

PLANNING COMMISSION
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
November 19, 2019

A meeting of the Berryville Planning Commission was held on Tuesday, November 19, 2019 at 7:30 p.m. at the Berryville-Clarke County Government Center in Berryville.

ATTENDANCE: Members of the Planning Commission present: Doug Shaffer, Chair; Dale Barton; Gwen Malone; Krish Mathur; Sheryl Reid; William Steinmetz; Deb Zimmerman

Absent: Kim Kemp, Michelle Marino

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Others present: Dave Boeing, Dewberry; Griffin Burns, D.R. Horton; Christy Zeitz, Fellowship Square Foundation; Brian Prater, Walsh Collucci.

Press present: None

CALL TO ORDER

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Ms. Zimmerman moved to approve the minutes of the October 22, 2019 Planning Commission meeting as presented, seconded by Ms. Malone. The motion passed by voice vote.

PUBLIC HEARING

Fellowship Square Foundation, Owner (Patrick J. Williams, D.R. Horton, Inc., Agent) is requesting final subdivision plat approval for the creation of 50 single-family residential lots on the property identified as Tax Map Parcel numbers 14A2-((A))-17 and 14A2-((A))-17A consisting of 8.1287 acres and 11.4963 acres, respectively, zoned DR-4 Detached Residential. MASD 02-19

Chair Shaffer called the public hearing to order informing speakers that they would be given three minutes to speak on the matter. He asked staff to give an overview of the request. Ms. Dunkle said the 50-lot subdivision is proposed for the Fellowship Square property. She said the cluster layout will

permit a minimum lot size of 7,500 square feet under DR-4 Detached Residential zoning. She added that review of the second submission of construction plans was underway.

Chair Shaffer recognized Brian Prater with Walsh Collucci who said he was representing D.R. Horton on this matter. He said the subdivision was a use by right in the Town of Berryville and requested approval at the meeting.

Chair Shaffer recognized Sharon Painter, Town resident. Ms. Painter said she had concerns about the subdivision and the lack of a start date. She asked about the entrance to the property and mobilization of construction equipment. She said there is no real speed limit on Fairfax Street and was concerned about traffic and speeding.

Chair Shaffer recognized Barbara Caylor who owns investment properties on East Fairfax Street. She said she had a number of questions about the subdivision design and the timing of the construction in order to inform her tenants of the development schedule.

Chair Shaffer recognized Kevin Healey, County resident. Mr. Healey said he was party to an easement from Liberty Street through the Soldiers Rest property and asked how the disposition of the easement was portrayed on the final plat and construction documents.

Chair Shaffer recognized Patrick Whitson who is a Town resident. He said he is a resident of West Fairfax Street and asked what the Town's plan was to handle increased traffic on Fairfax Street. He said he has kids and animals and was concerned about their safety. He said it is difficult to get out of his driveway and something needs to be done before final approval.

Chair Shaffer recognized Jeremy Tipton, Town resident. He said he is concerned about safety in the Rockcroft subdivision and young families. He wanted to know how the children were supposed to access the bus and if the installation of sidewalks and road widening would occur. He suggested a traffic signal be installed on 340 at Fairfax Street.

Chair Shaffer recognized Harry Sunderland, Town resident. Mr. Sunderland said he has safety concerns and requested that approval be delayed.

Chair Shaffer recognized Scott Koysh, Town resident. Mr. Koysh said he was at the BADA meeting when the Shenandoah Crossing subdivision was approved. He said tractor trailers go into their neighborhood and cannot turn around. He said he is concerned that there are no plans for improvements onto 340 and asked what the developer was going to do in good faith for the community.

Chair Shaffer recognized Shannon Tipton, Town resident. Ms. Tipton gave a nursing analogy of the new subdivision.

Chair Shaffer recognized Maryann Casey, Town resident. Ms. Casey said that road safety had not been thought out and was concerned about emergency services accessing the neighborhood. She added that she was concerned about storm water and questioned the quality of the proposed new homes due to the smaller lot sizes.

Chair Shaffer asked if anyone who had not signed up to speak would like to do so.

Chair Shaffer recognized Robert Martin, Town resident. Mr. Martin was concerned about traffic and safety.

Chair Shaffer recognized Phillip Butterfass, County resident. Mr. Butterfass said he is part of the easement disposition and was concerned about traffic in the Town.

Chair Shaffer recognized Kyle Fehr, Town resident. Mr. Fehr said he was concerned about any road widening which would not allow on-street parking.

Chair Shaffer recognized Robin Broy, Town resident. Ms. Broy voiced concern about adding development in the Town stating there is nothing to do and no jobs for residents. She referenced concerns about shopping in Town and having to go to Leesburg or Winchester; school capacity; storm water runoff in an easement next to her home; trash removal; crosswalks and sidewalks.

Chair Shaffer recognized Jason McCarty, Town resident. Mr. McCarty asked for clarification on the connection of east and west Fairfax Street. He discussed the need for a traffic signal and concerns about flooding.

There being no further comments, Ms. Malone made the motion to close the public hearing, seconded by Mr. Steinmetz, the motion passed by voice vote.

DISCUSSION – Public Hearing

Chair Shaffer asked for any comments from Commissioners. Mr. Mathur said he was excited for the new subdivision and voiced concerns about traffic and storm water. Mr. Boeing addressed storm water subdivision design and regulations. He described the public area proposed for active recreation.

Mr. Mathur said that this was a by-right subdivision. There was a discussion about what traffic information could be required by the Town. There was a discussion about traffic signals, buffers, off-site improvements. Mr. Steinmetz discussed the unwillingness of the developer to engage the community and build off-site improvements. Mr. Prater addressed requirements for by-right subdivisions by the Commonwealth.

Ms. Dunkle discussed requirements that are needed prior to issuing a Land Disturbance Permit. There was a request by Planning Commissioners for additional traffic information. Staff indicated that she

would ask Chief White for updated traffic counts on West Fairfax Street and look into other transportation-related efforts.

Chair Shaffer encouraged Planning Commissioners to visit the area. It was determined that staff would look into the meeting room schedule and confirm a date in December with Planning Commissioners.

Citizen's Forum

Mr. Butterfass asked that the map being shown at the meeting be made available on the web site. Ms. Dunkle said that this was an outdated map and did not want to post misinformation on the web site. She gave Mr. Butterfass a paper copy of the map.

Chair Shaffer recognized Kevin Healey, County resident. Mr. Healey said that the images shown at the meeting were not legible and asked for improved visual projection. Staff said the projector is being repaired and will be back in service in the coming weeks.

Chair Shaffer recognized Barbara Caylor. Ms. Caylor voiced concerns about the signal at Mosby Boulevard and traffic generated in this area.

New Business

There was no new business.

Planning and Zoning Update

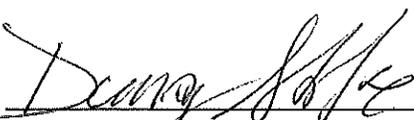
There was no additional update.

Other

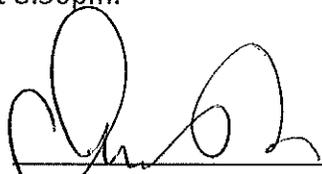
There was no other business.

Adjourn

There being no further business, Ms. Reid made a motion to adjourn the meeting, seconded by Ms. Malone, the motion passed by voice vote at 8:50pm.



Doug Shaffer, Chair



Christy Dunkle, Recording Secretary