

**FINAL ACTION MEMO**  
**Planning Commission Meeting of December 12, 2023**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Vice-Chair Missel.</li> <li>• PC members present: Mr. Missel, Vice-Chair; Mr. Bivins; Mr. Murray; Ms. Firehock; and Mr. Moore</li> <li>• PC members absent: Mr. Clayborne, Chair; and Mr. Carrazana</li> <li>• Staff members present were: Kevin McDermott; Andy Herrick; Rebecca Ragsdale; Bill Fritz; and Carolyn Shaffer</li> </ul>	
2. <b>Other Matters Not Listed on the Agenda from the Public</b>	<u>Clerk:</u> None
3. <b>Consent Agenda</b> None	<u>Clerk:</u> None
4. <b>Public Hearings</b>  4a. <b>SP202300012 Kenridge Landscaping Amendment</b> MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCELS: 060K0-00-00-000A1; 060K0-00-00-000B1, B2, B3; 060K0-00-00100 through 060K0000006000 (Lots 1-60) LOCATION: North side of Ivy Road (Route 250 West across from Birdwood Golf Course) Approximately 1/2 mile west of the intersection of Ivy Road and the 29/250 By-pass. PROPOSED: Amendment to SP201200013 to change the approved conditions related to required landscape buffers, primarily along the eastern, western, and northern property line behind residential units. Approved uses remain unchanged and no increase in residential is proposed. ZONING CATEGORY/GENERAL USAGE: CO Commercial Office - offices, supporting commercial and service uses; and residential use by special use permit (15 units/acre) SECTION: 23.2.2(9) R-15 residential-15 units/acre ENTRANCE CORRIDOR: Yes COMPREHENSIVE PLAN LAND USE/DENSITY: Office Service - office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre) and Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots) in Neighborhood 7.	<u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>(Rebecca Ragsdale)</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 5:0, (Commissioner Clayborne and Commissioner Carrazana absent), the Planning Commission recommended approval of SP2023-12 Kenridge Landscaping Amendment, with revised Condition 6.</p> <p>4b. <b>CCP202300003 Secretarys Sand Solar Facility</b></p> <p>MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 12000-00-00-018A0 LOCATION: 5975 Alberene Rd., corner of Secretarys Sand Rd./Alberene Rd. PROPOSAL: Construction of a 366.6-acre solar energy facility PETITION: Review per Code of Virginia §15.2-2232 (H) to determine if the location, character and extent of a proposed solar energy facility, a special use permit use in the RA District (§18-10.2.2.58.) is in substantial accord with the County Comprehensive Plan. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: No 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) (Rebecca Ragsdale)</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Bivins, by a vote of 5:0, (Commissioner Clayborne and Commissioner Carrazana absent), the Planning Commission moved to defer this item until the special use permit review, at the request of the applicant.</p>	<p><u>Clerk:</u> None</p>
<p>5. <b>Committee Reports.</b></p> <p><b>Commissioner Moore:</b> Rio CAC discussed the multi-mobile land use in the AC44 presentation.</p>	<p><u>Clerk:</u> None</p>
<p>6. <b>Review of Board of Supervisors Meeting: December 6, 2023</b></p> <p>Mr. McDermott gave an overview of the Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None</p>
<p>7. <b>AC44 Update</b></p> <p>Mr. McDermott gave an update.</p>	<p><u>Clerk:</u> None</p>

8. <b>New Business</b>  Commissioner Moore used Microcat recently and enjoyed the experience.	<u>Clerk:</u> None
9. <b>Old Business</b>	<u>Clerk:</u> None
10. <b>Items for follow-up.</b>	<u>Clerk:</u> None
<b>Adjournment</b> Adjourned at 8:35 p.m. to the next scheduled meeting on Tuesday, December 19, 2023, at 6:00 p.m.	