



BERRYVILLE AREA DEVELOPMENT AUTHORITY

MINUTES - REGULAR MEETING

Wednesday, November 18, 2015

Regular Meeting 7:00pm

**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 18, 2015. The meeting was called to order at 7:02 pm.

ATTENDANCE

Authority members present: Allen Kitselman, Chair; Kathy Smart; Frank Lee; George L. Ohrstrom, II

Authority members absent: Wingate Mackay-Smith

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, Lee (seconded), Smart (moved), Ohrstrom

No: No one

Absent/Not Voting: Mackay-Smith

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the October 28, 2015 minutes as presented.

Yes: Kitselman, Lee, Smart (seconded), Ohrstrom (moved)

No: No one

Absent/Not Voting: Mackay-Smith

INITIAL DRAFT OF REVISED BERRYVILLE AREA PLAN

Discussion of Comments Received on Initial Draft

Mr. Stidham said staff had received five written comments from attendees of the information session and from Dr. Leffel. He said because Ms. Mackay-Smith was not able to attend the meeting, she provided comments for the record in response to those received. Mr. Stidham asked if there were any questions and requested direction from Authority members to incorporate the comments into the document. He said that staff will have the final draft ready for the December 16, 2015 meeting with the intention of setting a public

hearing in January 2016. Chairman Kitselman requested Authority members take a few minutes to review Ms. Mackay-Smith's email.

Mr. Ohrstrom asked about Dr. Leffel's comments about Sub-Area 4 and the eventual removal of this area. Mr. Stidham confirmed that this area contained VDOT's storm water management facility for Mosby Boulevard runoff which encumbers much of the School Board's property. He referenced Sub-Area 26 which incorporates one of the storm water facilities for the Hermitage subdivision and said there may be development potential in the future if storm water regulations are changed. He said staff had discussed this possibility and recommends keeping the respective sub-areas in place. Mr. Stidham read language from Sub-Area 26 and said he could use the same language in Sub-Area 4. Authority members concurred that similar language should be added.

Mr. Ohrstrom thanked those who commented on the Plan update. He said he was happy with the turnout. Mr. Lee asked about the review process for eliminating sub- areas. Mr. Stidham recommended considering this action during the five year review process. Mr. Ohrstrom referenced Doug Shaffer's comments. He said he was not sure how a growth rate can be intentionally maintained. There was a discussion about communities over 10% growth rates being identified as high growth areas. Mr. Stidham said that having Town and County regulations in place helps maintain a lower growth rate adding that spikes would occur with specific subdivision development. Mr. Ohrstrom agreed with Mr. Shaffer's comment about including the Berryville Planning Commission in the review process. He said that Mr. Tyrrell's comments were valid and important points.

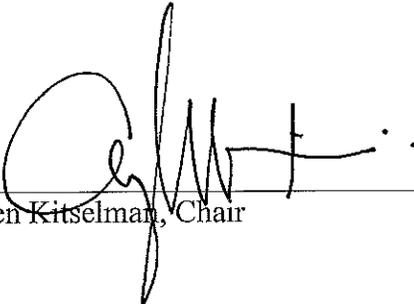
Mr. Ohrstrom continued discussing the need to have a mix of housing types available and that it is not fair to say that Authority members are against seniors or senior housing. Mr. Lee added that they were made out to sound like they were against senior housing which was not the case. Mr. Ohrstrom said that the updated Plan actually opens up denser development to a broader economic middle ground. He concluded by saying Development Authority members are not anti-senior.

Ms. Smart referenced the letter from John H. Enders Fire and Rescue Company Board President Chris Shipe, finding it interesting that they had completely changed their opinion since the beginning of the application process. There was a discussion about the "proffer" that had been offered to the fire company with Mr. Stidham informing Authority members that because there has not been a rezoning involved, this money is technically not considered a proffer and is therefore not legally binding.

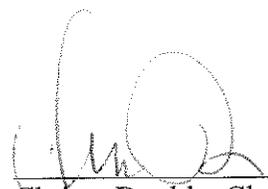
Ms. Smart asked what the anticipated timeline will be from this point. Mr. Stidham said that the final draft will be presented at the December 16, 2015 meeting requesting that the BADA set a public hearing for their January meeting. He said they may want to consider setting a meeting earlier in January for the public hearing then acting on the Plan at their regular meeting. There was a discussion about timing and Authority members agreed to hold a public hearing at an earlier date in order to take action at their regular meeting. Mr. Stidham requested that members review their schedules and let staff know their availability. He said that after action at the January meeting, the Plan will go to Town Council and the Board of Supervisors who may set a public hearing at their respective February meetings for March. Mr. Stidham added that if Town Council approves a Plan Amendment at their next meeting, then the Board of Supervisors would still need to take action on any changes to the Berryville Area Plan. There was a discussion about the text amendment and the process by which that should be considered.

OTHER BUSINESS

There being no further discussion, Mr. Ohrstrom moved to adjourn the meeting, seconded by Mr. Lee, the motion carried unanimously by voice vote at 7:24pm.



Allen Kitzelman, Chair



Christy Dunkle, Clerk

