

AT A REGULAR MEETING OF THE ROCKBRIDGE COUNTY PLANNING COMMISSION HELD ELECTRONICALLY AND, IN THE COUNTY, ADMINISTRATIVE OFFICE BUILDING, 150 SOUTH MAIN STREET, LEXINGTON, VIRGINIA JUNE 09, 2021 AT 7:00 PM.

PRESENT: MELISSA HENNIS, KIMBERLY HINES, AND DAVID WHITMORE
ABSENT: LEE MCLAUGHLIN, JR., AND ROBERT LUCAS
SECRETARY: CHRIS SLAYDON
STAFF: CHRIS MUSSO
COUNTY ATTORNEY: VICKIE HUFFMAN
OTHERS PRESENT: DAN MIEAR
PRESENT ELECTRONICALLY: PAIGE GANCE

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Ms. Hennis called the meeting at 7:05 pm with a verbal roll call of the Planning Commission members as follows: Mr. Lucas – Absent; Ms. Hennis – Present (in person); Ms. Hines – Present (in person); Mr. Whitmore – Present (in person); Mr. McLaughlin – Absent.

Ms. Hennis then advised that the meeting is being held by electronic means pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 5, 2021, and then read the procedures for the meeting.

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The second agenda item was Citizens Comments. Ms. Hennis stated that the meeting would proceed with Citizen Comments. She indicated that, in addition to participating by Zoom or telephone, written Citizens Comments had been solicited for receipt via email, U.S. Mail, and the drop box located at the County Administration Building.

Ms. Hennis asked if anyone present wanted to speak; there was not. She then asked if anyone online wished to speak; there was not.

At 7:10 pm, Ms. Hennis closed the floor to Citizens Comments.

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The third agenda item was the review of the May 12, 2021 meeting minutes. Upon a motion by Ms. Hines, seconded by Mr. Whitmore, the Commission voted unanimously to approve the minutes as presented.

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The fourth agenda item was the Board of Supervisors report. At their May 24 meeting, Mr. Slaydon stated that the Board of Supervisors had five items on their agenda relating to the

Commission; the rezoning for Thunderbridge Campground LLC, which was approved unanimously, the special exception permit for Thunderbridge Campground LLC, which was approved unanimously, the special exception permit for Chaos Mountain Brewing, which was approved unanimously, the special exception permit for a Dominion Energy substation, which was approved unanimously, and the special exception permit for Dynamic Energy's solar field, which was delayed until the June 28, 2021, Board of Supervisors meeting.

Mr. Slaydon then stated that the TCO Board met on June 2, 2021, and approved the plan for Chaos Mountain Brewing with some minor changes to the color scheme and contingent upon staff approval of the parking lot lighting scheme which is still being worked on.

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Ms. Hennis advised that the Commission will use the same process for public hearings as citizen comments.

The fifth agenda item was the rezoning of 24.972 acres of land owned by Alexander Tallman and Paige Gance, consisting of tax map numbers 74-A-29B, 74-22-2, and 74-22-3 as follows:

Notice is hereby given per Section 15.2-2204 of the Code of Virginia and Section 802.03, 04 and 05 of the County of Rockbridge Land Development Regulations that a public hearing will be held by the Rockbridge County Planning Commission on Wednesday, June 9, 2021, at or after 7:00 pm in the Board of Supervisors Meeting Room in the County Administrative Building, 150 South Main Street, Lexington, Virginia 24450, followed by a public hearing by the Board of Supervisors on Monday, June 28, 2021, at or after 6:00 pm at the same location to consider the following application: Paige Gance and Alexander Tallman, 62 Brushwood Place, Lexington, VA 24450 have made an application for a rezoning from the General Residential (R-1) Zoning District to the Agricultural and General Uses (A-2) Zoning District. The property consists of 24.972 acres (per tax records) and is on the northside of Enfield Road (Route 672), approximately 1 mile west of the intersection of Enfield Road (Route 672) and Kendal Drive (private road) and is further identified as tax map numbers 74-A-29B, 74- 22-2 and 74-22-3. The property is located in the Kerrs Creek Magisterial District.

Mr. Slaydon presented the property in question and discussed its history. The area was initially zoned Residential, General (R-1), before portions of it were rezoned to Agricultural, General (A-2) sometime around 1984. The proposed rezoning would rezone the residential use property to A-2 to match the surrounding zoning and better fit the land's suitability. The parcel with the dwelling, as well as the neighbor's residential parcels, would remain R-1.

Ms. Paige Gance and Alexander Tallman, 62 Brushwood Place, Lexington, VA 24450 have made an application for a rezoning from the General Residential (R-1) Zoning District to the Agricultural and General Uses (A-2) Zoning District. The property consists of 24.972 acres (per tax records) and is on the northside of Enfield Road (Route 672), approximately 1 mile west

of the intersection of Enfield Road (Route 672) and Kendal Drive (private road) and is further identified as tax map numbers 74-A-29B, 74-22-2 and 74-22-3. The property is located in the Kerrs Creek Magisterial District.

Gance was present electronically and was introduced by Mr. Slaydon. She stated that Mr. Slaydon did an excellent job presenting the situation and had nothing further to add except that they did not have public water or sewer.

Ms. Hennis opened the floor to discussion amongst the Commission. There was none.

Ms. Hennis then opened the public hearing for public comments. There were no public comments. Ms. Hennis then closed the public hearing.

Ms. Hines motioned to approve the rezoning as proposed. Mr. Whitmore seconded the motion. The motion passed unanimously.

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The sixth agenda item was a site plan review submitted by Rockbridge County of a staffed solid waste collection center located in Glasgow and zoned General Business (B-1).

Mr. Slaydon presented the proposed site plan. He explained that the plan was to merge approximately 3.6 acres worth of parcels and close off the street area between them. He further explained that four existing unstaffed sites in the surrounding area would be closed to accommodate this site and showed a map of these sites.

Mr. Slaydon then went on to show and detail the landscaping plan for the site and explained how it fell outside the purview of the TCO before introducing Mr. Mear, director of Blue Ridge Resource Authority, to field questions from the Commission.

Mr. Mear added that the landscaping plan would include an eight-foot privacy buffer of plantings.

Ms. Hennis asked the Commission if there were any questions and reiterated that this is not a public hearing.

Mr. Whitmore asked how long the project would take to complete.

Mr. Mear said they would be inviting bid proposals in the next month and that the project should begin in about six to eight months.

Mr. Whitmore asked how many unstaffed facilities will be left after they close these.

Mr. Mear said twelve.

Mr. Whitmore asked if there were plans to eliminate the rest.

Mr. Mear said yes, there was.

Ms. Hines made a motion to approve the site plans as proposed. Mr. Whitmore seconded the motion. The motion passed unanimously.

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The seventh agenda item was a continued discussion on adopting a solar energy ordinance.

Mr. Musso gave a presentation showing the results of research in respect to other counties' solar ordinances.

Ms. Hennis asked if a group would be formed to address the need for a solar ordinance.

Mr. Slaydon stated that that would be beneficial and that the next step should be getting some draft ordinance recommendations created and presented for review at the next meeting. A subcommittee could then be formed after that.

Ms. Hennis stated that she believes a subcommittee would be beneficial to discuss the research done up to this point and draft ordinances from there.

Mr. Slaydon discussed how similar other localities ordinances were with what the County has already done on past solar farm special exceptions.

Discussion about the County's current and upcoming solar special exception permits then proceeded.

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With no further business to discuss, Ms. Hennis adjourned the meeting at 7:40 pm.

Respectfully Submitted,

Christopher T. Slaydon
Secretary