



Clarke County Planning Commission

MINUTES – Plans Review Committee

Monday, November 5, 2021 – 10:30AM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:

Anne Caldwell (Millwood)	✓	Scott Kreider (Buckmarsh)	✓
Pearce Hunt (Russell)	✓	Frank Lee (Berryville)	✓

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

CALL TO ORDER: By Mr. Camp at approximately 10:30 AM.

BOUNDARY LINE ADJUSTMENT (BLA-21-14, L Seven Farm, LC):

Mr. Camp summarized the application for the members of the Plans Review Committee and provided additional information that was requested at the previous meeting, including the LESA score for the residual lot. Mr. Lee discussed the information he researched with the Health Department concerning the drainfields. He explained how only one of the lots has a certification letter, but the other drainfields are effectively also approved because they were recorded with approval by the Health Department.

Commissioner Caldwell stated her concern about this application. She explained how this is another example of how lots can be manipulated through the boundary line adjustment process to carve out large lot subdivisions. Sometimes maximum lot size exceptions are also used as a tool for surveyor's to do this. The relatively recent Senseny Road subdivision is another example of how this is being done within the current regulations. Commissioners and Staff discussed whether or not these types of boundary line adjustments meet the intent of the Comprehensive Plan. Commissioners and Staff also discussed whether or not changes to the code language would be appropriate to better satisfy the intent of the Comprehensive Plan. Ms. Caldwell identified concerns about how through lot mergers the reallocation of DURs can sometimes increase the number of DURs, as well as decrease them.

Director Stidham elaborated on the review process associated with the Senseny Road subdivision. He said that the Planning Commission extensively discussed the regulations during that process including the balance in the code. Mr. Stidham said he believed that if you make an argument that this type of boundary line adjustment is against the Comprehensive Plan, then you need to better elaborate why that is. Mr. Lee agreed. Commissioners Kreider, Hunt, Piers and Caldwell further discussed these concerns with Staff concluding with a consensus that the concerns should be forwarded to the Policy Committee for further evaluation.

ADJOURNMENT: The was meeting adjourned by consensus at approximately 11:45 AM



Jeremy Camp