



Berryville Area Development Authority

MEETING AGENDA

Berryville-Clarke County Government Center

101 Chalmers Court, Second Floor

Main Meeting Room

Regular Session

June 26, 2024

1:00 PM

Item

Page

1. Call to Order- Allen Kitselman

2. Approval of Agenda

3. Approval of Minutes

Minutes of May 22, 2024

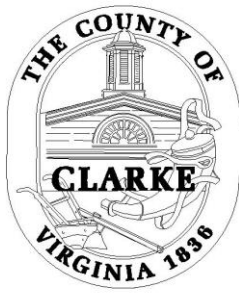
4. Berryville Area Plan update process

A. Revised Berryville Area Plan Land Uses map- DRAFT

B. Commercial and Industrial Uses discussion

5. Other Business

6. Adjourn



BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES – REGULAR MEETING

Wednesday, May 22, 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, May 22, 2024.

ATTENDANCE

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman; George L. Ohrstrom, II; Kathy Smart; David Weiss

Authority Members Absent: no one

Staff Present: Christy Dunkle (Berryville Community Development Director), Brandon Stidham (County Planning Director)

Chair Kitselman called the meeting to order at 1:01 p.m.

APPROVAL OF AGENDA

The Authority voted 6-0-0 to approve the agenda as presented.

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

No: None

APPROVAL OF MINUTES – MARCH 27, 2024

The Authority voted 6-0-0 to approve the minutes of the February 28, 2024 meeting as presented.

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

No: None

MINOR SUBDIVISION APPLICATION – BRAD AND MELINDA GABLE

Ms. Dunkle said that she has received an application for a minor subdivision for a property located on South Church Street. She said that 512 and 516 South Church Street are on the same parcel and the

property owner wishes to split them into two lots. She described the utility easement that has been established in order for the two properties (504 and 508 South Church Street) to access public water and sewer services. There was a discussion about the contingent approval and the requested variance.

The Authority voted 6-0-0 to approve the request for a minor subdivision at the property located at 512 and 516 South Church Street, identified as Tax Map Parcel number 14-A-43, contingent upon the approval of a lot width variance by the Berryville Board of Zoning Appeals.

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

No: None

BERRYVILLE AREA PLAN UPDATE PROCESS – RESIDENTIAL DENSITY AND HOUSING TYPES (CONTINUED DISCUSSION)

Mr. Stidham reviewed the memorandum and wished to discuss the revised documents in the agenda packet. He said that staff had re-numbered the sub-areas per Authority members' request at the last meeting.

Mr. Stidham said that there are no residential uses in Sub-Area 1. He said Sub-Area 2 has been divided into 2A, 2B, and 2C. He said 2A, consisting of two lots that make up the fairgrounds property, has been identified as an historical/cultural land use in the updated narrative. He said that 2B would be reclassified to Business/office use and includes the property where the fitness center is currently located. He said that he is proposing that 2C includes the two residential properties between Mosby Boulevard and the fitness center with a land use of low density residential. He added that staff is recommending that the Town's public works site be removed from annexation area.

Mr. Stidham recommended removal of current Sub Areas 3 and 4 (Clarke County High School/Battlefield Estates South and Battlefield Estates North, respectively) and that Battlefield Estates East become Sub-Area 3. He added that no changes were proposed for current Sub-Areas 3 and 4.

There was a discussion about residual residential units in the new Sub-Area 5 totaling 117 of the 300 original yield. Mr. Stidham said there had been math errors in the number of units in the Battlefield Estates sub-area. He said the total number of unused dwelling units identified in 2015 was 195 and 238 in the 2024 table.

There was a discussion about water and sewer capacity in the Town. Ms. Harrison and Chair Kitselman said that no additional senior housing should be considered in the lot yield in Sub-Area 5. Other members agreed with that assessment. Mr. Stidham said that redefining the 117 units should be considered. Mr. Weiss added that the methodology for development should be revisited.

Mr. Stidham suggested that Sub-Area 9 (Shenandoah Crossing) should be removed from the plan. There was a discussion about the original subdivision yield under County regulations and the final number that were recently constructed by-right.

Mr. Stidham said no changes were proposed for Sub-Areas 7 (First Street Residential Area) and 8 (Soldier's Rest Preservation Area), previously identified as Sub-Areas 10 and 11, respectively, adding that 12A and 12B will shift to 9A and 9B. There was a discussion about whether Sub-Area 8 should remain in the Plan and development potential for this area.

Mr. Stidham discussed Sub-Areas 10, 11, and 12 (previously identified as Sub-Areas 13, 14, and 15, respectively) and referenced item 2 in his memorandum concerning the method by which unused dwelling

units are allocated. There was a discussion about basing the number of units by percentage of total property, the developability of a specific property based on criteria established in the Plan, and phasing developments. It was determined that this discussion would continue after a review of the total plan. There was a discussion about how the original figures were determined and allocated and how to define the process better. There was a discussion on how to develop a ranking scale and how to determine the ease of development. Authority members said modifying current criteria, developing the community around itself, and connectivity are all important factors. It was determined that this subject will be addressed again during the Plan update process.

Mr. Stidham discussed Sub-Areas 13 and 14 (previously Sub-Areas 16 Bel Voi Preservation Area and 17 Eastern Gateway), suggesting that criteria be established for suitable uses in these locations. He recommended removing Sub-Area 18 (Berryville Glen) due to build-out. Mr. Stidham also recommended no changes to 15A (formerly Sub-Area 19A) and 15B (formerly Sub-Area 19B).

There was a discussion about Sub-Area 16 (previously Sub-area 20) Johnson-Williams Institutional Area that is owned by the County. Authority members discussed uses in the Institutional zoning district and types of housing, e.g., multi-family, single-family, owner occupied, rentals. Vice Chair Ohrstrom discussed the benefits of low- to moderate-income rental properties that would retain the income restrictions in perpetuity where owner-occupied units may be able to be market-rate after 10 years. There was a discussion about a community center and neighborhood integration of uses in this sub-area. It was determined that Sub-Area 16 would be reevaluated during the update process.

Mr. Stidham recommended no changes to Sub-Area 18 (formerly Sub-Area 22). He recommended the removal of Sub-Areas 25, 26, and 27A (Southgate Residential Area, Hermitage Boulevard Residential Area, and Hermitage Residential Growth Area, respectively). He discussed Sub-Area 20 (previously Sub-Area 27B), Southern Gateway Residential Growth Area, and suggested that Authority members consider moving into the potential growth area. They agreed to take this up during the update process.

Mr. Stidham said he would create an appendix with the proposed changes and discuss commercial development at the next meeting.

ADJOURN

Chair Kitselman requested a motion to adjourn the meeting. Ms. Smart made the motion to adjourn the meeting at 1:59 p.m.

Allen Kitselman, Chair

Christy Dunkle, Clerk



Clarke County Department of Planning
Berryville-Clarke County Government Center
101 Chalmers Court, Suite B
Berryville, VA 22611

TO: Berryville Area Development Authority members

FROM: Brandon Stidham, Planning Director

RE: Berryville Area Plan update – Commercial and industrial workshop

DATE: June 17, 2024

The next discussion topic in the Berryville Area Plan update work plan is commercial and industrial uses. Similar to the residential discussion, Staff has prepared the enclosed discussion document of the current sub-areas where business uses can be conducted. These include:

- 1 – Western Gateway
- 2A – Fairgrounds Business (new sub-area modified per BADA’s discussions)
- 6 – Mosby Business Area
- 7 – Northern Gateway/Mosby Highway Commercial
- 12B – First Street Light Industrial Area
- 19A – Jack Enders Boulevard East Light Industrial Area
- 20 – Johnson-Williams Institutional Area
- 21 – Clarke County Business Park
- 23 – Craig’s Run Light Industrial Area

For each of the business sub-areas, the discussion document includes location maps, lots of record included in the sub-area, annexation status, current zoning, and utilities. Issues and discussion questions are also included. Staff recommends reading the guidance language for each of these sub-areas as you prepare for the meeting.

Also enclosed for your review is a draft of the updated Area Plan Land Uses map which incorporates the Authority’s discussions to date. Current residential sub-areas that are planned for removal from the Plan are shown in gray. All remaining sub-areas are numbered sequentially as requested by the Authority. We welcome comments and questions on the draft map.

If you have questions in advance of the meeting, please do not hesitate to contact me.

(540) 955-5132
www.clarkecounty.gov



Clarke County Department of Planning
Berryville-Clarke County Government Center
101 Chalmers Court, Suite B
Berryville, VA 22611

TO: Berryville Area Development Authority members

FROM: Brandon Stidham, Planning Director

RE: Berryville Area Plan update – Commercial and industrial workshop

DATE: June 17, 2024

The next discussion topic in the Berryville Area Plan update work plan is commercial and industrial uses. Similar to the residential discussion, Staff has prepared the enclosed discussion document of the current sub-areas where business uses can be conducted. These include:

- 1 – Western Gateway
- 2A – Fairgrounds Business (new sub-area modified per BADA’s discussions)
- 6 – Mosby Business Area
- 7 – Northern Gateway/Mosby Highway Commercial
- 12B – First Street Light Industrial Area
- 19A – Jack Enders Boulevard East Light Industrial Area
- 20 – Johnson-Williams Institutional Area
- 21 – Clarke County Business Park
- 23 – Craig’s Run Light Industrial Area

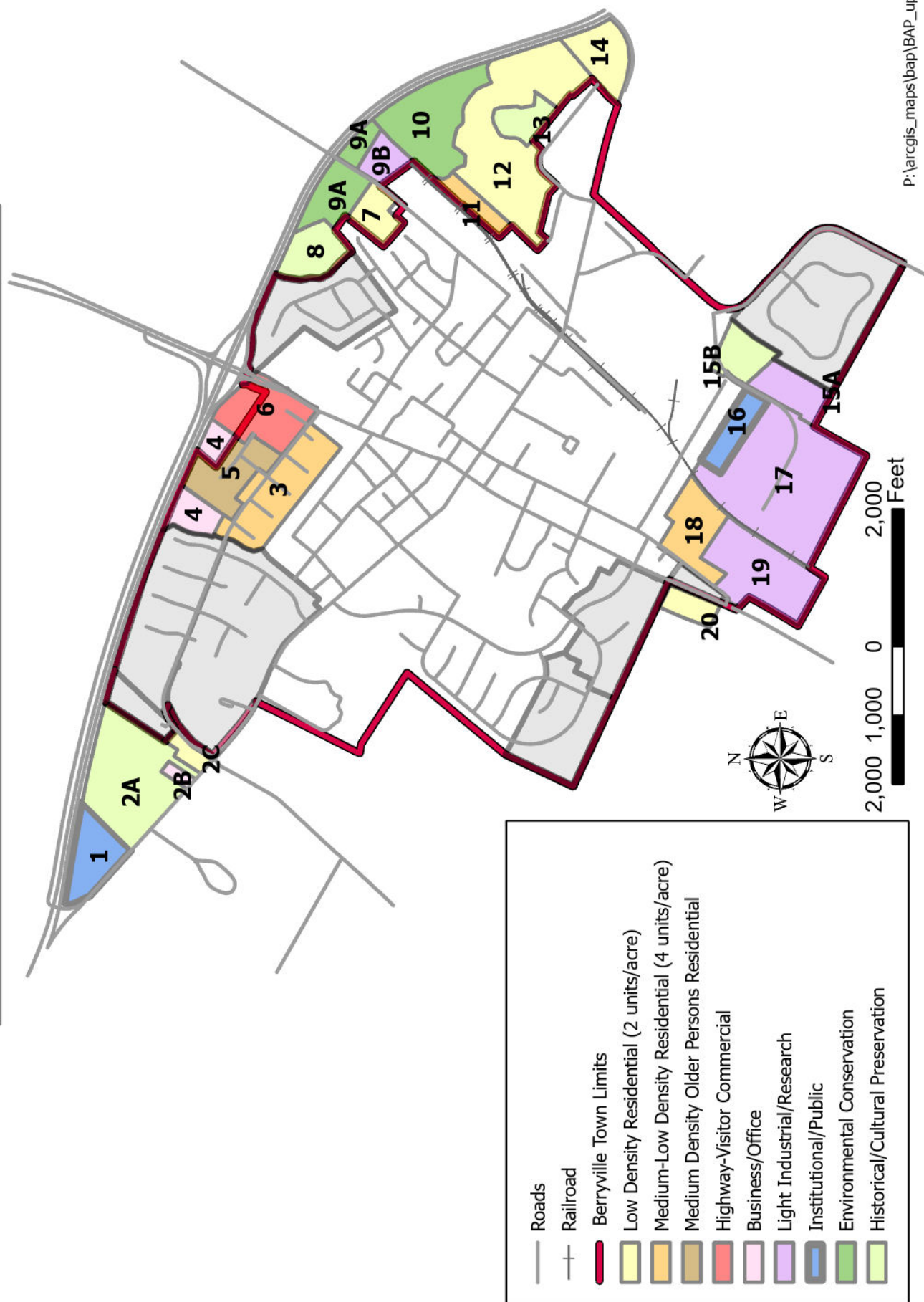
For each of the business sub-areas, the discussion document includes location maps, lots of record included in the sub-area, annexation status, current zoning, and utilities. Issues and discussion questions are also included. Staff recommends reading the guidance language for each of these sub-areas as you prepare for the meeting.

Also enclosed for your review is a draft of the updated Area Plan Land Uses map which incorporates the Authority’s discussions to date. Current residential sub-areas that are planned for removal from the Plan are shown in gray. All remaining sub-areas are numbered sequentially as requested by the Authority. We welcome comments and questions on the draft map.

If you have questions in advance of the meeting, please do not hesitate to contact me.

(540) 955-5132
www.clarkecounty.gov

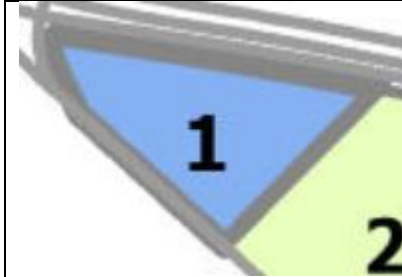
MAP 4 -- Berryville Area Plan Land Uses (2024)



BUSINESS SUB-AREAS DISCUSSION

Western Gateway (County)

Current and Proposed Sub-Area 1



- Location – Corner of West Main Street and Route 7 (County)
- Land use -- Institutional
- Approximate area and uses – 2 lots, 15.95 acres:
 - 7-13-1 – 7.58 acres (funeral home)
 - 7-13-2 – 8.37 acres (church)
- Zoning – Institutional (ITL)
- Utilities – Private water line to Town system; onsite sewage disposal systems



Issues and Discussion Questions:

- Add language to recommend no residential uses per residential discussion.
- Sub-Area has limited potential for further development. Should recommendations on other potential uses be included?
- Is the recommendation for a future Park and Ride lot still valid?
- Should recommendations be included to address location at western gateway?

Fairgrounds Business (County)

**Current – Part of Sub-Area 2
Proposed -- New Sub-Area 2B**

	• <u>Location</u> – 850 West Main St. (County) • <u>Proposed land use</u> – Business/Office • <u>Approximate area and uses</u> – 1 lot, 1.81 acres: ○ 14-A-3 (fitness center) • <u>Zoning</u> – ITL • <u>Utilities</u> -- Private water line to Town system; onsite sewage disposal system
---	---



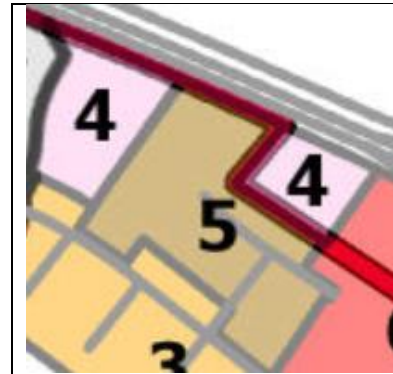
Issues and Discussion Questions:

- Propose changing land use from Institutional/Public to Business/Office

Mosby Business Area (County and Town)

Current – Sub-Area 6

Proposed – Sub-Area 4



- Location – 450 Mosby Blvd. (Town); north of Chamberlain Street and south of Route 7 (County)
- Land use – Business/Office
- Approximate area and uses – 2 lots, approx. 13 acres:
 - 14A7-14-1 – 8.631 acres (Town); assisted living facility
 - Portion of 14-A-105 – approx. 4.5 acres (County); vacant
- Zoning – Business (B)
- Utilities – Water/sewer to 14A7-14-1 only



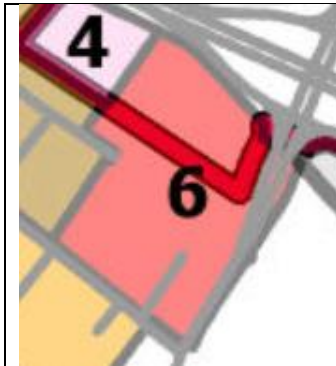
Issues and Discussion Questions:

- Should this Sub-Area be divided into two separate Sub-Areas since they are not contiguous?
- 450 Mosby Blvd. may be built out (assisted living facility) – should it be removed from Plan?
- Eastern 4.5 acres is part of 14-A-105 in current Sub-Area 7. Should this area be moved to that Sub-Area? If so, should land use be changed to Highway/Visitor Commercial?

Northern Gateway/Mosby Highway Commercial

Current – Sub-Area 7

Proposed – Sub-Area 6



- Location – Between Mosby Blvd., N. Buckmarsh St., and Route 7 (Town and County)
- Land use – Highway/Visitor Commercial
- Approximate area and current uses – 5 lots, approx. 20 acres:
 - 14-5-251E – 7.037 acres (Town); vacant
 - 14-5-251C – 4.13 acres (Town); grocery store
 - 14-5-251D – 0.7 acres (Town); bank
 - 14-5-251F – 0.8 acres (Town); fast food restaurant
 - Portion of 14-A-105 – approx. 7 acres (County); vacant
- Zoning – Business-Commercial (BC)
- Utilities – Water/sewer to C, D, and F only; available to E



Issues and Discussion Questions:

- Should 400, 409, and 420 be removed as they are built out?

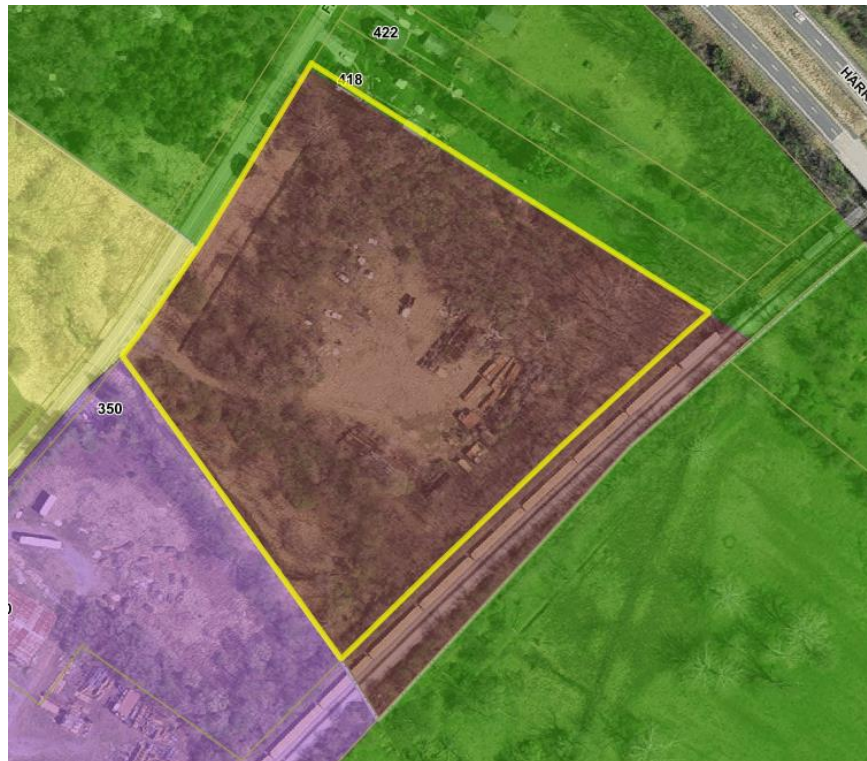
- Should western portion of 14-A-105 be added to this Sub-Area (see Mosby Business Area discussion)?
- Should specific uses be recommended? Any modifications to access management recommendations?

First Street Light Industrial Area

Current – Sub-Area 12B

Proposed – Sub-Area 9B

	• <u>Location</u> – East side of First Street (County) • <u>Land use</u> – Light Industrial/Research • <u>Approximate area and current uses</u> – 1 lot, 6.55 acres: ○ 14A3-A-4, vacant • <u>Zoning</u> – Business Park (BP) • <u>Utilities</u> – None
---	---

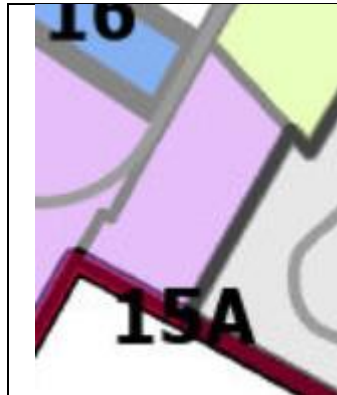


Issues and Discussion Questions:

- Is Light Industrial/Research and Business Park zoning still viable due to development limitations? Should a lower intensity land use be considered?

Jack Enders Boulevard East Light Industrial Area

Current – Sub-Area 19A
Proposed – Sub-Area 15A



- Location – 410 Jack Enders Boulevard (Town)
- Land use – Light Industrial/Research
- Approximate area and current uses – 1 lot, 12.57 acres:
 - 14-A-56, warehouses
- Zoning – BP
- Utilities – Water and sewer



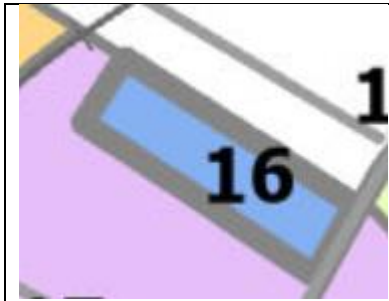
Issues and Discussion Questions:

- Need to reference location of tie-in point for future collector road.

Johnson-Williams Institutional Area

Current – Sub-Area 20

Proposed – Sub-Area 16



- Location – South side of Josephine Street (Town)
- Land use – Institutional/Public
- Approximate area and current uses – 3 lots, 9.979 acres:
 - 14-A-52 – 2.979 acres; cemetery
 - 301 Josephine Street, 14-6-1 – 6 acres, apartments, museum and open space; County-owned
 - 14-6-5 – 1 acre; vacant; County-owned
- Zoning – ITL
- Utilities – Water and sewer

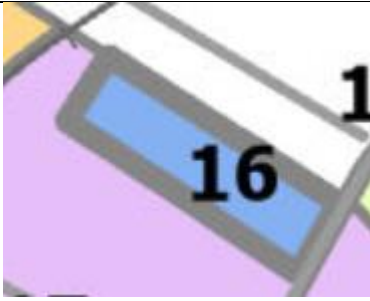


Issues and Discussion Questions:

- Should 14-A- 52 be removed since it is a cemetery? This would be consistent with 2015 removal of Green Hill Cemetery from the plan.
- Need to refine language for recommended uses per residential discussion.

Clarke County Business Park

Current – Sub-Area 21
Proposed – Sub-Area 17

	• <u>Location</u> – Jack Enders Boulevard south and west of Milton Valley Cemetery (Town) • <u>Land use</u> – Light Industrial/Research • <u>Approximate area and current uses</u> – 15 lots, 62.113 acres: ○ 409 Jack Enders Blvd., 14-7-1 – 1.53 acres; office/warehouse units ○ 415 Jack Enders Blvd., 14-7-2 – 1.53 acres; contractor office ○ 425 Jack Enders Blvd., 14-7-3 – 1.81 acres; contractor office ○ 509 Jack Enders Blvd., 14-7-4 – 5 acres; office/warehouse ○ 523 Jack Enders Blvd., 14-7-5 – 5.296 acres; lumber/millwork business ○ 535 Jack Enders Blvd., 14-7-7 – 2.732 acres; propane business ○ 601 Jack Enders Blvd., 14-7-8 – 7.884 acres; contractor office ○ 611 Jack Enders Blvd., 14-7-9 – 2.261 acres; vacant ○ 614 Jack Enders Blvd., 14-7-17 – 7.498 acres; warehouse/trucking company ○ 520, 532, 604 Jack Enders Blvd., 14-7-14 – 7.334 acres; multiple businesses ○ 516 Jack Enders Blvd., 14-7-13 – 8.196 acres; multiple businesses ○ 508 Jack Enders Blvd., 14-7-12 – 6.735 acres; printing business ○ 430 Jack Enders Blvd., 14-7-11 – 2.7 acres; warehousing ○ 422 Jack Enders Blvd., 14-A-53A – 0.23 acres; water tower ○ 14-7-10 – 1.377 acres; vacant • <u>Zoning</u> – BP • <u>Utilities</u> – Water and sewer
---	---



Issues and Discussion Questions:

- All lots with the exception of 611 Jack Enders Blvd. have been developed. Some lots have possible room for additional development. Should the Sub-Area be removed from the Plan or should it be retained to allow continued oversight as lots are redeveloped over time?
- If retained in the Plan, language regarding connectivity to collector road should be coordinated with updated language to be included in the transportation section (e.g., no longer extending Jack Enders Blvd. through cul-de-sac, future southeast collector road development to begin from US 340 first rather than from adjacent to the Business Park).

Craig's Run Light Industrial Area

Current – Sub-Area 23

Proposed – Sub-Area 19



- Location – Between South Church Street and Norfolk-Southern Railroad (Town)
- Land use – Light Industrial/Research
- Approximate area and current uses – 3 lots, 31.91 acres:
 - 14-A-38 -- 13.08 acres; vacant
 - 14-A-38B – 2.63 acres; vacant, owned by County (intended to be right of way for future Jack Enders Blvd. extension to US 340)
 - 14-A-38A – 16.2 acres; vacant
- Zoning – BP
- Utilities – None



Issues and Discussion Questions:

- Largest undeveloped business area – is Light Industrial/Research still the appropriate use?
- Language regarding connectivity to Jack Enders Blvd. needs to be updated.