

Clarke County Planning Commission

MEETING MINUTES – Business Meeting

Friday, December 3, 2021 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:			
George L. Ohrstrom, II (Chair/Russell)	✓ E	Pearce Hunt (Russell)	✓
Randy Buckley (Vice-Chair/White Post)	X	Scott Kreider (Buckmarsh)	✓
Matthew Bass (Board of Supervisors)	✓	Douglas Kruhm (Buckmarsh)	X
Anne Caldwell (Millwood)	✓	Frank Lee (Berryville)	✓
Buster Dunning (White Post)	✓	Gwendolyn Malone (Berryville)	✓
Robert Glover (Millwood)	✓	Doug Lawrence (BOS alternate)	X

E – Denotes electronic participation

NOTE: George L. Ohrstrom, II participated electronically due to health issues related to the current pandemic.

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator), Kristina Maddox (Office Manager/Zoning Officer), Chris Boies (County Administrator)

CALL TO ORDER: By Chair Ohrstrom at 9:03AM.

1. Approval of Agenda

The Commission voted 9-0-2 to approve the December 3, 2021 Business Meeting agenda.

Motion to approve the December 3, 2021 Business Meeting amended agenda:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice Chair)	ABSENT	Kreider	AYE
Bass	AYE	Kruhm	ABSENT
Caldwell	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (Moved)
Glover	AYE (Seconded)		

2. Approval of Minutes

The Commission voted 9-0-2 to approve the November 3, 2021 Work Session meeting minutes.

Motion to approve the November 3, 2021 Work Session Meeting minutes:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice Chair)	ABSENT	Kreider	AYE
Bass	AYE	Kruhm	ABSENT
Caldwell	AYE (Moved)	Lee	AYE
Dunning	AYE	Malone	AYE (Seconded)
Glover	AYE		

Commissioner Lee asked to change \$1,000 to \$50,000 under the Capital Improvement Plan on page 5 of 24.

The Commission voted 9-0-2 to approve the previously approved November 3, 2021 Work Session meeting minutes as corrected.

Motion to approve the November 3, 2021 Work Session Meeting minutes as corrected:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice Chair)	ABSENT	Kreider	AYE
Bass	AYE	Kruhm	ABSENT
Caldwell	AYE (Moved)	Lee	AYE
Dunning	AYE	Malone	AYE (Seconded)
Glover	AYE		

Commissioner Caldwell asked to change the word “or” to “for” on page 9 of 24 the third line in the last paragraph.

Commissioner Caldwell asked for additional verbiage at the end of a sentence on page 11 of 24 in the second paragraph, to which Mr. Stidham said to add “are prohibited”. The sentence now reads, “Mr. Stidham said other gatherings on a lot of persons that are not transient renters, or residents of the single-family dwelling, minor dwelling, or tenant house on the lot are prohibited.”

Commissioner Caldwell asked on page 16 of 24 asked for the word “logical” to be changed to “archaeological.”

Commissioner Caldwell asked that the last paragraph on page 17 of 24 verbiage be changed from “light” to “blight.”

Commissioner Caldwell asked that the “Set Public Hearing” heading be removed on page 17 of 24.

Commissioner Caldwell asked that the last line on page 17 of 24 include an “and” within the sentence.

For clarification purposes, Commissioner Glover asked that “Smithfield” be changed to “Smithfield conservation easement” on page 18 of 24 under the Conservation Easement Authority committee report.

The Commission voted 9-0-2 to approve the November 5, 2021 Business Meeting minutes as amended.

Motion to approve the November 5, 2021 Business Meeting minutes as amended:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice Chair)	ABSENT	Kreider	AYE
Bass	AYE (Seconded)	Kruhm	ABSENT
Caldwell	AYE (Moved)	Lee	AYE
Dunning	AYE	Malone	AYE
Glover	AYE		

PUBLIC HEARING

3. Clarke County Agricultural & Forestal District (AFD) Six-Year Review

Mr. Camp gave a presentation on the six-year review on the Agricultural and Forestal District.

Chair Ohrstrom asked what the total acreage is of the properties being withdrawn from the AFD. Mr. Camp responded that he did not have that information present but said they are rather large properties and several hundred-acre lots.

The Commissioners voted 9-0-2 to recommend renewal of the Clarke County Agricultural & Forestal District for a 6-year term with no changes except removal of the properties listed in Staff’s memorandum, as requested by the property owners.

Move to recommend renewal of the Clarke County Agricultural & Forestal District for a 6-year term with no changes except removal of the properties listed in Staff’s memorandum, as requested by the property owners.			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice Chair)	ABSENT	Kreider	AYE (Moved)
Bass	AYE	Kruhm	ABSENT
Caldwell	AYE	Lee	AYE
Dunning	AYE	Malone	AYE (Seconded)
Glover	AYE		

Board of Supervisors (Matthew Bass)

Chairman Bass summarized issues discussed in a legislative priorities meeting.

Commissioner Bass said the Board is for the previous unfunded mandate to now be funded by the state. He said this is in particular relation to costs with respect to jails, constitutional officers, and court personnel, etc.

Commissioner Bass noted the land conversion for nutrient credit program.

Regarding education, Commissioner Bass said Dr. Bishop had various requests of our representatives to the state including teacher licensing requirements to be made more flexible and support the elimination of the support staff act that was implemented to cut costs.

Commissioner Bass said the local Composite Index puts Clarke County at a disadvantage.

Additionally, Commissioner Bass said the mental health reform issue was discussed. He said this includes the reopening of state adult mental health hospitals as a number of them are not accepting new admissions. He said this puts our Town and County law enforcement at a disadvantage due to deputies having to stay with mental health patients at the hospital since they are unable to be transported to a facility. He said that the patients are not receiving treatment and that a patient often returns somewhere between 72 hours to five days after they are discharged. He said this is not viable for our community or our law enforcement. Commissioner Caldwell added that it impacts the emergency room tremendously as these patients occupy hospital beds preventing others from being helped. Commissioner Bass agreed that it impacts everyone involved in the situation and that it is not a sustainable situation.

Commissioner Bass said another discussion topic was public notice requirements allowing localities to use websites and social media accounts instead of the traditional newspapers. He said we support the idea that localities should have authority over their own rules, regulations, and zoning authority.

Commissioner Bass said a public hearing was set for Tuesday, December 21 at 6:30PM for short-term residential rentals and that he did hear some Board concerns that we might be attempting to regulate something about which there have not been that many complaints. He said the work the Commission has put forth has brought him on board and that the Commission has his support.

When asked by Commissioner Caldwell, Commissioner Bass said that the tower extension passed by the Board.

Board of Septic & Well Appeals (George L. Ohrstrom, II)

Nothing to report

Board of Zoning Appeals (Anne Caldwell)

Nothing to report

Historic Preservation Commission (Jeremy Camp)

Mr. Camp said the Historic Preservation Committee (HPC) last met in November. He said the Chairman gave an annual review presentation to the Commission and also plans to present to the Board in the near future. He said letters were distributed to properties that are determined to be historic as well as needing repairs. He said the letters intent was to let property owners know that the HPC is available to help if they need assistance and that there are a variety of programs to take advantage of. He said the HPC has received a few phone calls from the letters.

Conservation Easement Authority (George L. Ohrstrom, II)

Chair Ohrstrom said the Conservation Easement Authority (CEA) hopes a couple of properties will close before the end of the year. He added that it has been a good year for the CEA and there are some exciting things on the horizon that he is not prepared to discuss just yet. He said it could be quite a few acres added sometime over the next year.

Broadband Implementation Committee (Brandon Stidham)

Mr. Stidham said there was nothing new to report other than the next meeting on January 12.

Other Business

- 4. Appointment of Planning Commission representative to the Historic Preservation Commission (HPC)**

The Commission voted 9-0-2 to appoint Commissioner Glover as a Planning Commission representative to the Historic Preservation Commission (HPC).


Motion to appoint Commissioner Glover as a Planning Commission representative to the Historic Preservation Commission (HPC):			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice Chair)	ABSENT	Kreider	AYE
Bass	AYE	Kruhm	ABSENT
Caldwell	AYE (Moved)	Lee	AYE
Dunning	AYE	Malone	AYE (Seconded)
Glover	AYE		

Adjourn

The Commission unanimously voted to adjourn the December 3, 2021 Planning Commission Business Meeting at 9:26AM.



 George L. Ohrstrom, II (Chair)



 Kristina Maddox (Clerk)