



BERRYVILLE AREA DEVELOPMENT AUTHORITY MEETING AGENDA

Wednesday, May 28, 2025, 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 – March 26, 2025 Meeting**

CONTINUED PUBLIC HEARING

4. **SP-25-01, Shirley Properties, LLC/Painter-Lewis, PLC (agent)**. Request approval of a Site Development Plan Amendment for a parking lot expansion on the property located at 1050 W Main Street, Berryville, Tax Map #7-13-1, in the Russell Election District. The project would extend the existing parking lot for Enders & Shirley Funeral Home to include 57 additional parking spaces with an area of 0.7 acres. The subject property is zoned Institutional (ITL) District and Historic Access Corridor (HAC) Overlay District.

SET PUBLIC HEARING

5. **Set Public Hearing – Hillson Grove Preliminary Plat**

Sumit Sanjel, Agent (Radiant Summit Development LLC, Owner) is requesting preliminary plat approval for a 20-lot subdivision located off of South Church Street on the property identified as Tax Map Parcel numbers 14-A-50 (6 acres) and 14-A-51 (4.5 acres), zoned DR-2 Detached Residential.

6. **Other Business**
 - A. Resolution from Berryville Town Council Regarding Berryville Area Plan
 - B. SB 974 Impacts to Approval Authority for Subdivision Plats and Site Development Plans
7. **Adjourn**

NEXT MEETING – Wednesday, June 25 (Time to Be Determined)



Berryville Area Development Authority (BADA)
DRAFT MINUTES – Regular Meeting
Wednesday, March 26, 2025 at 1:00PM
Berryville-Clarke County Government Center Main
Meeting Room

ATTENDANCE:			
Allen Kitselman	✓	John Hudson	✓
George L. Ohrstrom, II	✓	Kathy Smart	✓
Diane Harrison	✓	David Weiss	✓

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, March 26, 2025.

STAFF PRESENT: Terry Russell (Community Development Director – Berryville), Brandon Stidham (Director of Planning – County), Jeremy Camp (Senior Planner/Zoning Administrator – County)

OTHERS PRESENT:

1. **Call to Order** – By Mr. Stidham at 1:01PM
2. **Approval of Agenda**

The Authority voted unanimously to approve the agenda as presented by Staff.

Motion to approve the agenda as presented by Staff			
Allen Kitselman	AYE	John Hudson	AYE (moved)
George L. Ohrstrom, II	AYE	Kathy Smart	AYE (seconded)
Diane Harrison	AYE	David Weiss	AYE

3. **Election of Officers for 2025**

A. **Chair**

Mr. Stidham opened the floor for nominations for chair for 2025. Mr. Ohrstrom nominated Mr. Kitselman, seconded by Ms. Smart. Mr. Kitselman noted that he is willing to serve until his term ends in June. There were no further nominations so Mr. Stidham closed the floor to nominations.

Motion to elect Allen Kitselman as Chair for 2025			
Allen Kitselman	AYE	John Hudson	AYE
George L. Ohrstrom, II	AYE (moved)	Kathy Smart (seconded)	AYE (seconded)
Diane Harrison	AYE	David Weiss	AYE

Mr. Stidham turned the floor over to Chair Kitselman.

B. Vice-Chair

Chair Kitselman opened the floor to nominations for vice-chair for 2025 and nominated Mr. Ohrstrom, seconded by Mr. Hudson. There were no further nominations so Chair Kitselman closed the floor to nominations.

Motion to elect George, L. Ohrstrom, II as Vice-Chair for 2025			
Allen Kitselman	AYE (moved)	John Hudson	AYE (seconded)
George L. Ohrstrom, II	AYE	Kathy Smart (seconded)	AYE
Diane Harrison	AYE	David Weiss	AYE

4. Adoption of 2025 Meeting Dates

Mr. Stidham reviewed the recommended 2025 meeting dates and said it keeps the meetings on the fourth Wednesday of each month at 1:00PM. He noted the meetings in November and December will be on the third Wednesday to avoid the holidays. The Authority voted unanimously to adopt the 2025 meeting dates as presented by Staff.

Motion to adopt the 2025 meeting dates			
Allen Kitselman	AYE	John Hudson	AYE (seconded)
George L. Ohrstrom, II	AYE (moved)	Kathy Smart	AYE
Diane Harrison	AYE	David Weiss	AYE

5. Approval of Minutes – November 20, 2024 Meeting

The Authority voted unanimously to approve the November 20, 2024 minutes as presented by Staff.

Motion to approve the November 20, 2024 minutes as presented by Staff			
Allen Kitselman	AYE	John Hudson	AYE
George L. Ohrstrom, II	AYE (moved)	Kathy Smart	AYE
Diane Harrison	AYE (seconded)	David Weiss	AYE

PUBLIC HEARINGS

6. Sumit Sanjel, Agent (Radiant Summit Development, LLC, Owner)

Mr. Russell noted that the public hearing for the Hillson Grove Subdivision application for 20 lots located across from Litten Court on South Church Street was advertised in error. He noted that one mistake is that the Authority did not authorize the public hearing. He said the second mistake is that the application is not ready for consideration and that Staff still has a lot of work to do with the developer in terms of reviewing the plan with Town agencies. He said he recommended in the Staff report to defer to May and added that the developer requested in writing that the application not be taken up until April. He added the Staff does not think that April would provide enough time to get the application in order but that it may be an appropriate time for the Authority to authorize the public hearing. He also said that Staff should have a better idea in April of when the application will be ready. He recommended that the Authority take no action on what has been advertised and it is up to the Authority as to whether the public hearing is held. He noted that there are speakers present, the matter has been advertised, and notification has taken place.

Vice-Chair Ohrstrom asked if the Authority holds the public hearing today, would it start the 60-day review period. Mr. Russell replied that it would not, adding that the Authority is not taking any action and will not be reviewing any additional materials beyond what is already publicly available. He also said that there will not be a formal presentation which should not make a difference with the 60-day review period. Ms. Harrison asked if the public hearing would be continued. Mr. Russell replied that he does not recommend continuing the public hearing given the accuracy of the public hearing advertisement. He added that the public hearing would be held to hear from the people who took their time to attend today and then start all over with a new authorization for public hearing. Vice-Chair Ohrstrom asked if we are not actually going to open the public hearing and Mr. Weiss replied that you would have to open the public hearing in order to hold it. Mr. Russell said that he recommends holding the public hearing today and closing it. He added that the matter can be started over at a future meeting with the authorization of another public hearing.

Chair Kitselman asked if there is a sign-up sheet for the public hearing and Mr. Russell replied no. Mr. Hudson noted in the interest of full disclosure to those present that they will be commenting on a proposal that may look very different when it is brought back for further consideration. Mr. Russell also suggested that the Authority schedule the next public hearing for the evening in consideration of the interested speakers. Chair Kitselman said that the people in attendance took off work to be here at 1:00PM so they should have a chance to speak. Members concurred with the Chair. Mr. Weiss added that he does not think they should close the public hearing and should instead continue it. Mr. Stidham replied that he concurs with Mr. Russell that if the advertisement is going to be different, then you want to close today's public hearing and start from scratch. Chair Kitselman asked for confirmation that there are enough issues with this application that it will likely change quite a bit and Mr. Russell replied that this could be the case.

Chair Kitselman said he would open the public comment period. Mr. Weiss noted that there is a difference between a public hearing and a public comment period. Vice-Chair Ohrstrom recommended opening the public hearing, closing it at the end of comments, not continue it, and hold a new public hearing at a later date. Members agreed with this. Chair Kitselman opened the public hearing and Vice-Chair Ohrstrom added that each speaker should give their name and address. Chair Kitselman asked speakers to come to the podium and to limit their comments to three minutes.

Kevin McMichael (8 Litten Court) said that he understands that the development is in the early stages and there may or may not be changes coming. He said he moved to Berryville to live on a quiet street and he is one house off of South Church Street. He said there are children that play on his street and traffic speeding on South Church Street. He noted that this would create an issue adding a new ingress/egress to South Church Street. He suggested repositioning the entrance in a location away from Litten Court. He said he has some ideas of what could be done and asked if there is a meeting where he can offer suggestions to the developer. He said residents on South Church Street, Litten Court, and the court just down from his street would agree with him as his suggestions will benefit everyone. He asked what would be the best avenue for him to convey his proposals. Vice-Chair Ohrstrom suggested giving his suggestions to Mr. Russell to pass on to the developer. He also suggested getting signatures from his neighbors in support of his recommendations.

Sara Stern (107 Taylor Street) said that she looked up the developer's LLC and it appears to be one year old. She said she thinks that the owner also owns the vacuum store in Winchester and is a heck of a nice guy if that is who he is. She noted that if the LLC is relatively new, would there be a performance bond to make sure that the developer fulfills their obligations. Mr. Russell said that there are bonds required for

public improvements. Ms. Stern replied that those are construction bonds and she is referring to performance bonds. Mr. Russell said that he will need to look into that to get the information.

Dana Libby (7 Josephine Street) said that the development backs up to Josephine Street and houses will be within 35 feet of the property line. He added that the detached residential zoning regulations say that the district will preserve existing natural features and vegetation and promotes excellence in site planning and landscape design. He noted that this contrasts with a note on the applicant's site plan that the property used to be a dump site and that none of these things matter, negating the concept of preserving grades. He said it has the tone that the developer is going to level it all. He said that buffers should be required to preserve trees adjacent to the existing historic community on Josephine Street and provide a transition between two very different areas. He noted that he looked at the USDA soil reports because the developer will be building a new road. He said that the soils on this property are very limited for building that cannot be overcome without remediation. He added that we will be taking over maintenance of the road once they have built it. He said that the other option is to remove and replace all of the soil and if they choose this option, the impacts on neighboring properties should be addressed. He noted that this property is very wet although not considered to be wetlands. He also said that the USDA says that these soils are not suited for buildings with basements.

Roger Hampton (4 Litten Court) said that he watches the morning commute and a lot of traffic goes by. He noted that it is very difficult to see oncoming traffic when pulling out of Litten Court. He added that there is a fieldstone wall that has been there for centuries and asked if this will be saved.

Lisa Payne (408 South Church Street) said she is right in the hook of where the proposed subdivision is located. She said she has three little children and described an event in which her daughter's basketball went into the street and a car was almost unable to stop in time for it. She said people drive fast on the road and are on their cell phones, adding that her trash can was recently hit and shattered. She is concerned with adding 20 houses and all the new traffic and is unsure whether a different entrance would help this problem. She added that the noise from the trains can be heard even with new windows in her house and she is concerned that the loss of trees will increase the train noise. She noted that Mr. Russell said that the new houses might be a better sound barrier but she does not agree. She also said this will be an issue for the residents in these new houses as they will be even closer to the railroad. She said there is a ledge on her property close to the property line that will cut her off from accessing her two-level garage. She asked whether the houses will be built all at once or whether they will build as the lots are sold, noting that there will be a lot of noise associated with the construction. She also asked whether a tree barrier could be added to separate the properties. She said she and her family like to see the turkeys and deer from this property and will miss that. She also asked whether the new development will impact the Town's water quality and declining infrastructure.

Colby Baughman (406 South Church Street) said that he just learned about this application and has only had a short time to compile his research. He said that wooded areas block sound five to ten times more than neighborhoods. He said it is nice to hear the train in the distance but cannot imagine what it would sound like being closer. He said 20 homes means 80 cars going up and down the road every day which is not a good situation for his neighbors who have small children. He is concerned about what is to come.

Catherine Christopher (522 South Church Street) said that she and her parents have several concerns with the proposed development including increased traffic, safety walking along South Church Street, and construction related damage to our houses. She said we live in a unique geological region dominated by

karst topography and is why there are limestone outcroppings and sinkholes. She added that limestone is easily eroded by water over time resulting in the formation of caves and tunnels which can make for unpredictable foundations. She said that the property is designated as a special hazard flood zone and the property has flooded in the past. She noted that the removal of vegetation can cause additional runoff and penetrate the limestone to cause groundwater issues. She asked when the vegetation is removed that acts as a living sponge, how many sinkholes will there be on the property. She also asked whether sinkholes will cause damage to their homes and safety. She said the more unmitigated development we allow, the more trouble we will have down the road.

Chair Kitselman asked for a motion to close the Public Hearing. The Authority voted unanimously to close the Public Hearing.

Motion to close the Public Hearing			
Allen Kitselman	AYE	John Hudson	AYE (moved)
George L. Ohrstrom, II	AYE	Kathy Smart	AYE
Diane Harrison	AYE (seconded)	David Weiss	AYE

Chair Kitselman said that when we schedule a future Public Hearing on this matter, we will also carry these ideas to the developer for their consideration. He added that they will set the next Public Hearing for the evening.

Mr. Weiss suggested that Mr. Stidham provide an overview of the BADA's role is in reviewing projects that are already zoned for a long time and what the BADA's ability to do in that role really is. Chair Kitselman added that he would appreciate that explanation. Mr. Stidham said that the subdivision application is an administrative review. He said the BADA is a joint planning commission composed of both Town and County members and is the approval authority for subdivision applications. He noted that in this case, the property is zoned DR-2 and proposes to subdivide it in accordance with DR-2 zoning. He said if the applicant complies with all Town ordinance requirements and satisfies all outstanding concerns with internal and external reviewing agencies, then the BADA is obligated to approve the plat. He said that this process differs from a rezoning or special use permit application which is a legislative review in which the approval body has discretion to decide whether to approve an application or impose conditions on a case by case basis. He added that the approval body does not have the authority to vary the regulations so the BADA has to honor the Town zoning and subdivision regulations. He noted that there may be wiggle room to ask the developer to modify the proposal to address issues such as the placement of the entrance. However, if the proposed entrance meets all regulatory requirements as shown on the plat, the BADA is obligated to approve it. There is room for negotiation but it is the applicant's decision whether to make requested changes. Mr. Weiss said that while the BADA may agree with some of the issues raised, they will try to apply pressure but will ultimately have to approve the proposal if it complies with all regulations.

Mr. Stidham added that some of the members of the public may be aware of the recent Friant subdivision proposal. He said that this was a rezoning application as the applicant was attempting to gain approval of a higher number of lots by changing the zoning classification of the property. He noted that rezoning applications allow Town Council the authority to decide whether to approve or deny on a case by case basis. He said there were a number of other things that Council could consider by virtue of it being a rezoning application.

7. **SP-25-01, Shirley Properties, LLC/Painter-Lewis, PLC (agent)**

Mr. Stidham said that Mr. Camp will be presenting the Staff report on this application. He noted that the County Zoning Ordinance requires a public hearing to be held at the Authority's first consideration of a site development plan application. He said this is because there is a 60-day time limit for the Authority to act and the ordinance was changed a few years ago to reflect this. Chair Kitselman asked if the public hearing is set at the first meeting. Mr. Stidham replied no and that we actually skip the step of setting the public hearing.

Mr. Camp presented the Staff report on this application. He noted that the applicant has requested a two-month deferral of the application and Staff supports the deferral request. He also said that this would stop the Authority's 60-day review period.

Ms. Harrison said that when we had a lot of rain a few years ago, this property was pretty flooded. She asked whether flooding issues will be addressed with this site plan amendment. Mr. Camp replied that the erosion and sediment control plan is designed to prevent erosion during construction. Ms. Harrison asked if anyone has looked at what will happen on the property the next time we have a rainy period. Mr. Camp replied that the project area is under the minimum acreage threshold for requiring stormwater management plan review by the Virginia Department of Environmental Quality (DEQ). He said stormwater management is looked at generally by the County and its engineering consultant, Hurt & Proffitt.

Chair Kitselman asked Mr. Stidham for his opinion on whether he may have a conflict of interest on this matter as he was the original architect for this facility. Mr. Stidham asked Chair Kitselman if he is still working for the applicant and Chair Kitselman replied no. Mr. Stidham said that he would not need to recuse himself then.

Chair Kitselman opened the Public Hearing. No members of the public wished to speak. Mr. Weiss asked the applicant if he wanted to speak on the matter.

R.K. Shirley, owner of the property, spoke on behalf of the application. He said he was not aware of the issues with this application and would appreciate the one-month deferral so he can speak to Painter-Lewis about the issues. He added that there will be a few changes to this plan.

Chair Kitselman asked for a motion to close the Public Hearing. Mr. Stidham said that the Authority may want to continue the Public Hearing in this case and accept the applicant's deferral request. The Authority voted unanimously to continue the Public Hearing and to accept the applicant's one month deferral request. As a point of order, the applicant's agent requested a two-month deferral. Mr. Shirley said that a two-month deferral would be fine.

Motion to continue the Public Hearing and accept the applicant's 2 month deferral request			
Allen Kitselman	AYE	John Hudson	AYE
George L. Ohrstrom, II	AYE (moved)	Kathy Smart	AYE
Diane Harrison	AYE (seconded)	David Weiss	AYE

Mr. Stidham said that this application will be taken up at the May 28 meeting. He said that assuming the Authority acts at the April 23 meeting to schedule public hearing on the Hillson Grove subdivision

application, then that matter will also be on the May 28 agenda. He added that it sounds as though the May 28 meeting will be scheduled for the evening.

8. Berryville Area Plan Update Process

Mr. Stidham said that at the November meeting, we essentially finished our task to identify all key issues and address changes to the sub-areas. He said we are now at the Staff drafting phase and said that it may take a while for Staff to bring drafts for discussion as Mr. Russell is still new to the job and we have a Town-County partnership in drafting this plan. He asked if there are any issues that we have previously discussed that members may want to revisit, then they should let Staff know and we will add it to a meeting agenda.

9. Other Business -- None

10. Adjourn

The Authority voted unanimously to adjourn the meeting at 1:53PM.

Motion to adjourn			
Allen Kitselman	AYE	John Hudson	AYE
George L. Ohrstrom, II	AYE (moved)	Kathy Smart	AYE (seconded)
Diane Harrison	AYE	David Weiss	AYE

Allen Kitselman, Chair

Brandon Stidham, Clerk

SITE DEVELOPMENT PLAN (SP-25-01)

May 28, 2025 Berryville Authority Development Authority – **Continued Public Hearing**
STAFF MEMO – Clarke County Department of Planning

The purpose of this staff report is to provide information to the Berryville Area Development Authority (BADA) to assist them in reviewing this application for a site development plan. It may also be useful to members of the public.

During the March 26, 2025 BADA meeting the site development plan application submitted for the expansion of the Enders & Shirley Funeral Home was deferred until May 28th to give time for the applicant to address review comments. The public hearing was continued until May 28th as well.

The applicant has made progress on addressing the review comments discussed on March 26th. The site development plan was revised to preserve the existing trees located on the property. The applicant also revised the plan to address comments from the Virginia Department of Health. However, revisions to address the review comments from the County's engineering consultant (Hurt & Proffitt) were not resubmitted until May 20th. The review of these revised plans will not be completed until June 4th, as advised by Hurt & Proffitt. As a result, the applicant has requested to voluntarily defer the application until the June 25th BADA meeting. This should allow time to ensure that the site development plan meets all erosion and sediment control regulations.

The original staff report from the March 26th meeting is attached for information purposes. Staff recommends that the BADA accept the requested deferral from the applicant and continue the public hearing until June 25, 2025.

Attachment: March 26, 2025 Staff Report

SITE DEVELOPMENT PLAN (SP-25-01)

March 26, 2025 Berryville Authority Development Authority – **Public Hearing**

STAFF REPORT – Clarke County Department of Planning

The purpose of this staff report is to provide information to the Berryville Area Development Authority (BADA) to assist them in reviewing this application for a site development plan. It may also be useful to members of the public.

CASE SUMMARY:

Owner:

Shirley Properties, LLC

Applicant/Agent:

Painter-Lewis, PLC

Location:

- Tax Map Parcel #7-13-1
- 1050 W. Main Street, Berryville, VA 22611, located southeast of the intersection of Harry Byrd Hwy and W. Main Street, across from Willie's Ice Cream.
- Russell Election District and Berryville Annexation Area
- Institutional (ITL) and Highway Access Corridor Overlay District (HAC)

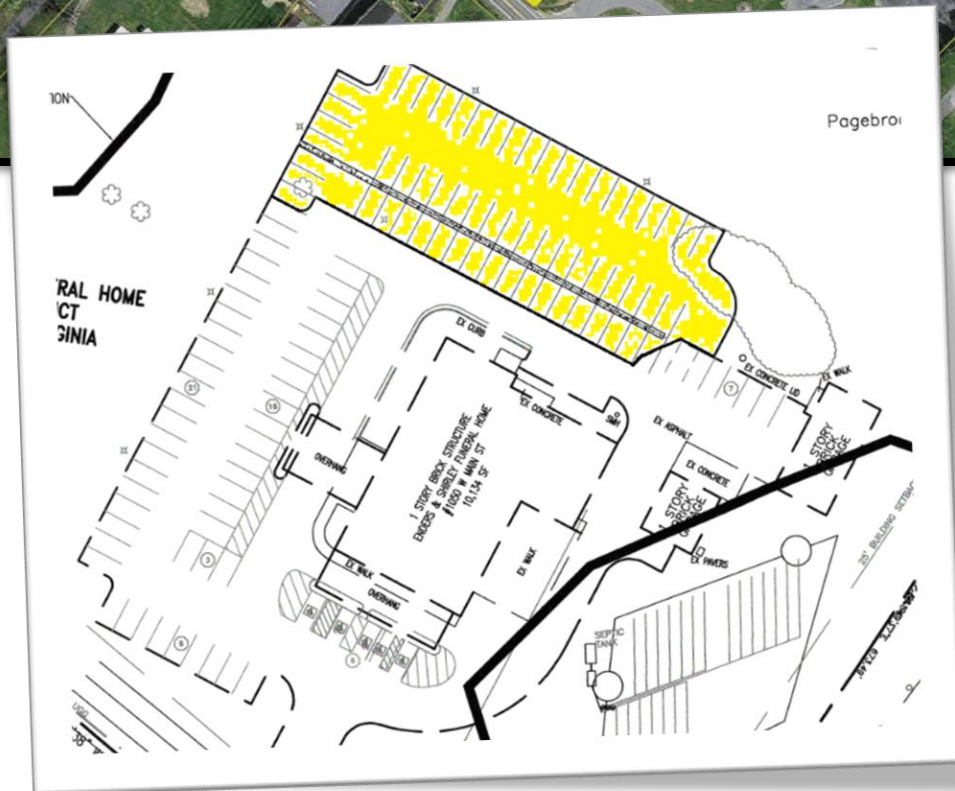
Request:

The applicant requests approval of a Site Development Plan Amendment for a parking lot expansion at Enders & Shirley Funeral home located at 1050 W. Main Street. The project would expand the existing parking lot by .7 acres to add 57 additional parking spaces.

Vicinity Map:



AERIAL OF PROPERTY & SITE PLAN ILLUSTRATION



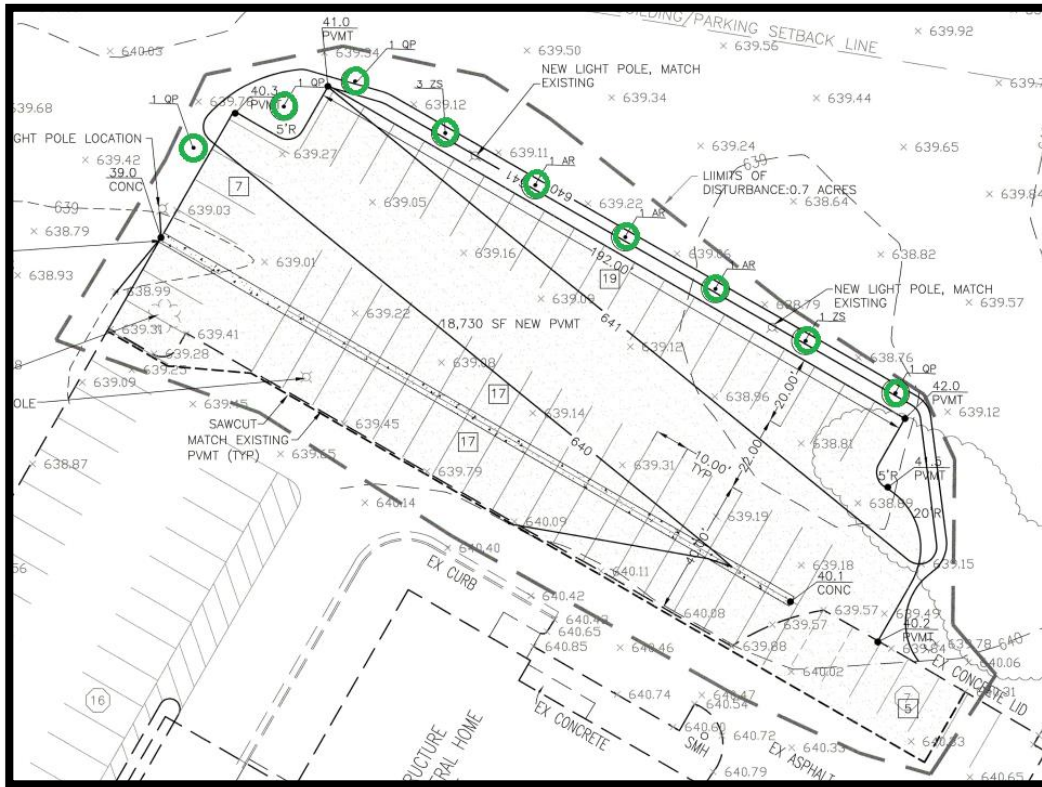
Background & Summary:

The funeral home on the subject property opened in 1997, following approval of a site development plan by Clarke County in the prior year (SP-96-02). The funeral home was originally founded in 1892 by John H. Enders on East Main Street. When the new facility was opened in 1997 it was renamed as the Enders & Shirley Funeral Home in recognition of Steven A. Shirley who joined the firm in 1991. An administrative site development plan was approved in 2005 (SP-05-05) for the garage building on the property.



The current site development plan is being proposed due to the demand for additional parking spaces at the site. There are presently 62 parking spaces, including 2 handicap accessible spaces. The proposed parking lot expansion would add 57 parking spaces for a total of 119 parking spaces, including 5 handicap accessible spaces. The expansion is located to the north of the existing parking lot, moving closer to Harry Byrd Highway. The additional handicap spaces are being added to comply with ADA requirements and are being added on a portion of the existing parking lot closer to the building entrance. This portion of the existing parking lot is being restriped to provide for the additional handicap spaces.

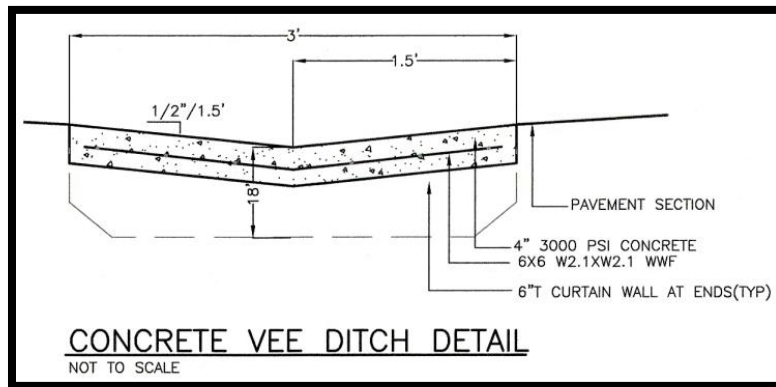
Landscaping is proposed as part of the project in accordance with the County's landscaping and design standards found under Section 7.2.4F of the Zoning Ordinance. Nine (9) deciduous trees are being added around the perimeter of the new parking area (see illustration on the top of the next page). This accounts for 1 tree for every 8 parking spaces, plus 1 additional tree to account for an existing tree that needs to be removed for the expansion. The tree species would be Red Maples, Willow Oak, and Japanese Zelkova. Except where otherwise shown on the plan, the existing landscaping and buffer will remain on the property as established under the original site development plan (See review comment #4).



Lighting is also proposed around the perimeter of the parking lot expansion area. A lighting photometric plan is provided on page 3 of the site development plan showing that the light will dissipate before reaching the property line (illustrations below). The lighting is required to be downcast and shielded per the County's Outdoor Lighting Standards found under Section 7.2.6 of the Zoning Ordinance.



A shallow concrete ditch (VEE ditch) with a .5% slope is shown on the site development plan between the first two parking lot rows. This is being added for stormwater management purposes. A typical detail of this VEE ditch is shown on the site development plan (illustration below).



The property is located within the Highway Access Corridor Overlay District but does not require a certificate of appropriateness since no new building or structure is proposed, and the previously proposed site layout is not being substantially changed.

The submitted site development plan includes an erosion and sediment control plan on page 4. This has been submitted to the County's engineering consultant firm for review, but as of the date of this report that review is incomplete (See review comment #2).

Since the property is located within the Berryville Annexation Area the approval authority is the Berryville Authority Development Authority. Section 6.2.2B-3b of the Clarke County Zoning Ordinance requires that a public hearing be scheduled after receipt of a complete application. Section 6.2.2B-3e requires that the approval authority take action on the application within 60 days of the public hearing, unless deferred voluntarily by the applicant. 60-days following the scheduled March 26, 2025 public hearing falls on Sunday, May 25, 2025. The BADA has one regular meeting scheduled within this time period (April 23rd).

Review Comments:

Below is a summary of review comments or review status for the agencies that were forwarded the application.

Emergency Services Review:

[3/17/2025] "No comments. Looks good."

~Wayne Whetsell, Chief of Fire, EMS & Emergency Management

Virginia Department of Health:

[3/19/2025] "We issued an operation permit for this septic system on **May 21**, 1997 with a design capacity of 664 gallons per day for a funeral home with up to 300 patrons per day and 4 employees. This was issued as a conditional permit. The condition was that permanent water saving fixtures shall be installed in the funeral home including but not limited to low flush toilets. A drip system was installed and the footprint is different from the one shown on the plans for the parking lot. We issued a certification letter for an LPD system in **July 1996** and it looks like Painter Lewis used that DF plans/footprint on their plans for the parking lot expansion. The Drip system is in the same general

Conclusions & Recommendation:

Approval is not advised at this time due to the review comments listed in this report. Staff recommends deferral of the application until the April BADA meeting, or if requested by the applicant a later date can be considered.

A public hearing is advertised for the March 26, 2025 BADA meeting for consideration of any additional comments from the public.

History:

February 24, 2025	Application received. Notified applicant that the \$4262.50 fee paid is \$100 short of the required fee
March 12 & 19, 2025	Legal Advertisement – Winchester Star
March 17/18/19, 2025	Review comments received (Planning, VDH, Fire Chief and Building)
March 26, 2025	Date for the Scheduled BADA meeting & Public Hearing

Berryville Area Development Authority Agenda Item Report Summary

May 28, 2025

Item Title

Set Public Hearing - Hillson Grove Preliminary Plat

Prepared By

Terry Russell

Sumit Sanjel, Agent (Radiant Summit Development LLC, Owner) is requesting preliminary plat approval for a 20-lot subdivision located off of South Church Street on the property identified as Tax Map Parcel numbers 14-A-50 (6 acres) and 14-A-51 (4.5 acres), zoned DR-2 Detached Residential.

Background/History/General Information

Mr. Sanjel is requesting approval of a 20-lot subdivision located within Sub-Area 22. The sub-area contains three parcels, two of which include the proposed subdivision on approximately 10.5 acres. The Berryville Area Plan states the following concerning future development:

Future development in Sub-Area 22 must be sensitive to the following existing conditions and environmental issues: 1) compatibility of use with adjoining residential areas, 2) adequate setbacks and buffering from the existing railroad, and 3) careful land use siting to avoid conflicts with steep slopes and other environmentally sensitive land.

The applicant proposes development of the property under the current zoning of DR-2 Detached Residential, regulated under Section 603 of the Berryville Zoning Ordinance. They will be developing the property using the cluster provision regulated under Section 603.7. Open space requirements for this district are identified in Section 603.8.

Findings/Current Activity

The preliminary plat has been under review by the Town. The Town staff and the applicant have gone through several rounds of comment and response.

The proposed subdivision includes 20 lots to be developed with single family dwellings under the regulations of the DR-2 Zoning District. The subdivision will be accessed from South Church Street opposite Litton Court. The developer will build street, curb, gutters, and sidewalks throughout the project. Curb, gutters and sidewalks will be built along South Church Street. Town standard street lights will be installed. Town water and sewer service will be provided

and stormwater will be collected in an underground system as well as in stormwater ponds. The Virginia Department of Environmental Quality (DEQ) has approved the proposed stormwater system. Electric service will be provided underground throughout the subdivision.

The preliminary plat is ready for the BADA to consider

Financial Considerations

N/A

Schedule/Deadlines

The Town of Berryville Subdivision Ordinance Article V. Preliminary and Final Plats, Section B. Application Procedures for Preliminary and Final Plats, item 5. states that *at the regular meeting of the Administrative Body at which the application is formally deemed complete, the Administrative Body shall schedule a public hearing within 60 days.*

Other Considerations

N/A

Recommendation

The applicant has revised the plans to reflect the comments of the Town Staff. If the BADA finds that the preliminary plat is complete it is recommended that the BADA set a public hearing for its meeting on June 25, 2025.

Sample Motion

I move that the Berryville Area Development Authority set a public hearing for the BADA meeting to be held on June 25, 2025.

Attachments

- Land Development Application
- Vicinity map
- Section 603 of the Berryville Zoning Ordinance
- Preliminary Subdivision Plat Plan Set

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner Radiant Summit Development LLC

Owner's Address 5772 New Castle Ln, Bettendorf, IA, 52722

Phone 563-676-0993

Agent (Contact Person) Sumit Sanjel

Agent's Address 5772 New Castle Ln, Bettendorf, IA 52722

Phone 571-223-8762

Check Appropriate Request:

- ☒ Subdivision - creating more than 2 lots
☐ Minor Subdivision - single lot divided into 2 lots
☐ Boundary Line Adjustment
☐ Site Plan
☐ Rezoning
☐ Text Amendment: ☐ Zoning or ☐ Subdivision Ordinance
☐ ARB Certificate of Appropriateness
☐ Town of Berryville Utilities
☐ Other: _____

Complete As Applicable:

Nature of Request/Proposal: Plans for single family homes on cluster lots.

Tax Map & Parcel Number(s): 14 A 50

Size of Project Site: 10.7 acres

Proposed # of Lots: 20 Existing Zoning DR-2

Owner or Agent: The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.

Signature: Sumit Sanjel Date: 09/23/2024

Owner: I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Town Planning Department and other government agents to enter the property and make such investigations and tests, as they deem necessary. I acknowledge that in accordance with Article X of the Subdivision Ordinance I am responsible for costs incurred for review of subdivision and/or development plans by the Town's engineer and that any other required tests or studies will be carried out at owner/agent expense

Signature: Rad Pandit Date: 09/23/2024

OFFICE USE ONLY

Public Hearing Required? _____ Dates Advertised _____

Adjoining Property Owners Notified? _____

Action Taken: _____

(4/92) SECTION 603 - DETACHED RESIDENTIAL-2 (DR-2) DISTRICT

603.1 PURPOSE AND INTENT

The Detached Residential-2 (DR-2) District is created to provide for single-family detached residences in a carefully planned pattern compatible with the Comprehensive Plan's goals for residential development in the Town of Berryville and within the precincts of the Berryville Area Plan. A maximum density of two (2) units per net developable acre establishes a low-density district for detached residences. This district shall be applied with the intent of preserving existing natural features and vegetation, promoting excellence in site planning and landscape design, and encouraging housing of compatible scale and architectural character. Cluster residential development shall be encouraged and permitted, by right, so that specific environmental preservation and land use goals may be promoted.

603.2 PERMITTED USES

- (a) Single-family detached dwellings, either a conventional "dispersed" layout or a clustered layout subdivision--a clustered subdivision requiring site plan approval.
- (b) Accessory uses, to include detached carports and garages, tool sheds, children's playhouses, doghouses, private swimming pools and Temporary Family Health Care Structures as established in Section 323. (11/10)
- (c) Municipal utilities.

603.3 SPECIAL PERMIT USES

- (a) Bed and breakfast lodging occupying more than 300 square feet of a residence
- (b) Cemeteries
- (c) Churches and shrines
- (d) Day care centers and nursery schools (10/94)
- (e) Fire stations
- (f) Home occupations as defined in Section 315 (12/93)
- (g) Libraries and museums
- (h) Plant nurseries with no sale of nursery products permitted on premises
- (i) Private or public schools, parks, playgrounds, and related uses
- (j) Public utility uses (sub-stations, pump stations, storage tanks, etc.) and related easements, except for municipal utilities
- (k) Recreational uses such as public swimming pools, tennis courts, and golf courses
- (l) Short-term rentals (10/23)

603.5 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CONVENTIONAL LOTS

- (a) Lot area: Minimum--20,000 square feet; maximum--45,000 square feet.
Refer to Section 611 regarding the impact of critical environmental areas on lot size requirements.) (1/93)
- (b) Minimum lot width
 - (1) Interior lot: 100 feet (7/04)
 - (2) Corner lot: 120 feet (7/04)
- (c) Minimum yard requirements
 - (1) Front yard: 30 feet (7/04)
 - (2) Side yard: 15 feet

Section 603 Detached Residential-2 (DR-2)

- (3) Rear yard: 40 feet (residences) (7/04)
- (4) Accessory structure: 5 feet (rear and side setbacks)
- (d) Maximum building height: 35 feet

603.6 MINIMUM DISTRICT SIZE FOR CLUSTERING

Minimum district size for cluster subdivision: 4 acres

603.7 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CLUSTER LOTS

- (a) Minimum lot area: 12,500 square feet (7/04)
Maximum lot area: 30,000 square feet (7/04)
(Refer to Section 614 regarding the impact of critical environmental areas on lot size requirements.)
- (b) Minimum lot width
 - (1) Interior lot: 75 feet
 - (2) Corner lot: 90 feet
- (c) Minimum yard requirements
 - (1) Front yard: 25 feet
 - (2) Side yard: 10 feet
 - (3) Rear yard: 35 feet (residences) (7/04)
 - (4) Accessory structure: 5 feet (rear and side setbacks)
- (d) Maximum building height: 35 feet

603.8 OPEN SPACE REQUIREMENTS FOR DR-2 CLUSTER SUBDIVISIONS

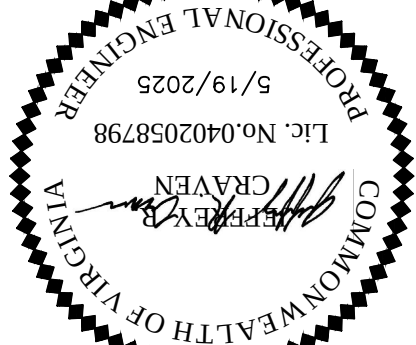
- (a) In subdivisions approved for cluster development, twenty (20) percent of the net site area which excludes 100-year floodplain, sinkholes, and slopes exceeding twenty-five (25) percent and fifty (50) percent of land with slopes between fifteen (15) and twenty-five (25) percent shall be open space, dedicated to common usage and ownership.

603.9 ADDITIONAL REGULATIONS

- (a) Refer to Article III for general regulations and other provisions which may supplement those cited herein.
- (b) Refer to Section 305 for off-street parking requirements.
- (c) Refer to specific Overlay Zoning Districts where applicable.
- (d) Refer to Section 614 for special regulations relating to cluster subdivisions, critical environmental areas, and open spaces.
- (e) Refer to Section 317 Karst Features for additional requirements. (7/04)
- (f) The lot size, yard, and bulk requirements in effect at the time of subdivision plat approval prior to January 1, 2011 shall remain applicable to such subdivisions until July 1, 2017. The foregoing shall not be effective unless any unreleased performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the subdivision are continued in force. (12/14)

Rev	Date	Description
1	11/12/2024	REVISED PER DEO COMMENTS
2	2/16/2025	REVISED PER DEO COMMENTS
3	2/10/2025	REVISED PER DEO COMMENTS
4	3/5/2025	REVISED PER TOWN COMMENTS
5	4/7/2025	REVISED PER TOWN COMMENTS
6	5/2/2025	REVISED PER TOWN COMMENTS
7	5/19/2025	REVISED PER TOWN COMMENTS

By	Reviewed
JRC	JRC
JRC	JRC
JRC	JRC
JRC	JRC
JRC	JRC
JRC	JRC
JRC	JRC



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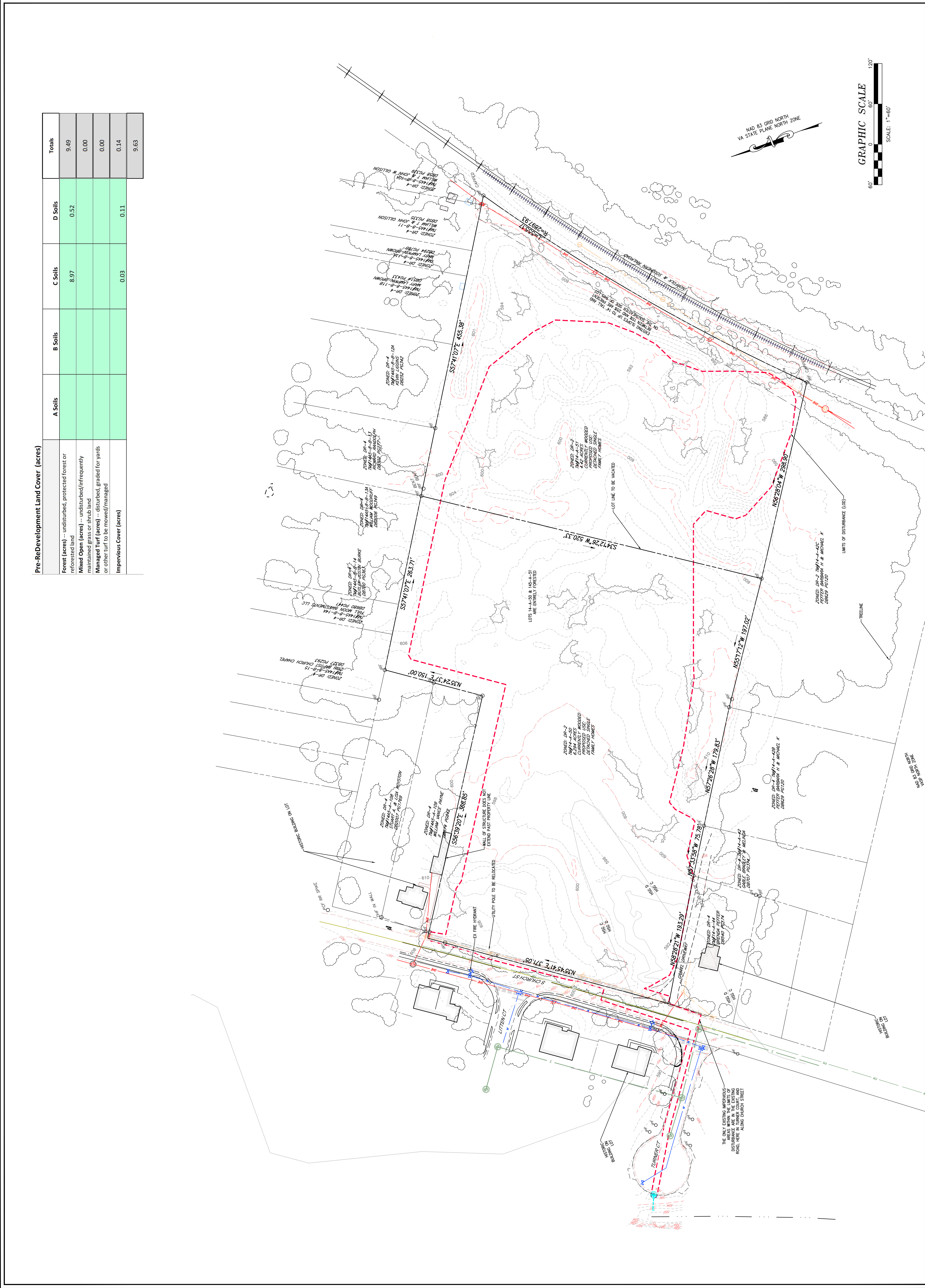
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Phone: (540) 432-9555
www.abeyva.com

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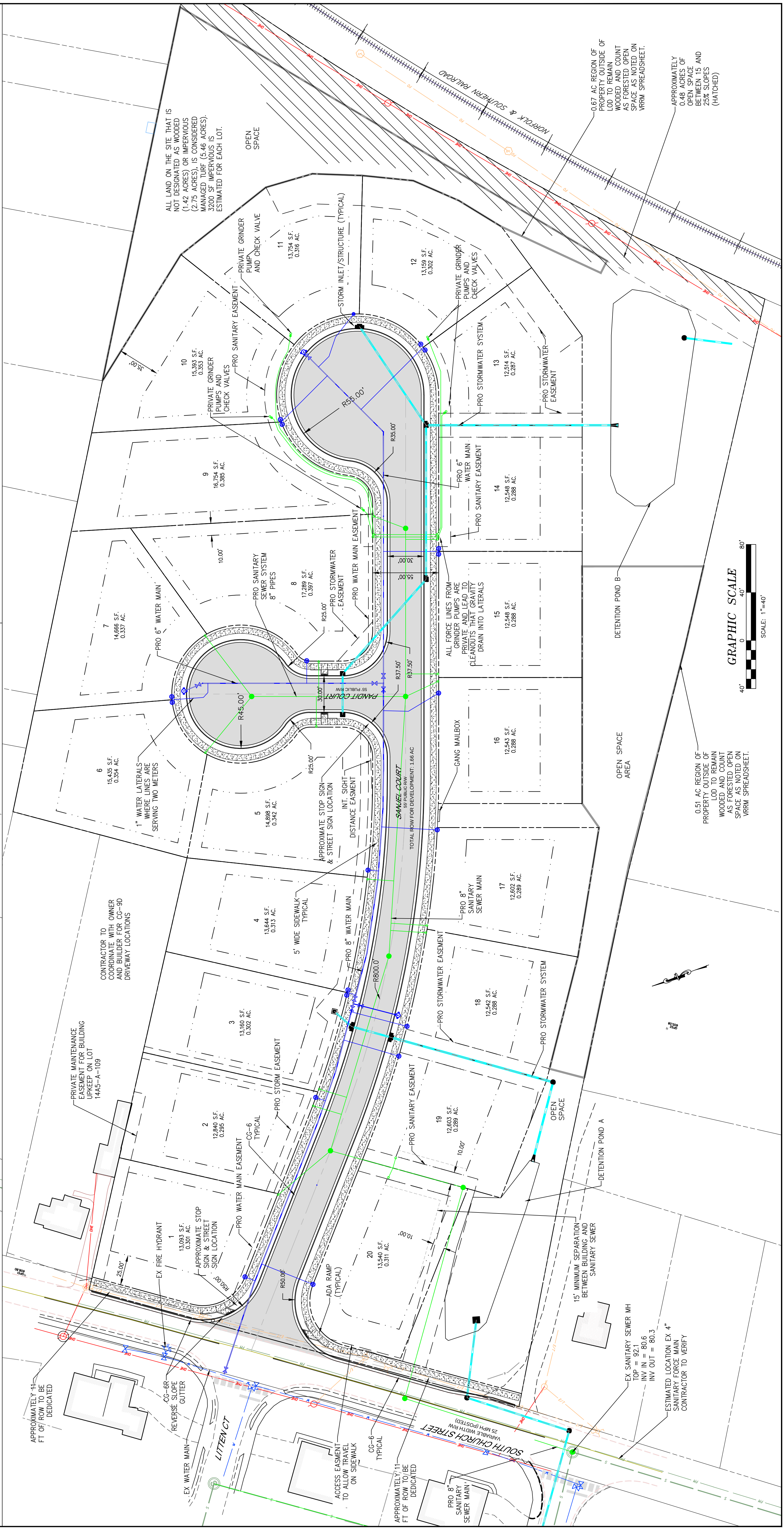
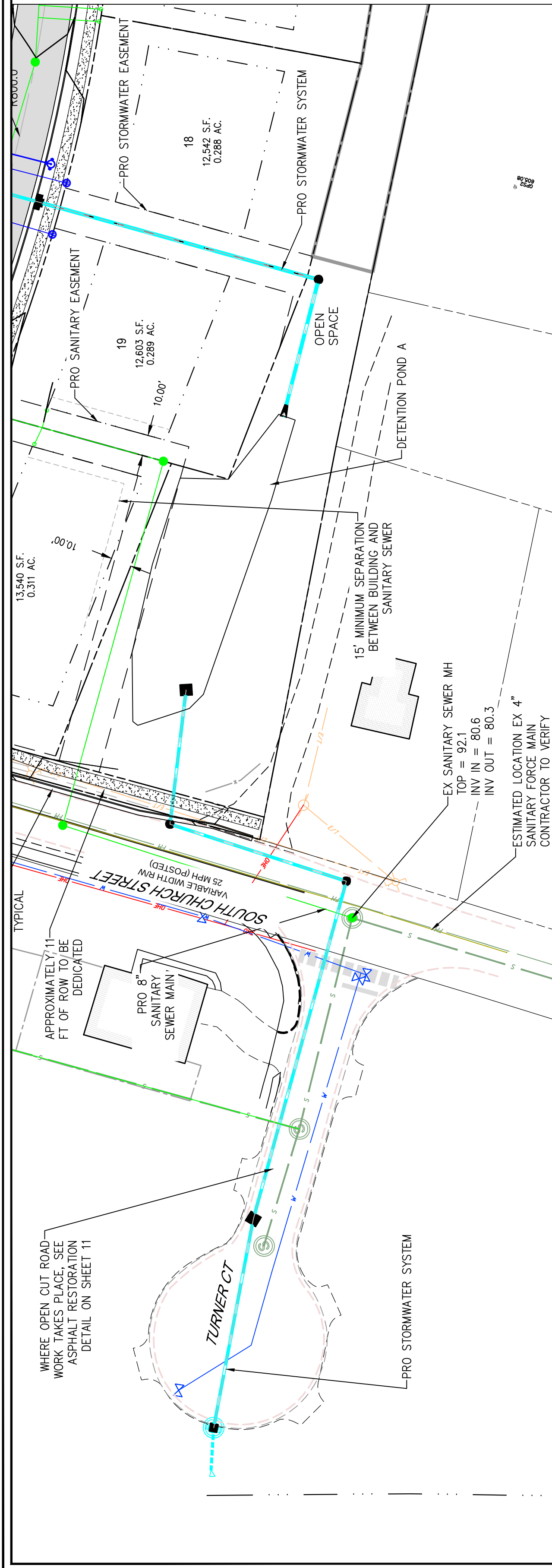
SITE PLAN
FOR
HILLSON GROVE
14 A 50
PADDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts:	JRC
Project Number:	B33055
Scale:	AS NOTED
Date:	10/24/2024
Sheet Title:	EXISTING CONDITIONS
Sheet Number:	2



Rev	Date	Description	By
1	11/12/2024	REVISD PER DEQ COMMENTS	JRC
2	2/16/2025	REVISD PER DEQ COMMENTS	JRC
3	2/10/2025	REVISD PER DEQ COMMENTS	JRC
4	3/5/2025	REVISD PER TOWN COMMENTS	JRC
5	4/7/2025	REVISD PER TOWN COMMENTS	JRC
6	5/22/2025	REVISD PER TOWN COMMENTS	JRC
7	5/19/2025	REVISD PER TOWN COMMENTS	JRC

PROPERTY DATA	
EXISTING PROPERTY AREA	10.71 AC
OPEN SPACE TOTAL PER ZONING 603.8	2.84 AC
PROPOSED RIGHT OF WAY AREA	1.66 AC
AREA WITHIN PROPOSED LOTS	6.33 AC
AREA NOT WITHIN PROPOSED LOTS AND NOT WITHIN PROPOSED RIGHT OF WAY	2.73 AC
NUMBER OF PROPOSED LOTS	20
ESTIMATED DAILY VEHICLE TRIP ENDS	200



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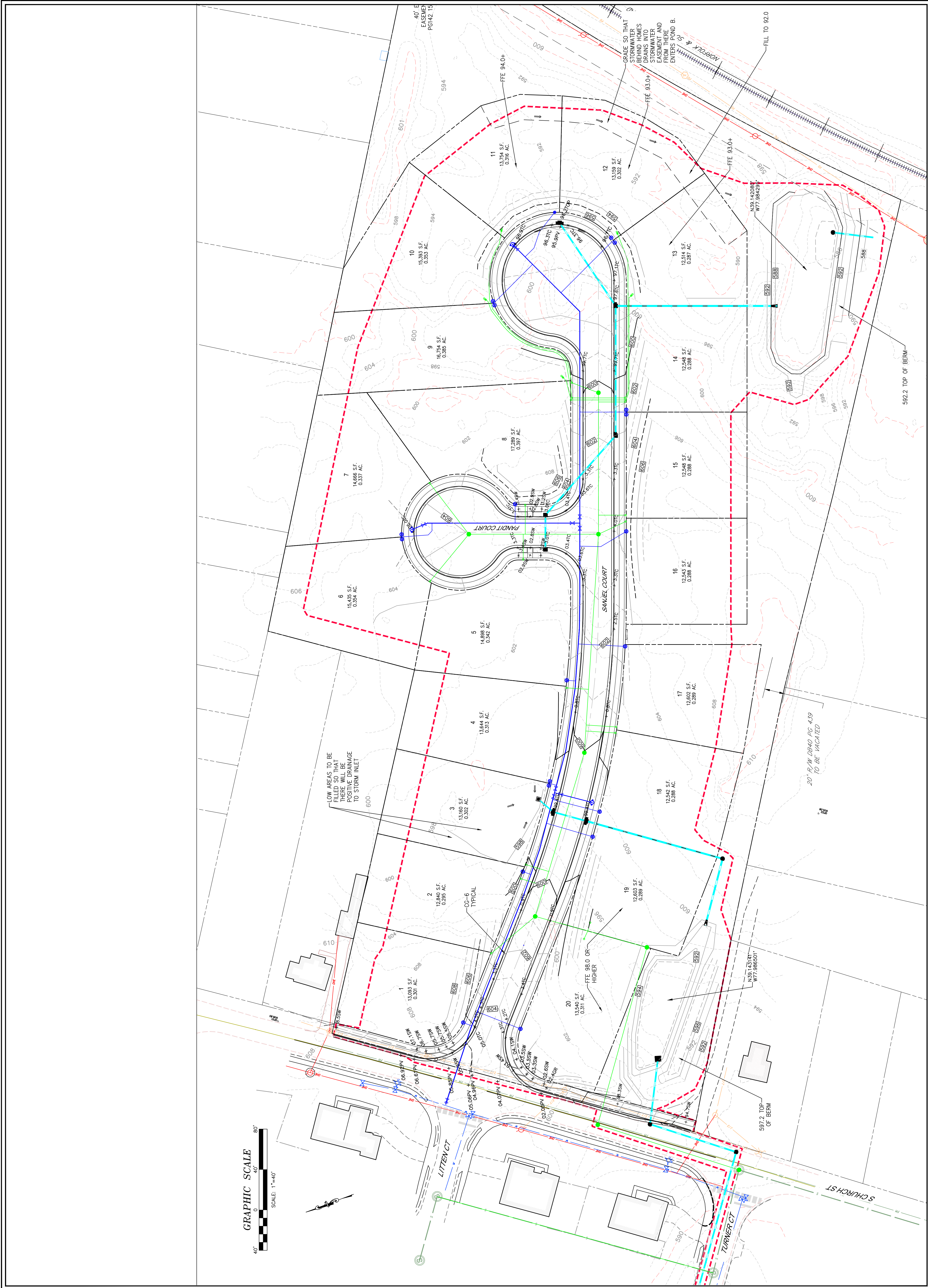

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SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANBIT GROUP OF COMPANIES
BETTENDORF, IA 52722

Project Contacts:	JRC
Project Number:	B3095
Scale:	Date: 10/24/2024
AS NOTED	
Sheet Title: GENERAL LAYOUT	
Sheet Number 3	

Rev	Date	Description	Revised By
7	5/19/2025	REVISED PER TOWN COMMENTS	JRC
6	5/20/2025	REVISED PER TOWN COMMENTS	JRC
5	4/17/2025	REVISED PER TOWN COMMENTS	JRC
4	3/15/2025	REVISED PER TOWN COMMENTS	JRC
3	3/10/2025	REVISED PER DEQ COMMENTS	JRC
2	1/16/2024	REVISED PER DEQ COMMENTS	JRC
1	11/12/2024	REVISED PER DEQ COMMENTS	JRC



Rev	Date	Description	Revised By
1	11/12/2024	REVISED PER DEQ COMMENTS	JRC
2	2/18/2025	REVISED PER DEQ COMMENTS	JRC
3	2/10/2025	REVISED PER DEQ COMMENTS	JRC
4	3/5/2025	REVISED PER TOWN COMMENTS	JRC
5	4/7/2025	REVISED PER TOWN COMMENTS	JRC
6	5/20/2025	REVISED PER TOWN COMMENTS	JRC
7	5/19/2025	REVISED PER TOWN COMMENTS	JRC



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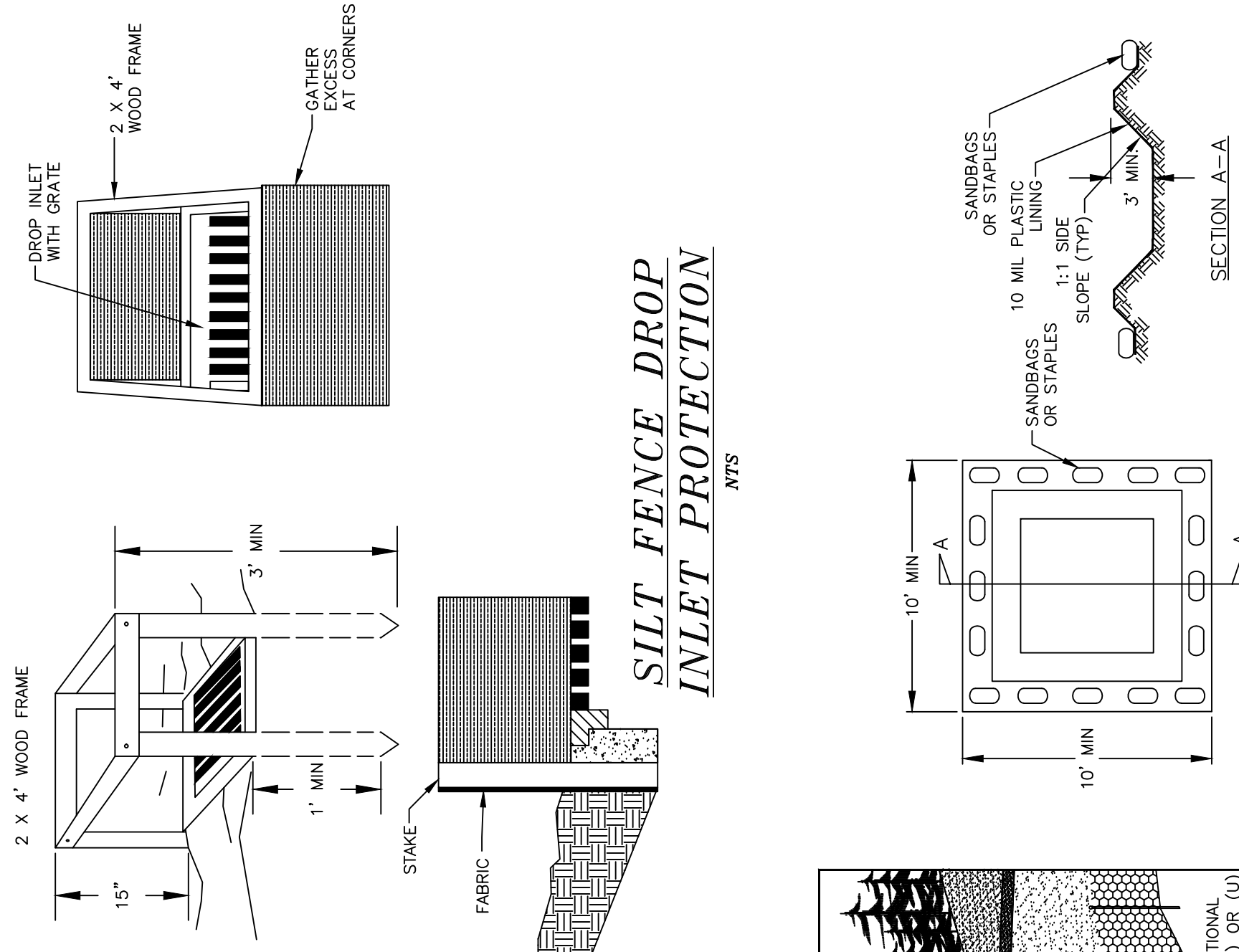

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SITE PLAN
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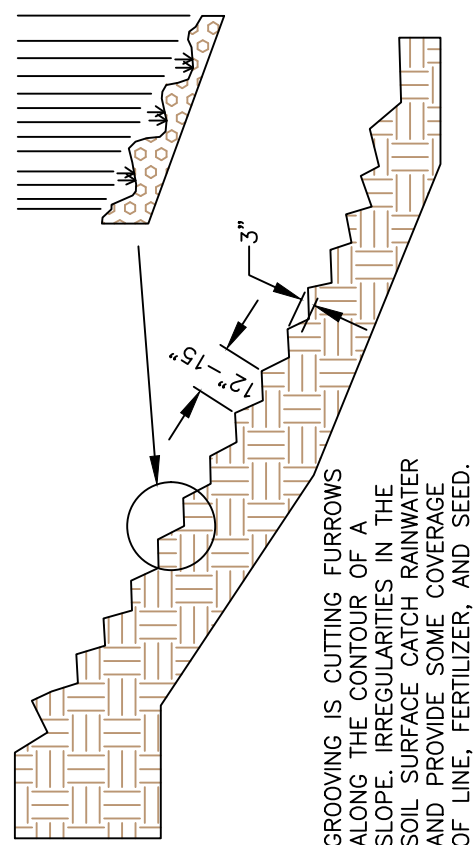
Project Contacts:	JRC
Project Number:	B3095
Scale:	Date: 10/24/2024
AS NOTED	
Sheet Title:	
ESC & STORM DETAILS	
Sheet Number 6	

An erosion and sediment control plan consistent with the following criteria, techniques, and methods shall be submitted to the VESMP authority or VESCP authority for review and approval:

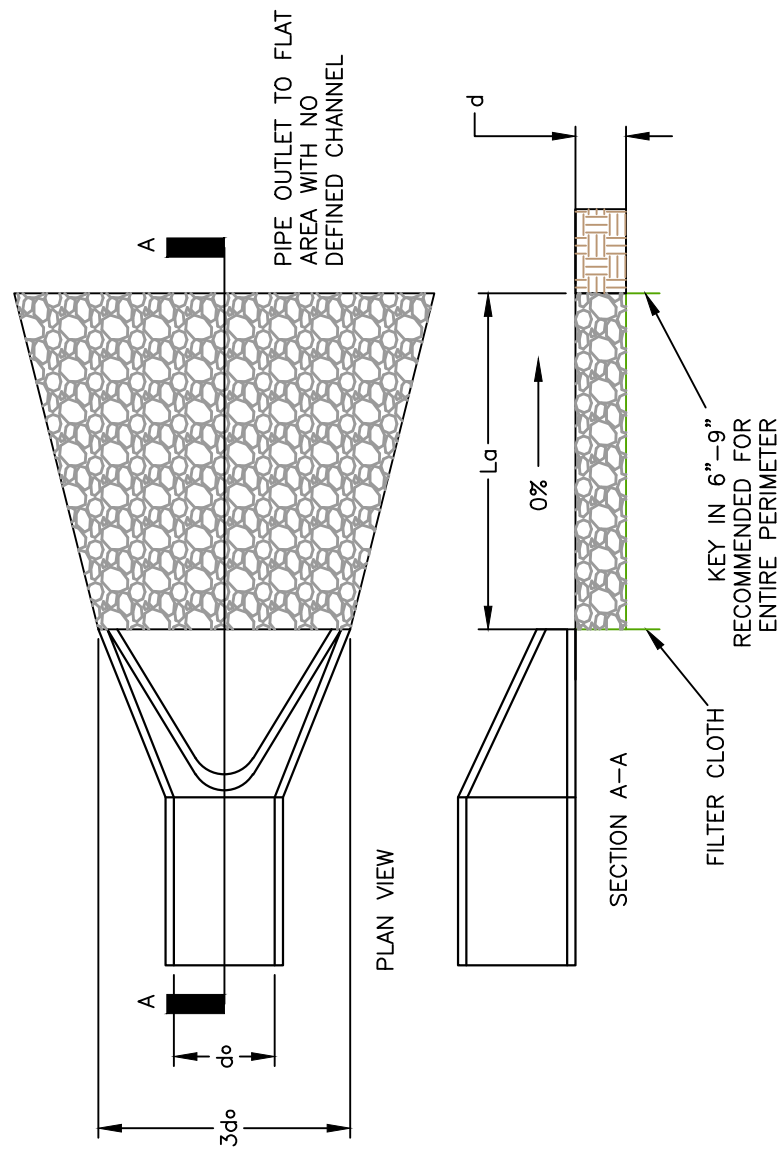
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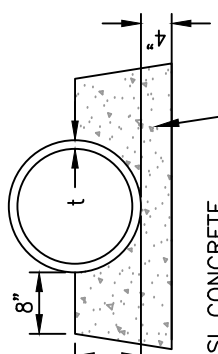
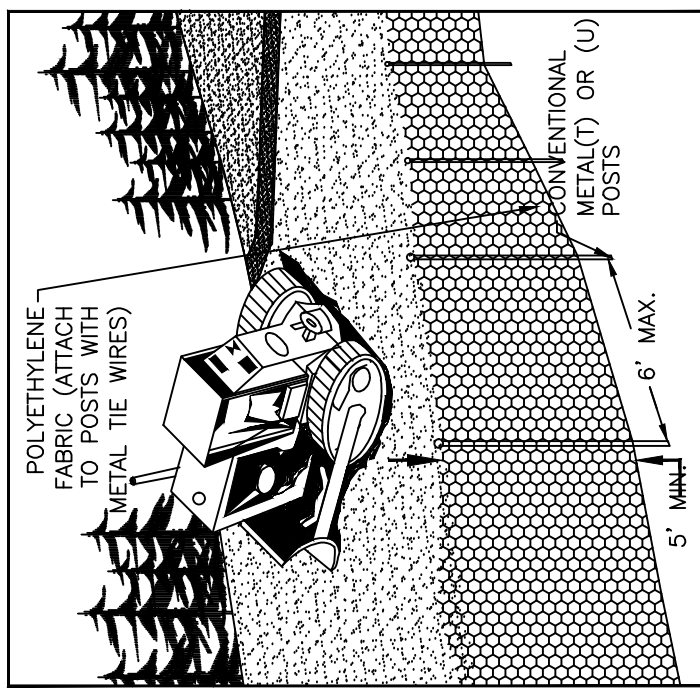
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGN



GROOVING SLOPES

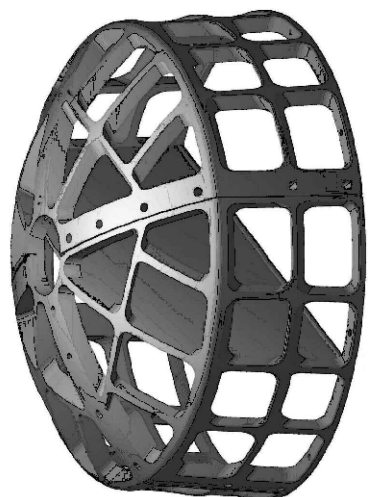


PIPE OUTLET CONDITIONS

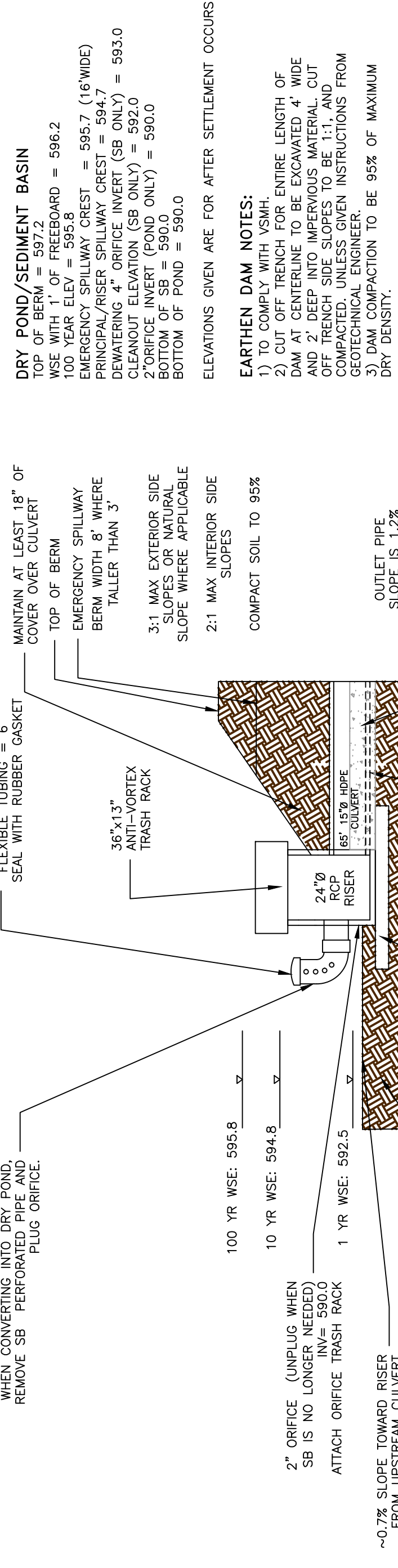


N.T.S.

CONCRETE CRADLE



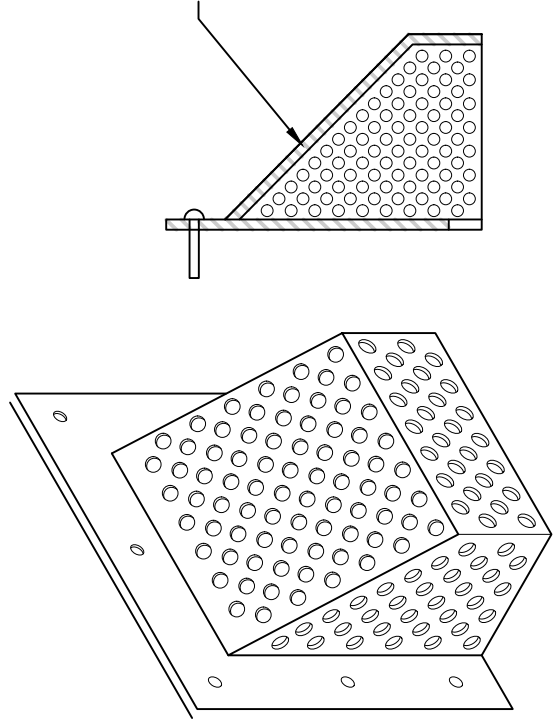
STRUCTURE TRASH RACK
WITH ANTI-VORTEX PLATE



EARTHEN DAM NOTES:

- 1) TO COMPLY WITH VSMH.
- 2) CUT OFF TRENCH FOR ENTIRE LENGTH OF DAM AT CENTERLINE TO BE EXCAVATED 4' WIDE AND 2' DEEP INTO IMPERVIOUS MATERIAL. CUT OFF TRENCH SIDE SLOPES TO BE 1:1, AND COMPACTED. UNLESS GIVEN INSTRUCTIONS FROM GEOTECHNICAL ENGINEER.
- 3) DAM COMPACTION TO BE 95% OF MAXIMUM DRY DENSITY.

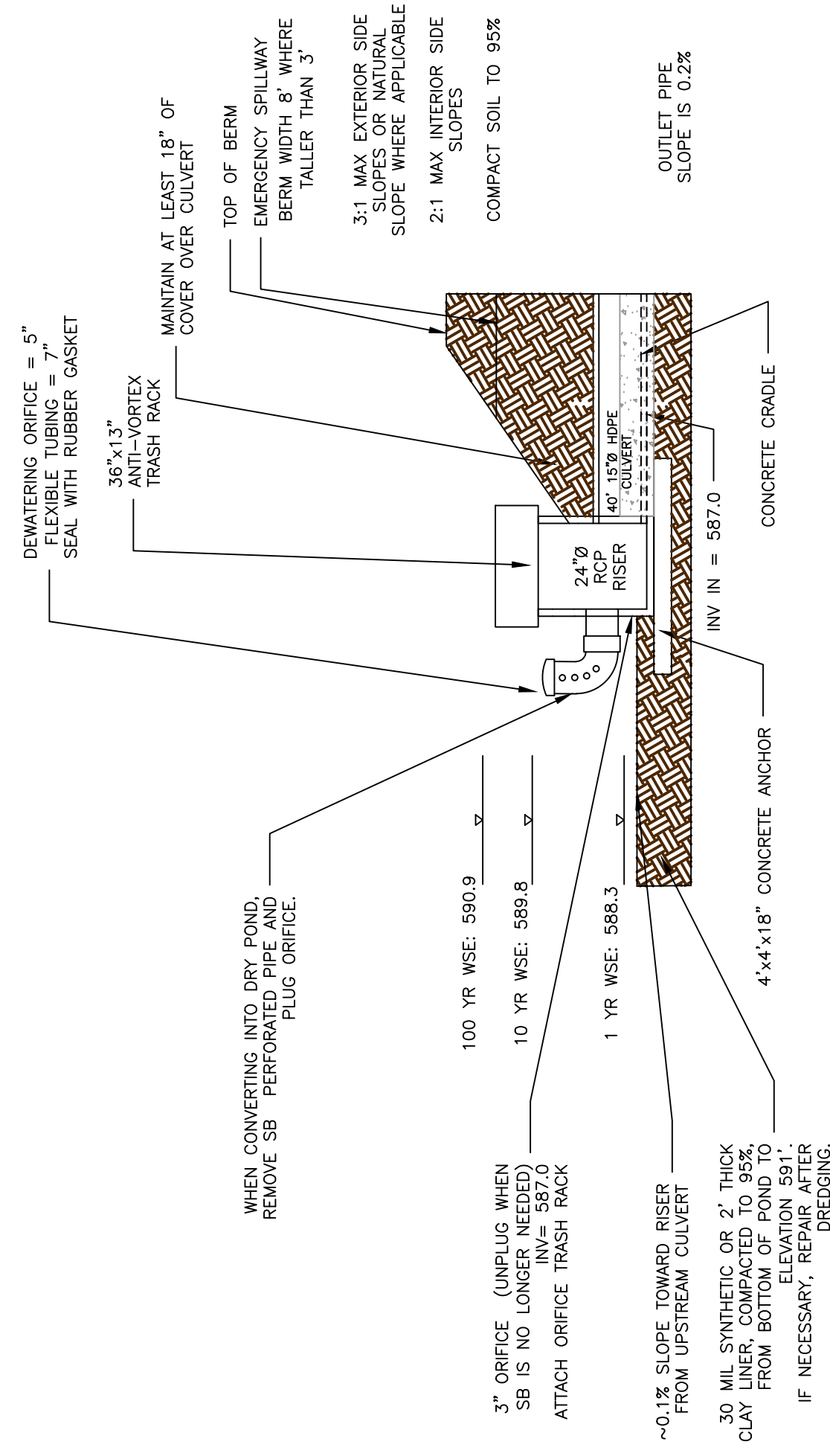
TEMPORARY SEDIMENT BASIN A
/ DETENTION POND A



ORIFICE TRASH RACK DETAIL

NOTE: THE SEDIMENT BASINS TO REMAIN IN PLACE UNTIL SITE IS COMPLETED AND STABILIZED. AFTER APPROVAL FROM COUNTY E&S&C ADMINISTRATOR, SEDIMENT BASINS TO BE CONVERTED INTO DRY DETENTION PONDS.

OWNER WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE REQUIREMENTS OF THE BASINS. TRASH AND SEDIMENT BUILDUP WILL NEED TO BE REMOVED. VEGETATION WILL NEED TO BE TRIMMED PERIODICALLY.



EARTHEN DAM NOTES:

- 1) TO COMPLY WITH VSMH.
- 2) CUT OFF TRENCH FOR ENTIRE LENGTH OF DAM AT CENTERLINE TO BE EXCAVATED 4' WIDE AND 2' DEEP INTO IMPERVIOUS MATERIAL. CUT OFF TRENCH SIDE SLOPES TO BE 1:1, AND COMPACTED, UNLESS GIVEN INSTRUCTIONS FROM GEOTECHNICAL ENGINEER.
- 3) DAM COMPACTION TO BE 95% OF MAXIMUM DRY DENSITY.

TEMPORARY SEDIMENT BASIN B
/ DETENTION POND B

Out Fall Summary Table in GF5						
	Drainage From Pond A After Elliptical Culverts	Drainage From Pond A			Drainage From Pond B	
		1 Year	10 Year	10 Year	1 Year	10 Year
Existing	87.87	1.93	8.63	1.86	8.74	
Allowable	<87.87	0.90	3.49	0.69	3.46	
Proposed	87.66	0.16	0.87	0.24	1.53	

Property	Test Method (or equal)	Unit	Specification
Permeability*	ASTM D-2434	cm/sec	Less than 1×10^{-6}
Plasticity Index	ASTM D-423 and D-424	%	Not less than 15
Liquid Limit	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-442	%	Not less than 30
Clay Compaction*	ASTM D-698	%	95% of Standard Proctor Density

*min requirements for temporary pond liners.

POND LINER

1	11/12/2024	REVISED PER DEC COMMENTS
2	11/20/2025	REVISED PER DEC COMMENTS
3	2/10/2025	REVISED PER DEC COMMENTS
4	3/20/2025	REVISED PER TOWN COMMENTS
5	4/20/2025	REVISED PER TOWN COMMENTS
6	5/20/2025	REVISED PER TOWN COMMENTS
7	5/19/2025	REVISED PER TOWN COMMENTS
BY	DATE	DESCRIPTION
JRC		
JRC		
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JRC		



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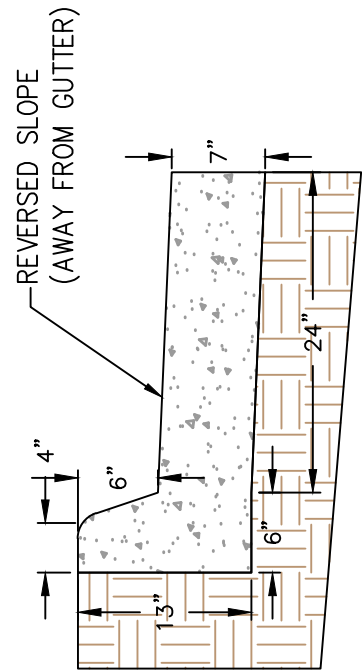
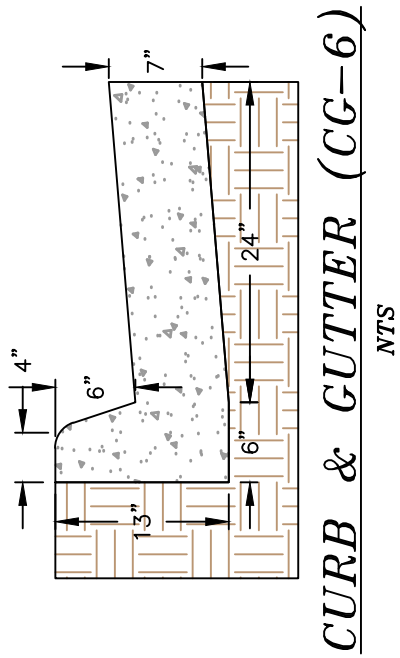
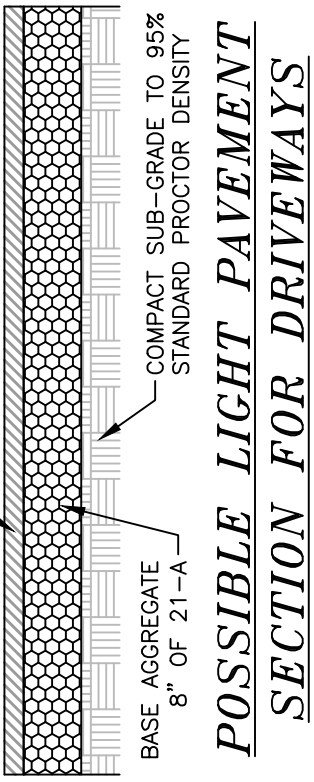
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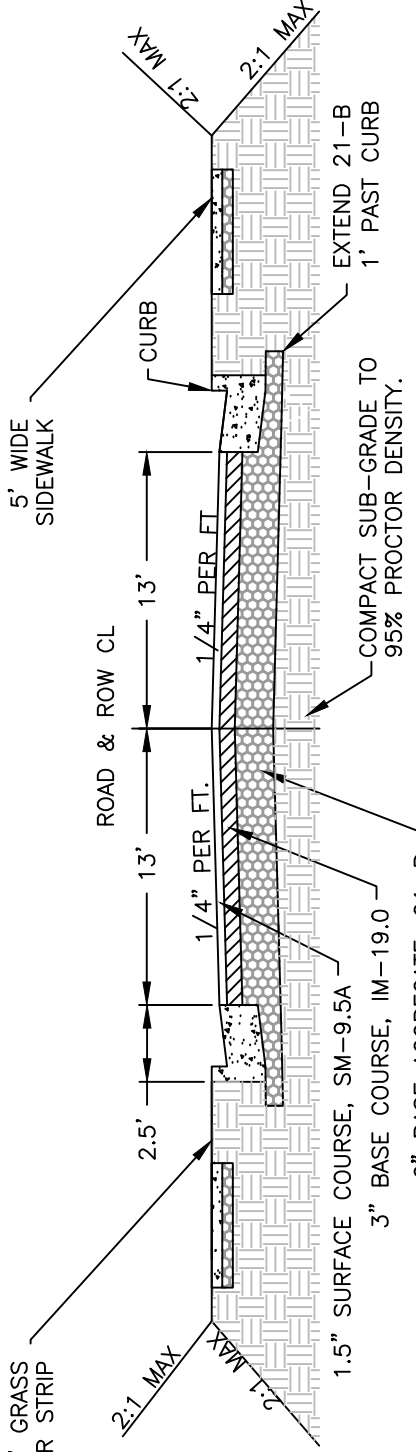
SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts: JRC	Project Number: B3095
Date: 10/24/2024	AS NOTED
Sheet Title: ROAD & SANITARY PROFILES I	Sheet Number: 7

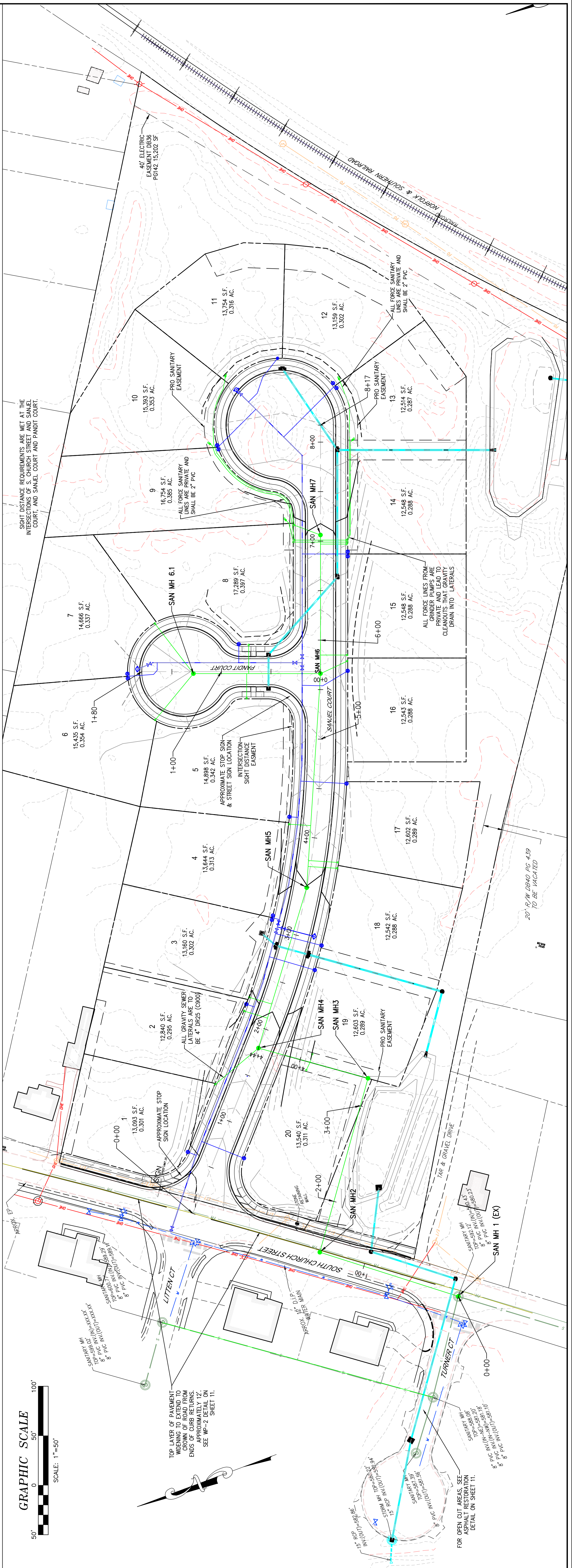
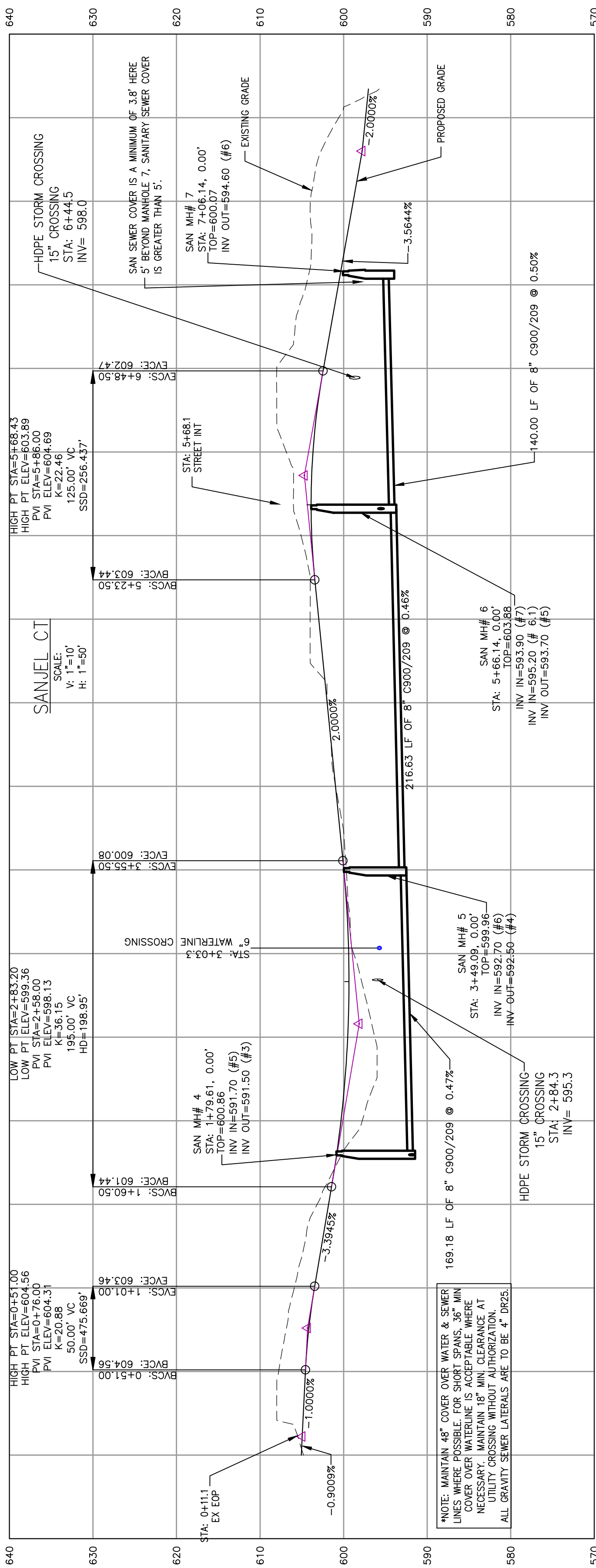
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE STANDARDS (VOT PM-3), THE MUTCD, AND THE VIRGINIA SUPPLEMENT TO THE MUTCD, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- THE LOCATION, WIDTH, AND TYPE OF THE PAVEMENT MARKINGS SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- TURN ARROWS SHALL BE IN ACCORDANCE WITH PM-3 SHEET 3.
- CROSSWALK MARKINGS, IF PROVIDED, SHALL BE IN ACCORDANCE WITH PM-3 SHEET.
- STOP BARS, ARROWS AND CROSS HATCH MARKINGS SHALL BE TYPE B CLASS II PREFORMED THERMOPLASTIC 120-130 MIL.



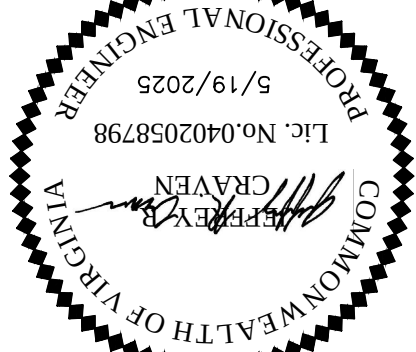
CURB & GUTTER (CG-6R)



POTENTIAL ROAD SECTION



Rev	Date	Description
1	11/12/2024	REVISED PER DEO COMMENTS
2	1/16/2025	REVISED PER DEO COMMENTS
3	2/10/2025	REVISED PER DEO COMMENTS
4	3/6/2025	REVISED PER TOWN COMMENTS
5	4/7/2025	REVISED PER TOWN COMMENTS
6	5/19/2025	REVISED PER TOWN COMMENTS
7	5/19/2025	REVISED PER TOWN COMMENTS
By	Reviewed	



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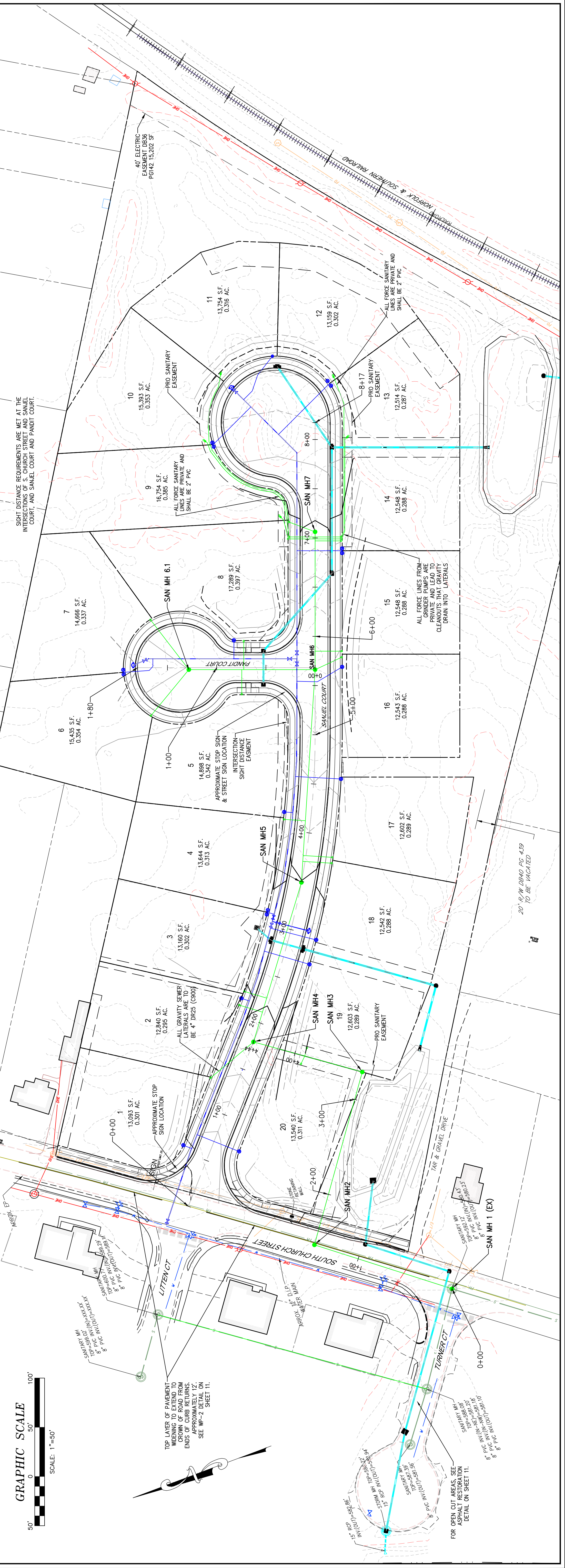
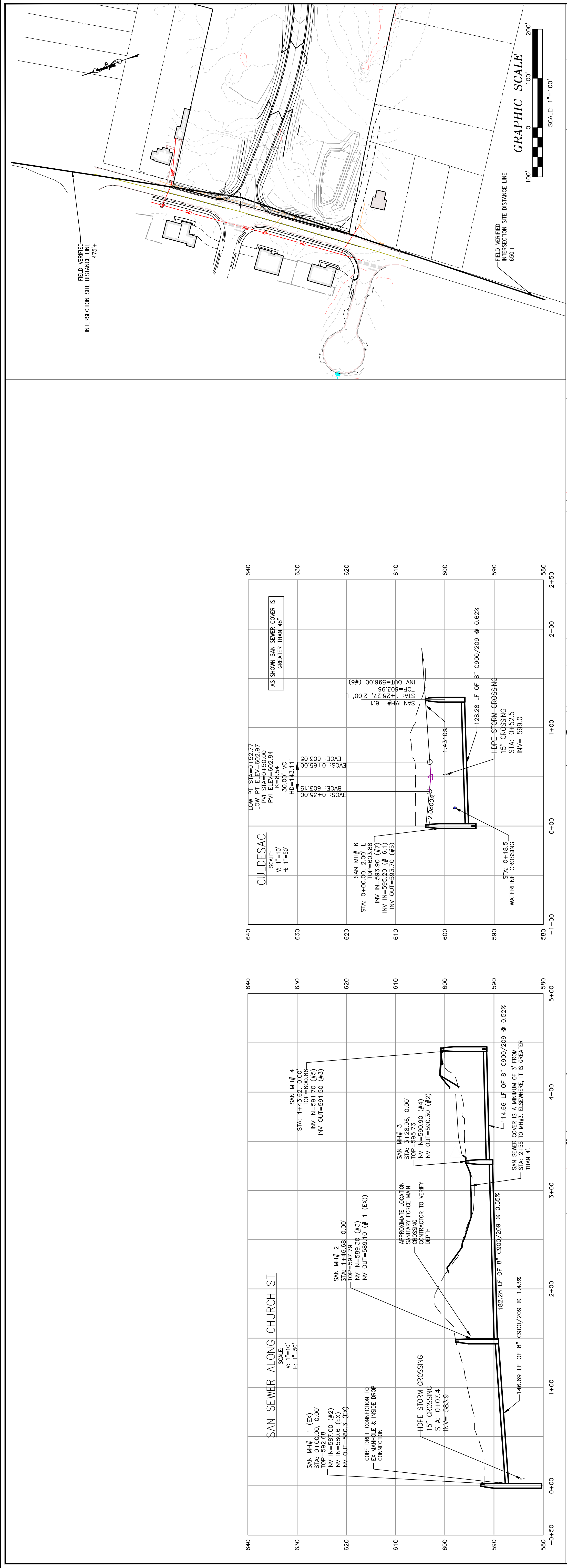
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SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts:	JRC
Project Number:	B3095
Date:	10/24/2024
AS NOTED	
Sheet Title:	ROAD & SANITARY PROFILES II
Sheet Number	8



1	11/12/2024	REVISED PER DEO COMMENTS
2	2/16/2025	REVISED PER DEO COMMENTS
3	2/19/2025	REVISED PER DEO COMMENTS
4	3/6/2025	REVISED PER TOWN COMMENTS
5	4/7/2025	REVISED PER TOWN COMMENTS
6	5/20/2025	REVISED PER TOWN COMMENTS
7	5/19/2025	REVISED PER TOWN COMMENTS
By	Revised	Description



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Project Contacts: JRC
Project Number: B3095
Date: 10/24/2024
Scale: AS NOTED

Sheet Title:
**STORM & UTILITY
PROFILES**

Sheet Number
6



STORM SYSTEM A

SCALE:
V: 1"=10'
H: 1"=50'

STORM SYSTEM B

SCALE:
V: 1"=10'
H: 1"=50'

STORM SYSTEM B2.1

SCALE:
V: 1"=10'
H: 1"=50'

WATER MAIN 1

SCALE:
V: 1"=10'
H: 1"=50'

WATER MAIN 2

SCALE:
V: 1"=10'
H: 1"=50'

GRAPHIC SCALE

SCALE: 1"=50'

STORM SYSTEM A

SCALE:
V: 1"=10'
H: 1"=50'

STORM SYSTEM B

SCALE:
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H: 1"=50'

STORM SYSTEM B2.1

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GRAPHIC SCALE

SCALE: 1"=50'

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STORM SYSTEM B

SCALE:
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H: 1"=50'

STORM SYSTEM B2.1

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H: 1"=50'

GRAPHIC SCALE

SCALE: 1"=50'

STORM SYSTEM A

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STORM SYSTEM B

SCALE:
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H: 1"=50'

STORM SYSTEM B2.1

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H: 1"=50'

GRAPHIC SCALE

SCALE: 1"=50'

STORM SYSTEM A

SCALE:
V: 1"=10'
H: 1"=50'

STORM SYSTEM B

SCALE:
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H: 1"=50'

STORM SYSTEM B2.1

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WATER MAIN 2

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H: 1"=50'

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SCALE: 1"=50'

STORM SYSTEM A

SCALE:
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H: 1"=50'

STORM SYSTEM B

SCALE:
V: 1"=10'
H: 1"=50'

STORM SYSTEM B2.1

SCALE:
V: 1"=10'
H: 1"=50'

WATER MAIN 1

SCALE:
V: 1"=10'
H: 1"=50'

WATER MAIN 2

SCALE:
V: 1"=10'
H: 1"=50'

GRAPHIC SCALE

SCALE: 1"=50'

STORM SYSTEM A

SCALE:
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STORM SYSTEM B

SCALE:
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H: 1"=50'

STORM SYSTEM B2.1

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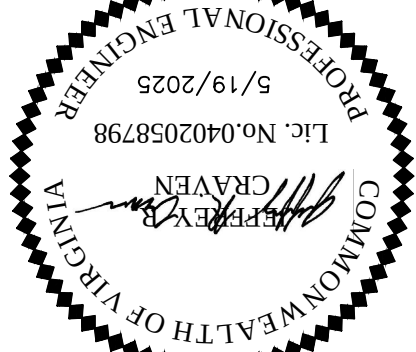
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3	2/16/2025	REVISED PER DEO COMMENTS
4	3/8/2025	REVISED PER TOWN COMMENTS
5	4/7/2025	REVISED PER TOWN COMMENTS
6	5/20/2025	REVISED PER TOWN COMMENTS
7	5/19/2025	REVISED PER TOWN COMMENTS
By		Reviewed
JRC		JRC
JRC		JRC
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JRC		JRC
JRC		JRC



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SITE PLAN

FOR

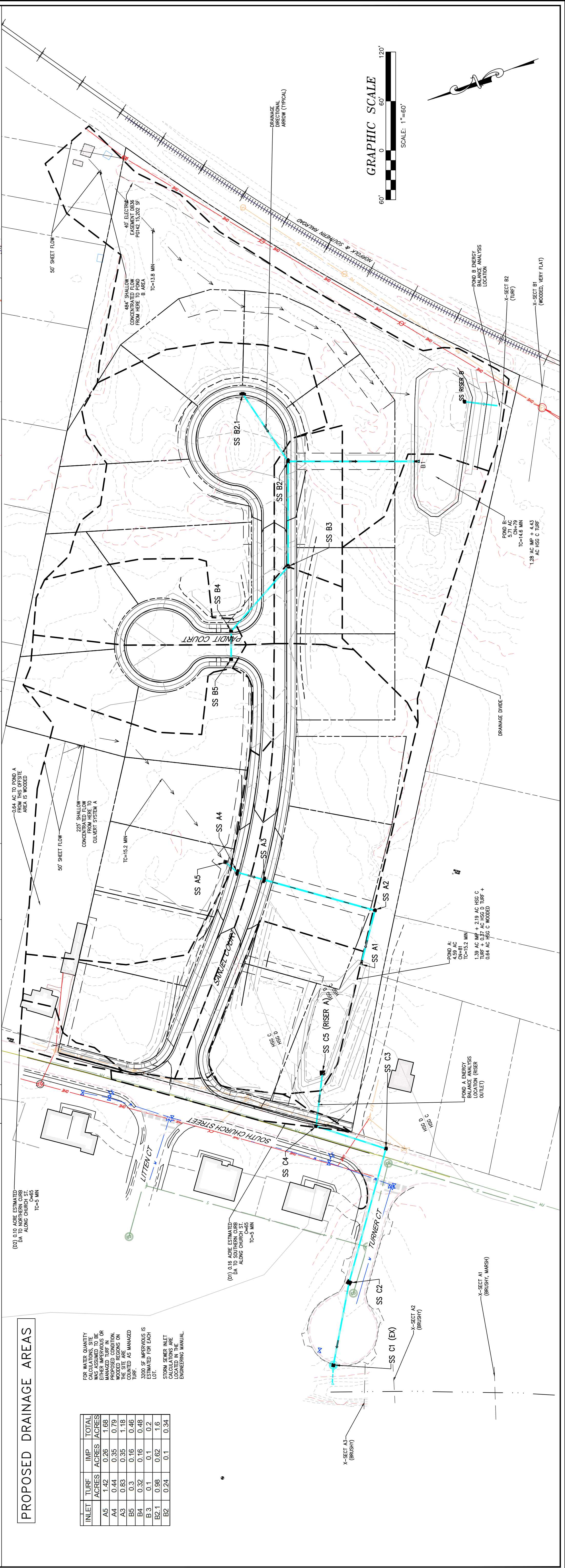
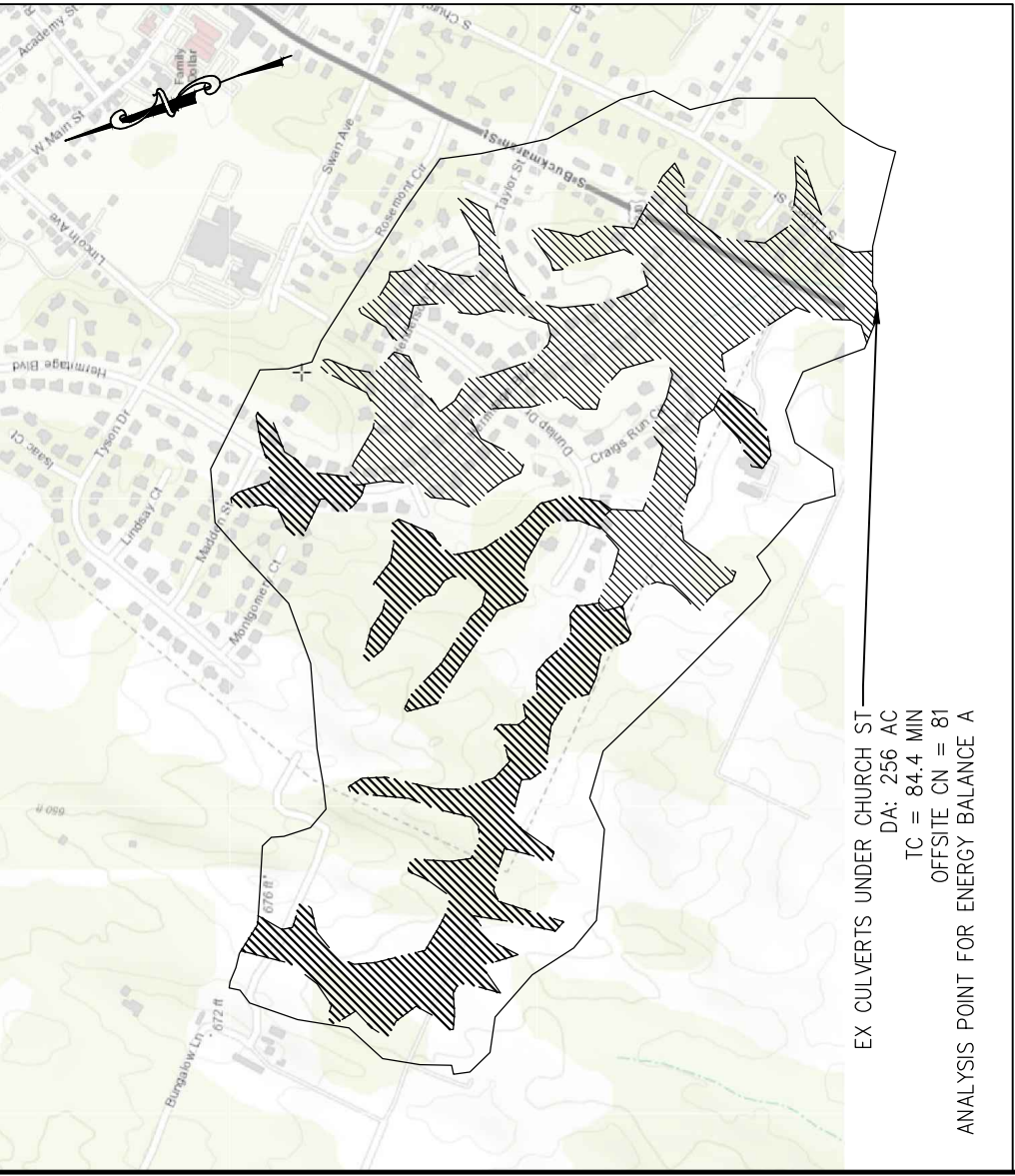
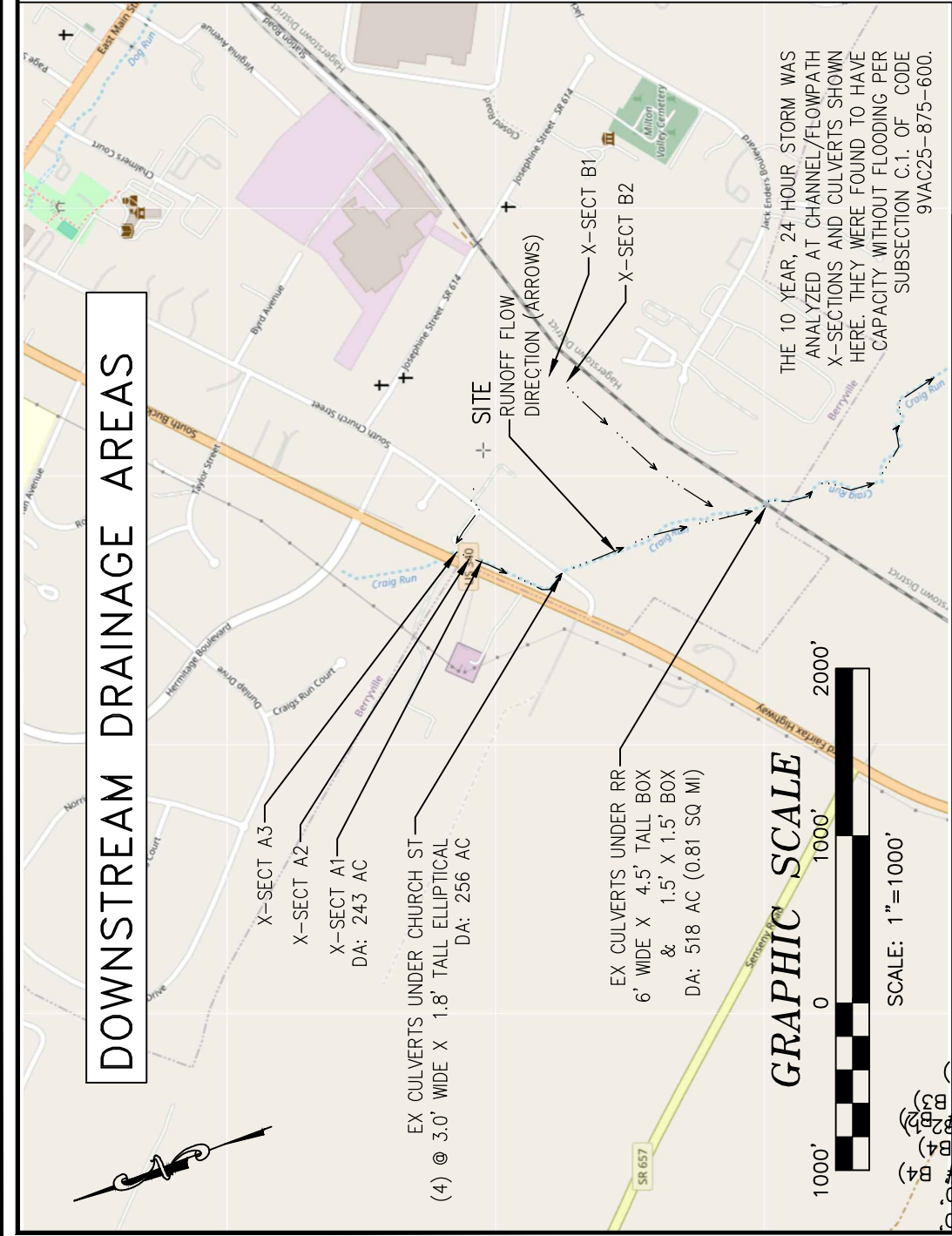
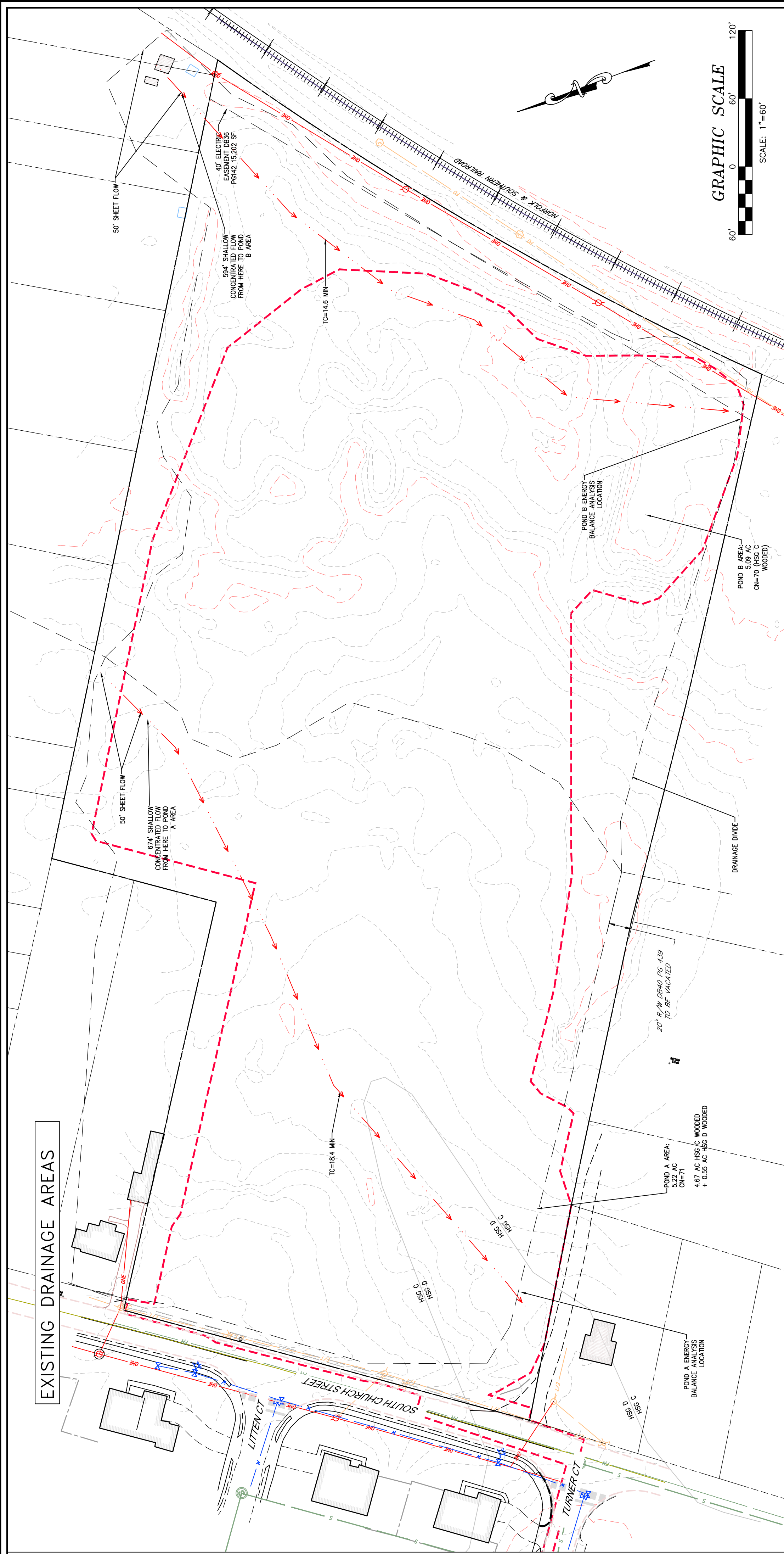
HILLSON GROVE

14 A 50

PANDIT GROUP OF COMPANIES

BETTENDORF, VA 22722

Project Contacts:	JRC
Project Number:	B3095
Date:	10/24/2024
AS NOTED	
Sheet Title:	DRAINAGE AREAS
Sheet Number:	13

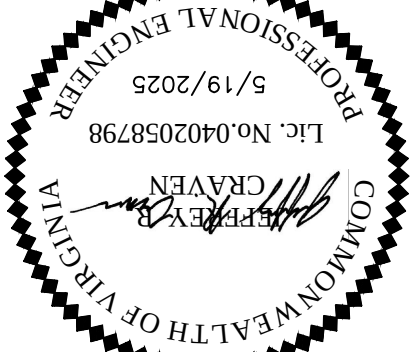


INLET	TURF	IMP.	TOTAL
ACRES	ACRES	ACRES	ACRES
A5	1.42	0.26	1.68
A4	0.44	0.35	0.79
A3	0.83	0.35	1.18
B5	0.3	0.16	0.46
B4	0.32	0.16	0.48
B3	0.1	0.1	0.2
B2.1	0.98	0.62	1.6
B2	0.24	0.1	0.34

FOR WATER QUANTITY WAS ASSUMED TO BE EITHER INTERMEDIATE OR PROPOSED CONDITION. THE SITE AREA WAS COUNTED AS MANGROVE 3200 SF INTERMEDIATE IS ESTIMATED FOR EACH LOT.

SUCH AS THE LOCATION IN THE ENGINEERING MANUAL.

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1	11/12/2024	REVISED PER DEQ COMMENTS	JRC
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3	2/10/2025	REVISED PER DEQ COMMENTS	JRC
4	3/6/2025	REVISED PER TOWN COMMENTS	JRC
5	4/7/2025	REVISED PER TOWN COMMENTS	JRC
6	5/2/2025	REVISED PER TOWN COMMENTS	JRC
7	5/19/2025	REVISED PER TOWN COMMENTS	JRC



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SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts:	JRC
Project Number:	B33055
Scale:	AS NOTED
Date:	10/24/2024
Sheet Title:	LAND COVER
Sheet Number	14

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					1.18
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrubland			1.18		0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed			5.03	0.43	5.46
Impervious cover (acres)	OK	OK	2.55	0.20	2.75
Area Check	OK	OK	OK	OK	9.39

THE RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE AREA SHOWN HERE SHALL BE MAINTAINED IN A FOREST/OPEN SPACE MANNER UNTIL SUCH TIME THAT AN AMENDED STORM WATER MANAGEMENT PLAN IS APPROVED BY THE VESMP AUTHORITY.

ALL AREAS OF CONSERVED OPEN SPACE MUST REMAIN UNDISTURBED. NO DRIVING, DOMESTIC ANIMALS, OR CROPS ARE PERMITTED. ALTHOUGH THE GOAL IS TO HAVE FOREST AREAS REMAIN UNDISTURBED, SOME ACTIVITIES MAY BE PRESCRIBED IN THE APPROPRIATE DOCUMENTATION. AS SUCH, THE VESMP AUTHORITY MAY REQUIRE THE DEVELOPER TO OBTAIN A FOREST MANAGEMENT PLAN FROM THE VIRGINIA DEPARTMENT OF FORESTRY WITH THE INTENT OF REGENERATING ANOTHER CROP OF TREES, EITHER NATURALLY OR ARTIFICIALLY IN THE FUTURE). CONTROL OF INVASIVE SPECIES, REPLANTING AND REVEGETATING, PASSIVE RECREATION (E.G., TRAILS), ETC.

EXHIBITS OF THE PROPOSED OPEN SPACE ALONG WITH MAINTENANCE AGREEMENTS WILL BE SUBMITTED TO THE VESMP AUTHORITY FOR REVIEW AND RECORD BE DEQ. SEE 91AC25-915, ARTICLE 3 FOR STATE STORMWATER QUALITY LAWS.

ALL LAND ON THE SITE THAT IS NOT DESIGNATED AS WOODED (1.18 ACRES) OR IMPERVIOUS (2.75 ACRES), IS CONSIDERED MANAGED TURF (5.46 ACRES). 3200 SF OF MANAGED TURF IS REQUIRED PER LOT. TOTAL CUMULATIVE IMPERVIOUS AREA ON LOTS IS 1.47 ACRES. TOTAL IMPERVIOUS AREA FOR 27% (LOTS, ROADS, AND SIDEWALK) IS 2.75 AC.

IMPERVIOUS AREA FROM PUBLIC ROADS AND SIDEWALKS (GRAY) IS 1.28 ACRES.

RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE (HATCHED). OUTLINE AREAS OF OPEN SPACE OUTSIDE OF LOT TO REMAIN WOODED AND COUNT AS FORESTED OPEN SPACE AS NOTED ON WERM SPREADSHEET.

RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE (HATCHED). OUTLINE AREAS OF OPEN SPACE OUTSIDE OF LOT TO REMAIN WOODED AND COUNT AS FORESTED OPEN SPACE AS NOTED ON WERM SPREADSHEET.



ORDERING INFORMATION

[illegible]

PRODUCT OVERVIEW

SERIES 247CL

Roadways
Streetscapes
Pathways
Parks
Walkways

Effective Projected Area (EPA)

The EPA for the American Revolution Series 242 is 1.6 sq. ft. per sq. ft. of actual area. The EPA for the American Revolution Series 242 with SCC capitol option. Reference page 2 for details on capitol options.

Rated from -40°C up to +40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with all applicable ANSI C136 standards

Government Procurement

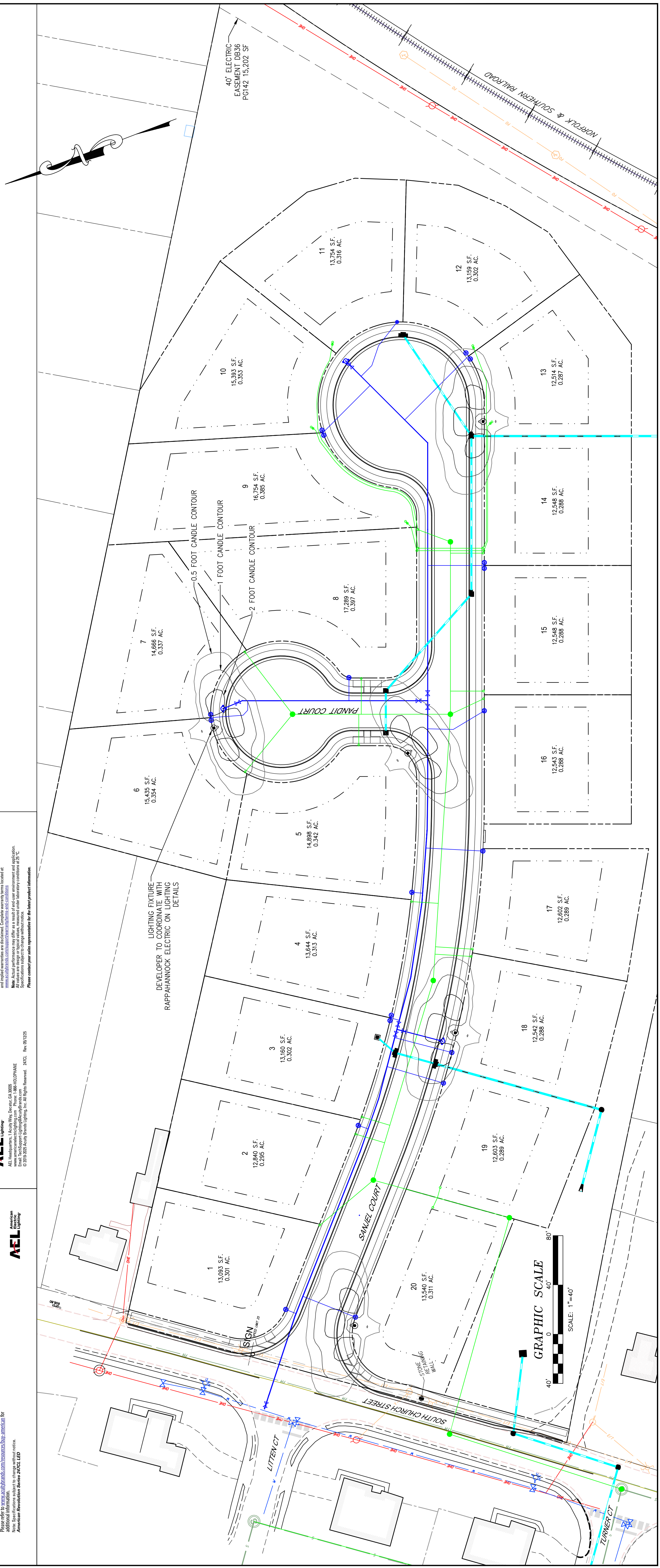
BAA – Buy American! Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy American! Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America Buy American Act.

Please refer to www.acehardware.com/resources/buy-american for additional Information.

For more information, call 1-800-451-7829 or visit us online at www.acehardware.com

Series 2200 LED



DEVELOPER TO COORDINATE WITH RAPPAHANNOCK ELECTRIC BEFORE PURCHASING AND INSTALLING LIGHTING EQUIPMENT. INFORMATION PROVIDED HERE IS APPROXIMATE.

LOT GRADING

Project Contacts:	JRC
Project Number:	B33055
Date:	10/24/2024
Scale:	AS NOTED
Sheet Title:	LOT GRADING

SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

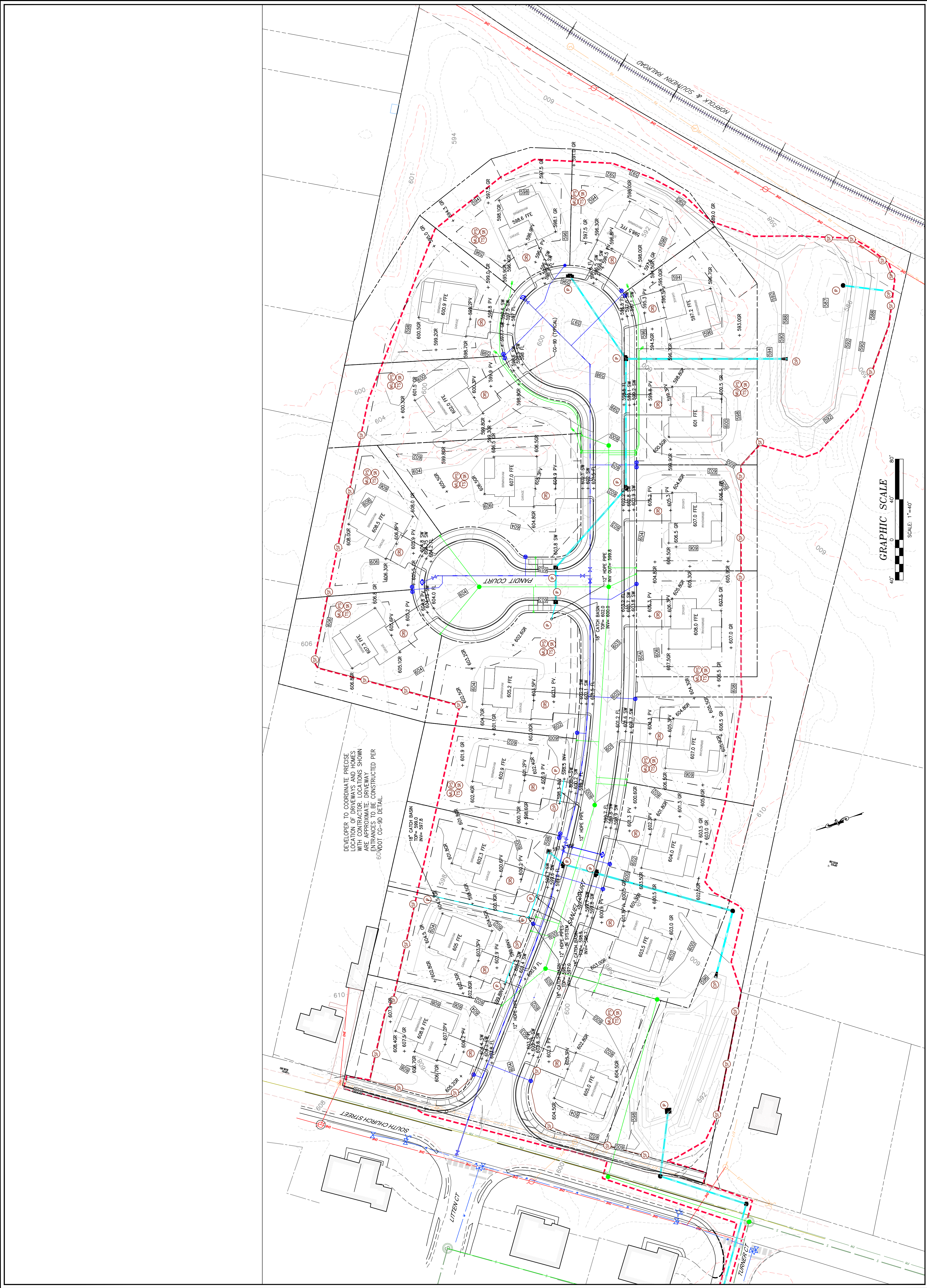


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7	5/19/2025	REVISED PER TOWN COMMENTS



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4	3/5/2025	REVISD PER TOWN COMMENTS	JRC
5	4/7/2025	REVISD PER TOWN COMMENTS	JRC
6	5/22/2025	REVISD PER TOWN COMMENTS	JRC
7	5/19/2025	REVISD PER TOWN COMMENTS	JRC

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AVES

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SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, IA 52722

BETTENDORF, IA 52722

Project Contacts:	JRC
Project Number:	B3095
Scale:	Date:
AS NOTED	10/24/2024
Sheet Title:	
ADDITIONAL DETAILS	

Sheet Number

17

Isometric View

- (1) Adjusting Ring
As Required
- Cone
As Required
- Access Opening
As Required
- Retrofit
As Required
- Inner
As Required
- Extended Base
As Required
- (4)
- (2)

Note:

- Manhole sections conform to ASTM C478.
- Standard dimensions are shown in feet and inches.
- Stair riser height shall be as specified on drawing.
- Other details as provided, see standard sheet.

2018 ROAD & BRIDGE STANDARDS

B-1

A 3D perspective view of a drop inlet manhole. It shows a large, rounded, ribbed structure (the drop inlet) with a smaller, flared outlet at the bottom. Arrows indicate the flow direction: entering from the top, turning down the side, and exiting through the bottom outlet. The structure is shown within a concrete frame.

CONCRETE SHALL BE CAST WITH
REINFORCING BARS AND
FIBER FIBER REINFORCED.

Section A-A view of the drop inlet manhole. It shows a cross-section of the structure. A large circular inlet pipe is at the top, and a smaller circular outlet pipe is at the bottom. The structure is shown within a concrete frame. Arrows indicate the flow direction: entering from the top, turning down the side, and exiting through the bottom outlet.

SECTION A-A

TO 10' DIA. MANHOLE IN INVERT
OF 10' DIA. MANHOLE IN INVERT

METHOD OF TREATMENT IN DROP INLETS

Plan view of the drop inlet manhole. It shows a top-down view of the structure. A large circular inlet pipe is at the top, and a smaller circular outlet pipe is at the bottom. The structure is shown within a concrete frame. Arrows indicate the flow direction: entering from the top, turning down the side, and exiting through the bottom outlet.

PLAN

SECTION B-B

Section B-B view of the drop inlet manhole. It shows a cross-section of the structure. A large circular inlet pipe is at the top, and a smaller circular outlet pipe is at the bottom. The structure is shown within a concrete frame. Arrows indicate the flow direction: entering from the top, turning down the side, and exiting through the bottom outlet.

METHOD OF TREATMENT IN MANHOLES

STANDARD METHOD OF SHAPING
MANHOLE & INLET INVERTS

SECTION B-B

SECTION A-A

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P

SECTION Q-Q

SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

SECTION V-V

SECTION W-W

SECTION X-X

SECTION Y-Y

SECTION Z-Z

SECTION AA

SECTION BB

SECTION CC

SECTION DD

SECTION EE

SECTION FF

SECTION GG

SECTION HH

SECTION II

SECTION JJ

SECTION KK

SECTION LL

SECTION MM

SECTION NN

SECTION OO

SECTION PP

SECTION QQ

SECTION RR

SECTION SS

SECTION TT

SECTION UU

SECTION VV

SECTION WW

SECTION XX

SECTION YY

SECTION ZZ

SECTION AA

SECTION BB

SECTION CC

SECTION DD

SECTION EE

SECTION FF

SECTION GG

SECTION HH

SECTION II

SECTION JJ

SECTION KK

SECTION LL

SECTION MM

SECTION NN

SECTION OO

SECTION PP

SECTION QQ

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SECTION XX

SECTION YY

SECTION ZZ

SECTION AA

SECTION BB

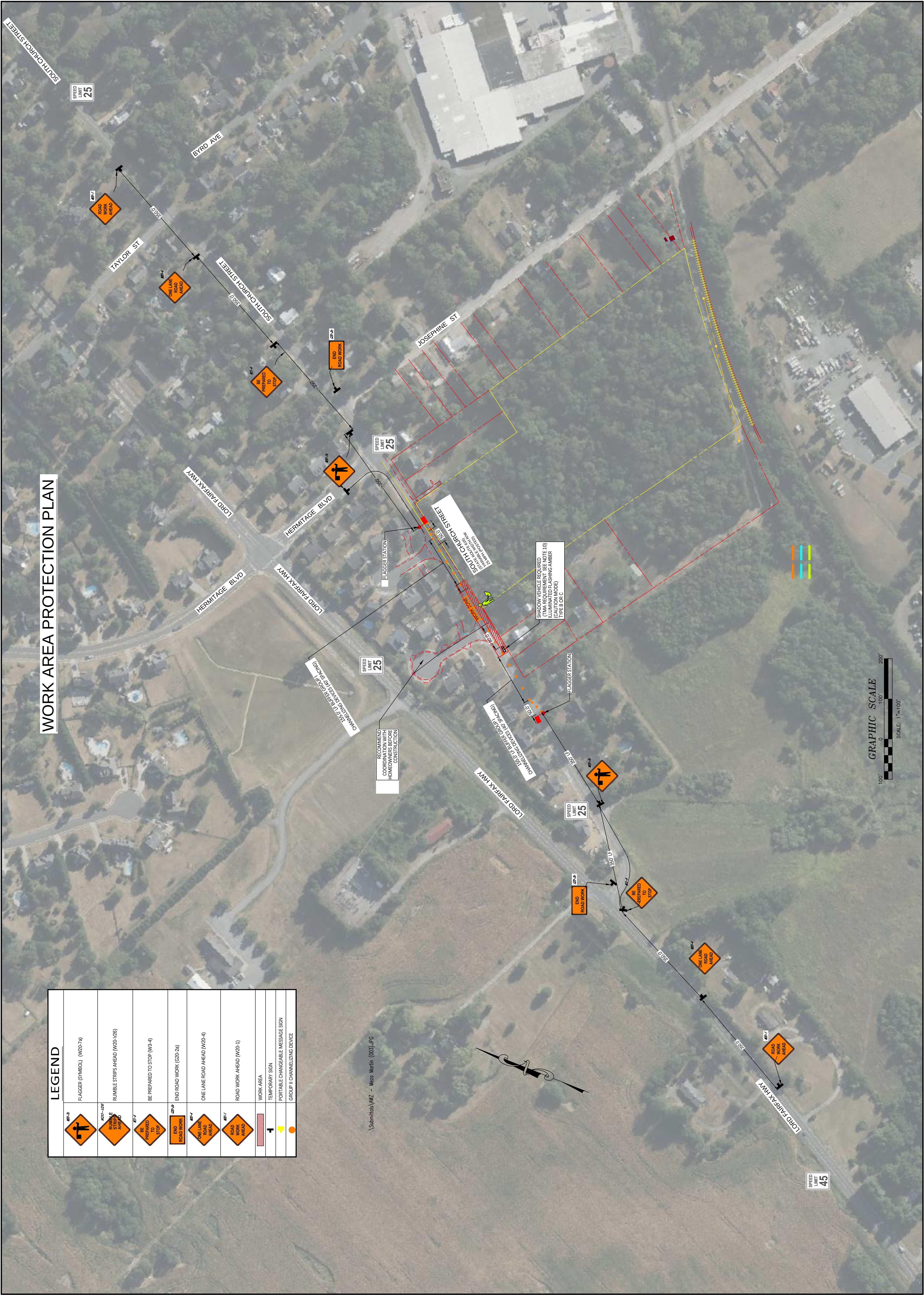
SECTION CC

SECTION DD

SECTION EE

SECTION FF

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LEGEND	
	FLAGGER (SYMBOL) (W20-7a)
	RUMBLE STRIPS AHEAD (W20-126)
	BE PREPARED TO STOP (W9-4)
	END ROAD WORK (C20-2a)
	ONE LANE ROAD AHEAD (W20-4)
	ROAD WORK AHEAD (W20-1)
	WORK AREA
	TEMPORARY SIGN
	PORTABLE CHANGEABLE MESSAGE SIGN
	GROUP OF CHANNELIZING DEVICE

WORK AREA PROTECTION PLAN

Rev.	Date	Description	Reviewed By

Project Contacts: BDW
Project Number: B3095-MOT
Scale: 1"=120'
Date: 04/07/2025
Sheet Title: PHASE 2

Sheet Number
19

LANE CLOSURE ON A TWO LANE ROADWAY
USING FLAGGERS
HILLSON GROVE
FOR
14 A 50 & 14 A 51
BETENDORF IA, 52722
PANDIT GROUP OF COMPANIES
ROCKINGHAM COUNTY VIRGINIA

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May 28, 2025 Berryville Area Development Authority Meeting

41 of 44

File: B3095-MOT.dwg, Plotted: May 19, 2025

Berryville Area Development Authority Agenda Item Report Summary

May 28, 2025

Item Title

Berryville Town Council Resolution for Berryville Area Plan Update

Prepared By

Terry Russell

Background/History/General Information

The Berryville Area Development Authority is reviewing the Berryville Area Plan in order to bring it up to date and address the future development of areas within and adjacent to the Plan area.

Findings/Current Activity

On March 3, 2025 the Town Council held a work session to discuss the update and develop recommendations for consideration in the Plan revision process.

On April 8, 2025 the Town Council adopted the attached resolution regarding the Berryville Area Plan Update.

Schedule/Deadlines

Currently ongoing

Other Considerations

N/A

Recommendation

Discuss the recommendations contained in the Resolution.

Attachment

Berryville Town Council Resolution



A RESOLUTION OF THE COUNCIL OF THE TOWN OF BERRYVILLE

- WHEREAS the Town of Berryville and Clarke County entered in an agreement defining the Town's future annexation rights in December 1988;**
- WHEREAS it was the desire of the Town and the County to provide for the regular and orderly urban growth of the Town consistent with the Town and the County Comprehensive Plans;**
- WHEREAS based on a study completed by the Town Council, it was determined that certain lands located in Clarke County adjacent to the Town were feasible to be annexed by the Town in the future, known as Areas A and B;**
- WHEREAS Annexation Area A became part of the Town on January 1, 1989;**
- WHEREAS the Berryville Area Development Authority (BADA) was created on March 27, 1990 to administer the Town's Subdivision Ordinance and the County's site plan development standards for all land use proposals in Area B;**
- WHEREAS the Berryville Area Plan was adopted in 1992 by the Town of Berryville and Clarke County to serve as a joint land use plan for the Berryville Annexation Area;**
- WHEREAS the Berryville Area Plan, which was last comprehensively amended and adopted by the Town of Berryville and Clarke County in 2016, includes three potential future growth areas intended to provide for business and residential development, and provides the means to utilize dwelling units planned for in various sub-areas, but not developed;**
- WHEREAS the BADA has embarked on a comprehensive review of the Plan;**
- WHEREAS the Berryville Area Plan was established to provide for appropriate development of land that has resulted in the growth of the population of the Town at an annual rate of approximately 1.5%;**
- WHEREAS there is a need to expand the tax base of the community, and a need to provide adequate vehicular transportation capacity and access to business and industrial areas of the southeastern area of the Town;**
- WHEREAS the Southeastern Collector Road has been part of the plan for the southeastern quadrant since the inception of the Berryville Area Plan;**
- WHEREAS the Southeastern Collector Study, completed in 2020, presented alternative concepts for the Southeastern Collector Road, and determined that such a connection is viable;**

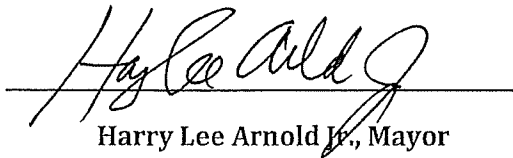
WHEREAS the Western Potential Future Growth Area, the South Potential Future Growth Area, and the Southeastern Potential Future Growth Area offer the most logical and best situated lands for future annexation Areas;

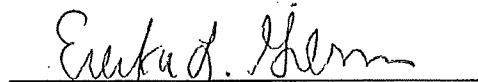
WHEREAS the Western and South Potential Future Growth Areas present the greatest opportunity for creation of new residential units; and

WHEREAS the Southeastern Potential Future Growth Area offers the opportunity for income producing growth in the Town and the County.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Town of Berryville proposes that the Berryville Area Development Authority consider developing and recommending amendments to the Berryville Area Plan that provide for the expansion of the Berryville Area to: 1) include the Southeastern Potential Future Growth Area to provide for the logical expansion of the Clarke County Business Park and completion of the Southeastern Collector Road, 2) include portions of the Western and South Potential Future Growth Areas to provide for the development of new single-family detached housing at a density of four units per developable acre, and 3) that the areas enumerated above be included in the Berryville Area, and zoning designations appropriate to revised Berryville Area Plan requirements be placed on the areas in question no later than January 1, 2027.

By order of the Town Council this 8th day of April, 2025.


Harry Lee Arnold Jr., Mayor


Erecka L. Gibson, Vice Mayor