



Clarke County Planning Commission

AGENDA – Business Meeting

Friday, November 4, 2022 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes**
 - A. October 4, 2022 Work Session
 - B. October 7, 2022 Business Meeting

PUBLIC HEARINGS

3. **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.
4. **2022 Double Tollgate Area Plan.** 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.
5. **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.

6. **TA-22-06, 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%.

MINOR SUBDIVISION APPLICATIONS

7. **MS-22-09, L Seven Farm L.C., c/o Thomas Moore Lawson, Manager.** Request approval of a two-lot minor subdivision for the property identified as Tax Map #27-A-6A, located near the southeast corner of the Featherbed Road (Rt. 644) and Lord Fairfax Highway (Rt 340) intersection, White Post Election District, zoned Agricultural-Open Space-Conservation (AOC).
8. **MS-22-10, 624 Old Waterloo Road, LLC.** Request approval of a two-lot Minor Subdivision for the property identified as Tax Map #21-A-56, located on the south side of Old Waterloo Road (Rt. 667) in the White Post Election District, and zoned Agricultural-Open Space-Conservation (AOC).

BOARD AND COMMITTEE REPORTS

9. **Board and Committee Reports**
 - Board of Supervisors (Matthew Bass)
 - Board of Septic & Well Appeals (George Ohrstrom, II)
 - Board of Zoning Appeals (Jeremy Camp)
 - Historic Preservation Commission (Bob Glover)
 - Conservation Easement Authority (George Ohrstrom, II)
 - Broadband Implementation Committee (Brandon Stidham)

OTHER BUSINESS

10. 2023-2028 Capital Improvement Plan

ADJOURN

UPCOMING MEETINGS:	
Ordinances Committee	No upcoming meetings
Comprehensive Plan Committee	Meeting to be scheduled in November/December
Policy & Transportation Committee	Friday, December 2 immediately following the Business Meeting – A/B Meeting Room
Commission Work Session	Tuesday, November 29 (3:00PM) -- Main Meeting Room
Commission Business Meeting	Friday, December 2 (9:00AM) -- Main Meeting Room