

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, January 12, 2021 7:00 P.M.

1. CALL TO ORDER
2. ELECTION OF OFFICERS
3. DETERMINATION OF A QUORUM
4. APPROVAL OF THE MINUTES
 - A. Approval of the Regular and Called Meeting on November 10, 2020
5. PUBLIC HEARING
 - A. A request to rezone from General Agriculture to General Industrial with proffers approximately 108 acres owned by Leslie L. and Karen A. Bell (TMP 046 82) located on the north side of Woodrow Wilson Parkway (Rt. 262) approximately 0.5 miles southeast of the intersection of Woodrow Wilson Parkway (Rt. 262) and Lee Highway (U.S. Rt. 11) in Verona in the Beverley Manor District. The proposed general use of the property is industrial. The general uses of the property as stated in the Comprehensive Plan are Industrial, where industrial uses of varying scale and scope would be appropriate, and Community Mixed Use, which may include a variety of residential uses at a density of six to twelve dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all cases, industrial uses.
 - B. A request to rezone from General Agriculture to General Business with proffers (portion along Nursery Road and Mt. Torrey Road) and Single-Family Residential with proffers (portion along Lyndhurst Road, Lyndhurst Station Road, and Mt. Torrey Road) approximately 6 acres owned by Waynesboro Nurseries, Inc. (TMP 085A (2) 7, 9, 10) located in the triangular land created by Lyndhurst Station Road (Rt. 624), Mt. Torrey Road (Rt. 894), and Lyndhurst Road/Nursery Road (Rt. 664) in Lyndhurst in the South River District. The proposed general use of the property is business and residential. The general use of the property stated in the Comprehensive Plan is Low Density Residential, which may include detached residential units at a density of between one-half and one dwelling unit per acre.
 - C. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the Round Hill Solar LLC Special Use Permit request to construct and operate a large solar energy system (83 MW) on property owned by the following landowners: Allen E. Bocock Jr. and Linda S. Bocock (TMP 075-9E, 075-5B, 075-4A, 075-2D, 075-5, 075-6, 075-4C, 075-4E, 074-139Y1, and 074-139Y) and Dennis Lee Bradley Sr. & Etal Trustee (TMP 075-8) A general description of the properties location is as follows: north and south of Guthrie Road (Route 652), east of White Hill Road (Route 654), and northwest of Tinkling Spring Road (Route 608). The acreage for all parcels is approximately 880 acres and the proposed acreage to be developed with photovoltaic panels is approximately 560 acres. All properties are in the

Riverheads District. Parcels included in this request are located in either Community Development Areas/Low Density Residential (1/2 to 1 unit per acre) or Agriculture Conservation Areas of the adopted Comprehensive Plan.

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. NEW BUSINESS

A. Meeting Schedule and Inclement Weather Resolution for 2021

8. OLD BUSINESS

9. MATTERS TO BE PRESENTED BY THE COMMISSION

10. STAFF REPORTS

A. Planning Commission 2020 Annual Report

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

11. ADJOURNMENT