



BERRYVILLE AREA DEVELOPMENT AUTHORITY

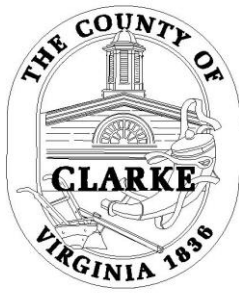
MEETING AGENDA

Wednesday, November 20, 2024, 1:00pm

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

- 1. Call to Order – Allen Kitselman (Chair)**
- 2. Approval of Agenda**
- 3. Approval of Minutes – August 28, 2024 Meeting**
- 4. Berryville Area Plan update process**
 - A. Continued Discussion, Craig’s Run Light Industrial Area**
 - B. Potential Future Growth Areas**
- 5. Other Business**
 - A. Update on Hillson Grove Preliminary Plat Application**
- 6. Adjourn**

NEXT MEETING – Wednesday, December 18 (1:00PM, A/B Meeting Room)



BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES – REGULAR MEETING

Wednesday, August 28, 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, August 28, 2024.

ATTENDANCE

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman; Kathy Smart; David Weiss (late arrival)

Authority Member Absent: George Ohrstrom, II

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

Chair Kitselman called the meeting to order at 1:07 p.m.

APPROVAL OF AGENDA

The Authority voted 4-0-2 to approve the agenda as presented.

Yes: Harrison, Hudson (moved), Kitselman, Smart (moved)

No: None

Absent: Weiss, Ohrstrom

APPROVAL OF MINUTES – MAY 22, 2024

The Authority voted 4-0-2 to approve the minutes of the May 22, 2024 meeting as presented.

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

No: None

Absent: Weiss, Ohrstrom

BERRYVILLE AREA PLAN UPDATE PROCESS –

A. Revised Berryville Area Plan Land Uses map – DRAFT

Mr. Stidham distributed the updated Berryville Area Plan map which reflected the areas that have been identified for removal from the Plan and highlight the changes made in 2015.

B. Commercial and Industrial Uses discussion

Mr. Stidham suggested that the update discussions stick with one set of numbers for the sub-areas. It was recommended that the new numbers be used for this effort.

Mr. Stidham began with Sub-Area 1 Western Gateway. He described the current uses (funeral home and church) and asked whether residential uses should be removed from this area. There was a discussion about the type of residential permitted by the institutional zoning applied to this area (low- to moderate-income housing) and the likelihood that additional development would occur in this location. Ms. Harrison was concerned about increased traffic in this location. Chair Kitselman stated that the infrastructure is difficult in this area. There was a discussion about the possibility of a park-and-ride. Again Ms. Harrison voiced concern about increased traffic. It was determined that this sub-area would be re-examined during the next review cycle with no residential uses recommended.

Mr. Stidham discussed Sub-Area 2B which includes one parcel adjacent to the fairgrounds. There was a discussion about modifying the land uses from Institutional/Public to Business/Office. Authority members agreed with the recommendation.

Mr. Stidham referenced Sub-Area 2C which currently includes low-density residential and Sub-Area 2A which is the fairgrounds and is identified as an Historical/Cultural Preservation land use. No modifications were recommended.

Mr. Stidham discussed Sub-Area 4 which currently includes two parcels that are not contiguous. He identified the locations of each area. He said that the western parcel is The Retreat at Berryville assisted living facility that is built-out and the eastern parcel is undeveloped. There was a discussion about limited access through McClellan Street and US 340. The Authority members discussed land uses proposed for the Highway/Visitor Commercial currently identified. It was determined that the western parcel should be removed from the Plan.

Mr. Stidham continued the discussion about access management and Sub-Area 6. There was a discussion about inter-connectivity between parcels within the sub-area. It was determined that Sub-Area 6 should remain in-tact.

Mr. Stidham discussed Sub-Area 9B located along First Street. He said this would likely be a lower intensity area. Chair Kitselman asked about a possible rail siding within this sub-area. There was a discussion about the intersection of East Main Street and First Street and any ideas for future development. Mr. Stidham suggested re-examining the sub-area with the next Berryville Area Plan update.

Mr. Stidham discussed Sub-Area 15A. He said there is currently a warehouse on the site, however the parcel has not been built-out. He recommended that a reference within the narrative should address a future tie-in for public right-of-way to extend a collector road. There was a discussion about the future road beginning construction from the 340 side of the parcel.

There was a discussion about removal of Milton Valley Cemetery from Sub-Area 16 of the Plan. It was determined by Authority members that this should occur.

Mr. Stidham introduced Sub-Area 17. There was a discussion about the collector road proposed adjacent to this property and uses that are permitted in the area through the respective zoning ordinances. There was a discussion about connectivity to the future collector road and its inclusion in the transportation section of the Plan. It was determined that Sub-Area 17 should remain in the Plan due to potential additional development.

Mr. Stidham discussed Sub-Area 19 and identified the parcels as the largest undeveloped business area in the Plan, noting that connectivity to Jack Enders Boulevard that was previously identified through this sub-area needs to be updated. There was a discussion about a public use (e.g., fire department expansion) and stormwater management. Ms. Harrison discussed flex-spaces and how to encourage this type of development. There was a discussion of uses in adjacent localities.

Mr. Stidham reviewed the description of light industrial/research and business/office uses in the current Plan. Mr. Weiss suggested that staff supply the Authority members with respective zoning information for review. There was a discussion about design standards for the gateway area into Berryville. Ms. Harrison discussed traffic concerns in this area. She discussed a recent article she read concerning the influx of younger residents in the area.

Mr. Stidham asked members of the Authority if they had additional questions. Mr. Hudson said the updated map was much clearer and easier to work with.

Mr. Stidham said that there are conflicts with the September 25, 2024 meeting date and said that the next BADA meeting will be held on October 23, 2024. He said that the discussion at that meeting will be the future potential growth areas.

ADJOURN

Chair Kitselman adjourned the meeting at 1:55 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: Continued Discussion, Berryville Area Plan update

DATE: October 16, 2024

For the next meeting scheduled for Wednesday, November 20 at 1:00PM ~~Wednesday, October 23 at 1:00PM~~, we will continue the Berryville Area Plan update process with a continued discussion of the Craig's Run Light Industrial Area and a new discussion of the current Potential Future Growth Areas.

Continued discussion, Craig's Run Light Industrial Area

At our last meeting, members raised questions about whether the recommended use category of "Light Industrial/Research" for the Craig's Run Light Industrial Area should be changed.

Questions and points that were discussed included:

- Does the sub-area's current Business Park (BP) zoning allow for buildings containing a mix of uses including light industrial, office, and retail/restaurant? Members were clear that they did not mean development of commercial "strip malls."
- The sub-area should not allow for uses that generate heavy truck traffic.
- Should the use category be changed to "Business/Office?" If so, should the zoning be changed from BP to some other zoning district?
- Any customer-oriented uses that would detract from downtown businesses should be avoided.
- There is a need to ensure that non-residential uses are buffered from the existing homes on South Church Street.

To assist with this discussion, Staff has included the description for the Craig's Run Light Industrial Area in the current Berryville Area Plan along with the descriptions for the Light Industrial/Research and Business/Office use categories. One item to note is that there is currently only one sub-area that is designated Business/Office – this is the Mosby Business Area (Sub-Area 4 on revised draft map). Based on the BADA's discussion at the last meeting, the western portion of this sub-area is at build-out and should be removed from the Plan, and the eastern portion is to be merged with the Northern Gateway/Mosby Highway Commercial Area (Sub-Area 6 on revised draft map). If these changes are adopted, there would be no sub-areas

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with the Business/Office use category designation. The two properties currently in Sub-Area 4 are zoned Business (B).

Staff has also included a modified copy of the current BP zoning district uses list from the County Zoning Ordinance and the current Business (B) District regulations from the Town Zoning Ordinance. For the BP District uses list, Staff has highlighted allowable uses that are likely to generate regular truck traffic in the form of box trucks, work trucks, and tractor-trailers in yellow. Also highlighted in blue under the list of prohibited uses are customer-oriented commercial, office, and institutional uses. These are noted to reflect the members' interest in possible office and retail uses in the Craig's Run Light Industrial Area.

Staff is looking for direction from the BADA on any changes to be made to this Sub-Area for review in the next draft.

Potential Future Growth Areas

Potential future growth areas were first added to the Berryville Area Plan with the 2015 update. Recognizing that vacant lands in existing sub-areas will eventually reach build-out, the intent was to designate county lands adjacent to the Annexation Area that could be considered for future annexation and inclusion in the Area Plan. For your reference, the Berryville Area Plan's explanation of potential future growth areas is included along with a description of the review process for adopting new or expanded sub-areas.

Maps and descriptions of the current potential future growth areas are included for your review and discussion. As you will note, each area is identified with an oval shape – this is to indicate that the areas are general in nature and are not parcel-specific as with the current sub-areas. As each area is studied for potential annexation area designation, the boundaries may be increased or decreased depending upon how the Town and County ultimately decide that the lands should be developed.

Staff will review the three potential future growth areas at the meeting and the BADA is encouraged to discuss and provide direction on the following general issues:

- Whether the development constraints, potential land uses, other considerations, and recommendations identified for each area remain accurate or whether they should be modified.
- Whether the development priorities (short-term vs. long-term) for each area should be changed.
- Whether any new potential future growth areas should be evaluated.

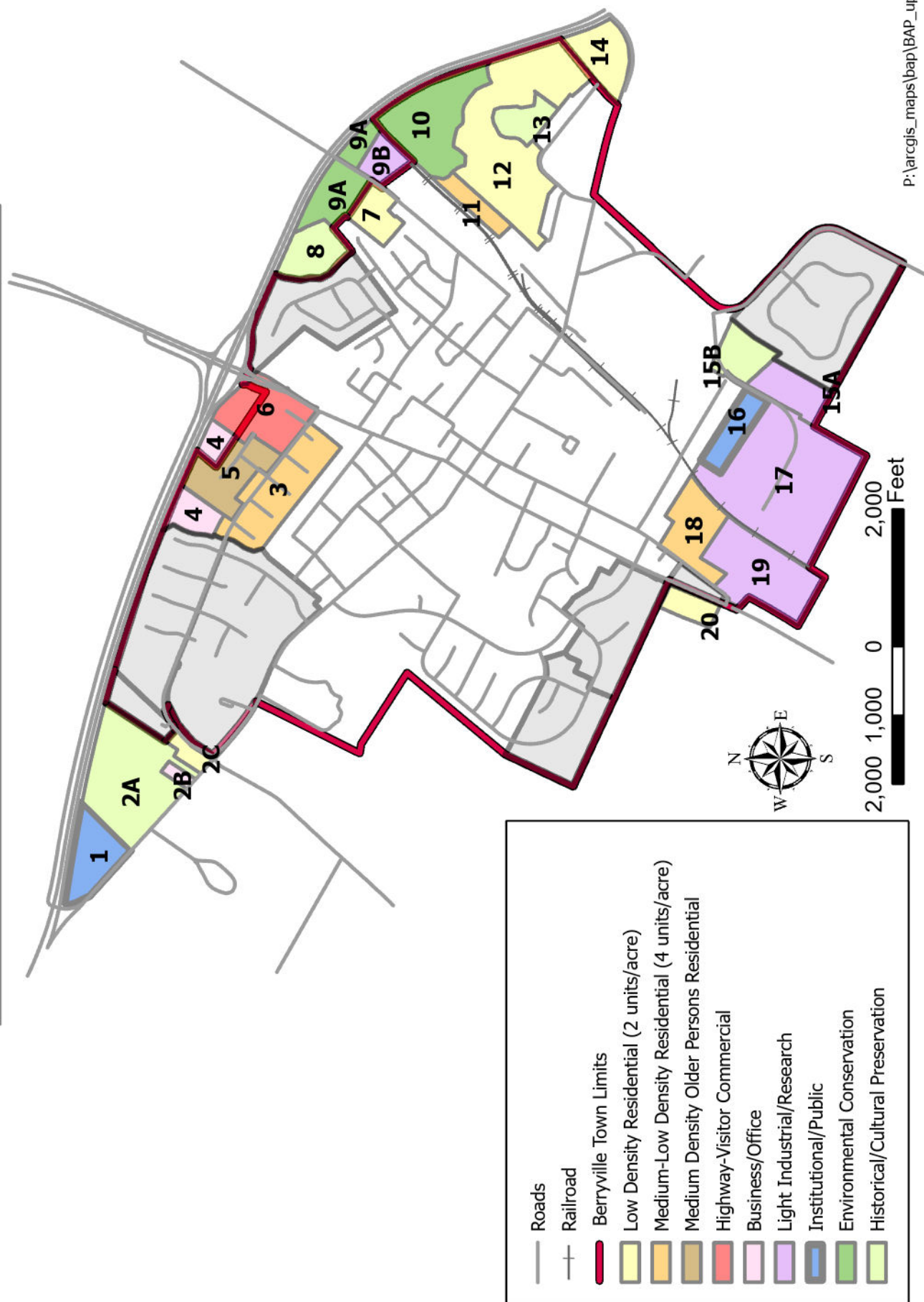
One specific issue for discussion concerns the recommendation for the Southern Potential Future Growth Area which is the Plan's only short-term priority. The Plan states that the Town and County "should cooperatively undertake a detailed land use planning and engineering study and determine whether to move forward on creating a new annexation area no later than the next five-year review period for the Berryville Area Plan." As previously discussed, the Town and

County jointly undertook a transportation study for the southeastern collector road to serve as the primary public road for this area. The BADA previously discussed recommendations for the collector road and appear to have reached a consensus that the road should be developed by the private sector and should begin construction from the U.S. 340 end as opposed to Jack Enders Boulevard.

Per the Area Plan's guidance, additional engineering studies are recommended in order to determine the future growth area's development-carrying capacity. Staff recommends that the BADA discuss this guidance and provide direction on whether to take additional steps towards including the Southern Potential Future Growth Area as a new sub-area in the Plan.

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

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



CURRENT DESCRIPTION – CRAIG’S RUN LIGHT INDUSTRIAL AREA

SUB-AREA 23

Name: CRAIG’S RUN LIGHT INDUSTRIAL AREA
Acreage: 32.2 acres
Land Use Designation: Light Industrial/Research
Annexed: Yes

Sub-Area 23, containing approximately 32 acres is located at the southeasterly end of Annexation Area B. It is bounded on the east by the Norfolk Southern Railroad right-of-way. The planning unit is bounded on the west by the rear property lines of existing residences that front on Route 340 South. The south and west border is delineated by the Annexation Area B boundary which follows the Sub-Area’s BP Business Park zoning. The area is virtually devoid of tree cover and is relatively flat. The central portion of the site is taken up in seasonally wet lowlands that embrace the drainage channel through the property. The lowlands area should be graded to better accommodate drainage from the north.

Public water and sewer are available from South Church Street and should loop under the railroad tracks in order to prevent water quality issues and to assure efficient transport to the wastewater treatment plant, respectively.

The County historic resource survey indicates a wood frame, vernacular farm house (survey #21-178) at the south end of the Sub-Area. A portion of this structure built in the first half of the 19th century and the remainder around 1900. Significant remnants of several outbuildings remain. No outstanding historical significance has been identified with this property.

Future development in Sub-Area 23 must be sensitive to the following existing conditions and environmental issues: (1) compatibility of use with adjoining residential areas, (2) use of the flood-prone property for storm water management facilities, and (3) careful land use siting to avoid conflicts with steep slopes and other environmentally sensitive land.

Access to the planning area can be achieved via its South Church Street frontage. However its primary access should be via the proposed collector connecting Route 340 South with Jack Enders Boulevard (Route 700).

Provision of the collector road between Route 340 and Route 613 is important to providing access to Sub-Areas east of the railroad tracts as well as providing an opportunity for traffic to avoid downtown. Development of this Sub-Area should be predicated on provision of this facility. The collector road should be the primary means of access to this Sub-Area. The south end of Church Street should be terminated with a cul-de-sac. Provision of access to the collector road and Church Street should be allowed in accord with VDOT standards. An Official Map showing the location of this collector should be adopted to insure provision of this important right-of-way.

The Light Industrial/Research land use designation is applied to Sub-Area 23. The property is uniquely suited for Light Industrial/Research uses as the only Sub-Area in the Berryville Area

Plan having frontage on a railroad, a primary highway, and a planned collector road. Immediately east is Sub-Area 21 (Clarke County Business Park) that is designated for Light Industrial/ Research uses. The Light Industrial/Research designation for Sub-Area 23 would allow complementary uses and serve as the entry to Sub-Area 21 from the west. It also falls within the Historic Access Corridor that establishes design requirements for non-single family development.

The Light Industrial/Research land use designation is applied to Sub-area 23 to establish the framework for a low intensity business park that should be planned in conjunction with Sub-area 21. It is intended that such uses provide employment opportunities as well as serve the needs of County residents. Such activities shall be developed in a low intensity manner with ample setbacks and quality landscaping and screening, so that residential uses to the north and west have an effective buffer. Provision for these buffers affirm the Town and County's firm commitment to the preservation of its existing residential neighborhoods and the semi-rural lifestyle of the outlying community, while ensuring the economic vitality and stability of the County and the Town.

The design and scale of the structures for proposed uses should be consistent with the architectural themes in the Berryville Area. A comprehensive design program should be established for all proposed buildings within the development. Site design requirements should include the siting and massing of buildings to enhance the views of the site from the Route 340 and the planned collector road.

The proposed Business Park-BP zoning district for this Sub-Area states that Development intensity should not exceed a 0.35 floor area ratio (FAR), based on the net developable area within the Sub-Area. Finally, the Historic Access Corridor Overlay District is applied to portions of this Sub-Area within 300 feet of US Route 340 and the collector road between Routes 340 and the Norfolk Southern Railroad. This District establishes design guidelines for development within this corridor.

Site Plan approvals and other future land use decisions in Sub-Area 23 should take into consideration whether or not development proposals present a workable transportation solution which is in compliance with provisions for safe and adequate ingress/egress measures into the Sub-Area, as well as adequate public street linkages within the overall planning precinct. The private sector should design and construct roads in the planning precinct necessary to carry the ultimate traffic loadings for the projected labor-intensive complex. In addition, transportation plans should provide for internal pedestrian movements via sidewalks and paths.

Phasing of the site development in Sub-Area 23 shall be coordinated with the development of the balance of the planning precinct. Higher intensity development on selected tracts is encouraged where context-sensitive site design and public improvements are incorporated into site development schemes for incremental and compact growth. Therefore, site plans for development in the applicable Business Park-BP zoning district, should only be approved upon the submittal of superior development proposals which address phasing, transportation issues, storm water management, quality site design, and other applicable site design issues addressed above.

CURRENT DESCRIPTIONS
LIGHT INDUSTRIAL/RESEARCH AND BUSINESS/OFFICE USE CATEGORIES

The **Light Industrial/Research** designation is organized to guide industrial-related land use activities within the Berryville Area. Given the economic development goals of the community, this district does not encourage heavy industry, but, rather, promotes the development of research, development, training centers, light warehousing, light manufacturing, and incidental offices to such uses. The intent of the Light Industrial/ Research planning designation is to accommodate such relatively low intensity industrial uses with site planning emphasizing landscaping and stringent performance standards for air and noise quality. New economic development uses should be highly buffered from residential areas by significant landscaped setbacks and transitional uses, business office or public uses, where possible.

This land use designation will apply to areas in the Berryville Area. Development densities should not exceed 0.30 FAR, with implementation tied to detailed, site plan proposals. Given the close proximity of those Sub-Areas planned for Light Industrial/Research uses to existing, low density residential and non-residential land uses, industrial applications shall be subject to stringent review for mitigation features. This review shall use rigorous standards for external site uses (such as storage), sensitive lighting, signage, buffering (fencing and landscape materials), and other matters that could adversely impact the environment. The Light Industrial (L-1) zoning district will be applied to those locations within the Berryville Area that are planned for Light Industrial/Research uses.

The **Business/Office** designation is established to encourage innovative design of office and employment related development that will provide opportunities for small scale business activities, as well as serve as a transitional land use between commercial and residential land uses. The application of the land use designation is intended for newly developing locations with good accessibility in the Berryville Area where offices and businesses of a scale compatible with surrounding residential areas are the principal use. Development intensities can span a wide range in floor area ratios (up to .30 FAR) depending on the particular project's intended land uses, physical characteristics, access, parking requirements and other infrastructure demands. Quality site design principles, with significant buffers when adjacent to any residential land uses, are to be incorporated into Business/Office development projects. The Business (B) zoning district is to be applied to those locations with the Business/Office designation.

SECTION 611 BUSINESS (B) DISTRICT

611.1 PURPOSE AND INTENT

The Business (B) District is established to provide locations for a broad range of general business activities, particularly employment-related businesses, in a business park setting in the precincts of the Berryville Area Plan. The B District is established to encourage innovative design of employment related development; to these ends, development under this district will be permitted only in accordance with a site plan. The B District is intended to provide business “incubator” locations that allow one or more small businesses to operate in one or more buildings under common ownership.

The specific uses permitted within the B District must be in harmony with the cultural and environmental character of the Town of Berryville. No use should be permitted that might be harmful to adjoining land uses or to the community at large. Adequate transportation and site planning of all land uses shall have the goal of minimizing traffic conflicts with all other activities within the Berryville Area.

611.2 PERMITTED USES

- (a) Antique sales (indoor only)
- (b) Auctions establishments (indoor only)
- (c) Automobile service and repair establishments (including gas stations) provided that all repair of vehicles takes place in a fully enclosed building
- (d) Bakeries (with retail sales as provided in Section 611.2(w) below) **(12/94)**
- (e) Broadcast stations, studios, and offices for radio and television
- (f) Churches and other places of worship
- (g) Cleaning of carpets and rugs
- (h) Clubs or lodges (including civic and public benefit organizations)
- (i) Conference centers
- (j) Contractors’ establishments
- (k) Financial institutions (with or without drive-through windows)
- (l) Government and other public buildings (including police, fire, library, museum and postal facilities; excluding retail and service uses, except as provided in Section 611.2(w))
- (m) Machinery sales and service
- (n) Manufacturing, processing, assembly or repair activities that are not objectionable because of smoke, odor, dust or noise, or result in air or water pollution levels above any local, State or Federal regulations **(12/94)**
- (o) Medical care facilities, licensed
- (p) Mini-storage facilities (indoor only)
- (q) Offices, business or professional
- (r) Plant nurseries
- (s) Printing and publishing
- (t) Public utilities and related easements
- (u) Recreation facilities (indoor or outdoor), parks, playgrounds, fairgrounds, etc.
- (v) Restaurants with or without drive-through

- (8/01) (w) Retail stores and shops as an accessory use to the primary permitted use on the parcel, provided:
- (1) the retail store or shop is directly related, ancillary, subordinate, and incidental to the primary permitted use;
 - (2) the gross floor area of the retail store or shop (excluding storage) does not exceed 10% of the gross floor area of the primary permitted use;
 - (3) the gross floor area of the retail store or shop (excluding storage) does not occupy more than 1,500 square feet; and
 - (4) the gross floor area for storage related to the retail store or shop does not exceed 500 square feet.
- (x) Schools, public and private, academic and vocational
- (y) Warehousing and distribution establishments
- (z) Wholesale trade and distribution establishments
- (aa) Veterinary hospitals (small animals), exclusive of outdoor boarding kennels

611.3 SPECIAL PERMIT USES

- (a) Day care centers
- (b) Pharmaceutical centers **(5/06)**
- (c) Scientific research and development establishments
- (d) Lumber yards and building materials establishments

611.4 MAXIMUM DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of .30 based on the net developable area of the lot.

611.5 MINIMUM DISTRICT SIZE

Minimum district size: four (4) acres

611.6 LOT REQUIREMENTS

- (a) Minimum lot area: 20,000 square feet
- (b) Minimum lot width: 100 feet

611.7 BUILDING HEIGHT AND SETBACK REGULATIONS

- (a) Maximum building height: 40 feet
- (b) Minimum yard requirements
 - (1) Front yard: 40 feet
 - (2) Side yard: 25 feet (40 feet on lot)
 - (3) Rear yard: 25 feet
 - (4) Rear yard requirements may be reduced where that rear yard abuts a railroad right-of-way.
 - (5) Where a lot is contiguous to property located in any residential district, all buildings shall have a minimum setback of forty (40) feet from common property lines.

611.8 OPEN SPACE

- (a) A landscape and buffer plan shall be submitted with any application for site plan approval.
- (b) Fifteen (15) percent of the gross site area shall be landscaped open space.

Town of Berryville

Zoning Ordinance

611.9 ADDITIONAL REGULATIONS

(a) Parking, Streets and Access

- (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 B Zoning District shall be constructed to industrial road standards if determined necessary by the administrative body. Sidewalks may be required on such street if determined necessary by the administrative body.

(b) Buffering and Landscaping

- (1) Where a parcel in the B District is contiguous to a residential zoning district, or a public right-of-way of sixty (60) feet or more, a landscaped buffer strip fifteen (15) feet wide shall be provided. Such a buffer strip shall include any combination of masonry or wooden walls or fences and/or evergreen shrubs that provide an opaque visual buffer at least six (6) feet high within six (6) months of occupancy of a parcel.
- (2) Where a parcel in the B District is contiguous to another non-residential zoning district, a landscaped buffer strip ten (10) feet in width shall be provided.
- (3) Landscape materials and their placement shall submit to final site plan approval. With the approval of the administrative body, walls, fences, or wider buffer strips may be used in lieu of landscaping.
- (4) Common property ownership agreements and covenants shall be reviewed and approved by the administrative body.

(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 any fuel for sale, for on-site use, or for any other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the administrative body.
- (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) Outdoor storage for any use in the B zoning district shall be completely enclosed within solid and opaque masonry, metal or wooden fences at least six (6) feet in height.
- (5) No material or equipment within an outdoor storage area shall be visible from any public right-of-way or any parcel in a residential zoning district.

(d) Uses, Facilities and Improvements

- (1) All business activities shall be conducted within the principal structure, which is to be completely enclosed.
- (2) Signing, mailboxes, site lighting and architectural materials shall be provided and installed by the property's owner-developer and shall be consistent and compatible with the scale and character of the development.

- (3) Private streets, street lighting, sidewalks, curbing and gutters, and parking bays shall be constructed to standards specified by the administrative authority or its agent.
- (e) Site Plan
 - (1) A site plan that shall govern all development shall be submitted for approval.
 - (2) Site plans 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;
 - (E) building placement and lot configuration; and
 - (F) other special site features and land use considerations deemed necessary to serve the district.
 - (3) Any site plan application which is not in strict conformance with the pre-existing approved site plan for the district shall require an amendment to that site plan and preliminary plat prior to site plan approval of the specific use.
 - (4) All uses shall be subject to final site plan approval.

NOTE – Uses likely to generate regular truck traffic (e.g., box trucks, work trucks, tractor-trailers) are highlighted in **yellow**.

F. Business Park (BP) District Uses

The BP District’s permitted, accessory, and special uses are taken from the [North American Industrial Classification \(NAICS\) Manual \(U.S. Office of Management and Budget\)](#). The NAICS Manual contains detailed definitions for each use listed below. The NAICS code for each use also includes all subcategories within that code with the exception of any that are specifically excluded from the use. For example, NAICS code 3121 would include subcategories numbered as 31211 and 312111 but would not include 3122.

Unless noted below, the [1997 Edition of the NAICS Manual](#) shall be applied.

NAICS Code	Permitted Uses
22112	Utilities - Electric Power Transmission, Control, & Distribution
2212	Natural Gas Distribution
2213	Water, Sewage, & Other Systems
233	Building, Developing & General Contracting
234	Heavy Construction
235	Special Trade Contractors
311	Food Manufacturing -- Exclude 3116 (Animal Slaughtering & Processing) and 3117 (Seafood Product Preparation & Packaging)
3121	Beverage Manufacturing
314	Textile Product Mills
315	Apparel Manufacturing
316	Leather and Allied Product Manufacturing -- Exclude 3161 (Leather & Hide Tanning & Finishing)
321	Wood Product Manufacturing -- Exclude 3211 (Sawmills & Wood Preservation)
3222	Converted Paper Product Manufacturing
323	Printing & Related Support Activities
3261	Plastics Product Manufacturing
332	Fabricated Metal Product Manufacturing -- Exclude 3328 (Coating/Engrave/Heat Treating & Other Activity) and 33292,3,4,5 (Small Arms Ammunition, Other Ammunition, Small Arms, and Other Ordnance & Accessories Manufacturing)
334	Computer & Electronic Product Manufacturing
335	Electrical Equipment, Appliance, & Component Manufacturing -- Exclude 335911 (Storage Battery) and 335912 (Primary Battery Manufacturing)
337	Furniture and Related Products Manufacturing

339	Miscellaneous Manufacturing
421	Wholesale Trade, Durable Goods -- Exclude 42152 (Coal & Other Mineral & Ore Wholesale)
422	Wholesale Trade, Nondurable Goods -- Exclude 42244 (Poultry & Poultry Product Wholesale), 42252 (Livestock Wholesale), 4226 (Chemical & Allied Products Wholesale) and 4227 (Petroleum & Petroleum Products Wholesale)
453998	General Merchandise Auction Houses (within 1000 feet of a state designated primary highway)
454	Non-store Retailers
4885	Freight Transportation Arrangement
488991	Packing & Crating
493	Warehousing & Storage
511	Publishing Industries
512	Motion Picture & Sound Recording Industries
513	Broadcasting & Telecommunications
514	Information & Data Processing Services
5324	Commercial/Industrial Equipment Rental & Leasing
5417	Scientific Research and Development Services
561	Administrative & Support Services -- Exclude 5615 (Travel Arrangement & Reservation Services)
811	Repair & Maintenance
NAICS Code	Accessory Uses
6244	Child Day Care Services
7222	Limited Service Eating Places
4533	Used Merchandise Store (in a structure existing as of 1 March 2001 that is within 1000 feet of a state designated primary highway and that is accessory to General merchandise Auction House and does not exceed 10% of the total proposed gross floor area of the General Merchandise Auction House, as shown on the project site plan or occupy more than 2,000 square feet of gross floor area.)

NAICS Code	Special Uses and Structures
3116	Animal Slaughtering & Processing
3117	Seafood Product Preparation & Packaging
321114	Wood Preservation
3254	Pharmaceutical & Medicine Manufacturing
325910	Printing Ink Manufacturing
327991	Cut Stone & Stone Product Manufacturing
333	Machinery Manufacturing

336	Transportation Equipment Manufacturing
484	Truck Transportation
6215	Medical & Diagnostic Laboratories
81233	Linen & Uniform Supply
713940	Fitness and Recreational Sports Centers
424710	Petroleum Bulk Stations and Terminals*

* Reference 2007 NAICS Manual

NOTE – Customer-oriented commercial, office, and institutional uses are highlighted in blue.

NAICS Code	Prohibited Uses
11	Agriculture, Forestry, Fishing, & Hunting
21	Mining
2211	Electric Power Generation
3122	Tobacco Manufacturing
313	Textile Mills
3161	Leather & Hide Tanning & Finishing
3211	Sawmills & Wood Preservation
3221	Pulp, Paper & Paperboard Mills
324	Petroleum & Coal Products Manufacturing
325	Chemical Manufacturing
3262	Rubber Product Manufacturing
327	Nonmetallic Mineral Product Manufacturing -- 327991 (Cut Stone & Stone Product Manufacturing) is allowed as a special use as referenced above
331	Primary Metal Manufacturing
3328	Coating/Engraving/Heat Treating & Other Activity
33292	Small Arms Ammunition Manufacturing
33293	Ammunition (excluding Small Arms) Manufacturing
33294	Small Arms Manufacturing
33295	Other Ordinance & Accessories Manufacturing
335911	Storage Battery Manufacturing
335912	Primary Battery Manufacturing
42152	Coal & Other Mineral & Ore Wholesale
42244	Poultry & Poultry Product Wholesale
42252	Livestock Wholesale
4226	Chemical and Allied Products Wholesale

4247	Petroleum & Petroleum Products Wholesale* -- 42471 (Petroleum Bulk Stations and Terminals) is allowed as a special use as referenced above
441	Motor Vehicle & Parts Dealers
442	Furniture & Home Furnishings Stores
443	Electronics & Appliance Stores
444	Building Material & Garden Equipment and Supply Dealers
445	Food & Beverage Stores
446	Health & Personal Care Stores
447	Gasoline Stations
448	Clothing & Clothing Accessories Stores
451	Sporting Goods, Hobby, Book & Music Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers -- 4533 (Used Merchandise Store) is allowed as an accessory use as referenced above
481	Air Transportation
482	Rail Transportation
483	Water Transportation
485	Transit & Ground Passenger Transportation
486	Pipeline Transportation
487	Scenic & Sightseeing Transportation
488	Transportation Support Activities -- 4885 (Freight Transportation Arrangement) and 488991 (Packing & Crating) are allowed as permitted uses as referenced above
491	Postal Service
492	Couriers & Messengers
521	Monetary Authorities - Central Bank
522	Credit Intermediation & Related Activities
523	Security, Commodity Contracts & Like Activity
524	Insurance Carriers & Related Activities
525	Funds, Trusts & Other Financial Vehicles
531	Real Estate
5321	Automotive Equipment Rental & Leasing
5322	Consumer Goods Rental
5323	General Rental Centers
533	Lessors of Other Non-financial Intangible Asset
541	Professional, Scientific & Technical Services
551	Management of Companies & Enterprises
5615	Travel Arrangement & Reservation Services
562	Waste Management & Remediation Services

611	Educational Services
621	Ambulatory Health Care Services
622	Hospitals
623	Nursing & Residential Care Facilities
624	Social Assistance
711	Performing Arts, Spectator Sports & Related Industries
712	Museums, Historical Sites & Like Institutions
713	Amusement, Gambling & Recreation Industries
721	Accommodation
722	Food Services & Drinking Places
812	Personal & Laundry Services
813	Religious, Grant-making, Professional, and Like Organizations
814	Private Households
921	General Government Administration
922	Justice, Public Order & Safety Activities
923	Administration of Human Resource Programs
924	Administration of Environmental Quality Programs
925	Administration of Housing, Urban Planning, Community Development
926	Administration of Economic Programs
927	Space Research & Technology
928	National Security & International Affairs

* Reference 2007 NAICS Manual

projects, as well as any new potential improvement projects, should be reviewed and discussed jointly by the Town and County on a regular basis and concerted efforts should be undertaken to pursue State and Federal funding for the projects. Where applicable, partnerships may be formed with the development community to share the cost of completing these projects including but not limited to proffered improvements with new development proposals.

C. Potential Future Growth Areas

While portions of Annexation Area B remain available for new development or infill/re-development projects, it is advisable to identify new areas adjacent to the Town of Berryville that could be considered for designation as future annexation areas. Subsection A above outlines the processes for evaluating and formally establishing new annexation areas, however the first step in this long-range planning exercise is to determine the most logical locations for future development. Three areas located outside of the boundaries of Annexation Area B are proposed for designation as “potential future growth areas” to be evaluated jointly by the Town and County to accommodate future growth as Annexation Area B reaches build-out for residential and commercial/industrial capacity.

As depicted in the attached maps, the potential future growth areas are shown as general planning areas without specified boundaries. This is to enable the areas to be expanded or contracted in size depending on the influencing factors that would be evaluated through the annexation area review process. For the purposes of this section, potential future growth areas should be viewed as a point of departure for the discussion of allowing urban-scale growth and expansion of the Town boundaries in key locations.

Determining when to begin a detailed review of a future growth area for consideration as a possible new annexation area shall be based on the following factors:

- Degree of build-out in existing Sub-Areas.
- Available capacity of public water and public sewer to serve the new development area or alternatively, the ability to obtain additional required capacity through developer-funded improvements.
- Impact on the current levels of service of public roads and emergency services and whether adverse impacts can be mitigated by developer-funded improvements.
- Impact on the capacity of the public school system including but not limited to enrollment capacity and classroom size.

The majority of these factors address impact of new development on public infrastructure. It is critically important that these future impacts are effectively planned for in both the Town’s and County’s capital improvement programs to ensure that the desired scale of development can be accommodated.

2. The area surrounding the property in question has changed substantially since the review of the Plan.
3. The General Assembly has adopted legislation that necessitates an interim amendment to the Plan.

The importance of the three criteria noted above are critical to ensure that an interim amendment addresses a genuine change in conditions of the property, the County and Town, or outside influences affecting the County and Town; or to address a gap in the guidance or State regulatory compliance provided by the Plan. Interim amendments that solely address or facilitate a land use change or other request that is in conflict with the Plan's recommendations, without significantly addressing the aforementioned criteria, shall not be considered.

2. Amending the Annexation Area Agreement

Periodic revisions to the Berryville Area Plan, whether conducted during the five-year review cycle or as an interim amendment to the Plan, shall also include a detailed evaluation of whether the revision or amendment is consistent with the Town-County Annexation Area Agreement. This is particularly relevant if the revision or amendment would result in the creation of new or expansion of existing Sub-Area boundaries beyond the limits of Annexation Area B. Legal counsel for the Town and County should be consulted to evaluate any new or amended Plan language that may impact the Annexation Area Agreement.

If the Annexation Area Agreement must be amended in order to implement a new Plan recommendation, the Town and County shall form a joint committee consisting of elected officials, planning staffs, and legal counsel to ensure that the terms of the amended agreement are fair and equitable and that the review process meets all Code of Virginia requirements. The proposed amendment shall also be reviewed for conformance with both the Town and County comprehensive plans. No new Sub-Areas or expansion of existing Sub-Areas beyond the current annexation area boundaries shall be approved and incorporated into the Plan until the applicable amendment of the Annexation Area Agreement is approved by both Town Council and the Board of Supervisors.

3. Review Process for Adoption of New or Expanded Sub-Areas

The establishment of the Berryville Area Plan's original Sub-Areas involved a detailed examination of the subject properties to determine their capacity to carry new development at an urban scale. A similar process should be undertaken in the event that the Town and County wish to create new Sub-Areas or expansion of existing Sub-Areas, in order to accurately determine the subject property's capacity for development and limitations. This process should include a detailed analysis, performed by qualified engineering/land use professionals, to address the following impacts:

- Geology, hydrology, and soil type, including key Karst features that may impact capacity for development.
- Physical features such as existing intermittent/perennial streams, wetlands, sensitive slopes, and forestation that should be protected and preserved.
- Existing and surrounding land uses and their scale of construction/density to determine compatibility with proposed future land uses.
- Features of historic, cultural, or preservation significance (e.g., conservation easements, registered historic properties/structures, contributing properties/structures).
- Adjoining scenic impacts, visibility from major highways and gateways, and potential mitigation measures.
- Proximity to existing public water and sewer infrastructure and costs of connection to these systems.
- Public road network's current level of service and capacity for expansion/improvement.
- Value of the property as an economic development resource

It is strongly recommended that the Town and County complete this analysis jointly and reach a consensus on the parameters of any new or expanded Sub-Area as a precursor to finalizing any Annexation Area Agreement.

B. Impact of Plan Implementation

The original Berryville Area Plan Chapter VI addressed the impacts from projected development in Annexation Area B on public services and facilities including schools, libraries, public water and sewer, stormwater management, parks and recreation, fire and rescue, human support services, and police facilities. This chapter included recommendations on new infrastructure and facilities that would be needed to support the projected growth at maximum build-out and also included cost estimates for each facility. These recommendations were based upon industry standards in place in the early 1990s and were developed in conjunction with the planning consultant that assisted with the creation of the Plan. They were among the first capital improvements identified and planned for in a forward-thinking document for both the Town and the County.

The level of planning and staffing capacity in the Town and County has changed since the early 1990s. Capital needs are now identified and developed into projects by agencies and departments that did not exist when the Berryville Area Plan was first adopted. Capital projects are reviewed and prioritized in conjunction with both jurisdictions' annual budget processes and according to current demographics and growth patterns. Despite these changes, the need to coordinate future land use planning with long-range plans for infrastructure, service expansion, and maintenance is critical.

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.

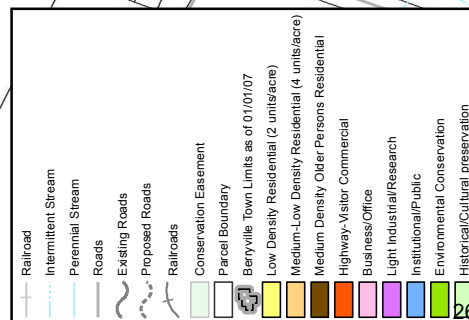
Other Considerations:

- 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.



MAP 5 -- Southern Potential Future Growth Area

Ownership and Acreage information accurate as of September 2015



600 300 0 600 Feet

A-5

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.

Recommendations:

Evaluation of this Future Growth Area should be considered a long-term priority once the existing residential Sub-Areas approach maximum build-out.

MAP 6 -- Hermitage South Potential Future Growth Area

Ownership and Acreage information accurate as of September 2015

November 20, 2024 Berryville Area Development Authority

WESTWOOD FARM INC
303 acres

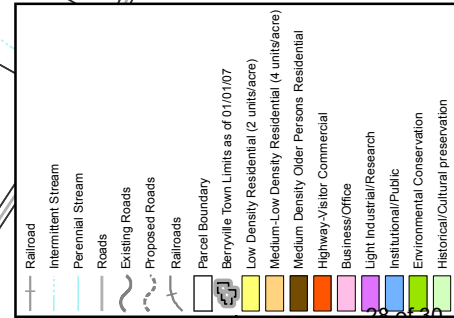
DORICK LUCY B &
210.88 acres

CLARKE COUNTY MEMORIAL POST
5.5 acres

DORICK LUCY B &
7.01 acres

JOHNSTON JOSEPH S & SUSAN W
3.03 acres

A-6



600 300 0 600 Feet



Document Path: G:\arcgis_maps\BAP_update_2013\MAP_6_hermitage_growth_BAP.mxd

28 of 30

3. Western Potential Future Growth Area (Map 7):

Location:

This Future Growth Area is located at the southeastern corner of the intersection of Westwood Road (Rt. 636) and West Main Street (Business Va. 7). It is bordered by the historic Rosemont property to the east, Clarke County High School to the north, and D.G. Cooley Elementary School to the west. The property is currently an active apple orchard.

Approximate Area: +/-60 acres

Development Constraints:

- Agricultural use. As the property is in current long-term use as an orchard, the opportunity for development of this property may not occur until the useful life of the orchard is exhausted.
- Potential impact to Rosemont. Consideration should be given to mitigating any potential adverse impact of development to the historic Rosemont home and grounds including potential use of the Historic/Cultural Preservation land use designation.
- The balance of the Future Growth Area would be open and visible from public roadways. Siting of new structures and landscaping shall be considered for this Area.

Potential Land Use(s):

- Low-Density Residential (2 units/acre)
- Medium-Density Residential (4 units/acre) with cluster development
- Historic/Cultural Preservation as development buffer from historic Rosemont.

Recommendations:

Evaluation of this Future Growth Area should be considered a long-term priority once the existing residential Sub-Areas approach maximum build-out.

MAP 7 -- Western Potential Future Growth Area

Ownership and Acreage information accurate as of September 2015

