



Clarke County Department of Planning
MINUTES – Business Meeting
Friday, February 2, 2024 – 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)	✓	Ryan Reed (Buckmarsh)	✓
Robert Glover (Millwood)	✓	John Staelin (Millwood)	✓
Pearce Hunt (Russell)	✓	Doug Lawrence (BOS alternate)	X

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner / Zoning Administrator), Kristina Maddox (Office Manager / Zoning Officer), Lorien Lemmon (Conservation Planner / GIS Coordinator), Chris Boies (County Administrator)

OTHERS PRESENT: None.

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

1. Approval of Agenda

The Commission had no additions to the agenda as presented by Staff.

Motion to approve the agenda for February 2nd meeting as presented by Staff:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE (seconded)	Lee	AYE
Catlett	AYE (moved)	Malone	AYE
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE
Hunt	AYE		

2. Approval of Minutes

A. January 2, 2024 Work Session / Annual Organizational Meeting

Mr. Stidham noted a correction on page 5 under the status of deferred applications that reads, “plan to expand by” which has been corrected to read, “plan to expand to.”

The Commission unanimously voted to approve the January 2, 2024 minutes as corrected.

Motion to approve the January 2, 2024 minutes as corrected:			
Ohrstrom (Chair)	AYE	King	AYE (moved)
Buckley (Vice-Chair)	AYE	Lee	AYE
Catlett	AYE	Malone	AYE (seconded)
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE
Hunt	AYE		

B. January 5, 2023 Business Meeting

Mr. Stidham said on page 2 under the continued public hearing the large paragraph the word “economics” has been changed to “economic.”

The Commission unanimously voted to approve the January 5, 2024 minutes as corrected.

Motion to approve the January 5, 2024 meeting minutes as corrected:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE	Lee	AYE (seconded)
Catlett	AYE	Malone	AYE
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE (moved)
Hunt	AYE		

CONTINUED PUBLIC HEARING

3. SUP-22-01/SP-22-02, Horus Virginia I, LLC (applicant)/Bellringer Farm, LLC (owner)

Mr. Camp reviewed the Staff report and noted that all but two issues were addressed by the applicant. These issues are the finalizing of the Economic Benefits Agreement and final approval of the Stormwater Management Plan by the Virginia Department of Environmental Quality (DEQ). He noted the applicant is requesting to continue with the blasting plan despite the suggestion of ram hoeing. He said the two outstanding issues can be approved under conditional approval per the Commission’s conditional approval policy. He continued that Staff recommends conditional approval of the special use permit including the recommended special use permit conditions. He added that the condition is that prior to final approval, the Economic Benefits Agreement be finalized between the applicant and the Board. With regards to the site plan, he said Staff also recommends conditional approval based on DEQ’s final approval of the Stormwater Management Plan.

Commissioner Staelin asked for clarification regarding the landscaping plan and asked if there will be fencing. Mr. Camp said it is similar to Hecate Energy where there is a double row of landscaping surrounding the perimeter of the property and in some cases preserving the existing wooded areas. Mr. Camp said there is fencing but it is more internal to the site and inside the landscaping.

There were no further questions or comments from the Commission.

Chair Ohrstrom read the public hearing rules and opened the public hearing.

Ty Lawson, representing the applicant, said he appreciates the Commission’s patience as this has been a detailed process. He said he agrees with the Staff’s report and recommendations.

There were no further questions or comments from the Commission. Chair Ohrstrom closed the public hearing as there were no public comments.

The Commission unanimously voted to recommend conditional approval of SUP-22-01, Horus Virginia I, LLC (applicant)/Bellringer Farm, LLC (owner).

Motion to recommend conditional approval of <u>SUP-22-01/SP-22-02</u>, Horus Virginia I, LLC (applicant)/Bellringer Farm, LLC (owner):			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE	Lee	AYE (seconded)
Catlett	AYE	Malone	AYE
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE (moved)
Hunt	AYE		

The Commission unanimously voted to recommend conditional approval of SP-22-02, Horus Virginia I, LLC (applicant)/Bellringer Farm, LLC (owner).

Motion to recommend conditional approval of <u>SUP-22-01/SP-22-02</u>, Horus Virginia I, LLC (applicant)/Bellringer Farm, LLC (owner):			
Ohrstrom (Chair)	AYE	King	AYE (seconded)
Buckley (Vice-Chair)	AYE	Lee	AYE
Catlett	AYE	Malone	AYE
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE (moved)
Hunt	AYE		

PUBLIC HEARING

4. 2024 Transportation Plan

Mr. Stidham reviewed the 2024 Transportation Plan. He said Staff has no outstanding concerns with the adoption of the plan. He continued that Staff recommends the Commission conduct the public hearing and take action on the plan.

The Commission had no questions or concerns.

Chair Ohrstrom opened the public hearing and promptly closed it as there were no public comments.

The Commission unanimously voted to recommend adoption of the revised 2024 Transportation Plan as presented by Staff.

Motion to recommend adoption of the revised 2024 Transportation Plan as presented by Staff:			
Ohrstrom (Chair)	AYE (moved)	King	AYE
Buckley (Vice-Chair)	AYE	Lee	AYE (seconded)
Catlett	AYE	Malone	AYE
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE
Hunt	AYE		

SCHEDULE PUBLIC HEARING

5. SUP-23-03/SP-23-04, Harry Z. Isaacs % Long Branch Farm

Chair Ohrstrom noted that Vice-Chair Buckley will not participate as commissioner for this item as he represents the applicant and has a conflict of interest. He noted that a conflict of interest statement was read into the record at the January 2, 2024 Planning Commission Work Session disqualifying himself for participating in the deliberation of this matter.

Mr. Camp reviewed the application and noted that Staff’s recommendation is to accept the applicant’s deferral request until the March meeting.

Commissioner Staelin said Staff did a great job with the Carter Hall project proposals differentiating between the two special uses and what could be done under each. He said he hopes the same view is used for this project as well so everyone is clear as to what can be done. Mr. Camp replied he believes those details are important as well when there are multiple uses on a property.

Chair Ohrstrom commented that the number of annual events listed on the application is sixty-five. He said the applicant mentioned the reason the number is so high is that it includes rehearsal dinners which might be considered an event. He wanted to ensure this did not indicate there would be sixty-five weddings annually. Mr. Camp said the applicant may reduce that number as the Department of Health would require them to be classified as a waterworks for their well system for anything over sixty events. He continued that he believes the applicant plans to reduce the number but have yet to officially do so.

Commissioner Catlett asked if Staff is going to address defining the noise regulations. Mr. Camp replied that those details will be further defined as we proceed with the public hearing.

There were no further questions or comments from the Commission.

The Commission voted 10-0-1 to accept the 30-day deferral request of SUP-23-03/SP-23-04, Harry Z. Isaacs % Long Branch Farm to the March 1st Business Meeting.

Motion to accept the applicant’s request to defer <u>SUP-23-03</u>, Harry Z. Isaacs % Long Branch Farm to the March 1st Business Meeting:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	ABSTAINED	Lee	AYE (seconded)
Catlett	AYE (moved)	Malone	AYE
Dunning	AYE	Reed	AYE
Glover	AYE	Staelin	AYE
Hunt	AYE		

6. Board and Committee Reports

Board of Supervisors (Catlett)

Commissioner Catlett noted the biggest item on the Board’s agenda is the budget which involves reviewing revenue, listening to various requests from staff members and divisions, and trying to determine what can be done.

Board of Septic & Well Appeals (Ohrstrom)

Chair Ohrstrom said that there was a variance that was approved for a septic system and that there was not enough room for a standard reserve drainfield. He said it was approved because there was an existing cesspool and that while this was a variance on the size of the septic system, it was going to be safer and an improvement for the environment overall.

Board of Zoning Appeals (Staelin)

Nothing to report.

Historic Preservation Commission (Glover)

Commissioner Glover said the HPC is applying for grants for considering overlays and that the 25th award ceremony planning is underway which will be a larger event this year. He also noted that Betsy Arnett, who has been on the board for a long time, is rotating off the board as she is ready for a change.

Conservation Easement Authority (Ohrstrom)

Chair Ohrstrom said the annual awards luncheon will occur in early February where the Dorseys are the award recipients.

Broadband Implementation Committee (Stidham)

Nothing to report.

7. Other Business – None Scheduled.


8. Projected Upcoming Agenda Items, February -- May

Mr. Stidham reviewed the projected upcoming agenda items from February through May of 2024.

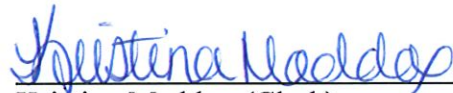
ADJOURN

The Commission unanimously voted to adjourn the February 2nd Business Meeting at 9:46AM.

Motion to adjourn the February 2, 2024 Business Meeting at 9:46AM:			
Ohrstrom (Chair)	AYE	King	AYE
Buckley (Vice-Chair)	AYE	Lee	AYE
Catlett	AYE	Malone	AYE (seconded)
Dunning	AYE	Reed	AYE
Glover	AYE (moved)	Staelin	AYE
Hunt	AYE		



George L. Ohrstrom, II (Chair)



Kristina Maddox (Clerk)