

PRESENT: L. Howdyshell, Chairman
R. Thomas, Vice Chairman
G. Campbell
K. Shiflett
C. Bragg
T. Jennings
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker, Planner I

ABSENT: K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, September 14, 2021 at 4:45 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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The commission members traveled to the following site:

Wayne Avenue
Stuarts Draft, VA

Mrs. Bragg joined after the site visit.

Upon returning, Mrs. Tate discussed the items on the agenda for the upcoming BZA meeting and reviewed the rezoning request and ordinance amendments on the agenda.

Chairman

Secretary

PRESENT: L. Howdyshell, Chairman
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K. Shiflett
T. Jennings
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker, Planner I

Absent: K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 14, 2021 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Howdyshell stated as there were 6 members present, there was a quorum.

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MINUTES

Mrs. Carolyn Bragg made a motion to approve the minutes from the August 10, 2021 called and regular meeting of the Augusta County Planning Commission.
Mr. Thom Jennings seconded the motion which carried unanimously.

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PUBLIC HEARING

Mr. Howdyshell stated that there were two items on the agenda for Public Hearing.

Mrs. Tate introduced the first item as a request to amend Ordinances to 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.

Mr. Howdyshell opened the public hearing asking if anyone wished to speak on the ordinance amendments.

With none to speak Mr. Howdyshell closed the public hearing.

Mrs. Bragg stated that she felt the amendments would assist industries in the county and made a motion to accept the amendments as presented.

Mrs. Kitra Shiflett seconded the motion which carried unanimously.

Mrs. Tate read the next item on the agenda which was 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.

Mr. Howdyshell asked if the applicant was present and wished to speak.

Ms. Jessie Robinson with Borrego spoke on behalf of RAE Enterprises and Paul Fitzgerald. Ms. Robinson stated that this would be a 3 mega-watt project and that they would work directly with Dominion Energy.

Mr. John Bennett with AES Consulting Engineers spoke about the setbacks and landscape buffering for the solar panels.

Ms. Robinson stated that this property made a good site for the 3 mega-watt project because of the existing distribution lines and being in a Dominion Energy area. Ms. Robinson stated that they have offered a one- time payment of \$50,000.00 to the County.

Mr. Thom Jennings asked if the power produced would go to the main grid.

Ms. Robinson stated that yes it would go to the grid and onto the local substation. She mentioned that this solar project would not be a part of the shared use program.

Mr. Howdyshell opened the public hearing asking if anyone wished to speak on the request.

Mr. Paul Fitzgerald, part owner of the property being considered, of Jefferson Maryland stated that he felt the project was a good fit for the property.

Nancy Sorrells of 3419 Cold Springs Rd. spoke in favor of the request.

With no one left to speak on the request Mr. Howdyshell closed the public hearing.

Mrs. Bragg stated that she supported the project, specifically referencing the lack of access for traditional industrial development.

Mr. Jennings stated that he felt it met almost all of the Comprehensive Plan policies concerning small scale solar.

Mr. Howdyshell stated that he felt this request protected the property owner rights and that he felt it was in substantial accord with the Comp. Plan.

Mrs. Bragg made a motion to find the request in substantial accord.

Mr. Robert Thomas seconded the motion which passed unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the October 2021 meeting.

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ADJOURNMENT

There being no further business to come before the Commission, Mr. Howdysshell asked for a motion to adjourn.

Mrs. Shiflett made a motion to adjourn the meeting.

Mrs. Bragg seconded the motion, which carried unanimously.

Chairman

Secretary