



**Berryville Area Development Authority (BADA)
Regular Meeting (Evening Session)
Wednesday, June 25, 2025 at 7:00PM
Berryville-Clarke County Government Center
Main Meeting Room**

ATTENDANCE:			
Allen Kitselman (Chair)	✓	John Hudson	✓
George L. Ohrstrom, II (Vice-Chair)	✓	Kathy Smart	✓
Diane Harrison	✓	David Weiss	X

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, June 25, 2025.

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

1. **Call to Order** – By Chair Kitselman at 7:00 PM
2. **Approval of Agenda**

The Authority voted 4-0-1 (Weiss absent) to approve the agenda as presented by Staff including a change to add consideration of whether to hold or cancel the meeting scheduled for July 23, 2025.

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

3. **Continued Public Hearing**

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 (IPL) District and Historic Access Corridor (HAC) Overlay District

Mr. Kitselman called to order the continued public hearing. Jeremy Camp, Clarke County Senior Planner/Zoning Administrator, stated that this item came to the Authority in March and was continued because the engineer was working through technical design issues. The property is owned by Shirley Properties LLC and is the location of the Enders and Shirley Funeral Home. The applicant is Painter-Lewis PLC working for the owner. The property is zoned ITL Institutional Industrial District and is located on 7.5 acres at 1050 West Main Street in the Russell Election District.

The applicant wants to expand the parking lot with about 0.7 acres being disturbed. The proposal was for 57 additional spaces but has been reduced to 53 additional spaces. Minor work is being done on the handicapped spaces because the number of handicapped spaces is based on the total number of spaces. The

landscaping requirements are being met by installing perimeter landscaping. Trees shown on the previous plan to be removed are now being retained because they were found to be required to screen the garage. This is why total number of spaces decreased. A lighting plan has been done with what used to be called dark sky compliant lighting. There is a stormwater plan and E&S plan. The proposal has been reviewed by emergency services, the Department of Health, the Building Department, the Planning Department, as well as, the County's consulting engineer. There had been a few minor issues, very technical in nature, that have been addressed. The zoning requirements have been met. The Staff recommends approval.

Mr. Kitselman asked the engineer if he had anything to add. He said that he did not.

Mr. Kitselman opened the continued public hearing and called for speakers.

Mr. R. K. Shirley, owner, thanked the Authority for its patience and thanked Mr. Camp for his assistance in working out issues so that there are no conditions. He said that the project will all be done so that it is not piecemeal but one nice looking project.

Mr. Kitselman called for a motion.

The Authority voted 4-0-1 (Weiss absent) to approve the agenda as presented by Staff.

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

Mr. Kitselman called for the next agenda item.

4. Public Hearing

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 as TAX Map Parcel numbers 14-((A))-50 (6 acres) and 14-((A))-51 (4.5 acres, zoned DR-2 Detached Residential.

Terry Russell, Community Development Director, Town of Berryville, stated that the 60-day clock required by State law began when the BADA deemed the plan complete and set the public hearing at its meeting on May 28, 2025. He stated that the request is for approval of a preliminary subdivision plat for 20 single-family detached lots on approximately 10.5 acres on South Church Street opposite Litten Court. The lots will be approximately 12,500 square feet or greater meeting the minimum lot size requirements of the cluster provisions of the DR-2 zoning district. He noted the easement proposed on the northwest corner of the property to allow for the next door neighbor to access the side of their accessory structure for maintenance. He showed the areas that will be kept in a natural state and the areas for dry stormwater retention ponds that have been reviewed and approved by the Department of Environment Quality.

Mr. Russell asked if there were any questions and noted that Jeff Craven from AES, the applicant's engineer was present to answer questions.

Chair Kitselman opened the public hearing.

Dana Libby of 7 Josephine Street spoke. He said that his property is adjacent to the subject site. He expressed concerns about the karst features, the possibility of sinkholes, and possible presence of cyanide and arsenic. He also noted ponding of water and seasonal waterways on the site. He said that there is a critical need for buffers of this development from the historical Josephine Street neighborhood.

Brian Christopher of 522 South Church Street spoke noting that his wife Lisa and daughter Catherine live at the address as well. Catherine is a Park Ranger with the National Park Service and holds a degree in environmental sciences. She has expressed concern about the karst features on the property and how might removing the forest effect these. He expressed concern that the increased traffic generated by the development will change the personality of South Church Street. He also noted that there is only one way out of the development.

Mike Peffer spoke stating that he is an adjacent neighbor and abutting property owner. He expressed concern about blasting on the site, the outflow of the stormwater retention ponds and landscape buffering on the site.

Mary Ivey of 12 Dorsey Street said that she moved to Berryville 13 years ago to get away from the urban sprawl of Prince William County. She expressed concern about increased traffic on Church Street and the impact of the development on Josephine Street.

Vance Payne of 408 South Church Street noted that he is concerned about sinkholes and believes one has appeared on his property adjacent to the proposed development.

Israel Barella of 7 Litten Court expressed his concern about traffic and speeding on South Church Street. He noted concerns about the turn onto Rt. 340 and crossing Hermitage Boulevard. He mentioned his concerns about loss of habitat for avian species and noted that foxes live in the woods.

Lou Ann Roark of 14 Byrd Avenue expressed concern about the effects of additional dwelling units on the water system.

Chair Kitselman recognized the applicant's engineer, Mr. Craven, to address comments made by the public. He stated that the stormwater ponds would be dry ponds for retention during rain events. He said that runoff rates would be less than currently exists. He said that the note about karst features on the plat is to note that geotechnical engineers will be engaged through the development process.

Mr. Kitselman said that the plat had been determined to be incomplete earlier in the year but it was determined to be complete and accepted when the Authority met and set the date for the public hearing on May 28, 2025. Now everything has been reacted to, feedback given, everything has clicked through our procedures. Mr. Ohrstrom asked if that includes the engineers. Mr. Kitselman stated that it does.

Mr. Russell said that when the BADA met on May 28, 2025 it set the public hearing and began the 60 day process. The plat had been through all of the technical review before it was presented. It was determined to be complete from the technical side. The applicant had received comments from the Town, the

engineers, the Department of Environmental Quality and responded with appropriate changes to the preliminary plat.

Mr. Craven continued. He stated that there was a concern expressed about refuse underlying the site. He stated that, if found, it would be remediated. The work will be done in compliance with State laws and best practices. He noted that a tree buffer is being left around the site.

Mr. Craven said that concerns about water infrastructure are usually addressed through improvements paid by sewer fees in most jurisdictions. He noted that he is surprised to hear the site has steep grades because it is actually very flat. He also stated that having only one vehicular entrance should not create a problem because 20 houses should only generate 200 trips per day. He said that he doubted it would produce warrants for a turn lane or a four way stop. With regard to sidewalks he stated that there would be sidewalks throughout the project and sidewalks are being provided on South church Street at the request of the Town.

Mr. Craven said that a study of endangered species was performed and none were found to be here.

Mr. Ohrstrom said that he understands the locals don't want additional traffic but they have followed the rules. The BADA hands are tied.

Mr. Kitselman asked if technical specifications for the road are met. Mr. Russell said that anything that did not meet standards was corrected in the review process, including roads, water and sanitary sewer, as well as storm sewer systems.

Mr. Hudson asked when it was that twenty lots was approved for this site? Mr. Russell said that he does not have that information. Mr. Hudson said that the 20 lot potential has been there for a long time. Ms. Smart said that it probably in 1989 when the property was brought into the Town. Mr. Hudson stated that the water system is at about 50% capacity so these 20 homes should not create a problem.

Mr. Ohrstrom said that he understands that it's hard to see that green space go away.

Ms. Harrison said that the potential for twenty lots has been on the books for this site for many years. She noted that she experienced blasting for nearby development and there was no problem.

Mr. Kitselman asked if there would be performance bonds. Mr. Russell stated that bonds would be set for infrastructure and E&S.

Mr. Hudson said that he heard several concerns about speed on South Church Street. He said that he believes that it is time to monitor the speed on South Church Street. He also noted that it is appropriate to achieve public infrastructure at the time of a subdivision or rezoning so that the Town does not have to go back in later and provide infrastructure with the Town's expenditure.

The Authority voted 4-0-1 (Weiss absent) to approve the preliminary plat as presented

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

5. Other Business

- A. The meeting scheduled for July 23, 2025 was cancelled

6. Adjourn

The meeting was adjourned at 8:12 pm

Allen Kitselman, Chair

Terry Russell, Clerk