

**CLARKE COUNTY PLANNING COMMISSION
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Clarke County Planning Commission

AGENDA – Work Session

Tuesday, March 29, 2022 – 3:00PM

Berryville/Clarke County Government Center– Main Meeting Room

1. **Approval of Agenda**
2. **Review of April 1, 2022 Business Meeting Agenda Items**
3. **Old Business Items**
 - A. Update, Revised Comprehensive Plan Review Schedule
4. **New Business Items**
 - A. Discussion of Proposed Text Amendment, Mergers and Dwelling Unit Right (DUR) Accounting
5. **Other Business**
 - A. Distribution of 2021 Planning Department Annual Report
6. **Adjourn**

SCHEDULE FOR COMPLETION OF COMPREHENSIVE PLAN UPDATE AND REVIEW OF DOUBLE TOLLGATE AREA PLAN

- **Thursday, April 7 (2:30PM)**
Comprehensive Plan Committee to review and accept final draft of revised Comprehensive Plan, and begin work on Double Tollgate Area Plan review
- **May 3 Commission Work Session**
Present revised Comprehensive Plan draft for initial discussion
- **May 6 Commission Business Meeting**
Continued discussion of revised Comprehensive Plan draft
- **Week of May 9**
Comprehensive Plan Committee – continued work on Double Tollgate Area Plan review
- **June 3 Commission Business Meeting**
Set public hearing on revised Comprehensive Plan draft for July 1 Business Meeting
- **Week of June 6**
Comprehensive Plan Committee to review and accept final draft of revised Double Tollgate Area Plan
- **June 28 Commission Work Session**
Present revised Double Tollgate Area Plan draft for initial discussion
- **July 1 Commission Business Meeting**
Hold public hearing for revised Comprehensive Plan and forward recommendation to Board of Supervisors; continued discussion of revised Double Tollgate Area Plan draft
- **August 30 Commission Work Session**
Continued discussion of revised Double Tollgate Area Plan draft
- **September 2 Commission Business Meeting**
Set public hearing on revised Double Tollgate Area Plan draft for October 7 Business Meeting



Clarke County Planning Department

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TO: Planning Commissioners

FROM: Brandon Stidham, Planning Director

RE: Proposed Text Amendment, Mergers of Lots and Dwelling Unit Right (DUR) Accounting

DATE: March 21, 2022

The following item is a proposed text amendment developed by Planning Staff and reviewed by the Policy & Transportation Committee. The Committee discussed this text amendment at their March 4, 2022 meeting and forwarded it to the full Commission for consideration.

Section 3.8 of the Zoning Ordinance states that when lots are merged or vacated, the dwelling unit accounting for the merged lot shall be based on the dwelling unit right allocation table in Section 3.2 – not the total number of existing dwelling unit rights (DURs) on the lots that are merged:

When dwelling unit rights have been allocated to any lot of record as of October 17, 1980, and such lot is subsequently vacated pursuant to [Title 15.2, Chapter 22, Article 6, Sections 2271 and 2272 of the Code of Virginia](#) or merged, the number of dwelling unit rights shall be reallocated, pursuant to [Section 3.2](#), to the lot(s) resulting from such vacation or merger as though the resulting lot(s) had been the tract(s) of record that existed on the [Clarke County Real Property Identification Maps](#) on October 17, 1980.

Because of this requirement, a merger of lots can result in the **loss or gain** of DURs as compared to the total number of DURs on the individual lots that are merged. Below is a discussion of the different scenarios in which post-merger DUR accounting can produce a net loss or gain and how Staff interprets these situations.

Loss of DURs

As an example, a property owner wants to merge the following two lots:

- Lot A – 100 acres, 4 DURs
- Lot B – 100 acres, 4 DURs

The resultant merged lot would be 200 acres in size and would appear to have a total of 8 DURs. However, per Section 3.8, the DURs for the merged lot must be reallocated according to the DUR allocation table in Section 3.2 which states that a 200 acre lot is allocated 6 DURs. In this scenario, the property owner would **lose** 2 DURs if these two lots are merged. With the exception of the merger of lots under 15 acres in size, the merger of two lots containing all of

their originally-allocated DURs (consistent with the allocation chart) would result in the **loss** of one or more DURs in all cases. The Subdivision Ordinance was amended in 2012 to require plat review and approval for all mergers in order to inform property owners of the potential loss of DURs through merger.

It should be noted that the preceding version of Section 3.8 applied only to vacation of plats. Vacation is a seldom-used tool outlined in the Code of Virginia that allows a recorded plat to be rescinded, resulting in the affected lot(s) returning to their previous configuration. From a policy perspective, DURs on lots that are vacated and returned to an earlier configuration should be reallocated according to the DUR allocation chart. Mergers were added to this section in 2003 but a merger is very different from a vacation in that it is the combination of two or more lots of record to produce a new lot. Therefore the policy justification for requiring DUR reallocation for plat vacations – that the affected lot(s) are being returned to a previous configuration – cannot apply to mergers as well.

There is one possible argument for requiring DURs on lots resulting from a merger to be based on the allocation chart and justifying the loss of DURs. Allowing a merged lot to retain more DURs than allowed by the allocation chart results in a lot with a density that is greater than a lot of the same size that complies with the chart. Using the previous example, a 200 acre lot containing 6 DURs after merger would have a density of 1 dwelling per 33.33 acres. A 200 acre lot containing 4 DURs – consistent with the allocation chart – would have a density of 1 dwelling per 50 acres.

A counter-argument to requiring compliance with the allocation chart is that no **new** DURs are being created by allowing all existing DURs to be retained on a merged lot. There have been past concerns that consolidating DURs from multiple lots onto a merged lot could facilitate creation of a subdivision with more residential lots than would have been permitted according to the allocation chart. While this may be true, it is important to remember that such a subdivision would only utilize existing DURs and could potentially result in a subdivision with a layout that preserves more open space for farming than if the DURs were dispersed across the same area.

Gain of DURs

While DURs may be lost through merger, there are situations in which following Section 3.8 can result in the net **gain** of DURs. Here is an example:

- Lot A – 100 acres, 4 DURs
- Lot B – 100 acres, 1 DUR (3 originally allocated DURs were previously used to subdivide new lots)

The resultant merged lot would be 200 acres in size and would appear to have a total of 5 DURs. However, when DUR allocation is applied per the table in Section 3.2, the reallocation results in 6 DURs with a **gain** of 1 DUR.

As a matter of practice, Planning Staff has only recognized the **loss** of DURs through merger and not a **gain** of DURs. The original 1980 allocation of DURs theoretically created a fixed amount of DURs for all AOC and FOC tracts in existence and there is no mechanism to create new

DURs. In the aforementioned example, 3 of the 4 DURs originally allocated to Lot B were used to subdivide new lots. If an additional DUR were recognized in this situation, that DUR would be considered newly created and in excess of the original 1980 allocation.

Committee Recommendation

The interpretation of Section 3.8 creates what could be viewed as an inconsistency in that the loss of DURs would be recognized but not the gain of DURs. The Zoning Ordinance is silent in regards to this interpretation, therefore a text amendment should be developed to codify the interpretation. Staff recommended that the Committee discuss whether allowing DURs to be lost through merger is an equitable policy or whether it should be changed, and also discuss how to address the issue of not recognizing the gain of DURs through compliance with Section 3.8. The Committee’s recommendation is to amend Section 3.8 to prevent the gain of DURs through merger and to continue to allow DURs to be lost through compliance with the allocation table in Section 3.2.

To address the issue of gain of DURs, new language would be added to the end of Section 3.8:

No lot resulting from a merger of lots shall have more dwelling unit rights than the total number of dwelling unit rights that were assigned to the lots prior to merger.

This new language would make it clear that no new DURs can result from the mathematical outcome of complying with the allocation chart.

If the Commission would like to move forward with this proposed text amendment, an action item can be added to the April 1 Business Meeting agenda to schedule public hearing for the Commission’s May 6 Business meeting. Please let me know if you have questions or concerns in advance of the meeting.

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

3.8 VACATION OR MERGER OF LOTS IN THE AOC AND FOC DISTRICTS

When dwelling unit rights have been allocated to any lot of record as of October 17, 1980, and such lot is subsequently vacated pursuant to [Title 15.2, Chapter 22, Article 6, Sections 2271 and 2272 of the Code of Virginia](#) or merged, the number of dwelling unit rights shall be reallocated, pursuant to [Section 3.2](#), to the lot(s) resulting from such vacation or merger as though the resulting lot(s) had been the tract(s) of record that existed on the [Clarke County Real Property Identification Maps](#) on October 17, 1980. ***No lot resulting from a merger of lots shall have more dwelling unit rights than the total number of dwelling unit rights that were assigned to the lots prior to merger.***

Clarke

C O U N T Y • V I R G I N I A

Department of Planning 2021 Annual Report

2021 ANNUAL REPORT – DEPARTMENT OF PLANNING

1. Introduction

The Department of Planning provides professional planning, code enforcement, project management, and technical services to support Clarke County’s planning and land use objectives as well as special projects that are assigned by the Board of Supervisors.

Department Functions and Responsibilities

General Responsibilities

- Enforce the County’s Zoning and Subdivision Ordinances and various County Code provisions such as the Septic and Well Ordinances
- Provide day-to-day customer service to citizens, appointed and elected officials, developers, and other stakeholders
- Process, present, and make recommendations on zoning map amendments (rezonings) and special use permits
- Draft, present, and make recommendations on text amendments to the Zoning Ordinance, Subdivision Ordinance, and other County ordinances
- Conduct long-range planning activities including management of the County’s Comprehensive Plan and implementing component plans
- Review and process subdivision plats and boundary line adjustments
- Administer the review of erosion and sediment control and stormwater management plans in conjunction with the Building Department
- Review County building permit applications and business license applications for compliance with Zoning Ordinance requirements
- Conduct commercial site plan reviews
- Apply for and manage grants to support County projects
- Provide planning and zoning technical assistance to the Town of Boyce
- Provide support to the County’s geographic information system (GIS) program and staff (NOTE – Management and daily oversight of the GIS program is expected to be transferred to the department during the FY2023 budget year)
- Perform administrative functions including managing the Department website and developing/presenting the Department’s annual report to the Board of Supervisors

Project-Specific Responsibilities

- Conduct natural resource planning activities including water resource protection and water quality improvement projects
- Manage continuing activities to support the Spout Run TMDL implementation plan
- Manage the County’s conservation easement program
- Maintain the County’s database of dwelling unit rights (DURs)
- Manage the County’s historic preservation program
- Manage the County’s recycling program
- Oversee the County’s energy management program
- Oversee the County’s biosolids monitoring program

- Provide staff support to numerous boards and committees including:
 - Planning Commission and standing committees/special subcommittees
 - Board of Zoning Appeals
 - Board of Septic and Well Appeals
 - Historic Preservation Commission
 - Conservation Easement Authority
 - Berryville Area Development Authority
 - Broadband Implementation Committee
 - Litter Committee
 - Other special committees designated by the Board of Supervisors
- Represent the County on various regional committees through the Northern Shenandoah Valley Regional Commission
- Coordinate/manage projects community development projects and other special projects as assigned by the County Administrator or Board of Supervisors

Departmental Goals

1. Deliver professional-level technical guidance in the following subject areas:
 - Land use planning
 - Zoning and subdivision ordinance development and application
 - Environmental and natural resource planning
 - Land and resource conservation
 - Historic preservation
 - Energy management
 - Transportation
 - State legislative items
 - Capital outlay planning
2. Conduct effective enforcement of County ordinances
3. Provide quality customer service across numerous platforms
4. Maximize finite County resources

Staffing

Staffing consists of four full-time and one part-time employee:

- Director of Planning
- Senior Planner/Zoning Administrator
- Preservation Planner/GIS Coordinator – This position replaced the previous natural resources planner position in December 2021.
- Office Manager/Zoning Officer – This position replaced the previous administrative assistant position in May 2021.
- CCEA Specialist– This temporary part-time position was created in December 2021 to assist with the transition of responsibilities from the previous natural resources planner position to the new preservation planner/GIS coordinator position.

Challenges and Changes in 2021

As the effects of the COVID-19 pandemic wound down, the Department's main challenge was managing the transition of new staff hired in modified roles to replace two long-standing staff members who retired. Transition activities included training new staff members on the Department's functions and procedures and identifying/prioritizing pending workload items being handed off from the retiring staff to new staff. Perhaps the greatest challenge to manage was the loss of two experienced staff members and finding ways to cope with losing years of institutional knowledge that each possessed. Staffing changes included:

- Kristina Maddox began work in May as office manager/zoning officer, replacing administrative assistant Debbie Bean who retired in April. The modified office manager/zoning officer position adds new responsibilities including providing technical assistance to customers on planning/zoning matters and performing reviews of common application types, such as zoning permits and business licenses.
- Jeffrey Feaga began work in December as preservation planner/GIS coordinator, replacing natural resources planner Alison Teetor who retired as a full-time permanent employee in December. The modified preservation planner/GIS coordinator position will ultimately serve as the subject matter expert for natural resource issues and as the County's staff manager of the conservation easement, geographic information system (GIS), and historic preservation programs. To assist with the staffing transition, a temporary part-time Conservation Easement Authority (CCEA) specialist position was created at the end of 2021 (filled in February 2022 by Ms. Teetor) to assist with the management of the conservation easement program. This position is intended to remain in place, at a minimum, through the end of FY2024.

The Planning Department previously shared a full-time inspector position with the Building Department but that position is now operating exclusively as a Building Department employee. This position previously provided assistance with enforcement investigations – the workload now falls exclusively to the senior planner/zoning administrator.

2. Summary of Activities

Detailed descriptions of these and other projects undertaken by the Department, along with a summary of the land use requests processed by the Department in 2021, are included below.

A. Special Use Permits

One special use permit and site development plan application was filed in 2021:

- **SUP-21-01/SP-21-01, Crown Castle International LLC (Tower Owner) and Network Building and Constructing, Inc. (Project Consultant), on behalf of AT&T (Service Provider).** Request amendment of a special use permit (SUP-02-02) and site development plan (SP-02-09) for the purposes of increasing the height of an existing 110-foot wireless communication facility by ten (10) feet to a proposed height of 120 feet to accommodate an additional carrier. The subject property is located on the south side of Harry Byrd Highway (Route 7) east of its intersection with Shepherds Mill Road (Route 612), Tax Map #16-A-33, is 149 acres in size, and is zoned Agricultural-Open Space-Conservation (AOC).

This application was recommended for approval by the Planning Commission on October 1, 2021 and was approved by the Board of Supervisors on November 23, 2021.

B. Text Amendments

In addition to the adoption of the revised Zoning and Subdivision Ordinances (TA-21-02), two text amendments were initiated in 2021:

- **TA-21-01, Manufactured Homes.** Proposed text amendment to amend Zoning Ordinance §3-C-2-s, Manufactured Homes (Mobile Homes), and Article 9 (Definitions). The purpose is to delete the minimum width requirement of 19 feet for manufactured homes and to revise the definition of “manufactured home” to comply with Code of Virginia §36-85.3, §36-85.11, and §15.2-2290.

This text amendment was recommended for approval by the Planning Commission on February 5, 2021 and was adopted by the Board of Supervisors on March 16, 2021.

- **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.

This text amendment was recommended for approval by the Planning Commission on November 5, 2021. It was still under review by the Board of Supervisors at the end of 2021.

C. Site Plans

County Applications

The only site development plan application filed for review in 2021 was SP-21-01, Crown Castle International LLC (Tower Owner) and Network Building and Constructing, Inc. (Project Consultant), on behalf of AT&T (Service Provider). This site development plan application was filed in conjunction with special use permit application SUP-21-01.

Town of Boyce Applications

One site development plan application for the Town of Boyce remained under review in 2021:

SP-19-01B, Railway Mail Service Library Foundation / Frank Scheer. Request approval of a Site Plan to construct an archival library and vehicle preservation structure owned and operated by a non-profit as a community services use per §3-A-2-a-1-c of the Zoning Ordinance. The property is located at 127 East Main Street, Boyce, VA, Tax Map #21A1-A-73, is 22,691 sq. ft. in size, and is zoned Business (B).

This application was deferred numerous times and remained pending at the end of 2021.

D. Major Subdivision

No major subdivision applications were filed for review in 2021.

E. Minor Subdivisions/Maximum Lot Size Exceptions

Four minor subdivision applications were reviewed in 2021 by the Planning Commission.

- **MS-21-01, John Rose.** Request approval of a two-lot Minor Subdivision for the property identified as Tax Map #4-A-5, located on the north side of Withers Larue Road (Rt. 640) between Crums Church Road (Rt. 632) and Deerwood Lane, Russell Election District, zoned Agricultural-Open Space-Conservation (AOC).

This application was approved by the Planning Commission on June 4, 2021.

- **MS-21-02, Curtis E. & Suzanne K. Harvey.** Request approval to revise the location of a private access easement serving two existing lots that was previously approved by the Planning Commission in 2006 (MS-06-14). Properties are identified as Tax Map #25D-1-12A and 25D-1-12B, located on the south side of Oakleaf Lane between Longwood Lane and dead end, Millwood Election District, zoned Forestal-Open Space-Conservation (FOC).

This application was approved by the Planning Commission on June 4, 2021.

- **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).

This application was approved by the Planning Commission on November 5, 2021.

- **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).

This application was approved by the Planning Commission on November 5, 2021.

F. Administrative Site Plans

Three administrative site plans were reviewed and approved by the Zoning Administrator in 2021:

- **ASP-21-01, X-Pediters Plus, Inc / Winchester Anglican Church.** Request administrative approval of a site plan to construct an additional 68 foot vestibule and approximately 370 sq foot covered porch at building entry. Property is located at 14401 Lord Fairfax Highway, Tax Map #28A-A-71.

This application was approved by the Zoning Administrator on September 2, 2021.

- **ASP-21-02, ATC-Verizon.** Replace antenna on existing wireless communication facility (WCF #17, Verizon Wireless stealth tower). Property is located at 134 Mt. Carmel Road, Tax Map # 39-A-71.

This application was approved by the Zoning Administrator on October 22, 2021.

- **ASP-21-03, T-Mobile.** Replace equipment at existing wireless communications facility (WCF #2, Shentel Tower). Property is located at 88 Ramsburg Lane, Tax Map # 13-A-61.

This application was approved by the Zoning Administrator on December 1, 2021.

G. Board of Zoning Appeals

One appeal application (originally filed in 2020) and one variance application arising from the same matter were reviewed by the Board of Zoning Appeals in 2021.

- **BZA-20-01, Brian Legge (owner/appellant).** Appeal of the Zoning Administrator’s August 31, 2020 Notice of Violation that the appellant’s newly constructed garage is in violation of the required 50 foot setback from the edge of a primary highway right of way with 5,000 or more trips per day per §3-A-3-c (Minimum Yard Requirements) of the Clarke County Zoning Ordinance. The subject property is located at 140 White Post Road, Tax Map #28A-A-66, White Post Election District, zoned Rural Residential (RR) and Historic Overlay (H).

This appeal application was denied by the Board of Zoning Appeals on January 25, 2021.

- **BZA-21-01, Brian Legge.** Applicant requests a variance to allow “his completed garage that is located approximately fourteen (14) feet within the setback area adjacent to Route 340 to continue to exist in its current location.” A permit was issued that required that the garage to be no less than 50 feet from the edge of the right-of-way to Rt. 340. However, the garage was constructed only 35.9 feet from the edge of this right-of-way. The subject property consists of approximately 1 acre within the RR (Rural Residential) Zoning District and H (Historic) Overlay District. The property is identified by Tax Map #28A-A-66, and the existing house on the property is addressed as 140 White Post Road. §3-A-3-c of the Clarke County Zoning Ordinance includes the minimum setback requirements for properties within the RR District.

This variance application was denied by the Board of Zoning Appeals on April 19, 2021.

H. Board of Septic Appeals

No applications were reviewed and approved by the Board of Septic Appeals in 2021.

I. Town of Boyce Activities

In 2021, Staff continued to provide planning and zoning technical support to the Town of Boyce including day-to-day management of their zoning and subdivision ordinances, review of business license applications forwarded from the Town, and processing of permit applications. Specific projects that required significant Staff time included:

- **SP-19-01B, Railway Mail Service Library Foundation.** Request approval of a Site Plan to construct an archival library and vehicle preservation structure owned and operated by a non-profit as a community services use per §3-A-2-a-1-c of the Zoning Ordinance. The property is located at 127 East Main Street, Boyce, VA, Tax Map #21A1-A-73, is 22,691 sq. ft. in size, and is zoned Business (B).

This site plan application was originally filed in 2019 and initially reviewed by the Boyce Planning Commission in August 2019. The Commission deferred action on the site plan at that meeting to allow the applicant time to correct unresolved issues. Since that meeting, the applicant has requested numerous deferrals to account for significant time lost due to the pandemic and to address comments from the Town’s engineering review consultant (Hurt & Proffitt). County staff time in 2021 involved continued processing of various plan resubmissions, coordinating reviews by Hurt & Proffitt, managing deferral requests with Town Staff, and attending several Commission and Town Council meetings to answer questions about the application. A fee of \$750 was charged for each resubmission review to cover the cost of Hurt & Proffitt’s review however the Town does not have resubmission fees to cover County Staff’s continuing work on the application.

J. Other Administrative Reviews

Planning Department Staff reviewed the following additional administrative applications in 2021:

- 15 boundary line adjustment applications
- 44 home occupation zoning permits

K. Special Projects

In addition to planning and zoning activities, the following projects were undertaken by the Department during the year:

- **Zoning and Subdivision Ordinance Update**

The multi-year project to conduct a cover-to-cover revision of the County’s Zoning and Subdivision Ordinances was finally completed in 2021. The draft Subdivision Ordinance was completed in early 2021, enabling Staff to compile a complete final draft of the Zoning Ordinance (Article I), Subdivision Ordinance (Article II), and Definitions (Article III). This final draft was presented to the full Planning Commission for review and acceptance in the spring. Formal public hearings were conducted by the Commission in July and by the Board of Supervisors in August. Following the August public hearing, the Board formally adopted the revised Zoning and Subdivision Ordinances as a new Chapter 200 of the Code of Clarke County.

- **Guidance Manual**

The Guidance Manual to the Clarke County Zoning and Subdivision Ordinance was also completed in 2021 and released for public use at the same time the new Ordinance was adopted. The Guidance Manual is a companion document to the Ordinances. It is designed to present regulations, processes, and other important information in a customer-friendly format for citizens, business owners, and design professionals. It is organized in a “frequently-asked questions” format addressing common types of applications and requests for information on zoning regulations, divisions of land and adjustments of boundary lines,

and other important land use and development matters. The document is maintained by the Department and is periodically updated to include new and revised information of use to the public.

- **Comprehensive Plan Update**

The Planning Commission's Comprehensive Plan Committee continued its work on revising the 2014 Comprehensive Plan in January developing revisions to Chapter II's Goals, Objectives, and Policies. Work was suspended until September to allow the Commission and Staff to focus on completing the Zoning and Subdivision Ordinance Update. The Committee then met four times from September to December to complete work on Chapter II, Chapter III (Implementing Components), and to begin work on Chapter I. The Committee was slated to continue this work into 2022.

- **Short-term residential rental regulations**

This project began in 2019 to determine whether to create new rules to regulate short-term residential rentals -- the rental of one or more rooms within a single-family dwelling, minor dwelling, or tenant house; or the rental of an entire single-family dwelling, minor dwelling, or tenant house; by the owner to a maximum of one customer for lodging purposes for a period of fewer than 30 consecutive days in exchange for a charge.

At the end of 2020, the Planning Commission received a recommended draft text amendment from the Policy & Transportation Committee. The Commission decided not to schedule public hearing on the recommended draft in February in order to address additional concerns. Work on the project was also set aside in February to focus on completion of the Zoning and Subdivision Ordinance Update. The Commission resumed work on the text amendment in September and agreed on a final draft. The Commission held a public hearing on the text amendment in November and formally recommended its adoption to the Board of Supervisors. The Board held a public hearing on the text amendment in December but deferred action in order to address concerns that were raised by public hearing speakers.

- **Revision of the Septic Ordinance**

Staff worked extensively on a cover-to-cover revision of the County's Septic Ordinance (County Code Chapter 143). The purpose was to update requirements based on changes to onsite system technology and issues identified by Planning Staff and Virginia Department of Health (VDH) Staff. The last major update to the Ordinance was in 2010 in response to changes in State Code requiring localities to permit Alternative Septic Systems. Major changes included requiring 100% inspections of all new systems and component replacement of existing systems; deleting unused or unenforceable sections such as temporary pump and haul and privies. The revision was developed internally by Planning Staff and included participation from VDH Staff in reviewing and editing the revised ordinance text. Comments were also solicited informally from the private sector.

The Board of Supervisors held a public hearing and adopted the revised Septic Ordinance in December.

L. Planning Commission Subcommittee Meetings

The following meetings of the Commission’s four subcommittees were held in 2021:

- Policy and Transportation Committee – No meetings
- Comprehensive Plan Committee – Six meetings (January 12, January 24 – no quorum, September 7 – no quorum, October 1, October 26, and December 14)
- Ordinances Committee – No meetings
- Plans Review Committee – One meeting (October 27)

3. Building Permits

A. Residential Permits

A total of 114 permits to construct new single-family homes were issued in 2021. 27 permits were issued for lots located outside of the towns and 87 permits were issued in the Town of Berryville. No permits were issued to construct new single-family homes in the Town of Boyce in 2021

Residential Building Permits Issued, 2000-2021

Year	County	Berryville	Boyce	TOTAL	Year	County	Berryville	Boyce	TOTAL
2021	27	87	0	114	2009	11	1	12	24
2020	29	45	5	79	2008	20	0	23	43
2019	29	3	22	54	2007	39	6	12	57
2018	28	2	6	36	2006	41	25	14	80
2017	33	20	0	53	2005	65	141	15	221
2016	29	36	1	66	2004	81	45	4	130
2015	25	20	0	45	2003	72	53	2	127
2014	27	16	3	46	2002	78	49	2	129
2013	21	6	1	28	2001	86	50	2	138
2012	16	4	0	20	2000	68	33	0	101
2011	16	1	0	17					
2010	10	4	9	23					

B. Permit Valuation

Permit Type	Permits Issued	Estimated Value	Fee Total
Commercial Accessory	4	\$63,120	\$2,606.29
Commercial Addition	6	\$1,109,746	\$10,614.75
Commercial Deck/ Porch No Roof	1	0	\$51.00
Commercial Remodel	11	\$1,773,075	\$13,457.23
Residential Accessory	19	\$567,135	\$7,643.71
Residential Addition	17	\$2,534,477	\$19,458.65
Residential Deck/ Porch No Roof	26	0	\$3,700.00
Residential Deck/ Porch w/Roof	11	0	\$1,497.60
Residential Garage	17	\$728,288	\$8,685.56
Residential New	115	\$35,081,005	\$198,394.65
Residential Remodel	63	\$3,595,550	\$28,452.98

4. Subdivisions

Beginning with 2021, information on new subdivisions will be depicted for lots in the County according to the number of new residential lots created, the total area of the new residential lots, total area of residual lots, and any maximum lot size exceptions approved. For the Berryville Annexation Area and the Town of Boyce, subdivision information will continue to be shown in the previous format of the number of new lots created and the total subdivision area. Figures for Berryville include only subdivisions approved in the annexation area covered by the Berryville Area Plan.

Prior subdivision information from 2000-2020 is included in a separate table below:

County Lots

Year	New Residential Lots Created	Total Area – New Residential Lots	Total Area – Residual Lots	Maximum Lot Size Exceptions Approved
2021	4	11.904 acres	388.6535 acres	0

Town of Berryville and Town of Boyce Lots

Year	New Residential Lots Created -- Berryville	Total Area – New Berryville Residential Lots	New Residential Lots Created – Boyce	Total Area – New Boyce Residential Lots
2021	0	0	0	0

Subdivisions in the County and Towns – 2000-2020

Year	County Lots/ Total Area	Berryville Lots/ Total Area	Boyce Lots/ Total Area
2020	7 lots/454.376 acres	82 lots/41.26 acres	2 lots/32,071 sq ft
2019	3 lots/365.5101 acres	None	None
2018	7 lots/660.3924 acres	None	None
2017	5 lots/294.3387 acres	None	None
2016	9 lots/175.7681 acres	None	None
2015	2 lots/18.71 acres	None	None
2014	13 lots/252 acres	None	20 lots/6 acres
2013	4 lots/144 acres	None	None
2012	6 lots/67 acres	None	None
2011	8 lots/98 acres	None	None
2010	5 lots/191 acres	None	None
2009	5 lots/264.089 acres	None	1 lot/<1 acre
2008	25 lots/708 acres	None	None
2007	25 lots/179 acres	1 lot/2 acres	2 lots/2 acres
2006	36 lots/799 acres	10 lots/32 acres	1 lot/ <1 acre
2005	31 lots/370 acres	99 lots/60 acres	71 lots/15 acres
2004	30 lots/325 acres	71 lots/72 acres	5 lots/2 acres
2003	34 lots/ 412 acres	70 lots/54 acres	43 lots/21 acres
2002	40 lots/281 acres	100 lots/81 acres	3 lots/1 acre
2001	72 lots/535 acres	3 lots/0 acres	6 lots/1 acre
2000	25 lots/2,125 acres	5 lots/72 acres	n/a

Dwelling Unit Rights (DURs) Used and Remaining by Election District

Dwelling unit rights were recalculated using available GIS data to achieve improved accuracy. This resulted in minor adjustments from the 2020 data for DURs allocated (previously 6,696) and DURs remaining (previously 3,412). No DUR allocations are shown for the Berryville Election District as it contains no lots that are subject to the County’s sliding-scale zoning system.

Election District	Total Area (acres)	DURs Allocated	DURs Remaining	% Remaining
Berryville	885	0	0	0
Buckmarsh	20,622	1,076	543	50.5%
Millwood	32,377	1,996	1,000	50.1%
Russell	24,781	1,586	627	39.5%
White Post	35,489	1,976	1,177	59.6%
TOTAL	114,103	6,634	3,347	50.5%

5. Conservation Easements

The table below details the acreage of easements by year from 1974 through 2021. The first conservation easement in Clarke County was recorded in 1974 by the Virginia Outdoors Foundation.

Conservation Easements Added/Dwelling Units Retired, 1974-2021

YEAR	VOF, OTHERS (acres)	COUNTY (acres)	DURs RETIRED	YEAR	VOF, OTHERS (acres)	COUNTY (acres)	DURs RETIRED
1974	72	0	n/a	1999	951	0	n/a
1975	4	0	n/a	2000	1,453	0	n/a
1976	195	0	n/a	2001	764	0	n/a
1977	119	0	n/a	2002	1,180	0	n/a
1978	667	0	n/a	2003	133	145	3
1979	1,037	0	n/a	2004	957	35	1
1980	166	0	n/a	2005	943	313	5
1981	0	0	n/a	2006	425	579	18
1982	100	0	n/a	2007	285	1,222	45
1983	0	0	n/a	2008	0	250	12
1984	0	0	n/a	2009	230	484	13
1985	0	0	n/a	2010	0	473	21
1986	0	0	n/a	2011	210	591	18
1987	0	0	n/a	2012	0	709	26
1988	807	0	n/a	2013	1,120	612	15
1989	1,540	0	n/a	2014	65	404	15
1990	2,503	0	n/a	2015	17	33	3
1991	846	0	n/a	2016	0	1,262	30
1992	64	0	n/a	2017	0	308	14
1993	328	0	n/a	2018	197	635	16
1994	2	0	n/a	2019	211	209	7
1995	95	0	n/a	2020	0	23	2
1996	42	0	n/a	2021	61	244	13
1997	336	0	n/a				
1998	485	0	n/a				
TOTAL	18,610	8,531	277				

Note – In 2004, 13 lots in the Town of Boyce were retired in conjunction with creation of a conservation easement.

Conservation Easement Purchase Summary, 2013-2021

YEAR	ACRES	DURs TERMINATED	APPRAISED VALUE	DUR PURCHASE VALUE	OWNER SHARE	COUNTY SHARE*	GRANT SHARE	GRANT SOURCE
2013	80.86	4	\$303,000		\$75,750	\$5,488	\$221,762	FRPP, VDACS, PEC, VLCF
2013	217.34	4	\$542,500		\$135,625	\$32,813	\$374,062	FRPP, VDACS, PEC, VLCF
2013	68.02	3	\$255,000		\$63,750	\$3,125	\$188,125	FRPP, VDACS, PEC, VLCF
2013	140	4	\$560,000		\$140,000	\$97,500	\$322,500	FRPP, VDACS, PEC, VLCF
2014	58.78	3		\$69,600		\$34,800	\$34,800	VDACS
2014	57.90	2	\$173,500		\$43,375	\$2,187	\$127,938	FRPP, VDACS, PEC, VLCF
2014	64.82	3	\$194,500		\$48,625	\$688	\$145,187	FRPP, VDACS, VLCF
2014	18.25	1		\$40,000		\$20,000	\$20,000	VDACS
2014	29.11	2		\$60,000		\$30,000	\$30,000	VDACS
2016	16.00	1		\$40,000		\$20,000	\$20,000	VDACS
2016	94.00	3		\$120,000		\$60,000	\$60,000	VDACS
2016	40.57	2		\$80,000		\$40,000	\$40,000	VDACS
2016	134.30	2		\$32,000		\$16,000	\$16,000	VDACS
2016	80.22	2		\$32,000		\$16,000	\$16,000	VDACS
2016	287.57	4		\$64,000		\$32,000	\$32,000	VDACS
2016	40.00	2		\$32,000		\$16,000	\$16,000	VDACS
2016	18.20	3	\$74,500		\$18,625	\$9,313	\$46,562	FRPP, VDACS
2016	35.20	2	\$140,500		\$35,125	\$17,563	\$87,812	FRPP, VDACS
2017	23.20	2		\$30,160		\$15,080	\$15,080	VDACS
2018	15.01	2		\$60,000		\$30,000	\$30,000	VDACS
2019	153.98	4	\$423,500		\$105,875	\$52,938	\$264,687	FRPP, VDACS
2019	29.90	2		\$75,200		\$37,600	\$37,600	VDACS
2019	25.30	1		\$40,000		\$20,000	\$20,000	VDACS
2021	15.46	2		\$80,000		\$40,000	\$40,000	VDACS
	1744	60		Total	\$666,750	\$649,626	\$2,206,645	
				% of Total	18.9%	18.4%	62.7%	

Source: Clarke County Planning Department GIS (2003-2012 data not shown)

* Represents County funds used to purchase conservation easements; program began in 2003
 Note – No easement purchases were made in 2015 or 2020.

Grant Sources

VDACS = Virginia Department of Agriculture and Consumer Services (State)

VLCF = Virginia Land Conservation Fund (State)

FRPP = Farm & Ranchland Protection Program (Federal)

SRCDC = Shenandoah Resource Conservation and Development Council (State)

VOF = Virginia Outdoors Foundation (State)

PEC = Piedmont Environmental Council

6. Biosolids Applications

On July 15, 1997 the Board of Supervisors approved the adoption of a text amendment establishing standards for the land application of bio-solids. Beginning in 1998, two companies, Bio Gro and Recyc Systems applied biosolids in the County. Currently Synagro (formally Bio-Gro) and Nutri-Blend (formally Wright Trucking) spread on area farms. The following table summarizes the acreages applied each year. In 2018 Recyc submitted applications for 4 new farms and renewed applications for 8 farms previously held by Wright Trucking.

In 2004, State law repealed Counties ability to regulate biosolid application beyond testing and monitoring. The change permits Counties to request reimbursement for expenses relating to monitoring and testing but eliminates increased setback standards that Clarke County had adopted to protect ground and surface water resources in sensitive karst areas.

Beginning January 1, 2008 the Virginia Department of Environmental Quality (DEQ) assumed regulatory oversight of all land application of treated sewage sludge, commonly referred to as biosolids. This action, which moves oversight of the Biosolids Use Regulations from the Virginia Department of Health to DEQ, was at the direction of the 2007 General Assembly, which voted to consolidate the regulatory programs so that all persons land applying biosolids would be subject to uniform requirements, and to take advantage of the existing compliance and enforcement structure at DEQ.

Biosolids Applications, 1998-2021

Year	Acres	# of Farms	Year	Acres	# of Farms
1998	180	2	2010	1,989	21
1999	625	3	2011	1,800	18
2000	0	0	2012	1,539	18
2001	1,830	11	2013	838	8
2002	1,145	11	2014	1,784	23
2003	350	3	2015	665	13
2004	150	4	2016	61	1
2005	263	3	2017	192	5
2006	950	9	2018	374	5
2007	1,063	10	2019	0	0
2008	1,307	13	2020	993	10
2009	1,287	13	2021	0	0

DEQ has established an Office of Land Application Programs within the Water Quality Division to manage the biosolids program, as well as land application of industrial sludges, septage, livestock and poultry waste, and water reclamation and reuse. The Virginia Department of Health will continue to consult with DEQ and advise the public on health issues related to biosolids applications.

All applications have been closely monitored by County and State representatives and have been in compliance with all requirements. In accordance with State Regulations, Counties may be reimbursed for the testing and monitoring expenses; in 2018 the County was reimbursed \$784.80. Land applications were way down due two factors; 1) Blue Plains was formerly the source of much of the biosolids applied in Clarke County. As a result of significant process changes, Blue Plains generates less than half the volume of material as in the past, and their supply is not going primarily to Clarke; and 2) Milton Wright was formerly a major land applier in Clarke, but that operation has seen significant cutbacks in activity. The Piscataway biosolids contract is now held by another land applier who does not operate in Clarke. There were no biosolids applications in 2019.

The total number of acres permitted for biosolids application in the County is 14,946, proportionately more biosolids than many other Counties in the area, averaging 18,000 wet tons per year. The biosolids contain about 5-8 pounds of nitrogen per ton of biosolids. There is interest and concern about the effect of biosolids application on the quality of ground water in Clarke County. In order to address this concern, the County applied for and received 2 grants in 2013, totaling \$16,000 to monitor 10 springs in northern Shenandoah Valley for discharge, TN, TP, ammonia, ortho phosphate, nitrate-nitrite, E. coli, flow, general water chemistry. Springs are located in karst areas. The purpose is to identify contribution of contamination from springs to surface waters to assist in 1) determining appropriate BMP's on agricultural lands and 2) impact of biosolids applications on water quality as compared to other fertilizer sources. A report detailing the study is available from the Planning Department.

7. Historic Preservation Commission (HPC) Activities

The Historic Preservation Commission (HPC) met six times in 2021 and worked on the following projects:

- **Battle of Berryville study**
The HPC oversaw the work of Richard Grubb & Associates on the Battle of Berryville study, a project that is funded by a survey grant from the American Battlefield Protection Program (ABPP). The purpose of the study is to determine the specific boundaries of the battlefield in order to complete a Preliminary Information Form (PIF) for a possible National Register nomination for the battlefield. Work on the study was ongoing at the end of 2021.
- **Demolition review criteria – Zoning Ordinance text amendment**
The HPC completed an ongoing project to update the regulations for demolishing structures in the Historic (H) Overlay Zoning District. New criteria for evaluating a proposed demolition of a building or structure would be added to the current regulations for Certificates of Appropriateness (Zoning Ordinance Section 6.2.5) along with changes to clarify existing procedural language. Currently there is no criteria in Section 6.2.5 to use in

evaluating a demolition proposal. The recommended text amendment language was forwarded to the Planning Commission for further consideration.

- **Annual Historic Preservation Awards**

The HPC held its Annual Historic Preservation Awards ceremony in July. Since the 2020 ceremony could not be held due to the COVID pandemic, award winners for 2020 and 2021 were honored at this ceremony. Those honored included:

2021 Historic Preservation Award Recipients:

- Patricia L. Corbat - Certificate of Merit for the Rehabilitation of 41 Lanham Lane at Old Chapel
- Dion Bernier - Certificate of Merit for the Rehabilitation of 27 Old Waterloo Road in Boyce
- Frank S. and Luanne T. Carey - Certificate of Merit for the Rehabilitation of 8 East Main Street in Boyce
- White Post Village Association - Certificate of Merit for the Rehabilitation of the White Post Gas Station

2020 Historic Preservation Award Recipients:

- Matthew Hannan - Certificate of Merit for the Rehabilitation of 1682 Millwood Road and the Love and Charity Chapel
- Josephine and Steven Fleming - Certificate of Merit for the Rehabilitation of 169 John Mosby Highway
- Bill and Anne McIntosh - Certificate of Merit for the Rehabilitation of 997 Bishop Meade Road
- Jay Hillerson - Lifetime Achievement for Preservation Projects

- **Review of historic highway markers**

The HPC worked with property owners from Blue Ridge Mountain Road who were interested in having a new historic marker installed to recognize the Bear's Den Rural Historic District. Appropriate locations for a sign to be installed and funding sources that could be used to cover the cost of the sign were discussed.

- **Demolition by neglect outreach**

At the HPC's request, Staff mailed letters to approximately 50 property owners of abandoned buildings that are contributing structures to rural historic districts and are endangered of deteriorating due to lack of maintenance. The purpose of the letter was to inform these property owners of options and resources that can be used if they are interested in preserving their property. Properties were previously identified in a demolition by neglect list which was updated in 2021 in conjunction with the mailing.

No Certificate of Appropriateness were reviewed in 2021.

APPENDIX A – Miscellaneous Activity Tables

Project Application Report

**Project Application Report - Planning Dept
For Period: 01/01/2021 thru 01/31/2021**

Project Type	Project Number	Location/Information	Owner	Fees	Project Status
Zoning – Home Occupation	ZPHO-928	270 Wind Spring Lane	Christopher Jenkins	\$100.00	Approved
	ZPHO-7269	274 Carefree Lane	Jeremy Hayes	\$100.00	Approved
	ZPHO-4363	399 Redbud Lane	Andrew Scala	\$100.00	Approved
	ZPHO-5299	1320 Chilly Hollow Rd.	Michael Althouse	\$100.00	Approved
	ZPHO-2490a	5260 Harry Byrd Highway	William Church	N/C	Approved
	ZPHO-7148	1377 Mount Carmel Rd.	Brian Scott Smith	\$100.00	Approved
	ZPHO-8476	1542 Chilly Hollow Rd.	Gordon & Jean Russell	\$100.00	Approved
	ZPHO-8047	655 Wadesville Road	Jason Kline	\$100.00	Approved
Boundary Line Adjustment	BLA-21-01	340 Providence Lane	Nancy Mumm	\$500.00	Approved
	BLA-21-02	85 Garden Road	David Hildebrandt & Paul Hash	\$500.00	Approved
Zoning – Accessory Structure	ZPAS-6773	164 Shenandoah River Lane	Michelle Groves	\$200.00	Approved
	ZPAS-983	4754 Senseny Rd.	Rodrigo Peredo	\$200.00	Approved
	ZPAS-5473	1767 Harry Byrd Highway	Renwick Richarson & Carla Grisi	\$200.00	Approved
	ZPAS-6422	1953 Morgans Mill Rd.	David Stewart	\$200.00	Approved
	ZPAS-3968	789 Hemlock Lane	Charlene Fu	\$200.00	Approved
Zoning-AG Building	ZPAG-932	308 Ashby Court	Matthew St.Clair	\$100.00	Approved
	ZPAG-452	649 Kimble Road	Shelly Morris	\$100.00	Approved
	ZPAG-50	Wadesville Road	Donald K. DeWitt	\$100.00	Approved
	ZPAG-6672	3100 Bordens Spring Road	Jeff & Christie Weiss	\$100.00	Approved
	ZPAG-6219	106 Island Farm Lane	Annie Bradford	\$100.00	Approved

**Project Application Report - Planning Dept
For Period: 01/01/2021 thru 01/31/2021**

Zoning Heated Addition	ZPHA-8388	225 Ramsburg Lane	Clarke County Humane Foundation	\$200.00	Approved
Resistivity Testing Review	RSTV-5987	3080 Millwood Road	Elizabeth Millikin	\$275.00	Approved
	RSTV-6672	3100 Borden Spring Rd.	Jess & Christie-Anne Weiss	\$275.00	Approved
	RSTV-633	261 Summit Point Road	Ash-Will Farm Bill Houck	\$550.00	Approved
Zoning Unheated Addition	ZPUA-1089	161 Janeville Rd.	Richard Burton	\$100.00	Approved
Zoning Residential New	ZPRN-946	112 Battletown Drive	David & Mary Herndon	\$300.00	Approved

**Project Application Report - Planning Dept
For Period: 02/01/2021 thru 02/28/2021**

Project Type	Project Number	Location/Information	Owner	Fees	Project Status
Zoning – Home Occupation	ZPHO-6853	491 Anamaria Lane	Wayne Marish-property owner Kim Adwell renter	\$100.00	Approved
	ZPHO-4539	215 Sheets Lane	Yury Yessy Inturias & Carla Karina Sahagun	\$100.00	Approved
	ZPHO-1205	153 Clermont Lane	Bob Stieg-property owner Brian Custer-Applicant	\$100.00	Approved
	ZPHO-2649	69 Auburn Road	Brian Lingle	\$100.00	Approved
	ZPHO-6548	404 Riverpark Lane	Kelly Turner	\$100.00	Approved
Zoning – Accessory Structure	ZPAS-4620	1109 Old Chapel Road	Craig McCarron	\$200.00	Approved
	ZPAS-5924	664 Country Club Lane	John & Page Carter	\$200.00	Approved
	ZPAS-983	4754 Senseny Road	Rodrigo Peredo	\$200.00	Approved
Zoning-AG Building	ZPAG-6219	106 Island Farm Lane	Annie Bradfield	\$100.00	Approved
	ZPAG-949	2282 Pyletown Road	Stewart & Kate Brown	\$100.00	Approved
	ZPAG-1169	71 Hampton Lane	Ben Cochran	\$100.00	Approved
	ZPAG-6219	106 Island Farm Lane	Blue Ridge Wildlife Center – Property Owner Annie Bradfield-Applicant	\$100.00	Approved
Zoning Unheated Addition	ZPUA-7768	397 Saw Mill Hill Rd.	Brian Begley	\$100.00	Approved
Zoning Residential New	ZPRN-7747	Mount Carmel Road	Alan & Laura Reichert	\$300.00	Approved
	ZPRN-5987	3080 Millwood Road	Elizabeth Millikin	\$300.00	Approved
	ZPRN-7843	3400 Bishop Meade Rd.	Kevin & Jennifer Creany	\$300.00	Approved
	ZPRN-7339	21024 Blue Ridge Mountain Road	Renee & Brandon Bittorf	\$300.00	Approved

**Project Application Report - Planning Dept
For Period: 03/01/2021 thru 03/31/2021**

Project Type	Project Number	Location/Information	Owner	Fees	Project Status
Zoning – Home Occupation	ZPHO-8089	131 Calmes Neck Lane	Christopher Mark Mangolas	\$100.00	Approved
	ZPHO-2578	67 North Hill Lane	Timothy Lindsey	\$100.00	Approved
	ZPHO-478	3111 Kimble Road	Douglas & Lois Aylestock	\$100.00	Approved
	ZPHO-6486	230 Poston Lane	Chris & Josephine Heavner	\$100.00	Approved
	ZPHO-6349	754 Castleman Road	Gary McGraw	\$100.00	Approved
Zoning-Heated Addition	ZPHA-4790	87 Old Waterloo Road	Judith Stevenson	\$200.00	Approved
Zoning – Accessory Structure	ZPAS-6787	353 Shenandoah River Lane	Keith Tump	\$200.00	Approved
	ZPAS-6787a	353 Shenandoah River Lane	Keith Tump	\$200.00	Approved
	ZPAS-7001	440 White Pine Lane	Daniel L. Singhas	\$200.00	Approved
	ZPAS-6934	1044 Kennel Road	Charles Snead	\$200.00	Approved
	ZPAS-501	10963 Harry Byrd Highway	John Wilson	\$200.00	Approved
	ZPAS-2588	1654 Castleman Road	Scott Smalley	\$200.00	Approved
Zoning Commercial Accessory Structure	ZPAC-2399	180 Grafton Lane	Grafton Integrated Health Network	\$500.00	Approved
	ZPAC-4669	543 Prospect Springs Lane	Clarke County Sanitary Authority	\$500.00	Approved
Zoning-No Building Permit	ZPNP-4131	774 Beechwood Lane	James Michael Reynolds	\$100.00	Approved
Zoning Unheated Addition	ZPUA-27	2872 Swimley Road	Brandon Gallahan	\$100.00	Approved

**Project Application Report - Planning Dept
For Period: 03/01/2021 thru 03/31/2021**

	ZPUA-2476	385 Spring House Rd.	Joselito Ignacio	\$100.00	Approved
Zoning Residential New	ZPRN-5504	54 Village Lane	Laura Lee Ferrebee	\$300.00	Approved
	ZPRN-6024	367 Kennel Road	George Wiltshire	\$300.00	Approved
	ZPRN-9394	White Post Road	William Jordan	\$300.00	Approved
Resistivity Testing Review	RSTV-5960	1257 Westfield Farm Lane	Westfield Farm/Robert Emma	\$275.00	Approved

Project Application Report - Planning Dept

For Period: 4/1/2021 to 4/30/2021

Project Type	Project Number	Project Fees
Archive	ZPAG-5750	
Minor Subdivision	MS-21-01	4300.00
RESISTIVITY TEST	RSTV-154	275.00
	RSTV-6948	275.00
Zoning Accessory Structure	ZPAS-1064	
	ZPAS-2698	
	ZPAS-3912	
	ZPAS-5352	
	ZPAS-7160	
	ZPAS-7160a	
	ZPAS-7360	
Zoning Agriculture Structure	ZPAG-5750a	
	ZPAG-966	100.00
Zoning Home Occupation	ZPHO-955	
Zoning No Building Permit	ZPNP-2820	100.00
Zoning Permit Heated Addition	ZPHA-2485	
	ZPHA-7402	
Zoning Prmt Comm Acc Structure	ZPAC-1056	
	ZPAC-4669a	
Zoning Residential	ZPRN-2982	
	ZPRN-5177	
	ZPRN-7135	
Zoning Unheated Addition	ZPUA-2417	
	ZPUA-3262	
	ZPUA-4131	
	ZPUA-5457	
	ZPUA-5498	
	ZPUA-6266	
Total		5050.00

Project Application Report - Planning Dept

For Period: 4/1/2021 to 4/30/2021

Project Type	Project Number	Location	Owner	Fees Blank = collected by another dept	Project Status
Archive	ZPAG-5750	1257 WESTFIELD FARM LN	WESTFIELD FARM LIMITED PARTNERSHIP		APPROVED
Minor Subdivision	MS-21-01	509 WITHERS LARUE RD	ESTEP GEORGE C & KIMBERLY A	\$4,300.00	APPROVED
RESISTIVITY TEST	RSTV-154	0	ELDER BEVERLY N REV TRUST	\$275.00	APPROVED
	RSTV-6948	721 KENNEL RD	BURGEVIN STEFFANIE H	\$275.00	APPROVED
Zoning Accessory Structure	ZPAS-1064	819 TRIPLE J RD	PASCALE JOSEPH A		APPROVED
	ZPAS-2698	116 CHERRY LN	WILSON JOHN H		APPROVED
	ZPAS-3912	557 BEECHWOOD LN	KREIDER SCOTT R		APPROVED
	ZPAS-5352	629 QUARRY RD	MCCULLOUGH JOSEPH ALLEN & LISA M		APPROVED
	ZPAS-7160	112 STONE RIDGE LN	LACAZE JULIEN		APPROVED
	ZPAS-7160a	112 STONE RIDGE LN	LACAZE JULIEN		APPROVED
	ZPAS-7360	21860 BLUE RIDGE MTN RD	TAYLOR GREG L & DESTA B GOLDEN		APPROVED
Zoning Agriculture Structure	ZPAG-5750a	1257 WESTFIELD FARM LN	WESTFIELD FARM LIMITED PARTNERSHIP		APPROVED
	ZPAG-966	539 LANDER LN	HUNT PEARCE W & JENNIFER B	\$100.00	APPROVED
Zoning Home Occupation	ZPHO-955	443 JANEVILLE RD	WATKINS FRAZER WELSH		APPROVED
Zoning No Building Permit	ZPNP-2820	574 TIMBER LN	WOLFF JASON PHILIP	\$100.00	APPROVED
Zoning Permit Heated Addition	ZPHA-2485	300 SPRING HOUSE LN	COWSILL DANIELA ALINA LUMINA		APPROVED
	ZPHA-7402	920 MANOR RD	WHITEHOUSE MICHAEL & JACOB		APPROVED
Zoning Prmt Comm Acc Structure	ZPAC-1056	225 AL SMITH CIR	BOARD OF SUPERVISORS		APPROVED

Project Application Report - Planning Dept

For Period: 4/1/2021 to 4/30/2021

Project Type	Project Number	Location	Owner	Fees Blank = collected by another dept	Project Status
Zoning Prmt Comm Acc Structure	ZPAC-4669a	463 PROSPECT SPRING LN	CLARKE COUNTY SANITARY AUTHORITY		APPROVED
Zoning Residential	ZPRN-2982	0	FLIPPEN FRANCOIS THOMAS		APPROVED
	ZPRN-5177	1609 SPRINGSBURY RD	WENCE LUKE TAYLOR & CHRISTINA MARS		APPROVED
	ZPRN-7135	225 SUMMER SPRINGS LN	JACOB JOHN J		APPROVED
Zoning Unheated Addition	ZPUA-2417	5540 HARRY BYRD HWY	CAMACHO-PEREZ GUALBERTO C		APPROVED
	ZPUA-3262	403 HONEYSUCKLE LN	SKINNER ANDREW A & TARA MERIDITH		APPROVED
	ZPUA-4131	774 BEECHWOOD LN	HACKBERRY 2020 LLC		APPROVED
	ZPUA-5457	123 ROSS LN	WILSON MICHAEL P & KAREN H COMO		APPROVED
	ZPUA-5498	637 PINE GROVE RD	TOMLIN MICHAEL		APPROVED
	ZPUA-6266	3057 CALMES NECK LN	KING-GILBERT JAKE & JANETTE GALLAR		APPROVED

Project Application Report - Planning Dept

For Period: 5/1/2021 to 5/31/2021

Project Type	Project Number	Location	Owner	Fees Blank = collected by another dept	Project Status
Zoning Accessory Structure	ZPAS-224	30 STONEBRIER LN	GRAY BENJAMIN J & STEFANIE M		APPROVED
	ZPAS-4055	206 HACKBERRY LN	SHARP BARRY STEVEN		APPROVED
	ZPAS-5250	3449 LOCKES MILL RD	MILLER JOHN U JR	\$200.00	APPROVED
	ZPAS-575	711 CRUMS CHURCH RD	BUSTAMENTE ABEL & ROSARIO AGULAR		APPROVED
	ZPAS-983b	4754 SENSENY RD	PEREDO RODRIGO ALVARO	\$200.00	APPROVED
Zoning Agriculture Structure	ZPAG-5786	CARTERS LINE RD	BENKO JACOB M TRUSTEE		APPROVED
	ZPAG-8959	SHEPHERDS MILL RD	WOLFE CECIL P & SONS INC	\$100.00	APPROVED
Zoning Home Occupation	ZPHO-6477	143 CHILCOTT LN	STEVENS LEONARD B & MICHELLE	\$100.00	APPROVED
	ZPHO-9201	23 RATCLIFFE LN	HALVORSEN DALE V & CHERYL L	\$100.00	APPROVED
Zoning No Building Permit	ZPNP-8347	71 BEYDLER LN	PIOTTER WARREN E & VIRGINIA C	\$100.00	APPROVED
Zoning Permit Heated Addition	ZPHA-2647	2698 CASTLEMAN RD	BONETT RICHARD C & JODIE L		APPROVED
	ZPHA-665	772 STRINGTOWN RD	SNOW DELORES		APPROVED
	ZPHA-8001	1245 MOOSE RD	LANHAM JAMES B & CATHERINE R		APPROVED
Zoning Residential	ZPRN-1048	1038 WESTWOOD RD	SIMS AARON WAYNE & REBECCA ANN		APPROVED
	ZPRN-4014	303 HACKBERRY LN	MOUNT NANCY C	\$300.00	APPROVED
	ZPRN-4284	180 CEDAR LN	HACKBERRY LLC 2020		APPROVED
	ZPRN-4452	77 BALSAM LN	ALOHA 318 ESTATES LLC	\$300.00	APPROVED
	ZPRN-4458	11 ASPEN LN	SHIFFLETT ROBERT W SR & GAIL J	\$300.00	APPROVED
	ZPRN-4653	773 OLD WINCHESTER RD	LEWIS ELIZABETH A		APPROVED
	ZPRN-758	1150 LEWISVILLE RD	WARFIELD HOMES INC		APPROVED
	ZPRN-8564a	VACANT LOT	DOUBLE WOOD FARM LLC		APPROVED
	ZPRN-8903	135 DOLEMAN LN	WARFIELD HOMES INC		APPROVED
	ZPRN-9234	TBD ROSE AIRY LN	WARFIELD HOMES INC		APPROVED
	ZPRN-9302	3 JENKINS LN	JENKINS REAL ESTATE INVSTMNTS LLC		APPROVED
ZPRN-9376	235 CATHER RD	CONDREY JOSEPH B & ALYSSA S	\$300.00	APPROVED	
Zoning Unheated Addition	ZPUA-7032	807 CAREFREE LN	RINGER THOMAS R & RUTH A	\$100.00	APPROVED
	ZPUA-7758	175 BURNER LN	STONEMETZ JILLIAN & MICHAEL		APPROVED

Project Application Report - Planning Dept

For Period: 6/1/2021 to 6/30/2021

Project Type	Project Number	Location	Owner	Fees Blank = collected by another dept	Project Status
Boundary Line Adjustment	BLA-21-06	15799 LORD FAIRFAX HWY	L SEVEN FARM LC	\$500.00	APPROVED
	BLA-21-07	232 NORTHFIELD LN	JAHTVAR INC	\$500.00	APPROVED
Comm Zoning Permit < 15%	ADSM-1055	34 WESTWOOD RD	CLARKE COUNTY SCHOOL BOARD		APPROVED
RESISTIVITY TEST	RSTV-1222	TRAPP HILL RD	GARDNER MELVIN C & ALICE E	\$275.00	APPROVED
Zoning Accessory Structure	ZPAS-1002	802 TRIPLE J RD	BARNETTE ROBERT S		APPROVED
	ZPAS-5181	2746 SPRINGSBURY RD	ANDERSON WILLIAM & CYNTHIA		APPROVED
	ZPAS-5370	138 TAYLOR HILL LN	COUMES JAMES L & DALE L	\$200.00	APPROVED
	ZPAS-729	116 STRINGTOWN RD	KENNEDY CASEY & MARGRET	\$200.00	APPROVED
	ZPAS-7656	723 CLIFTON RD	ROBERTS JAMES W III & LORRAINE M	\$200.00	APPROVED
	ZPAS-8326	9800 JOHN MOSBY HWY	WIEDOWER JAMES S & REBEKAH F	\$200.00	APPROVED
	ZPAS-8368	829 CASTLEROCK LN	MOONEY KEVIN M & JENNIFER A		APPROVED
Zoning Agriculture Structure	ZPAG-5122	6677 LORD FAIRFAX HWY	STAPLES WILLIAM REVOCABLE TRUST	\$100.00	APPROVED
	ZPAG-8666	18623 BLUERIDGE MOUNTAIN RD	MOORE DAVID & YUYAN	\$100.00	APPROVED
	ZPAS-257	1375 WRIGHTS MILL RD	MELIUS HENRY J III	\$100.00	APPROVED
Zoning Home Occupation	ZHPH-7131	16 STONE RIDGE LN	HERRON KIMBER S & MONICA Y CHAPMAN	\$100.00	APPROVED
	ZPHO-1061	1065 W MAIN ST	GT COMMERCIAL INVESTMENTS LLC	\$100.00	APPROVED
	ZPHO-144a	1297 WADEVILLE RD	FINNELLE ANNA MAY	\$100.00	APPROVED
	ZPHO-7586	1491 SUMMIT POINT RD	HOUCK WILLIAM III & SHANNON N	\$100.00	APPROVED
	ZPHO-9175	4173 EBENEZER RD	LICKING VALLEY CONSTRUCTION	\$100.00	APPROVED
	ZPHO-9203	3095 BISHOP MEADE RD	MARCUS BRADLEY SCOTT & MARGARET A	\$100.00	APPROVED
	ZPHO-9269	221 N GREENWAY AVE	TILGHMAN SARAH E	\$100.00	APPROVED
Zoning Prmt Comm Acc Structure	ASP1-8228	20870 BLUE RIDGE MTN RD	SBA PROPERTIES INC	\$500.00	APPROVED
Zoning Residential	ZPRN-8755	86 VICTORY LN	HURTADO PEDRO		APPROVED
Zoning Unheated Addition	ZPAS-5370a	138 TAYLOR HILL LN	COUMES JAMES L & DALE L	\$100.00	APPROVED
	ZPUA-5562	454 PINE GROVE RD	MELLEN GROUP LLC	\$100.00	APPROVED

Project Application Report - Planning Dept

For Period: 7/1/2021 to 7/31/2021

Project Type	Project Number	Location	Owner	Fees <small>Blank = collected by another dept</small>	Project Status
Zoning Accessory Structure	ZPAS-2417a	5540 HARRY BYRD HWY	CAMACHO-PEREZ GUALBERTO C	\$200.00	APPROVED
	ZPAS-2769	1184 PARKER LN	STONE MARY PATRICIA TRUSTEE	\$200.00	APPROVED
	ZPAS-5661	168 BANJO LN	GRAHAM MICHAEL J	\$200.00	APPROVED
	ZPAS-6469	67 WILLOW LAKE LN	67 WILLOW LAKE LANE LLC	\$200.00	APPROVED
	ZPAS-703	729 STRINGTOWN RD	SMITH SCOTT D SR & ELIZABETH A	\$200.00	APPROVED
Zoning Agriculture Structure	ZPAG-7818	499 PAGE BROOK LN	ROYSTON JAMES H II	\$100.00	APPROVED
Zoning Home Occupation	ZPHO	1090 TRAPP HILL RD	DILLARD BRYAN C & LARA J	\$100.00	APPROVED
	ZPHO-1048	988 WESTWOOD RD	SIMS AARON WAYNE & REBECCA ANN	\$100.00	APPROVED
	ZPHO-5146	2830 SPRINGSBURY RD	RYAN KEVIN & ROBERTA LINSTER-RYAN	\$100.00	APPROVED
	ZPHO-5569	225 VILLAGE LN	MCCLAUGHRY STEVEN T	\$100.00	APPROVED
	ZPHO-597	50 CASTLEROCK LN	SOWDER BRETT A & DONNA E	\$100.00	APPROVED
Zoning No Building Permit	ZPHO-642	140 TRIPLE OAK LN	KELLEHER ELIZABETH ANNE & RICHARD	\$100.00	APPROVED
	ZPNP-5351	132 RETREAT RD	VALKER GREGORY M	\$100.00	APPROVED
	ZPNP-6463	491 RIVER PARK LN	ZEISLER GLENN J	\$100.00	APPROVED
Zoning Permit Heated Addition	ZPNP-9203	3095 BISHOP MEADE RD	MARCUS BRADLEY SCOTT & MARGARET A	\$100.00	APPROVED
	ZPHA-6858	490 ANAMARIA LN	THEIS JOHN J III & MARGIE B	\$200.00	APPROVED
Zoning Residential	ZPRN-226	339 MINNIEWOOD LN	BLKBEAR LLC	\$300.00	APPROVED
	ZPRN-29	2287 SWIMLEY RD	MUMPOWER TROY JAMES	\$300.00	APPROVED
	ZPRN-5340	VACANT LOT	OLMSTEAD MARK T BECKY J & SETH D	\$300.00	APPROVED
	ZPRN-730	82 SUMMIT POINT RD	HIMELRIGHT DON R SR & CONNIE T	\$300.00	APPROVED
Zoning Unheated Addition	ZPUA-4310	631 CEDAR LN	ATCHISON JOHN J & MARGARET HOVANEC	\$100.00	APPROVED
	ZPUA-5618	18099 RAVEN ROCKS RD	KIDBY SCOTT W & MELISSA PAGANO	\$100.00	APPROVED
	ZPUA-7838	1133 BISHOP MEADE RD	ELLIOTT WILLIAM L & MARGARET TRUST	\$100.00	APPROVED

Project Application Report - Planning Dept

For Period: 8/1/2021 to 8/31/2021

Project Type	Project #	Location	Owner	Fees	Project Status
Boundary Line Adjustment	BLA-21-12	3449 LOCKES MILL RD	MILLER JOHN U JR	\$500.00	APPROVED
Zoning Accessory Structure	ZPAS-5655	116 BANJO LN	SMALLWOOD BRUCE & GELYNNE	\$200.00	APPROVED
	ZPAS-6146	62 ROCKY BANK LN	MEANS IHRIE POU CARR & HOWARD B	\$200.00	APPROVED
	ZPAS-9018	341 FIRST ST	BREESE BETTY LOU	\$200.00	APPROVED
	ZPAS-9203	3095 BISHOP MEADE RD	MARCUS BRADLEY SCOTT & MARGARET A	\$200.00	APPROVED
Zoning Home Occupation	ZPHO-2451b	2626 SHEPHERDS MILL RD	BIGHOUSE JO ELLEN	\$100.00	APPROVED
	ZPHO-5595	176 LOST BOYS LN	HARRIS KIMBERLY R & ANDY E MOODY	\$100.00	APPROVED
	ZPHO-6112	1532 MILLWOOD RD	BOYCE JUSTIN P & EMMA B	\$100.00	APPROVED
Zoning Permit Heated Addition	ZPHA-9175	4173 EBENEZER RD	LICKING VALLEY CONSTRUCTION	\$200.00	APPROVED
Zoning Prmt Comm Acc Structure	ZPAC-5702	3800 STONEWALL JACKSON HWY	SEJ ASSET MANAGEMENT & INVESTMENT	\$500.00	APPROVED
Zoning Residential	ZPRN-6300	VACANT LOT, CALMES NECK LANE	BERGMAN KENNETH R & AMY H	\$300.00	APPROVED
Zoning Sign	ZPS-2407	5273 HARRY BYRD HWY	SHENK PHILIP S ET AL	\$276.00	APPROVED
Zoning Unheated Addition	ZPUA-469	113 GARDEN RD	FILIPPINI ALMEIDA CESAR GARBRIEL &	\$100.00	APPROVED
	ZPUA-5377	1494 EBENEZER RD	SORENSEN ERIC R & SUSAN S	\$100.00	APPROVED
	ZPUA-6334a	2025 CALMES NECK LN	SAHKUL SVEN JOHANNES	\$100.00	APPROVED

Project Application Report - Planning Dept

For Period: 9/1/2021 to 9/30/2021

Project Type	Project Number	Location	Owner	Fees Blank = collected by another dept	Project Status
Agritourism Activity	ZAGT-7456	386 LEWISVILLE RD	DOUGLAS ROBERT B &	\$ -	APPROVED
Boundary Line Adjustment	BLA-21-15	487 BELL LN	CURRAN CHRISTOPHER M & LISA C	\$ 500.00	APPROVED
Cert Apprprtntss AOC/FOC/RES/NP	COA-5872	326 WHITE POST RD	WHITE POST SUPPLY CO INC	\$ 50.00	APPROVED
RESISTIVITY TEST	RSTV-1222a	Vacant Lot, Trapp Hill Rd	GARDNER MELVIN C & ALICE E	\$ 275.00	APPROVED
	RSTV-7755	Vacant Lot, Leeds Manor Lane, Lot 5	JOOST GORDON M	\$ 275.00	APPROVED
	RSTV-837	Vacant Lot, Lot 5, Kinfield Estates on Allen Road	WARFIELD SHARON K & WAYNE S SR	\$ 275.00	APPROVED
	RSTV-9364	0 MILLWOOD RD	CECCA JAY D & LINDA LEE	\$ 275.00	APPROVED
Zoning Accessory Structure	ZPAS-373	1400 RUSSELL RD	RICHARDSON AMES B & APRIL L	\$ 200.00	APPROVED
	ZPAS-5471	116 LONGWOOD LN	COOK BRADLEY C TRUSTEE	\$ 200.00	APPROVED
	ZPAS-7418	114 SUMMER SPRINGS LN	THOMAS ARNOLD LEE	\$ 200.00	APPROVED
Zoning Home Occupation	ZPHO-255	525 FISHPAW RD	KOON ROBERT W JR & DONNA L	\$ 100.00	APPROVED
	ZPHO-4533	77 GUN BARREL RD	ODONNELL WAYNE JOSEPH & DIANNE MAR	\$ 100.00	APPROVED
	ZPHO-7131	16 STONE RIDGE LN	HERRON KIMBER S & MONICA Y CHAPMAN	\$ 100.00	APPROVED
Zoning Permit Heated Addition	ZPHA-4509	346 SALEM CHURCH RD	GERENSKI EMILY	\$ 200.00	APPROVED
	ZPHA-5369	4028 EBENEZER RD	ROSEWALL KIM L	\$ 200.00	APPROVED
Zoning Residential	ZPRN-7441	254 ALLEN RD	BARKER HELEN M	\$ 300.00	APPROVED
	ZPRN-837	Vacant Lot, Lot 5, Kinfield Estates on Allen Road	WARFIELD SHARON K & WAYNE S SR	\$ 300.00	APPROVED
	ZPRN-8853	1251 OLD WINCHESTER RD	GRAVES JOHN P	\$ 300.00	APPROVED
Zoning Unheated Addition	ZPUA-4503	17559 RAVEN ROCKS RD	ROCHE ROBERT P	\$ 100.00	APPROVED
	ZPUA-46	557 MISTY HILL LN	MCCAMON KIMBERLY ANN	\$ 100.00	APPROVED
	ZPUA-6331	1691 CALMES NECK LN	RATCLIFFE ROBERT W & JENNIFER A	\$ 100.00	APPROVED

Project Application Report - Planning Dept

For Period: 10/1/2021 to 10/31/2021

Project Type	Project #	Location	Owner	Fees	Project Status
Administrative Site Plan	ASP-21-02	0 MOUNT CARMEL RD	THOMAS PHILLIP SWING TRUSTEE	\$500.00	APPROVED
Resistivity Test	RSTV-37	VACANT LOT, SWIMLEY RD	RIDGEWAY RICHARD O III & JOAN C	\$275.00	APPROVED
	RSTV-4509	346 SALEM CHURCH RD	GERENSKI EMILY	\$275.00	APPROVED
	RSTV-5799	96 MARSH LN	PAK GROUP LLC	\$275.00	APPROVED
Zoning Accessory Structure	ZPAS-5489	261 PINE GROVE RD	MILLER FRANCIS EUGENE JR & SUSAN D	\$200.00	APPROVED
	ZPAS-7960	525 CATHER RD	CHAUNCEY STEPHEN E & CASSIE R	\$200.00	APPROVED
Zoning Agriculture Structure	ZPAG-5749	13721 LORD FAIRFAX HWY	SIPE JOSEPH T JR	\$100.00	APPROVED
	ZPAG-7371	631 PARIS HEIGHTS LN	WALL JAMES T	\$100.00	APPROVED
Zoning Home Occupation	ZPHO-430	285 TRIPLE J RD	KLEPPER JOHN M & BRENDA S	\$100.00	APPROVED
	ZPHO-5562	454 PINE GROVE RD	MELLEN GROUP LLC	\$100.00	APPROVED
	ZPHO-5793	1086 GUN BARREL RD	SUMMERS TIMOTHY W & DONYA J	\$100.00	APPROVED
	ZPHO-8443	239 FAIRVIEW LN	AIELLO RICK & CHRISTINE	\$100.00	APPROVED
Zoning No Building Permit	ZPNP-5577	165 RATCLIFFE LN	MCGRANAHAN GEORGIA	\$100.00	APPROVED
	ZPNP-7968	VACANT LOT, MILLWOOD ROAD	CCPR LLC	\$100.00	APPROVED
Zoning Permit Heated Addition	ZPHA-6692	184 HUNTOVER LN	HUNTOVER L P	\$200.00	APPROVED
Zoning Residential	ZPRN-5444	884 OLD FERRY LN	LONG CLAY M & MARY S	\$300.00	APPROVED
Zoning Unheated Addition	ZPUA-8493	112 ANNA LN	RHODES BYRON L & EMILY	\$100.00	APPROVED
	ZPUA-865	3532 SHEPHERDS MILL RD	CURTAIN SHIRLEY A	\$100.00	APPROVED
	ZPUA-9072	323 MINNIEWOOD LN	BROWN HEIDI L & WADE A NOEL	\$100.00	APPROVED

Project Application Report - Planning Dept

For Period: 11/1/2021 to 11/30/2021

Project Type	Project Number	Location	Owner	Fees	Project Status
RESISTIVITY TEST	RSTV-1137	5973 LORD FAIRFAX HWY	WOOD IRIS H	\$275.00	APPROVED
	RSTV-5307	Lot #2 Blue Ridge 21 Subdivision Corner of Parshall Rd and Kinsky Ln	GOLOWAY FRANCES & JOSEPH R FORSHAW	\$275.00	APPROVED
Zoning Accessory Structure	ZPAS-659	1012 STRINGTOWN RD	HARLOW TIFFANY H	\$200.00	APPROVED
	ZPAS-7393	201 WINDWOOD LN	MOYER JUSTIN & ALICIA K & COURTNEY	\$200.00	APPROVED
	ZPAS-9371	4620 EBENEZER RD	MAZUR STEVEN & CLAUDIA GIRON	\$200.00	APPROVED
Zoning Agriculture Structure	ZPAG-1063	83 BUNGALOW LN	WESTWOOD FARM INC	\$100.00	APPROVED
	ZPAG-8056	905 QUARRY ROAD	BOGATY JAMES C & DELLA L	\$100.00	APPROVED
	ZPAG-9339	185 GRANDDADDY LN	ALIVETO FRANK M & ELIZABETH F	\$100.00	APPROVED
Zoning Home Occupation	ZPHO-300	290 MOOSE RD	STEWART CHADWICK S & DONNA KELLEY	\$100.00	APPROVED
	ZPHO-5233	2671 PARSHALL RD	JENKINS DAVID LEWIS & KELLY BROWN	\$100.00	APPROVED
	ZPHO-7926	1238 SHEPHERDS MILL RD	ANDRADE ALEX S & MERCY C	\$100.00	APPROVED
	ZPHO-901	5333 SENSENY RD	DECKMAN RICHARD CHARLES & CAROL MA	\$100.00	APPROVED
Zoning Permit Heated Addition	ZPHA-7696	1344 OLD WINCHESTER RD	ROYSTON RYAN C & RIEMAN C	\$200.00	APPROVED
Zoning Sign	ZPS-5702	3800 STONEWALL JACKSON HWY	SEJ ASSET MANAGEMENT & INVESTMENT	\$1,860.00	APPROVED
Zoning Unheated Addition	ZPUA-5051	177 CHAPEL LN	LISK MATTHEW TYLER & LARISSA RAE	\$100.00	APPROVED
	ZPUA-6469	67 WILLOW LAKE LN	67 WILLOW LAKE LANE LLC	\$100.00	APPROVED

Project Application Report - Planning Dept

For Period: 12/1/2021 to 12/31/2021

Project Type	Project Number	Location	Owner	Fees	Project Status
Administrative Site Plan	ASP-21-03	34 WESTWOOD RD	CLARKE COUNTY SCHOOL BOARD	\$500.00	APPROVED
RESISTIVITY TEST	RSTV-8469	580 BRIGGS RD	GARRISON LAWRENCE R & SANDY L	\$275.00	APPROVED
Zoning Accessory Structure	ZPAS-5461	210 ROSS LN	HOLTER THOMAS A & MONICA R	\$200.00	APPROVED
Zoning Agriculture Structure	ZPAG-5296	732 BELL LN	BOAN TIMOTHY C & LINDA M	\$100.00	APPROVED
	ZPAG-6090	279 BURCH LN	BREWER WALLACE E JR	\$100.00	APPROVED
	ZPAG-804a	3158 ALLEN RD	BARE KRISTEN M	\$100.00	APPROVED
	ZPAG-8853	1251 OLD WINCHESTER RD	STARLEY ERIC DREW & JAMIE	\$100.00	APPROVED
Zoning Home Occupation	ZPHO-4882	8 E MAIN ST	CAREY FRANK SUMNER	\$100.00	APPROVED
	ZPHO-5111	1735 BISHOP MEADE RD	BANKS JOYCE S	\$100.00	APPROVED
Zoning Residential	ZPRN-1167	254 POSSUM HOLLOW LN	ERICKSON ERIC W & CHET W	\$300.00	APPROVED
	ZPRN-5768	862 WHITE POST RD	STUART PROPERTIES LLC	\$300.00	APPROVED
	ZPRN-6130	1862 MILLWOOD RD	BUBB JAMES D & CAROLE A	\$300.00	APPROVED
	ZPRN-8909	76 DOLEMAN LN	WARFIELD HOMES INC	\$300.00	APPROVED
Zoning Unheated Addition	ZPUA-4509	346 SALEM CHURCH RD	GERENSKI EMILY	\$100.00	APPROVED
	ZPUA-4855	205 N GREENWAY AVE	MAY AIRYNEE	\$100.00	APPROVED
	ZPUA-5056	403 MILL LN	TURNER RICHARD A JR & ANN KATHLEEN	\$100.00	APPROVED
	ZPUA-5883	98 WHITE POST RD	FRANKLIN ANDREW L	\$100.00	APPROVED
	ZPUA-824	1219 LORD FAIRFAX HWY	KOBAYASHI TURNER MASARU & MARY KAY	\$100.00	APPROVED
	ZPUA-903	779 BARBOUR LN	KRAUSE CHARLES H & REGINA L	\$100.00	APPROVED