

**BERRYVILLE TOWN COUNCIL
BERRYVILLE AREA PLAN UPDATE WORK SESSION
MEETING AGENDA**

**Berryville-Clarke County Government Center
101 Chalmers Court, Second Floor
Berryville, VA
Conference Room A/B**

**Tuesday, March 15, 2016
5:00p.m.**

- 1. Call to Order – Wilson Kirby, Mayor**
- 2. Work Session – 2015 Berryville Area Plan Update**
- 3. Other**
- 4. Adjourn**

BERRYVILLE TOWN COUNCIL
Berryville Area Plan Work Session
March 15, 2016

The Berryville Area Development Authority (BADA) has recommended the attached Berryville Area Plan update version 4 for adoption by the Town Council and Board of Supervisors.

In addition to their regular meetings, the BADA met on the following dates:

- A work session was held on March 31, 2015 to review draft housing policies as established in Chapter 3 of the updated Plan.
- A public input session was held on October 28, 2015 from 5:00pm to 7:00pm. Comments were incorporated into the updated version 3.
- A public hearing was held by the BADA on January 20, 2016. Comments were incorporated from this hearing into version 4 of the updated Plan, which the BADA recommended adoption by the Board of Supervisors and Town Council. Version 4 includes modifications from comments received at the January public hearing.

County and Town staff will be giving a PowerPoint presentation to Town Council at the March 15 work session. Staff will also discuss the Plan update with the Board of Supervisors on Monday, March 7 at 10:00am.

History of the Berryville Area Plan

The Berryville Area Plan was first adopted by the Town and County in 1992. The document, amended in 1995, 1997, 2001, 2009, and 2010, serves as a joint land use plan for the Berryville Annexation Area identified as Annexation Area B. This area incorporated undeveloped lands identified for annexation with the 1988 Town – County Annexation Area Agreement. The BADA was established by the Town and County in 1990 to serve as the joint planning commission for Annexation Area B. Three members of the BADA are appointed by Town Council, three members are appointed by the Board of Supervisors, and both Town and County planners serve as Development Authority staff. In addition to the creation of the BADA, the Town agreed to extend public water and sanitary sewer utilities to all parts of the Annexation Area and the Town and County agreed to similar zoning ordinance language in order to make the annexation process more seamless.

Joint County – Town Land Use Philosophy

With the County's effort to develop in designated growth areas around incorporated towns and the implementation of sliding scale zoning in 1980, natural and historic resources remain protected with sustainable growth directed into the towns. With Berryville identified as the primary growth area in the County, residential, commercial, and light industrial areas are sensibly planned within the corporate limits and areas identified in Annexation Area B where utilities and other public infrastructure exist and are developed in a timely manner. The Town enables the

County's goal of land preservation while the County assists with avoidance of sprawl and focuses the development within the corporate limits of the Town.

Summary of Changes

Following are a summary of changes to the Berryville Area Plan with the 2015 update:

General Changes

- Edits to clarify language and improve readability.
- Better organization of the document while condensing information from eight chapters into four.
- Updated data including demographic information; public facility inventory; and tables to reflect current information.
- Improved mapping and data accuracy through the County's Geographic Information System (GIS).

Specific Changes

- New section added explaining the Town-County Annexation Area Agreement; Virginia annexation law; background information including the development of the Plan and the creation of the BADA; and a matrix determining land use application submittal processes between the Town and County in Annexation Area B.
- Updated sub-area descriptions including current development conditions and modified titles as well as modifications to several sub-areas (e.g. removal of Green Hill Cemetery due to lack of development potential and modifications to Sub-Areas 9 and 10 removing the Darbybrook subdivision which is built out and redrawing the Shenandoah Crossing parcel to match the parcel boundaries). The update also includes a recommendation to remove Sub-Area 24 (northern portion of the Southgate Subdivision) which is also built out and realigns Sub-Area 26 to include developed portions of the Hermitage Subdivision and the storm water management facility while defining undeveloped portions of Hermitage Phase V in Sub-Area 27.
- A new section has been added to the Plan which outlines future review processes and amendments.
- A new section identifying "Potential Future Growth Areas" to be evaluated jointly by the Town and County in order to expand the annexation area.
- New maps have been added identifying Berryville Streets and Sidewalk/Trail Network and Critical Environmental Areas.