

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of December 13, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Chair Firehock, Vice-Chair Clayborne, Mr. Bivins, Mr. Murray, Mr. Missel, and Mr. Carrazana • Staff members present were: Kevin McDermott, Rebecca Ragsdale, Bill Fritz, Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
3. Consent Agenda None	<u>Clerk:</u> None
4. Public Hearings	
4a. AFD202200002: Blue Run AFD – Periodic Review <p>Periodic (10-year) review of the Blue Run Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 22, parcels 10, 12, 16; Tax map 34, parcel 51; Tax map 35, parcels 22, 23, 24A, 26, 26B, 26B1, 26C, 26D, 28A, 29, 31, 32A, 37A1, 41A, 41A1, 41E, 43; Tax map 36, parcels 6A, 9, 20; Tax map 49, parcels 4A1, 4A5, 24, 24A, 24B; Tax map 50: parcels 5, 5B, 32A, 41A, 41Q, 42A, 42A1, 43, 45B, 47, 47A, 47B; Tax map 51: parcels 13, 14. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Clayborne, by a vote of 6:0, the Planning Commission recommended approval of AFD2022-02 Blue Run AFD – Periodic Review, for ten years for the reasons stated in the Staff Report.</p>	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.
4b. SP202200014: Woodridge Solar Substation <p>MAGISTERIAL DISTRICT(S): Scottsville TAX MAP/PARCEL(S): 11400000005100, 11400000005500, 11400000005600, 11400000005800, 11400000006500, 11400000006800, 11400000006900, 11400000007000, 11500000001000</p>	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>LOCATION: Secretary's Road (Route 708) between Blenheim and Woodridge</p> <p>PROPOSAL: A new electrical substation for transmission of power generated by the solar energy system proposed in SP202200015.</p> <p>PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on parcel 11400000007000 that consists of approximately 1,728 acres. No dwelling units proposed.</p> <p>ZONING: RA Rural Areas, which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p> <p>ENTRANCE CORRIDOR: No</p> <p>OVERLAY DISTRICT(S): Flood Hazard Overlay</p> <p>COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots). (Bill Fritz)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Clayborne, by a vote of 6:0, the Planning Commission recommended approval of SP2022-14: Woodridge Solar Substation, for the reasons stated in the Staff Report, with the conditions outlined in the staff report except with the following changes to conditions 1, 3, and 14:</p> <ul style="list-style-type: none"> • Require 3rd partying monitoring of the Vegetation Management Plan. • County to approve qualifications of the 3rd party. • Report prepared twice per year for the first five years and annually after that. • Decommissioning Plan to include as built plans. • Development and updating of decommissioning plan to be done by qualified individuals. <p>Action: On motion of Commissioner Missel, seconded by Commissioner Murray, by a vote of 6:0, the Planning Commission found SP2022-14: Woodridge Solar Substation to be in substantial accord with the Comprehensive Plan.</p> <p>4c. SP202200015: Woodridge Solar</p> <p>MAGISTERIAL DISTRICT(S): Scottsville</p> <p>TAX MAP/PARCEL(S): 11400000005100, 11400000005500, 11400000005600, 11400000005800, 11400000006500, 11400000006800, 11400000006900, 11400000007000, 11500000001000</p> <p>LOCATION: Secretary's Road (Route 708)</p>	
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Clerk:

Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>between Blenheim and Woodridge</p> <p>PROPOSAL: Solar-energy electrical generation facility, with photovoltaic panels and related equipment. The total property acreage is approximately 2,260 acres with approximately 650 acres used for panels.</p> <p>PETITION: Solar energy system allowed by special use permit under section 10.2.2.58 of the Zoning Ordinance, on nine parcels of land totaling approximately 2,260 acres. No dwellings proposed.</p> <p>ZONING: RA Rural Areas, which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p> <p>ENTRANCE CORRIDOR: No</p> <p>OVERLAY DISTRICT(S): Flood Hazard Overlay</p> <p>COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots). (Bill Fritz)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Murray, by a vote of 6:0, the Planning Commission recommended approval of SP2022-15: Woodridge Solar, for the reasons stated in the Staff Report, with the conditions outlined in the staff report except for the following changes to conditions 1, 3, and 14:</p> <ul style="list-style-type: none"> • Require 3rd partying monitoring of the Vegetation Management Plan. • County to approve qualifications of the 3rd party. • Report prepared twice per year for the first five years and annually after that. • Decommissioning Plan to include as built plans. • Development and updating of decommissioning plan to be done by qualified individuals. <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission found SP2022-15: Woodridge Solar to be in substantial accord with the Comprehensive Plan.</p>	
<p>5. Committee Reports:</p> <p>Commissioner Bivins: Places29 Hydraulic CAC met and received presentations from the Director of CAT and from Michael Culp about broadband affordability.</p>	

Commissioner Carrazana: MPO follow up from the last meeting.	
6. Board of Supervisors Meeting: December 7, 2022 Mr. McDermott gave an overview of the December 7, 2022, Board of Supervisors meetings and actions.	
7. New Business: Election of Officers and selection of committees upcoming at the first meeting in January.	
8. Old Business: None	
9. Items for follow-up: None	
Adjournment: Adjourned at 9:00 pm to next scheduled meeting on Tuesday, January 10, 2023, at 6:00 p.m.	