



Clarke County Planning Commission

AGENDA – Business Meeting

Friday, July 12, 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. 4-20
	-- June 4, 2024 Work Session	pp. 4-10
	-- June 7, 2024 Business Meeting	pp. 11-20
3	Appoint Temporary Chair for Item #4, <u>SUP-23-03/SP-23-04</u>, Harry Z. Isaacs % Long Branch Farm	--

<u>CONTINUED PUBLIC HEARING</u>		
4	<u>SUP-23-03/SP-23-04</u>, Harry Z. Isaacs % Long Branch Farm. 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. 21-34
	-- Staff Report	pp. 21-28
	-- Hillis-Carnes resistivity review letter (6/18/2024)	pp. 29-31
	-- County resistivity approval letter (6/20/2024)	pp. 32
	-- Virginia Department of Health (VDH) approval letter (7/2/2024)	pp. 33-34

PUBLIC HEARINGS

5	<p><u>TA-23-01, Regulations for Permanent Campgrounds and Temporary Camping.</u> 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 of 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 AOC and FOC Districts subject to use regulations. Temporary camping would be allowed by-right in the AOC, FOC, and ITL Districts subject to use regulations.</p>	pp. 35-57
6	<p><u>TA-24-04, Temporary Use of Major Recreational Equipment.</u> Proposed text amendment to amend “temporary use of major recreational equipment” per Zoning Ordinance Section 5.4 (Uses, Definitions, and Use Regulations – Temporary Uses and Structures). 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 “temporary camping” temporary use or other zoning approval. 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. 58-60

REPORTS/OTHER BUSINESS/ADJOURN

7	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) 	
8	Other Business	--
9	Projected Upcoming Agenda Items, July – October	pp. 61-62
10	Adjourn	--

UPCOMING MEETINGS:

Comprehensive Plan Committee	Tuesday, July 23 (2:00PM) – A/B Meeting Room Monday, August 19 (2:00PM) – A/B Meeting Room Tuesday, September 10 (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, September 3 (3:00PM) -- Main Meeting Room
Commission Business Meeting	Friday, September 6 (9:00AM) -- Main Meeting Room