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County of Rockbridge

Office of Community Development

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ROCKBRIDGE COUNTY NOTICE OF PUBLIC HEARINGS

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 public hearings will be held by the Rockbridge County Planning Commission on Wednesday, July 14, 2021, at or after 7:00 p.m. in the Board of Supervisors Meeting Room in the County Administrative Building, 150 South Main Street, Lexington, Virginia 24450, followed by public hearings by the Board of Supervisors on Monday, July 26, 2021, at or after 6:00 p.m. at the same location to consider the following applications:

- 1) Carrie Hite, 32 Wet Bear Lane, Fairfield VA 24435 has made an application for a special exception permit in order to develop a pet grooming business. The property is owned by Bradley W. and Carrie K. Hite, 32 Wet Bear Lane, Fairfield VA 24435. The property is located in the General Agricultural (A-2) Zoning District and per section 603.03-5 of the County of Rockbridge Land Development Regulations, kennels are a use by special exception in the A-2 District. The property is located at 32 Wet Bear Lane, Fairfield VA 24435 and is on the westside of Wet Bear Lane (private road), approximately .05 miles south of the intersection of Wet Bear Lane (private road) and Cupps Hill Road (Route 706) and is further identified as tax map number 40-A-25A. The property is located in the South River Magisterial District.
- 2) Buffalo Creek Foundation (Lee and Rebecca Taylor), 401 Lime Kiln Road, Lexington VA 24450 has made an application for a special exception permit in order to develop a private school. The private school is proposed on a portion of the property that is owned by BJB Properties LLC, 2440 Raphine Road, Raphine VA 24472. The property is located in the Agricultural Transitional (A-T) Zoning District and per section 603B.03-17 of the County of Rockbridge Land Development Regulations, private schools are a use by special exception in the A-T District. The property is located at 31 Steeles Fort Loop, Raphine VA 24472 and is on the westside of Steeles Fort Road (Route 706), and the northside of Moores Trail (Route 794). and is further identified as tax map number 40-1-1. The property is located in the South River Magisterial District.
- 3) Siegfried Holdings LLC (Karen & John Siegfried), 250 Tupelo Lane, Raphine VA 24472, has made an application for a special exception permit in order to develop a special events venue. The property is located in the General Agricultural (A-2) Zoning District and per section 603.03-24 of the County of Rockbridge Land Development Regulations, special events are a use by special exception in the A-2 District. The property is owned by Siegfried Holdings LLC, 55 Kennedy-Wade's Mill Loop, Raphine VA 24472 and is on the northside of Kennedy-Wade's Mill Loop (Route 816), approximately .11 miles north of the intersection of Kennedy-Wade's Mill Loop (Route 816) and Raphine Road (Route 606) and is further identified as tax map number 27-1-1B. The property is located in the Walkers Creek Magisterial District.
- 4) Holocene Finance LLC d/b/a Holocene Clean Energy, on behalf of HCE Bustleburg Solar LLC, 727 W. Hargett Street Suite 201, Raleigh NC 27603 has made an application to amend conditions associated with the landscaping plan and fencing plan for a previously approved special exception permit for a 2.5 MW (AC) solar project. The property is owned by Kenneth and Susan Mohler, 85 Walkers Creek Road, Rockbridge Baths VA 24473. The property is located in the General Agricultural (A-2) Zoning District and per section 603.03-9 of the County of Rockbridge Land Development Regulations, public utilities are a use by special exception in the A-2 District. The special exception permit for the 2.5 MW (AC) solar project was approved by the Board of Supervisors on January 27, 2020. The purpose of this application is

to modify the landscaping plan and fencing plan. The property is located on the east side of Walkers Creek Road (Route 602), approximately .5 miles north of the intersection of Walkers Creek Road (Route 602) and Maury River Road (Route 39) and is further identified as tax map number 36-A-65. The property is located in the Walkers Creek Magisterial District.

Information on these applications is available in the Rockbridge County Office of Community Development, 150 South Main Street, Lexington, Virginia, by phone at 540-464-9662 or by email at cslaydon@rockbridgecountyva.gov

By: Chris Slaydon
Director of Community Development

2 consecutive weeks
(June 30, 2021 & July 7, 2021)