



Clarke County Planning Commission

AGENDA (REVISED) – Business Meeting

Friday, November 5, 2021 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes**
 - A. September 28, 2021 Work Session
 - B. October 1, 2021 Business Meeting

PUBLIC HEARING

3. **TA-21-03, Short-Term Residential Rental, Home Occupation Bed and Breakfast, and Country Inn.** Proposed text amendment to amend Section 5.2B (Residential Uses) and Section 5.2C (Business Uses) of the Zoning Ordinance (Code of Clarke County Chapter 200, Article I). The purpose is to establish a new “short-term residential rental” use in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space Conservation (FOC) Districts, and to amend the use regulations for home occupation bed and breakfast uses and country inns.

The short-term residential rental use would create new regulations for the rental of a room or rooms within a single-family dwelling by the owner of the dwelling to one or more transient renters for lodging purposes for a period of fewer than 30 consecutive days in exchange for a charge. Maximum occupancy for all structures on a lot housing a short-term residential rental use would be 10 transient renters and residents of the lot subject to compliance with building code requirements and confirmation that onsite sewage disposal systems can support the proposed maximum occupancy. Additional proposed changes include but are not limited to:

- Increasing the maximum occupancy for home occupation bed and breakfast operations to five bedrooms and ten transient guests and residents of the lot during rental periods.
- Establishing the maximum occupancy period for a short-term residential rental, home occupation bed and breakfast, and country inn as fewer than 30 consecutive days.
- Amending the use regulations for home occupation bed and breakfast operations and country inns to require compliance with building code requirements and confirmation that onsite sewage disposal systems can support proposed maximum occupancies.

MINOR SUBDIVISION REVIEW

4. **MS-21-03, Jay D. & Linda Lee Cecca.** Request approval of a two-lot minor subdivision for the property identified as Tax Map #30-A-30B, located on the south side of Millwood Road (Rt. 723) between Bishop Meade Road (Rt. 255) and Thornton Road (Rt. 625), White Post Election District, zoned Agricultural-Open Space-Conservation (AOC).
5. **MS-21-04, John U. Miller, Jr. and John U. Miller, III.** Request approval of a two-lot minor subdivision with a residual lot of 100 acres or more for the property identified as Tax Map #24-A-24, located on the north side of Lockes Mill Road (Rt. 621) between Chilly Hollow Road (Rt. 621) and Parshall Road (Rt. 608), Buckmarsh Election District, zoned Agricultural-Open Space-Conservation (AOC).

APPEARANCE

- 6. **Presentation of Historic Preservation Commission (HPC) Report, Betsy Arnett (Chair)**

SET PUBLIC HEARING

- 7. **Clarke County Agricultural & Forestal District Six-Year Review**
- 8. **Board/Committee Reports**
 - A. Board of Supervisors (Matthew Bass)
 - B. Board of Septic & Well Appeals (George Ohrstrom, II)
 - C. Board of Zoning Appeals (Anne Caldwell)
 - D. Historic Preservation Commission (Jeremy Camp)
 - E. Conservation Easement Authority (George Ohrstrom, II)
 - F. Broadband Implementation Committee (Brandon Stidham)

Other Business

- 9. **Draft Capital Improvement Plan for Clarke County (2022-2027)**
- 10. **Five-Year Review Resolution, Waterloo Area Plan**
- 11. **Five-Year Review Resolution, Double Tollgate Area Plan**

Adjourn

UPCOMING MEETINGS:
Comprehensive Plan Committee TO BE DETERMINED Main Meeting Room
December Work Session Tuesday, November 30 (3:00PM) Main Meeting Room
December Business Meeting Friday, December 3, 2021 (9:00AM) Main Meeting Room