

Clarke County

Planning Commission
Regular Meeting Minutes
June 7, 2013



A regular meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Friday, June 7, 2013.

ATTENDANCE

Anne Caldwell, Vice Chair; Robina Bouffault, Clay Brumback, Scott Kreider, Doug Kruhm, Tom McFillen, Cliff Nelson, John Staelin, Chip Steinmetz, and Jon Turkel.

ABSENT

George L. 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 9:00 a.m.

APPROVAL OF AGENDA

The Commission voted to approve the agenda.

Yes: Bouffault (seconded), Caldwell, Kreider, Kruhm, McFillen, Nelson (moved), Staelin, Steinmetz and Turkel

No: No one

Absent: Brumback and Ohrstrom

APPROVAL OF MINUTES

The Commission voted to approve the briefing meeting minutes of April 30, 2013.

Yes: Bouffault (moved), Caldwell, Kreider, Kruhm, McFillen, Nelson, Staelin, Steinmetz (seconded) and Turkel

No: No one

Absent: Brumback and Ohrstrom

The Commission voted to approve the regular meeting minutes of May 3, 2013 with corrections.

Yes: Bouffault (moved), Caldwell, Kreider, Kruhm (seconded), McFillen, Nelson, Staelin, Steinmetz and Turkel

No: No one

Absent: Brumback and Ohrstrom

Commissioner Brumback entered the meeting.

Public Hearing Items

SITE PLAN AMENDMENT (SP-13-06) – PUBLIC HEARING

Clarke County School Board requests approval of a Site Plan Amendment for the property identified as Tax Map #13-A-61, located at 388 Westwood Road in the Russell Election District zoned Agricultural Open-Space Conservation (AOC)

Mr. Russell explained this request. He said that since the May Planning Commission meeting the site plan stormwater narrative was revised per Chester Engineer's comments and the inconsistencies in the square footage of the proposed buildings were revised and now reflect the same on all pages of the Site Plan. He stated that several Commissioners had asked if the stormwater runoff from the school to the County Parks could be reduced. He said that County and State regulations require that post development stormwater runoff not exceed pre-development runoff, although, due to the County stormwater regulations being stricter than States regulations, the current runoff will actually be less than pre-development runoff. He stated that the proposed stormwater management plan will have a positive influence on the Park although it will not, nor is it required, to abate all natural stormwater flows.

Mr. Russell stated that the site plan committee had met and requested that a limited landscaping plan be provided to help dress up the front of the property. He went on to say that the purpose for partially waiving the landscape requirements was to ensure that the school could still remain visible from Westwood Road by law enforcement. He said that landscaping the school per County landscaping requirements would in effect create a visual impairment for law enforcement officers charged with the safety of our children. He pointed out that the applicant's engineers are working with staff to provide a landscaping plan. After discussion with staff and the Commission, Vice Chair Caldwell called for public comments.

Michael Murphy, Ed.D, Superintendent for Clarke County schools was present and said that Rick Catlett, Assistant Superintendent and Randy Trenary, Director of Operations for the schools were present to answer any questions the Planning Commission may have. He said that Phase 2 is not being planned at this time.

Ron Mislowsky, Pennoni Associates, Inc., agent for the School Board was present and stated that Phase 2 is on the Site Plan to allow the Planning Commission to see future plans for the old high school. He said nothing is planned for Phase 2 at this time.

He distributed a planting plan for the Planning Commission to view. He said they are trying to line some shrubs between the school and the park at the present time to help with water runoff. He distributed a picture to the Planning Commission to show what the area is proposed to look like.

Dr. Murphy stated that they discourage low lying limbs on any trees around the schools due to people being able to hide in them or behind them.

Commissioner McFillen questioned the stormwater plan for the different phases of this project. Mr. Mislowsky answered the question and stated that each phase will have its own stormwater plan.

There being no further public comments, Vice Chair Caldwell closed the public hearing. Vice

Chair Caldwell asked the Commission for any further comments, there being none she called for a motion.

The Commission voted unanimously to approve this request on the following conditions:

Conditions:

1. The general construction notes on sheet C0.00 indicate that the 12,239 sq. ft. addition Area D is for immediate construction and that the 21,102 sq. ft. addition Area B is a future development option; and
2. The normal County landscaping ordinance requirements be waived, as per the 2008 County Sheriff Department's recommendation, due to safety issues.

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

No: No one

Absent: Ohrstrom

Commissioner Bouffault added that she was very surprised that at the last Planning Commission meeting the drawings that were submitted to the Commission did not have Phase 2 on them. She said the drawings at today's meeting are totally different and do not mention Phase 1 or Phase 2. She said that Phase 1 is approved by the School Board, Advisory Board and the Board of Supervisors. She stated that Phase 2 is not approved by the School Board or the Board of Supervisors. She said that as a former Chair of the School Board, she is sensitive to the fact that it would be malfeasance in office for School Board members or School Officials to spend money that has not been appropriated. She stated that the distinction she makes is **noting noted** on the actual documents that one is in current construction and one is a future option only. She said this allows the Commission to approve the whole thing and thereby **blocks covers** all the stormwater issues per the School Board's intent.

Schedule Public Hearing Items

SPECIAL USE / SITE PLAN (SUP-13-01 /SP-13-07) – SET PUBLIC HEARING

Blue Ridge Wildlife Center requests approval of a Special Use and Site Plan for Veterinarian Services and Community Services (Educational) per §3-A-1-a-3(g) and (u) of the Zoning Ordinance. The property is identified as Tax Map 31-A-3, located at 930 Tilthammer Mill Road in the Millwood Election District, and is zoned Agricultural Open-Space Conservation (AOC).

Mr. Russell explained this request. He stated that the Wildlife Center opened in 2004 and is located on the Foundation lands that have been conserved for both wildlife/plant life preservation and as an open air classroom for local students. He pointed out that the mission of the Wildlife Center is to ensure the preservation of native wildlife in areas where development has destroyed habitat and endangered wildlife.

Mr. Russell said that the access to the property has been approved by VDOT but must be upgraded to a minor commercial entrance standard. He explained that the amount of stormwater to be released as a result of the veterinarian center and parking lot will be far less than is required by State and County regulations. He said that the Health Department has approved the proposed drainfield and reserve area and well site. He stated that the exterior lighting will be limited to one typical household light bulb at the entrance to the clinic and that the existing sign meets County Ordinance sign regulations. He said that the applicant has provided 13 parking spaces and 1 handicapped space. He reported that

the applicant has provided for landscaping in the site plan notes and is requesting that the Commission waive in part or in whole these requirements as the area in which the applicant plans to locate the clinic is heavily wooded on most all sides and the proposed clinic is not visible to any other properties in the area. After discussion with staff and the Commission, Vice Chair called for a motion.

The Commission voted unanimously to set public hearing for the next regular meeting of the Planning Commission on July 12, 2013.

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

No: No one

Absent: Ohrstrom

Board/Committee Reports

Board of Supervisors (John Staelin)

Commissioner Staelin stated that there is not much on the agenda this time. He said that they did set the Public Hearing for County Code, Chapter 56, County Road naming, property numbering and Road Sign System for the June 18, 2013 Board of Supervisors meeting.

Sanitary Authority (John Staelin)

Commissioner Staelin said that the fee subsidy issue has been approved and will now go to the IDA.

Board of Septic & Well Appeals (John Staelin)

No report.

Board of Zoning Appeals (Anne Caldwell)

No report.

Historic Preservation Commission (Douglas Kruhm)

Commissioner Caldwell stated that the Commission met on May 22, 2013 at the Battletown Inn for its regular meeting, which was followed by the annual awards luncheon. Commissioner Caldwell stated that the 2013 Preservation Awards were presented to:

- John Bieschke, Leadership Award
- Ellen Carroll & Page Carter, Certificate of Merit for the Rehabilitation of the Stables at Kentmere
- Audley Farm–Jens Vonlepel, Former General Manager, for the Stewardship of Audley Farm
- Les Query, Certificate of Merit for the Cataloging of historic aerial photos
- Maral S. Kalbian, Certificate of Merit for the publication of “Images of America: Clarke County”

Conservation Easement Authority (George Ohrstrom, II)

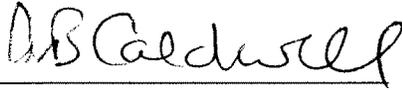
Commissioner Caldwell said that the annual party hosted by Winkie Mackay-Smith is being held on June 22nd to thank individuals for their donations to the Conservation Easement Authority.

Other Business

Mr. Stidham reminded the Planning Commission that because of the fourth of July Holiday the meeting dates have been changed to July 9th for the briefing meeting and July 12th for the regular meeting.

There being no further discussion, the meeting was adjourned at 9:35 a.m. until the next

regular meeting of the Commission on July 12, 2013.



Anne Caldwell, Vice Chair



Brandon Stidham, Director of Planning

Minutes prepared by Debbie Bean, Recording Secretary