

PLANNING COMMISSION
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
February 27, 2018

A meeting of the Berryville Planning Commission was held on Tuesday, February 27, 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: Kim Kemp, Vice Chair, Dale Barton, Gwen Malone, Michelle Marino, Krish Mathur, Sheryl Reid

Absent: Doug Shaffer, William Steinmetz, Debbie Zimmerman

Staff present: Christy Dunkle, Assistant Town Manager/Planner

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

Press present: Cathy Kuehner

CALL TO ORDER

Vice Chair Kemp called the meeting to order at 7:30pm.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Ms. Reid moved to approve the amended minutes of the January 23, 2018 Planning Commission meeting, seconded by Ms. Marino. The motion passed by voice vote.

APPROVAL OF COMPREHENSIVE PLAN COMMITTEE MINUTES

There was not a quorum of Committee members, the minutes will be reviewed at the March meeting.

REGULAR SESSION

Citizen's Forum

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

NEW BUSINESS

Set Public Hearing

Vice Chair Kemp asked staff to review the site plan and Special Use Permit expansion requests. Ms. Dunkle said that Mr. Genda, who was present at the meeting, is requesting approval of a Site Plan for the property known as Rosemont. She said that he is intending to build two structures within the Open Space Residential (OSR) zoning district which was expanded in 2017. Ms. Dunkle said a second public hearing will be to approve the expansion of a Special Use Permit that was approved in 2009 and read the conditions of the approval. She reviewed her staff report including the identification of the structures and their respective uses currently on the property. Ms. Dunkle said that she has distributed the Site Plan to the Town's consulting engineer; Berryville Public Works staff; Clarke County fire and building officials; and VDOT for review and comment.

Vice Chair Kemp recognized William "Biff" Genda, owner of Rosemont Manor. Mr. Genda said that his venue opened in 2009 and described activities held at Rosemont including weddings, accommodation, and teas. He said he has previously installed tents on the property for weddings that include over 250 guests. He added that he wishes to add the larger building which will allow a building code capacity of 299 people. He said that an additional 100 people would be able to be on the adjacent porch per fire code requirements. Mr. Genda said he has been working closely with the Clarke County Building official on the proposed building.

Ms. Marino asked whether he was going to be expanding the business beyond the current request toward Tyson Drive. Mr. Genda said that he would not be doing additional expansions noting that he is considering putting the property under a land conservation easement. He said this would remove the ability to construct approximately 94 houses on the property. Ms. Marino noted adjacent properties on Tyson and the location of the proposed activities under the country inn use. Mr. Genda confirmed that the proposed buildings are on the other side of the property and not adjacent to this area.

Mr. Mathur asked about the function of the second building. Mr. Genda said that the second building will house a catering kitchen, bride and groom suites, and storage for tables, chairs, and other equipment.

There being no further discussion, Ms. Malone made the motion to set the public hearing for the March 27, 2018 meeting, seconded by Mr. Mathur, the motion passed by voice vote.

There being no further discussion on setting the second public hearing for the expansion of a Special Use Permit, Ms. Reid made the motion to set the public hearing for the March 27, 2018 meeting, seconded by Ms. Malone, the motion passed by voice vote.

OLD BUSINESS

PLANNING AND ZONING UPDATE

Ms. Dunkle said that Town Council will be holding a public hearing on the craft beverage manufacturing text amendments at their meeting on March 13.

OTHER

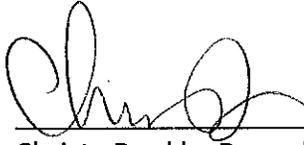
There were no other comments.

Adjourn

There being no further business, Ms. Malone made a motion to adjourn the meeting, seconded by Ms. Marino, the motion passed by voice vote at 7:43pm.



Kim Kemp, Vice Chair



Christy Dunkle, Recording Secretary