



Clarke County Planning Commission

MINUTES – Business Meeting

Friday, November 3, 2023 – 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)	✓	Frank Lee (Berryville)	✓
Terri Catlett (Board of Supervisors)	✓	Gwendolyn Malone (Berryville)	✓
Buster Dunning (White Post)	✓	John Staelin (Millwood)	✓
Robert Glover (Millwood)	✓	Doug Lawrence (BOS alternate)	X
Pearce Hunt (Russell)	X		

E – Denotes electronic participation

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator), Kristina Maddox (Office Manager/Zoning Officer)

OTHERS PRESENT: None.

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

1. Approval of Agenda

The Commission voted 9-0-1 to approve the November 3, 2023 Business Meeting agenda as presented by Staff.

Motion to approve the November 3, 2023 Business Meeting agenda as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	ABSENT
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Catlett	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (seconded)
Glover	AYE	Staelin	AYE

2. Approval of Minutes

A. October 3, 2023 Work Session

The Commission voted 9-0-1 to approve the October 3, 2023 Work Session meeting minutes as presented by Staff.

Motion to approve the October 3, 2023 Work Session meeting minutes as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	ABSENT
Buckley (Vice-Chair)	AYE (seconded)	King	AYE (moved)
Catlett	AYE	Lee	AYE
Dunning	AYE	Malone	AYE
Glover	AYE	Staelin	AYE

B. October 6, 2023 Business Meeting

The Commission voted 9-0-1 to approve the October 6, 2023 Business Meeting minutes as presented by Staff.

Motion to approve the October 6, 2023 Business Meeting minutes as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	ABSENT
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Catlett	AYE	Lee	AYE (seconded)
Dunning	AYE	Malone	AYE
Glover	AYE	Staelin	AYE

SCHEDULE PUBLIC HEARING

3. TA-23-04, Solar Power Plant Use and Regulations.

Mr. Stidham noted the Commission reviewed the text amendment in the work session and that the action item is to set public hearing for December. He said one of the changes made was to list the physical addresses and tax map numbers of the two county substations rather than stating that solar power plants must be located adjacent to an existing and operational substation. Additionally, he said language was added to further define behind the meter solar that would include on site consumption of electricity generated by solar panels as well as the incidental resale of excess electricity. He said draft language was removed stating that one can only have a solar power plant use that had special use permit approval prior to the text amendment adoption.

Commissioner Staelin asked about the study of other forms of solar. Mr. Stidham replied that we would continue to research community scale solar as an evolving industry through the Rural Lands Plan to develop policies and future guidance. Commissioner Staelin commented that there is a level of capacity and allowance for the future but that we should explore other ways of adding solar that are complementary to the county's other zoning regulations.

There were no questions or comments from the Commission.

The Commission voted 9-0-1 to set public hearing for **TA-23-04, Solar Power Plant Use and Regulations** to the December 1, 2023 Business Meeting.

Motion to schedule public hearing for <u>TA-23-04, Solar Power Plant Use and Regulations</u> to the December 1, 2023 Business Meeting:			
Ohrstrom (Chair)	AYE	Hunt	ABSENT
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Catlett	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (seconded)
Glover	AYE	Staelin	AYE

BOARD AND COMMITTEE REPORTS

4. Board and Committee Reports

Board of Supervisors (Terri Catlett)

Commissioner Catlett commented that it is great to have an awarded “conservation superhero” on the Commission and thanked Chair Ohrstrom for his contributions to Clarke County.

Commissioner Catlett said the Board of Supervisors has a work session the following week where they will be discussing the Capital Improvement Plan and camping regulations. Mr. Stidham noted that a couple of supervisors were not comfortable removing all possible opportunities for commercial campgrounds especially low impact primitive camping. He said all of the minutes, maps, and details from the committee and commission meetings were sent to the Board to provide as a reference on how the process evolved from start to finish. He suggested that if the opportunity arises, each Commission member should speak directly with their district-appointed supervisor to see if any questions can be answered.

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

Nothing to report.

Board of Zoning Appeals - BZA (Jeremy Camp)

Nothing to report.

Historic Preservation Commission – HPC (Bob Glover)

Commissioner Glover said the HPC has a meeting on November. Mr. Camp noted his attendance at a Certified Local Government (CLG) training session in Leesburg relating to historic preservation. He explained that in order to maintain their CLG status that a certain number of training hours must be maintained by Staff and committee members.

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

Chair Ohrstrom commented that the CEA is working on a few easements where one is complicated in that there is a right-of-way issue. He added that he does not believe the number of preserved acres will match last years numbers.

Broadband Implementation Committee (Brandon Stidham)

Mr. Stidham noted that All Points Broadband representatives provided an update on their progress at a board meeting last month. He said the representatives reported that they hope to begin residential hook-ups in the second quarter of 2025 but that they are still in the process of getting design approval. He explained that Rappahannock Electric Cooperative (REC) has to approve the design of each pole they plan to attach to which explains the overall magnitude of the regional project. Commissioner Catlett explained the review factors such as the weight of the wires with ice and that their scope of the project has increased. She said REC has changed the definition of underserved from 25 MB to 100 MB which is going to open up some of the areas that were not previously eligible in the first round of grant funding. Mr. Stidham noted that All Points has been operating on reimbursements and that the work has to be certified by the Department of Housing and Community Development before the approval by the Northern Shenandoah Valley Regional Commission where he serves as Treasurer.

OTHER BUSINESS

5. 2024-2029 Capital Improvement Plan

Mr. Stidham stated the Commission reviewed the Capital Improvement Plan (CIP) in the work session and that he is looking for an action item to recommend it be moved forward to the Board of Supervisors for approval. He added that one item to discuss is the transportation project for the pedestrian bridge over Route 7. He said the project is closer to being in full conformance with the Comprehensive Plan but that it needs to be added to the Transportation Plan which is currently in draft form. He said he will be able to recommend that it is fully conforming once the plan is adopted.

The Commission voted 9-0-1 to forward a recommendation of approval to the Board of Supervisors for the 2024-2029 Capital Improvement Plan.

Motion to forward a recommendation of approval to the Board of Supervisors for the 2024-2029 Capital Improvement Plan:			
Ohrstrom (Chair)	AYE	Hunt	ABSENT
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Catlett	AYE	Lee	AYE (seconded)
Dunning	AYE	Malone	AYE
Glover	AYE	Staelin	AYE

6. Projected Upcoming Agenda Items, November 2023-February 2024


Mr. Stidham reviewed the upcoming agenda items and noted that it is possible that he will have the Transportation Plan updated. He said he previously reported that VDOT reviewed the project list and noted that the priorities need to be consistent with their VTrans statewide plan and supported by data. He said some of the priorities are current projects on the list and some are new that are all supported by crash data. He continued that if he can send and have the draft returned by Thanksgiving that it may be on the agenda for November 28th Work Session.

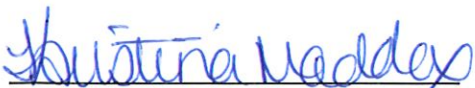
Mr. Stidham said Horus Virginia has yet to resubmitted information and may be deferred, that the Bullard Campground special use permit application is pending, and there are four minor subdivisions pending as well.

Vice-Chair Buckley asked for clarification on Berryville Berries that was previously mentioned. Mr. Stidham said it is also known by Bullard Campground. He also said that the neighbors that live across the Opequon in Frederick County attended the Board’s public hearing in support of the campground regulations due to some problems they have encountered with how the applicant has been operating to date.

ADJOURN:

The Commission adjourned the November 3, 2023 Planning Commission Business Meeting at 9:20AM.


George L. Ohrstrom, II (Chair)


Kristina Maddox (Clerk)