



Clarke County Planning Commission

AGENDA – Business Meeting

Friday, June 7, 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. 1-4
2	Approval of Minutes	pp. 5-18

<u>CONTINUED PUBLIC HEARING</u>		
3	<p><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).</p>	pp. 19-40

<u>PUBLIC HEARINGS</u>		
4	<p><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.</p>	pp. 41-43
5	<p><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).</p>	pp. 44-47

6	<p>TA-24-03, Helicopter Landing Area Use and Prohibition of Private Airstrips and Airports. 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.</p>	pp. 48-50
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<u>SCHEDULE PUBLIC HEARINGS</u>		
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7	<p>TA-23-01, Regulations for Permanent Campgrounds and Temporary Camping. Proposed text amendment to add a new permanent use, “primitive campground,” to Zoning Ordinance Section 5.2D (Recreation/Education/Assembly Uses), to add a new temporary use, “temporary camping,” to Section 5.4 (Uses, Definitions, and Use Regulations – Temporary Uses), and to delete “campground” and “summer camp” uses from Section 5.2D. The purpose is to limit permanent campgrounds operated as a business or by a non-profit or not-for-profit organization to primitive camping only -- overnight stays by patrons using their own tents and subject to use regulations – in order to mitigate impact on surrounding properties and the environment. The text amendment also establishes regulations for the maximum duration for camping activities, the long-term lease of a lot for camping, and temporary event camping. Primitive campgrounds would be allowed with a special use permit in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC) Districts. Temporary camping would be allowed by-right in the AOC, FOC, and Institutional (ITL) Districts subject to use regulations.</p>	pp. 51-72
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8	<p>TA-24-04, Temporary Use of Major Recreational Equipment. Proposed text amendment to amend “temporary use of major recreational equipment” per Section 5.4 (Uses, Definitions, and Use Regulations – Temporary Uses and Structures) of the Zoning Ordinance. The purpose is to clarify that use of major recreational equipment for camping or sleeping is prohibited in the RR, OSR, DR-1, DR-2, and DR-4 zoning districts, and is allowed in the AOC and FOC zoning districts only in accordance with the “camping” temporary use. The text amendment also clarifies that major recreational equipment may not be used for residential purposes in these zoning districts except in accordance with the “temporary dwelling” use.</p>	pp. 73-76
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<u>MINOR SUBDIVISION</u>		
9	<u>MS-24-03, Charles & Shirley McIntosh.</u> Request approval of a two-lot minor subdivision for the properties identified as Tax Map #26-A-2 and 26-A-11A, located on the east side of Retreat Road (Route 643) across from the intersection with Timber Lane, Buckmarsh Election District, zoned Forestal-Open Space-Conservation (FOC).	pp. 77-85

<u>REPORTS/OTHER BUSINESS/ADJOURN</u>		
10	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) 	
11	Other Business	--
12	Projected Upcoming Agenda Items, June – September	pp. 86-87
13	Adjourn	--

UPCOMING MEETINGS:	
Comprehensive Plan Committee	Tuesday, July 2 (2:00PM) – A/B Meeting Room Tuesday, July 23 (2:00PM) – Main Meeting Room
Policy & Transportation Committee	No upcoming meetings
Plans Review Committee	No upcoming meetings
Ordinances Committee	No upcoming meetings
Commission Work Session	Tuesday, July 9 (3:00PM) -- Main Meeting Room
Commission Business Meeting	Friday, July 12 (9:00AM) -- Main Meeting Room