



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**MINUTES - REGULAR MEETING**  
**Wednesday, January 26, 2022 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 26, 2022.

**ATTENDANCE**

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman; George L. Ohrstrom, II; Kathy Smart; David Weiss

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

NOTE: George L. Ohrstrom, II participated electronically due to health issues related to the current pandemic.

Ms. Dunkle called the meeting to order at 7:00PM.

**ORGANIZATIONAL MEETING**

Ms. Dunkle opened the floor to nominations for Chair and Vice-Chair for 2022. Ms. Harrison asked if they should be done separately or together and Ms. Dunkle replied that they should be done separately. Ms. Harrison nominated Mr. Kitselman and there were no further nominations.

The Authority voted to elect Mr. Kitselman as Chair for 2022.

**Yes:** Harrison (moved), Hudson, Kitselman, Ohrstrom, Smart, Weiss (seconded)  
**No:** None  
**Absent:** None

Chair Kitselman nominated Mr. Ohrstrom for Vice-Chair and there were no further nominations.

The Authority voted to elect Mr. Ohrstrom as Vice-Chair for 2022.

**Yes:** Harrison, Hudson, Kitselman (moved), Ohrstrom, Smart (seconded), Weiss  
**No:** None  
**Absent:** None

**APPROVAL OF AGENDA**

The Authority voted to approve the agenda as presented.

- Yes:** Harrison, Hudson (moved), Kitselman, Ohrstrom, Smart (seconded), Weiss
- No:** None
- Absent:** None

**APPROVAL OF MINUTES**

The Authority voted to approve the minutes of the December 1, 2021 meeting as presented.

- Yes:** Harrison, Hudson (seconded), Kitselman, Ohrstrom (moved), Smart, Weiss
- No:** None
- Absent:** None

**CONTINUED PUBLIC HEARING – LOT 56 JACK ENDERS BOULEVARD**

Ms. Dunkle provided an update on the site plan application and stated that the applicant has requested a one-month deferral to continue work with the Virginia Department of Environmental Quality (DEQ) on the stormwater management plan. She noted that the applicant believes outstanding issues will be resolved in time for the February meeting and has asked the applicant to provide all revisions by mid-February to be reviewed. She also said she provided requested information to the property owners who spoke at the December 1 public hearing but has not heard back from them. Chair Kitselman asked if the public hearing should be continued to the February meeting and Ms. Dunkle replied yes. Vice-Chair Ohrstrom asked if there would be any problems with the review timeframe if the request is deferred for a month. Ms. Dunkle said that the applicant has requested the deferral in writing. Vice-Chair Ohrstrom asked if deferring an application is the same as continuing the public hearing at the applicant’s request. Mr. Stidham replied that the motion would be to defer consideration for one month to the February meeting and to continue the public hearing. Mr. Hudson asked for confirmation that it would be an open public hearing in February and Ms. Dunkle replied yes.

The Authority voted to defer action and continue the public hearing to the February 23, 2022 meeting.

- Yes:** Harrison, Hudson, Kitselman, Ohrstrom, Smart (seconded), Weiss (moved)
- No:** None
- Absent:** None

**CREATION OF EASEMENTS, BOUNDARY LINE ADJUSTMENT, AND PLAT OF CORRECTION – HERMITAGE PHASE V**

Ms. Dunkle introduced the applicant’s agent, Duane Brown (Marsh & Legge), to review the request. She added that the Town Planning Commission reviewed the request last night and approved it as presented.

Mr. Brown provided an overview of the request. He said that DEQ has requested additional changes to the previously approved stormwater easements to accommodate additional treatment and noted these changes in the exhibits. He noted the location of the forest and open space easements required by DEQ on the second page of the exhibit. He also noted a boundary line adjustment to increase the width of Alexander Drive at its intersection with Norris Street. He added that this would not affect minimum area requirements or building restriction lines on the lots. He said a final change is a correction to one of the bearings listed on the plat depicting Open Space C, noting that this only corrects an erroneous label and does not affect the depicted lots or open space.

Mr. Hudson asked if this phase of Hermitage is undeveloped and Mr. Brown replied that it is currently under construction. Chair Kitselman asked if the model home is under roof and Ms. Dunkle replied yes. Mr. Weiss asked who maintains the open space areas and Ms. Dunkle replied that it is the homeowners' association's responsibility. Vice-Chair Ohrstrom asked Ms. Dunkle if she has any problems with the request and she replied no.

Ms. Smart made the following motion:

*I move that the Berryville Area Development Authority approve the creation of easement, boundary line adjustments to affected parcels, and the updated plat correction to Hermitage Phase V as presented.*

The Authority voted to adopt the motion for approval.

**Yes:** Harrison, Hudson (seconded), Kitselman, Ohrstrom, Smart (moved), Weiss

**No:** None

**Absent:** None


Ms. Harrison asked if this application would come to Town Council next and Ms. Dunkle replied no.


#### **OTHER BUSINESS**

Chair Kitselman asked Vice-Chair Ohrstrom if he wanted to continue deferring his requested discussion of the annexation process until all members can be present in the meeting room and Vice-Chair Ohrstrom replied yes.

#### **ADJOURN**

There being no further business and on a motion from Ms. Smart, seconded by Mr. Hudson, Chair Kitselman adjourned the meeting at 7:11PM.

  
Allen Kitselman, Chair

  
Brandon Stidham, Clerk