



Clarke County Planning Commission

MINUTES – Work Session

Tuesday, June 28, 2022 – 3:00PM

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)	✓	Scott Kreider (Buckmarsh)	✓
Matthew Bass (Board of Supervisors)	✓	Frank Lee (Berryville)	X
Anne Caldwell (Millwood)	✓	Gwendolyn Malone (Berryville)	X
Buster Dunning (White Post)	✓	Ronnie “Ron” King (Buckmarsh)	✓
Robert Glover (Millwood)	X	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)

CALL TO ORDER: By Mr. Stidham at 3:00PM.

Approval of Agenda

The Commissioners had no additions to the agenda and approved it by consensus.

Review of July 1, 2022 Business Meeting Agenda Items

Mr. Stidham noted two upcoming meetings – the Comprehensive Plan public hearing on June 29, 2022 and the Business Meeting on July 1, 2022. He said the Commission decided not to take any action during the public hearing in the event there is additional work to be done at the Business Meeting. Chair Ohrstrom asked if anyone from the public has shown any interest in the public hearing to which Mr. Stidham replied that he had not heard from anyone. He added that Commissioner Lee may have some geology-related edits that can be incorporated in the revised version. The first edit, he said, is adding technical language provided by Commissioner Lee and the second edit is adding the word “over” in front of the “10” in the sentence on page 1-15 that reads, “The Appalachian National Scenic Trail runs the length of the county, providing 10 miles of hiking along the Blue Ridge Mountains.” He continued that if the Commission has additional edits, to send them Mr. Stidham prior to the Business Meeting.

Mr. Stidham said there are two sets of meeting minutes to review at the upcoming Business Meeting and one public hearing regarding a Text Amendment to the Historic Overlay District demolition criteria for review.

Regarding edits to the Comprehensive Plan, Commissioner Bass asked that a space be added in between “open” and “space” in the last paragraph, third line down on page 1-15.

Mr. Camp reviewed the Historic Preservation Commission (HPC) demolition criteria. He noted the substantive changes to the review criteria and wording changes requested by the Commission. Other

than some minor formatting changes, Mr. Camp said changes were made to the preamble section 4.2.4. The Commission had no further questions on the demolition criteria text amendment.

Mr. Camp reviewed minor subdivision applications MS-22-05 and MS-22-06 filed by 624 Old Waterloo Road, LLC. He said Staff recommends approval of both minor subdivisions. Commissioner Bass asked about time limits on applying for minor subdivisions to which Mr. Camp said there were no restrictions. Mr. Stidham agreed and noted there cannot be time-based restrictions on subdivision ordinance provisions.

Mr. Camp reviewed minor subdivision MS-22-07 filed by David L. & Nicole R Kimble. He said Staff recommends approval of this application and noted that resistivity has been reviewed and that VDOT and the Health Department have also reviewed the details of the application. He added that no extra DURs remain after approval.

Mr. Stidham finalized the Business Meeting review by noting the remaining items on the agenda including the Comprehensive Plan update followed by the Board and Committee Reports.

Old Business Items

No items to discuss.

New Business Items

Initial Review, 2022 Double Tollgate Area Plan Draft

Mr. Stidham gave a presentation on the revised 2022 Double Tollgate Area Plan draft. At the conclusion of the presentation, he said that he wants the Commission to review it over the summer and decide in September whether to schedule public hearing.

Chair Ohrstrom asked if we would contemplate rezoning once Frederick County agrees to provide water and sewer or would we rezone when a plan and applicant was in place. He said the latter is his preference as potential proffers could be considered. Mr. Stidham replied the latter was his preference as well.

Commissioner Bass suggested discussing the timing of Smart Scale as it might be viable to long-range planning down the road. Mr. Stidham explained that the window to file an application only comes about once every two years and even then the scoring criteria changes each cycle. He said this was a program created a number of years ago to try to establish some level of fairness across state. Mr. Camp asked if revenue sharing would be quicker. Mr. Stidham responded that it is faster except the county has not previously participated in revenue sharing. He added that developer funds can be used as a match towards a revenue sharing application and that developer funds can be part of your Smart Scale application to get points as well.

Review of Project Priority List

Mr. Stidham reviewed the upcoming project priority list to include the five-year review of the Waterloo Area Plan, potential various text amendments, campground zoning regulations, and structures in setback areas. He added there are two large upcoming applications for the solar farm and the Carter Hall country inn special use permit.

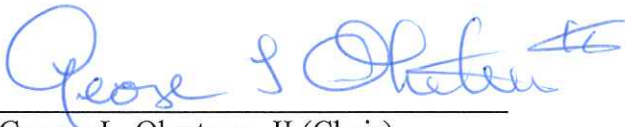
Mr. Stidham said he updated the two charts on page 13 of 14 to keep everyone on track for the Comprehensive Plan and Component Plan reviews. He added the timeline chart on page 14 of 14 to give an idea of how the different phases of those project updates are going to fall across that timeline.

There were no further questions from the Commission.

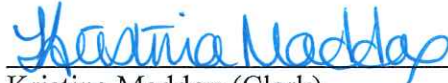
Other Business

No items to discuss.

ADJOURN: The June 28, 2022 Planning Commission Work Session adjourned by consensus at 3:44PM.



George L. Ohrstrom, II (Chair)



Kristina Maddox (Clerk)