

NOTICE OF PUBLIC HEARINGS

The Clarke County Planning Commission will hold Public Hearings on **Friday, July 7, 2023 at 9:00AM** in the Main Meeting Room, 2nd floor, Berryville-Clarke County Government Center, 101 Chalmers Court, Berryville, VA, to consider action on the following items:

CZ-23-01, Rappahannock Electric Cooperative (applicant)/Virginia Port Authority (owner). Request the rezoning of 65 acres from Agricultural-Open Space-Conservation (AOC) to Highway Commercial (CH) and Highway Access Corridor Overlay District (HAC) subject to conditions proffered by the applicant. The purpose is to develop a regional office as a “public utility facility” use per Section 5.2E of the Zoning Ordinance. The subject property is located on the South Side of Lord Fairfax Highway (U.S. 340) between the intersections of Featherbed Road (Rt. 644) and Highland Corners Road (Rt. 669), Tax Map #27-A-10C, White Post Election District.

TA-23-02, Maximum Lot Size Exception Regulations. Proposed text amendment to amend Section 6.2.6C (Maximum Lot Size Exception (MLSE) – Review Criteria and Regulations) of the Zoning Ordinance. The amendment clarifies that a MLSE can be granted for a lot containing a dwelling existing on that lot prior to October 17, 1980 that was later demolished, and that a MLSE can be applied to any lot in a proposed subdivision. Additional changes are proposed for clarification purposes.

TA-23-03, Farm Winery, Farm Brewery, and Farm Distillery Regulations. Proposed text amendment to amend the current uses, “farm winery,” “farm brewery,” and “farm distillery,” per Section 5.2A of the Zoning Ordinance. The amendment would consolidate these three uses under a new use defined as an agricultural operation with agricultural activities conducted on the same lot or on a contiguous lot under common ownership, which is licensed as a farm winery, a farm brewery, or a farm distillery by the Commonwealth of Virginia. A new minimum lot size of 5 acres is proposed and new zoning permit requirements and use regulations for operations that are open to the public would be added. The proposed administrative requirements are intended to mitigate any potential significant impacts on the health, safety, and welfare of the public.

Any person desiring to speak on the above matters should appear at the Public Hearing. Written copies of statements are requested but not required. Clarke County does not discriminate on the basis of handicapped status in admission to its programs and activities. Accommodations will be made for handicapped persons upon prior request. For more information, contact the Department of Planning (2nd floor, Berryville-Clarke County Government Center) weekdays from 8:30AM-5:00PM at (540) 955-5132.

Brandon Stidham
Director of Planning

Run ad 6/23 and 6/30