

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, September 14, 2021 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 August 10, 2021

4. PUBLIC HEARINGS

A. Ordinances to amend the following sections of the Augusta County Code:

- **Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions.** Amendment to the definition of bunkhouses to define such uses as accessory quarters for temporary stays of workers or customers at stables or riding academies and to create a new definition for temporary seasonal farm worker housing.
- **Chapter 25. Zoning. Division A. In General. Article V. Accessory Buildings and Uses. Section 25-53. Use accessory to agriculture.** Amendment to allow bunkhouses as an accessory use to agriculture with an Administrative Permit, provided the lot or parcel contains at least six acres and the number of guests to be housed at any point in time does not exceed six.
- **Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture Districts. Section 25-74. Uses permitted by special use permit.** Amendment to allow farm worker housing in General Agriculture districts with a Special Use Permit, provided the lot or parcel contains at least six acres and there are no more than two farm worker housing structures on a singular parcel. Amendment to allow bunkhouses in General Agriculture districts with a Special Use Permit, provided the lot or parcel contains at least six acres and the number of guests to be housed at any singular point in time is greater than six.

B. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the Wayne Ave Solar I, LLC Special Use Permit request to construct and operate a small-scale solar energy system (3 MW) on property owned by RAE Enterprises, LLC % Rebecca Glass (TMP 084 101A). A general description of the property's location is as follows: Located south of the Norfolk Southern railroad right of way and west of the Augusta County Service Authority wastewater treatment facility approximately 0.1 mile south of Wayne Avenue in Stuarts Draft in the South River District. The total parcel acreage is approximately 80 acres and the proposed disturbed area is approximately 45 acres. The property is located in the Urban Service Area of the adopted Comprehensive Plan. The general use of the property as stated in the Comprehensive Plan is Industrial, where industrial uses of varying scale and scope would be appropriate, and Low Density Residential, which may include detached residential units at a density of between one-half and one dwelling unit per acre.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)

10. ADJOURNMENT