

Berryville – Clarke County  
Government Center  
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Berryville, VA 22611



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**BERRYVILLE**  
EST. 1798 *Genuine* VIRGINIA

**BERRYVILLE PLANNING COMMISSION**

**Organizational Meeting**

Tuesday, February 28, 2023 – 7:00 p.m.

101 Chalmers Court – Main Meeting Room – Second Floor

**AGENDA**

1. Call to Order – William Steinmetz, Chair
2. Approval of Agenda
3. Approval of Minutes – January 24, 2023
4. Public Hearing  
Beach Carpenter Properties LLC, Scott N. Carpenter, Agent, is requesting a Special Use Permit in order to allow a contractor's establishment with outdoor storage (Section 609.3(a) of the Town of Berryville Zoning Ordinance) on the property located at 25 Cattleman's Lane, identified as Tax Map Parcel number 14A3-((A))-17A, zoned L-1 Industrial. SUP 01-23
5. Citizens' Forum
6. Discussion – Public Hearing
7. Discussion - Planning Update
8. Other
9. Adjourn

**Harry Lee Arnold, Jr.**  
*Mayor*

**Erecka L. Gibson**  
*Vice Mayor*

***Council Members***

**William Steinmetz**  
*Ward 1*

**Diane Harrison**  
*Ward 2*

**Grant Mazzarino**  
*Ward 3*

**Ryan Tibbens**  
*Ward 4*

**Keith R. Dalton**  
*Town Manager*

**BERRYVILLE PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**Organizational Meeting - Minutes**  
**January 24, 2023**

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An organizational meeting of the Berryville Planning Commission was held on Tuesday, January 24, 2023 at 7:00 p.m. at the Berryville-Clarke County Government Center in Berryville.

**ATTENDANCE:** Members of the Planning Commission present: Michael Bell, Kim Kemp, Gwen Malone, Michelle Marino, Krish Mathur, Sheryl Reid, William Steinmetz

Absent: Tom Parker

Staff present: Christy Dunkle, Community Development Director

Press present: none

**1. CALL TO ORDER – Christy Dunkle, Community Development Director**

Ms. Dunkle called the meeting to order at 7:00 p.m. and welcomed commissioners to the meeting. She asked for a motion to nominate for chair and vice chair. Ms. Reid made the motion to retain both Mr. Steinmetz and Ms. Kemp as chair and vice chair, respectively. The motion was seconded by Ms. Malone. The motion passed by voice vote.

**2. APPROVAL OF AGENDA**

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

**3. APPROVAL OF MINUTES**

Ms. Marino made the motion to approve the September 27, 2022 minutes as presented, seconded by Ms. Reid. The motion passed by voice vote.

**4. CITIZENS' FORUM**

There were no speakers.

## 5. APPROVAL OF MEETING DATES

Chair Steinmetz asked if there were any comments about the proposed meeting schedule. There were none.

Vice chair Kemp made the motion, seconded by Ms. Malone, to approve the proposed meeting dates as presented.

## 6. CITIZENS' FORUM

There were no speakers.

## 7. DISCUSSION PLANNING UPDATE

Ms. Dunkle said that she wanted to update Planning Commissioners on American Rescue Plan Act (ARPA) funds that were distributed to the Town of Berryville. She referenced several projects and grants including utility work on Josephine Street, the Sanitary Sewer Evaluation Survey (SSES), police radio replacement, Rockcroft water main work, wayfinding signs, façade grants. She said that John H. Enders Fire and Rescue, Barns of Rose Hill, and Habitat for Humanity also received grant funding.

Chair Steinmetz asked if there were specific reports that can be reviewed. Ms. Dunkle said she would ask the treasurer for a synopsis.

## 8. OTHER

### Set Public Hearing – Special Use Permit for Outdoor Storage

Ms. Dunkle said that while she has not requested that the Planning Commission set a public hearing without advance review of the request, she said this was a straightforward request for outdoor storage of a permitted use in the L-1 Zoning District. She described the request from Mr. Carpenter and the property located at 25 Cattleman's Lane. She said there are three existing buildings on the site and they would like to add outdoor storage under the permitted use of contractor's supply. Chair Steinmetz asked what the definition of contractor's supply was. Ms. Dunkle said it is a broad brush of uses and that she would forward her interpretation to Planning Commission members.

There being no further discussion, vice chair Kemp made the motion, seconded by Mr. Bell, to set the public hearing for the February 28, 2023 meeting. The motion passed by voice vote.

## 9. ADJOURN

There being no further discussion, Mr. Bell moved for adjournment, seconded by Ms. Malone, with the motion passing by consensus at 7:18 p.m.

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William Steinmetz, Chair

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Christy Dunkle, Secretary

## Planning Commission Agenda Item Report Summary

February 28, 2023

### Item Title

Public Hearing – Special Use Permit

### Prepared By

Christy Dunkle

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**Beach Carpenter Properties LLC, Scott N. Carpenter, Agent, is requesting a Special Use Permit in order to allow a contractor's establishment with outdoor storage (Section 609.3(a) of the Town of Berryville Zoning Ordinance) on the property located at 25 Cattleman's Lane, identified as Tax Map Parcel number 14A3-((A))-17A, zoned L-1 Industrial. SUP 01-23**

### Background/History/General Information

Public hearing notices were mailed to adjacent property owners via first class mail on February 13, 2023. Public hearing notices were published in the Winchester Star on Tuesday, February 14 and Tuesday, February 21, 2023. No comments were received in the Planning Office.

Mr. Carpenter is requesting a Special Use Permit in order to allow outdoor storage with the "contractor's establishment" by-right use in the L-1 Industrial Zoning District at the location referenced above. Section 609.2(d) of the Berryville Zoning Ordinance allows for contractor establishment. Outdoor storage for this use is permitted with an approved Special Use Permit under Section 609.3(a).

The Special Use Permit process allows for the ability to set conditions on specific uses and parcels which may include hours of operation, site requirements, and items deemed appropriate as recommended by the administrative body and approved by the governing body.

At the January meeting, chair Steinmetz asked for a definition of a "contractor." Staff forwarded the following definition: Contractor: a person or company that undertakes a contract to provide materials or labor to perform a service or do a job.

### Findings/Current Activity

The parcel is 2.4 acres and is located at the end of Cattleman's Lane, a private road owned by Norfolk-Southern Railroad.

There are three existing buildings on the parcel. Public water and sewer are on-site.

Mr. Carpenter will be installing a fence along the perimeter of the property. As all of the contiguous property is zoned L-1 Industrial, a fence is not required by the zoning ordinance.

Specifications for site lighting is included in this packet.

A dumpster enclosure will be installed adjacent to one of the existing buildings as shown on the site plan.

#### **Schedule/Deadlines**

Town Council has set a public hearing for their March 14, 2023 meeting.

#### **Other Considerations**

N/A

#### **Recommendation**

Recommend Town Council approve the special use permit as presented.

#### **Sample Motion**

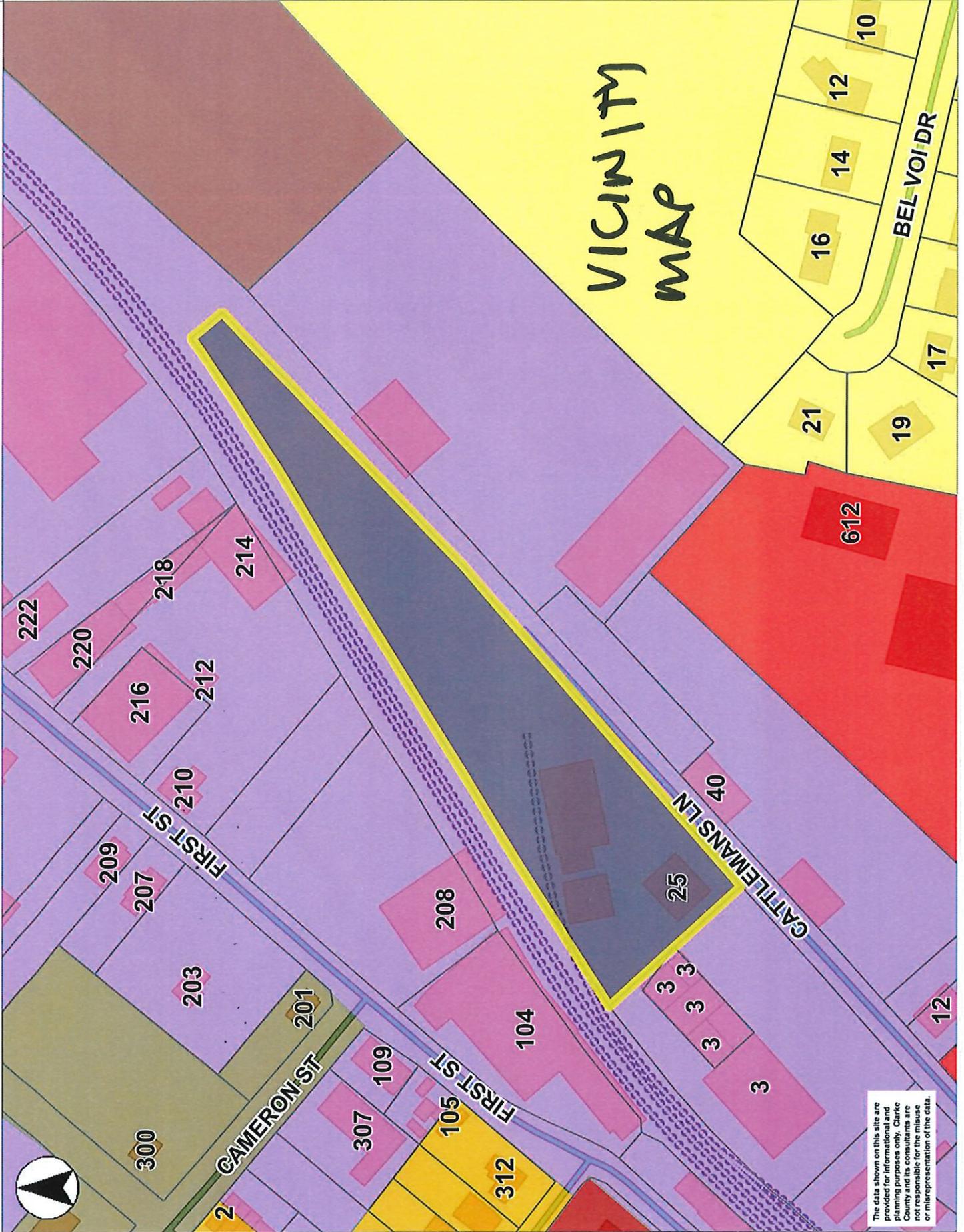
I move that the Planning Commission of the Town of Berryville recommend approval of a Special Use Permit in order to allow outdoor storage for a contractor's supply business at 25 Cattleman's Lane.

#### **Attachments:**

- Vicinity map
- Site plan
- Section 607 L-1 Industrial District Berryville Zoning Ordinance
- Section 503 Special Use Permit Berryville Zoning Ordinance



- Public
- Points of Interest
- Parcels
- Barrville Zoning
  - Detached Res-1 (DR)
  - Detached Res-2 (DR)
  - Detached Res-4 (DR)
  - Residential-1 (R-1)
  - Residential-2 (R-2)
  - Residential-3 (R-3)
  - Attached Res (AR)
  - Older Persons Res (OP)
  - Open Space Res (OS)
  - Business (B)
  - Business Park (BP)
  - Bus Commercial (BC)
  - Light Commercial (LC)
  - Light Industrial (LI)
  - Industrial (I-1)
  - Industrial (I-2)
  - Clarke County Boundary
- Major Roads
  - Interstate
  - US Highway
  - State Highway
  - Surrounding Counties Op
- Clarke County Roads
  - Private Roads
  - Roads
  - Rail
- Buildings
- Appalachian Trail
- Streams
  - Perennial Streams
  - Intermittent Streams
- Ponds
- Rivers



VICINITY  
MAP

The data shown on this site are provided for informational and planning purposes only. Clarke County is not responsible for the misuse or misrepresentation of the data.

**NOTES:**

\* THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.

\* ACCORDING TO COMMUNITY-PANEL NO. 51043C 0063D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CLARKE COUNTY, VIRGINIA, DATED SEPTEMBER 28, 2007, THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN ZONE "X".

IPF = IRON PIPE FOUND  
 IRF = IRON ROD FOUND  
 NF = NAIL FOUND  
 IRS = IRON ROD SET  
 NS = NAIL SET

**BOUNDARY CURVE TABLE**

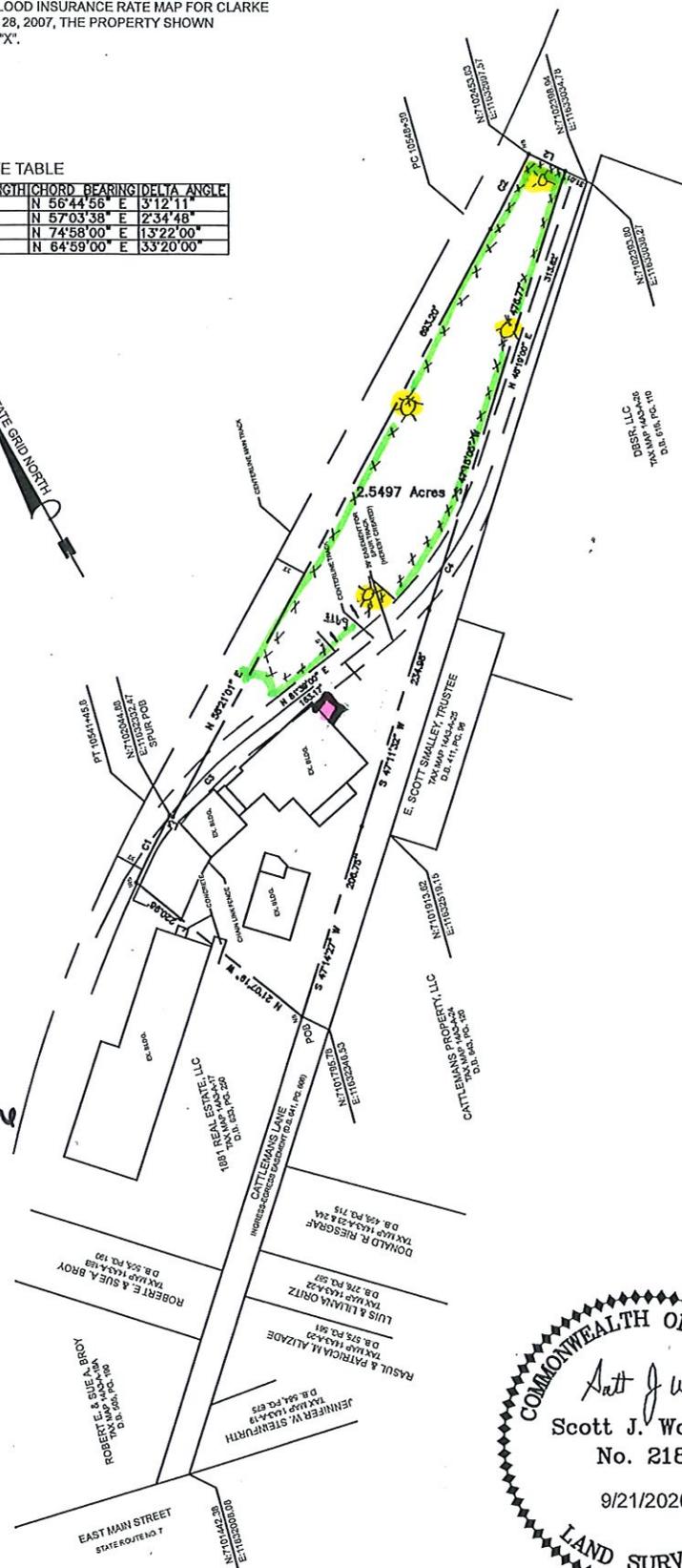
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1402.69'	178.42'	78.41'	N 56°44'56" E	3°12'11"
C2	1942.88'	87.49'	87.48'	N 57°03'38" E	2°34'48"
C3	478.34'	111.59'	111.34'	N 74°58'00" E	13°22'00"
C4	383.07'	222.86'	219.73'	N 64°59'00" E	33°20'00"

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 77°00'39" W	35.92'
L2	S 34°13'46" E	41.36'
L3	S 31°38'59" E	3.00'



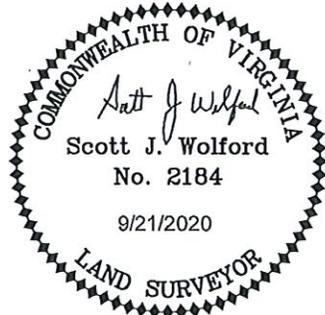
-  lighting
-  fence
-  trash enclosure



SURVEY  
 PROPERTY OF  
**NORFOLK SOUTHERN  
 RAILWAY COMPANY**  
 TAX MAP 14A3-A-17A  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA

SCALE: 1" = 150' DATE: SEPTEMBER 21, 2020

**WOLFORD LAND SURVEYING, LLC**  
 P.O. BOX 1105 ~ PURCELLVILLE, VA. 20134  
 (540) 539-8490 WOLFORDLS@YAHOO.COM



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	10/12/20	PER COMMENTS	SJW
2.	12/9/20	PER COMMENTS	SJW
3.	1/23/21	PER COMMENTS	SJW
4.	9/15/21	PER COMMENTS	SJW



**SECTION 609 L-1 INDUSTRIAL DISTRICT**

**609.1 PURPOSE AND INTENT**

The L-1 Industrial District is established to provide locations within the Town of Berryville for a broad range of general light-industrial uses, recreational and event venues, infill development, and employment-related businesses operating under well-governed performance standards. The specific uses permitted within the L-1 District must be in harmony with the cultural and environmental character of the Town of Berryville. No use should be permitted that might be harmful to the adjoining land uses and the residential ambience of the community at large. Adaptive reuse is encouraged in the L-1 District. Outdoor storage and heavy industrial uses are discouraged but may be permitted by special use and environmental performance review. The L-1 District recognizes and is to be applied to existing conforming industry in the Town of Berryville as of the date of adoption of this District. Existing industrial uses shall be considered as satisfying the purpose and intent of the L-1 District, but expansion of existing industrial uses shall conform to the provisions herein. **(08/16)**

**609.2 PERMITTED USES (12/94)**

- (a) Auction establishments (indoor only) **(5/95)**
- (b) Business and professional offices **(7/99)**
- (c) Business service, supply and delivery establishments
- (d) Contractor's establishments without outdoor storage
- (e) Establishments for the production, processing, assembly, manufacturing, compounding, cleaning, servicing, testing and repair of materials, goods or products which conform to applicable Federal, State and local environmental performance standards or other standards referenced by the Town as related to (a) air pollution; (b) fire and explosion hazards; (c) radiation hazards; (d) electromagnetic radiation and interference hazards; (e) liquid and solid wastes hazards; (f) noise and odor standards; and (g) vibration standards.
- (f) Existing or expansion of existing industrial uses in operation as of the date of adoption of this Ordinance which conform to the previous industrial zoning district requirements.
- (g) Farm supply establishments
- (h) Financial institutions
- (i) Indoor mini-storage facilities
- (j) Light manufacturing, fabrication, testing or repair establishments without outdoor storage
- (k) Light warehousing establishments, without outdoor storage
- (l) Light wholesale trade establishments, without outdoor storage
- (m) Printing and publishing establishments
- (n) Private training and vocational schools
- (o) Public utilities (sub-stations, pump stations, transmission/receiving facilities and lines for telecommunications and similar uses, storage tanks, etc.)
- (p) Sheet metal shops
- (q) Small animal veterinary hospitals, exclusive of boarding kennels
- (r) Vehicle and machinery service, and parts sales ("service" including but not limited to internal and external repair, body work, paint, car washes, etc.)

- (s) Welding shops
- (t) Craft beverage manufacturing (03/18)

**609.3 SPECIAL PERMIT USES**

- (a) All above permitted uses requiring outdoor storage (10/94)
- (b) Day care centers (12/94)
- (c) Eating establishments including microbreweries, wineries, and distilleries (05/95, 08/16)
- (d) Heliports
- (e) Laundry and dry cleaning establishments
- (f) Lumber yards and building materials establishments
- (g) Motor freight terminals
- (h) Retail sales incidental to a manufacturing, production or related use, provided that:
  - a) the gross floor area used for retail purposes (excluding storage) shall not occupy more than five-thousand (5,000) square feet of gross floor area on any one lot, and shall not exceed twenty-five (25) percent of the total floor area for the site; and
  - b) the areas dedicated for retail uses must be indicated on an approved site plan.The provisions of this Section shall not apply to those permitted or special permit uses for which retail sales are a primary activity. (12/07)
- (i) Scientific research, development, and training establishments
- (j) Service stations
- (k) Vehicle and machinery sales and rentals
- (l) Recreation, commercial indoor (06/10)
- (m) Retreat and conference centers (08/16)
- (n) Residential lofts and apartments (08/16)
- (o) Wholesale/retail food hubs (08/16)
- (p) Commercial kitchens (08/16)
- (q) Hotels, motels, and accommodations (08/16)

**609.4 PROHIBITED USES**

The specific uses which follow shall not be permitted in the L-1 District:

- (a) Asphalt mixing plants
- (b) Blast furnaces
- (c) Boiler works
- (d) Bulk storage of flammable materials
- (e) Coal, wood or wood distillation
- (f) Concrete mixing and batching products
- (g) Extraction or mining of rocks and minerals
- (h) Garbage incineration
- (i) Junk yards
- (j) Landfills
- (k) Manufacture of ammonia, chlorine, fertilizer, lime, cement, fireworks, explosives, soaps, acids, pesticides, herbicides or insecticides
- (l) Metal foundries and smelting
- (m) Petroleum, asphalt or related product refining
- (n) Rendering plants
- (o) Slaughterhouses
- (p) Stockyards

**Section 609 Industrial (L-1) District**

- (q) Tanning and curing of skins
- (r) Any other similar use which in the opinion of the Town Council might be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other cause

**609.5 MAXIMUM LOT COVERAGE**

(12/91) The maximum lot coverage—including buildings, streets, parking spaces, driveways, loading areas and all other impervious surfaces—shall not be greater than seventy-five percent (75%) of the area of an L-1 lot.

**609.6 MINIMUM DISTRICT SIZE**

The minimum district size shall be four (4) acres.

**609.7 LOT SIZE REQUIREMENTS AND BULK REGULATIONS**

- (a) Minimum lot area: 30,000 square feet
- (b) Minimum lot width: 125 feet
- (c) The maximum building height shall be forty (40) feet, except in particular instances the Town Council may, upon recommendation from the Planning Commission or its agent, modify the maximum building height.
- (d) Minimum yard requirements
  - (1) Front yard: 50 feet
  - (2) Side yard: 25 feet (except where side yard abuts a public right-of-way the side yard shall be 50 feet) (5/94)
  - (3) Rear yard: 50 feet (5/94)

**609.8 OPEN SPACE**

- (a) An open space plan and landscape design program shall be submitted with applications for any land use governed by this District.
- (b) Twenty five percent (25%) of the site shall be landscaped open space. Landscaping may be limited to setback areas and unused portions.

**609.9 PARKING, PARKING ACCESS AND DRIVEWAYS**

- (a) No parking space shall be located closer than fifteen (15) feet from any common property line.
- (b) Where lot is contiguous to property located in any district other than the L-1, I, C-1 or C-2 District, no parking space shall be closer than 40 feet from such property line. (5/94)
- (c) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped and elderly.
- (d) Refer to Section 305 for additional off-street parking requirements.

**609.10 SETBACK, BUFFERING AND LANDSCAPING**

- (a) Where an L-1 lot is contiguous to property located in a district other than an L-1, I, C-1 or C-2 District, all buildings shall have a minimum 60-foot setback from lot lines. In particular instances the Town Council may waive the 60-foot setback requirement, upon recommendation from the Planning Commission. (5/94)
- (b) Where an L-1 lot is contiguous to property located in a district other than an L-1, I, C-1 or C-2 District, a landscaped buffer strip of 30 feet in width shall be provided,

## Section 609 Industrial (L-1) District

with landscape materials and placement subject to final plan approval. Where contiguous to a C-1 or C-2 District property, the landscaped buffer strip shall be 15 feet. Approved fencing or additional buffering may be used in lieu of landscaping. (5/94)

### **609.11 STORAGE OF GOODS, MATERIALS, FUEL AND REFUSE**

- (a) The outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan.
- (b) All equipment and materials shall be contained entirely within a building or screened from public rights-of-way and contiguous properties that are in land uses other than industrial in nature.
- (c) Any establishment involved with the storage of fuel for sale, or for other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the Town Council.
- (d) All refuse shall be contained in completely enclosed facilities and shall be screened.

### **609.12 STREET ENTRANCES**

- (a) On a corner lot, no street entrance shall be located closer than 60-feet to the curb line extended from the intersecting street. This distance may be increased with respect to the types and turning radii of vehicles using the site.
- (b) No street entrance shall be located closer than 30 feet to a side or rear lot line, unless a common street entrance serves adjacent uses, and in no instance shall the distance between separate street entrances serving adjacent uses be less than 60 feet. The maximum width of such street entrances shall not exceed thirty feet (30').
- (c) A freestanding use shall have no more than two street entrances on any single right-of-way, and such street entrances shall have a minimum distance of 90 feet between them.

### **609.13 SITE PLAN REQUIREMENTS AND PERFORMANCE STANDARDS**

- (a) All uses shall be subject to final site plan approval.
- (b) Any L-1 District land use application which is not in strict compliance with the pre-existing approved master site plan and preliminary plat for the district shall require an amendment to that master site plan and preliminary plat prior to site plan approval of the specific use.
- (c) Master site plans and preliminary plats for L-1 Districts shall include provisions for:
  - (1) adequate public facilities;
  - (2) development phasing;
  - (3) stormwater management facilities to address the ultimate development coverage within the district;
  - (4) lighting and signing; and
  - (5) other special features and land use considerations deemed necessary to serve the industrial district.
- (d) Applications for all uses subject to special use permits shall be accompanied by a report indicating the compliance with and use compatibility issues related to the Town's applicable performance standards.

**Section 609 Industrial (L-1) District**

**609.14 ADDITIONAL REQUIREMENTS**

- (a) Public Streets within the L-1 District shall be constructed to industrial road standards as determined by the Town Council or its agent. Sidewalks may be required on one or both sides of the street.
- (b) Common property ownership agreements and covenants for L-1 District developments shall be reviewed and approved by the Town Council or its agent.
- (c) Refer to Section 306 for off-street loading requirements.
- (d) Refer to Sections 301-304 for general regulations and other provisions which may supplement those cited herein.
- (e) Refer to specific Overlay Zoning districts, where applicable.

## Section 502 – Certificate of Occupancy

- 502.2** Prior to the issuance of a Certificate of Occupancy for a new structure, the Zoning Administrator will verify that all property corners have been set with permanent markers by a land surveyor licensed under the laws of the Commonwealth of Virginia. **(11/00)**
- 502.3** In addition to any other requirements for the issuance of a Certificate of Occupancy, a Certificate of Occupancy for a structure will not be issued unless (1) the structure is served by public water and sewer, (2) required curb and gutter and sidewalks are in place on the lot on which the structure is located and in place between said lot and an existing publicly maintained street, (3) a functional fire hydrant is located within three hundred (300) feet of the lot on which the structure is located, and (4) the lot on which the structure is located fronts on an existing publicly maintained street or street meeting Town requirements for a publicly maintained street. **(8/01)**
- 502.4** In addition to any other requirements for the issuance of a Certificate of Occupancy, after issuance of certificates of occupancy for structures on eighty percent (80%) of the lots in a section of a subdivision, a Certificate of Occupancy for a structure in the section will not be issued unless all public improvements in the section have been completed to Town requirements and all streets have been accepted for maintenance by the Virginia Department of Transportation (VDOT), or a complete application for acceptance thereof has been filed with VDOT. **(8/01)**
- 502.5** Upon written application, delayed installation of public improvements described in 502.3 and 502.4 may be considered by the Zoning Administrator. Approval of the application shall only be granted by the Zoning Administrator after consultation with the respective departments or agencies charged with the inspection, acceptance, and maintenance of the improvements, and only upon a further finding that the delayed installation will not be detrimental to the safety and welfare of the residents in the subdivision and the public. A written request for such delayed installation shall set forth the specific improvements sought to be delayed, the justification for the delay, and a committed date for completion of the improvements. A fifty-dollar (\$50.00) fee shall be paid with the request. If the Zoning Administrator approves the application for delayed installation of public improvements, the approval shall be subject to the applicant executing an agreement to hold harmless the town for any loss or liability occasioned by the lack of the improvements delayed. **(8/01)**

### **SECTION 503 - SPECIAL USE PERMIT**

#### **503.1 PROVISIONS FOR SPECIAL USE PERMITS**

- (a) In consideration of an application filed with the Zoning Administrator, the Council may, after a public hearing, authorize the establishment of those uses that are expressly listed as Special Permit uses in a particular zoning district.
- (b) In addition to all applicable conditions and requirements of this Ordinance, the Council may impose any conditions deemed appropriate in the public interest to secure compliance with the provisions of this Ordinance.
- (c) Once a Special Use Permit is granted, the use shall not be enlarged, extended, increased in intensity or relocated unless authorized by the Council.

- (d) Whenever a Special Use Permit is granted by the Council, the authorized activities shall be established within two (2) years of the date of approval with an extension of one (1) additional year with Council approval, or such Special Use Permit shall expire without notice. **(4/08)**
- (e) Should the owner or operator of the use covered by the Special Permit fail to observe all requirements of law with respect to the maintenance and conduct of the use and all permit conditions, the Council may, after due notice to permit holder and a public hearing, revoke the Special Use Permit.

**503.2 APPLICATIONS**

An application for a Special Use Permit may be submitted by the property owner of record, tenant, or contractor owner.

**503.3 APPLICATION REQUIREMENTS**

Applications for Special Use Permits shall be accompanied by seven (7) copies of the following items:

- (a) Letter of request, signed by property owner and applicant, outlining complete details of special use desired.
- (b) Site development plan.
- (c) Floor plan, front, side, and rear elevations of proposed new buildings.
- (d) Certified house location plat.
- (e) Information deemed necessary by the Zoning Administrator.
- (f) Applicable filing fee.

**503.4 APPLICATION PROCEDURE**

- (a) Application submitted to Zoning Administrator, which shall be referred to the Planning Commission for recommendation, and a public hearing shall be scheduled by the Town Council.
- (b) Review by the Planning Commission (public hearing if desired) and recommendation to Town Council.
- (c) Public hearing by Town Council.
- (d) Town Council action (In acting upon the application, the Town Council shall consider the following, among other relevant factors):
  - 1. The health, safety, and welfare of the general public.
  - 2. Physical and visual impact on adjoining and abutting properties.
  - 3. Adequate utilities, drainage, parking, and other necessary facilities to serve the proposed use.
  - 4. Compliance with the adopted master plan.
  - 5. Environmental compatibility.
  - 6. Community sentiment.
- (e) Applicant to be notified by Zoning Administrator of Town Council action.