

PUBLIC HEARING NOTICES

The Clarke County Planning Commission will hold the following Public Hearings on **Friday, November 4, 2022 at 9:00AM** or as soon thereafter as the matters may be heard, in the Main Meeting Room, second floor, Berryville-Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following items:

SUP-22-03/SP-22-04, Hecate Energy Gun Barrel Road Solar, LLC; Hecate Energy, LLC (applicants)/Debra Diane Davis, Administrator of the Estate of Montie Wood Gibson, Jr. (owner-deceased). Request amendment of special use permit SUP-17-02 (approved by the Board of Supervisors on July 18, 2017) and approval of a new site development plan to construct a separate 10MW solar power plant as Phase 2 of a 20MW solar power plant previously approved under SUP-16-01. The purpose of the request is to assign the special use permit to a new permit holder ("Hecate Energy Gun Barrel Road Solar LLC") and to make substantive modifications to the site development plan including stormwater management modifications and reconfiguration of solar panel locations. The subject property is zoned Agricultural-Open Space-Conservation (AOC), identified as Tax Map #27-A-5, and is located on the north side of Lord Fairfax Highway (U.S. 340) with frontage on the west side of Gun Barrel Road (Rt. 644), north side of Double Tollgate Road (Rt. 670), north side of Highland Corners Road (Rt. 669), and east side of Stonewall Jackson Highway (U.S. 522) in the White Post Election District.

2022 Double Tollgate Area Plan Revision. The 2022 Double Tollgate Area Plan is the third iteration of this Clarke County Comprehensive Plan implementing component plan. The Area Plan provides guidance and recommendations on land use and public infrastructure decision-making for the Double Tollgate business intersection area. The Area Plan helps to ensure that appropriate land is provided to support highway commercial uses, that necessary public utilities and a safe transportation network are available to support these uses, and that the character of development enhances the overall character of the County. The 2022 revision strengthens and updates the Area Plan's goals, objectives, and strategies using guidance from the 2022 Comprehensive Plan; replaces the current deferred growth status with development strategies based on serving the plan area with public water and sewer; expands the plan area to include State-owned properties to the southeast of the current plan area; and adds amendments throughout the Plan for clarity and consistency purposes.

TA-22-05, Waterworks and Sewerage System and Treatment Works Regulations. Proposed text amendment to amend Code of Clarke County Chapter 200, Zoning Ordinance (Article I) Sections 7.4.5 (Waterworks and Sewerage System and Treatment Works), 7.5 (RR District Design Standards and Development Regulations), and 7.2.3B (Public Water and Public Sewer Systems); and Subdivision Ordinance (Article II) Sections 4.5.4A (Public Utilities) and 4.5.6 (Private Wells and Onsite Sewage Disposal Systems). The purpose is to remove the prohibition on the use of a waterworks or a sewerage system and treatment works for uses in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC) Districts. Additional changes include prohibiting uses and new subdivisions from being served by public water and public sewer without approval by the Board of Supervisors; clarifying that private wells and onsite sewage disposal systems shall be designed in accordance with Chapter 184 (Wells), Chapter 143 (Septic Systems), Virginia Department of Health regulations, and any other applicable regulations; and requiring all public water distribution and public sewer

collection systems to be designed to meet or exceed the regulations and specifications of the Clarke County Sanitary Authority and/or any other applicable federal, state, or local agency.

TA-22-06, Structures or Portions of Structures Permitted in Required Setback Areas.

Proposed text amendment to amend Code of Clarke County Chapter 200, Zoning Ordinance (Article I) Section 7.1.2C (Uses and Structures Permitted in Required Setback Areas). The purpose is to specify the types of “architectural features” and “mechanical equipment” which may be located in a setback area, and to remove “swimming pools (above or in ground)” from the list of building elements that may be located within a setback area by up to 50%.

Any person desiring to speak on the above matters should appear at the Public Hearings on November 4. Written copies of statements are requested but not required. Clarke County does not discriminate on the basis of handicapped status in admission to its programs and activities. Accommodations will be made for handicapped persons upon prior request. For more information, contact the Department of Planning (second floor, Berryville-Clarke County Government Center) weekdays from 8:30AM-5:00PM at (540) 955-5132.

Brandon Stidham
Director of Planning

ADVERTISE: WINCHESTER STAR

October 21, 2022

October 28, 2022

**INVOICE: Clarke County Planning Department
Attn: Office Manager
101 Chalmers Court, Suite B
Berryville, VA 22611**

**Contact: Kristina Maddox
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