

Clarke County

PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 5, 2012



A regular meeting of the Planning Commission of Clarke County, Virginia, was held at the Town/County Joint Government Center, Berryville, Virginia, on Friday, October 5, 2012.

ATTENDANCE

Anne Caldwell, Vice Chair; Clay Brumback, Scott Kreider, Tom McFillen, Cliff Nelson, John Staelin, Chip Steinmetz, Richard Thuss and Jon Turkel.

ABSENT

Robina Bouffault and George Ohrstrom, II, Chair

STAFF

Brandon Stidham, Planning Director; Jesse Russell, Zoning Administrator; and Debbie Bean, Recording Secretary.

Called to Order

Vice Chair Caldwell called the meeting to order at 9:04 a.m.

APPROVAL OF AGENDA

The Commission voted unanimously to approve the agenda.

Yes: Brumback, Caldwell, Kreider, McFillen, Nelson (seconded), Staelin, Steinmetz, Thuss and Turkel (moved)

No: No one

Absent: Bouffault and Ohrstrom

APPROVAL OF MINUTES

The Commission voted unanimously to approve the briefing meeting minutes of September 4, 2012.

Yes: Brumback, Caldwell, Kreider, McFillen, Nelson, Steinmetz (moved), Thuss (seconded) and Turkel

No: No one

Absent: Bouffault and Ohrstrom

Abstained: Staelin

The Commission voted unanimously to approve the regular meeting minutes of September 7, 2012.

Yes: Brumback, Caldwell, Steinmetz (moved), Thuss and Turkel (seconded)

No: No one

Absent: Bouffault and Ohrstrom

Abstained: Kreider, McFillen, Nelson and Staelin

ZONING MAP AMENDMENT/SITE PLAN REVIEW – SET PUBLIC HEARING

Mahlon A. Jones (D&B Management Services, Inc., property owner) requests a conditional rezoning from Agricultural-Open Space-Conservation (AOC) to Highway Commercial (CH), and approval of a Site Plan for a convenience store with gasoline sales. Property is located at 3355 Lord Fairfax Highway (US 340), Buckmarsh Electoral District, and is referenced as Tax Map Parcel #8-1-2.

Mr. Stidham explained this request. He stated that the applicant is requesting to conditionally rezone property from Agricultural Open-Space Conservation District (AOC) to Highway Commercial (CH) with conditions and approve a Site Plan for a convenience store with gasoline sales. He said that the purpose of this request is to replace the existing convenience store with a new convenience store with gasoline sales per Section 3-A-13-a-1-j of the Zoning Ordinance.

Evan Wyatt, agent for Greenway Engineering was present and gave a brief overview to the Commission. He said that the plan is to tear down the old buildings on the site and establish a newer facility. He said they want to work with Maral Kalbain, the County Architectural Historian to review the proposed plans to see if the design works for this area. He stated that they are also planning to work with VDOT to improve the visibility for motorists coming in and out of the proposed site.

There being no further comments, Vice Chair Caldwell called for a motion.

The Commission voted unanimously to set public hearing on this request for the next regular meeting of the Planning Commission on November 2, 2012.

Yes: Brumback, Caldwell, Kreider, McFillen (moved), Nelson, Staelin, Steinmetz, Thuss and Turkel (seconded)

No: No one

Absent: Bouffault and Ohrstrom

Board/Committee Reports

Board of Supervisors (John Staelin)

Commissioner Staelin stated that the Civil War Trust purchased the old golf course but they have not received any direct word as to how the property will be used. He said that Berryville Graphics will receive close to \$500,000.00 dollars from the Governor's fund including \$100,000.00 dollars from the County to improve the facility they are currently in and they will hire close to two hundred people. He said they will be getting tax revenue back and they will pay the County back in about three years. Mr. Stidham said that the Text Amendment regarding Merger of Parcels went before the Board of Supervisors to set public hearing at their last Board meeting on September 18, 2012. He stated that the Board had questions about the application requirements and the need to have the property surveyed. He said the Board questioned how this text amendment could affect large land owners that may or may not have had their land surveyed in the past. He said that if we are requiring a new boundary survey for a merger would that cause an undue burden for these large land property owners. He said that the Board asked them to go back and verify with the County attorney as to whether a deed could be presented to us in lieu of a boundary survey as well as to confirm that if we are requiring a survey that it will just be to survey the line that is being vacated and not the entire property. He stated that we will get these answers to the Board of Supervisors before their next meeting scheduled for October 16, 2012.

Sanitary Authority

Commissioner Staelin said that he was at the last meeting and they talked about the IDA getting with the Sanitary Authority and discussing how they can ease the burden of hook-up fees for residents

Board of Septic & Well Appeals (John Staelin)

No Report.

Board of Zoning Appeals (Anne Caldwell)

No report.

Historic Preservation Commission (Cliff Nelson)

Commissioner Nelson stated that the Commission last met on September 27, 2012. He said that the grant application has been completed for the Chapel Rural Historic District. He stated that the Committee on the Sesquicentennial of the Civil War and Emancipation is still pursuing the identification of the sixty-four African Americans enlisted in the Union army. He said that the next meeting of the Commission is scheduled for November 27, 2012.

Conservation Easement Authority (George Ohrstrom, II)

No report.

There being no further discussion, the meeting was adjourned at 9:15 a.m. until the Comprehensive Plan Workshop meeting on October 10, 2012 at 6:00 p.m.



Anne Caldwell, Vice Chair



Brandon Stidham, Planning Director

Minutes prepared by Debbie Bean, Recording Secretary