



Clarke County Planning Commission

AGENDA – Business Meeting

Friday, December 1, 2023 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes**
 - A. October 31, 2023 Work Session
 - B. November 3, 2023 Business Meeting

PUBLIC HEARING

3. **TA-23-04, Solar Power Plant Use and Regulations.** Proposed text amendment to amend the use regulations for “solar power plant” per Section 5.2C (Business Uses) of the Zoning Ordinance. The amendment modifies the location restriction in Use Regulation 1 to state that solar power plants must be located adjacent to and all facilities located within one mile of the electrical substation located at 234 Double Tollgate Road (Tax Map #27A-4-D) or the electrical substation located at 362 Ramsburg Lane (Tax Map #13-A-62A). The term “behind-the-meter” solar is also clarified to include onsite consumption of solar-generated electricity and incidental resale through a net metering program.

CONTINUED PUBLIC HEARING

4. **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. * **NOTE – A one-month deferral has been requested by the applicant.**

MINOR SUBDIVISION APPLICATION

5. **MS-23-10, Corey A. Cather.** Request approval of a two-lot minor subdivision including a residual lot of 111.9372 acres for the property identified as Tax Map #7-A-7, located on the east side of Cather Road (Rt. 674) and the north side of Russell Road (Rt. 660), Russell Election District, zoned Agricultural-Open Space-Conservation (AOC).

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, January 2024 – March 2024

ADJOURN

UPCOMING MEETINGS:	
Comprehensive Plan Committee	Thursday, December 14 (2:30PM) – A/B Meeting Room
Policy & Transportation Committee	No upcoming meetings
Plans Review Committee	No upcoming meetings
Ordinances Committee	No upcoming meetings
Commission Work Session	Tuesday, January 2, 2024 (3:00PM) -- Main Meeting Room
Commission Business Meeting	Friday, January 5, 2024 (9:00AM) -- Main Meeting Room