



Clarke County Planning Commission

AGENDA – Comprehensive Plan Committee Meeting

Friday, January 7, 2022 (10:00AM)

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes – October 26, 2021 Meeting**
3. **Comprehensive Plan Update – Review Final Drafts of Chapter II (Goals, Objectives, and Policies) and Chapter III (Implementing Components)**
4. **Discussion, Agricultural Land Plan Five-Year Review Resolution**
5. **Scheduling of Next Meeting**
6. **Adjourn**



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TO: Planning Commission Comprehensive Plan Committee members

FROM: Brandon Stidham, Planning Director

RE: January 7, 2022 Meeting

DATE: December 28, 2021

Enclosed you will find a revised agenda for the rescheduled Comprehensive Plan Committee meeting to be held on **Friday, January 7 at 10:00AM** in the Government Center Main Meeting Room. We will be working from the December 14 packet for this meeting – please let me know if you need an additional copy of this packet.

Also enclosed is a list of additional edits to Chapters II and III that were recently provided by Commissioner Caldwell. Most of the edits are of a “wordsmithing” nature but a few may warrant additional discussion by the Committee. Staff will highlight these new comments as we go through the final changes to these chapters.

As noted in the previous packet, our goals for this meeting will be to:

- Finalize the draft of Chapter II (Goals, Objectives, and Policies)
- Finalize the draft of Chapter III (Implementing Components)
- Review and forward the draft “Resolution to Initiate Review of the 2017 Agricultural Land Plan” to the full Commission

Completion of the Agricultural Land Plan resolution review is important as the Commission will need to adopt this resolution or a modified version at the February Business Meeting.

We will also be scheduling our next Committee meeting for late January to begin reviewing Chapter I. Here are some potential dates:

- Monday, January 24 at 2:00PM
- Tuesday, January 25 at either 10:00AM or 2:00PM
- Wednesday, January 26 at either 10:00AM or 2:00PM

Please let me know if you have questions or will not be able to attend the meeting.

**ADDITIONAL EDITS TO CHAPTERS II AND III
PROPOSED BY COMMISSIONER CALDWELL**

CHAPTER II – Goals, Objectives, and Policies

Objective 1 – Agriculture

Policy #4 – Modify third sentence to read as follows:

Proposed:

Important farmland consists of soils that are best suited to food, feed, fiber, forage, and oilseed crops and includes areas containing:

- ***Prime farmland***
- ***Farmland of statewide importance***
- ***Farmland of local importance***
- ***Unique farmland***

Current:

Important farmland includes areas containing prime farmland, farmland of statewide importance, farmland of local importance, and unique farmland as soils that are best suited to food, feed, fiber, forage, and oilseed crops.

Policy #6 – Edit to reflect similar language used in Objective 2 Policy #4:

Prohibit the rezoning of ~~agricultural~~ ***Agricultural-Open Space-Conservation (AOC)*** zoned properties to the Rural Residential District (RR) in areas outside of designated growth areas and villages for new residential development. ***The purpose is in order*** to avoid loss of farmland, sprawl development, and consumption of potential conservation lands and open space.

Objective 2 – Mountain Resources

Policy #3e – Replace “should” with “shall” as follows:

Shall be compatible with the natural features of that land and ***shall*** ~~should~~ not diminish natural and scenic assets.

Policy #6 – Modify as follows:

Work proactively with the Mount Weather Emergency Operations Center ***and the*** ~~(Federal Emergency Management Agency)~~ to encourage compatible development, public notice, and public input opportunities for future expansion projects as well as continued communication and cooperation.

Objective 3 – Natural Resources

Policy #2 – Modify second and third sentences as follows:

Ensure that adverse environmental impacts of activities directly or indirectly related to construction are minimized. Require effective mitigation when impacts occur. ~~These impacts include including~~ but ~~are~~ not limited to **tree and vegetation** removal ~~of vegetation, cutting of trees, drainage-way alteration altering drainage ways,~~ and grading, and filling. Provide for effective, proactive enforcement when necessary to prevent substantial damage to natural resources and adjacent properties.

Policy #6 – Modify last two sentences as follows:

Such real estate includes parcels adjacent to designated scenic rivers, wetlands, designated scenic highways, **and** registered historic structures. Such real estate also includes lands adjacent to or under permanent **conservation** ~~open space~~ easement or lying within the 100-year floodplain.

Policy #9 – Replace with wording used in Objective 6 Policy #3:

Proposed:

Promote the concept of linear greenways to link natural features, wildlife corridors, and cultural and scenic resources such as:

- ***Designated scenic rivers***
- ***Designated scenic highways***
- ***Registered historic properties***
- ***Permanent conservation easements***
- ***Recreation facilities***
- ***Blandy Experimental Farm***
- ***Shenandoah University's Shenandoah River Campus***
- ***Appalachian Trail***

Current:

Promote the concept of linear greenways to link natural features, wildlife corridors, cultural and scenic resources, such as designated scenic rivers, designated scenic highways, registered historic properties, permanent conservation easements, recreation facilities, Blandy Experimental Farm, Shenandoah University's Shenandoah River Campus, and the Appalachian Trail.

Policies #16 and #17 – Combine these two similar policies and renumber list:

Establish and maintain a long term water quality monitoring network and real-time water quantity monitoring network, in cooperation with the USGS (***United States Geological Survey***), to track changes and better assess impacts to our water resources. Utilize USGS Groundwater Study findings when evaluating proposed changes in land use and continue to support ongoing water resource monitoring efforts.

Policy #19 – Modify to reference the County specifically:

Recognize that because karst terrane underlies the majority of *Clarke County the Shenandoah Valley*, groundwater *in the County* is highly susceptible to contamination. Take steps to protect groundwater and prevent contamination whenever possible.

Objective 4 – Historic Resources

Policy #10 – Minor modification to first sentence:

Promote community awareness and public education *of historic preservation including through use of a wide variety of media regarding* tax incentives, designation procedures, design guidelines, and appropriate rehabilitation guidelines. Support the creation of literature on the historic resources of the County to acquaint the general public, and in particular new residents, with the County's rich cultural heritage. These activities should have the objective of informing property owners and residents of the value that historic preservation adds to their properties and community.

Objective 9 – Designated Growth Areas for Development

Policy #6 – Modify first bullet as follows:

- The relationship between and potential development integration of the *current* Business Intersection Area *and with* adjoining properties owned by the Commonwealth of Virginia (formerly known as the Camp 7 property).

CHAPTER III – Implementing Components

- Agricultural Land Plan – Recommendations for Next Revision (p. 62 of 83):

Last full paragraph, 6th line from bottom, replace “their” with “a”

- Water Resources Plan – Summary (p. 73 of 83):

Edit first bullet as follows:

Determining how the County should protect water resources, both quality and quantity, to *ensure* adequate clean *supplies* for County residents.