



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**DRAFT MINUTES – REGULAR MEETING**  
**Wednesday, November 20, 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, November 20, 2024.

**ATTENDANCE**

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

Authority Members Absent: None

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**

Mr. Stidham requested that the Authority add a discussion about the next meeting date at the end of the agenda. The Authority voted 6-0-0 to approve the agenda as amended.

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

**No:** None

**Absent:** None

**APPROVAL OF MINUTES – AUGUST 28, 2024**

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

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

**No:** None

**Absent:** None

## **BERRYVILLE AREA PLAN UPDATE PROCESS –**

### **A. Continued Discussion, Craig’s Run Light Industrial Area**

Mr. Stidham said that the Authority has two tasks at this meeting which are to make a determination on the Craigs Run business area and to review the potential future growth areas. He discussed the newly identified Sub-Area 19 and referenced previous discussions by the Authority to modify the zoning applied that would not adversely affect the downtown. He discussed options for modifying the zoning or creating a new district to change the uses from light industrial to business office type designations. He added that sensitivity to neighborhood areas and the reduction of truck traffic were two goals discussed previously by the Authority.

Mr. Stidham discussed the Town’s B Business zoning district regulated by Section 611 of the zoning ordinance and the County’s Business Park zoning district. He said he highlighted those uses that may result in increased tractor trailer traffic as well as those that are more customer-oriented commercial and office uses in the latter.

There was a discussion about the termination of South Church Street into a cul-de-sac. It was determined that this recommendation was based on a previous plan submission where separation from a proposed collector road accessing on 340 required its closure. There was a discussion about site access to Sub-Area 19 and whether truck traffic has been reduced. Ms. Harrison said that new directional signs have been posted adding that GPS sometimes directs trucks down Church and Josephine streets.

There was a discussion about rezoning the property under discussion. Mr. Stidham said that because the County owns a +/- 2-acre strip in the middle, the applicant would need to work with the County in order to develop the property.

Mr. Stidham discussed specific uses in the B Business zoning district and asked Authority members if they had any concerns. Chair Kitselman said that the mini storage use should be removed due to the nature of the location as a gateway into the Town. Mr. Stidham suggested the creation of a new zoning district that would address this area. There was a discussion about design review tasks of the BADA. Mr. Stidham said that a new zoning designation would need to be created after the update of the plan.

There was a discussion about applying the B Business zoning district to Sub-Area 19. Mr. Stidham said that the property owner could develop the property under Business Park zoning today. Mr. Weiss suggested creating the uses within the district after discussing options with state and local economic development staff and Berryville Main Street representatives.

### **2. Potential Future Growth Areas**

Mr. Stidham discussed potential future growth areas and the need to study the proposed areas further. He reviewed items identified in the staff report that should be studied including available water and sewer capacities, transportation needs, and impact of the school population as it relates to residential development. Mr. Stidham reviewed the process to modify potential future growth areas in the Plan and discussed the three areas identified in the 2015 update. He requested that Authority members discuss development constraints and priorities and to identify new growth areas.

There was a discussion about utility capacities and regional efforts for water usage and the timing for adding additional areas identified for annexation and activity in the region. Mr. Stidham discussed the Southern Potential Future Growth Area stating that initial access from 340 to future development in this

area, rather than from East Main Street and Jack Enders Boulevard, is critical. He said that the Norfolk Southern railroad crossing, the VDOT property on Smallwood Lane, and the conservation easement on Milton Valley Farm are constraints to future development. He added that the transportation study was completed previously and would need to be updated. Mr. Weiss added that the property was hard to develop and had difficult access. He said that it is not practical to continue to push this property because it is not feasible. Mr. Stidham said there had previously been some interest in the property and that incorrect information was included in the real estate listing. Mr. Weiss said there are other associated costs including the upgrade of Smallwood Lane, the signalization at US 340, and extending utilities. Mr. Kitselman said he did not want to take it off the table for future discussions. Mr. Weiss said that their efforts should be spent on doable projects. Mr. Stidham said that potential future growth areas could be added in the future.

Mr. Stidham discussed the Hermitage South Potential Future Growth Area. He described the site access and the historic home within the sub-area. Mr. Hudson suggested discussing future development with the property owners. There was a discussion about property values increasing after being identified in growth areas. Mr. Hudson said that this area is low on his priority list for future development.

Mr. Stidham discussed the Western Potential Future Growth Area and the need for increased utility capacity should residential development occur within this sub-area. There was a discussion about unused dwelling units in the land use chart and the need to confirm in the Plan that they may be used beyond the development of Annexation Area B. Mr. Stidham said that additional studies will be needed if new areas of development exceed the previous number of units identified in the Plan to assure that utility capacity is sufficient. There was a discussion about the varying cost and timing of respective studies.

## **OTHER BUSINESS**

### **Update on Hillson Grove Preliminary Plat application**

Ms. Dunkle said that the Town received an application for a preliminary plat identifying 20 single-family residential lots. She said that the applicant has submitted the stormwater information to DEQ for review and approval. She anticipated that the application would come to the BADA in January.

### **Discussion of Meeting Date**

Mr. Stidham recommended canceling the December 18 meeting and holding the organizational meeting in January. There was a discussion about dates and it was determined that the meeting would be held on January 15, 2025.

## **ADJOURN**

Chair Kitselman adjourned the meeting at 2:28 p.m.

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Allen Kitselman, Chair

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Christy Dunkle, Clerk