



Clarke County Planning Commission

MINUTES – Business Meeting

Friday, December 2, 2022 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:			
George L. Ohrstrom, II (Chair/Russell)	✓	Ronnie “Ron” King (Buckmarsh)	✓
Randy Buckley (Vice-Chair/White Post)	✓	Scott Kreider (Buckmarsh)	X
Matthew Bass (Board of Supervisors)	✓	Frank Lee (Berryville)	✓
Buster Dunning (White Post)	✓ ^E	Gwendolyn Malone (Berryville)	✓
Robert Glover (Millwood)	✓	John Staelin (Millwood)	✓
Pearce Hunt (Russell)	✓	Doug Lawrence (BOS alternate)	X

E – Denotes electronic participation

NOTE: Commissioner Dunning participated electronically for personal reasons.

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator), Jeffrey Feaga (Preservation Planner/GIS Coordinator)

OTHERS PRESENT: Chris Mohn (Greenway Engineering), Bill Beran (Greenway Engineering), Timothy Tumblin, Sr.

CALL TO ORDER: By Chair Ohrstrom at 9:00AM.

1. Approval of Agenda

The Commission voted 10-0-1 to approve the agenda as presented by Staff.

Motion to approve the December 2, 2022 Business Meeting agenda as presented by Staff:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE	Kreider	ABSENT
Bass	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (seconded)
Glover	AYE	Staelin	AYE (moved)
Hunt	AYE		

2. Approval of Minutes

A. November 1, 2022 Work Session

The Commission voted 9-0-2 to approve the November 1, 2022 Work Session meeting minutes as presented by Staff. Commissioner Lee abstained as he was not present for the Work Session.

Motion to approve the November 1, 2022 Work Session meeting minutes as presented by Staff:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE	Kreider	ABSENT
Bass	AYE	Lee	ABSTAINED
Dunning	AYE	Malone	AYE (moved)
Glover	AYE	Staelin	AYE (seconded)
Hunt	AYE		

B. November 4, 2022 Business Meeting

The Commission voted 8-0-3 to approve the November 4, 2022 Business Meeting minutes as presented by Staff. Commissioners Hunt and King abstained as they were not present for the Business Meeting.

Motion to approve the November 4, 2022 Business Meeting minutes as presented by Staff:			
Ohrstrom (Chair)	AYE	King	ABSTAINED
Buckley (Vice-Chair)	AYE (moved)	Kreider	ABSENT
Bass	AYE	Lee	AYE (seconded)
Dunning	AYE	Malone	AYE
Glover	AYE	Staelin	AYE
Hunt	ABSTAINED		

CONTINUED PUBLIC HEARING

3. SUP-22-03/SP-22-04, Hecate Energy Gun Barrel Road Solar, LLC; Hecate Energy, LLC (applicants)/Debra Diane Davis, Administrator of the Estate of Montie Wood Gibson, Jr. (owner-deceased)

Mr. Camp presented an update on this special use permit and site plan application including changes and revisions addressed since the November 4 Business Meeting. He said that Staff recommends deferral of the application to the January 6 meeting to allow time for the County Attorney to review and comment on the revised decommissioning plan. Commissioners had no comments or questions.

Chair Ohrstrom opened the continued public hearing. There were no speakers for the public hearing. Chair Ohrstrom closed the public hearing.

Chair Ohrstrom noted that he thought the revised decommissioning plan was a much improved document from the original submission and he thanked the applicant's agents for the changes. He asked Mr. Stidham whether there should be a motion to continue the public hearing. Mr. Stidham said that he closed the public hearing but a motion could be made instead to continue the public hearing to the January 6 meeting. Chair Ohrstrom said that this is probably what should be done and Mr. Stidham noted that Staff would mail new notifications to adjoining property owners about the continued public hearing.

The Commission voted 10-0-1 to continue the Public Hearing and defer SUP-22-03/SP-22-04, Hecate Energy Gun Barrel Road Solar, LLC; Hecate Energy, LLC (applicants)/Debra Diane Davis, Administrator of the Estate of Montie Wood Gibson, Jr. (owner-deceased) to the January 6, 2023 meeting.

Motion to continue the Public Hearing and defer SUP-22-03/SP-22-04, Hecate Energy Gun Barrel Road Solar, LLC; Hecate Energy, LLC (applicants)/Debra Diane Davis, Administrator of the Estate of Montie Wood Gibson, Jr. (owner-deceased) to the January 6, 2023 meeting:

Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE (seconded)	Kreider	ABSENT
Bass	AYE	Lee	AYE
Dunning	AYE	Malone	AYE
Glover	AYE	Staelin	AYE (moved)
Hunt	AYE		

MINOR SUBDIVISION APPLICATIONS

4. MS-22-11, Donald & Dianna DeWitt.

Mr. Camp presented the Staff Report for this minor subdivision application, noting that Staff recommends approval. There were no questions or comments from commissioners.

The Commission voted 10-0-1 to approve MS-22-11, Donald & Dianna DeWitt as presented by Staff.

Motion to approve MS-22-11, Donald & Dianna DeWitt as presented by Staff:

Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE (moved)	Kreider	ABSENT
Bass	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (seconded)
Glover	AYE	Staelin	AYE
Hunt	AYE		

5. MS-22-12/MLSE-22-02, Timothy Tumblin, Sr., Successor Executor for Larrie P. McDonald Estate

Mr. Camp presented the Staff Report for this minor subdivision application, noting that Staff recommends approval.

Chair Ohrstrom asked commissioners if they had questions or comments. Commissioner Lee asked Mr. Camp for confirmation that the applicant intends to install the new onsite sewage disposal system to replace the existing cesspool prior to sale of the lot. Timothy Tumblin, Sr. (applicant) responded that this is correct. Commissioner Lee said that he is okay with the application so long as the system is going to be replaced prior to sale. He said that there is a big problem in that area with sinkholes and that cesspools are not the best means of sewage disposal. He added that the Commission should look at this issue in the future to ensure that the environment is protected. There were no additional questions or comments from commissioners.

The Commission voted 10-0-1 to approve MS-22-12/MLSE-22-02, Timothy Tumblin, Sr., Successor Executor for Larrie P. McDonald Estate as presented by Staff.

Motion to approve MS-22-12/MLSE-22-02, Timothy Tumblin, Sr., Successor Executor for Larrie P. McDonald Estate as presented by Staff:			
Ohrstrom (Chair)	AYE	King	AYE (seconded)
Buckley (Vice-Chair)	AYE (moved)	Kreider	ABSENT
Bass	AYE	Lee	AYE
Dunning	AYE	Malone	AYE
Glover	AYE	Staelin	AYE
Hunt	AYE		

Board and Committee Reports

6. Board and Committee Reports

Board of Supervisors (Matthew Bass)

Commissioner Bass said that the Board has been reviewing matters forwarded by the Commission and he thanked them for that, including the boundary line adjustments text amendment and Double Tollgate Area Plan. He also said that the Board will be holding their organizational meeting in January and on to budget season.

Board of Septic & Well Appeals (George L. Ohrstrom, II)

Nothing currently pending.

Board of Zoning Appeals (Jeremy Camp)

Mr. Camp said that the BZA has not received any new applications and added that the Legge case has a January deadline for resolution.

Historic Preservation Commission – HPC (Bob Glover)

Commissioner Glover noted that the HPC will be reviewing the Historic Resources Plan in the coming months and that Maral Kalbian is close to finishing her book on the architectural history of Clarke County. Mr. Camp noted that the HPC will be working on updating the historic district guidelines next year including creating a customer-friendly document.

Conservation Easement Authority - CEA (George L. Ohrstrom, II)

Chair Ohrstrom said that there are several easements currently being considered by the Authority. Mr. Feaga added that some of these easements are not expected to close by the end of the calendar year and will be processed in the coming year. He added that there is one easement that should close by the end of the year.

Broadband Implementation Committee (Brandon Stidham)

Mr. Stidham reminded commissioners that a representative from All Points Broadband will be in attendance at the Board of Supervisors' December meeting to provide an update on the fiber broadband project.

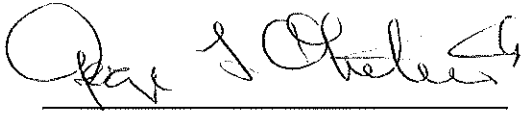
OTHER BUSINESS

There were no Other Business items.

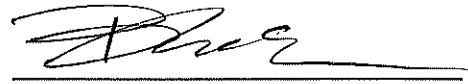
Adjournment:

The Commission voted 10-0-1 to adjourn the meeting at 9:20AM.

Move to adjourn the Business Meeting:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE	Kreider	ABSENT
Bass	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (moved)
Glover	AYE (seconded)	Staelin	AYE
Hunt	AYE		



George L. Ohrstrom, II (Chair)



Brandon Stidham (Clerk)