dunkle said there were no items for that agenda.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Bass moved, seconded by Ms. Smart, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:10PM.

Allen Kitzelman, Chair

Christy Dunkle, Clerk

New BADA member

Town Council has appointed Mary Jo Pellerito to the BADA to complete the term of Warren Dilandro. She lives on South Church Street and has been an active participant on Berryville Main Street's Economic Vitality Committee. She has an educational background in urban planning and professional experience in community planning. She currently works as an analyst for AEM Corporation in Herndon.

Staff Update

At the January 8, 2018 Berryville Town Council work session, Town Manager Keith Dalton discussed an expansion of the existing annexation area as identified in the updated Berryville Area Plan (BAP) with Council members. County and Town staff have met and determined that a transportation analysis of the Southern Potential Future Growth Area would be necessary as a first step. Input from BADA members is requested at the meeting concerning this modification.

The narrative from the BAP and map identifying the growth area referenced above follow this report.

1. **Southern Potential Future Growth Area (Map 5):**

Location:

This Future Growth Area includes properties located immediately to the south of the Clarke County Business Park (Sub-Area 21) and the properties recommended for Light Industrial/Research uses located on the west side of the Norfolk Southern Railroad in the Craig's Run Light Industrial Area (Sub-Area 23). The Area also extends westward to U.S. 340 and southward to the vicinity of Smallwood Lane (Rt. 680).

Approximate Area: +/- 150 acres

Development Constraints:

- Smallwood Lane (Rt. 680) – Smallwood Lane is the only public road providing access to U.S. 340 and is classified as a local road with limited pavement width and no turn lane/acceleration lane at the U.S. 340 entrance. Smallwood Lane is hard surfaced only to an area immediately east of the rail crossing with the balance of the road being gravel surfaced.
- Norfolk Southern Railroad – Existing at-grade rail crossing on Smallwood Lane would require significant improvements to accommodate additional vehicular traffic.
- Virginia Department of Transportation (VDOT) office – VDOT maintains a local maintenance office on six acres located on Smallwood Lane immediately west of the rail crossing.
- Existing uses on U.S. 340 – The western edge of the Future Growth Area includes several homes and an existing auto repair business on small lots that front the east side of U.S. 340.
- Milton Valley Farm – The Future Growth Area is bordered to the south by Milton Valley Farm which is in permanent conservation easement. Any future development shall include measures such as buffer areas and screening to mitigate potential impact on the conservation easement.

Potential Land Use(s):

- Business/Office and Light Industrial/Research. The logical development pattern for this Future Sub-Area would be the continuation of business and light industrial uses similar in scale to the adjacent Business Park. The Business/Office designation should be used to provide transition uses between more intensive Light Industrial uses and adjoining residential and agricultural properties.

Other Considerations:

- Potential alternative route for future Southeast Collector road. As noted previously in this Plan, Jack Enders Boulevard is planned to be extended from its current terminus to South Buckmarsh Street to complete a connection between Main and Buckmarsh Streets (U.S. 340). Jack Enders Boulevard would cross the Norfolk and Southern rail line by means of a new at-grade crossing. If this Future Growth Area is ultimately developed

into a new annexation area, an alternative route for the Southeast Collector road could be considered that would extend in a southwesterly direction from existing Jack Enders Boulevard near the Town of Berryville water tower, and would improve the existing at-grade rail crossing on Smallwood Lane to reach U.S. 340. A detailed traffic impact analysis and engineering study must be conducted in order to fully evaluate this option.

Recommendations:

Evaluation of this Future Growth Area should be a short-term priority given the near build-out of the existing Business Park and the continuing need to move forward with the planning of the Southeast Collector. Upon adoption of the revised Berryville Area Plan, Clarke County and Town of Berryville officials should cooperatively undertake a detailed land use planning and engineering study of this area for consideration as a potential new annexation area. The goal should be to complete this study and determine whether to move forward on creating a new annexation area no later than the next five-year review period for the Berryville Area Plan. Consideration of an interim amendment to the Plan would also be warranted for this purpose.

2. Hermitage South Potential Future Growth Area (Map 6):

Location:

This Future Growth Area adjoins Hermitage subdivision immediately to the south including the Hermitage Boulevard Residential Area (Sub-Area 26), and also adjoins the Hermitage Residential Growth Area (Sub-Area 27A) and the Southern Gateway Residential Growth Area (Sub-Area 27B) to the west and the Clarke County VFW property to the west and south. There is also an existing historic home, Aurora (453 South Buckmarsh Street), located immediately to the east on a three-acre parcel and an existing electric power station.

Approximate Area: +/-75 acres

Development Constraints:

- Consideration should be given to mitigating any potential adverse impact to the existing historic home at 453 South Buckmarsh Street including potential use of the Historic/Cultural Preservation land use designation.
- The balance of the Future Growth Area is currently open farmland with minimal tree coverage. Siting of new structures and landscaping shall be considered as this Area lies at the Town's south gateway.

Potential Land Use(s):

- Low-Density Residential (2 units/acre)
- Medium-Density Residential (4 units/acre) with cluster development.
- Commercial uses consistent with the scale and density allowed by Town ordinance.
- Historic/Cultural Preservation for the parcel containing the existing historic home and immediate vicinity.

MAP 5 -- Southern Potential Future Growth Area

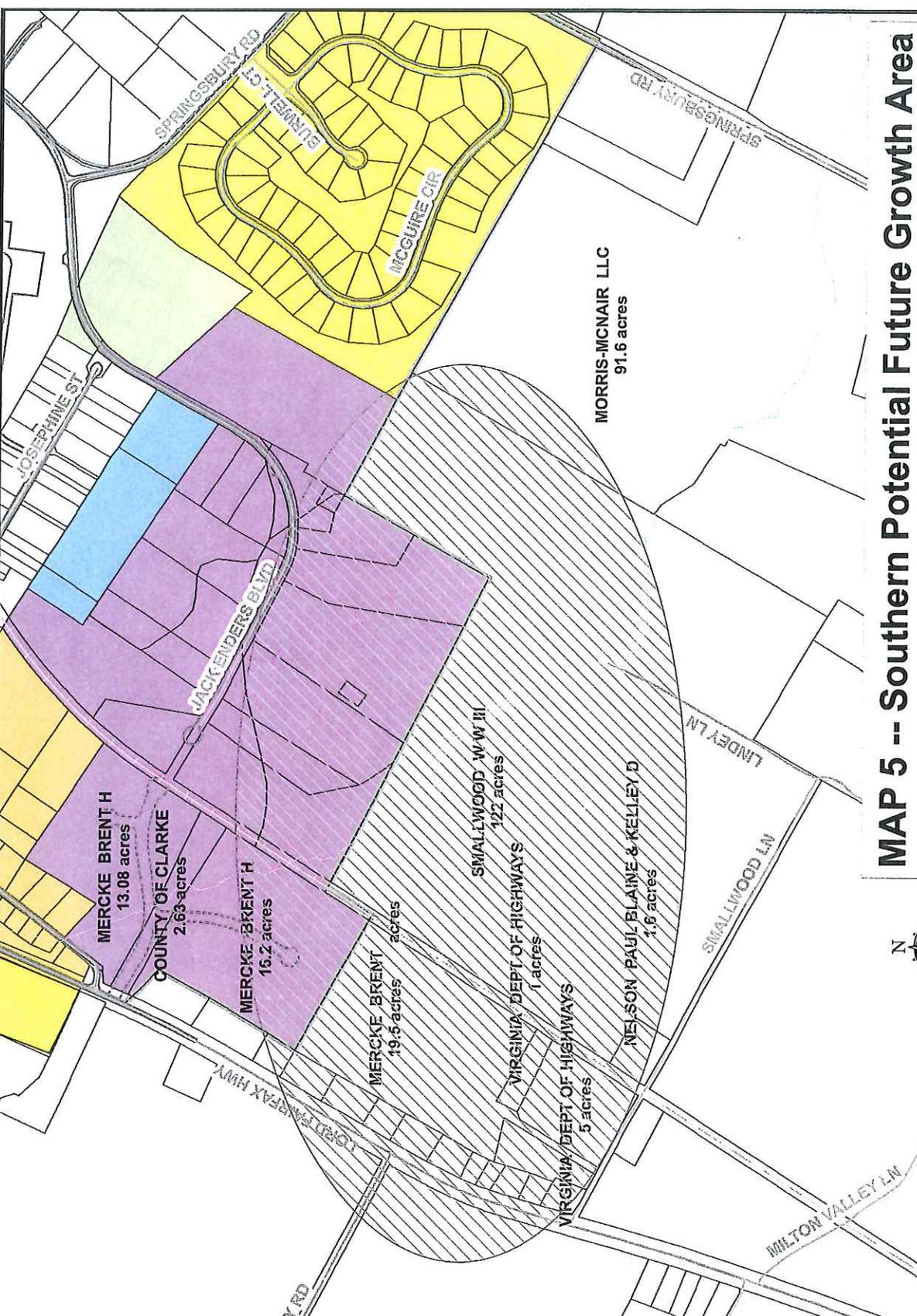
Ownership and Acreage information accurate as of September 2015

600 300 0 600 Feet

A-5



	Railroad
	Intermittent Stream
	Perennial Stream
	Roads
	Existing Roads
	Proposed Roads
	Railroads
	Conservation Easement
	Parcel Boundary
	Berryville Town Limits as of 01/01/07
	Low Density Residential (2 units/acre)
	Medium-Low Density Residential (4 units/acre)
	Medium Density Older Persons Residential
	Highway-Visitor Commercial
	Business/Office
	Light Industrial/Research
	Institutional/Public
	Environmental Conservation
	Historical/Cultural preservation



BERRYVILLE AREA DEVELOPMENT AUTHORITY
PROPOSED 2018 MEETING DATES
(4th Wednesday of every month at 7:00 p.m.)

Main Meeting Room, 101 Chalmers Court, 2nd Floor

- **Wednesday, February 28**
- **Wednesday, March 28**
- **Wednesday, April 25**
- **Wednesday, May 23**
- **Wednesday, June 27**
- **Wednesday, July 25**
- **Wednesday, August 22**
- **Wednesday, September 26**
- **Wednesday, October 24**
- **Wednesday, November 28**
- **Wednesday, December 26**
- **Wednesday, January 23, 2019**