



# Clarke County Planning Commission

MINUTES – Comprehensive Plan Committee Meeting

Thursday, March 10, 2022 – 3:30AM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:			
Matthew Bass (Board of Supervisors)	✓	Bob Glover (Millwood)	✓
Anne Caldwell (Millwood)	✓	Randy Buckley (White Post)	✓
George L. Ohrstrom, II (Ex Officio)	✓E		

E – Denotes Electronic Participation

NOTE – Chair Ohrstrom participated electronically due to health issues related to the current pandemic.

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator)

CALL TO ORDER: By Mr. Stidham at 3:32PM.

Mr. Stidham noted a one-page handout that was distributed containing an updated review schedule for the Comprehensive Plan and Double Tollgate Area Plan revisions. He said this schedule would be reviewed at the end of the meeting. Commissioner Glover asked if the Comprehensive Plan Committee will be working on the Double Tollgate Area Plan revision and Mr. Stidham replied yes.

## 1. Approval of Agenda

Members approved the agenda by consensus as presented by Staff.

## 2. Approval of Minutes – February 17, 2022 Meeting

Members voted unanimously to approve the February 17, 2022 meeting minutes as presented by Staff.

Motion to approve February 17, 2022 meeting minutes as presented by Staff:			
Bass	AYE	Glover	AYE (moved)
Caldwell	AYE (seconded)	Buckley	AYE

## 3. Comprehensive Plan Update

Mr. Stidham said that the goal for this meeting will be to finalize review of the revised drafts of Chapter I and the Foreword and Introduction sections. He said the only piece missing is the revised Public Infrastructure and Services section which he has not yet completed and will cause the review timeline to shift ahead by one month. He added that if the Committee completes today’s reviews, Staff will have a completed final draft of the Comprehensive Plan with the revised Public Infrastructure and Services section for review at the Committee’s next meeting.

## Review Chapter I Revised Draft

Commissioner Caldwell had two minor comments on the revised maps but noted that they are much improved from the previous versions. On the Major Features map on page I-3, she asked whether the road from US 340 to Millwood should be red because it has commercial traffic prohibited on it and is not a named state highway. Mr. Stidham noted that this road [Bishop Meade Road] is a state primary highway. Her second comment was in regards to the Sinkholes Map on page I-5 and she asked whether this map could be in color. Mr. Camp replied that his is a map taken from a U.S. Geological Survey document, adding that it could be re-created but that would be labor-intensive to do so. Commissioner Caldwell said that would be too much to ask.

Mr. Camp then led a page-by-page review of the revised draft. On page I-1, Commissioner Glover asked to add “Virginia” after “Frederick County” in the first line. He also said that he did not think this was the appropriate place to mention that the County is named after George Rogers Clark. He also asked whether the phrase, “continuing a tradition begun in colonial times,” is correct and Commissioner Bass replied yes. He also noted in the last paragraph that “Washington metropolitan area” should be “Washington, D.C. Metropolitan Statistical Area,” and that the last sentence should say Washington is “southeast” of the County.

On page I-4, Commissioner Glover asked if it would be worth defining “physiographic” in the first line. Commissioner Bass replied yes and suggested adding a definition in a footnote. Mr. Stidham asked if it was necessary to keep the word “physiographic,” and Commissioners Glover and Bass replied yes. Commissioner Glover also said that “mountainous” should be added in the fifth line before “region.”

Members discussed the accuracy of the terms “calcareous” on page I-4 and “pore spaces” on page I-6 but made no changes.

On page I-9, first paragraph, Commissioner Bass said that “Region” should not be capitalized. Commissioner Glover said that “up to” should be deleted and “above sea level” should be added after “360 feet.” In the second paragraph, he also suggested adding “River” after “Shenandoah” in the sixth line and adding “Creek” after various instances of “Opequon” for consistency purposes. In the last paragraph, Commissioner Caldwell said that FEMA should be spelled out with abbreviation in parentheses. She also said that Mr. Camp should be commended on the rewrite as many of the explanations are much improved.

On page I-12, next to last paragraph, Mr. Stidham noted that this would be a good place to re-locate the language on page I-1 about the County being named after George Rogers Clark.

On page I-11, second paragraph, Commissioner Bass said that the first sentence should read “originated from Native American languages.” In the next to last paragraph, Commissioner Glover said that the word “also” after “Africans” should be deleted. In the paragraph above, last sentence, Commissioner Bass said that the word “from” should be “by.”

On page I-12, first paragraph, Commissioner Glover said that something should be added at the end to explain Lord Fairfax’s relevance. Commissioner Bass suggested referencing the boundaries of Lord Fairfax’s territories. In the third paragraph, Commissioner Glover suggested

deleting the sentence about the 2010 Census and just reference the 2020 Census. He also noted in the last paragraph that “breadbasket” should be capitalized. Commissioner Caldwell said that it should not be capitalized as it is not an official title.

On page I-13, Commissioner Caldwell asked if “compliment” should be “complement.” Mr. Stidham replied that it should be the latter. In the top paragraph, Commissioner Glover said the route numbers should be preceded by “US” for consistency purposes.

On page I-16, second paragraph, Commissioner Bass asked if it should be the “Washington, DC Metropolitan Statistical Area.” Mr. Stidham replied that this is a general reference that should read “Washington, D.C. metropolitan area.” At the end of the paragraph, Commissioner Glover was concerned about the wording “to look for more affordable homes” as some would argue that the County does not have affordable housing. Mr. Camp recommended deleting this language. Mr. Stidham suggested, “Potential residents continue to seek a high quality rural lifestyle away from the density and traffic of the urban core.” Members agreed with this language.

Regarding the “Washington, D.C. metropolitan area,” Vice-Chair Buckley noted in checking various websites including the Library of Congress, it is listed as “Washington metropolitan area.” Mr. Stidham said that we will drop the “D.C.” from page I-16.

In the second paragraph on Page I-17, second sentence, Commissioner Caldwell should be “limit” instead of “limits.” She also said that “AOC” and “FOC” should be spelled out. Commissioner Glover said “from parcels” should be added after “subdivided” in the second sentence. Commissioner Caldwell also suggested dividing the second sentence in the last paragraph into two sentences for clarity purposes. Back in the second paragraph, Commissioner Glover suggested referencing how much of the County is in conservation easement.

On page I-18, second paragraph, Commissioner Glover suggested describing the FOC District as being between the Shenandoah River and the crest of the Blue Ridge. In Table 1C, Commissioner Caldwell suggested adding a footnote to explain why the Berryville District does not have any DURs. She also suggested including a map of the election districts.

At the top of page I-19, Commissioner Caldwell noted that “comes” should be “come.” In Table 2A on page I-20, she recommended adding “in conservation easement” to “acres” at the bottom of the second part of the table. In Table 2B, she said that the totals and percentage of totals is confusing and does not seem to relate to the rest of the table. She also recommended listing what the acronyms mean. Mr. Stidham asked if this table is necessary to keep and members replied yes. Commissioner Bass shows how the County has leveraged money to purchase dwelling unit rights. Mr. Stidham asked if the table could be reduced or replaced with a paragraph. Commissioner Caldwell said that a smaller table would be better than a paragraph and Commissioner Glover said this would take care of having to describe the acronyms.

Chair Ohrstrom left the meeting.

In the second paragraph on page I-22, Commissioner Glover noted that groundwater pollutants can also travel at faster rates in karst.

In the third paragraph on page I-23, Commissioner Caldwell said that “in order” should be replaced with “so as” to read a little better. Commissioner Bass noted in the same paragraph than State code section references do not include spaces after the hyphens.

In Table 4 on page I-25, Commissioner Caldwell suggested adding “in Clarke County” to the title of the table. In the paragraph after the list, Commissioner Glover suggested spelling out USDA if it is not spelled out earlier.

On page I-27, first paragraph, fourth line, Commissioner Caldwell noted that “is provided” should be “are provided.” On the same page, Commissioner Glover said that the 2010 Census references should be updated with 2020 Census numbers. Mr. Camp replied that we still do not have all of the 2020 Census data available yet.

On page I-29, second paragraph, Commissioner Caldwell said that the third sentence is confusing and needs work.

In Table 17 on page I-42, Commissioner Caldwell suggested adding a footnote description for the “Other” category.

Commissioner Bass left the meeting but noted that his preferred date for the next meeting is Thursday, April 7 at 2:00PM. Commissioner Glover asked if the time could be moved to 2:30 and members had no concerns with this modification.

Commissioner Glover noted that the abbreviation for American Community Survey should be noted in its first usage as it appears elsewhere in the document.

Members had no additional comments or edits on Chapter I.

#### Review Foreword and Introduction Revised Draft

Mr. Stidham asked if members had any comments or edits on the revised Foreword and Introduction sections and none were offered.

#### **4. Scheduling of Next Meeting**

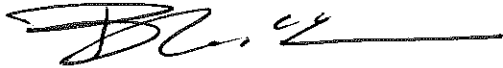
Members agreed to schedule the next meeting for Thursday, April 7 at 2:30PM. Mr. Stidham said that prior to this meeting, Staff will provide a revised final draft of the Comprehensive Plan. He said that the only thing in the draft that the Committee will not have seen is the revised Public Infrastructure and Services section. He added that the goal of this meeting will be for the Committee to accept the draft and to forward it to the full Commission for review. He noted that the Committee will also start work on the Double Tollgate Area Plan revision project at this meeting. He said that the Area Plan revision project will need to follow closely behind the Comprehensive Plan review.

Mr. Stidham reviewed the revised Comprehensive Plan and Double Tollgate Area Plan review timelines and noted that there is an approximately one month delay from the previous timelines. Commissioner Caldwell said that she hopes the Area Plan review will go quickly. Mr. Stidham

said that the biggest challenge will be to determine how to relate the State-owned properties to the current Plan Area. He added that he did not think that private properties should be included because the current Plan Area is not at build-out. He noted that the State-owned properties are divided up among different agencies for different purposes and said that he is contemplating a new map that shows three areas eligible for public water and public sewer. He said these areas would be the current Plan Area, the State-owned properties slated for economic development, and the State-owned properties designated for State agency usage. Commissioner Caldwell said that the maps will be important in order to understand these issues. Mr. Stidham noted that there could be several landowners that will come out during this review process wanting their properties to be included in the Plan Area, in particular the properties on the west side of U.S. 522. Vice-Chair Buckley said that he did not think there is a need to add these areas because there are so many properties in the current Plan Area that have not been developed.

Commissioner Glover noted that he did not think he would be available for meetings on the week of June 28.

**ADJOURN:** Meeting was adjourned by consensus at 4:49PM.

A handwritten signature in black ink, appearing to read 'B. Stidham', written over a horizontal line.

Brandon Stidham, Clerk