



# Clarke County Planning Commission

AGENDA – Business Meeting

Friday, January 6, 2023 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes**
  - A. November 29, 2022 Work Session
  - B. December 2, 2022 Business Meeting

## CONTINUED PUBLIC HEARING

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.

## SCHEDULE PUBLIC HEARING

4. **SUP-22-02/SP-22-03, Carter Hall Estate, LLC.** Request approval of a special use permit and site development plan to operate a country inn per Section 5.2C (Business Uses – Country Inn) of the Zoning Ordinance. The proposed country inn is described in the application to include assembly activities (events), retail, food, and beverage services that are accessory to the operation of the country inn. A new building, stormwater facility, and certain other site improvements are proposed to accommodate the country inn, and are detailed on the site development plan. The subject property is approximately 86.4 acres, zoned Agricultural-Open Space-Conservation (AOC), identified as Tax Map #30-A-15, and is located on Carter Hall Lane (private road) in the Millwood Election District.

## BOARD AND COMMITTEE REPORTS

5. **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**

~None scheduled

**ADJOURN**

<b>UPCOMING MEETINGS:</b>	
<b>Ordinances Committee</b>	Meeting to be scheduled Spring 2023
<b>Comprehensive Plan Committee</b>	Meeting to be scheduled Spring 2023
<b>Policy &amp; Transportation Committee</b>	Friday, January 6 immediately following Commission Business Meeting
<b>Commission Work Session</b>	Tuesday, January 31 (3:00PM) -- Main Meeting Room
<b>Commission Business Meeting</b>	Friday, February 3 (9:00AM) -- Main Meeting Room