



# Clarke County Planning Commission

AGENDA – Business Meeting

Friday, January 5, 2024 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

For more information on this public meeting, please contact the Clarke County Department of Planning at (540) 955-5132 or visit the Clarke County website at [www.clarkecounty.gov](http://www.clarkecounty.gov).

## CALL TO ORDER/ADMINISTRATIVE MATTERS

<b>1</b>	<b>Approval of Agenda</b>	<b>pp. 1-4</b>
<b>2</b>	<b>Approval of Minutes</b>	<b>pp. 5-15</b>
2A	November 28, 2023 Work Session	pp. 5-8
2B	December 1, 2023 Business Meeting	pp. 9-15

## CONTINUED PUBLIC HEARING

<b>3</b>	<b><u>SUP-22-01/SP-22-02, Horus Virginia I LLC (applicant)/Bellringer Farm, LLC (owner).</u></b> 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. <b>* <u>NOTE – A one month deferral has been requested by the Applicant.</u></b>	<b>pp. 16-34</b>
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## PUBLIC HEARING – SITE DEVELOPMENT PLAN

<b>4</b>	<b><u>SP-23-03, Double Tollgate Pump Station.</u></b> Frederick Water requests approval of a Site Development Plan and a Certificate of Appropriateness to construct a sanitary sewer (wastewater) pump station. The pump station would consist of a fenced area surrounding a 14' X 20' precast concrete building to be located on a proposed 0.29 acre lot with direct access to Featherbed Road (Rt. 644). The 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, and is zoned Highway Commercial (CH) and Highway Access Corridor Overlay District (HAC).	<b>pp. 35-110</b>
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## SCHEDULE PUBLIC HEARINGS

<b>5</b>	<b><u>SUP-23-03/SP-23-04, Harry Z. Isaacs % Long Branch Farm.</u></b> Request approval of a special use permit and site development plan to operate a minor commercial public assembly use per Section 5.2D (Recreation/Education/Assembly Uses) of the Zoning Ordinance. The proposed use is described in the application to include a maximum of 65 events per year at	<b>pp. 111-139</b>
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	Long Branch Farm and Estate. The subject property is approximately 390 acres, zoned Agricultural-Open Space-Conservation (AOC), identified as Tax Map #29-A-29, and is located on Long Branch Lane (private road) in the White Post Election District.	
<b>6</b>	<b>2023 Transportation Plan</b>	<b>pp. 140-210</b>

**MINOR SUBDIVISION APPLICATIONS**

<b>7</b>	<b><u>MS-23-09/MLSE-23-04</u>, Adam R. Foster (applicant)/Rockwood Riverside, LLC (owner).</b> Request approval of a two-lot minor subdivision and maximum lot size exception for the property identified as Tax Map #16-A-46, located on the west side of Castleman Road (Route 603) approximately 1000 feet northwest of Cool Spring Lane, Buckmarsh Election District, zoned Agricultural-Open Space-Conservation (AOC).	<b>pp. 211-229</b>
<b>8</b>	<b><u>MS-23-11</u>, Nathan Markee.</b> Request approval of a two-lot minor subdivision with residual lot of 106.0811 acres for the property identified as Tax Map #12-A-34, located on the north side of Senseny Road (Route 657) approximately 900 feet west of Triple J Road (Route 632), Russell Election District, zoned Agricultural-Open Space-Conservation (AOC).	<b>pp. 230-246</b>

**REPORTS/OTHER BUSINESS/ADJOURN**

<b>9</b>	<b>Board and Committee Reports</b>	<b>--</b>
	<ul style="list-style-type: none"> <li>• Board of Supervisors (Terri Catlett)</li> <li>• Board of Septic &amp; Well Appeals (George Ohrstrom, II)</li> <li>• Board of Zoning Appeals (John Staelin)</li> <li>• Historic Preservation Commission (Bob Glover)</li> <li>• Conservation Easement Authority (George Ohrstrom, II)</li> <li>• Broadband Implementation Committee (Brandon Stidham)</li> </ul>	
<b>10</b>	<b>Other Business ~None Scheduled</b>	<b>--</b>
<b>11</b>	<b>Projected Upcoming Agenda Items, January – April</b>	<b>pp. 247-248</b>
<b>12</b>	<b>Adjourn</b>	

<b>UPCOMING MEETINGS:</b>	
<b>Comprehensive Plan Committee</b>	To be scheduled
<b>Policy &amp; Transportation Committee</b>	No upcoming meetings
<b>Plans Review Committee</b>	No upcoming meetings
<b>Ordinances Committee</b>	To be scheduled -- April
<b>Commission Work Session</b>	Tuesday, January 30 (3:00PM) -- Main Meeting Room
<b>Commission Business Meeting</b>	Friday, February 2 (9:00AM) -- Main Meeting Room