

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

ATTENDANCE¹

Authority Members Present: Matt Bass; Allen Kitselman (Chair); George L. Ohrstrom, II (Vice-Chair); 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), Smart (seconded)

No: None

Absent: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the April 25, 2018 meeting as presented.

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

No: None

Absent: McFillen

SET PUBLIC HEARING – SITE PLAN AND MAJOR SUBDIVISION

Ms. Dunkle stated that the applicant is present to discuss this application and said that she will discuss the review status following their presentation.

¹ The Authority had one vacant seat (Town member) for this meeting.

Jon Erickson (Morris & Ritchie Associates), engineer for the applicant, stated that the proposal is for a 120-unit multifamily age and income-restricted facility. He noted that there will no longer be a subdivision of the property and that the facility will be developed on the 11 acre parcel. He said the facility will face the assisted living facility with shared access to Mosby Boulevard. He said that since a subdivision is no longer proposed, the access road to Chamberlain Street will not be developed as a public street and will remain private. He explained the proposed approach to stormwater management and noted that they have discussed it with the Virginia Department of Environmental Quality. He also summarized the connections to public water and sewer, screening of dumpster pads, and landscaping. He noted that additional landscaping in the form of evergreens will be installed along the shared boundary line with residential lots that front on Mosby Boulevard in order to block some of the visual impacts. He added that the building will look similar to Mary Hardesty House but with 120 units instead of 60 units.

Vice-Chair Ohrstrom asked if the building will have access for emergency vehicles on all sides and Mr. Erickson replied yes. Vice-Chair Ohrstrom asked if the emergency access will be maintained over time to ensure that ladder trucks and other large response vehicles can get around the building. Mr. Erickson replied that it will be in the applicant's best interest to maintain the emergency access areas. He added that the Town will be a party to the ingress/egress easement and could request improvements if there was ever a problem in the future. Mr. Bass asked if they have received any comments from adjacent landowners. Mr. Erickson replied no and stated that the assisted living facility owners were fully aware of this project. Chair Kitselman stated that he met with the applicant and Staff earlier in the day to discuss the project and indicated that he was happy with the proposed dumpster enclosure. Mr. Bass said that he visited the property before the meeting and noted that the assisted living facility is progressing towards completion.

Mr. Erickson introduced David Koogler (President, Mark-Dana Corporation) who provided a brief Powerpoint presentation on his company and the project. Mr. Bass asked about the projected demographic of tenants. Mr. Koogler said that residents are limited to 55 and over and noted that they typically draw from people that already reside within the area.

Chair Kitselman said that we will need elevations for the architectural review including color and materials, and Vice-Chair Ohrstrom added that signage information will be needed. Chair Kitselman said that he will be interested to hear what Fire and Rescue has to say about the project. Ms. Dunkle said that she has routed plans to the Building Department and to Fire and Rescue. Vice-Chair Ohrstrom asked if everything will be ready by the August meeting. Ms. Dunkle said that the plans need to be updated to reflect the change to the application by removing the subdivision, noting that revised plans are due by next Friday. She also said that the proffer statement needs to be updated and acted on by Town Council. She noted that there is concerns with having a quorum for the August meeting because the Authority is down one member and a new member will probably not be appointed in time, and she also noted that Vice-Chair Ohrstrom cannot attend the August meeting. She suggested scheduling the public hearing for the September 26 meeting, also noting that DEQ's review will probably not be complete. Mr. Bass asked how many members were needed for a quorum and Ms. Dunkle said four members. Ms. Smart said that many people take vacations in August so she did not know how that impacts an August meeting. Mr. Bass asked Ms. Dunkle if any comments have been received from the public. She replied no but said that comments typically come after the hearing is advertised and the public hearing notice signs are posted. Mr. Bass said that the hearing could be assigned for August and continued if the application is incomplete, but noted that this could be an inconvenience for any citizens that come to the meeting expecting an opportunity to speak on the application.

Following discussion of logistics, Mr. Erickson and Mr. Koogler said they would be comfortable with the public hearing being scheduled for the September meeting.

The Authority voted to schedule public hearing for the September 26, 2018 meeting.

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

No: None

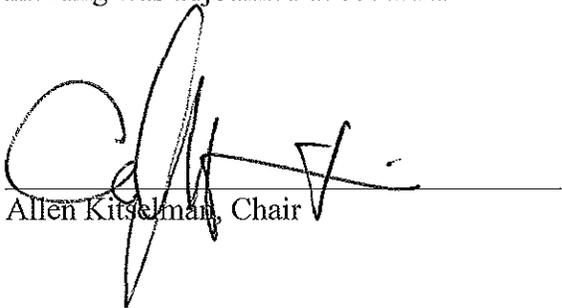
Absent: McFillen

OTHER BUSINESS

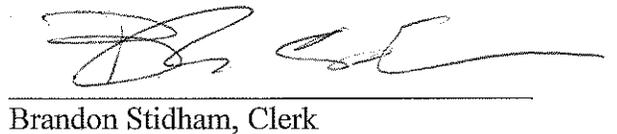
None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Ms. Smart moved, seconded by Vice-Chair Ohrstrom, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:44PM.



Allen Kitselman, Chair



Brandon Stidham, Clerk