

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

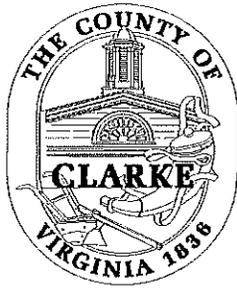
Wednesday, January 25, 2017 -- 7:00pm

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

1. **Call to Order – Allen Kitselman, Chair**
3. **Approval of Agenda**
4. **Approval of Minutes – January 4, 2017 meeting**
5. **Continued Public Hearing – McDonald’s Site Plan**
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
6. **Continued Public Hearing – Berryville, AL, LLC 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
8. **Other Business**
9. **Adjourn**

UPCOMING MEETING:

Wednesday, February 22, 2017 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, January 4, 2017 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, January 4, 2017.

ATTENDANCE

Authority Members Present: Matt Bass, Warren Dilandro, Allen Kitselman, Tom McFillen, George L. Ohrstrom, II, and Kathy Smart

Authority Members Absent: None

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

ORGANIZATIONAL MEETING

Ms. Dunkle called the Organizational Meeting to order at 7:00PM and opened the floor to nominations for Chair for 2017. The Authority elected Mr. Kitselman as Chair.

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

No: None

Absent/Abstained: Kitselman

Chair Kitselman opened the floor to nominations for Vice-Chair. The Authority elected Mr. Ohrstrom as Vice-Chair for 2017.

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

No: None

Absent/Abstained: Ohrstrom

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

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

No: None

Absent/Abstained: None

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the November 30, 2016 meeting as presented.

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

No: None

Absent/Abstained: None

PUBLIC HEARING – SITE PLAN REVIEW (SP-02-16)

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 Second 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.

Ms. Dunkle provided a brief overview of the site plan proposal. Mr. Bass asked about the proposed timeline for completion of the project. Mr. Millot indicated that he was not able to provide that information this evening but would present it when the dates are set. Vice Chair Ohrstrom asked how long it typically takes to construct a McDonald's restaurant and Mr. Millot replied under six months.

Chair Kitselman asked if the applicant would like to make a presentation before the public hearing. Mr. Millot summarized the project and its proposed benefits and infrastructure improvements. He noted that the pavement on McNeil Drive would be milled and overlaid in order for the street to be accepted into the Town's maintenance system. He said that the curb and gutter will be repaired and the existing sidewalk will be extended through the subject property. He said that an eight inch water main will be extended to the property and a new fire hydrant will be installed. He noted that in excess of \$120,000 in impact fees will be paid to offset the Town's water and sewer infrastructure improvements. Mr. McFillen asked what size water meter would be installed and Mr. Millot said that it would be a one and one-half inch meter. Ms. Dunkle clarified that the "impact fees" referenced by Mr. Millot are the Town's availability fees for public water and sewer.

Chair Kitselman opened the public hearing.

Alton Echols (400 Custer Court, Berryville) said that the utilities need to be run to the end of the property line which is 10-15 feet beyond where the street stops. He said that the street needs to be taken to the end and a temporary cul-de-sac must be installed which is not shown on the site plan. He said that according to VDOT, inter-parcel access between the properties is required. He noted that the left-out turn is not safe or satisfactory and that you should only have a right-out on a minor street like this. He also referenced the relocation of a utility pole. He said the most important issue is stormwater and that he has not seen any calculations so far. He added that he knows the lot is tight because he designed it that way. He said that McDonald's typically requires 40,000 square feet and that this lot is 35,000 square feet and cannot accommodate parking under the current regulations. He added that this would have to be changed and he knew no one would change the rules for him, but that a future developer could get the rules changed and he would benefit from it. He said that he is happy to work with the developer if they need an easement but that as a next door neighbor he is going to make sure that they are held to the same criteria that he has been held to. He concluded by providing a document to Ms. Dunkle in reference to the project.

Brian McClemens (333 East Fairfax Street, Berryville) said that he is totally opposed to the McDonald's as he is married to the owner of the Berryville Grille. He said that McDonald's will hurt all of the mom and pop restaurants in Berryville. He said that he knows that McDonald's has a right to build but that the BADA should not change the parking regulations for them. Vice-Chair Ohrstrom noted that the Town Council, not the BADA, is responsible for acting on the proposed Town Zoning Ordinance amendment.

Mr. McClemens said he believes that it will open the floodgates for Mr. Echols's land and there will be six fast-food restaurants in the future. He said that he chose to move to Berryville to get away from all of that and he appreciates that the town is not corporate.

Absent further comments from the public, Chair Kitselman opened the floor for comments from the members.

Mr. Bass stated that the parking regulations text amendment is not in the BADA's bailiwick but that he believed fewer parking spaces would result in a lower impact use. He also asked about the status of the freestanding sign and Ms. Dunkle said that she has just started working on it with the applicant along with the building elevation. Mr. Bass replied that the scale of the sign should match the character of the corridor. He also asked the applicant's agents to take Mr. McClemens's comments to heart as it appears to be a common sentiment held by many Town residents as evidenced by online discussions. He encouraged them to incorporate citizen comments into their plan of development. Mr. Dilandro added that the location should attract more travelers than Town residents due to the proximity to Route 7/U.S. 340. Vice-Chair Ohrstrom asked Ms. Dunkle to look into Mr. Echols's concerns and she replied that she has already been working on them with the applicant. Mr. Dilandro asked about the interparcel access requirement Mr. Echols noted. Ms. Dunkle said that she was not aware of this requirement and has not received this as a comment from VDOT.

Ms. Dunkle noted that Town Council is scheduled to address the parking regulations text amendment at their January 10 meeting and if they take action, all comments should be addressed in time for the BADA's January 25 meeting. Mr. McFillen asked if the applicant has the Town engineering consultant's (Pennoni) comments and Ms. Dunkle said yes. He also asked how the Architectural Review Board (ARB) fits into the process and Ms. Dunkle replied that the BADA acts as the ARB for these applications. He then asked whether the elevations could show how rooftop equipment will be screened. Mr. Millot replied that the building prototype contains parapets that ensure all rooftop equipment is fully screened from view from ground level. Mr. McFillen noted that the Bank of Clarke County took great effort to address the aesthetics of the roof line on their adjacent building. Ms. Dunkle asked the applicant's agent to have their architect attend the next meeting so the Authority could have this discussion with them.

The Authority voted to continue the public hearing on the proposed site plan application to the next BADA meeting which is scheduled for January 25, 2017.

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

No: None

Absent/Abstained: None

Ms. Dunkle asked if there was anything else that the members wanted the applicant to bring to the next meeting. Mr. McFillen said that the comment letter from Pennoni contains a thorough list of items to complete. Chair Kitselman added that Mr. Bass's comments regarding ensuring that the signage matches the corridor scale is also important.

CONTINUED PUBLIC HEARING -- 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.

Ms. Dunkle introduced the site plan, noting that the item was continued from the BADA's November 30 meeting. Mr. Erickson provided an update on the site plan review and stated that it is 99% complete and undergoing quality control review. He noted that he has addressed all comments that have been provided on the site plan.

Chair Kitselman opened the public hearing but there were no speakers. He then opened the floor for comments from the members.

Vice-Chair Ohrstrom asked whether Mr. Erickson had met with the neighbors who spoke at the November 30 meeting. Mr. Erickson said that he met with Ms. Dunkle and made changes to the site plan to address her concerns. He added that he wanted to wait until after the holidays to meet with the neighbors but will be happy to meet with anyone to review the project. He noted that the buffer has been moved onto the embankment and away from the drainage ditch to provide better screening. He also said that the access road changes have enabled more trees to be saved from clearing. Mr. McFillen asked about the difference in elevation between the proposed building and neighboring homes. Mr. Erickson replied that the second/third story of the homes is on par with the building. Mr. McFillen said that the finished floor elevations of the homes and building are within 18 inches of each other and it is important to help the neighbors understand this to address their concerns. Mr. Dilandro said that all of the elevations appear to be coincidental. Mr. Erickson said the buffer has been enhanced with evergreens and with the location change should provide better screening. Mr. Bass asked about the outdoor lighting. Mr. Erickson replied that they are waiting on the photometric plan but that all lighting will comply with Town ordinance requirements and be downcast and dark sky compliant. Mr. Bass said that the Town recently installed LED lighting on some street lights with positive reviews and Mr. Erickson said that the building lighting would most likely be LED. Ms. Dunkle said that she recently met with one of the property owners about the plan and would be happy to work with Mr. Erickson on meeting with the neighbors.

Vice-Chair Ohrstrom asked about timing for the site plan review. Ms. Dunkle asked Mr. Erickson when he expected to file the revised plans and he said by early next week. Ms. Dunkle said that this should provide plenty of time to address remaining items in time for the January 25 meeting. Mr. McFillen asked if landscaping improvements are required to be bonded. Ms. Dunkle said that only public improvements and erosion and sediment controls are bonded. Mr. Erickson said that DEQ now requires maintenance agreements and added that this would have to be executed with the County because they are the main jurisdiction. Mr. Stidham replied that he disagreed that the agreement would have to be executed with the County.

Members then discussed whether to close or continue the public hearing. Ms. Dunkle noted that signage and building elevations remain outstanding and would still need to be reviewed. Mr. Bass said that he preferred to continue the public hearing in case there were last minute concerns.

The Authority voted to continue the public hearing on the proposed site plan application to the next BADA meeting scheduled for January 25, 2017.

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

No: None

Absent/Abstained: None

PROPOSED MEETING DATES

Mr. Stidham reviewed the proposed meeting schedule for 2017 noting two deviations. He said the November meeting would be moved to the fifth Wednesday to avoid Thanksgiving and the December meeting would be moved to the third Wednesday in order to be held prior to the Christmas holiday.

The Authority voted to adopt the 2017 meeting dates as presented by Staff.

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

No: None

Absent/Abstained: None

OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Ms. Smart moved, seconded by Vice-Chair Ohrstrom, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:35PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

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

Town Council approved a text amendment requested by the applicant that reduces the number of parking spaces for fast food restaurants under Article III, Section 305.15 of the Berryville Zoning Ordinance at their January 10, 2017 meeting.

Signage

Staff has been working with a contractor on signage for the McDonald's building. Regulated under Section 307 of the Berryville Zoning Ordinance, wall signs are based on linear building frontages. The maximum allowance is approximately 98 square feet and proposed wall signage totals approximately 94 square feet.

Freestanding signs are regulated under Section 307.4(g) of the Berryville Zoning Ordinance. Not more than one freestanding sign is permitted on each lot. The highest point of the sign may not exceed 20 feet above grade and shall not exceed 40 square feet in total sign area. The layout (Next Gen 20' Road Sign) features 25 square feet on the top sign and 10 square feet on the "McCafe" sign for a total of 35 square feet. The sign will be located on the northeast corner of the parcel.

Building Elevations

Building elevations are included for review and discussion. Staff has requested samples of the bricks and mortar that will be used. McDonald's representatives will be at the meeting to discuss specific design elements.

Site Plan

Comments have been received from Pennoni, VDOT, and Town Public Works and Planning staff. General comments include:

VDOT

- The angle of the northern entrance will be reviewed by Kimley-Horn per VDOT's request.
- VDOT recommended interparcel connections however due to the size of the parcel; previous development pattern; and the fact that McNeil Drive essentially acts as a frontage road, Town staff believes this is not the best option for this parcel. Access to future development to the north, where the depth of the parcel is greater and lots may be designed to accommodate this type of connection, should be considered.

- Curb, gutter, and sidewalk will be installed along US Route 340 to accommodate pedestrian access. While the Bank of Clarke County did not extend their sidewalk, future opportunities to complete this link using Revenue Sharing or other funding sources will be considered.
- Mr. Boyce referenced an inquiry he received from the property owner to the north for right in/right out access from US 340. This is not a requirement of the Site Plan currently under review however staff believes this option should be considered for future access should the developer wish to construct this on his parcel.

Pennonni Engineering

- General comments included identification of limits of disturbance for trenches, additional erosion and sediment control notes, parking requirements (which has been resolved with the adoption of the text amendment), and general transportation comments.
- Stormwater comments were discussed in the first review comments and in a conference call with engineering and Town staff.

Town Staff

- Utility design comments (including any road closures or disruptions to service) were submitted previously and identified on the plans.
- Repairs to McNeil Drive have been identified. The road will be completed and brought into the Town's road maintenance system.
- The landscape plan conforms to Town requirements. Due to the location of a sanitary sewer easement on the front (west) of the parcel, trees were not included in this area.

Other

- Rappahannock Electric will be relocating the utility pole shown on the plans.
- McDonald's representatives indicated that they have discussed Mr. Echols' comments from the last meeting with him.
- The updated Site Plan will be resubmitted within the next two weeks for final review.

January 4, 2017 Staff Report

Public hearing notices were published in the Winchester Star on Wednesday, December 21 and Wednesday, December 28, 2016. Adjacent property notices were mailed via first class mail on December 21, 2016. No comments were received in the Planning Office from adjacent property owners. Staff met with one resident who attended the December Town Council meeting who is opposed to the McDonald's being located in Berryville and has started an online petition against this effort.

Representatives from Kimley-Horn will be giving a brief presentation about the project at the meeting.

General Information

The parcel is zoned Business Commercial (BC). Restaurants with or without drive-through facilities are a use permitted by right in this district under Section 610.2(t) of the Berryville Zoning Ordinance.

The intent of the BC district as described in Section 610.1 of the Zoning Ordinance is to provide for highway-oriented commercial uses including restaurants. This zoning and use have been in place for over 20 years.

The Site Plan has been forwarded to respective agencies for review and comment. Pennoni Engineering comments have been received and are included in this packet. Town planning and public works staff have been working with the applicant and the current plans reflect those comments.

Architectural Review

Section 704.1 of the Berryville Zoning Ordinance authorizes the BADA to act as the architectural review agent on new structures and signage within Annexation Area B. The elevations and signage package are included with this report. Staff will vet the signage for zoning compliance. Discussion of these items should occur at the meeting.

Parking

Modifications to current parking requirements identified in Section 305.17 of the Berryville Zoning Ordinance will be discussed at a Town Council public hearing scheduled for Tuesday, January 10, 2017 at 7:30pm as follows:

The Berryville Planning Commission is sponsoring a text amendment as requested by Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) to Article III, Section 305.17 of the Berryville Zoning Ordinance in order to modify parking requirements for “restaurant, fast food” to require one (1) space per 100 square feet of gross floor area and one (1) space for every four outside seats. TA 08-16

The Planning Commission initiated the text amendment and held a public hearing on this matter at their November 22, 2016 meeting. They recommended that Town Council approve the proposed text amendment to Article III, Section 305.17 of the Berryville Zoning Ordinance in order to allow for one parking space per 100 square feet of gross floor area and one (1) space for every four outside seats.

Fast food restaurants are defined in Article I of the Berryville Zoning Ordinance as follows:

***fast-food restaurant** - Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages in motor vehicles on the premises; a refreshment stand; a “drive-through” or primarily a “carry-out” establishment. Food may also be eaten inside.*

Town and County parking requirements were adopted for respective zoning ordinances in 2002. The current requirement for “restaurant, fast food” parking per Section 305.17 of the Berryville Zoning Ordinance is one (1) parking space for every 60 square feet of floor area plus three (3) queuing spaces for drive up facilities. The application under consideration would allow for one (1) parking space for every 100 square feet of floor area and one (1) space for every four (4) outside seats. Please note that this request does not affect parking requirements for “sit down” restaurants.

Research of associations representing fast food businesses reflect high drive through usage. According to QSR (Quick Service Restaurant) Magazine (<https://www.qsrmagazine.com/reports/2016-qsr-drive-thru-study>), companies across the industry regularly see 60–70 percent of their business come through the outdoor lane. The Institute of Transportation Engineers (ITE) manual has identified an average parking demand for fast food restaurants of 9.95 spaces per 1,000 square feet of floor area for fast food uses which averages to one space for every 100 square feet of floor area.

November 30, 2016 Staff Report

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

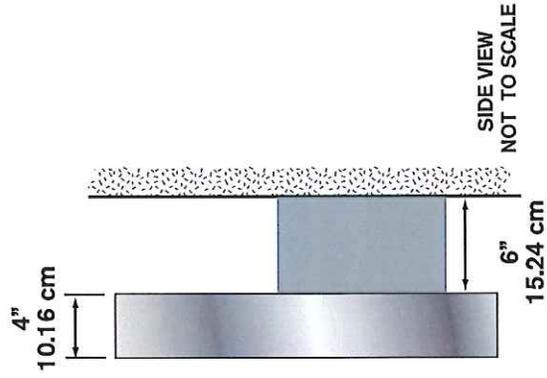
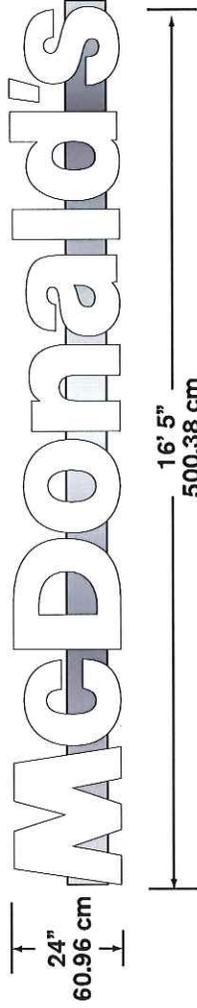
Parking for fast food restaurants is regulated under Section 305. Current regulations require one (1) space for each 60 square feet of floor area and three (3) queuing spaces for drive up windows. The applicant is currently requesting a text amendment in order to reduce the number of spaces to one (1) 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.

Recommendation

Discuss at the meeting.

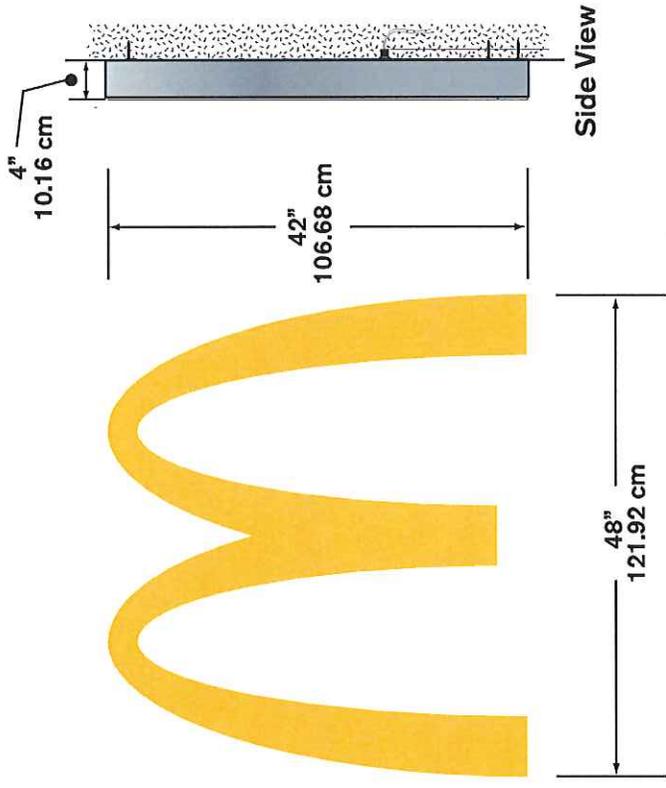
NextGen 24" Wordmark



- Illumination:** LED
- Electrical:** 1.6 AMPS
- Power Supply:** (1) Amperor ANP90-30P1
- Ship Weight:**

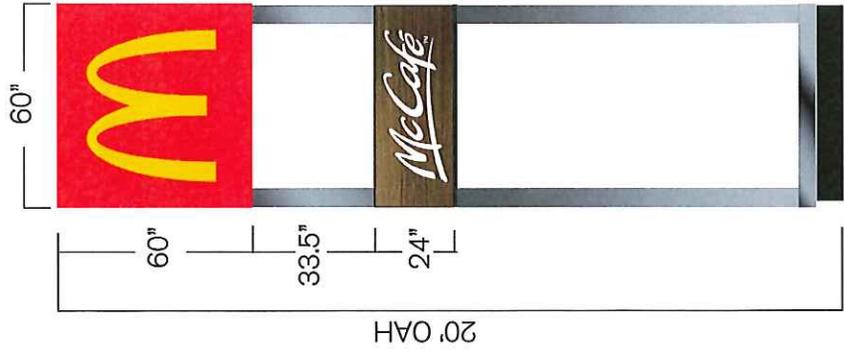


42" NextGen Illuminated Building Arch - LED



- Illumination:** LED
- Electrical:** .35 AMPS
- Ballast:** (1) OSRAM OT75-120-277-24
- Ship Weight:**

Next Gen 20' Road Sign

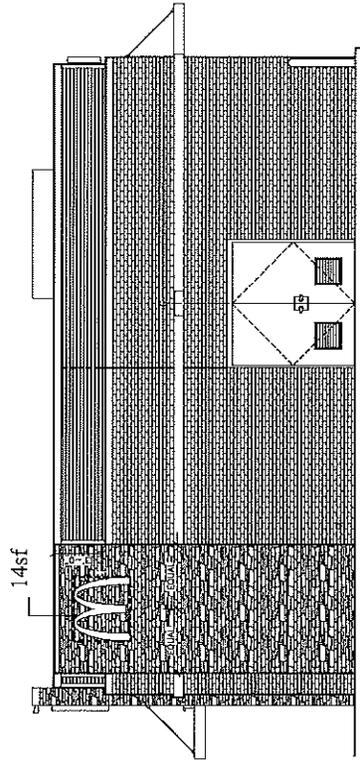
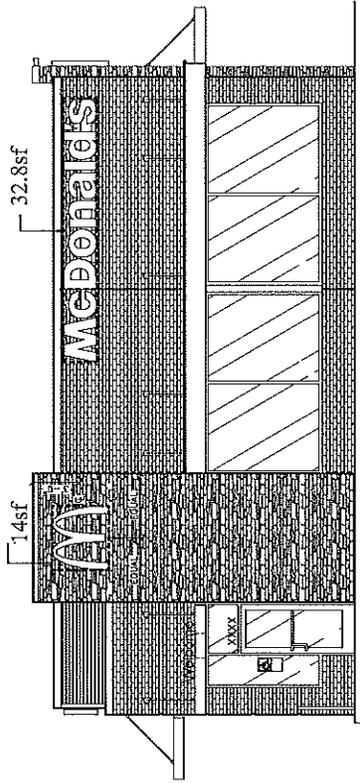


Illumination: LED

Electrical: 8.8 Amps @ 120 Volts

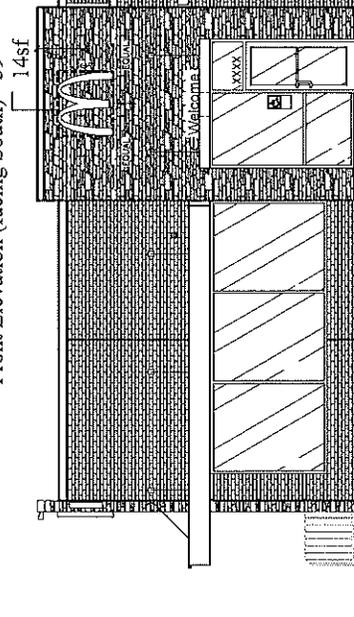
Power Supply: Agilight PS12-60W-100/277V

Face Detail: Laser cut aluminum faces with illuminated copy and push thru arch

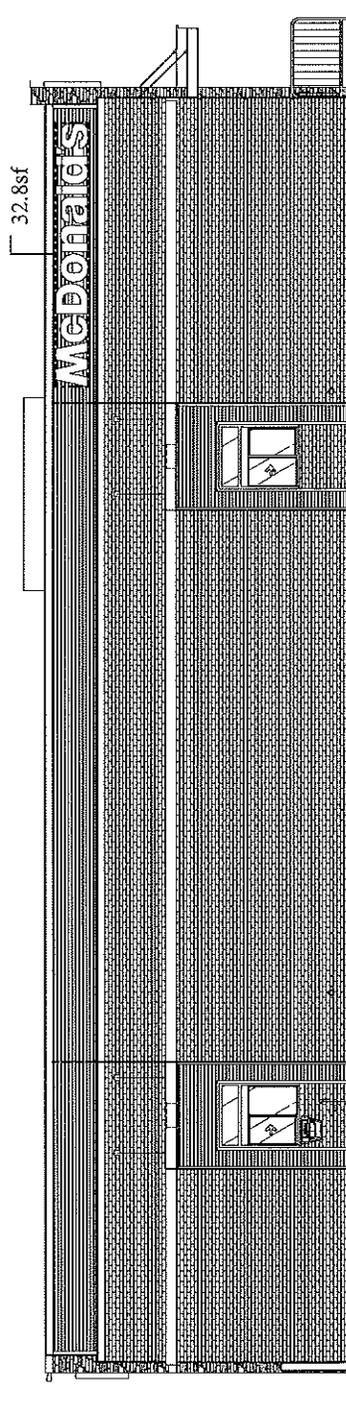


Front Elevation (facing South) - 39'

Rear Elevation (facing North) - 39'



Non-Drive Thru Elevation (facing East to Buckmarsh Street) - 78'



Drive Thru Elevation (facing West to McNeill Drive) - 78'



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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

No additional information has been received by staff.

January 4, 2017 Staff Report

Mr. Erickson submitted a draft update of the site plan for BADA members to review on December 22, 2016. These plans were sent to members prior the distribution of this packet. Mr. Erickson indicated that reviewing agencies, including VDOT, Town Public Works and Utilities, and DEQ, will receive the plans prior to this meeting.

Per the memo dated December 23, 2016, staff met with Mr. Erickson and discussed modifications to the draft Site Plan submitted identified as follows:

- *The building shifted to the east by approximately 20 feet to the east;*
- *In order to address the finished floor elevations of adjacent properties and the proposed assisted living facility, the landscape buffer has been moved closer to the building to allow for more efficient screening and to shift plantings out of the storm water management facility;*
- *The fire access road has been removed (access now goes approximately two-thirds of the way around the structure) [Please note: the plans have been reviewed by John H. Enders Fire and Rescue personnel and will be resubmitted by the applicant to allow for final review and comment]. Mr. Erickson has discussed this change with Town staff and the new layout conforms to hydrant coverage requirements; and*
- *Several mature trees have been identified in a tree save area.*

Please note that lighting information was not included with this submission.

As noted in the previous staff report, the BADA acts as the architectural review agent on new structures and signage within Annexation Area B.

November 30, 2016 Staff Report

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.

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.

Recommendation

Discuss at the meeting.