

**AT A REGULAR MEETING OF THE ROCKBRIDGE COUNTY TOURISM  
CORRIDOR REVIEW BOARD HELD IN THE COUNTY ADMINISTRATIVE OFFICE  
BUILDING, 150 SOUTH MAIN STREET, LEXINGTON, VIRGINIA, ON MAY 5, 2021  
AT 4:00 P.M.**

**PRESENT:** CHUCK BARGER, TIM WELSH, AND ROB MISH  
**ABSENT:** JASON HARRIS AND LEE MCLAUGHLIN, JR  
**SECRETARY:** CHRIS SLAYDON  
**STAFF:**  
**OTHERS:** CHRIS WISE, TERRY SCHOLL, MELISSA SCHOLL, PAT  
HASTINGS AND DEREK SHEEHAN

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Mr. Barger called the meeting to order at 4:03 p.m.

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The second agenda was citizen comments. There were none.

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The third agenda item was the review of the April 7, 2021 TCO meeting minutes. On a motion by Mr. Welsh, seconded by Mr. Mish, the TCO Board unanimously approved the April 7, 2021 minutes with a minor correction.

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The fourth agenda item was the the continued plan review for a 5 MW (AC) solar field south of the Village of Fairfield, on the westside of Route 11. Mr. Slaydon reviewed the details of the project and reviewed the status of the special exception application.

Mr. Hastings reviewed the updated photo simulations. The first photo simulations showed the plantings under the existing power line that runs parallel to Route 11.

Mr. Mish asked if the plantings would grow high enough to screen the facility. Mr. Hastings stated that the goal was to mask the project from Route 11, however, the plantings that are able to be planted within the utility easement are limited to lower heights. Mr. Mish stated he felt that the hedge row that was shown in the picture provide the best to screening to the project. Mr. Hastings stated that they were skip laurel plantings.

Mr. Harris stated that he felt that larger evergreen plantings would provide a better screen. Mr. Barger agreed. Mr. Hastings replied that they were still open to explore plantings that would be outside of the utility easements. He stated that planting outside the utility easement would allow for larger plantings.

Mr. Hastings then asked if the Board would prefer keeping the plantings under the utility line easement and then add a single row of larger evergreens, outside the easement. He then stated that he had discussed utilizing Leyland Cypress trees with staff.

Mr. Barger stated that he felt that a staggered double row of evergreens would provide a nice buffer from Route 11. Mr. Mish agreed that a double row of plantings outside of the utility easement would provide a good screen.

Mr. Wise asked if it would be appropriate to him to address the Board. Mr. Barger stated that it would be fine for Mr. Wise to address the Board. Mr. Wise stated that it would be a good idea for the applicant to explore alternatives to Leyland Cypress. He stated that there were other species that would provide the same screening, but may not have a same health issues that the Leyland Cypress's sometimes experience. The Board thanked Mr. Wise for his comments

Mr. Slaydon asked the Board if they would prefer a double row of the same species of plantings or if they would prefer some diversity in the plantings. Mr. Harris stated that he felt that it would be worthwhile to explore some diversity in the plantings. Mr. Mish agreed.

Mr. Hastings stated that they were willing to explore planting options and develop an updated landscaping plan and photo simulations.

Mr. Slaydon stated that the Planning Commission was continuing its review of the special exception permit at the May 12<sup>th</sup> Planning Commission meeting and then asked if the Board would like to continue the TCO meeting to a later date in order for the applicant to further develop the updated landscaping plan. The Board agreed to continue the meeting to May 19, 2021 at 4:00 pm at the same location.

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The next plan review was for the exterior improvements to the existing Lexington Coffee Roasters facility located at 2345 N Lee Highway. Mr. Slaydon reviewed the details of the review that included the addition of a drive-thru on the righthand side of the building and associated signage.

Mrs. Scholl stated that when they created the business sixteen years ago, the business did not include retail sales. She stated that they now include retail sales and that a large segment of their customers is off of the interstate. She stated that with the change in the market, they would like to offer a drive-thru option for their customers. Mrs. Scholl reviewed the flow of traffic and the other details of the plans.

Mr. Barger started the discussion by asking about the hours of operation.

Mrs. Scholl stated that the current hours are nine to five, but with the addition of the drive-thru, they may start opening earlier.

Mr. Harris asked about the stacking of the drive-thru. Mrs. Scholl stated that she felt that five or six cars could be in line at one time. She stated that there were an additional six parking spaces associated with the plan. Additionally, she stated that there was one space that would be utilized if the customer had a large order. This would allow for improved flow.

Mr. Barger stated that he felt that it was a well-developed plan and felt that the improvements would be positive addition to the site. Mr. Mish agreed.

On a motion by Mr. Harris, seconded by Mr. Mish, the TCO board unanimously approved the plans for the Lexington Coffee Roasters, as submitted.

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With no further business to discuss, the meeting was continued until May 19, 2021 at 4:00pm.

**AT THE CONTINUED MEETING OF THE ROCKBRIDGE COUNTY TOURISM CORRIDOR REVIEW BOARD HELD IN THE COUNTY ADMINISTRATIVE OFFICE BUILDING, 150 SOUTH MAIN STREET, LEXINGTON, VIRGINIA, ON MAY 19, 2021 AT 4:00 P.M.**

**PRESENT: CHUCK BARGER, TIM WELSH, ROB MISH, AND LEE MCLAUGHLIN JR**  
**ABSENT: JASON HARRIS**  
**SECRETARY: CHRIS SLAYDON**  
**STAFF:**  
**OTHERS: PAT HASTINGS**

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Mr. Barger called the continued meeting to order at 4:02 p.m.

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Mr. Slaydon stated there was scheduling conflict with the Board of Supervisors Meeting Room and therefore the continued meeting was being held in the Extension Office Meeting Room. He stated that the purpose of the continued meeting was to allow the applicant, Dynamic Energy Solutions LLC, to further explore and develop a landscaping plan that moved the proposed landscaping closer to Route 11.

Mr. Slaydon then stated that on May 12, 2021, the Planning Commission recommended approval (to the Board of Supervisors) of the special exception permit with the following conditions:

- (1) The development of the property (38-10-A) for which the application is being made shall be in substantial accordance with the development plan prepared by Dynamic Energy, with revision dates of September 25, 2020, April 7, 2021, and \_\_\_\_\_.
- (2) The maximum height of the tilt for the solar array shall be fifteen feet (15’).
- (3) Landscaping shall be maintained in healthy condition for the life of the project.
- (4) Acceptance of a Decommissioning Agreement, incorporating the decommissioning plan dated May 12, 2021.
- (5) Approval contingent on the Tourism Corridor Overlay (TCO) Board approval, VDOT and Erosion and Sediment/Stormwater Management approvals.

Mr. Slaydon reported that discussion with the Planning Commission included landscaping along Route 11. The reason for the blank revision date in the draft conditions is the landscaping plan will be updated per the PC discussion.

Mr. Hastings then reviewed the details of the revised landscaping plan. The revised landscaping plan includes three rows of plantings closer to Route 11 (but outside of the utility right-of-way). Proposed plantings include two staggered rows (closest to Route 11) of Nellie Stevens Holly, and a third row of a mix of Green Giant Arborvitae & American Holly. He stated that the plantings will be the entire length of the project, excluding the access road/utility lines (along Route 11) and that the plantings will be 7-8' at planting.

Mr. Welsh asked about the width of the access road. Mr. Hastings stated that the road would be approximately twenty feet in width. Mr. Welsh then asked about the access road and the utility lines to the site. He stated that there looked like a lot of area between the proposed road and utility lines and asked about the possibility of having the utility lines closer to the access road. Mr. Hastings agreed and stated that they could move the utility lines closer to the access road and therefore have reduction of the break in the landscaping.

Mr. Welsh asked about the power line from the site to the existing power line along Route 11. Mr. Hastings stated that the line would run underground from site to a point along the access road then above ground to the existing power line along Route 11.

Mr. Barger stated that he felt that the proposed landscaping was an improvement and stated that he appreciated Mr. Hastings willingness to explore the landscaping scenarios. He then asked about the interstate side of the project. Mr. Slaydon stated that the Planning Commission reviewed the proposed landscaping along the interstate side of the project. Mr. Hastings then reviewed the landscaping plan associated with the interstate and the northern portion of the project. Mr. McLaughlin stated that the first review of the project did not include any landscaping along the interstate and that the Planning Commission felt that that the proposed landscaping would help break up the view of the solar facility.

On a motion by Mr. Welsh, seconded by Mr. Mish, the TCO board unanimously approved the schematic plans for Dynamic Energy Solutions LLC, as submitted with the modifications to the location of the proposed utility lines as discussed. The approval was contingent on the Board of Supervisors approval of the Special Exception Permit.

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With no further business to discuss, the meeting adjourned at 4:50 p.m.

Respectfully Submitted,

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Christopher T. Slaydon  
Director of Planning