

PLANNING COMMISSION
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
March 24, 2015

A meeting of the Berryville Planning Commission was held on Tuesday, March 24, 2015 at 7:30 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

ATTENDANCE: Members of the Planning Commission present: Doug Shaffer, Kim Kemp, Dale Barton, Mike Brown, Gwen Malone, Russ Heikes, Sheryl Reid, Debbie Zimmerman, Michelle Marino.

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Press present: Val Van Meter, Winchester Star

Others present: Dr. Chuck Bishop, Alec Graham

Christy Dunkle opened the meeting at 7:30pm.

ELECTION OF OFFICERS

Ms. Dunkle called for nominations for chair and vice chair. Ms. Malone moved to retain Mr. Shaffer and Ms. Kemp as chair and vice chair, respectively, seconded by Ms. Zimmerman. The motion passed by voice vote. Chair Shaffer resumed the meeting.

APPROVAL OF AGENDA

Ms. Reid moved to approve the agenda as written, seconded by Ms. Malone. The motion passed by voice vote.

APPROVAL OF MINUTES

Ms. Reid moved to approve the minutes of the November 25, 2014 Planning Commission meeting as written, seconded by Mr. Heikes. The motion passed by voice vote.

REGULAR SESSION

Citizens' Forum

Chair Shaffer said no one had signed up to speak and asked if anyone in attendance wanted to discuss anything. There were no speakers.

NEW BUSINESS

Site Plan Amendment

Chair Shaffer asked staff to describe the request. Ms. Dunkle said several representatives from the Clarke County Schools were in attendance. She said that she and Chief White were part of a committee that reviewed the proposed amendments to the Clarke County High School site plan. She referenced several of the items the schools wished to add including the band tower which had been the most contentious issue. She added that law enforcement had concerns initially but were satisfied with modifications made to the structure as a result of security discussions.

Chair Shaffer asked Dr. Bishop to describe the request. Dr. Bishop reiterated that the site plan committee had been meeting since his arrival in May of last year. He said the band tower is the only project that has been funded to date. He referenced Mr. Graham's drawing in the Planning Commission packet. He said other improvements will be added to the site as funding allows. Dr. Bishop said that a Career Technology Education (CTE) building is proposed next to the greenhouse. He said they are currently working on program development and foresees the need for additional space. He said he anticipates the need for fire suppression sprinklers for the proposed CTE building. Dr. Bishop identified additional improvements that are proposed for the site including an outdoor lab area, recycling area and sidewalk, and two memorial gardens. There was a general discussion about storm water management.

Chair Shaffer asked Mr. Graham to discuss the proposal for the band tower. Mr. Graham said the two story structure would be secured by a steel door at the base. He said the tower will help the band efforts significantly and allow for more professional programming. He said it would be constructed out of Trex and look like natural wood. Mr. Heikes asked how he made the height determination. Mr. Graham said he researched other facilities and designed his tower after one in Alabama. Mr. Heikes asked if the goal was to communicate with band members. Mr. Graham said it was and that there is no aerial view of the entire marching band using current equipment. There was a general discussion about technology including GPS applications and the future need for a tower.

Mr. Heikes asked why there was a roof on the structure. Mr. Graham said the band practices during rain events and that electrical equipment will be in the tower and needs to stay dry. Mr. Heikes asked how many people would be able to be in the tower at one time. Mr. Graham said two people would be permitted at a time. Dr. Bishop added that the number of people in the tower was a formal restriction set by the Schools. There was a discussion about the need for open viewing on all sides and the height of the railing (42"). Dr. Bishop said the Schools' insurance company required a height of at least 42". Ms. Kemp said the tower would lose its effectiveness if it was enclosed and Ms. Reid added the structure would be too hot to inhabit. Ms. Marino asked who would be responsible for the upkeep of the tower. Dr. Bishop said the Schools would be responsible. He said because it is made of Trex, he didn't anticipate much upkeep on the tower itself but would probably need to replace the roof at some point. Ms. Dunkle added that Mr. Graham will be required to obtain a building permit from Clarke County.

Chair Shaffer asked for additional information on the proposed outdoor lab. Dr. Bishop said welding and other activities would take place in this area. Ms. Barton asked who would be constructing the band tower. Mr. Graham said Castleman Carpentry will assist him with some of the construction. He added that Rappahannock Electric Cooperative has donated the poles and Kee Construction will be excavating the site.

Chair Shaffer asked for any other questions or comments. There being no further discussion, Ms. Reid made the motion to approve the site plan amendment as presented with the conditions that all of the vehicles and storage facilities parked in the high school parking lot be removed once the band tower and storage building are complete; that all outdoor storage be screened and maintained; and that noise and dust be kept to a minimum outside of any structure, seconded by Ms. Marino, the motion passed by voice vote, Ms. Kemp and Ms. Malone abstaining. Ms. Dunkle said she would forward their site plan approval to Town Council as this request is considered an expansion of an approved Special Use Permit. Ms. Kemp added that the tower will be a bit asset to the band and congratulated Mr. Graham on the project.

Discussion – Berryville Area Plan Update

Chair Shaffer asked staff to review the Plan update process. There was a general discussion about the age breakdown in the community. Mr. Heikes indicated that there is a significant portion of the population who

cannot afford a facility similar to Mary Hardesty. He said a diversity of housing types as well as more affordable housing units should be considered. Ms. Reid added that there is also a niche for those whose incomes are between Mary Hardesty residents and those at Westminster Canterbury or Orchard Ridge. Ms. Malone said that cottage-style housing should also be discussed and considered. There was a discussion about the need for single-family homes under 1,000 square feet to accommodate the community's demographic. Chair Shaffer added that we need to have a diversity of housing to provide for people who live in the community.

Discussion – Uses in the Business Park Zoning District

Ms. Dunkle said that a County Planning Commission committee has recommended the removal of 15 uses in the Business Park (BP) zoning district. She said this is language that the Town shares with the County as it is applied to parcels in Annexation Area B. Mr. Heikes asked what the rationale was for recommending the deletion of these uses. He said that state and federal oversight is in place to protect the general public and that these types of businesses are highly regulated. He said other uses such as plywood production may also emit contaminants. He added that he did not want to eliminate possibilities for future economic development opportunities without good reason. Chair Shaffer said that the Virginia Department of Environmental Quality oversees the Commonwealth's Air Pollution Control Board. He said that smells emitted from these businesses may be more of a nuisance and would be difficult to mitigate. Chair Shaffer said we certainly didn't want the same problems as down the valley. Ms. Kemp asked what uses the County is considering to replace those recommended for deletion in the BP zoning district. Ms. Barton said a review of plastics related companies would be worth undertaking. Chair Shaffer said that he felt we needed more information to make any changes to the ordinance. He added that he felt that a complete review of Section 610 should be considered prior to making any modifications. Ms. Dunkle said she would draft a memo to County Planning Director Brandon Stidham after sending it out for review by Commissioners.

OLD BUSINESS

Planning and Zoning Update

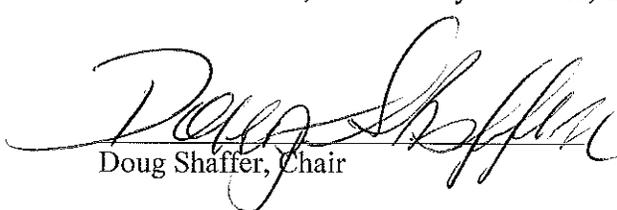
Ms. Dunkle reviewed items included in the update.

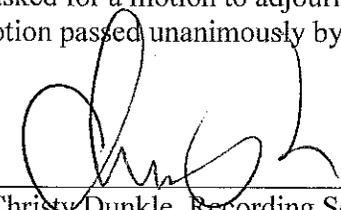
Other

There was no other business.

Adjourn

There being no further business, Chair Shaffer asked for a motion to adjourn the meeting. Ms. Malone made the motion, seconded by Ms. Reid, the motion passed unanimously by voice vote at 8:28 pm.


Doug Shaffer, Chair


Christy Dunkle, Recording Secretary

