



Clarke County Planning Commission

MINUTES – Comprehensive Plan Committee Meeting

Thursday, June 16, 2022 – 2:00PM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:			
Matthew Bass (Board of Supervisors)	✓	Bob Glover (Millwood)	✓
Anne Caldwell (Millwood)	✓	Randy Buckley (White Post)	✓
George L. Ohrstrom, II (Ex Officio)	X		

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator)

CALL TO ORDER: By Mr. Stidham at 2:07PM.

1. Approval of Agenda

Members approved the agenda by consensus as presented by Staff.

2. Approval of Minutes – May 12, 2022 Meeting

Members voted unanimously to approve the May 12, 2022 meeting minutes as presented by Staff.

Motion to approve the May 12, 2022 meeting minutes as presented by Staff:			
Bass	AYE (seconded)	Glover	AYE
Caldwell	AYE (moved)	Buckley	AYE

3. Continued Discussion – Double Tollgate Area Plan Review (Initial Draft)

Commissioner Caldwell stated that she thought the Area Plan draft is really good and she did not have many comments. Committee members agreed. Mr. Stidham asked the members if they thought that updated pictures should be included in the draft and Commissioners Caldwell and Glover said yes.

Commissioner Caldwell said that the draft reads very well and that it was good to include the history of the Area Plan’s development. Mr. Stidham noted that it is rare that you go in a 180 degree direction with an Area Plan update but that is what we are doing with this update. He also noted that the original Area Plan did not contain a lot of substantive recommendations and mostly referenced the three consultant studies that were done to develop the basis of the Area Plan. He said the main takeaway with this draft is to explain clearly and in multiple ways why we are going from a deferred growth area approach to development with public water and public sewer. He then continued on with a section-by-section description of the Area Plan draft.

Mr. Stidham noted that one point of emphasis is the need for transportation network improvements at the Double Tollgate intersection. He said that VDOT has not raised the intersection as an issue in recent years but this is something that will need to be addressed as

development occurs. Commissioner Glover asked if traffic has increased in recent years at this intersection. Mr. Stidham said that it has increased in all four directions but is still well below the original 2001 projection made by the County's transportation consultant. He added that every component of the intersection is substandard and it has a record of accidents with some fatalities. He said the Area Plan's recommendations include pursuing funding for improvements such as SmartScale and to get the development community to pay for the traffic impact of their projects.

Regarding the Plan Area Map on redlined Page 28, Commissioner Glover asked to add the route numbers for Routes 522 and 277. Commissioner Bass asked if it is too limiting to say that we want full build-out of Sub-Areas A and B before allowing development of Sub-Area C. Mr. Stidham replied that the last policy for Sub-Area C recommends evaluating these recommendations every five years with the Area Plan update. Commissioner Bass asked if it could be evaluated annually and Mr. Stidham replied that annually would be too frequently for an Area Plan that is supposed to be evaluated on a five-year basis. Mr. Stidham also said that given how slow the State moves on projects, five years should be fine.

Commissioner Caldwell noted at the bottom of redlined Page 22, the word "Project" should be reworded even though this is quoting the Transportation Plan as it can be confusing to the reader. Mr. Stidham said that he would delete the word "Project" to solve the problem. Commissioner Caldwell noted in the second bullet on redlined Page 30 that she did not like the word "depicts." Mr. Stidham said that he could replace it with "containing" to address her concern. Commissioner Caldwell also noted on redlined Page 31, second bullet, "C" should be added at the end of the line after "Sub-Area." Commissioner Bass also noted that he is in favor of adding updated pictures and Commissioner Glover said to make sure to get good pictures of Dinosaur Land.

Commissioner Bass noted on redlined Page 32, item A2, that the word "the" should be deleted before "projected" because it makes it sound like the development patterns are already in place.

Mr. Stidham asked if the members were comfortable with moving the draft forward to the full Commission and members said yes. Regarding the traffic counts, Commissioner Glover asked if VDOT is consistent in their methods for counting traffic. Mr. Stidham replied that he was unfamiliar with their methods but that they try to do once per year and capture the AM and PM peak periods.

ADJOURN: Meeting was adjourned by consensus at 2:34PM.



Brandon Stidham, Clerk