

**CLARKE COUNTY  
PLANNING COMMISSION  
MINUTES  
2007 May 23– 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 May 23.

**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; Nancy Olin, Enforcement Officer; Debbie Bean, Recording Secretary.

**CALL TO ORDER**

Chair McKay called the meeting to order at 7:30 p.m.

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

**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 project since the 2007 April 11 meeting. He stated that there was a meeting today in Staunton with DCR, the School Board engineer, project manager, and staff, Planning Commissioners Cliff Nelson and George Ohrstrom and himself. He said the main issue discussed was DCR’s determination that an adequate defined channel must be provided for an approximate one mile distance down stream of the site where there currently is no such channel. He distributed the comments provided today from View Engineers and the Town of Berryville. He said that comments have not been received from the Soil and Water Conservation District or from VDOT. He briefly discussed View Engineers’ 10 major comments and 187 comments on errors and omissions. He said the comments from the Town of Berryville have issues that need to be resolved. He stated that Andrew Forrest with Forrest Environmental Services (on behalf of the School Board) and Dan Rom with Piedmont Geotechnical, Inc, (on behalf of the Planning Commission) are present to answer questions regarding the resistivity tests. He said that the specific topic before the Commission concerns the proposed high school site plan. The issue of the subdivision, compliance with the Comprehensive Plan, and the Special Use request will also need to be discussed.

Mr. Forrest gave a brief discussion regarding the results of the resistivity test. He stated that the cavern shown under the entrance to the school is fairly deep, but it will be up to the engineers to decide whether the building

can be placed on it. John Reno with PHR&A, project engineer was present and stated no further resistivity tests are planned. He stated that in the recent geophysical report there is no mention of the cavern as they feel it does not appear to be a problem. He stated another report would be presented soon as possible. Mr. Dunning stated he feels more resistivity tests need to be completed to ensure there will not be major problems in the future. Mr. Rom explained the geophysical report from John Reno. Brain Hanlon, Vice President with Brailsford Dunlavey, project executive for the proposed High School was present and answered questions regarding the resistivity tests. He stated that he agrees that more resistivity tests should be done.

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 continued public hearing. He stated that booing, clapping, cheering, abusive language, and insults would not be tolerated. He stated that the names of the public would be called out in the order they are taken from the box. Chair McKay asked for public comments.

Larry Hardesty, Berryville resident, stated we have been waiting long enough to build a high school. He asked the Planning Commission to make a decision tonight.

Chris Bates, White Post resident, stated there are major road concerns and costs with this proposal. He asked the Planning Commission not to approve this request.

Louise McKay, Millwood resident, had questions about the stormwater drainage.

Denny Richardson, adjacent property owner and resident, stated he contacted DCR regarding this request. He is very concerned with flooding of stormwater on his property.

Alton Echols, Berryville resident, stated he is withdrawing his land for consideration of this project. He stated there are major issues with this site.

Bill Bell, Boyce resident, asked the Planning Commission to follow their own rules and to leave personal aspects out of this matter, not allow name calling and not to degrade individuals. He asked the Planning Commission to stick to the four items that they are supposed to deal with.

Mike Miskelly, Berryville resident, urged the Planning Commission and the Board of Supervisors to move forward with this project

Phillip Embrey, Boyce area resident, stated the proposed high school has been constantly down sized. He said this site is disastrous. He asked the Planning Commission "Where will we be after all this is done and the building shifts?" He asked the Planning Commission to vote against this site.

Todd Johnson, Berryville area resident, stated that we need to move forward and find solutions to the storm channel issue.

Robina Rich Bouffault, Boyce area resident, stated that at the last meeting the Planning Commission gave the applicants six full weeks to respond and the issues have still not been resolved. She stated there is still no acceptable site. She said there are currently 12 anomalies on this site and that the site is located in an area identified as having karst features. She provided a copy of her comments in writing.

Tony Parrott, Boyce resident, stated he received an e-mail from Russ Baxter from DCR, and he stated that Clarke County is the plan approving authority. He stated he feels this should be approved.

Glen Poe, Bluemont area resident, stated there are good arguments on both sides of the fence. He stated he feels this is a bad site, and there are too many issues and that he would like to see another better suited site.

There being no further public comments.

Chair McKay called for a motion.

Due to the outstanding storm water issues and the promised resistivity tests, the Commission voted unanimously to continue the public hearing until 5 June 2007 at 7:30 p.m.

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

**No:** No one

There being no further discussion, the meeting was adjourned at 9:30 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