



BERRYVILLE AREA DEVELOPMENT AUTHORITY
MINUTES - REGULAR MEETING
Wednesday, April 25, 2018 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, April 25, 2018.

ATTENDANCE

Authority Members Present: Matt Bass; Allen Kitselman (Chair); George L. Ohrstrom, II (Vice-Chair); Mary Jo Pellerito; and Kathy Smart

Authority Members Absent: Tom McFillen

Staff present: Christy Dunkle, Berryville Assistant Town Manager; Brandon Stidham, County Planning Director

Chair Kitselman called the meeting to order at 7:02PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Bass, Kitselman, Ohrstrom (moved), Pellerito, Smart (seconded)

No: None

Absent: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the January 24, 2018 meeting as presented.

Yes: Bass, Kitselman, Ohrstrom (moved), Pellerito, Smart (seconded)

No: None

Absent: McFillen

SITE PLAN AMENDMENT – BERRYVILLE AL, LLC

Mr. Bass asked if these are de minimis amendments to the approved site plan and Chair Kitselman replied that these are changes that were made during the construction process. Ms. Dunkle reviewed the Staff Report on the proposed site plan amendment. She reviewed the applicant's proposed signage and noted

that the Authority will have to act on it. She noted that the signage as presented exceeds the maximum area requirements, adding that the applicant is aware of this and will reduce the sign to meet the area requirement while maintaining the scale of the sign. She also stated that the applicant owns two residential lots along Mosby Boulevard in front of the project and are currently proposing to construct new sidewalk along the frontage of the subject property. She has asked the applicant if they would be willing to extend the sidewalk along the frontage of their two residential lots to connect into existing sidewalk to the west. She said that they typically use revenue sharing or reimbursable funds to complete gaps in the sidewalk system but has asked the applicant if they would be willing to build the sidewalk at their expense. She added that the applicant has indicated that they would do this improvement and Chair Kitselman suggested including this request in the Authority's action on the site plan amendment. Mr. Bass asked if the sign approval would be included as well. Chair Kitselman asked for confirmation that the sign would be reduced to scale and Ms. Dunkle replied yes. Ms. Pellerito asked if there was any justification for making the sign larger and Ms. Dunkle replied no and indicated that the applicant is fine with reducing the sign size. Vice-Chair Ohrstrom asked whether the 15 foot buffer shown on the site plan should be a 25 foot buffer. Ms. Dunkle replied that the buffer width varies depending upon the adjoining zoning district.

Chair Kitselman asked how the applicant will be able to determine if their water line size is not big enough. Ms. Dunkle replied that she is not sure but the applicant's engineer could address this when he arrives. Vice-Chair Ohrstrom asked if fire flow is part of the calculation. Chair Kitselman replied that fire flow is different and the Town does not charge a fee for a fire line but the difference in domestic line charges from a 1 ½ inch to a 2 inch meter is significant. Ms. Pellerito asked Chair Kitselman whether he has a question about why they would do this, and Chair Kitselman replied that he does not know whether the applicant knows if the meter size is sufficient.

Jon Erickson, engineer for the applicant, entered the meeting.

Chair Kitselman asked Mr. Erickson about the meter size issue. Mr. Erickson stated that they did do a meter calculation and it came out on the line between the two sizes. He added that they are confident that the smaller size will be sufficient. He noted that the applicant has used a 1 ½ inch meter on similar projects and are confident that they will not need a larger size. He said that they can increase the size to 2 inch if they need to do so in the future. Chair Kitselman asked about reducing the sign size. Mr. Erickson said that the sign face will be reduced to meet the requirements but the stone will remain the same as it is not included in the area calculation. Mr. Erickson also reviewed the purchase of nutrient credits that the applicant will be making to meet the Virginia Department of Environmental Quality's (DEQ) stormwater management requirements. He noted that this replaces the need for detention areas and their ongoing maintenance. Ms. Dunkle asked where the excess phosphorus will be going. Mr. Erickson replied that the nutrient credits are purchased within the regional drainage shed. Mr. Stidham asked if any credits are being purchased in the County and Mr. Erickson said no. Ms. Pellerito asked if there is any concern about local impacts if credits are allowed to be purchased outside of the County. Vice-Chair Ohrstrom replied that while there may be concerns, the State has authorized this process and localities have to live with it. Ms. Pellerito said that this could establish a precedent that would allow other developers to do the same thing. Mr. Erickson replied that DEQ wrote the process into the regulations that were adopted in 2014 and they were not very well publicized, adding that he only recently found out that this is an acceptable practice through a project he had in Loudoun County. He added that if a locality chooses to manage its own stormwater program, they may have the ability to adopt more stringent requirements. He noted that only a few large counties have more stringent stormwater management regulations.

The Authority voted to approve the site plan amendment with the following conditions

1. The sign area shall be reduced to comply with maximum area requirements.
2. The applicant will provide additional sidewalk improvements to provide a continuous sidewalk from the subject property to the existing sidewalk network to the west.

Yes: Bass, Kitselman, Ohrstrom (moved), Pellerito, Smart (seconded)

No: None

Absent: McFillen

OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Bass moved, seconded by Vice-Chair Ohrstrom, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:27PM.



Allen Kitselman, Chair



Brandon Stidham, Clerk