

**PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**MINUTES OF REGULAR MEETING**  
**January 23, 2018**

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A meeting of the Berryville Planning Commission was held on Tuesday, January 23, 2018 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, Chair, Kim Kemp, Vice Chair, Dale Barton, Gwen Malone, Michelle Marino, Sheryl Reid, Debbie Zimmerman

Absent: Krish Mathur

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Others present: Dave Tollett (Planning Commission liaison), Diane Harrison

Press present: Cathy Kuehner

**CALL TO ORDER**

Ms. Dunkle called the meeting to order at 7:30pm.

**ELECTION OF OFFICERS**

Ms. Dunkle asked for a motion to elect chair and vice chair. Ms. Reid made the motion to retain Mr. Shaffer as chair and Ms. Kemp as vice chair, seconded by Ms. Malone, the motion passed by voice vote.

**APPROVAL OF AGENDA**

Chair Shaffer asked for approval of the agenda. Ms. Zimmerman moved to approve the agenda as presented, seconded by Vice Chair Kemp, the agenda was approved by voice vote.

**APPROVAL OF MINUTES**

Ms. Malone moved to approve the amended minutes of the November 28, 2017 Planning Commission meeting, seconded by Ms. Marino. The motion passed by voice vote.

**APPROVAL OF COMPREHENSIVE PLAN COMMITTEE MINUTES**

Committee Chair Steinmetz asked for a motion to approve the minutes of the November 6, 2017 meeting. Ms. Malone made the motion, seconded by Chair Steinmetz, the motion passed by voice vote.

## **PUBLIC HEARINGS**

**The Berryville Planning Commission is sponsoring a text amendment relating to “craft beverage manufacturing” establishing a definition in Article I Definitions of the Berryville Zoning Ordinance in accordance with the Code of Virginia § 4.1-206 and 208, as amended, establishing production amounts; accessory uses (e.g., food service, tasting rooms, retail sales); parking ratios; and storage requirements. TA 01-18**

Chair Shaffer asked staff to describe the request. Ms. Dunkle said that an overview was featured from the previous meeting and that modifications were made reflecting previous comments from Planning Commissioners. She said the first public hearing was for the definition of “craft beverage manufacturing” and reported public hearing information. She added that she had received positive input from those that were sent the information including several realtors. She said she received no other public comment.

Chair Shaffer recognized Diane Harrison, a resident of Berryville, who spoke in favor of the proposed text amendments. She said the changes would benefit economic development efforts for both the Town and County and would create more of an art and shopping destination for visitors and residents as a result.

Chair Shaffer asked for any additional public comment. There were no other comments and Chair Shaffer closed the public hearing.

**The Berryville Planning Commission is sponsoring a text amendment to Section 607 of the Berryville Zoning Ordinance, establishing Section 607.3(w) allowing “craft beverage manufacturing” as a use by Special Permit in the C-1 Commercial Zoning District. TA 02-18**

Ms. Dunkle said that the public hearing notices had been duly published in the Winchester Star and that no comments were received in the Planning Department. There being no further comment, Chair Shaffer closed the public hearing.

**The Berryville Planning Commission is sponsoring a text amendment to Section 609 of the Berryville Zoning Ordinance, establishing Section 609.2(t) allowing “craft beverage manufacturing” as a use by right in the L-1 Industrial Zoning District. TA 03-18**

Ms. Dunkle said that the public hearing notices had been duly published in the Winchester Star and that no comments were received in the Planning Department. There being no further comment, Chair Shaffer closed the public hearing.

## **REGULAR SESSION**

### **Citizen’s Forum**

Chair Shaffer said no one signed up to speak and asked if anyone would like to. There were no speakers.

### Discussion of Public Hearings

Chair Shaffer asked for any comments on the previous public hearings. Vice Chair Kemp said that this was a good effort for the community. Chair Shaffer agreed stating that these types of businesses will be good for the Town and County.

There being no further discussion, staff read the following resolution:

**A RESOLUTION: Amendments to Article I, Definitions and Article VI, Sections 607 and 609 of the Berryville Zoning Ordinance establishing a definition for “craft beverage manufacturing” as a use by Special Permit and in the C-1 Commercial and a use by right in the L-1 Industrial zoning district.**

**WHEREAS, the craft beverage industry has shown significant growth nationally and locally; and**

**WHEREAS, the craft beverage industry has been identified as an important component to the tourism industry in the Commonwealth; and**

**WHEREAS, increased interest in this type of business in Berryville has occurred in the past year; and**

**WHEREAS, Berryville residents and visitors would benefit from this use through an increased tax base and visitor attraction; and**

**WHEREAS, the Planning Commission of the Town of Berryville supports the craft beverage manufacturing use in the C-1 Commercial zoning district as a use by Special Permit and in the L-1 Industrial zoning district as a use by right; and**

**NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Berryville, Virginia hereby initiates text amendments to establish a definition for “craft beverage manufacturing” and allowing this use in the C-1 Commercial and L-1 Industrial zoning districts.**

**Passed this 23rd day of January 2018.**

Vice Chair Kemp made the motion that the Planning Commission of the Town of Berryville adopt the resolution initiating text amendments relating to craft beverage manufacturing and to recommend adoption of the definition to be established in Article I of the Berryville Zoning Ordinance as follows:

***Craft beverage manufacturing:*** *A facility, licensed in accordance with §4.1 of the Code of Virginia, as amended, in which beer, wine, cider, mead, distilled spirits, or other similar beverages are brewed, fermented, or distilled in quantities not to exceed 10,000 barrels of beer, or 10,000 gallons of distilled spirits, wine, cider, or mead annually. Accessory uses shall include tasting rooms at which the consumption of beer or distilled spirits manufactured on-site occurs, accessory food sales occur, and beer and/or distilled spirits manufactured on-site are sold. Tasting rooms shall not exceed 49% of the gross floor area. Retail sales permitted as an accessory use in the L-1 Industrial Zoning District shall be limited to 10% of the gross floor area of the establishment. Parking shall be provided in accordance with the requirements for manufacturing as set forth in Section 305.19 and 305.17 of the Berryville Zoning Ordinance*

*based on square footage of manufacturing and eating establishment use, respectively. Storage of materials used in the production process shall only be permitted within a completely enclosed structure. All other outdoor storage shall be identified on an approved Site Plan and be completely screened from public view.*

The motion was seconded by Ms. Malone. The motion passed by voice vote.

There being no further discussion on the public hearing concerning text amendments to the C-1 Commercial Zoning District, Ms. Malone moved that the Planning Commission of the Town of Berryville recommend that Town Council adopt the text amendment establishing Section 607.3(w) in the Berryville Zoning Ordinance allowing craft beverage manufacturing as a use by Special Permit in the C-1 Commercial Zoning District, Mr. Steinmetz seconded the motion. The motion passed by voice vote.

There being no further discussion on the public hearing concerning text amendments to the L-1 Industrial Zoning District, Ms. Marino moved that the Planning Commission of the Town of Berryville recommend that Town Council adopt the text amendment establishing Section 609.2(t) in the Berryville Zoning Ordinance allowing craft beverage manufacturing as a use by right in the L-1 Industrial Zoning District, seconded by Ms. Zimmerman, the motion passed by voice vote.

#### **OLD BUSINESS**

#### **PLANNING AND ZONING UPDATE**

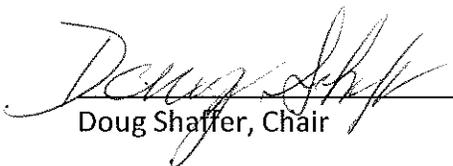
Ms. Dunkle reviewed the staff report. Ms. Malone noted that the Hawthorne House building had been sold.

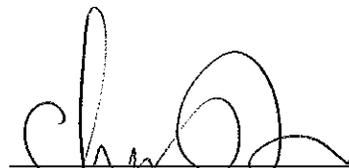
#### **OTHER**

There were no other comments.

#### **Adjourn**

There being no further business, Ms. Zimmerman made a motion to adjourn the meeting, seconded by Ms. Malone, the motion passed by voice vote at 7:49pm.

  
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Doug Shaffer, Chair

  
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Christy Dunkle, Recording Secretary