

**CLARKE COUNTY
PLANNING COMMISSION
MINUTES
Special Meeting
2007 July 23 – 4:00 p.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 Monday, 2007 July 23.

ATTENDANCE

Beverly McKay, Chair; George Ohrstrom, Vice Chair; Jay Arnold, Barbara Batterton, Anne Caldwell, Mary Daniel, A.R Dunning, Jr., Pat McKelvy, Cliff Nelson, and Bob Wade.

ABSENT

Kathy Smart

STAFF

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

CALL TO ORDER

Chair McKay called the meeting to order at 4:06 p.m.

APPROVAL OF AGENDA

The agenda was unanimously approved.

Yes: Arnold, Batterton, Caldwell, Dunning, McKay, McKelvy, Nelson, and Wade

No: No one

Absent: Daniel, Ohrstrom and Smart

Commissioner Daniel entered the meeting.

**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 15.2-2232,
- (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

Mr. Johnston gave a brief discussion regarding this request. He stated that VDOT notified him that they would have comments submitted by 2007 August 1. He said that a meeting was held on Friday, July 20th with the Town, regarding the utility issues. He said written comments from the Town are expected today or tomorrow. He stated that the Board of Supervisors has indicated that the proposed project should be built to the Town’s standards. He stated that the project engineers will present their plans to the Board at a work session on August

13th regarding the water and sewer issues. He said there are a lot of technical concerns identified by View Engineers, the Soil and Water Conservation District, the Town, the Virginia Department of Conservation and Recreation and the Virginia Department of Transportation that need to be resolved.

Chip Schutte, School Board member, was present to answer questions.

Commissioner Ohrstrom entered the meeting.

Rick Travers, with VIEW engineers was present and gave a brief discussion regarding storm water issues. He explained the how the water will flow. He stated that it takes 2 to 3 years for an area to be established after construction of a channel is completed. The Commission asked questions about the adjoining property owner's drain fields. Mr. Johnston brought in the project site plan showing where the drain fields are located. Mr. Travers noted that landscaping comments will be forthcoming.

Dan Rom, Piedmont Geotechnical, Inc., the County's consultant, stated he read the revised geotechnical findings. He stated that in his opinion, PHR&A needs to report back to the Planning Commission whether they have done enough with this project or not. He said that PHR&A are the ones that have to stand behind their work. He stated that at that time, he can say if he agrees or not. He gave a brief discussion regarding the comments he had provided to the Planning Commission.

Mr. Johnston noted that the applicant's engineers are asked to resolve all comments on the submittals and resubmit final and complete plans by August 3, so that they may checked for completeness before the Commission's Work Session on August 13 at 4 p.m. and the Commission's Special Meeting on August 16 at 4 p.m.

There being no further discussion, Chair McKay called for a motion.

The Commission voted unanimously to adjourn the meeting at 5:47 p.m. until the work session scheduled for 2007 August 13.

Yes: Arnold, Batterton, Caldwell, Daniel, Dunning (moved), McKay, McKelvy (seconded), Nelson, Ohrstrom and Wade

No: No one

Absent: Smart

Beverly B. McKay, Chair

Charles Johnston, Clerk to the Commission

Minutes prepared by
Debra L. Bean, Recording Secretary