

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, November 14, 2023 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. APPROVAL OF THE MINUTES

A. Approval of the Regular and Called Meeting on October 10, 2023

4. PUBLIC HEARING

- A. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.B. Wireless Telecommunications Facilities. Section 25-68.5. Uses permitted by special use permit.

Amendment adds a clause allowing the Board of Zoning Appeals to reduce or waive the requirement for portions of the fall zone that lie on publicly owned property.

- B. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems. Section 25-70.1. Definitions.

Amendment adds the definition of Fenced in Area to define the land area that includes the photovoltaic panels, stormwater facility, and landscaping that will be taken out of land use. Amendment updates the definition for large energy systems and small energy systems to include everything within the fenced in area that occupies less than or equal to (small energy systems) or greater than (large energy systems) 25 acres.

- C. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems. Section 25-70.4. Uses permitted by Special Use permit by the Board of Zoning Appeals.

Amendment adds the provision for Small Solar Energy Systems to be prohibited in Planning Policy Areas designated as Urban Service Areas and Community Development Areas within the Comprehensive Plan. Amendment also adds the standard for the proximity of solar facilities to be sited within two miles of an approved or existing small or large energy system.

- D. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems. Section 25-70.6. Uses permitted by Special Use Permit by the Board of Supervisors.

Amendment adds the provision for Large Solar Energy Systems to be prohibited in Planning Policy Areas designated as Urban Service Areas and Community Development Areas within the Comprehensive Plan.

- E. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems. Section 25-70.8. Location, Appearance and Operation of a Project Site.

Amendment adds the standard for the proximity of solar facilities to not be sited within two miles of an approved or existing small or large energy system.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

7. OLD BUSINESS

- A. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the New Leaf Energy, Inc. Special Use Permit request to construct and operate a small-scale solar energy system (3 MW) on property owned by Ellen B. Fitzgerald and Laura B. Fitzgerald (TMP 084 101C) located within the field to the north of the house at 147 Wayne Ave, south of the railroad that parallels Wayne Ave. in Stuarts Draft in the South River Magisterial District. The project is on approximately 36.5 acres and the proposed acreage to be developed within the fenced area is 23 acres. This request is located within an Urban Service Area of the Comprehensive Plan, planned for Industrial. **-Tabled at the 10/10/2023 Public Hearing.**

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

- A. Comprehensive Plan and Economic Development Strategy – Update
- B. Information for Commission – Code of Virginia, Section 15.2-2310 (Board of Zoning Appeals Items)

10. ADJOURNMENT