

**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**MINUTES - REGULAR MEETING**  
**Wednesday, October 27, 2021 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 27, 2021.

**ATTENDANCE**

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman, Chair; Kathy Smart; David Weiss

Authority Member Absent: George L. Ohrstrom, II, Vice-Chair

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

Chair Kitselman called the meeting to order at 7:01PM.

**APPROVAL OF AGENDA**

The Authority voted to approve the agenda as presented.

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

**No:** None

**Absent:** Ohrstrom

**APPROVAL OF MINUTES**

The Authority voted to approve the minutes of the May 26, 2021 meeting as presented.

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

**No:** None

**Absent:** Ohrstrom

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

Ms. Dunkle provided an overview of the site plan application. She said that the subject property is a 12 ½-acre lot on Jack Enders Boulevard that has been for sale for a long time. She said the company that purchased the lot is out of Sterling but they have been operating in the old Woodmark building on Station Road for about 12 years. She noted that they have met with the applicant's engineer to discuss some utility

issues that they discovered early on. She said there are a number of road cuts proposed for water and sewer which they do not need to do. She added that Staff received the revised plan from them today which is currently being reviewed by Public Works and Utilities as well as Pennoni. She noted that the property is zoned Business Park (BP) but is not part of the County Business Park and therefore is not subject to the Business Park's covenants. She said that the NAICS code for the proposed use is 332 which is "Fabricated Metal Project Manufacturing." She said the glass and metal components are manufactured offsite but they would be assembled at the proposed facility. She noted that adjacent zoning is Open Space Residential against Dr. Allen's property and BP at the Business Park. She said that Milton Valley Cemetery is zoned Institutional and the applicant has identified screening along that boundary. She also said that there is AOC zoning along the County line to the south and Berryville Glen is zoned DR-1 which requires provision of a 25-foot buffer. She said the applicant proposed three warehouses with the first one to be constructed now and the additional two to be phased in later as there is demand. She said the parking calculation is based on the three warehouses but they do not know who the users will be for the two future buildings. She noted that the site plan proposes a complete build-out and, if approved, would not require the applicant to come back for approvals to build the two future buildings. She said the applicant has sent their stormwater management plan to the Virginia Department of Environmental Quality (DEQ) for review which is usually the stickler as far as timing of the review is concerned. She added that the BADA normally has not issued conditional approvals for site plans. She noted that the Town previously managed its own stormwater program until 2017 when it was turned over to DEQ to manage at the state level.

Chair Kitselman asked if Building 1 on the site plan is the warehouse that they plan to construct first and Ms. Dunkle replied yes. He asked if they will make the other two buildings pad ready and Ms. Dunkle replied yes. Ms. Dunkle added that they will be installing utilities all at once and they have discussed a couple of options with them, noting utility easements shown on the site plan. She also noted that a geotechnical report was submitted by the applicant in August and she can provide it if the members are interested in reviewing it. Chair Kitselman asked if the geotechnical report is resistivity and whether any caverns were found. Ms. Dunkle replied that the report is resistivity and borings and shows a clean site.

Mr. Hudson asked if the warehouses will be strictly for storage. Ms. Dunkle replied that there will be a manufacturing component to the use and noted that future uses could include manufacturing and office uses. Mr. Hudson asked if these uses will be by right and Ms. Dunkle said yes. Ms. Smart asked about the Siamese connection shown on the site plan and Ms. Dunkle and Chair Kitselman explained that it is a coupling for fire suppression.

Mr. Hudson asked if the applicant has provided information of traffic impact at build out. Ms. Dunkle replied no and added that she has not reviewed traffic impact on any previous Business Park lots. Chair Kitselman said that they can ask the applicant at the public hearing. Mr. Hudson said they may have already done this study and he is concerned about the traffic impact with all of the proposed parking spaces and the number of trucks that will be coming and going and whether the roads will handle it. Mr. Weiss said it is a good question and asked what the Authority can do if they have concerns. Mr. Hudson said there may not be a concern and that the applicant may have already considered this. Ms. Dunkle said that the intersection of Jack Enders Boulevard and East Main Street would be impacted but she did not think that the trip generation would be significant. Mr. Stidham asked if there is a minimal threshold for traffic from this use that would trigger a traffic impact study requirement per Virginia Department of Transportation (VDOT) regulations. Ms. Dunkle replied that she was told that only a rezoning can trigger a traffic impact analysis requirement. Mr. Stidham suggested having Pennoni provide comments on this issue.

Ms. Harrison noted the 40MPH speed shown on the site plan and asked if this is the speed limit through the entire Business Park. Ms. Dunkle replied that the posted speed limit is 35MPH and said that the 40MPH speed shown on the site plan is the operational speed of the road.

The Authority voted to set public hearing for the December 1, 2021 meeting.

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

**No:** None

**Absent:** Ohrstrom

**DISCUSSION, ANNEXATION B-9**

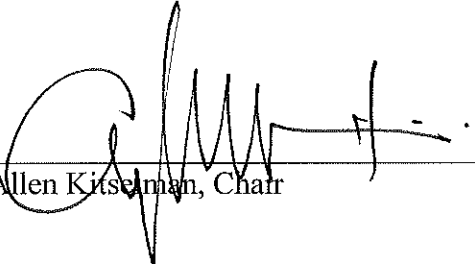
Mr. Stidham noted that Vice-Chair Ohrstrom requested Staff to provide an overview of the pending annexation and a primer on the annexation process. He added that since Vice-Chair Ohrstrom is not in attendance, members may want to defer this discussion until December 1. Chair Kitselman said that it would be a good idea to wait until everyone is in attendance and members agreed. Mr. Stidham said that this item would be deferred to the December 1 meeting agenda.

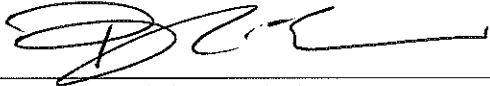
**OTHER BUSINESS**

Chair Kitselman welcomed John Hudson as a new member replacing Tom Parker.

**ADJOURN**

There being no further business and on a motion from Mr. Hudson, seconded by Ms. Smart, Chair Kitselman adjourned the meeting at 7:14PM.

  
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Allen Kitselman, Chair

  
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Brandon Stidham, Clerk