

PRESENT: L. Howdyshell, Chairman
R. Thomas, Vice Chairman
G. Campbell
C. Bragg
T. Jennings
K. Shiflett
L. Tate, Senior Planner
C. Stoerker

ABSENT: K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Monday, June 7, 2021 at 2:00 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

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Mr. Larry Howdyshell opened the called worksession of the Planning Commission to discuss the draft list of pre-conditions & operating conditions for Special Use Permits issued for small-scale solar energy facilities.

Mrs. Leslie Tate reviewed with the Planning Commission members the draft list of conditions, which will be determined for each small-scale solar energy facility by the Board of Zoning Appeals.

Concerning draft condition #8 concerning setbacks, Carolyn Bragg asked if it could be asked for projects to have a larger setback from any residential homes.

Mrs. Tate stated that she felt that was something that would be done in the ordinance.

Mr. Howdyshell stated his concern with draft condition #14. He stated that sometimes mature trees need to be removed and will need to be replaced.

Mr. Robert Thomas showed concern for the hours of construction listed in draft condition #16. He stated that he felt the restrictions were a little harsh. Mr. Thomas stated that in the warmer months, workers may want to start earlier to beat the heat of the day and come back later in the evenings when it's cooled off.

Mrs. Bragg stated her concern for the hours of construction, especially near residential areas.

Mr. Howdyshell stated concern for the 8:00 am start time.

Mrs. Bragg asked if the construction time could be changed to 7:00 am to 7:00 pm.

Mr. Jennings suggested start times of an hour after sunrise and stop times of an hour before sunset due to the time changes of the seasons.

Concerning draft condition #29, Mr. Howdysshell asked if the location and the redistribution of topsoil after decommissioning could be addressed.

Mrs. Bragg asked about landfill fees and if the landfills would take materials after the site was de-constructed.

Mrs. Tate stated that something could be added to the conditions to include best practice for disposals.

Concerning draft condition #35, Mr. Howdysshell asked if the County offered any training to the firefighters on how to deal with solar panel fires. He suggested seeing how Rockingham County has handled training for their firefighters.

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ADJOURNMENT

There being no further business discuss, Mr. Howdysshell adjourned the meeting.

Chairman

Secretary