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County of Rockbridge

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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, September 08, 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, to consider the following applications:

- 1) Hidden Valley Farm Inc., 345 Spring Meadow Lane, Lexington, VA 24450, has made an application for a rezoning of approximately a 9.75 acre portion of land from the General Industrial (I-1) Zoning District to the Agricultural and General Uses (A-2) Zoning District. The property is owned by Hidden Valley Farm Inc., 345 Spring Meadow Lane, Lexington, VA 24450. The property is located at 345 Spring Meadow Lane, Lexington, VA 24450, and is on the northside of Collierstown Road (Route 251), approximately 0.65 miles west of the intersection of Collierstown Road (Route 251) and Possum Hollow (Route 764) and is further identified as tax map number 74-A-75. The property is located in the Buffalo Magisterial District.
- 2) Joseph S. Bahhur, 76 Red Hill Road, Fairfield, VA 24435, has made an application for a special exception permit to operate a bed and breakfast homestay. The property is owned by Joseph S. Bahhur, 76 Red Hill Road, Fairfield, VA 24435. The property is located in the Residential General (R-1) Zoning District and per section 604.03-1 of the County of Rockbridge Land Development Regulations, bed and breakfast homestays are a use by special exception in the R-1 District. The property is located at 76 Red Hill Road, Fairfield, VA 24435, and is on the westside of Red Hill Road (Route 710), approximately 0.15 miles south of the intersection of Red Hill Road (Route 710) and North Lee Highway (Route 11) and is further identified as tax map number 39A-1-64A. The property is located in the South River Magisterial District.
- 3) Kelly Mangione, 1491 Thornhill Road, Lexington, VA 24450, has made an application for a special exception permit in order to develop a lodge. The property is owned by Sunset Farm LLC, 1475 Thornhill Road, Lexington, VA 24450. The property is located in the Agricultural Transitional (A-T) Zoning District and per section 603B.03-6 of the County of Rockbridge Land Development Regulations, lodges are a use by special exception in the A-T District. The property is located at 1475 Thornhill Road, Lexington, VA 24450, and is on the southside of Thornhill Road (Route 251), approximately 0.12 miles northeast of the intersection of Thornhill Road (Route 251) and Possum Hollow (Route 764) and is further identified as tax map number 74-6-1B. The property is located in the Buffalo Magisterial District.
- 4) Rockbridge County, 150 South Main Street, Lexington, VA 24450, is applying to amend Section 302: Definitions, Section 602: Agricultural and Limited Uses (A-1), and Section 603: Agricultural and General Uses (A-2) of the County of Rockbridge Land Development Regulations. The proposed text amendments will define Wood Yards and provide for Wood Yards as a use by special exception in the A-1 and A-2 Zoning Districts. The full text of the proposed amendments can be obtained by contacting the Office of Community Development.
- 5) Crown Hardwood Co., 1270 Baltimore Pike, West Grove, PA 19390, has made an application for a special exception permit in order to develop a Wood Yard. The property is owned by B.B.

Ayers and Sons, Inc., 3505 West Midland Trail, Lexington, VA 24450. The property is located in the Agricultural and General Uses (A-2) Zoning District and this application is contingent upon the pending zoning text amendment to allow Wood Yards as a use by special exception in the A-2 Zoning District. The property is located at 3505 West Midland Trail, Lexington, VA 24450, and is on the southside of West Midland Trail (Route 850), approximately 0.28 miles east of the intersection of West Midland Trail (Route 850) and White Rock Road (Route 629) and is further identified as tax map number 46-A-62. The property is located in the Kerrs 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
Office of Community Development

2 consecutive weeks
(August 25, 2021 & September 1, 2021)