

## BERRYVILLE AREA DEVELOPMENT AUTHORITY

### AGENDA

**Wednesday, October 27, 2021 -- 7:00pm**

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

1. Call to Order – Allen Kitselman, Chair
2. Approval of Agenda
3. Approval of Minutes – May 26, 2021 meeting
4. Set Public Hearing – Lot 56 Jack Enders Boulevard  
LGV Group, LLC (Lara Dunlap, Agent) is requesting approval of a site plan in order to construct three 60,000-square foot warehouses on the property identified as Tax Map Parcel number 14-A-56, zoned BP Business Park.
5. Discussion – Annexation B-9
6. Other
7. Adjourn



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**DRAFT MINUTES - REGULAR MEETING**  
**Wednesday, May 26, 2021 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, May 26, 2021.

**ATTENDANCE**

Authority Members Present: Diane Harrison; Allen Kitselman, Chair; Tom Parker; Kathy Smart (arrived late); David Weiss

Authority Members Participating Electronically: George L. Ohrstrom, II, Vice-Chair (due to health reasons associated with the current pandemic)

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

Chair Kitselman called the meeting to order at 7:01PM.

**APPROVAL OF AGENDA**

The Authority voted to approve the agenda as presented.

**Yes:** Harrison, Kitselman, Ohrstrom (moved), Parker (seconded), Weiss

**No:** None

**Absent:** Smart

Ms. Smart entered the meeting.

**APPROVAL OF MINUTES**

Vice-Chair Ohrstrom noted Ms. Smart's comment about not remembering the location of a correction to be made to the October 28, 2020 meeting minutes, and he asked if she wanted to adjust the wording. Ms. Harrison noted that Ms. Smart was referencing the same correction that she had noted and that was reflected in the draft minutes.

The Authority voted to approve the minutes of the April 28, 2021 meeting as presented.

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

**No:** None

**Absent:** None

### **DISCUSSION, BERRYVILLE AREA PLAN FIVE-YEAR REVIEW RESOLUTION**

Mr. Stidham noted the draft resolution and Staff memo in the meeting packet. He reviewed two items – the Southeastern Collector Study and cooperative economic development efforts between the Town and County – as ones that the Authority wanted to highlight in the resolution.

Vice-Chair Ohrstrom asked whether PrimeAE noted in the resolution is the name of the consulting firm that completed the Southeastern Collector Study and Mr. Stidham replied yes.

Mr. Stidham stated that all of the other bulleted items came from the draft that Staff presented at the April 28 meeting, and he highlighted the issue of developing guidance for a future review and update of the Town-County Annexation Area Agreement. Vice-Chair Ohrstrom stated that he could use a review of the Annexation Area Agreement and the role of the Authority in determining where future areas are to be developed. He suggested having a group think at a future meeting about how that process works because it is a complicated subject. Chair Kitselman replied that it is clear in his mind that the Authority is equally represented by Town and County members to manage the Annexation Area based on the guidance from the boards we serve as an administrative body. Mr. Stidham noted that the last section of Chapter I in the Berryville Area Plan contains a summary of the Annexation Area process and copies of the agreements are included in the back of the Plan document. Mr. Weiss said that it is not a bad idea for the Authority to have an overview of the process and members agreed.

Mr. Stidham noted that the resolution concludes by stating that the review would begin in 2022 after all Census 2020 data is released and dependent upon the workloads of the Authority and Staff. He said that the first step before any drafting of new language would be a group discussion of the issues in the resolution. He said that Staff recommends the Authority adopt the resolution this evening to comply with Code of Virginia requirements.

Mr. Weiss said that he has no concerns with the third bullet regarding the results of the Southeastern Collector Study but noted that the Study does not address the widening of Business 7 East. Ms. Dunkle asked for clarification. Mr. Weiss said that the long-term plan to fix Business 7 East is not in the Study and he asked whether this project should be pulled out and addressed specifically or should just be talked about in the process. Mr. Stidham replied that this is probably one of several issues to be discussed and he added that when we get to that discussion, Staff will provide the members with copies of the Study along with a brief overview of the Study's findings. Vice-Chair Ohrstrom asked about the Norfolk Southern railroad crossing issue and whether it should be specifically addressed in the resolution. Mr. Weiss replied that the railroad crossing issue is addressed in the Study, adding that the Business 7 East issue is not addressed in the Study and is a key factor. Ms. Dunkle noted that there are many key factors. Mr. Weiss said that he is not objecting to it and is trying to make sure that we discuss it, and Ms. Dunkle replied that she understands. Mr. Weiss said that his job is to ask questions and to have Staff help him to understand things. Chair Kitselman said that he agrees that Route 7 to the east has been a problem since he has been here. He also said that Fairfax Street is a problem and they are all ventricles of the heart if you want your Town to live and the Town is the heart of the County. He added that working together is key here.

Vice-Chair Ohrstrom made a motion to adopt the resolution as presented by Staff. He added that the resolution is broad enough to address the issues that need to be discussed and is not missing anything. He

said he thinks the resolution works pretty well for what we are trying to do. Ms. Harrison stated that she thinks the bullet to discuss the results of the Southeastern Collector Study should be more specific or have action language included. Mr. Stidham replied that the Authority has not received or discussed the Study yet and Ms. Harrison replied okay. Mr. Stidham added that the bullet points were written broadly and the resolution is not intended to be an all-inclusive list of discussion topics. He said we are at the broadest, 50,000 foot level to start with, and Ms. Smart noted that the last bullet covers anything not specifically addressed in the resolution.

The Authority voted to adopt the resolution as presented.

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

**No:** None

**Absent:** None

**OTHER BUSINESS**

None

**ADJOURN**

There being no further business, Chair Kitselman adjourned the meeting at 7:14PM.

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Allen Kitselman, Chair

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Brandon Stidham, Clerk

# Berryville Area Development Authority Agenda Item Report Summary

October 27, 2021

## Item Title

Set Public Hearing – Site Plan

## Prepared By

Christy Dunkle

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## Background/History/General Information

LGV Group, LLC (Lara Dunlap, Agent) is requesting approval of a site plan in order to construct three 60,000-square foot warehouses on the property identified as Tax Map Parcel number 14-A-56, zoned BP Business Park.

LGV Group, LLC has purchased the property located on Jack Enders Boulevard identified in the attached vicinity map. Previously owned by Brent Mercke, the 12.5-acre property is zoned Business Park (BP) and is regulated under Section 612 of the Berryville Zoning Ordinance. They plan on phasing the project, constructing the first building for their existing business and two additional buildings to lease. The site plan under review is for build-out of the property.

## Findings/Current Activity

### Zoning

#### *Business Park Zoning*

The use, identified as North American Industrial Classification System (NAICS) code 332 Fabricated Metal Product Manufacturing, is permitted by right under Section 612.2(p) of the Berryville Zoning Ordinance. The company, currently located on Station Road, assembles metal windows and doors.

#### *Adjacent Zoning*

The property to the north is zoned Open Space Residential (OSR), the property to the west is zoned Institutional (ITL) and Business Park (BP), the property to the south is in the County and zoned Agricultural - Open Space – Conservation (AOC), and the property to the east is zoned Detached Residential-1 (DR- 1).

#### *Lot Regulations*

The layout of the structures on the site plan conform to Town of Berryville zoning regulations including setbacks (60.3' front; 89.3' and 180' side; 60.4' rear), building height (30'), and floor area ratio (.32).

#### *Parking*

Section 305 regulates parking in the Town of Berryville Zoning Ordinance. Parking calculations identify business and warehouse uses which are based on one (1) space for each 300 square feet

of floor area and one (1) space per 1.5 employees plus one (1) space per company vehicle, respectively. Parking identified on the site plan includes:

- 25 spaces based on the business use (23 spaces required);
- 48 spaces based on the number of employees (40 spaces required);
- 3 spaces for company vehicles (3 required);
- 3 spaces for van-accessible handicapped parking (3 required);
- 3 handicapped spaces (3 required); and
- 3 loading spaces (3 required).

612.10(a) establishes additional parking requirements for the BP zoning district. This section requires that all off-street parking requirements be met on-site and that entrances comply with VDOT standards.

#### *Buffering and Landscaping*

Section 612.10(b) regulates buffering and landscaping requirements. This section requires that when a property is contiguous to a property located in any residential or institutional district, a landscaped buffer of at least 25 feet shall be provided. These areas are reflected at the rear and side property lines (Berryville Glen subdivision (DR-1) and Allen (OSR) which are residentially zoned) and the that portion of the front property line that is adjacent to Milton Valley Cemetery (zoned institutional). There is a 25' buffer shown adjacent to the County's AOC district on the south side of the site.

Species identified for use in the buffer area on the perimeter of the site include willow oak, American linden, and loblolly pine. Bigleaf hydrangea, viburnum species, and holly varieties are proposed shrubs in the buffer area.

Per Section 314.7 of the Berryville Zoning Ordinance, parking lots containing more than 10 spaces must plant at least one deciduous tree per eight (8) spaces. The site plan identifies six parking islands featuring nine trees in each island. Varieties include red maples, river birch, and crape myrtle.

#### *Lighting*

A lighting plan is included in the site plan. The shielded, wall-mounted fixtures are proposed for the building with nine 15' freestanding aluminum lighting standards proposed for other areas of the site.

### ***Transportation***

Jack Enders Boulevard is part of the Town's secondary street system. Two points of access are identified to the site. The front portion of the parcel includes a utility and access easement which currently allows vehicular access to the Town's elevated south east water tank. This will allow the future extension of Jack Enders Boulevard which as identified in the SE Collector study completed in 2020.

### ***Utilities***

The property is located on Jack Enders Boulevard which enables access to Town public water (10" main) and sanitary sewer systems (12" main) in the public right of way. Fire suppression will be included in each structure.

A gas easement and a utility and access easement are located on the east side of the property.

### ***Other***

A karst study of the property was completed in August of 2021 and will be reviewed by the Town's engineer as part of the approval process. The study is available upon request.

The stormwater plan has been submitted by the applicant to the Virginia Department of Environmental Quality for review and approval. The applicant will be responsible for maintaining all stormwater facilities under an agreement between the owner and DEQ.

Staff will forward the site plan to the Town's consulting engineer, public works, public utilities, and Clarke County fire and rescue for review and comment.

### **Financial Considerations**

N/A

### **Schedule/Deadlines**

Staff is recommending that the BADA set a public hearing for the December 1, 2021 meeting. This date was chosen at the organizational meeting due to scheduling conflicts with the Thanksgiving and Christmas holidays. Public hearing notices will be published in the Winchester Star, adjacent and affected property owners will be notified, and the property will be posted.

### **Other Considerations**

N/A

### **Recommendation**

Set a public hearing for the December 1, 2021 meeting.

### **Sample Motion**

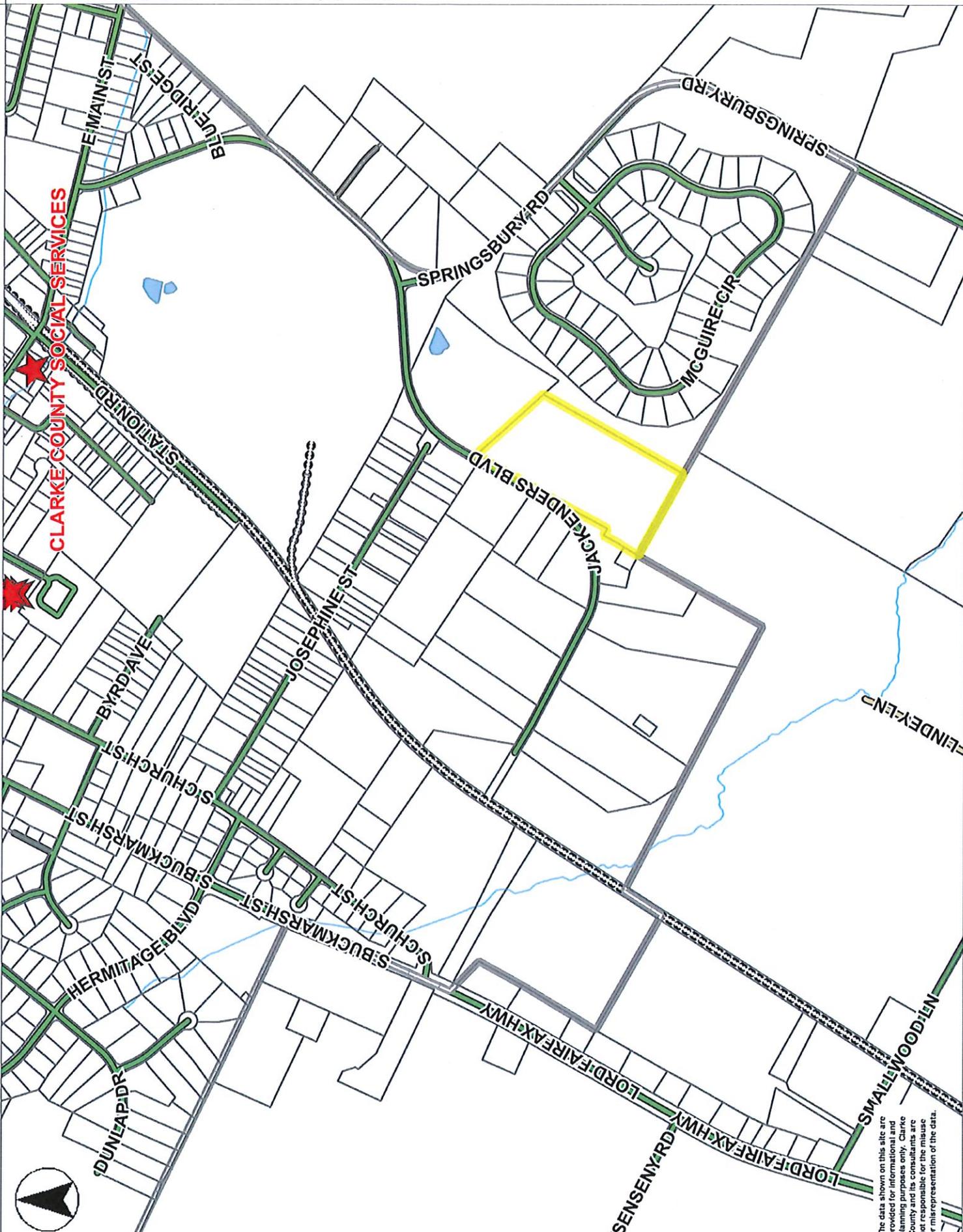
I move that the Berryville Area Development Authority set a public hearing for Wednesday, December 1, 2021 at 7:00 p.m.

Attachments:

- Vicinity map
- Portions of the site plan including existing conditions, site plan, fire lane and striping and signage plan, erosion and sediment control plan, landscape plan, planting schedule, sight distance plan and profile for both entrances, lighting plan, and building elevations
- Section 612 Business Park of the Berryville Zoning Ordinance



- Public
- Points of Interest
- Parcels
- Clarke County Bound
- Major Roads
- US Interstate
- US Highway
- State Highway
- Surrounding Counties
- Clarke County Roads
- Private Roads
- Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
- Perennial Stream
- Intermittent Site
- Ponds
- Rivers



The data shown on this site are provided for informational and research purposes only. Clarke County and its employees are not responsible for the misinterpretation or misrepresentation of the data.



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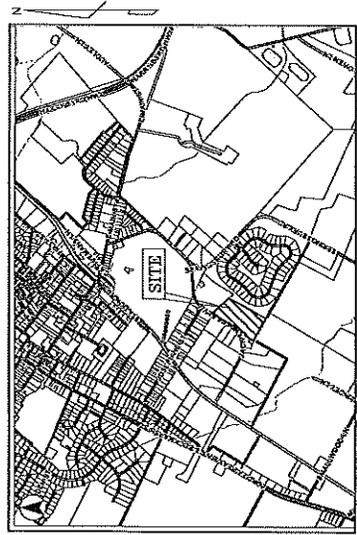
**GeoEnv Engineers**  
*Civil, Environmental & Geotechnical Engineering*  
 10275 West Street, Suite 213  
 Fairfax, VA 22030  
 Tel: 703.581.7170 Fax: 703.581.7074 Web Site: [www.geoenv.com](http://www.geoenv.com)

NO.	REVISION	DATE

**COVER SHEET**

**JACK ENDERS BOULEVARD PROPERTY**  
 LOT 56  
 BERRYVILLE, VA 22611

TAX MAP: 14-00-00-37  
 DATE: JULY 2021  
 PREP. BY: A.L.S.  
 CHECKED BY: J.C.  
 PROJECT # 2020-003  
 SCALE: N/A



**SITE PLAN**  
 LOT 56  
 JACK ENDERS BOULEVARD PROPERTY  
 BERRYVILLE, VA 22611

**SITE ZONING DATA: R-P DISTRICT (NAICS CODE 332—FABRICATED METAL PRODUCT MANUFACTURING)**

DESCRIPTION	REQUIRED	PROPOSED/EXISTING
1. MINIMUM LOT SIZE	60,000 SQ FT	547,640 SQ FT
2. MINIMUM LOT WIDTH/DEPTH	150 FT	500.00 FT
3. OPEN SPACE/ASPHALTED OPEN SPACE	15% (82,147 SF)	30,306 (16,015 SQ FT)
4. MAXIMUM FLOOR AREA RATIO (FAR)	0.35 (191,877 SF)	0.35 (177,040 SQ FT)
5. MAXIMUM HEIGHT	40 FT	30' ±
6. SETBACKS	FRONT: 10' MIN SIDE: 20' MIN REAR: 20' MIN	FRONT: 10' MIN SIDE: 20' MIN REAR: 20' MIN
7. BUFFERING AND LANDSCAPING	25' MIN	25'
8. INTERIOR PARKING LOT LANDSCAPING	25' MIN	25'
9. INTERIOR PARKING LOT LANDSCAPING	10' BUFFER (PLANTING & FENCING)	10'
10. USE	10' BUFFER (PLANTING & FENCING)	10' DECIDUOUS TREES
11. USE	25 SPACES	25 SPACES
12. USE	40 SPACES (20 EMPLOYEES & 20-30 EMPLOYEES)	40 SPACES
13. USE	3 SPACES (1 VEHICLE 10-3 VEHICLES)	3 SPACES
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**SHEET INDEX**

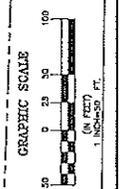
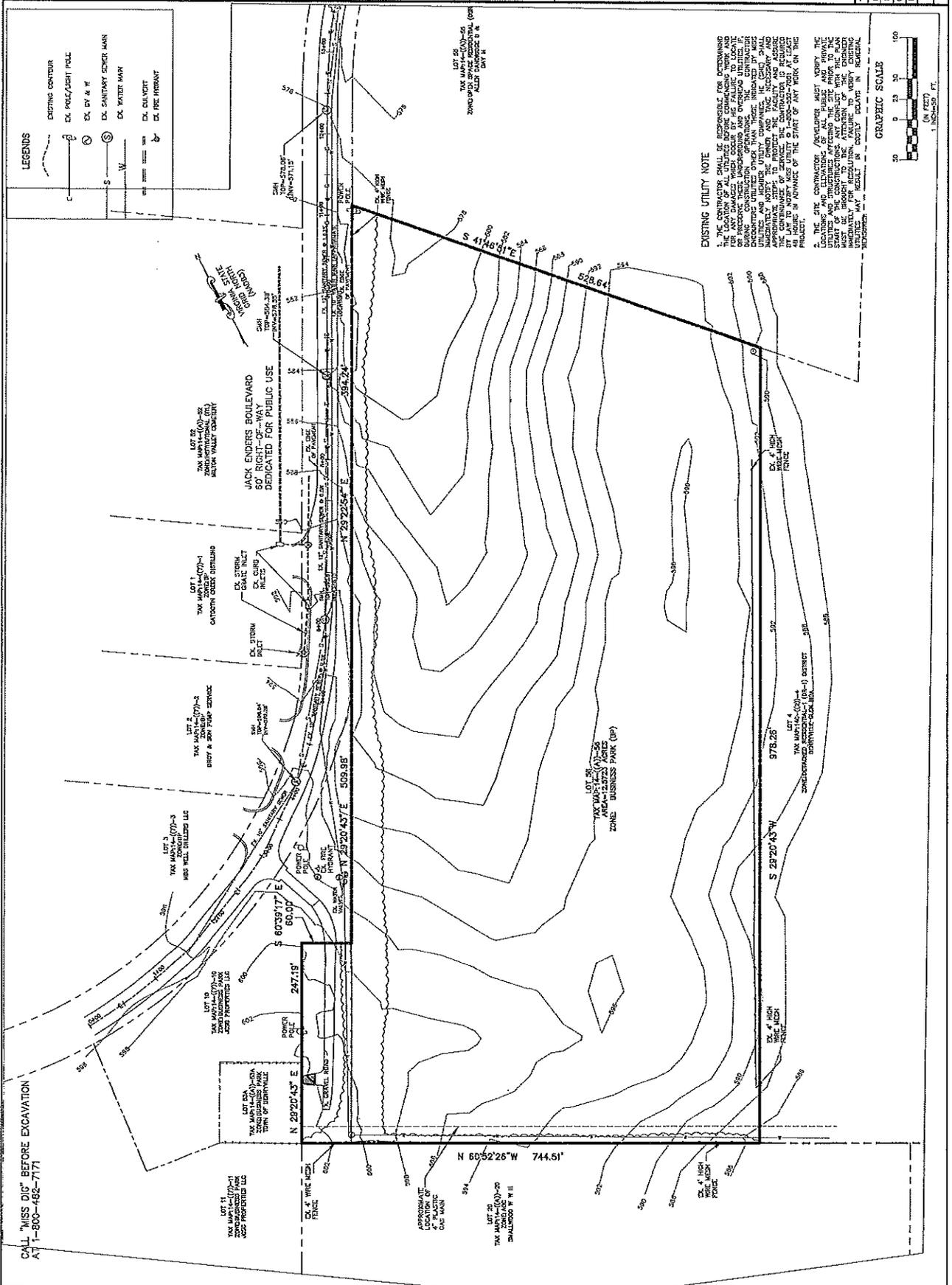
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**OWNER/APPLICANT:**  
 LYG GROUP, LLC  
 22395 BRODERICK DRIVE, #300  
 STERLING, VA 20186

GeoEnv Engineers  
 Civil, Environmental & Geotechnical Engineering  
 10795 West Swall, Suite 213  
 Fairfax, VA 22033  
 Tel: 703.591.7170  
 Fax: 703.591.7074  
 Web Site: geoenv.com

NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL  
 STATE OF VIRGINIA  
 EXERCISE OF AUTHORITY  
 LICENSE NO. 1000000000  
 DATE: JULY 2021  
 JACK ENDERS BOULEVARD PROPERTY  
 LOT 56  
 EXISTING CONDITION PLANS  
 TAX MAP 14-1(A)-57  
 SHEET 4 OF 23



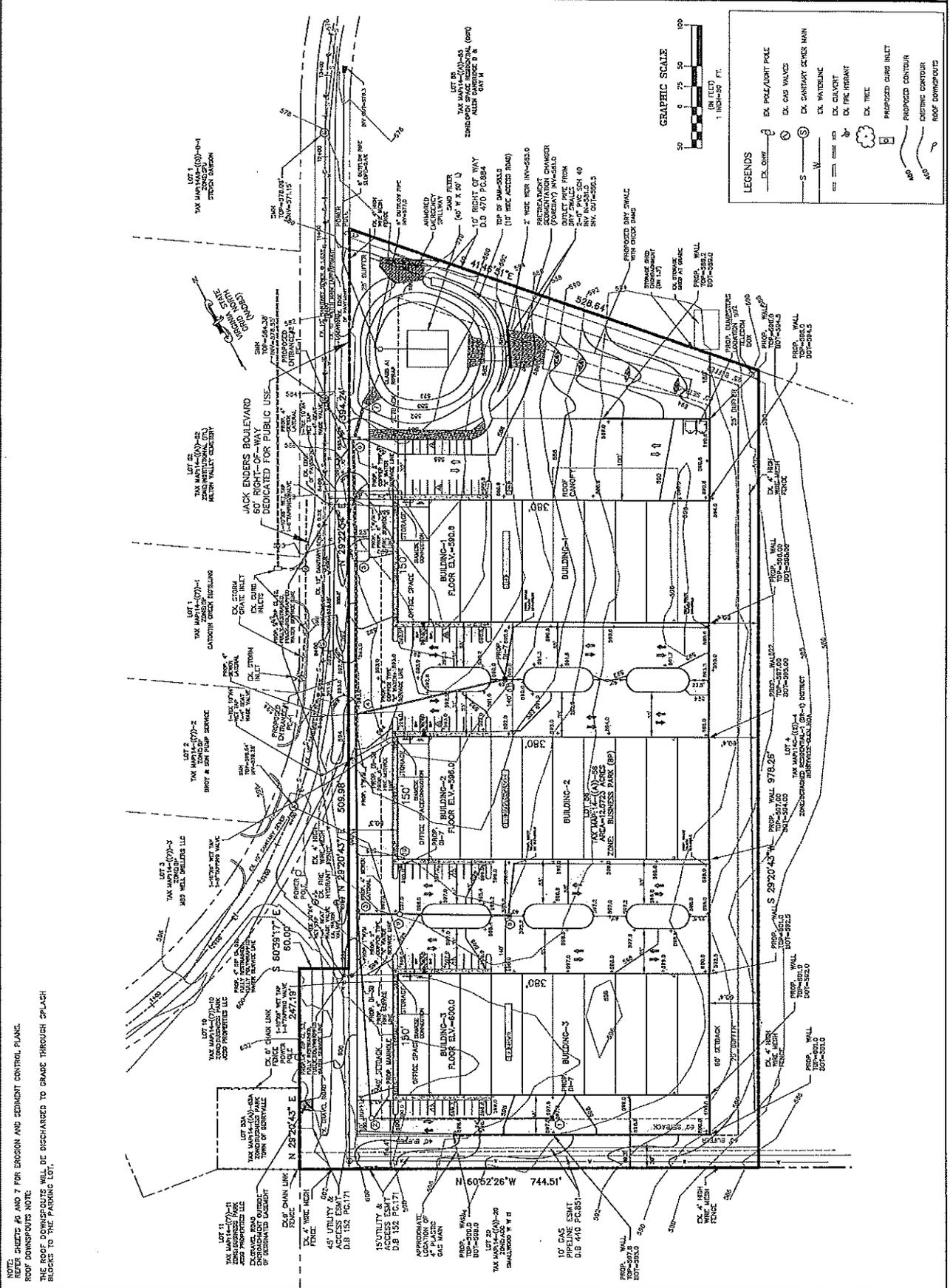
CALL "MISS DIG" BEFORE EXCAVATION  
 AT 1-800-482-7171

GeoEnv Engineers  
 10075 West Street, Suite 215  
 Fairfax, VA 22030  
 Tel: 703.591.7170  
 Fax: 703.591.7074  
 Web Site: geoenv.com

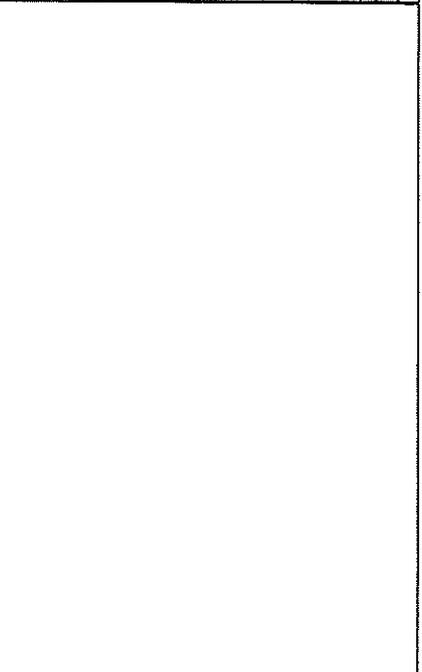
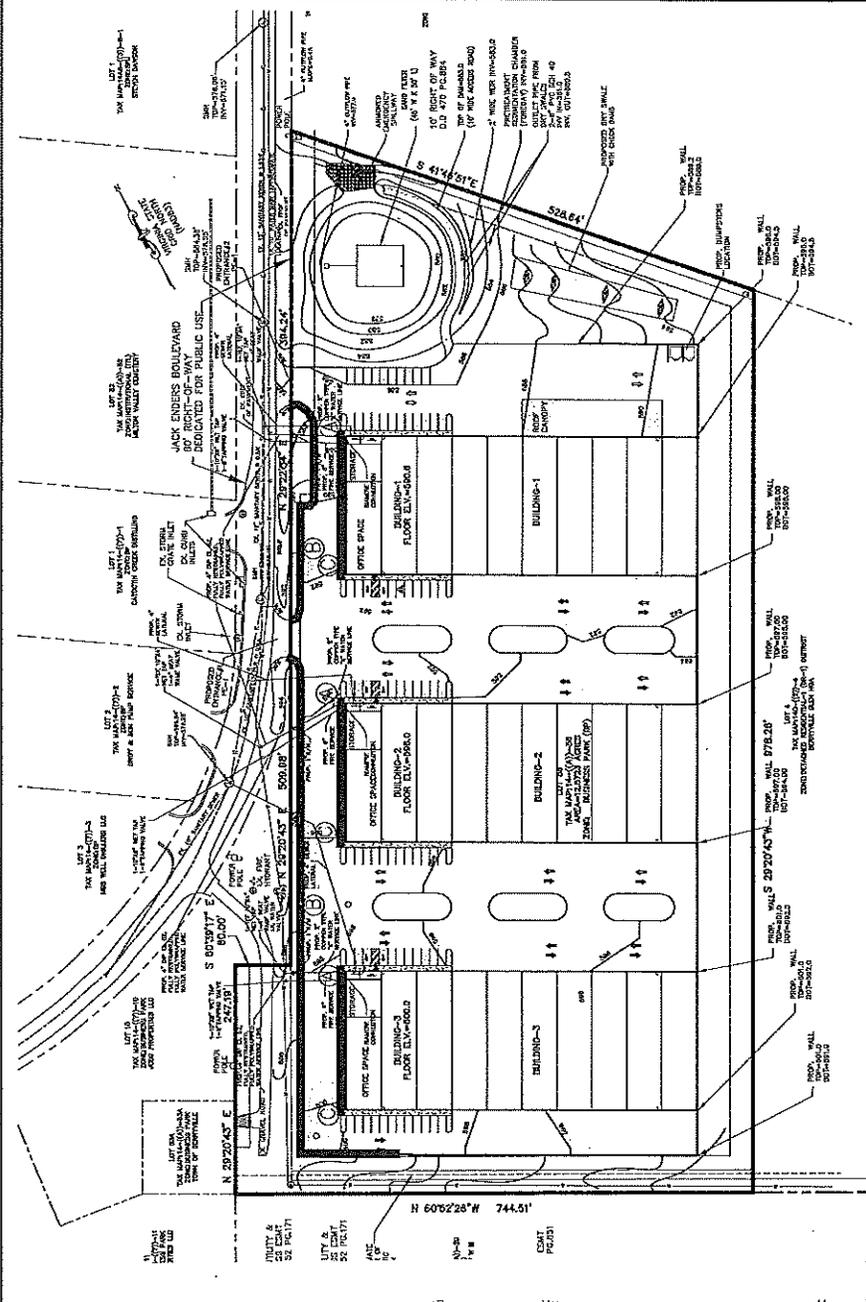
NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL  
 ENGINEER IN CHARGE  
 VA Lic. No. 62224  
 DATE: JULY 2021  
 CHECKED BY: JLS  
 PROJECT #: 2200-0354  
 SCALE: 1" = 50'  
 SHEET: 5 OF 23

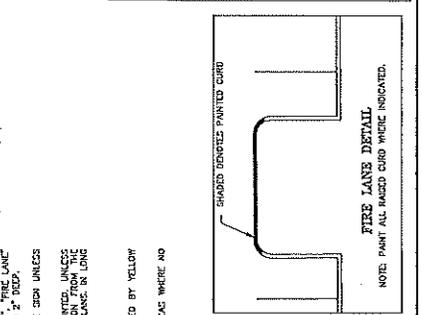
JACK ENDERS BOULEVARD PROPERTY  
 LOT 56  
 SITE PLAN  
 JACK ENDERS BOULEVARD, VA 22611



NO.	DESCRIPTION	DATE



- TYPICAL FIRE LANE LAYOUT AND MARKING**
1. The "NO PARKING FIRE LANE" marking shall be contained between the lane edges.
2. Lane width shall be 12' in height (minimum) and marked 12" from the painted curb and edge of pavement.
3. Marking shall be as follows:
4. Yellow "NO PARKING FIRE LANE" shall be used on all asphalt and concrete.



**Table 3-01**

MARKING TYPE	MARKING DESCRIPTION	MARKING DIMENSIONS
NO PARKING FIRE LANE	STANDING FIRE LANE	5'-0" x 12'-0"
NO PARKING FIRE LANE	STANDING FIRE LANE	5'-0" x 12'-0"
NO PARKING FIRE LANE	STANDING FIRE LANE	5'-0" x 12'-0"

**FIRE MARSHAL GENERAL NOTES:**

1. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
2. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
3. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
4. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
5. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
6. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
7. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
8. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
9. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.
10. THE FIRE MARSHAL SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE THE DATE OF THE PROPOSED WORK. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR. THE FIRE MARSHAL SHALL BE NOTIFIED BY THE DESIGNER AND THE CONTRACTOR.



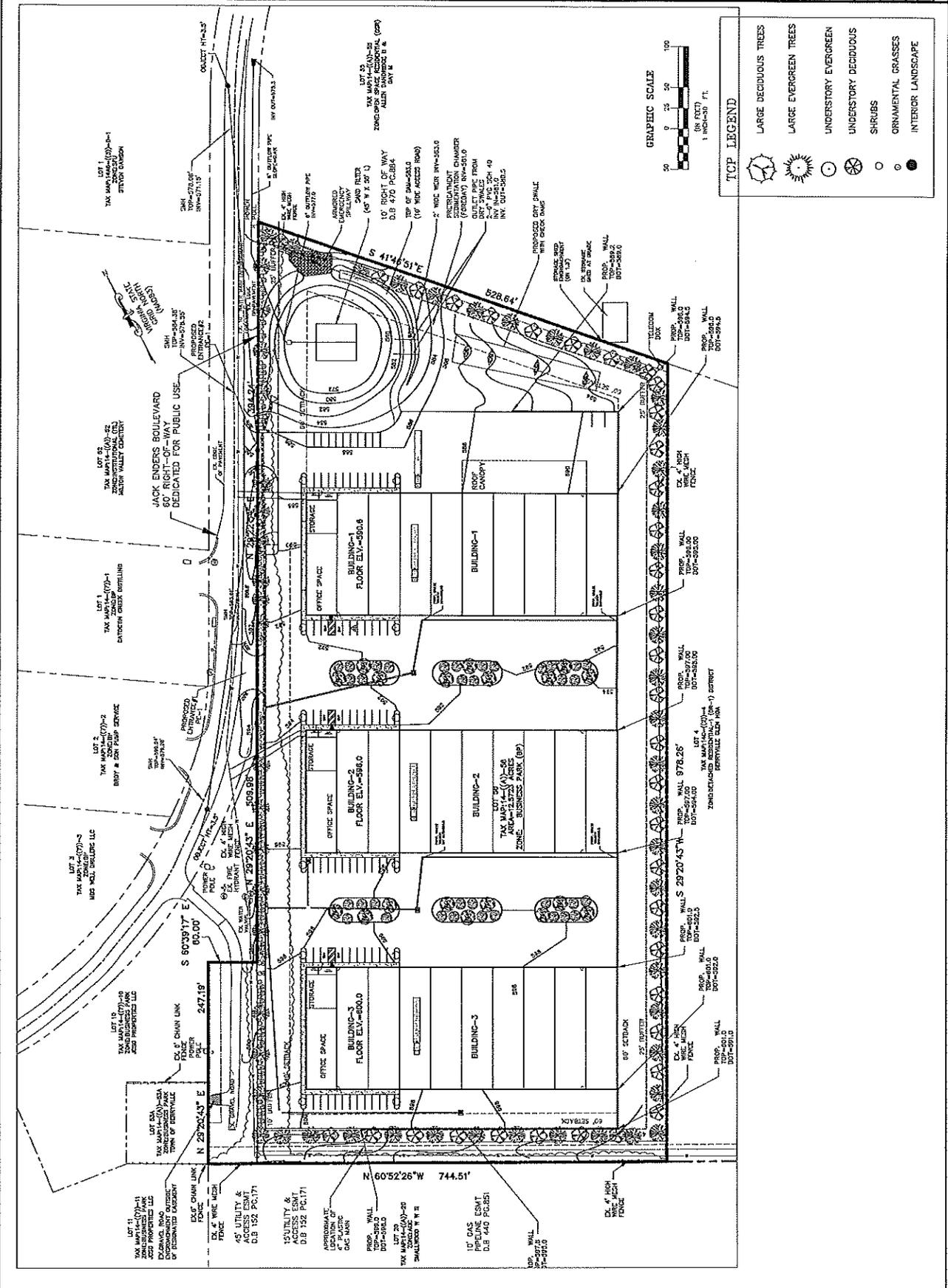
**GeoEnv Engineers**  
 604, Environmental & Geotechnical Engineering  
 10075 West Street, Suite 215  
 Fairfax, VA 22030  
 Tel: 703.271.7170  
 Fax: 703.271.7170  
 Web Site: www.geoenv.com

NO.	DESCRIPTION	DATE

**LANDSCAPE PLAN**  
 LOT 56  
 JACK ENDERS BOULEVARD PROPERTY  
 BERRYVILLE, VA 22611

PROFESSIONAL SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 IN THE STATE OF VIRGINIA  
 No. 53, 22220  
 EXPIRES 12/31/2021

TAX MAP: 14-(A)-57  
 DATE: JULY 2021  
 PREP. BY: A.S.L.  
 CHECKED BY: L.C.  
 PROJECT #: 2020-4024  
 SCALE: 1"=50'  
 SHEET: 9 OF 23

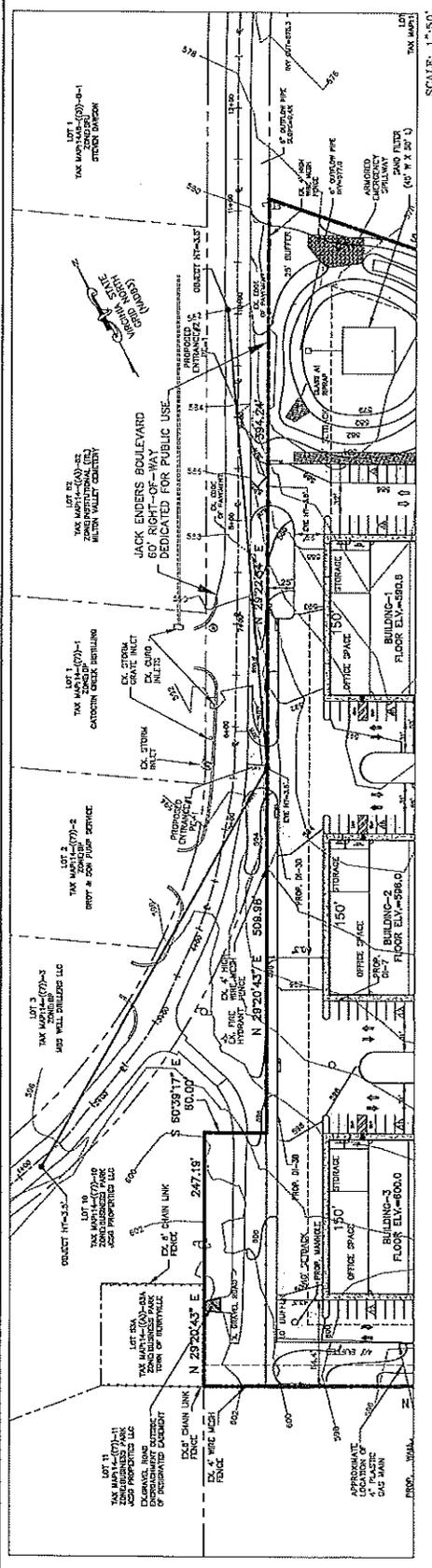




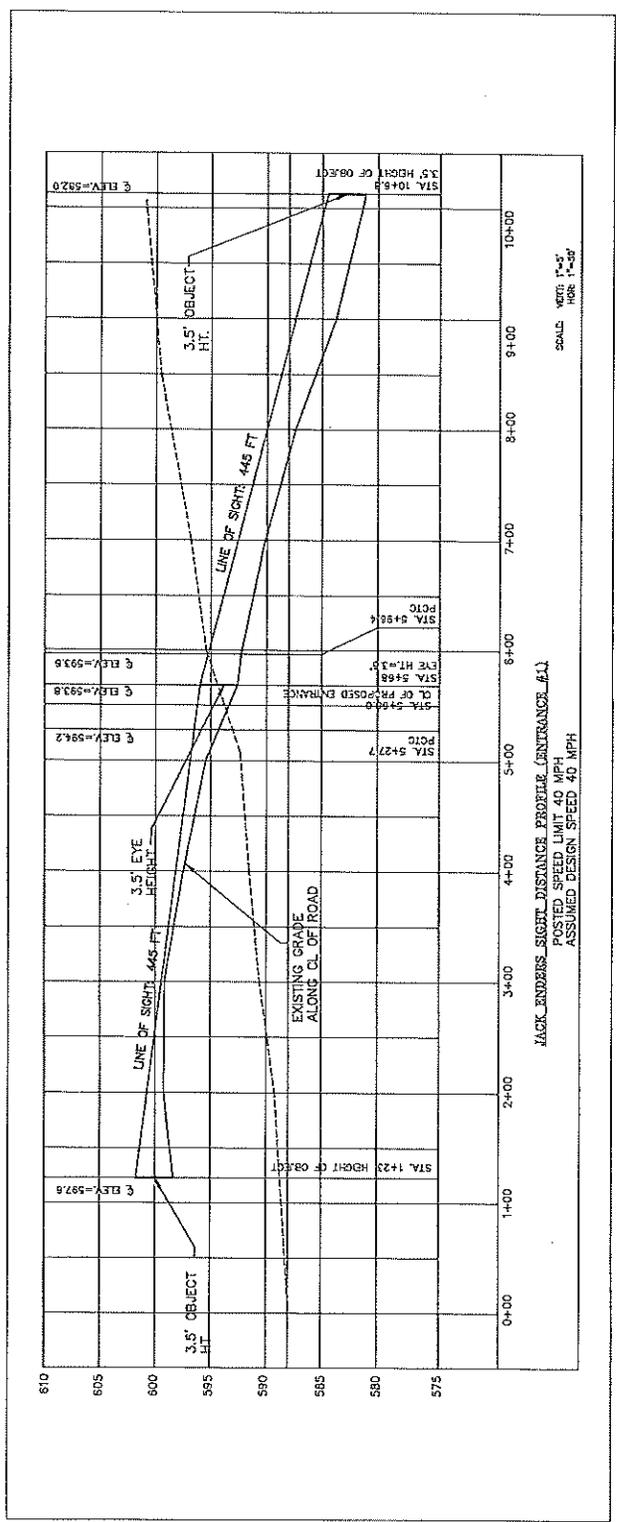
JACK ENDERS BOUTARD PROPERTY  
 LOT 56  
 BERRYVILLE, VA 22611  
 SIGHT DISTANCE PLAN AND PROFILE  
 (ENTRANCE #1)  
 PROFESSIONAL SEAL  
 REVISON BLOCK  
 DATE  
 DESCRIPTION  
 NO.

JACK ENDERS BOUTARD PROPERTY  
 LOT 56  
 BERRYVILLE, VA 22611  
 SIGHT DISTANCE PLAN AND PROFILE  
 (ENTRANCE #1)  
 PROFESSIONAL SEAL  
 REVISON BLOCK  
 DATE  
 DESCRIPTION  
 NO.

JACK ENDERS BOUTARD PROPERTY  
 LOT 56  
 BERRYVILLE, VA 22611  
 SIGHT DISTANCE PLAN AND PROFILE  
 (ENTRANCE #1)  
 PROFESSIONAL SEAL  
 REVISON BLOCK  
 DATE  
 DESCRIPTION  
 NO.



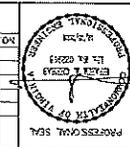
SCALE: 1"=50'



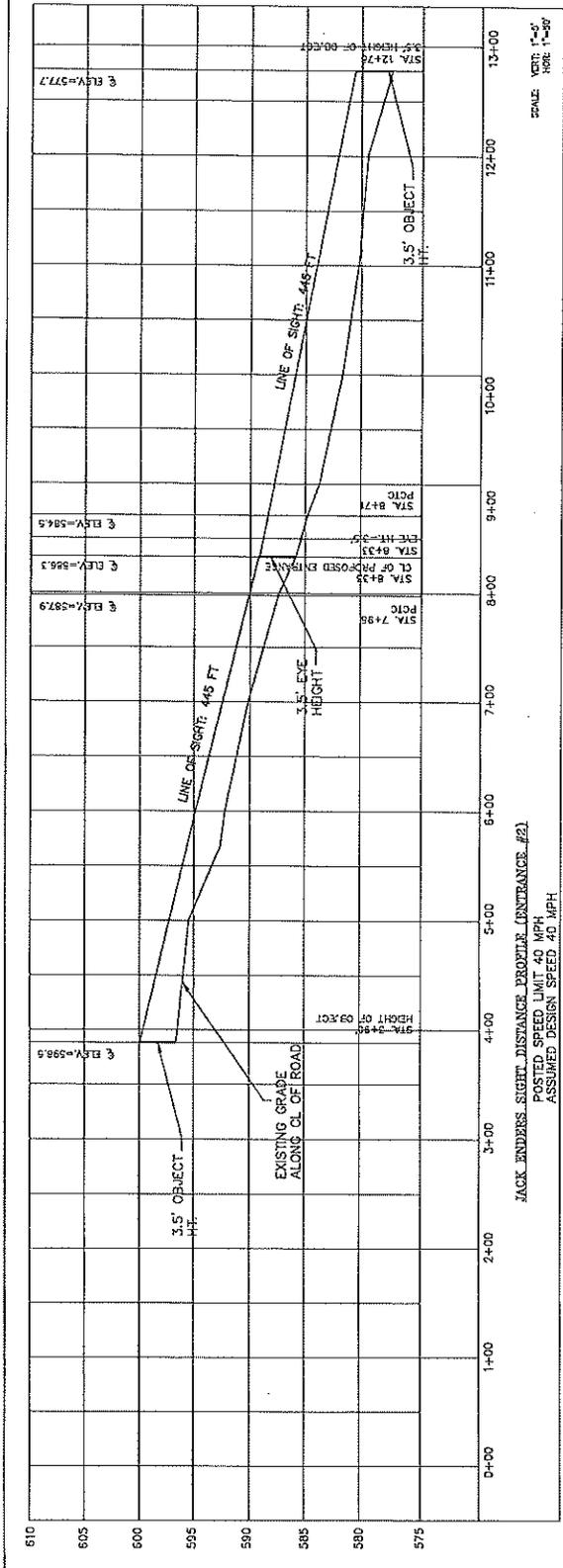
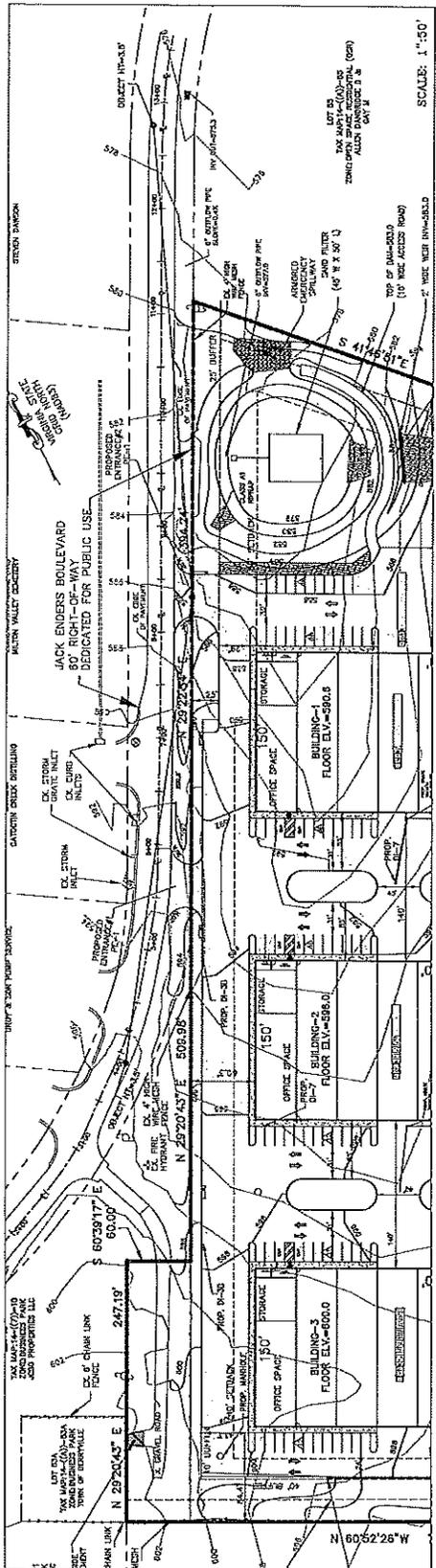
TAX MAP 14-1(0)-57  
 DATE: JULY 2021  
 PROJ. BY: JLS  
 CHECKED BY: JLS  
 PROJECT # 2200-064  
 SCALE: AS NOTED  
 SHEET: 18 OF 23

GeoEnv Engineers  
 Civil, Environmental & Geotechnical Engineering  
 1025 West Street, Suite 213  
 Falls, VA 22033  
 Tel. 703.591.7170  
 Fax 703.591.7074 P.O. Box 500000  
 www.geoenvironment.com

NO.	DESCRIPTION	DATE



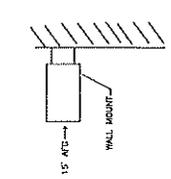
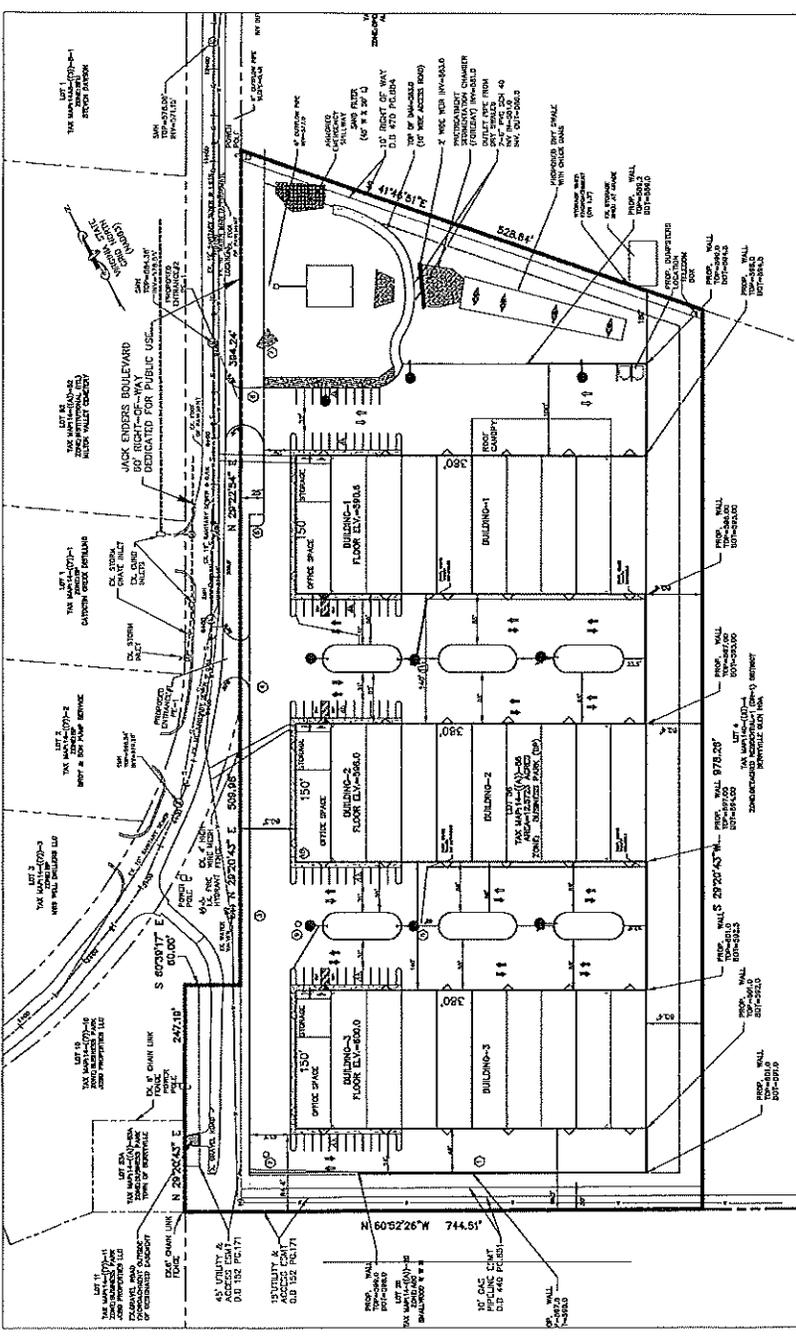
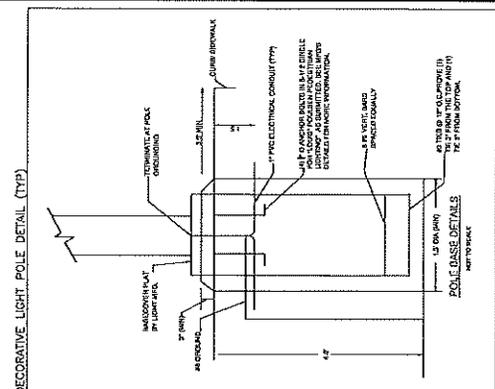
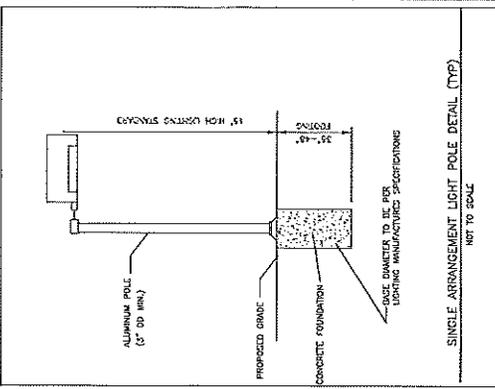
PROFESSIONAL SEAL  
 REVISION BLOCK  
 SIGHT DISTANCE PLAN AND PROFILE  
 (ENTRANCE #2)  
 LOT 56  
 JACK ENDERS BOULEVARD PROPERTY  
 BERRYVILLE, VA 22611  
 SHEET: 16A OF 23  
 SCALE: AS NOTED  
 PROJECT # 2020-0034  
 CHECKED BY: J.C.  
 DESIGNED BY: A.S.  
 DATE: JULY 2021  
 DRAWN BY: J.C.  
 DATE: JULY 2021



JACK ENDERS SIGHT DISTANCE PROFILE (ENTRANCE #2)  
 POSTED SPEED LIMIT 40 MPH  
 ASSUMED DESIGN SPEED 40 MPH

NO.	DESCRIPTION	REVISION BLOCK

DATE	JULY 2021
PREP. BY	A.S.
CHECKED BY	
PROJECT #	2020-0815
SCALE:	1" = 60'
SHEET:	2008-03



Symbol	Qty	Label	Arrangement	ULF	Description	MARKS
	9			0.000	226560-M-400W-250H-M/550L-16	4.0000
	42			0.000	226560-M-400W-250H-M/550L-16	3.7600

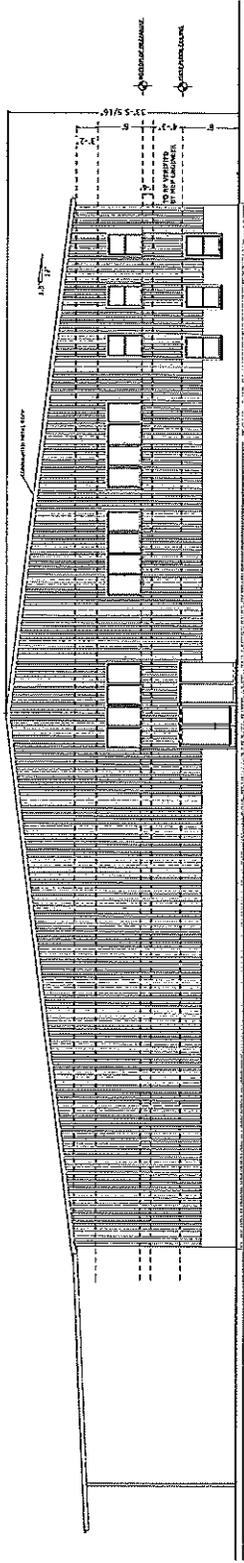
**CONSTRUCTION DETAILS:**

- INSTALL PROPOSED LIGHTING FIXTURES POLE WITH PHOTO CELL PROTECTION. BEARING AND GROUND WIRE AS SHOWN. ALL PROPOSED LIGHT POLES SHALL BE INSTALLED WITH PHOTO CELL PROTECTION. PHOTO CELL PROTECTION SHALL BE FOR EACH INDIVIDUAL LIGHT FIXTURE AND RUN BACK TO NEAREST PROTECTIVE POLE.
- INSTALL 1" PVC ELECTRICAL CONDUIT (SCHEDULE 40) TRENCHED.
- INSTALL 2" PVC ELECTRICAL CONDUIT (SCHEDULE 40) TRENCHED.
- INSTALL FIBER OPTIC FIBER (15" x 1/4" MIN) OR APPROVED EQUAL.

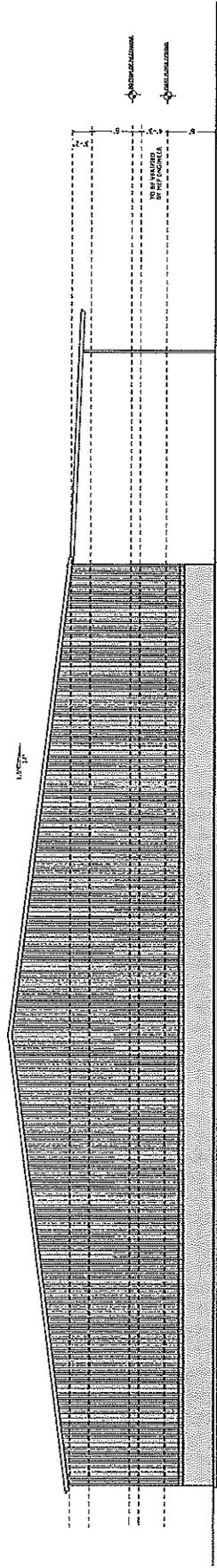
**NOTE:**  
 BUILDING MOUNTED "WALL MOUNT" SHALL BE "TALL CUTOUT" FIXTURES THAT ARE DIRECTED STRAIGHT DOWNWARD. LIGHTING SHALL BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING. LIGHTING SHALL BE MOUNTED AT AN ANGLE OF 90 DEGREES TO THE BUILDING EXTERIOR WALL. LIGHTING SHALL BE MOUNTED AT AN ANGLE OF 90 DEGREES TO THE BUILDING EXTERIOR WALL.

**GENERAL REQUIREMENTS:**

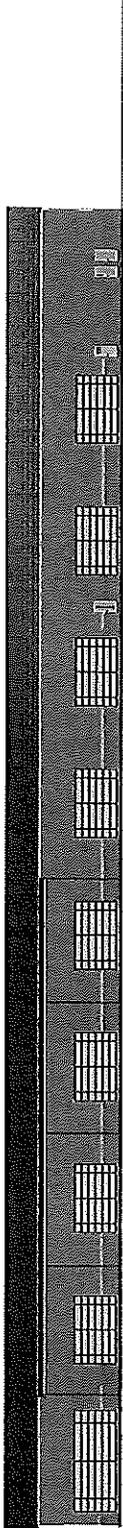
- IN ORDER TO PREVENT SOIL FROM ENTERING LIGHTING FIXTURES (WALL MOUNT) SHALL BE "TALL CUTOUT" FIXTURES THAT ARE DIRECTED STRAIGHT DOWNWARD. LIGHTING SHALL BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING. LIGHTING SHALL BE MOUNTED AT AN ANGLE OF 90 DEGREES TO THE BUILDING EXTERIOR WALL. LIGHTING SHALL BE MOUNTED AT AN ANGLE OF 90 DEGREES TO THE BUILDING EXTERIOR WALL.
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- THE APPLICANT SHALL PROVIDE AND SHALL RESPONSIBLY APPROVE RELEVANT LIGHT FIXTURES AS AN ALTERNATIVE TO THE PROPOSED LIGHTING FIXTURES. THE APPLICANT SHALL PROVIDE AND SHALL RESPONSIBLY APPROVE RELEVANT LIGHT FIXTURES AS AN ALTERNATIVE TO THE PROPOSED LIGHTING FIXTURES. THE APPLICANT SHALL PROVIDE AND SHALL RESPONSIBLY APPROVE RELEVANT LIGHT FIXTURES AS AN ALTERNATIVE TO THE PROPOSED LIGHTING FIXTURES.



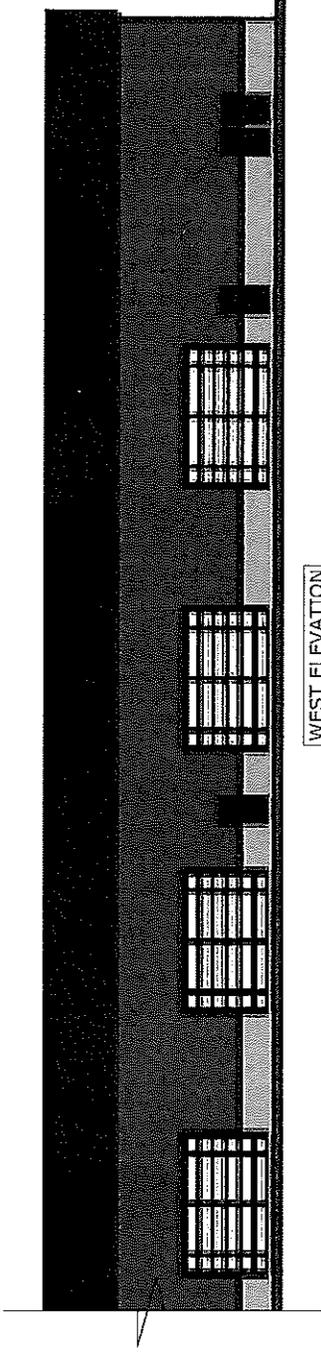
SOUTH ELEVATION  
1/8" = 1'-0"



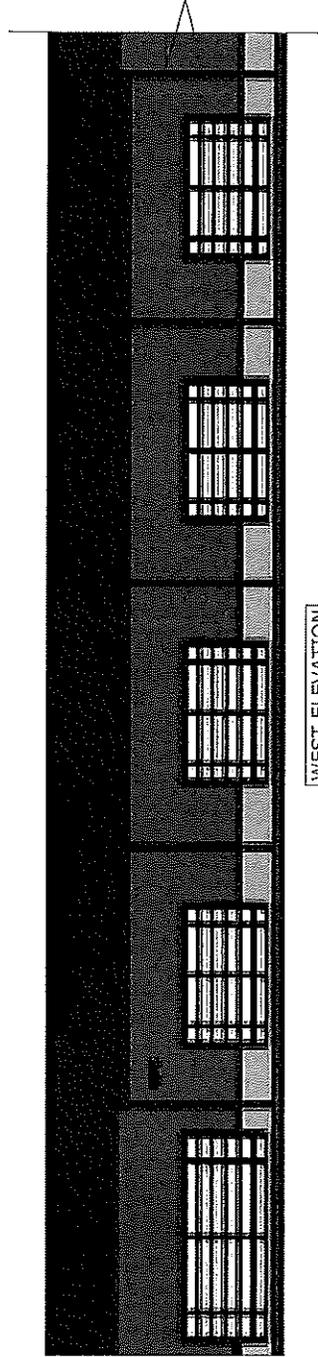
NORTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/16" = 1'-0"



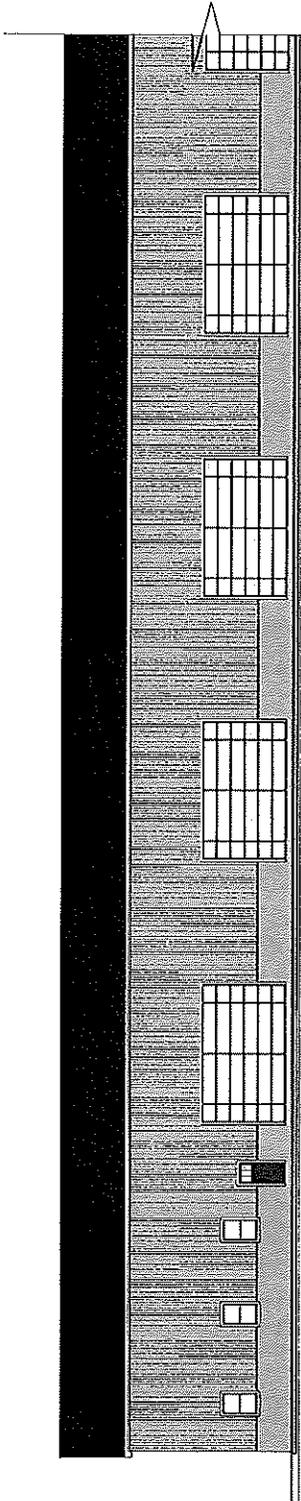
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SCALE 1/8" = 1'-0"



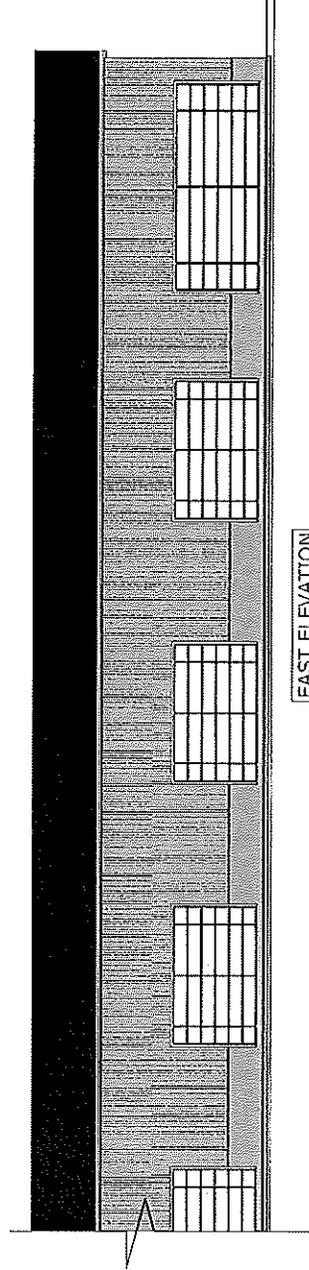
WEST ELEVATION  
SCALE 1/8" = 1'-0"



EAST ELEVATION  
1/16" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

**SECTION 612 BI BUSINESS INDUSTRIAL** (Deleted 7/99)

**SECTION 612 BUSINESS PARK (BP)** (Adopted 7/99)

**612.1 INTENT**

The Business Park (BP) District is established to provide locations within the Berryville Area for a broad range of light industrial and business uses. Such uses should be capital intensive (rather than labor intensive), having a significant investment in machinery and tools that should generate maximum revenue for local government. Such uses should promote horizontal and vertical integration of industrial and business activities, so that new businesses enhance and expand the base of existing businesses. All uses shall be in harmony with the cultural and environmental character of the Berryville Area and conform to all Federal, State, and local environmental performance standards. Transportation and site planning of all land uses shall have the goal of minimizing traffic congestion. The application of this district is intended for those locations within the Berryville Area which are planned for Light Industrial/Research uses.

The following list of Permitted Uses, Accessory Uses, Uses allowed by Special Permit, and Prohibited Uses comprehensively addresses every use defined by the North American Industrial Classification System (NAICS) Codes as contained in the NAICS Manual, U.S. Office of Management and Budget, 1997. This Manual shall be used to define the uses listed and assist in the determination of the status of proposed uses. The three-, four-, or five-digit categories listed below include all sub-categories except as noted; for example, 3121 includes 31211, 312111, but does not include 3122.

**612.2 PERMITTED USES**

The following uses are permitted by right unless subsequently listed as an Accessory Use, a Use allowed by Special Permit, or as a Prohibited Use.

NAICS Code

- |     |       |  |
|-----|-------|--|
| (a) | 22112 | Utilities - Electric Power Transmission, Control, & Distribution   |
| (b) | 2212  | Natural Gas Distribution   |
| (c) | 2213  | Water, Sewage, & Other Systems   |
| (d) | 233   | Building, Developing & General Contracting   |
| (e) | 234   | Heavy Construction   |
| (f) | 235   | Special Trade Contractors  |
| (g) | 311   | Food Manufacturing (except 3116 Animal Slaughtering & Processing and 3117 Seafood Product Preparation & Packaging) |
| (h) | 3121  | Beverage Manufacturing   |
| (i) | 314   | Textile Product Mills  |
| (j) | 315   | Apparel Manufacturing  |
| (k) | 316   | Leather and Allied Product Manufacturing (except 3161 Leather & Hide Tanning & Finishing)                          |
| (l) | 321   | Wood Product Manufacturing (except 3211 Sawmills & Wood Preservation)  |
| (m) | 3222  | Converted Paper Product Manufacturing  |
| (n) | 323   | Printing & Related Support Activities  |
| (o) | 3261  | Plastics Product Manufacturing   |

**Section 612 Business Park (BP) District**

- (p) 332 Fabricated Metal Product Manufacturing (except 3328 Coating/Engrave/Heat Treating & Other Activity and 33292,3,4,5 Small Arms Ammunition, Other Ammunition, Small Arms, and Other Ordnance & Accessories Manufacturing)
- (q) 334 Computer & Electronic Product Manufacturing
- (r) 335 Electrical Equipment, Appliance, & Component Manufacturing (except 335911 Storage Battery and 335912 Primary Battery Manufacturing)
- (s) 337 Furniture and Related Products Manufacturing
- (t) 339 Miscellaneous Manufacturing
- (u) 421 Wholesale Trade, Durable Goods (except 42152 Coal & Other Mineral & Ore Wholesale)
- (v) 422 Wholesale Trade, Non-durable Goods (except 42244 Poultry & Poultry Product Wholesale, 42252 Livestock Wholesale, 4226 Chemical & Allied Products Wholesale and 4227 Petroleum & Petroleum Products Wholesale)
- (w) 454 Non-store Retailers
- (x) 4885 Freight Transportation Arrangement
- (y) 488991 Packing & Crating
- (z) 493 Warehousing & Storage
- (aa) 511 Publishing Industries
- (bb) 512 Motion Picture & Sound Recording Industries
- (cc) 513 Broadcasting & Telecommunications
- (dd) 514 Information & Data Processing Services
- (ee) 5324 Commercial/Industrial Equipment Rental & Leasing
- (ff) 5417 Scientific Research and Development Services
- (gg) 561 Administrative & Support Services (except 5615 Travel Arrangement & Reservation Services)
- (hh) 811 Repair & Maintenance

**612.3 ACCESSORY USES**

Uses that are customarily accessory and clearly incidental and subordinate to the permitted uses:

NAICS Code

- (a) 6244 Child Day Care Services
- (b) 7222 Limited Service Eating Places

**612.4 SPECIAL PERMIT USES**

NAICS Code

- (a) 3116 Animal Slaughtering & Processing
- (b) 3117 Seafood Product Preparation & Packaging
- (c) 321114 Wood Preservation
- (d) 3254 Pharmaceutical & Medicine Manufacturing
- (e) 32591 Printing Ink Manufacturing
- (f) 327991 Cut Stone & Stone Product Manufacturing
- (g) 333 Machinery Manufacturing

Section 612 Business Park (BP) District

- (h) 336 Transportation Equipment Manufacturing
- (i) 484 Truck Transportation
- (j) 6215 Medical & Diagnostic Laboratories
- (k) 81233 Linen & Uniform Supply
- (l) 71394 Recreation, commercial indoor (06/10)
- (m) 424710 Petroleum Bulk Stations and Terminals\* (9/12)

**612.5 PROHIBITED USES**

Uses not listed above (either as permitted uses, accessory uses, or special permit uses) are prohibited, specifically including the following:

NAICS Code

- (a) 11 Agriculture, Forestry, Fishing, & Hunting
- (b) 21 Mining
- (c) 2211 Electric Power Generation
- (d) 3122 Tobacco Manufacturing
- (e) 313 Textile Mills
- (f) 3161 Leather & Hide Tanning & Finishing
- (g) 3211 Sawmills & Wood Preservation
- (h) 3221 Pulp, Paper & Paperboard Mills
- (i) 324 Petroleum & Coal Products Manufacturing
- (j) 325 Chemical Manufacturing
- (k) 3262 Rubber Product Manufacturing
- (l) 327 Nonmetallic Mineral Product Manufacturing (except 327991 Cut Stone & Stone Product Manufacturing)
- (m) 331 Primary Metal Manufacturing
- (n) 3328 Coating/Engraving/Heat Treating & Other Activity
- (o) 33292 Small Arms Ammunition Manufacturing
- (p) 33293 Ammunition (excluding Small Arms) Manufacturing
- (q) 33294 Small Arms Manufacturing
- (r) 33295 Other Ordnance & Accessories Manufacturing
- (s) 335911 Storage Battery Manufacturing
- (t) 335912 Primary Battery Manufacturing
- (u) 42152 Coal & Other Mineral & Ore Wholesale
- (v) 42244 Poultry & Poultry Product Wholesale
- (w) 42252 Livestock Wholesale
- (x) 4226 Chemical and Allied Products Wholesale
- (y) 4247 Petroleum & Petroleum Products Merchant Wholesalers except 42471 Petroleum Bulk Stations and Terminals\* (9/12)
- (z) 441 Motor Vehicle & Parts Dealers
- (aa) 442 Furniture & Home Furnishings Stores
- (bb) 443 Electronics & Appliance Stores
- (cc) 444 Building Material & Garden Equipment and Supply Dealers
- (dd) 445 Food & Beverage Stores
- (ee) 446 Health & Personal Care Stores
- (ff) 447 Gasoline Stations
- (gg) 448 Clothing & Clothing Accessories Stores
- (hh) 451 Sporting Goods, Hobby, Book & Music Stores
- (ii) 452 General Merchandise Stores

Section 612 Business Park (BP) District

(jj)	453	Miscellaneous Store Retailers
(kk)	481	Air Transportation
(ll)	482	Rail Transportation
(mm)	483	Water Transportation
(nn)	485	Transit & Ground Passenger Transportation
(oo)	486	Pipeline Transportation
(pp)	487	Scenic & Sightseeing Transportation
(qq)	488	Transportation Support Activities (except 4885 Freight Transportation Arrangement and 488991 Packing & Crating)
(rr)	491	Postal Service
(ss)	492	Couriers & Messengers
(tt)	521	Monetary Authorities - Central Bank
(uu)	522	Credit Intermediation & Related Activities
(vv)	523	Security, Commodity Contracts & Like Activity
(ww)	524	Insurance Carriers & Related Activities
(xx)	525	Funds, Trusts & Other Financial Vehicles
(yy)	531	Real Estate
(zz)	5321	Automotive Equipment Rental & Leasing
(aaa)	5322	Consumer Goods Rental
(bbb)	5323	General Rental Centers
(ccc)	533	Lessors of Other Non-financial Intangible Asset
(ddd)	541	Professional, Scientific & Technical Services
(eee)	551	Management of Companies & Enterprises
(fff)	5615	Travel Arrangement & Reservation Services
(ggg)	562	Waste Management & Remediation Services
(hhh)	611	Educational Services
(iii)	621	Ambulatory Health Care Services
(jjj)	622	Hospitals
(kkk)	623	Nursing & Residential Care Facilities
(lll)	624	Social Assistance
(mmm)	711	Performing Arts, Spectator Sports & Related Industries
(nnn)	712	Museums, Historical Sites & Like Institutions
(ooo)	713	Amusement, Gambling & Recreation Industries
(ppp)	721	Accommodation
(qqq)	722	Food Services & Drinking Places
(rrr)	812	Personal & Laundry Services
(sss)	813	Religious, Grant-making, Professional, and Like Organizations
(ttt)	814	Private Households
(uuu)	921	General Government Administration
(vvv)	922	Justice, Public Order & Safety Activities
(www)	923	Administration of Human Resource Programs
(xxx)	924	Administration of Environmental Quality Programs
(yyy)	925	Administration of Housing, Urban Planning, Community Development
(zzz)	926	Administration of Economic Programs
(aaa)	927	Space Research & Technology
(bbb)	928	National Security & International Affairs

\*Reflects 2007 NAICS Code (replaces 1997 NAICS Code 4227) (9/12)

**612.6** MAXIMUM DENSITY

The maximum floor area ratio shall not exceed 0.35, based on net developable area of lot.

**612.7** LOT SIZE REQUIREMENTS

- (a) Minimum district size: Not regulated
- (b) Minimum lot area: 60,000 square feet
- (c) Minimum lot width: 100 feet

**612.8** BULK REGULATIONS

- (a) Maximum building height: 40 feet
- (b) Minimum yard requirements
  - (1) Front yard: 40 feet
  - (2) Side yard: 25 feet
  - (3) Rear yard: 25 feet
  - (4) Side and rear yard requirements may be waived where that side or rear yard abuts a railroad right-of-way.
  - (5) Where a lot is contiguous to property located in any zoning district whose permitted uses are not of a business, office, commercial, or industrial nature, all buildings shall have a minimum setback of sixty (60) feet from common property lines.

**612.9** OPEN SPACE

- (a) An open space plan and landscape design program shall be submitted with applications for any land use governed by this district.
- (b) Fifteen (15) percent of the site shall be landscaped open space.

**612.10** ADDITIONAL REGULATIONS

- (a) Parking
  - (1) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped.
  - (2) The location, spacing, and number of private driveway entrances shall comply with Virginia Department of Transportation standards and shall be subject to final site plan approval.
  - (3) Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights-of-way.
  - (4) Public streets within or immediately adjacent to the BP zoning district shall be constructed to industrial road standards if determined necessary by the administrative body. Sidewalks may be required on such streets if determined necessary by the administrative body.
- (b) Buffering and Landscaping
  - (1) Where a parcel in the BP district is contiguous to property located in any residential or institutional district, a landscaped buffer strip of twenty-five (25) feet in width shall be provided.
  - (2) Where a lot is contiguous to property located in any business, office, or commercial district, a landscaped buffer strip of ten (10) feet in width shall be provided.

**Section 612 Business Park (BP) District**

- (3) Where a lot is contiguous to property located in any industrial district, a landscaped buffer strip of five (5) feet in width shall be provided.
  - (4) Landscape materials and placement subject to site plan approval in all landscaped buffer strips.
- (c) Storage of Materials and Refuse
- (1) All refuse containers shall be screened by a solid and opaque wall or fence.
  - (2) Any establishment involved with the storage of fuel for sale, or for other purposes, shall be permitted only if the fuel is stored underground, except as otherwise approved by the Town of Berryville by Special Use Permit.
  - (3) The outdoor area devoted to storage, loading, and display of goods shall be limited to that area so designated on an approved site plan.
  - (4) All equipment and materials shall be contained entirely within a building or screened from public rights-of-way and contiguous parcels, which are zoned for residential or institutional uses.
- (d) Site Plans and Special Use Permits
- (1) All uses shall be subject to final site plan approval.
  - (2) Final site plans shall include a report indicating compliance with any locally adopted performance standards and land use criteria.
  - (3) Applications for all uses subject to special use permits shall be accompanied by an environmental impact assessment addressing land use compatibility issues related to locally adopted performance standards.
  - (4) Any BP Business Park District land use application which is not in strict conformance with the pre-existing approved master site plan and preliminary plat for the district shall require an amendment to that master site plan and preliminary plat prior to site plan approval of the specific use.
  - (5) Site plans for development in BP Business Park District shall include provisions for (a) adequate public facilities, (b) development phasing, (c) stormwater management facilities to address the ultimate development coverage within the district, (d) lighting and signing, and (e) other special site features and land use considerations deemed necessary to serve the industrial district.
- (e) Covenants
- (1) Common property ownership agreements and covenants for BP Business Park District developments shall be reviewed and approved by the governing body or its agent.