



# Clarke County Planning Commission

AGENDA – Business Meeting

Friday, September 1, 2023 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes**
  - A. July 5, 2023 Work Session
  - B. July 7, 2023 Business Meeting

## CONTINUED PUBLIC HEARINGS

3. **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.
4. **TA-23-01, Campground Regulations**. Proposed text amendment to add a new temporary use, “camping,” to Zoning Ordinance Section 5.4 (Uses, Definitions, and Use Regulations – Temporary Uses) and to delete the current uses “campground” and “summer camp” from Section 5.2D (Recreation/Education/Assembly Uses). The purpose is to prohibit new permanent campgrounds including those operated as a business or as summer camps, and to establish new regulations for the duration of camping activities, the long-term lease of a lot for camping, and temporary event camping. The regulations would also prohibit temporary or permanent onsite connections for recreation vehicles.

## SCHEDULE PUBLIC HEARINGS

5. **SUP-22-01/SP-22-02, Horus Virginia I LLC (applicant)/Bellringer Farm, LLC (owner)**. Request approval of a special use permit and site development plan to construct a 50MW solar power plant on two lots per Section 5.2C of the Zoning Ordinance. The subject properties are identified by Tax Map #13-A-13 and #13-A-56, are located on the west side of Westwood Road (Rt. 636) with access via proposed entrances on Bellringer Lane and Triple J Road (Rt. 632), consist of approximately 400 acres, are zoned Agricultural-Open Space-Conservation (AOC), and are within the Russell Election District.

## BOARD AND COMMITTEE REPORTS

6. **Board and Committee Reports**
  - Board of Supervisors (Terri Catlett)
  - Board of Septic & Well Appeals (George Ohrstrom, II)
  - Board of Zoning Appeals (Jeremy Camp)

- Historic Preservation Commission (Bob Glover)
- Conservation Easement Authority (George Ohrstrom, II)
- Broadband Implementation Committee (Brandon Stidham)

**OTHER BUSINESS**

**7. Projected Upcoming Agenda Items, September 2023 – January 2024**

**ADJOURN**

<b>UPCOMING MEETINGS:</b>	
<b>Policy &amp; Transportation Committee</b>	No upcoming meetings
<b>Comprehensive Plan Committee</b>	To be scheduled (September)
<b>Plans Review Committee</b>	No upcoming meetings
<b>Ordinances Committee</b>	To be scheduled (October)
<b>Commission Work Session</b>	Tuesday, October 3 (3:00PM) -- Main Meeting Room
<b>Commission Business Meeting</b>	Friday, October 6 (9:00AM) -- Main Meeting Room