

**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 MARCH 3,
2021 AT 4:00 P.M.**

PRESENT: CHUCK BARGER, TIM WELSH, AND ROB MISH, JASON
HARRIS AND LEE MCLAUGHLIN, JR
ABSENT: NONE
SECRETARY: CHRIS SLAYDON
STAFF:
OTHERS: CHRIS WISE, LEE MERRILL, CHRIS TOLLEY, MATT
PERTERS, TEJU PATADIA, PAT HASTINGS AND MICAH
FUCHS

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Mr. Barger called the meeting to order at 4:10 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 Adoption of the 2021 Tourism Corridor Overlay Review Board Meeting Schedule. On a motion by Mr. Welsh, seconded by Mr. Mish, the TCO board unanimously approved 2021 Tourism Corridor Overlay Review Board Meeting Schedule.

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The fourth agenda item was the Election of Officers. Mr. Slaydon reviewed the current slate of officers. On a motion by Mr. Mish, seconded by Mr. McLaughlin, the TCO board unanimously approved Mr. Barger as the Chair, Mr. Welsh as the Vice-Chair and Mr. Slaydon as the secretary.

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The fifth agenda item was the review of the minutes. Mr. Slaydon stated that he did not have the minutes from the October 7, 2020 TCO meeting and would present the draft minutes at the next meeting.

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The sixth agenda item was the plan reviews. The first plan review was 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 special exception application/process that the

applicant had submitted.

Mr. McLaughlin started the discussion by asking about the the planting heights of the proposed landscaping.

Mr. Pat Hasting stated that most of the landscaping would be a minimum of six feet when installed.

Mr. Welsh asked about the details of the fence.

Mr. Hastings stated that it would be a six- or seven-foot chain link fence that would be around the perimeter of the project.

Mr. Welsh asked about the site selection and the ownership of the solar field.

Mr. Micah Fuchs reviewed the site selection process and stated that the landowner would own the land and that solar site would be a leased area.

Mr. Barger asked about the size of the project and asked about the life cycle of the project.

Mr. Hastings stated that a standard is approximately eight acres per MW and that the average life cycle is twenty-five to thirty years.

Mr. Slaydon reviewed the special exception process and stated that a condition of the special exception permit would be a decommissioning plan/agreement for the project.

Mr. McLaughlin stated that another condition that has been recommend in past project is a maximum height for the panels. He then asked about the proposed height.

Mr. Hastings stated that the panels rotated with the sun and that at the highest point would be eight to ten feet. He then stated there is approximately two to three feet from the ground to the bottom of the panels.

Mr. Harris asked about any potential safety issues with the panels and the traveling public.

Mr. Hastings stated that glare is not an issue and would provide additional documentation on the glare subject.

Mr. Welsh asked about the color of the post and brackets for the solar panels.

Mr. Fuchs stated that the post and brackets are galvanized steel.

Mr. Welsh asked about the landscaping plan. He stated that he felt that additional landscaping would be needed between the project and Route 11. He stated that he realized that the project was three hundred feet from Route 11, but felt the landscaping could be increased.

Mr. Barger agreed and stated that photo simulations would be beneficial to help visualize the project.

Mr. Hastings stated that they were not opposed to additional landscaping for the site and stated that they would work on the photo simulations.

Mr. Mish asked about maintenance of the site.

Mr. Hastings stated that on most sites there is minimum maintenance for the panels. He stated that they would be responsible for the maintenance of the landscaping and the site gets mowed two or three times during the growing season.

Mr. Merrill asked if he could address the Board. He stated the he felt that it was a good project and that the photo simulations would be beneficial. He asked if the applicant could explore a darker fencing and a dulling agent for the post and brackets for the panels. He then asked if they have ever used sheep to maintain the grass.

Mr. Hastings stated that they have used black fencing in past project, but has not used black posts or brackets.

Mr. McLaughlin stated that he felt that it was a good site selection and looked forward to hearing the comments at the upcoming Planning Commission Meeting. He then stated that it would be good to explore a darker fence and asked about the dulling agent for galvanized steel.

Mr. Hastings stated the post and brackets for the panels would be the same as the fence, but would explore other options, review the current landscaping and photo simulations.

The Board thanked Mr. Hastings and Mr. Fuchs for their time.

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The next plan review was for the proposed improvements to the former convenience store located at 4800 S Lee Highway. Mr. Slaydon stated that this convenience store was located directly across the road from the Fancy Hill Convenience Store that was reviewed at the last meeting.

Mr. Patadia reviewed the details of the project and stated that he understood that the gas canopy and signage would have to be reviewed at a later date, He stated that they wanted to proceed with the building renovation and the proposed 900 square foot addition and therefore had submitted the plans for the building first.

Mr. Welsh asked about the parapet wall and how it was tied in to the sides of the building and asked about the height of the wall and if it projects out from the building.

Mr. Peters reviewed the details of the wall design and stated that the parapet wall is 5'9' in height and projects out 16'

Mr. Welsh stated that it was an improvement and is excited to see additional activity at the interchange. He stated that it would be beneficial to have one drawing that shows the color schemes,

Mr. Barger agreed and stated that it was great to see all the improvements to the interchange.

Mr. Patadia stated that he would get one elevation that shows all the color schemes.

Mr. Slaydon stated that once he received the updated information, he would forward the information to the Board. He then stated that the wall signage, free standing sign, and canopy would be submitted to the Review Board at a later date.

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The sixth agenda item was updates and administrative approvals. Mr. Slaydon stated the Horse Center was working on some fencing improvements along Route 39. Mr. Slaydon did not have any additional updates.

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With no further business to discuss, the meeting adjourned at 5:05 p.m.

Respectfully Submitted,

Christopher T. Slaydon
Director of Planning