



Clarke County Planning Commission

AGENDA – Business Meeting

Friday, May 3, 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.

<u>CALL TO ORDER/ADMINISTRATIVE MATTERS</u>		
1	Approval of Agenda	pp. 1-3
2	Approval of Minutes	pp. 4-13
	-- April 2, 2024 Work Session	pp. 4-7
	-- April 5, 2024 Business Meeting	pp. 8-13

<u>CONTINUED PUBLIC HEARING</u>		
3	<u>SUP-23-03/SP-23-04, Harry Z. Isaacs % Long Branch Farm.</u> Request approval of a special use permit (SUP) 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 property is subject to a 2002 SUP approved for a house museum and equine veterinary clinic. The proposed special use would include using the historic house and adjoining yards for events that are not covered by the existing SUP including weddings. No new development is proposed except for improvements to existing facilities required by State and County agencies. The public hearing includes consideration to revoke the equine veterinary clinic approval on grounds that this use is discontinued. The subject property is approximately 390 acres, zoned Agricultural-Open Space-Conservation (AOC), identified as Tax Map #29-A-29, and is located in the White Post Election District at 830 Long Branch Lane (private road) with primary entrance on Nelson Road (Route 626).	pp. 14-28

<u>MINOR SUBDIVISION</u>		
4	<u>MS-24-02, Pleasant View Farms PVFC, Corporation (owner)/Jared Shiley (applicant).</u> Request approval of a two-lot minor subdivision for the property identified as Tax Map #27-A-1, located on the south side of Chrismore Road (Route 642) approximately 0.4 miles west of Gun Barrel Road (Route 644) and extending to the Frederick County/Clarke County boundary, White Post Election District, zoned Agricultural-Open Space-Conservation (AOC).	pp. 29-40

<u>SCHEDULE PUBLIC HEARING</u>		
5	<u>TA-24-01, Cesspools and Other Unpermitted Onsite Sewage Disposal Systems.</u> Proposed text amendment to amend Section 4.5.6E of the Subdivision Ordinance. The purpose is to require any existing cesspool or unpermitted onsite sewage disposal system to be replaced or upgraded to a Virginia Department of Health (VDH) approved system prior to final approval of a subdivision plat.	pp. 41-43
6	<u>TA-24-02, Minor Commercial Public Assembly Accessory Use – Country Inns.</u> Proposed text amendment to amend the “country inn” use per Section 5.2C (Uses, Definitions, and Use Regulations – Business Uses) of the Zoning Ordinance. The purpose is to eliminate minor commercial public assembly as an allowable accessory use and to clarify that the sale of meals or prepared food is limited to overnight guests only. The text amendment also deletes reference to Code of Clarke County Chapter 57 (Special Events).	pp. 44-46
7	<u>TA-24-03, Helicopter Landing Area Use and Prohibition of Private Airstrips and Airports.</u> Proposed text amendment to add “helicopter landing area” as a new special use in AOC District per Section 5.2E (Uses, Definitions, and Use Regulations – Public and Miscellaneous Uses) of the Zoning Ordinance. The purpose is to require a special use permit and compliance with use regulations for departures and landings of non-commercial helicopters for personal use. The text amendment also clarifies that helicopter landing areas for commercial use and private or public airstrips or airports for aircraft other than helicopters are prohibited.	pp. 47-49

<u>REPORTS/OTHER BUSINESS/ADJOURN</u>		
8	Board and Committee Reports	--
	<ul style="list-style-type: none"> • Board of Supervisors (Terri Catlett) • Board of Septic & Well Appeals (George Ohrstrom, II) • Board of Zoning Appeals (John Staelin) • Historic Preservation Commission (Bob Glover) • Conservation Easement Authority (George Ohrstrom, II) 	
9	Other Business	--
A	Initiate Consideration of Text Amendment <u>TA-24-04</u> , Temporary Use of Major Recreational Equipment	pp. 50-52
10	Projected Upcoming Agenda Items, May -- August	pp. 53-54
11	Adjourn	--

UPCOMING MEETINGS:	
Comprehensive Plan Committee	Monday, May 20 (2:00PM) – 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, June 4 (3:00PM) -- Main Meeting Room
Commission Business Meeting	Friday, June 7 (9:00AM) -- Main Meeting Room