

2010 ANNUAL REPORT OF LAND DEVELOPMENT

Summary of Applications and Projects

Clarke County Planning Department activities in 2010 involved several projects and land use applications including:

- ◆ 1 County Comprehensive Plan Amendment and 1 County Code Amendment
- ◆ 12 County Text Amendments approved and 7 Town of Boyce Text Amendments approved to the respective Zoning Ordinances, Subdivision Ordinance, Septic Ordinance, Well Ordinance, and County Code
- ◆ 1 Rezoning request
- ◆ 1 Special Use Permit in the County and no Special Use Permits (in Boyce)
- ◆ 13 Site Plans in the County and 1 Site Plan (in Boyce)
- ◆ No Major Subdivisions and 6 Minor Subdivisions in the County (0 in Boyce) creating a total of 6 parcels
- ◆ 13 Boundary Line Adjustments in the County and 1 in the Town of Boyce
- ◆ 1 Variance from the Board of Septic and Well Appeals
- ◆ 3 Variances from the Board of Zoning Appeals
- ◆ 5 Certificates of Appropriateness from the Historic Preservation Commission.

Building Permits

Building permit data shows 19 new homes started in 2010 compared to 24 in 2009, 7 of the houses were in the County, 4 was in the Berryville town limits or annexation area, and 8 were in the Town of Boyce.

Revenue and Expenditures

	7/08-6/09 FY 09	7/09-6/10 FY 10	7/09-12/09 1 ST half of FY 10	7/10-12/10 1 ST half of FY 11
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Application Fees:

County	\$ 67,815	\$ 52,226	\$ 23,063	\$ 21,775
(refund for upheld BZA appeal)				\$ (750)
Boyce	\$ -0-	\$ 1,150	\$ 700	\$ -0-

Zoning Permit Fees:

County	\$ 14,520	\$ 12,400	\$ 6,060	\$ 8,370
Boyce	\$ 5,160	\$ 5,320	\$ 1,980	\$ 200
Total fees	\$ 87,495	\$ 71,096	\$ 31,803	\$ 29,595

Engineering Review:

County <i>Billed</i>	\$ 33,686	\$ 8,709	\$ 5,254	\$ 2,526
Collected	\$ 33,686	\$ 8,709	\$ 5,254	\$ 2,526
Boyce <i>Billed</i>	\$ 10,126	\$ 6,484	\$ 1,433	\$ 2,407
Collected	\$ 7,335	\$ 6,484	\$ 1,433	\$ 1,144
Total collected	\$ 41,021	\$ 15,193	\$ 6,687	\$ 3,670

Grants (Chapel Nat'l Reg Nom Prelim Form)

County VDHR		\$ 5,000		
Private funds		\$ 6,000		
Total		\$ 11,000		

Total Revenue	\$ 128,516	\$ 97,289	\$ 38,490	\$ 33,265
(24% of expenditures)		(20% of expenditures)	(16% of expenditures)	

Planning Expenditures

Administration	\$491,777	\$453,107	\$226,554	
Boards & Comms	\$ 35,570	\$ 41,517	\$ 20,759	
Total Expenditures	\$527,347	\$494,624	\$247,313	

1. PLANNING ACTIVITIES – 2011

This section identifies the status of Comprehensive Plan Policies & Component Plans as well as major projects completed last year and planned for 2011.

Comprehensive Plan

Chapter I. Base Data	Adopted - Mar 07	<i>2nd qtr</i>	Begin Update
Chapter II. Goals, Principles, & Policies	Adopted - Mar 07	<i>2nd qtr</i>	Begin Update
Chapter III. Implementing Components		<i>2nd qtr</i>	Begin Update
		<i>2012</i>	BOS action
1. Agricultural Land Plan	Adopted - Sep 97		
2. Mountain Land Plan	Adopted - Jun 05		
3. Berryville Area Plan	Adopted/Amended – Apr 92/Dec 95/Jun 01	<i>2nd qtr</i>	Restart Update
	(requires rec from B'ville Dev. Auth., review by VA Comm. on Local Gov't, and approval by Town Council and BOS)		
4. Business Intersections Area Plans			
a. Waterloo	Adopted - Aug 95		
b. Double Tollgate	Adopted - May 02 (plan) Adopted - May 03 (zng)	<i>4th qtr 10</i> <i>1st qtr</i>	Began Update BOS action <i>on draft proposal</i>
5. Water Resource Plan			
a. Groundwater Section	Adopted - Nov 98}	<i>3rd qtr. 10</i>	Begin Update
b. Surface Water Section	Adopted - Dec 99}	<i>4th qtr. 10</i>	Begin Update
6. Historic Resources Plan	Adopted - Mar 07	<i>4th qtr. 11</i>	Begin Update
7. Capital Improvements Program	Adopted - Aug 07	<i>4th qtr. 11</i>	Begin Update
8. Transportation Plan	Adopted - Jun 07	<i>4th qtr. 11</i> <i>2012</i>	Begin Update BOS action

Other Plans, Major Projects, and Ordinance

Amendments

Agricultural District Update		<i>1st qtr 10</i>	BOS approved
Storm water Ordinance Amendments		<i>3rd qtr 10</i>	Completed Update

Planning Staff Responsibilities – 2011

Activities

Charles Johnston

Planning Policy Development
Transportation Issues
Rezoning/Text Admt. Applications
Historic Preservation
Boyce Revenue Sharing/T21 Projects
Boyce Zoning Administration
Grant Applications
Agricultural Land Plan
Northern Shenandoah Valley Regional Commission
~ Executive Committee Member
~ Transportation Planning Technical Committee, Chair
Regional Housing Policy Board, Chair
Department Administration
Josephine School Community Museum

Alison Teetor

Water Resource Plan Implementation
Easement Acquisition Coordinator
Litter Coordinator
Energy Manager
Drought Management Plan
Natural Resource Issues
Septic and Well Ordinance Administration
Grant Applications

Jesse Russell

Economic Development Coordinator
Special Use Permit, Subdivision, Site Plan, Building &
Zoning Permit Applications
Ordinance revisions
(simplification, clarification, conformance to state code)
Code Enforcement Training and Supervising:

Nancy Olin

Code Enforcement, including:
Subdivision, Site Plans, Erosion and Sediment Control,
Removal of Junk Cars

Debbie Bean

Public Contact Point
Maintain Files
Keep Meeting Minutes
Annual Report

Board/Commission Support

Board of Supervisors
Planning Commission
B'ville Area Development Auth.
Historic Preservation Commission
Town of Boyce
~ Town Council
~ Planning Commission

Planning Commission
Conservation Easement Authority
Litter Committee
Sanitary Authority
Board of Septic & Well Appeals

Planning Commission
Board of Zoning Appeals

Planning Commission
B'ville Area Development Authority
Board of Zoning Appeals
Board of Septic & Well Appeals

2. TEXT AMENDMENTS

TA-09-06 Approved 3/16/10

The Clarke County Planning Commission recommends the amendment of the County Zoning Ordinance: Section 6-H-11, Outdoor Lighting Standards for Site Development Plans, so as to provide more comprehensive outdoor lighting standards for commercial site plans.

TA-09-07 Approved 2/16/10

The Clarke County Planning Commission recommends the amendment of the County Zoning Ordinance: Section 9-B-147 Definition of the term “Restaurant”, so as to clarify the difference between a temporary food establishment and a restaurant.

TA-09-08 Tabled 4/20/10 by BOS

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance: Section 3-A-1-a, Permitted Uses and Structures in the AOC Zoning Districts, so as to add the use: “Farmers Markets, Seasonal”;
Section 3-A-2-a, Permitted Uses and Structures in the FOC Zoning Districts, so as to add the use: “Farmers Markets, Seasonal”; and
Section 9-B-71, Definitions, so as to add the term: “Farmers Markets, Seasonal”.

TA-09-09 Approved 1/19/10

The Clarke County Planning Commission recommends the amendment of the County Subdivision Ordinance:

Section 7-C-3-(d), Water and sewage disposal systems, so as to require approved septic systems and 100% reserve systems for all existing homes when subdivided;
Section 10-D, Boundary Line Adjustments, so as to establish criteria for the showing well and on-site sewage disposal systems on Boundary Line Adjustment plats.

TA-09-14 Tabled 4/2/10 by PC

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance: Section 9-B, Definitions, so as to modify the definitions of the terms ‘Kennel’, ‘Commercial Boarding Kennel’, and ‘Commercial Breeding Kennel’, so as to replace the references to dogs, cats, or canine/feline animals with the term ‘companion animals’, to combine the terms ‘Commercial Boarding Kennel’, and ‘Commercial Breeding Kennel’, and to state that such use has or is determined to need a Business License and has five or more adult companion animals;
Section 3-C-2-l, Supplementary Regulation for Home Occupations, so as to include commercial boarding or breeding kennels as home occupations, only in the AOC and FOC Zoning Districts, when such use has or is determined to need a Business License and has fewer than five adult companion animals; and
Section 3-C-2-gg, Supplementary Regulation for Commercial Boarding Kennels, Commercial Breeding Kennels, Animal Shelters so as to shift use and setback regulations for such uses from the definition section of the Zoning Ordinance to this section.

TA-09-15 Approved 3/16/10

The Clarke County Planning Commission recommends the amendment of the County Zoning Ordinance: Sections 3-A-1-a-3 and 3-A-2-a-3, Special Uses in the AOC and FOC Zoning Districts, so as to change the term: “Retail Stores and Shops” to “Retail and Service Businesses”; and Section 3-C-2, Supplemental Regulations for Uses in Various Districts, so as to add a section for Retail and Service Businesses that are permitted as special uses, stating that outdoor storage is not permitted, but allowing outdoor display to cover up to 750 square feet and the outdoor display of living plant material, top soil, or mulch to cover up to 2250 square feet.

TA-09-16 Approved 4/20/10

The Berryville Area Development Authority recommends the amendment of the Berryville Area Plan, Chapter V, Planning Area Analysis for Sub-areas 5, 6, and 6A, so as to add 15 acres to Sub-area 6A, taking 14 acres from Sub-area 6 and one acre from Sub-area 5, in order to expand the area in the Plan that is devoted to Older Person Residential uses. TA-09-16

TA-10-01 Tabled 4/2/10 by PC

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance so as to delete the following sections:

Section 3-A-1, Schedule of District Regulations of the AOC Zoning District, Special Use: “Minor Commercial Public Assemblies”;

Section 3-A-2, Schedule of District Regulations of the FOC Zoning District, Special Use: “Minor Commercial Public Assemblies”;

Section 3-C-2, Supplementary Regulations for “Public Assemblies”; and

Section 9-B, Definitions, of the term: “Minor Commercial Public Assemblies”.

TA-10-02 Approved 6/22/10

CornerStone Power Development LLC (Nicholas Bullinger, agent) requests approval of the following amendments to the County Zoning Ordinance:

Section 3-A-1-a-3, Special Uses in the Agricultural-Open Space-Conservation (AOC) Zoning District, so as to add “Large Photovoltaic Solar Power Plant” as a Special Use;

Section 3-C-2, Supplementary Regulations for Uses in Various Districts, so as to add regulations for “Large Photovoltaic Solar Power Plant”;

Section 9-B, Definitions, so as to add a definition of the use: “Large Photovoltaic Solar Power Plant”;

TA-10-03 Tabled by PC 4/2/10

The Clarke County Planning Commission will consider the amendment of the County Subdivision Ordinance:

Section 7-C-3-(l), Certifications to be shown on Record Plats, so as to specify that the certificate of approval by the Planning Commission is signed by the Chair of the Commission and to add a certificate of approval to be signed by a member of the Planning Commission who visited the property being subdivided before Commission approval of the subdivision.

TA-10-04 Approved 8/17/10

The Clarke County Planning Commission recommends the amendment of the County Zoning Ordinance: Section 3-A-1-a and 3-A-2-a, Special Uses in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC) Zoning Districts so as to state that Boarding Kennels shall consist of more than five canine or feline animals, that Breeding Kennels shall consist of more than 10 canine animals, and to delete the adjective ‘commercial’ when describing ‘Breeding Kennels’.

Section 9-B, Definitions, so as to modify the definition of ‘Commercial Breeding Kennel’, so as to delete the adjective ‘commercial’ and to delete the requirement in the definition of ‘Boarding Kennel’ or ‘Breeding Kennels’ shall be allowed only as an accessory use to a Single Family Detached Dwelling and shall be located not more than 200 feet from such a dwelling so as to shift these requirements to Supplemental Regulations.

Section 3-C-2-1, Supplementary Regulation for Home Occupations, so as to include in the AOC and FOC Zoning Districts, commercial boarding or breeding kennels as home occupations limiting the size of a Breeding Kennel to 10 canine adult animals and limiting Boarding Kennels less than five canine and/or feline adult animals;

Section 3-C-2-gg, Supplementary Regulation for Commercial Boarding Kennels and Breeding Kennels so as to shift use and setback regulations for such uses from the definition section of the Zoning Ordinance to this section.

TA-10-05 Pending

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance: Section 3-A-1-a, Permitted Uses and Structures in the AOC Zoning District, so as to change the Special Use “Institutional Uses” to “Community Services” and to show “Churches and other places of religious assembly (with a maximum seating capacity of 500 people)” and “Historic Structure Museums” as Special Uses;

Section 3-A-2-a, Permitted Uses and Structures in the FOC Zoning District, so as to change the Special Use “Institutional Uses” to “Community Services” and to show “Churches and other places of religious assembly (with a maximum seating capacity of 500 people)” and “Historic Structure Museums” as Special Uses;

Section 3-A-3-a, Permitted Uses and Structures in the Rural Residential Zoning District, so as to change the Special Use “Institutional Uses” to “Community Services” and to show “Churches and other places of religious assembly (with a maximum seating capacity of 500 people)” and “Historic Structure Museums” as Special Uses;

Section 3-A-12-a, Permitted Uses and Structures in the Neighborhood Commercial Zoning District, so as to change the Principal Use “Institutional Uses” to “Community Services” and to show “Churches and other places of religious assembly” as a Principal Use;

Section 3-A-13-a, Permitted Uses and Structures in the Highway Commercial Zoning District, so as to change the Principal Use “Institutional Uses” to “Community Services” and to show “Churches and other places of religious assembly” as a Principal Use;

Section 9-B, Definitions, so as to change the term: “Institutional Uses” to “Community Services” and revise the definition of this use and to establish a definition for the terms: “Churches and other places of religious assembly”, “Museums of Historic Structures”, and “Passive Use Public Parks”.

TA-10-06 Approved 8/17/10

The Clarke County Planning Commission recommends the amendment of:

- the County Zoning Ordinance: Section 6-H-5, Site Plan, “Curb and Gutter”; Section 6-H-8, Stormwater Management; and Section 6-H-15, Sinkholes and Karst Features;
- the amendment of the County Subdivision Ordinance: Section 8-1, Drainage; and
- the amendment of the County Code so as to add Section 154, Stormwater Management.

TA-10-07 Approved 11/16/10

The Clarke County Planning Commission recommends the amendment of the Zoning Ordinance: Sections 3-A-1-a-1, 3-A-2-a-1, 3-A-3-a-1, Special Uses in the AOC, FOC, and Rural Residential Zoning Districts so as to delete ‘Assisted Living Facilities’,

Sections 3-A-1-a-2, 3-A-1-a-2, 3-A-1-a-2 Accessory Uses and Structures in the AOC, FOC, and Rural Clarke County, Virginia

Residential Zoning Districts so as to allow a ‘Temporary Family Health Care Structure’,
Section 3-C-2, Supplementary Regulations for uses in Various Districts so as to establish regulations for a
‘Temporary Family Health Care Structure’ and to delete the reference to Assisted Living Facilities in the
supplemental regulations for Home Occupations,
Sections 9-B-13, definition of the term ‘Assisted Living Facility’ so as to delete this term,
Section 9-B-60, definition of the term ‘Single Family Dwelling’ so as to include the term ‘Assisted Living
Facility’ as defined in Virginia Code Section 15.2-2291 so that Assisted Living Facilities (for up to eight
individuals with mental illness, mental retardation, or developmental disabilities or no more than eight
aged, infirm or disabled persons, and with one or more resident counselors or other staff persons) to be
considered residential occupancy by a single family and to not have conditions more restrictive than
those imposed on residences occupied by persons related by blood, marriage, or adoption.

TA-10-08 Approved 11/16/10

The Clarke County Planning Commission recommends the amendment of the Zoning Ordinance:
Section 9-B-176, definition of the term ‘Tract’, so as to add a phrase to state that if a tract is divided by a
public road is located totally in the ten year floodplain, then the parcel shall be considered a single tract.

TA-10-09 Approved 12/21/10

The Clarke County Planning Commission recommends the amendment of the County Zoning Ordinance:
Section 4-I-2, Signs Prohibited, so as to prohibit signs that change displays frequently and that move,
revolve, twirl, rotate, or flash and to state that no prohibited sign may be illuminated;
Section 4-I-5, Nonconforming Signs and Removal, so as to state that no nonconforming sign shall be
replaced; and
Section 4-I-9, Sign Definitions, so as to establish definitions for the terms: ‘Animated Signs’, ‘Changeable
Message Signs’, ‘Electronic Display Signs’, and ‘Time & Temperature Signs’.

TA-10-10 Approved 11/16/10

The Clarke County Planning Commission recommends the amendment of the County Subdivision
Ordinance:
Section 4-G-7, so as to label this section as ‘Term of Validity of Preliminary Plats’ and replace the current
text with language consistent with Virginia Code Section 15.2-2260-F&G and
Section 1-C-1, Recordation of Plats, so as to shift this section to a new section 4-K, Recordation of Plats,
under Section 4, Procedure for Subdivision Approval.

TA-10-12 Tabled by HPC 10/5/10

The Clarke County Historic Preservation Commission will consider requesting the amendment of the County
Zoning Ordinance: Section 3-E-3-e, Certificate of Appropriateness, so as to add a new section ‘Time Limit
for Commencement of Work and Approval Expiration’ so as to establish a two year period to start work and
five year time limit complete work authorized by a Certificates of Appropriateness.

TA-10-13 Pending

The Clarke County Planning Commission recommends the amendment of the County Zoning Ordinance:
Section 3-A-12-c, Neighborhood Commercial Yard Setbacks, so as change minimum street setbacks to
maximum setbacks on parcels of less than 1.5 acres and no required street setbacks for parcels of 1.5 to 3
acres,
Section 3-A-12-d, Neighborhood Commercial Maximum Height, so as to limit structure height to two
stories, in addition to the current limit of 30 feet;

Section 3-A-13-e, Highway Commercial Maximum Height, so as to limit structure height to three stories, in addition to the current limit of 40 feet;
Section 3-C-2, Supplementary Regulations for Uses in Various Districts, so as to modify the regulations for Country Inns, so as that the maximum number of guest rooms is increased from 12 to 15; and
Section 9-B, Definitions, so as to delete a portion of the definition of “Country Inns”, transferring this text to Supplementary Regulations.

TA-10-14 Pending

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance: Section 4-I-3, Signs Permitted, as to allow Electronic Display Freestanding and Wall Signs in the Highway Commercial Zoning District with time and light intensity limits;

TOWN OF BOYCE – TEXT AMENDMENTS

BTA-10-01 Approved 10/5/10

The Boyce Town Planning Commission recommends the amendment of the Town Zoning Ordinance: Section 6-H-10, Outdoor Lighting Standards for Site Development Plans, so as to provide more comprehensive outdoor lighting standards for commercial site plans. BTA-10-01

BTA-10-02 Approved 10/5/10

The Boyce Town Planning Commission recommends the amendment of the Town Subdivision Ordinance: Section 6-D-1, so as to delete the regulations identifying when private access easements can be provided from the Subdivision Ordinance, in order to shift such regulations to the Zoning Ordinance;
and

the amendment of the Town Zoning Ordinance:

Section 3-A-2-b, Non-residential and Multi-family Density, Lot, and Setback Standards in the Business Zoning District, so as to require a 25 foot setback to vehicle entrances to garages, carports, or other structures used to store vehicles;

Section 3-A-1-h, Additional Regulations for the Residential Zoning District, so as to;

- place the provision allowing private access easements in the Zoning Ordinance instead of the Subdivision Ordinance,
- delete the requirement that a subdivision encompass at least two acres before an access easement can be provided, and
- reduce the maximum number of Residential parcels allowed on a private access easement from seven to five;

Section 3-A-2-h, Additional Regulations for the Business Zoning District, so as to:

- place the provision allowing private access easements in the Zoning Ordinance instead of the Subdivision Ordinance,
- delete the requirement that a subdivision encompass at least two acres before an access easement can be provided, and
- limit the number of Business parcels allowed on a private access easement to two. BTA-10-02

BTA-10-03 Approved 10/05/10

The Boyce Town Planning Commission recommends the amendment of the Town Zoning Ordinance: Section 4-G-3, Uses and Structures Permitted in Required Yards, so as to limit the height of fences, walls, or hedges, placed on property lines to six feet (instead of seven feet), generally, and for corner lots, to limit the height of fences, walls, and hedges to three foot, six inches (instead of seven feet) within the area less than twenty-five feet from the intersection of two street right of way lines.

BTA-10-04 Approved 12/7/10

The Boyce Town Planning Commission will consider the amend of the Zoning Ordinance: Sections 3-A-1-a-1-2-a, Special Uses in the Residential Zoning Districts so as to delete ‘Adult Care Residences for four to eight persons’,
Sections 3-A-1-a-1-b, Accessory Uses in the Residential Zoning Districts so as to specifically allow ‘Temporary Family Health Care Structure’ as an accessory use,
Section 3-C-2, Supplementary Regulations for uses in Various Districts so as to establish regulations for a ‘Temporary Family Health Care Structure’,
Section 9-B-40, definition of the term ‘Single Family Dwelling’ so as to include the term ‘Assisted Living Facility’ as defined in Virginia Code Section 15.2-2291 so that Assisted Living Facilities (for up to eight individuals with mental illness, mental retardation, or developmental disabilities or no more than eight aged, infirm or disabled persons, and with one or more resident counselors or other staff persons) to be considered residential occupancy by a single family and to not have conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption.
Section 9-B-62, definition of the term ‘Home Occupations’ so as to delete the reference to Assisted Living Facilities,

BTA-10-05 Approved 10/5/10

The Boyce Town Planning Commission recommends the amendment of the Town Zoning Ordinance: Section 4-I-2, Signs Prohibited, so as to prohibit signs that change displays with high frequency and that move, revolve, twirl, rotate, or flash;
Section 4-I-3, Signs Permitted, as to allow Electronic Display Free-standing and Wall Signs in the Business Zoning District with time and light intensity limits;
Section 4-I-8, Sign Definitions, so as to establish definitions for ‘Animated Signs’, ‘Changeable Message Signs’, ‘Electronic Display Signs’, and ‘Time & Temperature Signs’.

BTA-10-06 Approved 12/07/10

The Boyce Town Planning Commission recommends the amendment of the Town Subdivision Ordinance: Section 4-G-7, so as to label this section as ‘Term of Validity of Preliminary Plats’ and replace the current text with language consistent with Virginia Code Section 15.2-2260-F&G and
Section 1-C-1, Recordation of Plats, so as to shift this section to a new section 4-K, Recordation of Plats, under Section 4, Procedure for Subdivision Approval.

BTA-10-08 Pending

The Boyce Town Planning Commission will consider the amendment of:

- the Town Zoning Ordinance: Section 6-H-7, Stormwater Management;
- the Town Subdivision Ordinance: Section 6-C, Streets, and 6-H Drainage; and
- the Town Code so as to add Chapter 152, Stormwater Management.

3. COUNTY CODE AMENDMENTS

CC-10-04 Approved

The Clarke County Board of Supervisors will consider the following Code amendments:
Chapter 180, Water and Wastewater, so as to delete Section 180-5 Subsurface conventional septic tank and drainfield systems, required; alternative systems; and
Chapter 143, Septic Systems, so as to establish standards for the siting and installation of alternative on site sewage systems.

4. COMPREHENSIVE PLAN AMENDMENT

CP-10-01 Approved 7/22/10

The Clarke County Planning Commission recommends the amendment of the 2007 Clarke County Comprehensive Plan so as to incorporate the recommendations of the County Green Advisory Committee, as stated in its proposed 2009 Clarke County Energy and Resource Management Policy, to add a goal to the Comprehensive Plan to encourage stewardship over resources and to foster conservation of resources by the private sector.

5. REZONINGS

RZ-10-01 Approved 11/16/10

E. Alexander Lee and Monica Villegas request an amendment of the County Zoning Map of 0.0868 acres so as to rezone from Neighborhood Commercial (CN) to Rural Residential (RR) on a portion of Tax Map Parcel 30A-((A))-33), located at 24 Tannery Lane, Greenway Magisterial District.

6. SPECIAL USE PERMITS

SUP-10-01 / SP-10-08 Administratively Approved 8/27/10

Timothy and Cindy Ingram property owners at 161 Pine Grove Road, Tax Map 26-((A))-5, Battletown Magisterial District, zoned Forestal Open-Space Conservation (FOC) currently operate a shelter for cats on said property. This was deemed as a special use on July 18, 2006 without a site plan as typical of deemed special use permits.

TOWN OF BOYCE – SPECIAL USE PERMITS

None in 2010

7. SITE PLANS

SP-10-01 Administratively Approved 01/04/10

Gunter's Honey requests administrative approval of a Site Plan amendment for an addition to the existing building on the property identified as Tax Map Parcel 7-((6))-7B, located at 10292 Harry Byrd Highway, Longmarsh Magisterial District, zoned Agricultural Open-Space Conservation (AOC).

SP-10-02 Administratively Approved 04/20/10

Town of Berryville requests administrative approval of a Site Plan amendment to expand the booster pump building on the property identified as Tax Map Parcel 14((A))-6, located at 201 Tom Whitacre Circle, Longmarsh Magisterial District, zoned Institutional (ITL).

SP-10-03 Administratively Approved 04/29/10

Northern Virginia Lions Youth Camp requests administrative approval of a Site Plan amendment to build a stage with 216 square feet of floor space on the property identified as Tax Map Parcel 38-((A))-41, located at 1526 Lions Lane, Greenway Magisterial District, zoned Forestal Open-Space Conservation (FOC).

SP-10-04 Administratively Approved 06/24/10

Verizon Wireless requests administrative approval of a Site Plan amendment to replace six current antennas with twelve new antennas on the existing self supported tower located on the property identified as Tax Map Parcel 13-(A)-61, 388 Westwood Road, Longmarsh Magisterial District, zoned Agricultural Open-Space Conservation (AOC). SP-10-04

SP-10-05 Administratively Approved 06/04/10

Tebbetts Enterprises, LLC requests administrative approval of a Site Plan amendment to add an 12 x 9 foot kitchen expansion and 564 sq. ft. covered porch on the property identified as Tax Map Parcel 37A1-(1)-30, 26 Shenandoah River Lane, Greenwood Magisterial District, zoned Neighborhood Commercial (CN). SP-10-05

SP-10-06 Administratively Approved 8/10/10

7-Eleven (old Q-Stop) requests administrative approval of a Site Plan amendment to remodel the interior of the old Q-Stop convenience store including removal and addition of some interior partitions, plumbing for coffee bar and beverage bar, new porcelain tile flooring, new ceiling grid and tiles throughout and new light fixtures on the property identified as Tax Map Parcel 7-((A))-71A, 63 Kimble Road, Longmarsh Magisterial District, zoned Highway Commercial (CH).

SP-10-07 Pending

Shenandoah Personal Communications Company (Shentel) requests administrative approval for co-locating antennas on the existing 100' monopole tower located on the property identified as Tax Map #16-((A))-33, Battletown Magisterial District, zoned Agricultural Open-Space Conservation (AOC).

SUP-10-01 / SP-10-08 Administratively Approved 8/27/10

Timothy and Cindy Ingram property owners at 161 Pine Grove Road, Tax Map 26-((A))-5, Battletown Magisterial District, zoned Forestal Open-Space Conservation (FOC) currently operate a shelter for cats on said property. This was deemed as a special use on July 18, 2006 without a site plan as typical of deemed special use permits.

SP-10-09 Administratively Approved 10/12/10

Rappahannock Electric Co-op, Tax Map 27A-4D, Greenway Magisterial District, zoned Agricultural Open-Space Conservation (AOC) currently operates a substation on said property.

SP-10-10 Administratively Approved 10/12/10

Rappahannock Electric Co-op, Tax Map 14-A-15, Longmarsh Magisterial District, zoned Agricultural Open-Space Conservation (AOC) currently operates a substation on said property.

SP-10-11 Administratively Approved 10/22/10

Blue Ridge Volunteer Fire Department requests administrative approval of a Site Plan Amendment to add a 48' x 36' fire equipment storage building on the property identified as Tax Map 25-((A))-8A, Battletown Magisterial District, zoned Neighborhood Commercial (CN).

SP-10-12 Pending

Mission Cristiana Ciudad Deseada, Inc. (Tim Painter, Painter-Lewis, PLC, Agent) requests administrative approval of a Site Plan Amendment to add an addition to the existing church parking lot on the property identified as Tax Map 6-((1))-9, Longmarsh Magisterial District, zoned Agricultural open Space Conservation (AOC).

SP-10-13 Administratively Approved 12/06/10

Department of Justice, Wireless Management Office requests administrative approval of a Site Plan Amendment to co-locate antennae on the existing tower located at 20962 Blue Ridge Mountain Road on the property identified as Tax Map 40-((2))-1, Chapel Magisterial District, zoned Forestal Open-Space Conservation (AOC).

TOWN OF BOYCE - SITE PLANS

SP-10-01B Pending submittal of additional information from applicant

Barbara Whitaker (Wallace Clark, property owner) requests approval of a site plan for a food vending vehicle, aka 'snack shack' to be located at 9 South Greenway Avenue on Tax Map Parcel 21A1-A-90, zoned Business (B).

8. SUBDIVISIONS

The following statistics describe the subdivisions approved by the Planning Commission in 2010 for the unincorporated areas of the County, with the previous years for which records were compiled. Figures in Town Residential column include land in the Berryville Town Limits and Annexation Area, as well as the Town of Boyce through 2000.

By Zoning Districts

		County					Towns					
		AOC	FOC	RR	CH&IL	Total	Berryville			Boyce		
							Res	Com	Total	Res	Com	Total
1989	#Lots	49	4	4	0	57	250	2	252			
	Acres	1040	181	6	0	1227	169	38	207			
1990	#Lots	25	2	1	0	28	2	2	4			
	Acres	881	166	2	0	1049	1	1	2			
1991	#Lots	49	8	0	0	57	69	0	69			
	Acres	1191	428	0	0	1619	22	0	22			
1992	#Lots	14	5	0	0	19	1	0	1			
	Acres	140	271	0	0	411	1	0	1			
1993	#Lots	22	8	0	0	30	7	2	9			
	Acres	683	188	0	0	871	9	2	11			
1994	#Lots	5	5	20	1	31	10	0	10			
	Acres	228	153	40	2	423	6	0	6			
1995	#Lots	11	0	0	1	12	5	0	5			
	Acres	440	0	0	3	443	2	0	2			
1996	#Lots	14	22	0	0	36	8	2	10			
	Acres	277	499	0	0	776	27	3	30			
1997	#Lots	28	1	0	0	29	9	2	11			
	Acres	1138	5	0	0	1143	36	78	114			
1998	#Lots	23	8	0	0	31	292	1	293			
	Acres	1249	222	0	0	1471	107	2	109			
1999	#Lots	28	6	0	0	34	4	0	4			
	Acres	1388	362	0	0	1750	10	0	10			
2000	#Lots	22	1	0	2	25	0	5	5			
	Acres	2098	26	0	1	2125	0	72	72			
10 YR. TOTALS	Lots	216	64	20	4	304	405	12	417			
	Acres	8832	2154	40	6	11032	220	157	377			
2001	#Lots	55	8	9	0	72	3	0	3	6	0	6
	Acres	443	71	21	0	535	0	0	0	1	0	1
2002	#Lots	28	12	0	0	40	98	2	100	3	0	3
	Acres	139	142	0	0	281	80	1	81	1	0	1
2003	#Lots	19	13	1	1	34	**65	5	70	43	0	43
	Acres	149	247	4	12	412	35	19	54	21	0	21
2004	#Lots	22	6	1	1	30	71	0	71	5	0	5
	Acres	287	30	2	6	325	72	0	72	2	0	2
2005	#Lots	10	19	2	0	31	99	0	99	71	0	71
	Acres	122	246	2	0	370	60	0	60	15	0	15
2006	#Lots	27	9	0	0	36	0	10	10	1	0	1
	Acres	658	141	0	0	799	0	32	32	<1	0	<1
2007	#Lots	22	3	0	0	25	1	0	1	2	0	2
	Acres	164	15	0	0	179	2	0	2	2	0	2
2008	#Lots	19	6	0	0	25	0	0	0	0	0	0
	Acres	602	106	0	0	708	0	0	0	0	0	0
2009	#Lots	4	1	0	1	6	0	0	0	1	0	1
	Acres	40	8	0	2	2	0	0	0	<1	0	<1
2010	#Lots	5	0	0	0	5	0	0	0	0	0	0
	Acres	191	0	0	0	191	0	0	0	0	0	0
10 YR. TOTALS	Lots	*211	*77	13	3	*304	337	17	354	131	0	131
	Acres	*2795	*1006	29	20	*3801	249	52	301	43	0	43

*From 2001 to 2009 residual or parent tract not included in numbers.

**65 lots reapproved, Apple Glen Subd. Previously approved 199

By Magisterial District*

		Greenway	Longmarsh	Battletown	Chapel	Total
1989	#Lots	11	41	11	15	78
	Acres	146	732	123	226	1227
1990	#Lots	7	25	8	7	47
	Acres	128	583	102	237	1050
1991	#Lots	9	31	9	17	66
	Acres	334	416	252	616	1618
1992	#Lots	2	15	1	9	27
	Acres	10	125	5	271	411
1993	#Lots	4	22	11	9	46
	Acres	117	470	136	148	871
1994	#Lots	27	9	6	10	52
	Acres	147	100	71	105	423
1995	#Lots	6	10	3	0	19
	Acres	270	150	23	0	443
1996	#Lots	3	12	21	9	45
	Acres	61	160	361	194	776
1997	#Lots	6	10	10	6	32
	Acres	130	601	200	212	1143
1998	#Lots	8	12	21	14	55
	Acres	254	280	742	195	1471
1999	#Lots	5	24	21	8	58
	Acres	283	483	499	485	1750
2000	#Lots	11	19	5	5	40
	Acres	429	775	598	323	2125
10 Year Totals	#Lots Acres	81 2035	164 3560	108 2887	87 2549	440 11,031
2001	#Lots	7	34	22	9	72
	Acres	210	114	61	150	535
2002	#Lots	7	9	16	8	40
	Acres	19	26	162	74	281
2003	#Lots	8	5	10	11	34
	Acres	33	31	72	276	412
2004	#Lots	7	12	8	3	30
	Acres	44	151	78	52	325
2005	#Lots	6	9	7	9	31
	Acres	98	42	174	56	370
2006	#Lots	4	10	7	8	29
	Acres	206	211	329	53	799
2007	#Lots	6	9	6	2	23
	Acres	48	99	22	10	179
2008	#Lots	6	11	1	2	20
	Acres	213	191	58	149	611
2009	#Lots	5	0	0	1	6
	Acres	42	0	0	8	50
2010	#Lots	2	1	2	0	5
	Acres	76	2	119	0	197
10 Year Totals	#Lots Acres	58 989	100 867	77 956	53 828	285 3562

*Excluding area within incorporated areas and Berryville Annexation Area and Town of Boyce

9. BOUNDARY LINE ADJUSTMENTS

There were 13 Boundary Line Adjustment (BLA) applications approved in the County and one approved in the Town of Boyce.

BY ZONING DISTRICT

AOC	FOC	RR	OTHER
11	1	1	0

BY MAGISTERIAL DISTRICT

LONGMARSH	BATTLETOWN	CHAPEL	GREENWAY
2	6	2	3

BY AMOUNT OF ACREAGE EXCHANGED

LESS THAN 1 ACRE	1 - 4 ACRES	4 + ACRES	MERGED
4	2	5	2

10. DWELLING UNIT RIGHTS

Dwelling Unit Rights Allocated by Zoning District

DISTRICT	DUR'S ALLOCATED	DUR'S REMAINING	% REMAINING
AOC	4,433	2,909	65.6
FOC	2,213	1,225	55.4
TOTAL	6,646	4,134	62.2

Dwelling Unit Rights by Magisterial District

DISTRICT	DUR'S ALLOCATED	DUR'S REMAINING	% REMAINING
GREENWAY	1,606	1,150	71.6
CHAPEL	2,138	1,409	65.9
BATTLETOWN	1,473	829	56.3
LONGMARSH	1,429	746	52.2
TOTALS	6,646	4,134	62.2

11. BOARD OF SEPTIC APPEALS

The Board of Septic and Well Appeals considered the following applications:

BSA-10-01 Approved 5/27/10

Robert Walker requests a variance from the Clarke County Septic Ordinance for the parcel identified as Clarke County Tax Map 24-((A))-23A located in the 2500 block of River Road, Chapel Magisterial District, zoned Forestal-Open Space-Conservation (FOC).

12. BOARD OF ZONING APPEALS

The Board of Zoning Appeals considered the following applications:

BZA-10-01 Approved 9/7/10

Sally C. Peterson requests a 10' front yard variance for a proposed porch on the property identified as Tax Map Parcel 30A-A-39, located at 62 Rocky Bank Road zoned Rural Residential, RR, Greenway Magisterial District.

BZA-10-02 Approved 10/12/10

Jerry and Barbara Bosserman requests a 5- foot side yard variance for a proposed garage on the property identified as Tax Map Parcel 14-E-15, located at 1124 Springsbury Road zoned Agricultural Open Space Conservation (AOC), Battletown Magisterial District.

BZA-10-03 Appeal upheld 11/30/10

The Elizabeth C. Clark Foundation, LLC and William H. and Karen Eyles (Mt. Airy Farm) are appealing the Zoning Administrator's determination that the kennel located on the subject property is a commercial boarding kennel on the property identified as Tax Map Parcel 30-((A))-14 and 30-((A))-104A, located at 388 Mt. Airy Farm Lane, zoned Agricultural Open Space Conservation (AOC), Chapel Magisterial District.

13. CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission considered the following application:

CA-10-01 Denied 01/26/10

John Taylor requests a Certificate of Appropriateness for demolition of an existing structure in the White Post Historic Overlay District on Tax Map 28A-((A))-41, which is located behind 279 White Post Road, zoned Rural Residential (RR) and Historic Overlay (HO).

CA-10-02 Approved 5/17/10

Dawn Cockrell and James Doss (Allen Kitselman, Main Street Architects, agent) request a Certificate of Appropriateness for an addition to the structure on Tax Map Parcel 28A-A-60 at 290 White Post Road, zoned Rural Residential (RR) and Historic Overlay.

CA-10-03 Approved by HPC Executive Committee 6/18/10

Mary M. Bathory Vidaver requests a Certificate of Appropriateness for replacing the existing asbestos siding with limestone veneer (phase 3 of such work) on the rear portion of the structure located on the property identified as Tax Map Parcel 28A-((A))-59 at 136 Berrys Ferry Road in the White Post Historic District, zoned Rural Residential (RR) and Historic Overlay (HO).

CA-10-04 Approved 8/10/10

Meade Memorial Church (Thomas Hill, agent) requests a Certificate of Appropriateness for an addition to the Church Parrish Hall to cover the outside basement stairwell, located on the property identified as Tax Map Parcel 28A-((A))-64 at 172 White Post Road in the White Post Historic District, zoned Rural Residential (RR) and Historic Overlay (HO).

CA-10-05 Approved by HPC Executive Committee 11/1/10

John Elsea requests a Certificate of Appropriateness for replacing windows on the structure located on the property identified as Tax Map Parcel 28A-((A))-15-59 at 300 Berrys Ferry Road in the White Post Historic District, zoned Rural Residential (RR) and Historic Overlay (HO). CA-10-05

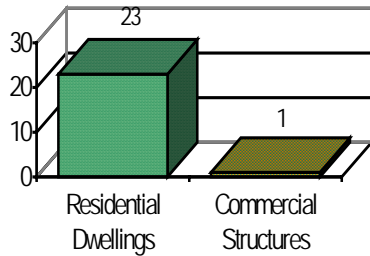
14. 2010 BUILDING PERMITS - The following is a list of building permits issued in 2010.

NUMBER ISSUED and VALUATION

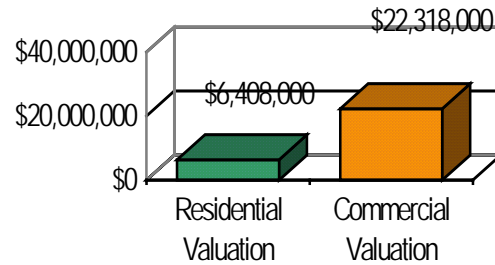
Permits	Dwellings/Structures	Valuation
New Structures		
Residential	*23	6,408,000
Commercial/Institutional	1	\$22,318,000
Total Misc. Permits Issued		761 30,922,700
Total All Permits		785 37,330,700

*included in total are 4 additional houses built replacing demolished houses

NUMBER ISSUED



VALUATION



BUILDING PERMITS

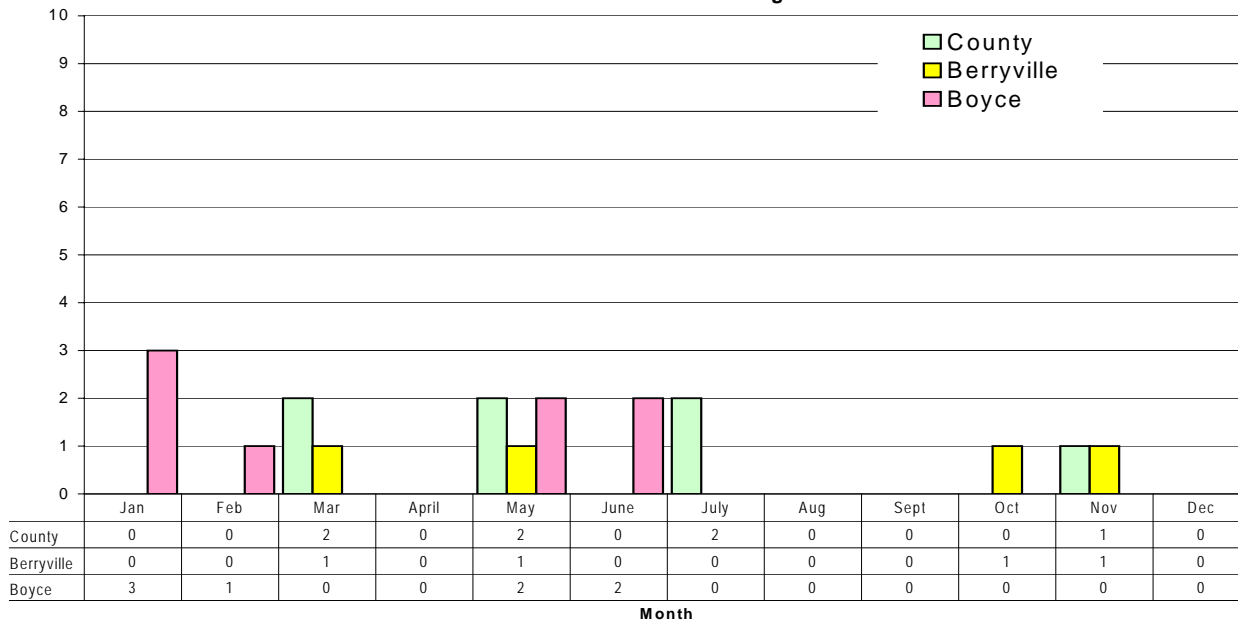
Residential, Commercial, Institutional and Miscellaneous Structures

Year	Res/Com/Inst Structures	Value	Miscellaneous Structures/ Additions	Value
2010	24 ¹	\$28,726,000 ²	761	\$ 8,604,700
2009	27	\$ 7,277,000	837	\$ 6,059,200
2008	48	\$12,912,975	1144	\$ 8,326,400
2007	60	\$15,191,130	1384	\$10,529,175
2006	91	\$14,425,000	1652	\$10,813,187
2005	224	\$47,305,833	2541	\$55,290,268
2004	132	\$23,423,005	2031	\$30,588,005
2003	133	\$24,642,470	1840	\$34,050,768
2002	135	\$30,716,883	1955	\$38,470,828
2001	145	\$24,534,731	1732	\$31,735,432
2000	103	\$16,161,845	1862	\$22,859,869
1999	128	\$23,424,146	1893	\$30,885,328
1998	72	\$15,851,605	1701	\$20,731,279
1997	80	\$11,382,957	2915	\$28,858,472
1996	60	\$ 9,706,819	944	\$ 4,182,959
1995	80	\$ 7,548,866	622	\$ 3,708,510
1994	64	\$ 8,437,358	574	\$ 6,386,547
1993	52	\$ 6,283,964	442	\$ 4,001,083
1992	58	\$ 6,613,604	413	\$10,821,966
1991	38	\$ 3,999,057	494	\$ 4,391,302
1990	55	\$ 5,679,796	485	\$ 6,742,115
1989	82	\$ 7,834,295	354	\$ 7,559,288

¹ included in total are 4 additional houses built replacing demolished houses

² Includes \$22,318,000 for new high school

2010 Number of Dwellings



2010 Qtr./Month	Rural portion					County	B'ville	Boyce	TOTAL
	Bltwn	Chapel	Grnwy	Lgmsh	County				
January	0	0	0	0	0	0	0	3	3
February	0	0	0	0	0	0	0	1	1
March	1	1	0	0	2	1	0 ¹	3	3
1st Qtr.	1	1	0	0	2	1	4	7	
April	0	0	0	0	0	0	0	0	0
May	0	1	1	0 ²	2	1	2	5	
June	0	0	0	0 ³	0	0	2	2	
2nd Qtr.	0	1	1	0	2	1	4	7	
July	1	1	0	0	2	0	0	2	
August	0	0	0	0	0	0	0	0	
September	0	0	0	0	0	0	0	0	
3rd Qtr.	1	1	0	0	2	0	0	2	
October	0	0	0 ⁴	0	0	1	0	1	
November	0	0	0	1	1	1	0	2	
December	0	0	0	0	0	0	0	0	
4th Qtr.	0	0	0	1	1	2	0	3	
TOTAL YTD	2	3	1	1	7	4	8	19	

ANNUAL NUMBER OF DWELLINGS CONSTRUCTED IN THE

¹ not including one house in Boyce in March replacing house that burned

² not including one house in Longmarsh in May replacing house that was demolished

³ not including one house in Longmarsh in June replacing house that was demolished

⁴ not including one house in Greenway in October replacing house that burned

TOWNS OF BERRYVILLE AND BOYCE AND CLARKE COUNTY

<i>YEAR</i>	<i>BERRYVILLE</i>	<i>BOYCE</i>	<i>CLARKE CO.¹</i>	<i>TOTAL</i>
1981	3		43	46
1982	0		34	34
1983	0		57	57
1984	1		48	49
1985	1		58	59
1986	1		119	120
1987	0		106	106
1988	2		124	126
1989	3		79	82
1990	3		52	55
10 YEAR TOTAL	14		720	734
1991	2		36	38
1992	55 ²		48	103
1993	7		45	52
1994	16		47	63 ³
1995	7		73	80
1996	13		44	57
1997	16		58	74
1998	72 ⁴		63	135
1999	33		90	123
2000	36		65	101
10 YEAR TOTAL	257		569⁵	826
2001	47	1	91	139
2002	47	2	80	129
2003	55	1	72	128
2004	37	4	89	130
2005	141	15	65	221
2006	27	13	40	80
2007	6	11	39	56
2008	0	23	20	43
2009	1	12	11	24
2010	4	8	7	19 ⁶
10 YEAR TOTAL	365	90	514	969

¹ Includes Boyce

² houses, 6 duplexes, and 40 apt. units: 3+12+40=55

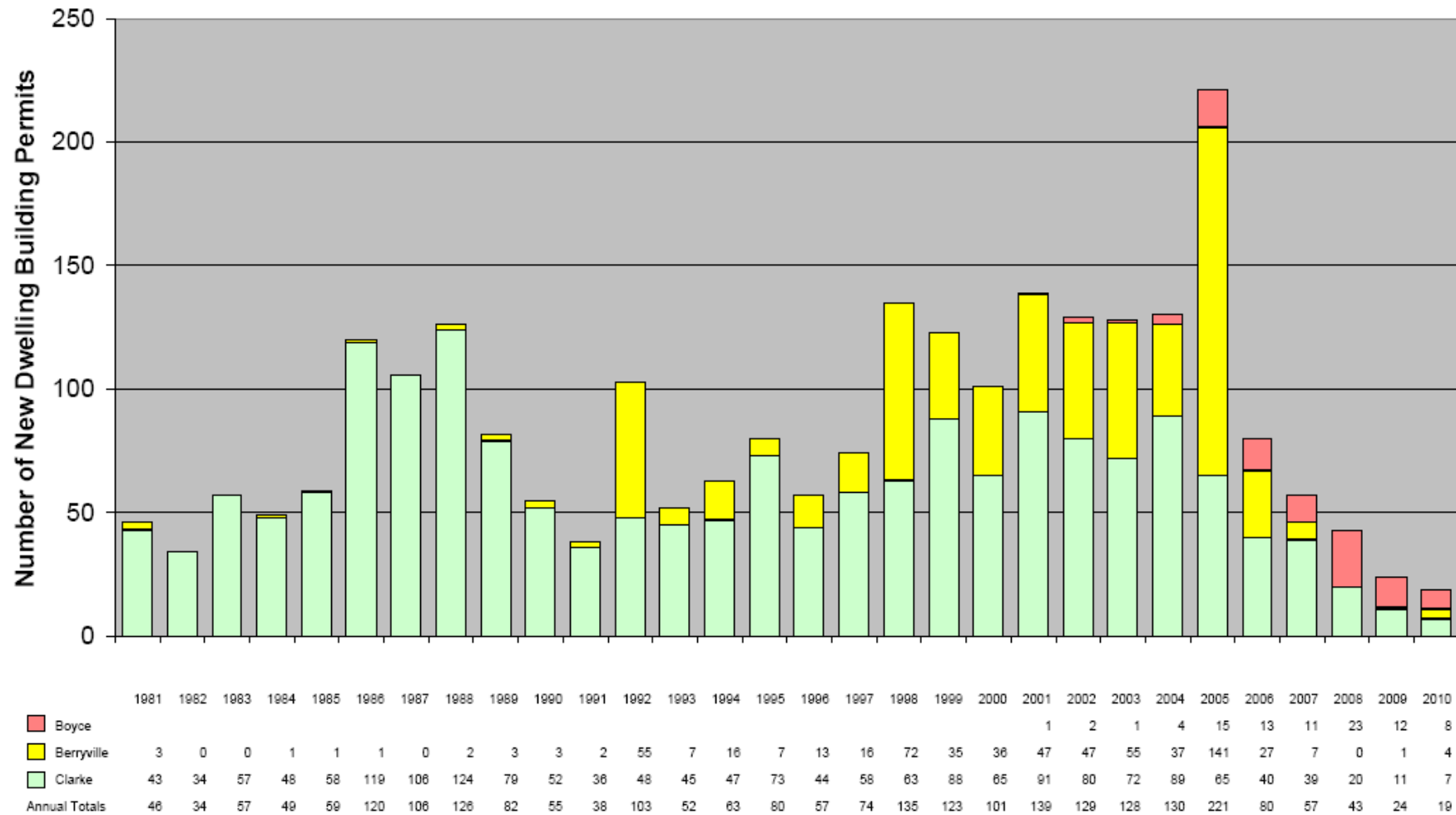
³ 3 houses, 6 duplexes, and 40 apt. units: 3+12+40=55

⁴ Does not include 1 dwelling replaced due to fire

⁵ 12 houses and 60 apt. units: 12+60= 72

⁶ 4 additional houses built replacing demolished houses

Annual Number of New Dwelling Building Permits Berryville, Boyce, Clarke County



* Clarke County number includes Town of Boyce thru 2000

15. COUNTY & BOYCE APPLICATION FEES

County	
Fiscal Year	Totals
1988/1989	\$44,965
1988/1990	\$63,947
1990/1991	\$66,984
1991/1992	\$39,137
1992/1993	\$31,570
1993/1994	\$35,990
1994/1995	\$29,422
1995/1996	\$50,250
1996/1997	\$33,043
1997/1998	\$56,300
1998/1999	\$45,650
1999/2000	\$77,375
2000/2001	\$124,645
2001/2002	\$159,200
2002/2003	\$125,650
2003/2004	\$97,688
2004/2005	\$222,500
2005/2006	\$161,725
2006/2007	\$125,362
2007/2008	\$229,748
2008/2009	\$67,815
2009/2010	\$52,226

FISCAL YEAR 09/10

JULY	\$8,350
AUGUST	\$3,500
SEPTEMBER	\$4,418
OCTOBER	\$900
NOVEMBER	-0-
DECEMBER	\$5,895
JANUARY	\$11,539
FEBRUARY	\$3,500
MARCH	\$6,500
APRIL	\$1,125
MAY	\$1,875
JUNE	\$4,625
TOTAL	\$52,226

FISCAL YEAR 10/11

JULY	\$500
AUGUST	\$2,625
SEPTEMBER	\$1,250
OCTOBER	\$11,875
NOVEMBER	\$1,275
DECEMBER	\$4,250
TOTAL	\$21,775

Boyce	
Fiscal Year	Totals
County started collecting fees for activities in Boyce in 2000	
2000/2001	\$2,120
2001/2002	\$1,845
2002/2003	\$7,100
2003/2004	\$2,120
2004/2005	\$16,836
2005/2006	\$6,275
2006/2007	\$12,075
2007/2008	\$400
2008/2009	-0-
2009/2010	\$1,150

JULY	-0-
AUGUST	\$700
SEPTEMBER	-0-
OCTOBER	-0-
NOVEMBER	-0-
DECEMBER	-0-
JANUARY	-0-
FEBRUARY	-0-
MARCH	\$450
APRIL	-0-
MAY	-0-
JUNE	-0-
TOTAL	\$1,150

FISCAL YEAR 10/11

JULY	-0-
AUGUST	-0-
SEPTEMBER	-0-
OCTOBER	-0-
NOVEMBER	-0-
DECEMBER	-0-
TOTAL	-0-

***ZONING PERMITS
FOR NEW CONSTRUCTION AND ADDITIONS**

1989	\$ 4,850
1990	\$ 6,075
1991	\$ 4,800
1992	\$ 4,900
1993	\$ 4,787
1994	\$ 4,925
1995	\$ 5,400
1996	\$ 4,325
1997	\$ 4,310
1998	\$ 4,925
1999	\$ 7,250
2000	\$ 9,420
2001	\$14,790
2002	\$17,425
2003	\$48,575
2004	\$34,965
2005	\$37,850
2006	\$31,470
2007	\$26,150
2008	\$23,150
2009	\$10,620
2010	\$19,630

*These figures are on a calendar year, and include the Town of Boyce

PROFFER CONTRIBUTIONS to Schools or Emergency Services			# OF LOTS
1993 - \$ 6,590	Battlefield Estates – Lots 67A & 68A	- Kectoctin Land Co.	2
1994 - \$ 6,640	Battlefield Estates – Lots 61A & 66A	- Kectoctin Land Co.	2
1995 - \$10,290	Battlefield Estates – Lots 50A, 52A, 59A-KLC and Rock Homes		3
1996 - \$ 6,860	Battlefield Estates – Lots 41A & 54A	- Kectoctin Land Co.	2
1997 - \$ 0			0
1998 - \$ 3,700	Battlefield Estates – Lot 26A	- Kectoctin Land Co	1
1999 - \$ 7,460	Battlefield Estates – Lot 186A & 194A	- Kectoctin Land Co.	2
2000 - \$ 7,720	Battlefield Estates – Lots 102A &196A	- Kectoctin Land Co.	2
2001 - \$ 0			0
2002 - \$16,308	Battlefield Estates – Lots 90A, 101A, 76A, & 87A - KLC		4
2003 - 0			0
2004 - \$ 8,387	Battlefield Estates – Lots 107A, 112A	- Kectoctin Land Co.	2
2005- \$ 3,000	Darbybrook – Lot 32	- Brookfield Homes	1
2006- \$18,000	Darbybrook – Lots 2,3,4,5,6, & 31	- Brookfield Homes	6
2007 - 0			
2008 - 0			
2009 - 0			
2010 - 0			
Total \$94,955			

Kectoctin Land Co. has paid \$73,955 in school capital proffers for 20 houses out of the 40 additional houses allowed by the 1992 rezoning of a portion of Battlefield Estates.

Brookfield Homes has paid \$21,000 (\$14,000 schools and \$7,000 emergency services) in capital proffers for 7 out of the 7 additional houses allowed by the 2005 rezoning of a portion of Darbybrook.

16. BIOSOLIDS APPLICATIONS

On July 15, 1997 the Board of Supervisors approved the adoption of a text amendment establishing standards for the land application of bio-solids.

Beginning in 1998, two companies, Bio Gro and Recyc Systems applied biosolids in the County. Currently Synagro (formally Bio-Gro) and Wright Trucking spread on area farms. The following table summarizes the acreages applied each year. State law allows reapplications if it has been 3 years since the initial application.

Biosolids Applications

Year	Acres	# Farms
1998	180	2
1999	625	3
2000	0	0
2001	1830	11
2002	1145	11
2003	350	3
2004	150	4
2005	263	3
2006	950	9
2007	1,063	10
2008	1,307	13
2009	1,287	13
2010	1,989	21
12 Year Total	11,139	

In 2004, State law repealed Counties ability to regulate biosolid application beyond testing and monitoring. The change permits Counties to request reimbursement for expenses relating to monitoring and testing but eliminates increased setback standards that Clarke County had adopted to protect ground and surface water resources in sensitive karst areas.

Beginning January 1, 2008 the Virginia Department of Environmental Quality (DEQ) assumed regulatory oversight of all land application of treated sewage sludge, commonly referred to as biosolids. This action, which moves oversight of the Biosolids Use Regulations from the Virginia Department of Health to DEQ, was at the direction of the 2007 General Assembly, which voted to consolidate the regulatory programs so that all persons land applying biosolids would be subject to uniform requirements, and to take advantage of the existing compliance and enforcement structure at DEQ. DEQ has established an Office of Land Application Programs within the Water Quality Division to manage the biosolids program, as well as land application of industrial sludges, septage, livestock and poultry waste, and water reclamation and reuse. The Virginia Department of Health

will continue to consult with DEQ and advise the public on health issues related to biosolids applications.

All applications have been closely monitored by County and State representatives and have been in compliance with all requirements. In accordance with State Regulations, Counties may be reimbursed for the testing and monitoring expenses; in 2010 the County was reimbursed \$118,793.67.

CLARKE COUNTY CONSERVATION EASEMENT AUTHORITY

Easements recorded to Date

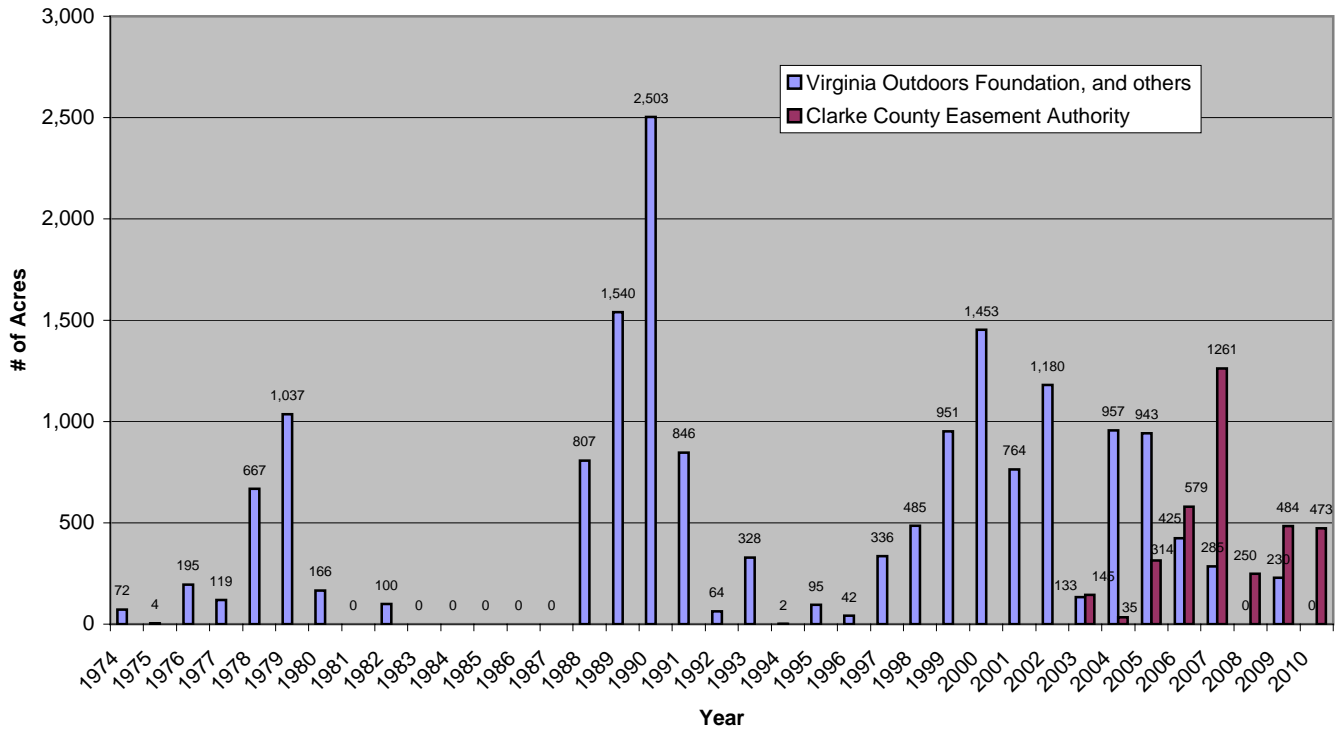
TYPE	YEAR	TAX MAP PARCELS	AMOUNT PAID*	ACRES	DUR'S TERMINATED	SELLER/DONATOR
Purchase	2003	28-A-52 & 28-A-53	\$225,000	144.58	3	Digges Family
Donated	2004	21A2-A-26 (portion)	-0-	3.61	13 lots	Greystone Properties
Donated	2004	30-A-28 & 28A	-0-	31.09	1	Zambanini Family
Purchase	2005	21-A-19	75000**	19.19	2	Bauhan Family
Purchase	2005	21-A-20	\$75,000	50.98	2	Bauhan Family
Donated	2005	20-((2))-3	-0-	24.98	0	Darryl & Deirdre Banks
Donated	2005	20-((2))-4	-0-	77.26	0	Williams Construction Inc.
Donated	2005	20-((2))-5	-0-	23.77	0	Richard & Dianne Senyitko
Donated	2005	20-((2))-6	-0-	40.63	0	Kevin & Leah Clowser
Donated	2005	20-((2))-8	-0-	20.01	0	Eric & Sara Lieser
Donated	2005	37-((A))-20	-0-	15.00	1	Joseph Hickey
Donated	2005	12-((A))-1B	-0-	40.78	0	Sylvia Wilson
Donated	2006	26-((A))-124	-0-	49.80	4	John Sullivan
Donated	2006	30-((A))-75	-0-	20.10	1	Tom Wiseman
Donated	2006	23-((A))-38A	-0-	23.37	0	Melanie Marks
Donated	2006	11-((A))-6B	-0-	54.09	1	Robert & Terry Chandler
Donated	2006	8-((A))-23	-0-	259.00	6	William & Joan Houck
Purchase	2006	30-((A))-86	\$114,075	74.00	3	William, Nelson & Jean Sipe
Purchase	2006	24-((A))-27	\$133,267	99.00	3	William Stenning & Rachel Lisle
Donated	2007	6-((3))-3	-0-	11.62	1	Clifford & Sandra Nelson
Donated	2007	28-((A))-44	-0-	95.00	4	Stuart Properties, LLC
Donated	2007	32-((7))-10	-0-	5.22	1	Robert & Jeanne Wade
Donated	2007	1-((A))-4	-0-	44.44	0	Scott & Connie Smith
Donated	2007	1-((A))-3	-0-	39.17	0	Richard & Mary Dimmel
Donated	2007	1-((A))-6	-0-	32.96	0	Karen Ardent
Donated	2007	32-((7))-13	-0-	14.01	1	Willow Lake
Donated	2007	32-((7))-5	-0-	6.18	1	Robert & Jeanne Wade
Donated	2007	8-((A))-12	-0-	81.73	3	Dirck Holscher & Karen Fox
Donated	2007	32-((A))-75	-0-	50.00	3	Melvin Kohn
Donated	2007	24-((A))-31	-0-	84.34	2	Robert & Sandra Calhoun
Donated	2007	20-((A))-6	-0-	88.35	3	Jimmy & Elizabeth Hill
Donated	2007	38-((A))-33E & 33F	-0-	34.94	2	Phillip Thomas
Donated	2007	28-((A))-8A	-0-	50.72	1	Anne McDonald
Donated	2007	12-((A))-1F	-0-	51.20	1	Carl Hales, et. al.
Donated	2007	38-((A))-8 & 15B	-0-	53.98	3	Thomas & Nancy Daugherty
Donated	2007	30-((A))-103	-0-	29.37	0	Spout Run Farm, LLC
Donated	2007	28-((A))-24 & 26	-0-	186.70	7	Joseph T. Sipe
Donated	2007	31-((1))-74, 76, 77, 81A	-0-	52.65	6	Linda Thomas
Donated	2007	15-((A))-42	-0-	235.02	4	Frankford Farm
Donated	2007	24-((4))-2	-0-	15.90	0	Janet Hamer
Donated	2007	22-((A))-45	-0-	17.50	2	Thomas & Jan Bundy
Donated	2008	38-((A))-33B, 33C, & 33D	-0-	29.39	0	Susan & Brian McCarthy
Purchase	2008	28-((A))-6	82,750	46.82	3	Thomas Russell
Donated	2008	29-((A))-7 & 7A	-0-	15.53	1	Anne Morgan
Donated	2008	30-((A))-14A	-0-	52.05	0	Peter & Cheryl Voytek
Purchase	2008	11-((A))-4	42,300	30.00	2	Dale & Jennings Sours
Donated	2008	17-((A))-5	-0-	23.43	2	Raven Rocks Associates

Donated	2008	29-((A))-12, 13, &14	-0-	53.41	4	Millwood Country Club, LLC
Purchase	2009	6-((A))-60	8,063	213.17	5	Robert & Donna Koon
Donated	2009	31-((1))-91	-0-	22.70	3	Valerie Kitchens
Purchase	2009	6-((A))-56 & 56A	27,750	204.82	4	Community of Cistercians
Purchase	2009	10-((A))-6A	16,437	42.90	1	RSP Enterprises
Purchase	2010	6-((3))-4	\$12,500	11.48	1	Randall Canterbury
Purchase	2010	20-((A))-22	\$40,000	19.01	2	Todd Kern
Purchase	2010	3-((3))-1	\$14,000	10.50	1	Amy Grimm & Kevin Yungk
Purchase	2010	28-((A))-5	\$120,000	133.01	6	Pleasant View Farms
Purchase	2010	3-((A))-11A	\$40,000	38.10	2	Kenneth Unger
Purchase	2010	31-((A))-8D	\$30,400	47.59	2	Jimmy Wyatt & Kathleen Clark
Purchase	2010	2-((A))-1	\$70,000	143.77	5	Circle Hill Farm, Inc.
Purchase	2010	31-((A))-8A	\$15,200	15.18	1	Jimmy Wyatt & Kathleen Clark
Donated	2010	11-((A))-5A	-0-	54.95	1	Alison Teetor
		Purchased	\$1,141,742	1344.10	48	
		Totals Donated	-0-	2215.95	70	
		Overall		3560.05	118	

* Funds from County

** \$25,000 from Shenandoah Resource Conservation Development Council and Beirre Carter Foundation

Conservation Easements – Virginia Outdoors Foundation, Virginia Department of Historic Resources & Clarke County Conservation Easement Authority



17. **PLANNING COMMISSION MEETING ATTENDANCE**

The following is the attendance record of the Planning Commission members for 2010. The record accounts for 10 regular, 1 special, and 11 briefing meetings. The attendance record is as follows:

Meetings Held				
Commissioners	Regular	Briefing	Special	Total
Arnold ¹	3	4	0	7
Batterton ³	6	3	0	9
Brumback ⁵	4	5	0	9
Caldwell	9	8	1	18
Dunning	4	7	0	11
McFillen ⁴	5	7	1	13
McKay	7	9	0	16
Nelson	11	10	1	22
Ohrstrom	6	9	1	16
Smart ²	5	5	0	10
Steinmetz	8	9	1	18
Thuss	10	8	1	19
Wade	9	8	0	17

Planning Commission Attendance

Congratulations to Commissioner Nelson for 100% attendance (22 out of 22). Commissioner Thuss gets the silver medal for attending 19 out of 22 meetings.

¹ Resigned 4/28/10

² Completed term 4/30/10

³ Resigned 10/1/10

⁴ Appointed 5/1/10

⁵ Appointed 6/16/10

PLANNING LOGS

1. 2010 Boundary Line Adjustments
2. 2010 Board of Septic Appeals
3. 2010 Board of Zoning Appeals
4. 2010 Certificate of Appropriateness
5. 2010 Minor Subdivisions
6. 2010 Major Subdivisions
7. 2010 Maximum Lot Size Exception
8. 2010 Rezoning
9. 2010 Site Plan
10. 2010 Special Use Permit
11. 2010 Text Amendments
12. 2010 County Code
13. 2010 Planning Fees
14. 2010 Zoning Permits
15. 2010 Sign Permits
16. 2010 Home Occupation Permits
17. 2010 Land Disturbance Permits - Minor
18. 2010 E&S Site Plans or Agreement in lieu of

2010 County - Boundary Line Adjustments

File #	Applicant	Property Owner #1	Property Owner #2	Orig Ac #1	Orig Ac #2	New Ac #1	New Ac #2
BLA-10-01	Oakland Orchard						
BLA-10-02	Oakland Orchard						
BLA-10-03	Jane A. Hart (merger)	same		6.23 ac.	6.687 ac.	12.918 ac.	-0-
BLA-10-04	Chris & Lori Stiles	Chris & Lori Stiles	Charlie Boy, LLC	3.75 ac.	163.5661 ac.	3.7500 ac.	163.5661 ac.
BLA-10-06	James T. & Sally Keesling, III	same		6.3103	5.6827	5.9937	5.993
BLA-10-07	Lisa & Charles Goshen	same		16.336	75.298	15.209	76.245
BLA-10-08	Betty Pearson	same	Robin L. Hayes	5.2755	2.2412	5.2394	2.2773
BLA-10-09	Christopher & Atesa Green	same	Mildred Dunn Wilson	70.0680	42.8794	69.1708	43.7766
BLA-10-10	JBM, LLC	MERGER					
BLA-10-11	A. Mackay-Smith, Jr.	Farnley Farm Limited Partnership		366.82	12.5719	371.2758	0.0000
BLA-10-12	HSBC Bank, Frank Wesby & Shen. Retreat Corp	Shenandoah Retreat Land Corp		7,569, 7,507, 7,926, 8,046, 5,957 sq ft		11,328, 25,677, 0 sq ft	
BLA-10-13	Oakland Orchard Limited Partnership	same		112.3214	48.6728	57.6025	103.3917
BLA-10-14	Oakland Orchard	same		57.6025	103.3917	48.6728	112.3214

2010 Boyce - Boundary Line Adjustments

File #	Applicant	Property Owner #1	Property Owner #2	Orig Ac #1	Orig Ac #2	New Ac #1	New Ac #2
BLA-10-01B	George Turner, II	Anna E. Jackson	George Turner, II	17,929 sq ft	4,183 sq ft	11,189 sq ft	10,923 sq ft

2010 County - Board of Septic Appeals

File #	Name	Tax Map#	Appeal/Variance	Acreage	Zoning	District
BSA-10-01	Walker, Robert	24-A-23A	Variance	230.03	FOC	Chapel

2010 County - Board of Zoning Appeals

File #	Name	Tax Map#	Appeal/Variance	Acreage	Zoning	District
BZA-10-01	Peterson, Sally	30A-A-39	Variance	0	RR	Greenway
BZA-10-02	Bosserman, Jerry	14E-1-5	Variance	0	AOC	Battletown
BZA-10-03	Elizabeth Clark Foundation & Wm.	30-A-104A	Appeal	53.61	AOC	Chapel
BZA-10-03	Elizabeth Clark Foundation & Wm.	30-A-14	Appeal	67.81	AOC	Chapel

2010 Boyce - Board of Zoning Appeals

None in 2010

2010 County - Certificate of Appropriateness

File #	Name	Tax Map#	Acreage	Zoning	District
CA-10-01	John Taylor	28A-A-41	0	RR/HO	Greenway
CA-10-02	Dawn Cockrell & James Doss	28A-A-60	1.4	RR/HO	Greenway
CA-10-04	Meade Memorial Church	28A-A-64	2	HO	Greenway
CA-10-05	John Elsea	28A-A-15	1	RR	Greenway

2010 County – Minor Subdivisions

File #	Applicant	Map#	# of Lots	Zoning	District
MS-10-01	Ragan, Raymond	16-A-66	2	AOC	Battletown
MS-10-02	Oakland Orchard LP	9-A-60	2	AOC	Battletown
MS-10-03	Sell, Eliz., Hoff, Matthew	20-A-18	2	AOC	Greenway
MS-10-04	Cather, Ray	7-A-7	2	AOC	Longmarsh
MS-10-05	C F Limited Partnership (Peter	9-A-62B	2	AOC	Battletown
MS-10-06	Dan McKay-Smith	36-A-4C	2	AOC	Greenway

2010 Boyce – Minor Subdivisions

None in 2010

2010 County – Major Subdivisions

None in 2010

2010 Boyce – Major Subdivisions

None in 2010

2010 County- Maximum Lot Size Exceptions

File #	Applicant	Map#	Zoning	District
MS-10-01	Ragan, Raymond	16-A-66	AOC	Battletown
MS-10-02	Oakland Orchard LP	9-A-60	AOC	Battletown
MS-10-03	Sell, Eliz., Hoff, Matthew	20-A-18	AOC	Greenway
MS-10-04	Cather, Ray	7-A-7	AOC	Longmarsh
MS-10-05	C F Limited Partnership (Peter	9-A-62B	AOC	Battletown
MS-10-06	Dan McKay-Smith	36-A-4C	AOC	Greenway

2010 County - Rezoning

File #	Name	Tax Map#	Zoning Change	Acreage	Zoning	District
RZ-10-01	R. Alexander Lee & Monica	30A-A-33	CN to RR	0.087	CN	Greenway

2010 Boyce – Rezoning

None in 2010

2010 County - Site Plans

File #	Name	Tax Map#	Acreage	Zoning	District
SP-10-01	Gunters Honey	7-6-7B	5.18	AOC	Longmarsh
SP-10-02	Town of Berryville	14-A-6	4.08	ITL	Longmarsh
SP-10-03	Northern Virginia Lions Youth	38-A-41	119.98	FOC	Greenway
SP-10-04	Verizon Wireless	13-A-61	46.79	AOC	Longmarsh
SP-10-05	Tebbett Enterprises	37A1-1-30	0	FOC	Greenway
SP-10-06	7-Eleven (Old Q-Stop)	7-A-71A	2.67	CH	Longmarsh
SP-10-07	Shentel Communications	16-A-33	149	AOC	Battletown
SP-10-08	Timothy, Cindy Ingram	26-A-5	1.35	FOC	Battletown
SP-10-09	Rappahannock Electric	27A-4-D	1.79	AOC	Greenway
SP-10-10	Rappahannock Electric	14-A-15	0.92	AOC	Longmarsh
SP-10-11	Blue Ridge Volunteer Fire Dept	25-A-8A	2.84	CN	Battletown
SP-10-12	Mision Cristiana Ciudad Deseada,	6-1-9	5	AOC	Longmarsh

2010 Boyce – Site Plans

None in 2010

2010 County - Special Use Permits

File #	Name	Tax Map#	Acreage	Zoning	District
SUP-10-01	Cindy, Timothy Ingram	26-A-5	1.35	FOC	Battletown

2010 Boyce – Special Use Permits

None in 2010

2010 County - Text Amendments

File #	Ordinance	Sections
TA-10-01	Zoning	Sec.3-A-1,2 & 3-C-2, Section 9-B
TA-10-02	Zoning	Sec.3A-1-a-3,3-C-2 & Sec. 9-B
TA-10-03	Subdivision	Sec. 7-C-3-(1)
TA-10-04	Zoning	Sec. 3-A-1-a, 3-A-2-1, 9-B, 3-C-2-1, 3-C-2-gg
TA-10-05	Zoning	Sec. 3-A-1-a, 3-A-2-a, 3-a, 12-a, 13-a, 9-B
TA-10-06	Zoning, Sub, County Code	ZO 6-H-5,8,15 & SO 8-1 & Code 154
TA-10-07	Zoning	Sec. 3-A-1-a-1
TA-10-08	Zoning	Sec.9-B-176
TA-10-09	Zoning	Sec. 4-I-2,5,9
TA-10-10	Subdivision	Sec. 4-G-7, 1-C-1
TA-10-12	Zoning	Sec. 3-A-12-c, 3-A-12-d
TA-10-13	Zoning	Sec. 3-A-12-c, 3-A-12-d, 3-A-13-e, 9-B
TA-10-14	Zoning	Sec. 4-I-3

2010 Boyce - Text Amendments

File #	Ordinance	Sections
TA-10-01B	Boyce Zoning	Section 6-H-10
TA-10-02B	Boyce Subdivision	Section 3-A-2-b, 3-A-1-h,
TA-10-03B	Boyce Zoning	Section 4-G-3
TA-10-04B	Boyce Zoning	Sections 3-A-1-a-1-a, b, 3-C-2,
TA-10-05B	Boyce Zoning	Sections 4-I-2, 4-I-3, 4-I-8
TA-10-06B	Boyce Subdivision	Section 4-G-7, 1-C-1
TA-10-08B	Boyce Zoning & Subd, Town	Sections 6-H-7(Zon) 6-C

County Code Amendments - 2010

File #	Chapter	Section	Proposed
CC-10-04	180 & 143	180-5, 143	Water & Wastewater so as to delete section 180-5 and septic systems and establish standards for the siting and installation of alternative onsite sewage systems

County Application Fees FY 09-10

Date	Receipt #	Amount	File #	Applicant
7/2/2009	2045	\$ 450.00	BLA-09-10	Julius + Jacqueline Lee/Chris + Lisa Curran
7/2/2009	2044	\$ 450.00	BLA-09-11	Flora Ferrebee Estate & Lawrence & Sandy Garrison
7/16/2009	2046	\$ 450.00	BLA-09-12	Dennis & Jan Mitchell / Lawrence Hardman
7/21/2009	2049	\$ 3,500.00	MS-09-03	Oxbridge Development
7/31/2009	2052	\$ 3,500.00	MS-09-04	Thomas & Rebecca Lawson
TOTAL		\$ 8,350.00		
8/12/2009	2054	\$ 3,500.00	MS-09-05	Tad Curry
TOTAL		\$ 3,500.00		
9/10/2009	2059	\$ 737.50	SP-09-07 (Amendment)	Trans Allegheny Power
9/15/2009	2060	\$ 2,330.00	SP-09-08	Snow White Grill
9/29/2009	2063	\$ 450.00	BSA-09-04	John Shaffer
9/29/2009	2062	\$ 450.00	BSA-09-05	Beth Clarke
9/29/2009	2064	\$ 450.00	BZA-09-02	Susan Molden-Harmon
		\$ 4,417.50		
10/13/2009	2065	\$ 450.00	BLA-09-13	James & Anne Racer
10/21/2009	2066	\$ 450.00	BSA-09-06	Charlotte Jones
		\$ 900.00		
12/8/2009	2071	\$ 1,000.00	SP-09-09 (Amendment)	Sanitary Authority
12/3/2009	2070	\$ 4,895.00	MS-10-01/MLSE-10-01	Raymond & Patricia Ragan
		\$ 5,895.00		
July - Dec 2009		\$ 23,062.50		
1/4/2010	2074	\$ 438.50	SP-10-01 (Amendment)	Gunter's Honey
1/20/2010	2076	\$ 5,775.00	BLA-10-01,02; MS-10-02; AS-10-01; MLSE-10-02; AS-10-02	Oakland Orchard
1/27/2010	2078	\$ 4,875.00	MS-10-03; MLSE-10-03	Elizabeth Sell & Matthew Hoff
1/28/2010	2080	\$ 450.00	BLA-10-03	Jane A. Hart
		\$ 11,538.50		
2/4/2010	2083	\$ 3,500.00	MS-10-04	Curtis & Erin Prentice - Ray Cather
		\$ 3,500.00		
3/11/2010	2086	\$ 500.00	BLA-10-04	Chris & Lori Stiles & Charlie Boy, LLC
3/22/2010	2088	\$ 6,000.00	TA-10-02	CornerStone Development, LLC
		\$ 6,500.00		
4/23/2010	2093	\$ 500.00	BLA-10-05	Vinegar Hill Assoc., LLC (Philip J. Whalen, Manager)
4/29/2010	2096	\$ 625.00	SP-10-03 (Amendment)	Northern Virginia Lions Youth Camp
		\$ 1,125.00		
5/14/2010	2098	\$ 500.00	BLA-10-06	James & Sally Keesling, III
5/20/2010	2099	\$ 625.00	SP-10-04 (Amendment)	Verizon Wireless
5/6/2010	2097	\$ 750.00	BSA-10-01	Robert Walker
		\$ 1,875.00		

6/4/2010	2102	\$ 625.00	SP-10-05 (Amendment)	Tebbetts Enterprise, LLC
6/8/2010	2104	\$ 4,000.00	MS-10-05	C F Limited Partnership (Peter Cook, Agent)
		\$ 4,625.00		
Jan - June 2010		\$ 29,163.50		
July - Dec 2009		\$ 23,062.50		
Jan. - June 2010		\$ 29,163.50		
TOTAL		\$ 52,226.00		

Boyce Application Fees FY 09-10

Date	Receipt #	Amount	File #	Applicant
8/10/2009	2053	\$ 700.00	MS-09-01B	Virginia Lanham (Roy Starry, Jr., Agent)
July-Dec '09		\$ 700.00		
3/15/2010	2087	\$ 450.00	BLA-10-01B	George Turner, II
Jan-June 2010		\$ 450.00		
July-Dec 2009		\$ 700.00		
Jan-June 2010		\$ 450.00		
FY 09-10 TOTALS		\$ 1,150.00		

E&S SITE PLANS or AGREEMENT IN LIEU OF (OVER 10,000 SF LAND DISTURBANCE) (7)

Updated 12/31/10

Source: Nancy Olin

Owner/Applicant	Location	Date	Map #	Purpose, amount disturbed
Clarke, Dave	Swimley @ Wadesville	10/19/10	3 A 3	10,000 driveway
Johnson, Robert	187 Pleasant Ln	12/9/10	16 A 58E	SF dwelling
Roberts, George	Lot 2 Cather subd.	8/18/10	7 4 2	SF dwelling
Szentamai, Miklos	6004 John Mosby Hwy.	5/10/10	29 A 18	12,000 sf single family home
Town of Berryville	Parshall Rd. WWTP expansion	5/1/10	14 A 68, 15 A 9 (a)	9.59 acres, expansion and upgrade plant
Town of Berryville	Effluent outfall line	5/1/10	multi parcels	20,000 linear feet (24 acres)
White Post Dairy	1794 Berrys Ferry Rd	8/3/10	29 A 33	Piers for modular

2010 Home Occupation Applications (48)**Updated 12/31/10***Source: Nancy Olin*

Applicant	Address	Date	Map #	Type Business Activity
Ash, Cheryl	144 Triple J Rd	4/22/10	7 A 44	Valley Earthfest event
Ash, Cheryl	Same	9/29/10	Same	Event coordination
Banks, Darryl	Old Waterloo Rd	7/2/10	20 2 3	painting and wallpainting
Booker, Patricia	22009 Blueridge Mt.	10/4/10	40A 1 16	Public relations
Boothe, Hassell	311 Moose Rd.	1/5/10	6 1 6	electrical service
Branham, Cheryl	983 Featherbed Ln	11/1/10	27-A-8a	Xmas trees, produce, seasonal
Brown, Heidi	2021 Bishop Manor	3/15/10	22 A 102	bookkeeping
Bowles, Adam	9142 Lord Fairfax H	4/29/10	22 A 9	computer repair
Campbell, Brad	27 Donn Ln	8/11/10	15A1 B9	Firewood cutting
Church, William	5260 Harry Byrd	1/8/10	15 2 4	audio DJ for events
Cokey, Sadie	321 Pine Grove Rd	1/19/10	26 A 10	bookkeeping services
Cooke, Daniel	2929 Kimble Rd	4/15/10	8 A 8a	landscaping
Culver, Thomas	1531 Kimble Rd	4/5/10	8 A 14	tree service
Daniels, Christop	200 Stonebrier Ln	7/28/10	6 A 27F	career and life counseling
Doss, James	290 White Post Rd	3/3/10	28A A 60	design/art studio
Downs, Alfred	2555 Gun Barrel	6/9/10	28 3 10	tool making
Erisman, Kevin	1250 Withers LaRue	6/9/10	4 A 17	construction contractor
Fertig, Carl	207 Bristow Ln	6/2/10	16 4 1	Food vending, drinks
Fisher, Gary	3820 Crums Church	1/20/10	3 A 19F	pet sitting
Fontaine, Dorothy	529 Cliff Ln	7/12/10	21 1 11	jewelry making
Godbold, Dennis	486 Kinsky Ln	8/11/10	24 1 20	Home maintenance
Hall, Tina	7322 Lord Fairfax	5/19/10	22 A 21	pipe cleaning, home office
Hanline, Dwight	862 White Post Rd	7/1/10	28 A 44	auto repair, handyman, music
Henry, Jason	135 Hickory Ln	1/29/10	25 A 1 6	handyman services
Ingram, Timothy	161 Pine Grove Rd	6/17/10	26 A 5	landscaping
James, Patricia	1517 Wickliffe Rd	6/17/10	15 A 51a	financial investment
Jenkins, Kelly	96 Locust Ln	10/13/10	25B-1-9A	cleaning services
Jerrell, Norma	582 Cliff Ln	5/8/10	32 1 14	cleaning
Johnson, Tracy	44 Black Oak Ln	7/13/10	17A3222018	home inspections
Kennicott, Ransom	2520 Old Charles Town	8/11/10	3 A 40	Home Inspections
Kranich, Bob	13721 Lord Fairfax	4/5/10	28 A 24	home repair
Larios, Jose	302 Elm Spring Ln	7/13/10	12A43D	Hispanic newsletter
Larrick, Laura	211 Dogwood Ln	4/26/10	17A1 9 61	photography
Martin, Daniel	103 Hickory Ln	2/16/10	25A 1 4	electrical contracting
Mongold, Mike	Fairgrounds	4/1/10		poultry/rabbit auction
Munson, Steve	Lord Fairfax Hwy.	9/16/10	28 A 56B	Wayside stand
Oudt, Meredith	161 Pastoral Ln	12/10/10	24 A 26G	bookkeeping
Pendleton, Chris	757 Bishop Meade	5/12/10	30A A 92	Painting contractor
Ramirez, Pedro	2033 Old Chapel Rd	4/28/10	22 A 70	yard work, mowing
Teaford, Carole	2829 Calmes Neck	2/24/10	31 1 3	Embroidery design operation
Van DerLinden, Lori	1421 Lewisville Rd	8/17/10	9 11 2A	Homeschooling in church
Wallace, Laure	9 Tadpole Ln	3/17/10	32 8 5	consulting
Wesiman, John	175 Sky Horse Ln	7/12/10	34 A 2	consulting
White, Chris	1183 Ebenezer Rd	1/27/10	25 2 11	government contracting
Wilkins, Lauralyn	1141 Old Chapel Rd	9/30/10	22 A 95	Photography website
Witt, Lindsey	214 Bridge Ln	1/22/10	25C 1 C	remodeling, home repair
Woodward, Shaw	50 Ross Ln	4/9/10	25B 3 6a	landscaping
Wuenschel, Terri	727 Beechwood Ln	4/16/10	17A223211	gift baskets and services

2010 SIGN PERMITS (5)**UPDATED 12/31/10****Source: Nancy Olin**

Applicant	Address	Date	Map #	Sign info
Beach, Charlie	40 Kimble Rd	3/31/10	7 A 71	Local Wood LLC
7-11 (old Q-Stop)	10176 Harry Byrd	8/18/10	7-A-71A	1 freestanding, 2 wall signage
Republican campaign signs	various county areas	10/7/10		temporary signs
Jones Automotive	12005 Lord Fairfax	11/15/10	21A54A	1 freestanding, 1 wall
Salinas Auto Repair	3269 Lord Fairfax	12/9/10	8 1 4A	16 sf freestanding sign

2010 MINOR LAND DISTURBANCE PERMITS (30)**Updated 12/31/10****Source: Nancy Olin**

Owner/Applicant	Address	Date	Map #	Purpose
Ash Will Farm	261 Summit Point	2/17/10	8 A 51	addition
Briggs, Don	149 Anna Ln	6/29/10	14 A 92	grading for barn
Cooke, Lisa	202 Lime Marl Ln	3/25/10	22D1 1	carport
Everhart, Raymond	19153 Blueridge Mt	2/16/10	26 A 140	storage
Farley, Iris	181 Mountaineer Ln	8/17/10	25 A 29	Redirecting stormwater
Ferrari, Andrew	1051 Nelson Rd	12/13/10	29 A 30	sf dwelling
Gum, Gregory	940 Browntown Rd	3/23/10	22 3 3	addition
Gustafson, Scott	330 Pioneer Ln	1/27/10	38 7 7	dressage ring
Gustafson, Scott	“ “	7/14/10	“	driveway
Haas, Kevin	22023 Blueridge Mt	5/4/10	40A 3 14	basement
Hemenway, Scott	2993 Salem Church	4/22/10	12 A 13	topsoil transporting
Isham, Christian	809 Cattleman Rd	5/17/10	16 A 42A	addition
Koon, Calvin	525 Fishpaw Rd	4/16/10	6 A 56	single family home
Lilly, David	34 Lime Marl	8/25/10	22D 1 6	garage
McKee Constr.	11859 Lord Fairfax	6/18/10	21 A 52	VDOT entrance
Leverette, Chris	549 Moose Rd	9/17/10	6 A 118	addition
Lundberg/Pederson	281 Taylor Hill Ln	5/11/10	25 A 34	inground pool
Peterson, Sally	80 Rocky Bank Ln	3/25/10	30A A 39	addition/porch
Ramsey, Frank	Rte. 7 next to Grafton	10/6/10	15 A 34	driveway
Roche, Robert	17550 Raven Rocks	9/30/10	18 A 13	garage
Shenandoah Retreat	173 Beechwood Ln	3/16/10	17A1 A 1	culvert installation
Shenandoah Retreat	Hemlock Ln., end of	10/20/10	17A1 A1....	enlarging cul de sac
Sipes, Joe	13721 Lord Fairfax	3/11/10	28 A 24	landscaping/grading
Stewart, Robert	1230 Chilly Hollow	9/22/10	24 A 28	garage
Stiles, Chris	Summit Point Rd.	7/30/10	4 A 8F	sunroom
Walker, Robert	Rte. 606 River Rd.	7/16/10	22 A 78B	SF dwelling
Warfield Homes	lot 1 Rose Hill Farm	2/17/10	24 A 26D	SF dwelling
Welsh, Benjamin	407 Stringtown Rd	9/14/10	8 A 47	garage
Whitehouse, Martin	3815 Shepherd Mill	7/2/10	9 A 62	pool
Wiedower, Jim	9800 John Marshall	3/26/10	20 A 21E	pool house

2010 ZONING PERMITS (26)**Updated 12/31/10***Source: Nancy Olin*

Applicant	Address	Date	Map #	Purpose
Briggs, Don	149 Anna Ln.	6/26/10	14F 110	36x50 barn
Carter, Richard	2161 Allen Rd	3/5/10	4 A 10c	24x60 farm machinery
Crim, Phillip	2793 Kimble Rd	5/3/10	8 A 8	single garage
Dean, Bradley	123 Eagle Point	11/24/10	31 A 26a	16x32 barn
Haggard, Henry	3583 Harry Byrd	4/30/10	16 A 37a	12x48 run-in shed
Harrison, Sharon	462 Country Club Ln	12/7/10	29 A 11A	33x22 ag shed
Hawken, Wendel	1982 Pyletown Rd	10/27/10	21-A-3a	16x32 run-in shed
Horn, Robert	433 Cather Rd	12/15/10	7 12 2	12x12 storage shed
Kylne, Roger	1030 Coulson Ln	10/5/10	25 4 B	28x30 acc. bldg.
Lawson, Lara	146 Allen Rd	10/25/10	2 7 2	12x16 run-in shed
Meade Memorial Church	172 White Post Rd	10/15/10	28A-A-64	4x20 basement step enclosure
Molden, Susan	1 Morning Star Ln	10/26/10	20 2 6	riding ring lighting
Morris, Shelly	649 Kimble Rd	12/2/10	7 A 82	well abandonment
Munson, Steve	15159 Lord Fairfax	6/24/10	28 A 56b	ag bldg. 24x32
Munson, Steve	Same	9/8/10	Same	Adding greenhouse
Nei, Caleb	90 Cunningham Ln	5/3/10	30A-A-44	porch expansion
Nicholson, Andrew	3512 Crums Church	4/2/10	3 1 2a	deck
Prater, Keiko	926 Berrys Ferry Rd	8/6/10	28 A 32	Garage/workshop
Roark, William	495 Gorham Ln	5/3/10	38 3 510	porch
Shenk, Alva	932 Bishop Meade	7/26/10	30A A 101	porch
Steuer, Lee	524 Country Club Ln	11/9/10	29 A 11	36x36 barn
Steward, Robert	1230 Chilly Hollow	9/22/10	24 A 28	garage
Stoneridge Investments	1835 Russell Rd.	3/1/10	6 3 7	28x48 storage
Taylor, Todd	39.1733 ac, parcel A	5/11/10	1 A 3	30x40 bldg., 10x40 lean to
Underwood, Richard	1181 Russell Rd.	6/23/10	7 2 12	24x48 shed
Wolfe, James	1242 Moose Rd	11/17/10	12 A 37	20x32 stable, tack room