

BERRYVILLE AREA DEVELOPMENT AUTHORITY

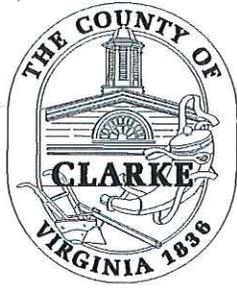
AGENDA

Wednesday, November 30, 2016 -- 7:00pm

**Berryville – Clarke County Government Center Main Meeting Room
101 Chalmers Court – Berryville, Virginia**

1. **Call to Order – Allen Kitselman, Chairman**
2. **Approval of Agenda**
3. **Approval of Minutes – October 19, 2016**
4. **Public Hearing – Site Plan**
Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential. SP 01-16
5. **Set Public Hearing – Site Plan**
Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) is requesting Site Plan approval in order to build a restaurant as a use by right under Section 610.2(t) of the Berryville Zoning Ordinance at the property located on McNeil Drive, identified as Tax Map Parcel number 14-((5))-251F zoned BC Business Commercial. SP 02-16
6. **Other Business**
7. **Adjourn**

Next Meeting December 28, 2016 at 7:00pm or TBD at this meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES - REGULAR MEETING

Wednesday, October 19, 2016 at 7:00pm

Berryville-Clarke County Government Center – Main Meeting Room

101 Chalmers Court – Berryville, Virginia

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, October 19, 2016. Chair Kitselman called the meeting to order at 7:00pm.

ATTENDANCE

Authority Members Present: Allen Kitselman, Chair; Kathy Smart (arrived late); George L. Ohrstrom, II; Warren Dilandro; Matt Bass; Tom McFillen

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: Ohrstrom (moved), Dilandro (seconded), Kitselman, Bass, McFillen

No: None

Absent/Abstained: Smart (absent)

Ms. Smart entered the meeting at 7:02.

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the May 4, 2016 meeting as presented.

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

No: No one

Absent/Abstained: Bass (abstained), McFillen (abstained)

Chair Kitselman welcomed two new members to the Authority – Matt Bass representing the Town and Tom McFillen representing the County – and thanked them for agreeing to serve.

SITE PLAN REVIEW -- SP 01-16

Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) requesting Site Plan approval in order to construct a 73-bed assisted care facility as a permitted use under Section 611.2(o) of the

Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential.

Chair Kitselman recognized Jon Erickson as the applicant's agent and asked him to provide an overview of the site plan application. Mr. Erickson introduced himself and Samuel Levin, appearing on behalf of the property owner. Mr. Ohrstrom asked Mr. Erickson about DEQ's comment letter on the stormwater permitting review. Mr. Erickson replied that this project began over a year ago and DEQ provided comments but that the applicant placed the project on hold temporarily. As a result, they have not responded to DEQ's comments. He added that he expects to receive comments from Pennoni in the near future and plans to respond to all comments at the same time.

Mr. Erickson provided an overview of the proposed 36,000 square foot, one story facility. He noted that the applicant also owns two adjacent residential parcels that will not be part of this project. He said that a gravel fire lane will be provided around the building and that an emergency access point will be provided for the adjacent property to the east for connectivity to Chamberlain Street. Mr. Dilandro asked whether that ingress/egress would be one way, and Mr. Erickson said yes until the adjacent property develops. Mr. Ohrstrom asked whether the turn radii for the gravel fire line are wide enough to accommodate large fire response vehicles. Mr. Erickson said that there will be some slight modifications to the building footprint that will result in the gravel road becoming a paved road. He added that they will use Autoturn software to ensure that the turning radii are sufficient. Mr. Dilandro asked about the distance from the rear of the gravel road to the building, noting that is less than 20 feet from the rear of the building. Mr. Erickson said that this meets building code requirements. Mr. Dilandro also asked about the number and location of the fire hydrants shown. Mr. Erickson said that the plan meets fire code requirements.

Mr. Erickson continued with the plan overview by describing how the stormwater management plan would work with existing stormwater structures. He said that water and sewer connectivity would be made from existing lines on Mosby Boulevard. Mr. Bass asked Mr. Erickson if he has to account for future development on adjacent properties. Mr. Erickson replied that providing connectivity with the adjacent parcel was a condition of the property sale. Ms. Dunkle asked whether there are easements in place and Mr. Erickson said that there is an easement agreement and that easements will be dedicated in the future.

Chair Kitselman asked if the applicant has worked on similar projects. Mr. Levin said yes, noting that his company will have 6 similar projects under construction in 2017 and is the fifth largest developer of assisted living facilities in the country. Chair Kitselman asked if they have worked in localities with a large volunteer component to emergency services. Mr. Levin replied yes. Chair Kitselman asked if there has been any sentiment expressed to help mitigate the impact of the facility on emergency services. Mr. Levin said that from a philanthropic standpoint his company spends a lot of money in the community and would be willing to look at this issue. Mr. Ohrstrom added that an assisted living facility like this one would obviously add some load on emergency services. Mr. Levin said that it is worth talking about and that he can provide statistical information on the amount of emergency services trips that would be generated by this facility. Ms. Dunkle asked if it is dependent on the management approach. Mr. Levin said yes as well as the difference between assisted living and memory care. He also emphasized that this would not be a nursing home which typically generates a lot of emergency management trips.

Mr. Ohrstrom asked whether there is enough time to complete the site plan review if the public hearing is scheduled at the end of November, and Ms. Dunkle asked whether the changes to the building footprint could require additional review time. Mr. Erickson said the footprint location is going to shift about 20 feet but that the parking layout will remain unchanged. He noted areas that could be used for bio-retention areas for stormwater management. He also said that he did not think that there would be a problem with a

November 30 public hearing date. Mr. Dilandro asked about the project timeline. Mr. Levin said that they would like to be able to begin construction by March 1. Mr. McFillen asked for confirmation that DEQ has not approved the stormwater plan yet and Ms. Dunkle confirmed this and provided a timeline for coordinating the DEQ review.

Mr. Bass asked about local employment opportunities generated by the facilities. Mr. Levin said that they typically employ 30-45 people on a rotating schedule. Mr. Bass asked if they would draw from the local workforce and Mr. Levin said that they would hope to be able to do so. Mr. Bass asked whether this facility would be in competition with the senior housing complex proposed on the adjacent property. Mr. Levin replied no and that they focus on assisted living with memory care. He added that they are within the parameters of their market study. Mr. Bass asked if they could review the market study and Mr. Levin replied that it is an internal document. He added that he would try to see if any information from the study could be provided separately.

Chair Kitselman asked for confirmation that this would be a 73 bed facility. Mr. Erickson replied that the number of beds would be less with the footprint change.

The Authority voted to set public hearing on the proposed site plan application for the November 30, 2016 meeting.

Yes: Ohrstrom, Smart (moved), Dilandro, Kitselman, Bass, McFillen (seconded)

No: None

Absent/Abstained: None

OTHER BUSINESS

None

ADJOURN

There being no further business, Chairman Kitselman asked for a motion to adjourn. Mr. Ohrstrom moved, seconded by Ms. Smart, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:27 p.m.

Allen Kitselman, Chair

Brandon Stidham, Clerk

Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential. SP 01-16

Public hearing notices were published in the Winchester Star on Wednesday, November 16 and Wednesday, November 23, 2016. Adjacent property owners were notified via first class mail on November 17, 2016. One adjacent property owner called and met with staff to discuss the project. Topics of the meeting included limits of clearing; landscape buffer identified in the stormwater easement along the rear property lines of adjacent properties; lighting (including height of poles, types of bulbs proposed; shielding of the lights); and any tree save areas that may be possible. Discussion of these items should occur at the meeting.

Mr. Erickson has written comment response letters to Town staff, John H. Enders Fire and Rescue chief, Virginia Department of Environmental Quality staff for stormwater management comments, and to the Town's consulting engineer which are all included in this report. The updated plans have not yet been resubmitted for compliance or additional comments. Please note that the applicant indicated at the October meeting that the building footprint will be modified.

General Information

The property on which the building will be constructed is zoned B Business and is regulated under Section 611. Two additional lots, zoned Detached Residential-4 (DR-4) are included with this development however no structures will be built on these parcels. The specific use for this facility, "medical care facility, licensed", is a permitted use under Section 611.2(o) of the Berryville Zoning Ordinance.

Adjacent zoning/uses to this parcel is Detached Residential-4 (DR-4) to the west; Route 7 Bypass to the north; Older Person Residential (OPR) to the east; and Detached Residential-4 (DR-4) to the south.

The proposed structure will be one-story with a gross floor area of approximately 45,700 square feet.

Parking

Section 305.13 of the Berryville Zoning Ordinance establishes parking requirements for group, nursing, and convalescent homes. The requirement is one (1) space for every three (3) beds. The original submission, including 73 beds, would require 25 parking spaces. The applicant indicated that there will be fewer beds in the revised site plan and

would therefore likely require less spaces. The site plan currently shows 46 spaces. Discussion at the meeting should include the number of proposed spaces and the additional impervious surface that will be the result of additional parking.

The following items are included with this staff report:

- Land Development Application;
- Comment response letters to Dunkle, Rohde, Cardwell, and Frank;
- Section 611 Business District (B); and
- Berryville Zoning map.

October 19, 2016 Staff Report

Berryville AL, LLC has purchased this 9.4 acre parcel from A. C. Echols, Jr., Trustee. The use is considered a licensed medical facility under Section 611.2(o) of the Berryville Zoning Ordinance.

The BADA reviews site plans as well as building elevations in Annexation Area B. The site plan will be reviewed for conformance to a number of zoning ordinance requirements including Section 314 Site Development Plans; parking; signage; and those established in Section 611. The items that shall conform to Section 611 regulations include building height and setbacks; open space; landscape buffers; refuse and storage areas; and provisions for items such as adequate public facilities; stormwater management facilities; lighting; and building placement. Town Planning and Public Works staff have made initial comments and forwarded those to the consulting engineer who will conduct a thorough review of the development.

The Virginia Department of Environmental Quality (DEQ) manages the Town's stormwater management permitting and review. An initial submission of the site plan before you was reviewed in August of 2015. The items identified in the review letter (included with this packet) will be addressed by the applicant's engineer.

The following items are included in this packet:

- Land Development Application;
- A portion of the Site Development Plan currently under review by staff, consulting engineers, and other agencies;
- Initial review letter from DEQ concerning stormwater management dated August 28, 2015;
- Section 611 B Business of the Berryville Zoning Ordinance; and
- Section 314 Site Development Plans of the Berryville Zoning Ordinance.

Recommendation

As the revised site plan has not been resubmitted, BADA members should consider continuing the public hearing or to close the public hearing and continue the discussion at the next meeting.

Rec'd 9.28.16

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner BERRYVILLE AL, LLC
Owner's Address 1124 PARK WEST BOULEVARD, SUITE 101 MOUNT PLEASANT
Phone 843-345-0824 SC. 29466
Agent (Contact Person) JON ERICKSON
Agent's Address 43760 TRADE CENTER PLACE, SUITE 110 STEALING VA 20166
Phone 540-974-5334

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: 73 BED ASSISTED CARE FACILITY
Tax Map & Parcel Number(s): 14A714-1, 14A714-1A, 14A714-1B
Size of Project Site: 9.4 AC
Proposed # of Lots: N/A Existing Zoning B & DR-4

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: [Signature] Date: 9/26/16

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.

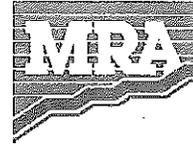
Signature: [Signature] Date: 9/27/16

OFFICE USE ONLY

Public Hearing Required? yes Dates Advertised 11.16.16 11.23.16
Adjoining Property Owners Notified? 11.17.16
Action Taken: _____

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



November 21, 2016

Ms. Christy Dunkle
Town of Berryville
Department of Planning & Zoning
101 Chalmers Court, Suite A
Berryville, VA 22611

RE: Meridian Health Care Site Plan

Dear Ms. Dunkle,

The following review comments are based on a letter received on November 4, 2016, from the Town of Berryville Department of Planning & Zoning.

Inspector's Comments

- 1. Comment:** Please modify ownership information to reflect current owner.

Response: Ownership information will be revised to reflect the current owner.
- 2. Comment:** Please note access information from the property to the east of the site on the site plan including easements, agreements, and any other pertinent information.

Response: An access easement has been created and will be shown on the plans.
- 3. Comment:** The plans identify the proposed water line around the building as "private". The domestic water service cannot be connected to a private fire line.

Response: The "private" label will be removed and the waterline will be placed in an easement.
- 4. Comment:** Each fire line service connections shall have an ASSE approved double-check backflow prevention device with a leak detector installed. There is no double check shown on the plans. The Town must approve the type of device based on the hazard of the planned use. The fire line vault shall be installed in front of the property, just inside the property line, in a non-traffic area.

Response: A note will be added to the plans stating the ASSE backflow prevention device with a leak detector will be installed. This will be discussed with Public Works.
- 5. Comment:** Per the Berryville Construction Standards and Specifications Manual, the fire hydrant may be no closer than 50 feet and no further than 100 feet from a standpipe or sprinkler system for fire company connection. The plans show the Siamese connection on the front of the building in

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an area that appears to be difficult to access. The plans do not identify any hydrants near the fire department connection.

Response: The fire department connection shall be moved to an agreeable location with the Town and hydrants will be place no closer than 50 feet and no further than 100 feet from a standpipe or sprinkler system.

6. **Comment:** The distance between the fire hydrants is greater than the required footage as regulated in the Berryville Construction Standards and Specifications Manual.

Response: Fire hydrants shall be moved to comply with the Berryville Construction Standards and Specifications Manual.

7. **Comment:** The proposed 1 ½ “ domestic meter shall be set in a custom meter box with custom meter setter consisting of a flanged valve on the inlet and ASSE approved double check on the outlet. The setter shall include a by-pass with a ball valve and locking cap. The plans currently do not identify a setter or meter vault.

Response: A meter vault will be added to the plans.

8. **Comment:** Please add Town of Berryville Standard Detail Figure 6, 1 ½ “and 2” Meter Installation (attached).

Response: The detail has been added to the plans.

9. **Comment:** The meter vault shall be installed in the front of the property one foot behind the property line.

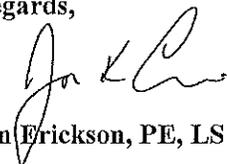
Response: The meter vault will be installed in the front of the property.

10. **Comment:** Please add Town of Berryville Standard Detail Figure 16 Sewer Cleanout (attached).

Response: The detail will be added to the plans.

If you have any questions do not hesitate to contact me at jerickson@mragta, 540-974-5334.

Regards,



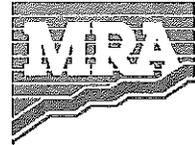
Jon Erickson, PE, LS

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MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



November 21, 2016

Chief Harold Rohde
John H Enders Fire Co. Inc. & Rescue Squad
9 South Buckmarsh Street
Berryville, Virginia 22611

RE: Meridian Health Care Site Plan

Dear Chief Rohde,

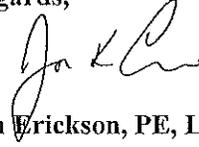
The following review comments are based on a letter received on November 4, 2016, from the John H Enders Fire Co. Inc. & Rescue Squad via Ms. C. Dunkle, Department of Planning & Zoning of the Town of Berryville.

Inspector's Comments

- 1. Comment: Parking should be restricted in front of the FDC.**
Response: Parking will be restricted in front of the FDC.
- 2. Comment: There should be a hydrant within 100 feet of the FDC.**
Response: A hydrant will be placed within 100 feet of the FDC.
Comment: The hydrant should be on the same side of the roadway as the FDC so as to not block access since there is only 1 way in and out of the facility.
Response: The hydrant will be placed on the same side of the roadway as the FDC.
- 4. Comment: Install a post indicating valve (PIV) on the fire suppression line into the building.**
Response: A post will be installed indicating valve on the fire suppression line into the building and a detail will be added to the plans.
- 5. Comment: Although maybe not shown, it appears that there is only one means of egress at the front of the building, and an additional at the rear of the building. Without the actual building design plans, I have concerns about the ability to evacuate the building given the limited number of egress shown on the plans and the accessibility of the rear entrance.**
Response: There are numerous access points and they will be shown on the plans.

If you have any questions do not hesitate to contact me at jerickson@mragta,
540-974-5334.

Regards,



Jon Erickson, PE, LS

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November 21, 2016

Ms. Hannah Cardwell
Stormwater Compliance Specialist
Department of Environmental Quality
PO Box 1105
Richmond, VA 23218

**RE: Meridian Health Care
Berryville, Virginia
DEQ SWM #: VRO-15-185
Stormwater Management (SWM) Plan**

Dear Ms. Cardwell,

The following review comments are based on a letter received on November 4, 2016, from the Commonwealth of Virginia Department of Environmental Quality c/o Mr. Sam Levin of MCL Partners, Beaufort, South Carolina.

Inspector's Comments

- 1. Comment:** The design plans call for alteration of an existing stormwater pond on the site. Please indicate if any existing maintenance agreements, deed restrictions, or other legal arrangements for the existing pond will have to be amended, replaced, repealed, or otherwise altered.

Response: The pond is within the existing easement on the property. No existing maintenance agreements or deed restrictions exist. A maintenance agreement will be created with this plan.
- 2. Comment:** The "Project Description" on Sheet 12 of 32 states that one single family residence and an associated gravel driveway are currently located on the property. The site also includes an existing stormwater BMP. The VRRM spreadsheet for new development has been used for calculations for the project. Please clarify if the project will be new development or re-development and made any necessary corrections.

Response: The project will be new development and will be noted in the project description.
- 3. Comment:** Please include details for the riser structure and outfall of the extended detention basin and indicate in the design plans if the design of the stormwater facility will include the recommendations from the "Conclusions and Recommendations" Section of the "Report of Geotechnical Exploration" dated June 22, 2015 (included with the plan submission).

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Response: The details will be provided and the design will include the recommendations from the Conclusions and Recommendations section of the Geotechnical Report.

4. **Comment:** The "Conveyance System Protection" calculations included on Sheet 15 of 32 include multiple values for "qPpost" and it is not clear if the Energy Balance equation has been satisfied. Please make clarifications as necessary.

Response: The Energy Balance equation will be clarified.

5. **Comment:** Please indicate any precautions that will be taken during construction to prevent sedimentation of permanent stormwater BMPs and add this information to the E&S plan as necessary.

Response: Construction notes will be added to the E&S plan.

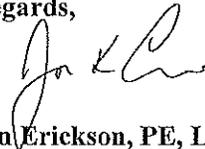
6. **Comment:** The following typos were noted in the plans:
a. "Sheet XX," twice in the "Stormwater Management Computations" on Sheet 15 of 32

b. The wrong specification is referenced for Bioretention in Note #2 of the "Bioretention Basin Typical Section Detail."

Response: The above typos will be corrected on the plans.

If you have any questions do not hesitate to contact me at jerickson@mragta, 540-974-5334.

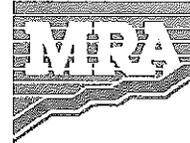
Regards,



Jon Erickson, PE, LS

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



November 21, 2016

Mr. David L. Frank, PLA
Pennoni Associates Inc.
117 East Picadilly Street
Winchester, VA 22601

**RE: Meridian Health Care Site Plan
1st Review**

Dear Mr. Frank,

The following review comments are based on a letter received on November 4, 2016, from Pennoni Associates Inc, c/o Ms. C. Dunkle of the Department of Planning & Zoning of the Town of Berryville.

Inspector's Comments

- 1. Comment: Sheet 1: Please provide the appropriate signature blocks for the owner and the Town of Berryville.**

Response: The appropriate signature blocks will be provided.
- 2. Comment: Sheet 3: Please add a pavement section detail for the 20' gravel fire lane.**

Response: A pavement section detail will be provided.
- 3. Comment: Sheet 4: Please add labels for the dumpster pad and loading space locations.**

Response: Labels will be provided for the dumpster pad and loading space.
- 4. Comment: Sheet 4: Please add fence and label for dumpster pad enclosure.**

Response: A fence and label for the dumpster pad enclosure will be provided.
- 5. Comment: Sheet 4: We note that a curve table is present on this sheet for the boundary information. However, not all of the property lines that are part of the project are labeled with bearing and distance. Suggest adding an existing conditions sheet with parcel boundary and existing vegetation.**

Response: An existing conditions sheet will be added to the plans.
- 6. Comment: Sheet 4: If bus service is provided to the site an ADA accessible lead walk to the building from Mosby Blvd may be required.**

Response: If bus service is provided then buses will come onto the site but currently no bus service is proposed.

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7. **Comment:** Sheet 4: Please label the radius of the proposed CG-11 entrance curbing along Mosby Blvd.
- Response:** The radius of the proposed CG-11 entrance will be labeled.
8. **Comment:** Sheet 4: Please add a VDOT CG-12 ramp and sidewalk along Mosby frontage.
- Response:** A VDOT CG-12 ramp and sidewalk shall be added.
9. **Comment:** Sheet 4: Please identify the parcel data for #14A7-10-81 along the western property Boundary.
- Response:** The parcel data for #14A7-10-81 will be provided.
10. **Comment:** Sheet 4: Will the existing 20' waterline easement Plat book 10 Page 70 be vacated with this application?
- Response:** The existing 20' waterline easement will be vacated.
11. **Comment:** Sheet 4: Please label the landscape buffer required against public right-of-way 60' in width or greater along Route 7 frontage, and adjacent residential parcel #'s 14A7-14-1A & 14A7-14-1B.
- Response:** The required landscape buffer will be labeled.
12. **Comment:** Sheet 4: Please add a temporary barricade to the inter-parcel access across from the fire lane connection.
- Response:** A temporary barricade will be added.
13. **Comment:** Sheet 4: Please add wheel stop locations as necessary along depressed curbing adjacent parcel # 14-5-251B.
- Response:** Wheel stops will be added as necessary.
14. **Comment:** Sheet 5: Show roof drains, size, material and slope, and how they tie into the proposed storm sewer system.
- Response:** Roof drain details will be added to the plans.
15. **Comment:** Sheet 5: Please indicate utility easements as necessary for public water and sanitary sewer extensions.
- Response:** Utility easement will be provided as necessary for water and sewer.
16. **Comment:** Sheet 5: Please indicate limits of new SWM easements.
- Response:** Limits of new SWM easements will be provided.
17. **Comment:** Sheet 5: Please add spot elevations as needed to ensure that increased

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 (410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (540) 974-5334

runoff and storm water ponding is not being created by the development on parcel #: 14A7-14-1A.

Response: Spot elevation will be added.

18. Comment: Sheet 5: Please verify that the entrance has adequate sight distance.

Response: Sight distance for the entrance will be provided.

19. Comment: Sheet 5: Please provide a stop sign at the Mosby Blvd entrance.

Response: A stop sign will be provided.

20. Comment: Sheet 5: Please add grading and spot elevation detail to the CG-11 Mosby Blvd entrance for the removal and construction of the curbing, sidewalk, HC ramp and storm drain inlets 7 & 112.

Response: Grading and spot elevations will be added to the CG-11 entrance.

21. Comment: Sheet 5: Please note that the nearest Fire Hydrant is approximately 125' from the Siamese FDC.

Response: Fire hydrants will be revised to within 100 feet.

22. Comment: Sheet 5: Please call out a concrete cap for the sanitary cleanout in gravel fire lane. This cleanout will need to be capable of handling vehicle loading.

Response: A concrete cap will be called out for the sanitary cleanout in the gravel fire lane.

23. Comment: Sheet 5: We suggest nosing down CG-6 curbing at fire lane entrance PTCR's.

Response: CG-6 curb at the fire lane entrance will be revised to nose down.

24. Comment: Sheet 5: Will depressed curbing have any curb cuts to drain the water held by the 2" curbing?

Response: This is flushed curb allowing water to drain and will not cause ponding.

25. Comment: Sheet 5: Indicate over-blasting for end of waterline "C" construction for future parcel #14-5-251B.

Response: Over-blasting will be indicated for the end of waterline "C".

26. Comment: Sheet 5: Correct flow arrow in swale just north of fire lane.

Response: The flow arrow will be corrected.

27. Comment: Sheet 5: Is the double check valve for the 6" fire line located within the building?

- Response:** No, the double check valve is located in the vault.
28. **Comment:** **Sheet 5: Please remove the water meter from the gravel fire lane.**
- Response:** The water meter will be moved to the front of the property line.
29. **Comment:** **Sheet 6: Please verify station of sanitary sewer crossing with respect to distance to the waterline crossing at station 14+07.68 waterline Profile "A".**
- Response:** The sanitary sewer and waterline crossing will be verified.
30. **Comment:** **Sheet 7: Please specify the class of RCP proposed.**
- Response:** Class III RCP is proposed unless otherwise noted.
31. **Comment:** **Sheet 7: Please verify station of waterline Profile "B" crossing near station 10+70 in SD 106 to 101 Profile.**
- Response:** The station of the crossing will be verified.
32. **Comment:** **Sheet 7: Please add the waterline crossing to SD 110 to 102 Profile.**
- Response:** The waterline crossing will be added to the profile.
33. **Comment:** **Sheet 7: Please correct the station call out for the waterline crossing near station 16+40 in SD 106 to 101 Profile.**
- Response:** The station call out will be corrected.
34. **Comment:** **Sheet 8: Please verify sanitary MH B top in the proposed sanitary sewer profile.**
- Response:** The MH B top will be verified.
35. **Comment:** **Sheet 8: Please provide storm drain inlet computations to include the replaced ex inlet 108.**
- Response:** Storm drain inlet comps will be revised to include the ex inlet 108.
36. **Comment:** **Final approval of the SWM plan and permit will be issued by DEQ.**
- Response:** Comment acknowledged.
37. **Comment:** **The depressed curbing as shown will result in the permanent ponding of 2" of water from the sheet flow draining from the paved parking area into bio-retention basin 1. Please confirm the drainage divide depicted between bio-retention basin 1 and the adjacent parcel #: 14-5-251B. It appears that additional acreage is draining into bio-retention basin 1.**
- Response:** This is flush curb and will allow water to flow over the curb and not pond. The drainage divide will be confirmed.

38. **Comment:** Please verify the acreage of sub-shed B and the existing drainage divide location adjacent the residential properties located on Hancock Court on the properties western boundary on sheets 9 and 10.
- Response:** The acreage of sub-shed B will be revised to include the adjacent residential properties.
39. **Comment:** Please confirm the drainage divide depicted between bio-retention basin 1 and the adjacent parcel #: 14-5-251B. It appears that additional acreage is draining into bio-retention basin 1.
- Response:** The drainage divide will be revised to include the additional acreage.
40. **Comment:** Please remove the drainage divide indicators at the common property boundary with the lots fronting on Hancock Court on sheet 12 if revisions were made in comment #38 above.
- Response:** The drainage divide indicators at the common property boundary will be removed.
41. **Comment:** Sheet 23: Please verify the acreage draining to sediment trap #1. It appears that this drainage area will be larger than 3 acres and require to be a sediment basin without clean water diversion along the property line to the east.
- Response:** The drainage area will be revised and a sediment basin will be provided.
42. **Comment:** Sheet 23: Suggest adding inlet protection for existing inlet 6 on Mosby Blvd.
- Response:** Inlet protection will be provide for the existing inlet 6.
43. **Comment:** Sheet 23: Suggest tree protection if the existing trees located outside the LOD are to be saved.
- Response:** Tree protection will be added.
44. **Comment:** Sheet 23: Wash rack and source of water may be required if construction activity tracks debris and sediment into Mosby Blvd during construction.
- Response:** A wash rack and source of water will be added.
45. **Comment:** Sheet 24: Please indicate permanent seeding for the proposed turf areas of the project.
- Response:** Permanent seeding for the proposed turf areas will be indicated.
46. **Comment:** Sheets 27-28: Please add the required landscape buffer strips along the adjacent boundaries of Route 7, parcel #: 14-5-251B, Parcel #: 14A7-14-

1A and 14A7-14-1B. We note that no existing vegetation outside the LOD is identified as being preserved.

Response: The required landscape buffer strips will be added.

47. Comment: **Sheets 27-28: Please provide 1 large canopy tree per parking island within the parking lot.**

Response: 1 large canopy tree per parking island will be provided.

48. Comment: **Sheets 27-28: Revise buffer yard planting tabulations as needed in next submission for any modified or additional buffer yard areas. We note that the buffer yard area does not currently correlate with the plantings required in the table on sheet 28.**

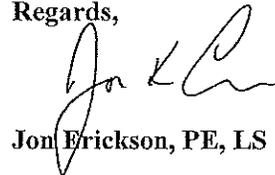
Response: The buffer yard plantings tabulations will be provided.

49. Comment: **Sheets 27-28: Please note that the buffer yard adjacent the residential lots on Hancock Court is within the existing stormwater easement Deed Book 263 Page 323.**

Response: We are working with the Town and adjacent owners to provide an alternative.

If you have any questions do not hesitate to contact me at jerickson@mragta, 540-974-5334.

Regards,



Jon Erickson, PE, LS

SECTION 611 BUSINESS (B) DISTRICT

611.1 PURPOSE AND INTENT

The Business (B) District is established to provide locations for a broad range of general business activities, particularly employment-related businesses, in a business park setting in the precincts of the Berryville Area Plan. The B District is established to encourage innovative design of employment related development; to these ends, development under this district will be permitted only in accordance with a site plan. The B District is intended to provide business “incubator” locations that allow one or more small businesses to operate in one or more buildings under common ownership.

The specific uses permitted within the B District must be in harmony with the cultural and environmental character of the Town of Berryville. No use should be permitted that might be harmful to adjoining land uses or to the community at large. Adequate transportation and site planning of all land uses shall have the goal of minimizing traffic conflicts with all other activities within the Berryville Area.

611.2 PERMITTED USES

- (a) Antique sales (indoor only)
- (b) Auctions establishments (indoor only)
- (c) Automobile service and repair establishments (including gas stations) provided that all repair of vehicles takes place in a fully enclosed building
- (d) Bakeries (with retail sales as provided in Section 611.2(w) below) **(12/94)**
- (e) Broadcast stations, studios, and offices for radio and television
- (f) Churches and other places of worship
- (g) Cleaning of carpets and rugs
- (h) Clubs or lodges (including civic and public benefit organizations)
- (i) Conference centers
- (j) Contractors’ establishments
- (k) Financial institutions (with or without drive-through windows)
- (l) Government and other public buildings (including police, fire, library, museum and postal facilities; excluding retail and service uses, except as provided in Section 611.2(w))
- (m) Machinery sales and service
- (n) Manufacturing, processing, assembly or repair activities that are not objectionable because of smoke, odor, dust or noise, or result in air or water pollution levels above any local, State or Federal regulations **(12/94)**
- (o) Medical care facilities, licensed
- (p) Mini-storage facilities (indoor only)
- (q) Offices, business or professional
- (r) Plant nurseries
- (s) Printing and publishing
- (t) Public utilities and related easements
- (u) Recreation facilities (indoor or outdoor), parks, playgrounds, fairgrounds, etc.
- (v) Restaurants with or without drive-through

Section 611 Business (B) District

- (8/01) (w) Retail stores and shops as an accessory use to the primary permitted use on the parcel, provided:
 - (1) the retail store or shop is directly related, ancillary, subordinate, and incidental to the primary permitted use;
 - (2) the gross floor area of the retail store or shop (excluding storage) does not exceed 10% of the gross floor area of the primary permitted use;
 - (3) the gross floor area of the retail store or shop (excluding storage) does not occupy more than 1,500 square feet; and
 - (4) the gross floor area for storage related to the retail store or shop does not exceed 500 square feet.
- (x) Schools, public and private, academic and vocational
- (y) Warehousing and distribution establishments
- (z) Wholesale trade and distribution establishments
- (aa) Veterinary hospitals (small animals), exclusive of outdoor boarding kennels

611.3 SPECIAL PERMIT USES

- (a) Day care centers
- (b) Pharmaceutical centers **(5/06)**
- (c) Scientific research and development establishments
- (d) Lumber yards and building materials establishments

611.4 MAXIMUM DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of .30 based on the net developable area of the lot.

611.5 MINIMUM DISTRICT SIZE

Minimum district size: four (4) acres

611.6 LOT REQUIREMENTS

- (a) Minimum lot area: 20,000 square feet
- (b) Minimum lot width: 100 feet

611.7 BUILDING HEIGHT AND SETBACK REGULATIONS

- (a) Maximum building height: 40 feet
- (b) Minimum yard requirements
 - (1) Front yard: 40 feet
 - (2) Side yard: 25 feet (40 feet on lot)
 - (3) Rear yard: 25 feet
 - (4) Rear yard requirements may be reduced where that rear yard abuts a railroad right-of-way.
 - (5) Where a lot is contiguous to property located in any residential district, all buildings shall have a minimum setback of forty (40) feet from common property lines.

611.8 OPEN SPACE

- (a) A landscape and buffer plan shall be submitted with any application for site plan approval.
- (b) Fifteen (15) percent of the gross site area shall be landscaped open space.

611.9 ADDITIONAL REGULATIONS

(a) Parking, Streets and Access

- (1) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped.
- (2) The location, spacing and number of private driveway entrances shall comply with Virginia Department of Transportation standards and shall be subject to final site plan approval.
- (3) Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights-of-way.
- (4) Public streets within or immediately adjacent to the B Zoning District shall be constructed to industrial road standards if determined necessary by the administrative body. Sidewalks may be required on such street if determined necessary by the administrative body.

(b) Buffering and Landscaping

- (1) Where a parcel in the B District is contiguous to a residential zoning district, or a public right-of-way of sixty (60) feet or more, a landscaped buffer strip fifteen (15) feet wide shall be provided. Such a buffer strip shall include any combination of masonry or wooden walls or fences and/or evergreen shrubs that provide an opaque visual buffer at least six (6) feet high within six (6) months of occupancy of a parcel.
- (2) Where a parcel in the B District is contiguous to another non-residential zoning district, a landscaped buffer strip ten (10) feet in width shall be provided.
- (3) Landscape materials and their placement shall submit to final site plan approval. With the approval of the administrative body, walls, fences, or wider buffer strips may be used in lieu of landscaping.
- (4) Common property ownership agreements and covenants shall be reviewed and approved by the administrative body.

(c) Storage of Materials and Refuse

- (1) All refuse containers shall be screened by a solid and opaque wall or fence.
- (2) Any establishment involved with the storage of any fuel for sale, for on-site use, or for any other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the administrative body.
- (3) The outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan.
- (4) Outdoor storage for any use in the B zoning district shall be completely enclosed within solid and opaque masonry, metal or wooden fences at least six (6) feet in height.
- (5) No material or equipment within an outdoor storage area shall be visible from any public right-of-way or any parcel in a residential zoning district.

(d) Uses, Facilities and Improvements

- (1) All business activities shall be conducted within the principal structure, which is to be completely enclosed.
- (2) Signing, mailboxes, site lighting and architectural materials shall be provided and installed by the property's owner-developer and shall be consistent and compatible with the scale and character of the development.

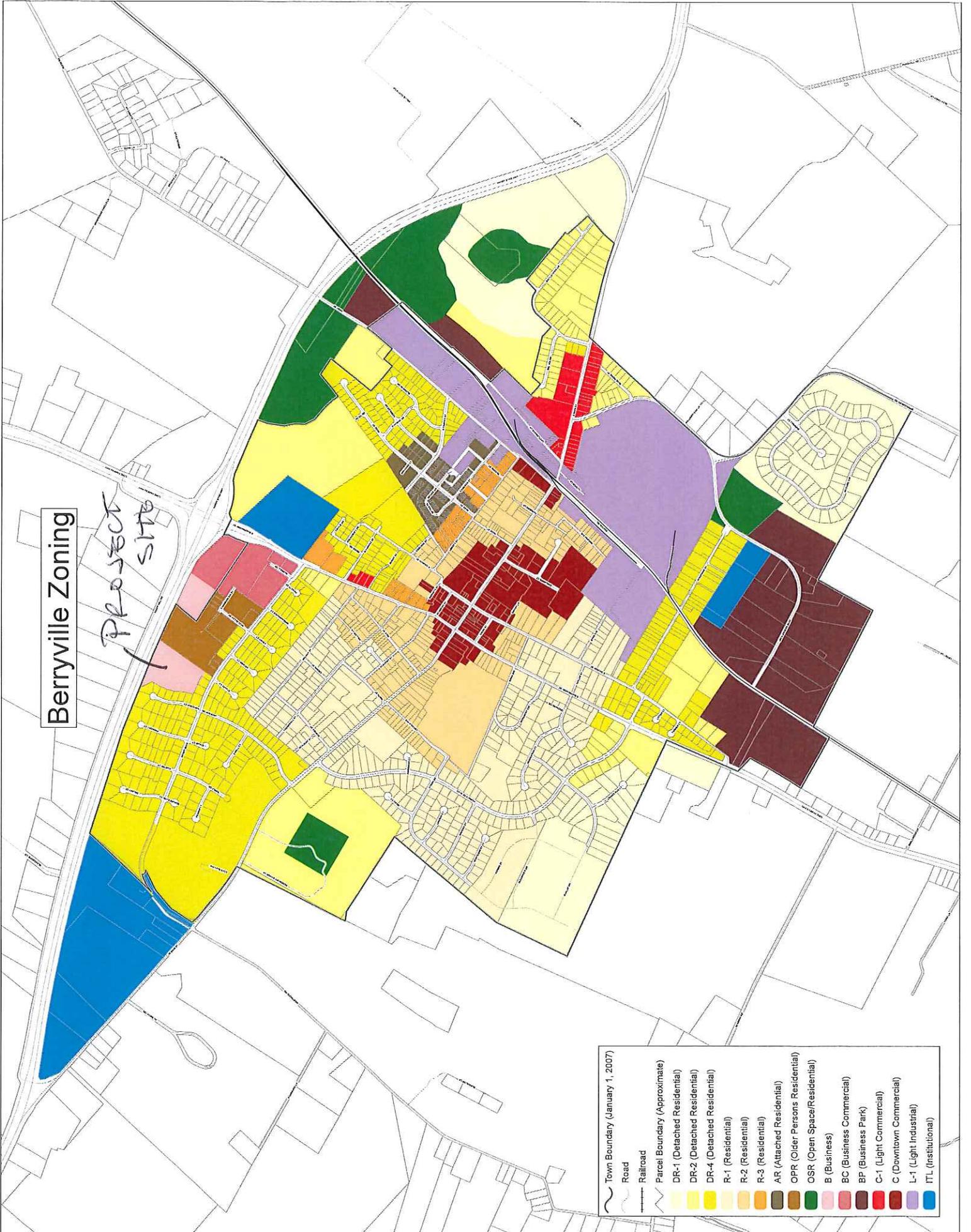
Section 611 Business (B) District

- (3) Private streets, street lighting, sidewalks, curbing and gutters, and parking bays shall be constructed to standards specified by the administrative authority or its agent.
- (e) Site Plan
 - (1) A site plan that shall govern all development shall be submitted for approval.
 - (2) Site plans shall include provisions for:
 - (A) Adequate public facilities;
 - (B) development phasing;
 - (C) stormwater management facilities to address the ultimate development coverage within the district;
 - (D) lighting and signing;
 - (E) building placement and lot configuration; and
 - (F) other special site features and land use considerations deemed necessary to serve the district.
 - (3) Any site plan application which is not in strict conformance with the pre-existing approved site plan for the district shall require an amendment to that site plan and preliminary plat prior to site plan approval of the specific use.
 - (4) All uses shall be subject to final site plan approval.

Berryville Zoning

Project Site

- ~ Town Boundary (January 1, 2007)
- Road
- Railroad
- Parcel Boundary (Approximate)
- DR-1 (Detached Residential)
- DR-2 (Detached Residential)
- DR-4 (Detached Residential)
- R-1 (Residential)
- R-2 (Residential)
- R-3 (Residential)
- AR (Attached Residential)
- OPR (Older Persons Residential)
- OSR (Open Space/Residential)
- B (Business)
- BC (Business Commercial)
- BP (Business Park)
- C-1 (Light Commercial)
- C (Downtown Commercial)
- L-1 (Light Industrial)
- ITL (Institutional)



Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) is requesting Site Plan approval in order to build a restaurant under Section 610.2(t) of the Berryville Zoning Ordinance at the property located on McNeil Drive, identified as Tax Map Parcel number 14-((5))-251F zoned BC Business Commercial. SP 02-16

Mr. Millot has submitted a Land Development Application for a site plan for a McDonald's Restaurant to be located on McNeil Drive north of the current Bank of Clarke County site off of Mosby Boulevard. An address will be assigned to the property within the next several weeks.

Review requests have been forwarded to the Virginia Department of Environmental Quality for stormwater management review; Pennoni Engineering; Virginia Department of Transportation; John H. Enders Fire and Rescue; and Berryville Public Works and Utility staff.

General Information

The zoning on the property is Business Commercial (BC) regulated under Section 610 of the Berryville Zoning Ordinance. Restaurants with or without drive through facilities are permitted by right under Section 610.2(t).

Ms. Kelley Frank has submitted a Trip Generation Analysis that is being reviewed by VDOT.

The Berryville Area Development Authority acts as the review agent for architectural elevations and signage. These items will be included in a separate submission.

Parking

Parking for fast food restaurants is regulated under Section 305. Current regulations require one (1) space for each 60 square feet of floor area and three (3) queuing spaces for drive up windows. The applicant is currently requesting a text amendment in order to reduce the number of spaces to one (1) space for each 100 square feet of floor area plus one space per every four outdoor seats. The request aligns with parking requirements as recommended by the Institute of Transportation Engineers (9.99 parking spaces per every 1,000 square feet of floor area). The Planning Commission held a public hearing on the matter on November 22, 2016 and recommended approval to Town Council. It is anticipated that Town Council will hold a public hearing on the matter at their January meeting.

The following items are included in this report:

- Land Development Application;

- Section 610 Business Commercial (BC) of the Berryville Zoning Ordinance;
- Trip Generation Analysis; and
- Site Development Plan.

Recommendation

Set a public hearing for the December 28, 2016 meeting.

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner Michele Fascelli
Owner's Address 36 West Main Street, Berryville, VA 22611
Phone 540-247-4974
Agent (Contact Person) Sean Millot, Kimley-Horn and Associates, Inc.
Agent's Address 11400 Commerce Park Drive, Suite 400, Reston, VA 20191
Phone 703-674-1337

Check Appropriate Request:

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

Complete As Applicable:

Nature of Request/Proposal: New construction; McDonald's Restaurant
Tax Map & Parcel Number(s): PIN 14-5-251F; Lot 251-F
Size of Project Site: 34,740 SF, or .79752 acres
Proposed # of Lots: 1 Existing Zoning BC

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: Sean Millot Date: 10/25/16

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: Michele Fascelli Date: 10/25/2016

OFFICE USE ONLY

Public Hearing Required? Dates Advertised

Adjoining Property Owners Notified?

Action Taken:

Section 610 Business Commercial (BC) District

(3/92) SECTION 610 BC BUSINESS COMMERCIAL

610.1 PURPOSE AND INTENT

The Business Commercial (BC) District is established to provide locations for highway commercial uses (such as retail uses dependent on automobile access, restaurants, motels), offices, and employment-related businesses within the precincts of the Berryville Area Plan. The BC District is further established to encourage innovative design of office, employment and retail-related development; and to these ends, development under this district is permitted only in accordance with a site plan.

The application of this district is intended for newly developing locations in the Berryville Area where office, retail, and similar activities are the principal use. High-quality business park and commercial site design principles are to be incorporated into the BC District uses. Highway-oriented commercial uses shall be located where they are pre-planned and creatively grouped in an efficient manner meeting the comprehensive planning objectives.

The specific uses permitted within the BC District must be in harmony with the cultural and environmental character of the Berryville Area. No use should be permitted which might be harmful to the adjoining land uses and the residential ambience of the community at large. Adequate transportation and site planning of all land uses shall have the goal of minimizing traffic conflicts with all other activities within the Berryville Area.

610.2 PERMITTED USES

- (a) Antique sales (indoor only)
- (b) Automobile service and repair establishments (including gas stations), with a convenience store (not occupying more than 3,000 square feet of gross floor area, excluding storage) as an accessory use, provided that all vehicle repair takes place in a fully enclosed building. **(04/16)**
- (c) Automobile sales
- (d) Broadcast stations, studios, and offices for radio and television
- (e) Car washes
- (f) Churches and other places of worship
- (g) Clubs or Lodges (including civic and public benefit organizations)
- (h) Day care centers
- (i) Financial institutions (with or without drive-through windows)
- (j) Funeral homes
- (k) Government and other public buildings (including police, fire, library, museum, and postal facilities; excluding retail and service uses except as provided in Section 610.2(u).
- (l) Grocery store (with at least 25,000 square feet gross floor area)
- (m) Hotels and motels
- (n) Laundromats
- (o) Medical care facilities, licensed
- (p) Offices, business or professional
- (q) Plant nurseries
- (r) Public utilities and related easements
- (s) Recreation facilities (indoor or outdoor), parks, playgrounds, fairgrounds, etc.

Section 610 Business Commercial (BC) District

- (t) Restaurants with or without drive-through
- (u) Retail stores and shops as an accessory use to the primary permitted use on the parcel, provided:
 - (1) the retail store or shop is directly related, ancillary, subordinate, and incidental to the primary permitted use;
 - (2) the gross floor area of the retail store or shop (excluding storage) does not exceed ten (10) percent of the gross floor area of the primary permitted use;
 - (3) the gross floor area of the retail store or shop (excluding storage) does not occupy more than 1,500 square feet; and
 - (4) the gross floor area for storage related to the retail store or shop does not exceed 500 square feet. **(8/01)**
- (v) Schools, public and private
- (w) Veterinary hospitals (small animals), exclusive of outdoor boarding kennels

610.3 SPECIAL PERMIT USES

- (a) Conference centers
- (b) Pharmaceutical centers **(5/06)**
- (c) Scientific research and development establishments
- (d) Theatres, indoor

610.4 MAXIMUM DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of .30, based on the net developable area of the lot.

610.5 MINIMUM DISTRICT SIZE

Minimum District size is four (4) acres.

610.6 LOT REQUIREMENTS

- (a) Minimum lot area: 20,000 square feet
- (b) Minimum lot width: 100 feet

610.7 BUILDING HEIGHT AND SETBACK REGULATIONS

- (a) Maximum building height: 40 feet
- (b) Minimum yard requirements:
 - (1) Front yard: 40 feet
 - (2) Side yard: 25 feet (40 feet on street side corner lot)
 - (3) Rear yard: 25 feet
 - (4) Where a lot is contiguous to property located in any residential district, all buildings shall have a minimum setback of 40 feet from common property lines.

610.8 OPEN SPACE

- (a) A landscape and buffer plan shall be submitted with any application for site plan approval.
- (b) Twenty (20) percent of the gross site area shall be landscaped open space.

610.9 ADDITIONAL REGULATIONS

(a) Parking, Streets and Access

- (1) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped.
- (2) The location, spacing and number of private driveway entrances shall comply with Virginia Department of Transportation standards and shall be subject to final site plan approval.
- (3) Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights-of-way.

(b) Buffering and Landscaping

- (1) Where a parcel in the BC District is contiguous to a residential zoning district or public right-of-way with limited access, a landscaped buffer strip fifteen (15) feet in width shall be provided.
- (2) Landscape materials and their placement shall be subject to final site plan approval. With the approval of the administrative body, walls, fences or wider buffer strips may be used in lieu of landscaping.

(c) Storage of Materials and Refuse

- (1) All refuse containers shall be screened by a solid wall or fence.
- (2) Any establishment involved with the storage of any fuel for sale, for on-site use, or for any other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the administrative body.
- (3) All storage shall be conducted within the principal structure, which is to be completely enclosed.
- (4) There shall be not outdoor storage and/or display of goods with the exception of plant materials associated with nurseries.

(d) Uses, Facilities and Improvements

- (1) All business services (and storage) shall be conducted within the principal structure, which is to be completely enclosed.
- (2) Signing, mailboxes, site lighting and architectural materials shall be provided and installed by the property's owner-developer and shall be consistent and compatible with the scale and character of the development.
- (3) Private streets, street lighting, sidewalks, curbing and gutters, and parking bays shall be constructed to standards specified by the administrative authority or its agents.

(e) Site Plan

- (1) A site plan, which shall govern all development, shall be submitted for approval.
- (2) Site plans shall include provisions for the following:
 - (A) adequate public facilities;
 - (B) development phasing;
 - (C) stormwater management facilities to address the ultimate development coverage within the district;
 - (D) lighting and signing;
 - (E) building placement and lot configuration; and

Section 610 Business Commercial (BC) District

- (F) Other special site features and land use considerations deemed necessary to serve the district.
 - (G) Any site plan application which is not in strict conformance with the pre-existing approved site plan for the District shall require an amendment to that site plan and preliminary plat prior to site plan approval of the specific use.
- (3) All uses shall be subject to final site plan approval.



MEMORANDUM

To: Keith R. Dalton, Town Manager
Town of Berryville, Virginia
101 Chalmers Court, Suite A
Berryville, VA 22611
(540) 955-1099

From: Kelley Frank, EIT
Kimley-Horn and Associates, Inc.

Date: November 18, 2016

Subject: **McDonald's – Berryville, VA**
Trip Generation Analysis

This memorandum presents the results of a trip generation analysis for a proposed 3,042 square foot (SF) fast food restaurant at the Battlefield Estates retail development, northwest of the intersection of Buckmarsh Street (US Route 340) and Mosby Boulevard (VA Route 1035), in the Town of Berryville, Virginia.

The property is zoned BC (Business Commercial). This zoning category is intended to provide locations for highway commercial uses. Restaurants with a drive-through are an approved use.

A trip generation analysis was performed to compare the trips generated by the fast food restaurant with the trips generated by three alternative land uses that are allowable based on the property zoning. The purpose of this comparison is to provide perspective on the number of trips generated by a fast food restaurant with drive-through, which may be perceived as being higher than other land uses in this zoning category. A drive-in bank, a convenience market, and a medical office building will be used for comparison. Building sizes for the alternative land uses were estimated based on the size of the property, building setbacks, parking requirements, and the typical square footage for that land use.

Trips generated during the AM and PM peak hours were calculated using the Institute of Transportation Engineers (ITE) average trip generation rates based on building square footage for land use code 934 (Fast Food Restaurant with Drive-Through Window), land use code 912 (Drive-In Bank), land use code 851 (Convenience Market Open 24 Hours), and land use code 720 (Medical-Dental Office Building) found in the *ITE Trip Generation Manual, 9th Edition*. A summary of the peak hour site generated trips based on the proposed and alternative land uses is shown in Table 1 on the following page. This table shows the difference in peak hour trips generated by the proposed fast food restaurant as compared to each of the three alternative land uses.

Table 1: Trip Generation Analysis - Proposed Site versus Alternative Allowable Land Uses									
Description	Land Use Code	Quantity	AM Peak Hour			PM Peak Hour			ADT
			In	Out	Total	In	Out	Total	
Fast Food Restaurant with Drive-Through Window (<i>Proposed Use</i>)	934	3,042 SF	70	68	138	51	48	99	1,510
Drive-In Bank (<i>Alternative Allowable Use</i>)	912	3 Lanes	17	11	28	49	51	100	420
Difference in Trips from Alternative Use to Proposed Use			53	57	110	2	-3	-1	1090
Convenience Market (Open 24 Hours) (<i>Alternative Allowable Use</i>)	851	3,000 SF	101	100	201	80	77	157	2,210
Difference in Trips from Alternative Use to Proposed Use			-31	-32	-63	-29	-29	-58	-700
Medical-Dental Office Building (<i>Alternative Allowable Use</i>)	720	6,000 SF	11	3	14	11	10	21	220
Difference in Trips from Alternative Use to Proposed Use			59	65	124	40	38	78	1290

The development of a fast food restaurant generates:

- 110 more trips in the AM peak hour and one less trip in the PM peak hour than a drive-in bank
- 130 fewer trips in the AM peak hour and 111 fewer trips in the PM peak hour than a 24-hour convenience store
- 124 more trips in the AM peak hour and 78 additional trips in the PM peak hour than a medical office building

The analysis shows that a fast food restaurant is comparable in trip generation to alternative land uses that are allowable based on the BC property zoning.

PIN: 14-5-251E
ZONE: BC (BUSINESS COMMERCIAL)

