

**CLARKE COUNTY  
PLANNING COMMISSION  
MINUTES  
2007 April 11 – 7:30 p.m.  
ENDERS FIRE HALL**

A special meeting of the Planning Commission of Clarke County, Virginia was held at John Enders Fire Company Social Hall, Berryville, Virginia, on Wednesday, 2007 April 11.

**ATTENDANCE**

Beverly McKay, Chair; George L. Ohrstrom, II, Vice Chair; Jay Arnold, Barbara Batterton, Anne Caldwell, Mary Daniel, A. R. Dunning, Jr., Pat McKelvy, Cliff Nelson, Kathy Smart and Bob Wade

**STAFF**

Charles Johnston, Planning Administrator; Jesse Russell, Zoning Administrator; Alison Teetor, Natural Resource Planner; Nancy Olin, Enforcement Officer; Debbie Bean, Recording Secretary.

**CALL TO ORDER**

Chair McKay called the meeting to order at 7:35 p.m.

<u>MAJOR SUBDIVISION/BOUNDARY LINE ADJUSTMENT</u>	}	
<u>PUBLIC USE IN ACCORD WITH COMPREHENSIVE PLAN</u>	}	<u>PUBLIC HEARING</u>
<u>SPECIAL USE</u>	}	
<u>SITE PLAN</u>	}	

The Clarke County School Board (The Salvation Army, property owner) requests approval of a:

- (1) Major Subdivision and Boundary Line Adjustment,
- (2) Determination that the proposed new High School is “substantially in accord with the adopted Comprehensive Plan” per Virginia Code Section 2232,
- (3) Special Use for an 800 student new High School (with future expansion to 1000 students) in the AOC Zoning District, and
- (4) Site Plan for an 800 student new High School (with future expansion to 1000 students),

located at 642 Westwood Road, Tax Map Parcels 13-((A))-13, 56, 59 & 59A, Longmarsh Magisterial District, zoned Agricultural Open-Space-Conservation (AOC). SUP-07-01, S-07-02

Mr. Johnston explained this request and gave an overview of the review process. He stated that there are 4 levels to this request: Major Subdivision, determination of Comprehensive Plan compliance, Special Use, and Site Plan. He stated that the Planning Commission has to evaluate all levels of this proposal. He stated that the Planning Commission set public hearing for this request on 2007 March 14, at which point the Planning Commission has 100 days to act on the request, which would end on 2007 June 22. Chair McKay stated that the applicant and the County’s engineer will present information before hearing public comments.

Brian Hanlon, Vice President with Brailsford Dunlavey, project executive for the proposed High School, and John Finnigan, Senior Project Manager with Brailsford and Dunlavey were present and gave a power point presentation providing the background of the proposal and outlining the plans regarding storm water, traffic, and other aspects of the project. John Reno with PHR&A, project engineer was also present and answered questions regarding drainage issues.

Rick Travers with VIEW Engineering, the County’s engineering consultant was present and reviewed the comments they submitted and referenced comments from the Soil and Water Conservation District and the Virginia Department of Transportation. He said that more information on stormwater drainage is needed and that the habitat must be established before plans for water runoff will happen.

Chair McKay stated that if the public wishes to speak they must be signed in. He stated the public comments would be limited to three minutes and the comments must be regarding the four issues listed in the public hearing. He stated that booing, clapping, cheering, abusive language, and insults would not be tolerated. He stated the names of the public would be called out in the order they are taken from the box. Chair McKay asked for public comments.

Ruby Dunning, a student at Clarke County High School, stated that her original intention for signing up was to say why a

new High School is needed. Chair McKay explained that her comments must be regarding the four items in the public hearing.

Chip Schutte, School Board member, stated that the proposed High School is a future need contemplated by the Comprehensive Plan that is now a present need. He stated he thinks this site is good due to the fact of water and sewer connections and being close to the other schools.

Alton Echols, Berryville resident, stated his concerns regarding the cost estimates of building the High School.

Rick Underwood, Berryville resident, asked the Planning Commission if they would give the community a fair and unbiased decision. He stated he has concerns regarding the amount of money the Planning Commission members are paid by the Board of Supervisors for attending Commission meetings would bias their vote.

Ned Burks, Berryville area resident, asked the Planning Commission to move the ball forward on this project.

Caren Leach, School Board member, stated the School Board is re-examining all three possible sites to be sure that the Salvation Army site is the most economical and the best choice for the proposed High School.

Robina Rich Bouffault, Boyce area resident, stated her concerns with the time and money it is taking for the engineering firm to provide information to the Planning Commission. She urged the Planning Commission to do their job and adhere to state law, state regulations, and county ordinances. She provided a copy of her comments in writing.

Chris Bates, Double Tollgate area resident, stated his concerns with this site. He stated that a site plan should not have an adverse effect on the community. He asked the Planning Commission to make a decision at the next meeting and forward this request on to the Board of Supervisors.

Dr. Chris Coutts, Berryville area resident, stated that he feels this is a good site. He asked the Planning Commission to expedite this proposal.

Jeff Callan, Berryville area resident, stated he does not like this site. He said his main concern is the traffic on Westwood Road.

Mr. Johnston asked Mr. Hanlon when the application material would be resubmitted addressing all the comments. Mr. Hanlon said the project engineers would resubmit by May 9. Mr. Johnston recommended that the Commission hold its next meeting two weeks after that date so as to give time for the commenting entities to review the resubmittal.

There being no further comments, Chair McKay called for a motion.

The Commission voted unanimously to postpone action and continue the public hearing until 2007 May 23 at 7:30 p.m. at the Jack Enders Fire Company Social Hall, 9 South Buckmarsh Street, Berryville, Virginia.

Yes: Arnold, Batterton, Caldwell (seconded), Daniel, Dunning, McKay, McKelvy, Nelson, Ohrstrom, Smart (moved) and Wade

No: No one

There being no other matters, the meeting was adjourned at 9:39 p.m.

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Beverly B. McKay, Chair

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Charles Johnston, Clerk to the Commission

Minutes prepared by  
Debra L. Bean, Recording Secretary