

**CLARKE COUNTY
PLANNING COMMISSION
MINUTES
Special Meeting
2007 August 16 – 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 Thursday, 2007 August 16.

ATTENDANCE

Beverly McKay, Chair; George Ohrstrom, Vice Chair; Jay Arnold, Barbara Batterton, Anne Caldwell, Pat McKelvy, Cliff Nelson, Kathy Smart and Bob Wade.

ABSENT

Mary Daniel and A. R. Dunning, Jr.

STAFF

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

CALL TO ORDER

Chair McKay called the meeting to order at 4:14 p.m.

**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

Chair McKay stated that Ed Breslauer, with the Clarke County Schools, is expected to deliver a written request for an extension for the above item.

Mr. Johnston stated there are four items before the Planning Commission. He stated the Planning Commission could vote at this time regarding item #2 of this request, as this item is complete.

The Commission had a brief discussion regarding the determination that the proposed new High School is “substantially in accord with the adopted Comprehensive Plan” per Virginia Code Section 15.2-2232.

After discussion with staff and the Commission, Chair McKay called for a motion on this item.

The Commission voted unanimously that the proposed 800 student Clarke County High School (with expansion to 1,000 students) to be located at 642 Westwood Road, Tax Map Parcels 13-((A))-56, 59, & 59A, Longmarsh Magisterial District, zoned Agricultural-Open Space-Conservation (AOC) is determined to be substantially in accord with the adopted Clarke County Comprehensive Plan, per Virginia Code Section 15.2-2232.

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

No: No one

Absent: Daniel, Dunning

Mr. Breslauer arrived at 4:21 p.m. with a written request from the School Board for an extension on the above item. Mr. Johnston distributed copies of the letter to the Planning Commission and audience.

Robert Mitchell, the County's land use attorney, was present and reviewed the letter and recommended that the Planning Commission approve the Agreement to Extension by the Clarke County School Board.

The Commission voted unanimously to grant the School Board's request for an extension to October 1, 2007 for the Planning Commission to act on the School Board's pending special use permit, site plan, and subdivision application and to authorize the Planning Commission Chair to sign the Agreement to Extension.

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

No: No one

Absent: Daniel, Dunning

The Commission voted unanimously to advise the School Board that in order for the Planning Commission to act on 2007 October 1 on the special use permit, site plan and subdivision plat for the proposed High School, the School Board must submit a revised site plan and revised subdivision plat in sufficient time for final review comments from the Virginia Department of Transportation, the Town of Berryville, the Lord Fairfax Soil and Water Conservation District and VIEW Engineers to be received by the County Planning staff by the close of business on 2007 September 26.

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

No: No one

Absent: Daniel, Dunning

The Commission stated that the last motion was based on the expectation that the revised plan and plat be sent to the reviewing entities with sufficient time for review by these entities.

By consensus, the Commission agreed to have a briefing meeting on 2007 September 28 at 1:00 p.m. and a special Planning Commission meeting on 2007 October 1 at 1:00 p.m. (followed by the regular briefing meeting at 3:00 p.m.) on the School Board's request.

There being no further discussion, the meeting was adjourned at 5:06 p.m. until the 2007 September 28 briefing meeting.

Beverly B. McKay, Chair

Charles Johnston, Clerk to the Commission

Minutes prepared by
Debra L. Bean, Recording Secretary

