

BERRYVILLE AREA DEVELOPMENT AUTHORITY
MINUTES—SPECIAL MEETING
Monday, October 5, 2015 – 2:00 pm
Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia

A special meeting of the Berryville Area Development Authority (BADA) was held on Monday, October 5, 2015. The meeting was called to order at 2:00PM.

ATTENDANCE

Authority members present: Allen Kitselman, Chair; Wingate Mackay-Smith, Vice-Chair; Kathy Smart; Frank Lee; George L. Ohrstrom, II

Authority members absent: none

Staff present: Christy Dunkle, Berryville Assistant Town Manager; Brandon Stidham, County Planning Director

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Kitselman, Mackay-Smith, Lee, Smart (moved), Ohrstrom (seconded)

No: No one

Absent/Not Voting: No one

CONTINUED DISCUSSION, BERRYVILLE AREA PLAN AMENDMENT

Ms. Dunkle provided an overview of the Town Planning Commission's Public Hearing on a corresponding text amendment to the Berryville Zoning Ordinance that was held the evening of September 29 following the BADA's Public Hearing on the plan amendment request. She said that many of the same people spoke at the Commission's public hearing that also spoke at the BADA's hearing with one additional resident of Battlefield Estates speaking in favor of the text amendment. She said that revenues generated by Mary Hardesty House were discussed and that Marlyn representatives reported that the Town receives approximately \$30,000 per year and the County receives approximately \$110,000 per year. She noted that these numbers are double the totals that had been previously reported and that these numbers were provided by Mr. Echols. She said there was a discussion about why the feasibility study for the proposed senior housing facility used an area from eastern Loudoun County to Frederick County and Stuart Patz stated that this was the same area from which Mary Hardesty House draws their residents. She said that Commissioner Zimmerman asked about the number of homes in Battlefield Estates and the number of

residents that attended the Battlefield Estates Community Association meeting at which the Association voted to support the proposed senior housing project. It was noted that there are approximately 200 homes in Battlefield Estates and approximately 30 people attended the meeting. She said that Commissioner Steinmetz asked questions about rents to be charged, noting that rents for Mary Hardesty House are in the \$850-860 per month range and that the proposed \$1,200/month rate for Robert Regan House is higher than existing rates in Berryville. Mr. Nance responded that the difference in rates is due to the amenities to be provided. Ms. Dunkle said that Mr. Patz noted that the waiting list for Mary Hardesty House includes 25% of Berryville and Clarke County residents. He also noted a demand of about 180 units from residents in Purcellville. Ms. Dunkle concluded by stating that the Commission voted to recommend that the Plan be updated and completed before Town Council takes any action on the ordinance text amendment.

Chair Kitselman opened the floor for discussion on the plan amendment request. Vice-Chair Mackay-Smith offered several comments on the request. She noted that it was terrific that several citizens attended and provided comments at the BADA's public hearing and that this is important to the process. She said that the BADA is being asked to amend the current Plan as they are in the process of completing work on a revised Plan. She said that the BADA and staff have been working hard to develop a plan which reflects the density and scale of development that will accommodate future growth in the Berryville area. She noted that the BADA has debated the pros and cons of issues affecting each Sub-Area and have put forward their vision for optimal growth in each area. She said that she sees no reason to amend the Plan we will be abandoning in a month or to alter the conclusions we have reached and set forth in the draft Plan.

Mr. Ohrstrom said that he concurs with Vice-Chair Mackay-Smith. He said the BADA deliberated seriously about what kind of housing stock they wanted. He noted that the BADA voted to put the new Plan out for public comment and that the new Plan does not include these changes. He also concurred that it was good to have comments at the Public Hearing on this matter. Mr. Lee said that he also concurs with Vice-Chair Mackay-Smith's comments. Ms. Smart stated that she was still torn on the request and said that she could see the pluses and minuses.

Vice-Chair Mackay-Smith asked if we are making a recommendation to Town Council as well as taking our own action. Mr. Ohrstrom said that Town Council is looking for input from the BADA and Town Planning Commission. He said that they should recommend to Town Council that the Plan should not be changed now or in the future because they just put forward a new Plan document that contains a process for considering plan amendments. Vice-Chair Mackay-Smith said that it was her understanding that the BADA was being asked to amend the existing Plan to add 60 units so we need to vote on whether to amend the Plan now or to wait until the new Plan is complete to make any further alterations.

Mr. Stidham asked whether they wanted to include in a motion that the request is inconsistent with the direction of the draft Plan that was just proposed for public comment and Vice-Chair Mackay and Mr. Ohrstrom said yes. They asked how that could be phrased in a motion. Mr. Stidham suggested that the motion state that the BADA does not recommend amending the current Plan as the Initial Draft of the Plan released for public comment contains a different approach to addressing housing needs in Sub-Area 6A.

Vice-Chair Mackay Smith made the motion that the BADA does not recommend amending the current Plan as the Initial Draft of the Plan released for public comment contains a different approach to addressing housing needs in Sub-Area 6A.

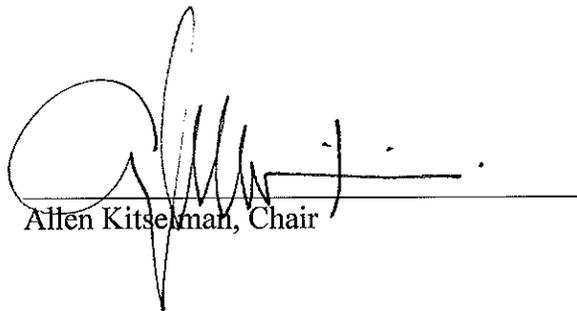
Yes: Kitselman, Mackay-Smith (moved), Lee, Smart, Ohrstrom (seconded)

No: No one

Absent/Not Voting: No one

Mr. Stidham noted that the next meeting is scheduled for Wednesday, October 28 and that Staff has proceeded with items on the Public Input Plan. He noted that the October 28 meeting starts at 5:00PM and that this will be an opportunity for the public to speak one on one with members and Staff on the Initial Draft. He said that Staff will give a PowerPoint presentation at 7:00PM and the members can conduct their remaining meeting items after the presentation. He said that Staff has sent copies of the Draft to agencies and departments requesting comments by Monday, November 9 so that all comments on the Initial Draft can be provided to the members at the November 18 meeting.

There being no further discussion, Mr. Ohrstrom moved to adjourn the meeting, seconded by Mr. Lee, the motion carried unanimously by voice vote at 2:12pm.



Allen Kitseman, Chair



Brandon Stidham, Clerk