

**CLARKE COUNTY
PLANNING COMMISSION
MINUTES
2007 July 13 – 9:00 a.m.
BOARD OF SUPERVISORS ROOM**

A special meeting of the Planning Commission of Clarke County, Virginia was held in the Board of Supervisors Room, 102 North Church Street, Berryville, Virginia, on Friday, 2007 July 13.

ATTENDANCE

Beverly McKay, Chair; George L. Ohrstrom, II, Vice-Chair, Jay Arnold, Anne Caldwell, Mary Daniel, Cliff Nelson, Kathy Smart and Bob Wade

Kathy Smart was present via conference call.

ABSENT

A.R. Dunning, Jr., Barbara Batterton, and Pat McKelvy

STAFF

Charles Johnston, Planning Administrator; Jesse Russell, Zoning Administrator; Debbie Bean, Recording Secretary.

CALL TO ORDER

Chair McKay called the meeting to order at 9:06 a.m.

APPROVAL OF AGENDA

The agenda was unanimously approved.

Yes: Arnold, Caldwell (moved), Daniel (seconded), McKay, Nelson, Ohrstrom, Smart and Wade

No: No one

Absent: Batterton, Dunning and McKelvy

MAJOR SUBDIVISION/BOUNDARY LINE ADJUSTMENT

PUBLIC USE IN ACCORD WITH COMPREHENSIVE PLAN

SPECIAL USE

SITE PLAN

The Clarke County School Board (The Salvation Army, property owner) requests approval of a:

- (1) Major Subdivision and Boundary Line Adjustment,
- (2) Determination that the proposed new High School is “substantially in accord with the adopted Comprehensive Plan” per Virginia Code Section 2232,
- (3) Special Use for an 800 student new High School (with future expansion to 1000 students) in the AOC Zoning District, and
- (4) Site Plan for an 800 student new High School (with future expansion to 1000 students), located at 642 Westwood Road, Tax Map Parcels 13-((A))-13, 56, 59 & 59A, Longmarsh Magisterial District, zoned Agricultural Open-Space-Conservation (AOC). SUP-07-01, S-07-02

Chair McKay stated that a letter was received from Michael McCall, Chairman of the Clarke County School Board, agreeing to an extension from July 16, 2007 to August 16, 2007 for the High School application. A copy of the letter was distributed to the Planning Commission.

Denny Richardson, adjacent property owner, was present and a copy of a letter from his lawyer was distributed to the Planning Commission.

Rick Travers with VIEW Engineering, the County's engineering consultant was present and gave a discussion regarding the site issues. He discussed the various problems that need to be corrected. He stated that VDOT has raised the issue of site distance from Ramsburg Lane and Westwood Road. He said that he feels the crosswalks need to be discussed with VDOT, the Schools and the Planning Commission. He stated that a sidewalk is being planned from the High School to the Town. He spoke briefly about sediment control and he stated their design for sediment control is the larger pond at the end of the channel. He said the design is for 10.7 acres of disturbance. He stated that you have to look at the entire area, not just the disturbed area. He gave a brief discussion regarding storm water management. He stated that he has spoken to DCR in the Staunton regional office. He said that the discussions with DCR were basically focused on the water volume. He stated that DCR wants it shown that the volume of water is not impacting the downstream owners.

Barbara Byrd, Clarke County Board of Supervisor for Longmarsh District was present, and stated that one resident has already had damage to their well. She said she is worried about the adjoining property owners and their wells being damaged. She stated that these residents do not have water and sewer available.

Denny Richardson, adjoining property owner, has concerns about the drain field in his back yard being damaged. He stated that this issue needs to be addressed by PHR&A. Commissioner Caldwell asked Mr. Travers to contact PHR&A regarding the location of the drain fields of the adjoining property owners.

Commissioner Nelson gave a brief discussion regarding the fracture lines.

John Staelin, Chair of the Clarke County Board of Supervisors, was present and stated that Mike Hobert, Clarke County Board of Supervisor for Battletown District, asked Bob Moje, with VMDO, Architect for the proposed High School, if extra structural design is to be installed for the proposed site and that Mr. Moje said no.

Robina Rich Bouffault, County resident, stated her concerns regarding the cost of this project.

There being no further discussion, the meeting was adjourned at 11:25 a.m.

Beverly B. McKay, Chair

Charles Johnston, Clerk to the Commission

Minutes prepared by
Debra L. Bean, Recording Secretary