

Walter M. Gardner, Jr.
Mayor

Robert F. Davie
Town Administrator

TOWN OF WARRENTON

“Historically Great - Progressively Strong”

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Zoning Committee Meeting **Monday, March 11, 2013**

Those attending were:

David Spence	Walter Gardner, Mayor	Dr. Ray Spain, Superintendent
W. B. Neal	Debbie Speer	Dr. F. Polakiewicz, Asst Supt of Ad
Claude Burrows	Robert Davie, Town Admin	Calvin Jones, Board of Education
James Solomon	Linda Worth, County Manager	Annette Silver, Minute Taker

The Zoning Committee meeting of March 11, 2013 was called to order by Chairperson David Spence, explaining the purpose of the meeting is variance of the approved zoning permit of July 26, 2011. The building is situated on VGCC campus, W. Ridgeway Street and anticipated to be used for classroom training of approximately 110 students. When the fire marshal was called to issue the certificate of occupancy, the building did not pass inspection because of lack of fire sprinklers. The building is approximately 7800 sq ft which by Town ordinance requires fire sprinklers (Town ordinance requires any building over 7000 sq ft to install fire sprinklers). Mayor Gardner explained statewide most buildings 8000 sq ft or more require sprinklers (considering the size, population, etc. of Town when ordinance was adopted 7000 sq ft was approved). Dr. Spain and Board of Education understand ordinances and have no problems in general with them; however, without this variance it would cost the Board of Education and county (reason for County Manager being present) approximately \$20,000 to bring building to code. The building is a standard classroom, with 100 to 110 person occupancy. Mr. Neal asked if each classroom has windows and it has. Ms. Speer expressed her concern was if waiver was granted what would liability be to Town. Would there be a signed waiver releasing Town from any future legal action? Dr. Spain would make no comment without legal advice. It is unknown if prior Town Administrator informed Board of Education Maintenance Supervisor of ordinance; the maintenance supervisor stated he was not informed. Dr. Spain informed Committee the fire alarms would be tied into the main building system. Mr. Burrows asked if Town gives a list of requirements to contractors at time of permit issuance. Mayor Gardner and Mr. Davie state not at present time. Mr. Neal stated he does not agree with variance to permit because of safety issues. Mrs. Worth asked if sprinklers were required in other extra building on Hawkins campus when acquired in 2009 when New Tech was located there.

Mayor stated from fire chief side the building does need sprinklers because no one can project consequences of emergencies. However, as Mayor, he is concerned about setting prescience in the situation. Dr. Spain was asked the life expectancy of the building, which is thought to be 15 years. The Board of Education has 6 buildings of same nature throughout the county. Mayor asked if building would be replaced in 10-15 years thus setting a sunset clause effect, Dr. Spain unsure.

Mr. Neal made a motion not to accept the variance to Town permit for safety concerns. Mrs. Speer believes conditions need to be added for clarity. The motion died for lack of second. Dr. P attempted to contact attorney on liability concerns but was unable. Mrs. Speer made a motion accepting Board of Education zoning permit with variance to fire sprinklers with understanding

Town of Warrenton has no liability of any kind. Mr. Spence is aware this variance will set prescience for future projects. Mr. Burrows suggested future projects will be presented to full Board for approval to avoid such problems. Mr. Solomon asked Mayor if he knew how overall town insurance rates would be affected. The answer is not at the present time. Mr. Burrows seconded the motion made by Mrs. Speer. The vote was nay by Mr. Neal and yea by Mr. Burrows, Mr. Solomon, Mrs. Speer and Mr. Spence. The Board of Education accepts the variance for zoning permit subject to approval by Board of education attorney.

Dr. Spain and Board thanked Town Board for consideration and time involved in circumstance.

With no further business, meeting adjourned.

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