



Clarke County Planning Commission

MINUTES – Business Meeting

Friday, July 1, 2022 – 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)	✓	Scott Kreider (Buckmarsh)	✓
Matthew Bass (Board of Supervisors)	✓	Frank Lee (Berryville)	X
Anne Caldwell (Millwood)	✓	Gwendolyn Malone (Berryville)	✓
Buster Dunning (White Post)	✓	Ronnie “Ron” King (Buckmarsh)	✓
Robert Glover (Millwood)	X	Doug Lawrence (BOS alternate)	X

E – Denotes electronic participation

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

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

OTHER PRESENT: Stuart Dunn, Betsy Arnett

CALL TO ORDER: By Chair Ohrstrom at 9:00AM.

1. Approval of Agenda

The Commission voted 9-0-2 (Glover, Lee absent) to approve the agenda as amended for July 1, 2022 as presented by Staff.

Motion to approve the July 1, 2022 Planning Commission Business Meeting agenda as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Bass	AYE	Kreider	AYE
Caldwell	AYE	Lee	ABSENT
Dunning	AYE	Malone	AYE (seconded)
Glover	ABSENT		

2. Approval of Minutes

A. May 31, 2022 Work Session

Commissioner Caldwell asked to correct and complete the second sentence on page 5 of 97.

The Commission voted 9-0-2 (Glover, Lee absent) to approve the May 31, 2022 Work Session meeting minutes as amended.

Motion to approve the May 31, 2022 Planning Commission Work Session meeting minutes as amended:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE	King	AYE
Bass	AYE	Kreider	AYE (moved)
Caldwell	AYE	Lee	ABSENT
Dunning	AYE	Malone	AYE (seconded)
Glover	ABSENT		

June 3, 2022 Business Meeting

Chair Ohrstrom had a correction on page 10 of 97 under the Conservation Easement Authority Committee Reports. He said the line that reads, “He said Clarke County’s impervious surface cap is 1% and that the property has many buildings on it already. He continued that while it is a great easement it is problematic to figure out what that precedent is for it and whether the impervious surface cap needs to be restructured, perhaps on a sliding scale for size of properties.” Chair Ohrstrom asked that the second line be changed to, “He continued that while it is a great easement it is problematic to figure out what precedent it would set and whether the impervious surface cap needs to be restructured, perhaps on a sliding scale for size of properties.”

Commissioner Caldwell asked that the word “compliment” be changed to “complement” on page 9 of 97 under TA-22-03, Historic (H) District Review Criteria for Demolitions within the fourth line.

The Commission voted 9-0-2 (Glover, Lee absent) to approve the June 3, 2022 Business Meeting minutes as amended.

Motion to approve the June 3, 2022 Planning Commission Business Meeting minutes as amended:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE	King	AYE
Bass	AYE	Kreider	AYE (moved)
Caldwell	AYE (seconded)	Lee	ABSENT
Dunning	AYE	Malone	AYE
Glover	ABSENT		

Public Hearing

3. TA-22-03, Historic Overlay District Demolition Criteria

Mr. Camp presented the text amendment and with no questions or comments from the Commission, Chair Ohrstrom opened the public hearing.

Speaker Betsy Arnett (Chair of the Historic Preservation Commission) said she encourages the Commission to make a favorable recommendation to the Board of Supervisors. She noted the Commission

took time in reviewing and creating the amendment and that the intention is to have objective criteria regarding its value, the practicality, and feasibility of saving it. She said they have looked at other communities' demolition criteria and confirmed what they are attempting to do is not new or unusual. She said she believes the text amendment complements what they have set out to do and encourages the Commission to make a favorable recommendation to the Board of Supervisors.

As there were no questions or comments from the Commission, Chair Ohrstrom closed the public hearing.

The Commission voted 9-0-2 (Glover, Lee absent) to recommend approval of **TA-22-03, Historic Overlay District Criteria** as presented by Staff.

Moved to recommend approval of <u>TA-22-03, Historic Overlay District Criteria</u> as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE	King	AYE
Bass	AYE	Kreider	AYE (moved)
Caldwell	AYE	Lee	ABSENT
Dunning	AYE	Malone	AYE (seconded)
Glover	ABSENT		

Minor Subdivision Applications

4. MS-22-05, 624 Old Waterloo Road, LLC

Mr. Camp presented the minor subdivision application to the Commission. He said Staff recommends approval as it has undergone resistivity testing and has both Department of Health and VDOT approval. There were no comments or questions from the Commissioners.

The Commission voted 9-0-2 (Glover, Lee absent) to approve **MS-22-05, 624 Waterloo Road, LLC** as presented by Staff.

Moved to approve <u>MS-22-05, 624 Waterloo Road, LLC</u> as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Bass	AYE	Kreider	AYE (seconded)
Caldwell	AYE	Lee	ABSENT
Dunning	AYE	Malone	AYE
Glover	ABSENT		

5. MS-22-06, 624 Waterloo Road, LLC

Mr. Camp presented the second minor subdivision application to the Commission. He said Staff recommends approval of this application due to the passed resistivity test, VDOT, and Department of Health approval. There were no questions or comments from the Commissioners.

The Commission voted 9-0-2 (Glover, Lee absent) to approve **MS-22-06**, 624 Waterloo Road, LLC as presented by Staff.

Moved to approve MS-22-06, 624 Waterloo Road, LLC as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE (moved)	King	AYE
Bass	AYE	Kreider	AYE (seconded)
Caldwell	AYE	Lee	ABSENT
Dunning	AYE	Malone	AYE
Glover	ABSENT		

6. MS-22-07, David L. & Nicole R. Kimble

Mr. Camp reviewed the third minor subdivision application and said Staff recommends approval. He said it passed resistivity testing and received approval from both VDOT and the Department of Health. Commissioners had no questions or comments.

The Commission voted 9-0-2 (Glover, Lee absent) to approve **MS-22-07**, Kimble as presented by Staff.

Moved to approve MS-22-07, Kimble as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE	King	AYE (seconded)
Bass	AYE	Kreider	AYE (moved)
Caldwell	AYE	Lee	ABSENT
Dunning	AYE	Malone	AYE
Glover	ABSENT		

7. 2022 Clarke County Comprehensive Plan

Mr. Camp reviewed the updates from the memorandum of proposed edits to the 2022 Clarke County Comprehensive Plan that were emailed to the Commission. He said the substantive changes include eliminating the word “significant” throughout the document so there is no confusion with the term of art we are establishing called “significant degradation of natural resources.” He added that Mr. Stidham prepared a draft motion with three options. He said the first option is to recommend adoption of the Comprehensive Plan with changes as presented by Staff, the second option is to recommend adoption with additional changes, or the third option is to defer action until the September Business Meeting. When asked by Chair Ohrstrom for the Commission’s thoughts, Commissioner Caldwell said she thought Mr. Stidham’s modifications were excellent. Chair Ohrstrom and several other Commissioners verbally agreed.

The Commission voted 9-0-2 (Glover, Lee absent) to recommend adoption of the revised 2022 Clarke County Comprehensive Plan draft subject to the changes listed in the memorandum dated July 1, 2022 as presented by Staff and also move to pass this document on to the Board of Supervisors for their evaluation.

Move to recommend adoption of the revised 2022 Comprehensive Plan as presented by Staff:			
Ohrstrom (Chair)	AYE	Hunt	AYE
Buckley (Vice-Chair)	AYE	King	AYE
Bass	AYE	Kreider	AYE
Caldwell	AYE (moved)	Lee	ABSENT
Dunning	AYE	Malone	AYE (seconded)
Glover	ABSENT		

Board and Committee Reports

Prior to hearing the Board and Committee reports, Chair Ohrstrom honored and thanked Commissioner Caldwell for her 20 years of service on the Planning Commission as she will be retiring.

8. Board and Committee Reports

Board of Supervisors (Matthew Bass)

Commissioner Bass said the Board had the opportunity to recognize several important areas of the community including a resolution of a life well lived for Ms. Viola Brown.

Commissioner Bass said the Board had a public hearing on the DUR merger issue that came before the Commission in addition to what he calls a “pay to play” regulation. He said any delinquent property taxes must be paid prior to obtaining county permits.

Additionally, Commissioner Bass, said the Board had the opportunity in an evening session to recognize Clarke County’s boys soccer state champions and also the girls cross country state champions.

Commissioner Bass said they had a presentation from a 501(c)(3) regional group generating interest from surrounding localities for a pool and ice-skating rink facility. He noted the group claims to have funding in the works and added the Board authorized by consensus for Mr. Boies to study it. He said the proposed location is in Middletown currently. Commissioner Bass asked the Director of Parks and Recreation Lisa Cooke, who was in attendance, if she thought Clarke County residents would make use of a facility in Middletown to which she said she thought they would.

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

Nothing to report

Board of Zoning Appeals (Anne Caldwell)

Nothing to report

Historic Preservation Commission – HPC (Bob Glover)

Nothing to report

Conservation Easement Authority (George L. Ohrstrom, II)

Chair Ohrstrom asked Vice-Chair Buckley if there was a conclusion to the impervious surface cap issue and the other easement at their last meeting. Vice-Chair Buckley responded that although it was a lengthy discussion, there is yet to be a conclusion.

Chair Ohrstrom commented they plan to do a site inspection the following week and may have more in the pipeline.

Broadband Implementation Committee (Brandon Stidham)

Mr. Stidham said that All Points is trying to finalize all of the contract documents. Chair Ohrstrom added he imagines it to be a complicated procedure with the large grant and state and federal agencies involved.

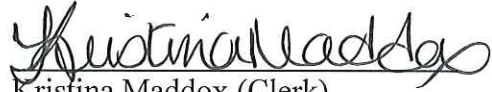
Other

Mr. Camp announced that the next Planning Commission work session on Tuesday, August 30th but there will be various committee meetings throughout August.

Adjournment:

The Commission unanimously voted to adjourn the July 1, 2022 Planning Commission Business Meeting at 9:29AM.


George L. Ohrstrom, II (Chair)


Kristina Maddox (Clerk)