

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
MONDAY, AUGUST 5, 2019
6:00 P.M.
COURT ROOM

- 1. Call to Order**
- 2. Roll Call/Determination of Quorum**
- 3. Approval of Minutes**
 - a. July 1, 2019 – Regular Monthly Meeting
- 4. Citizens Comment Period – Planning Related Issues Only (other than items on the agenda)**
- 5. New Business**
 - a. **ZA19-01 – Zoning Text Amendment - Article 4, Table 4.1 (public hearing)**
Requesting approval of a Zoning Text Amendment amending Article 4, Table 4.1 to allow for home occupations in the Rural Residential (RR) zoning district.
 - b. **ZA19-02 – Zoning Text Amendment - Article 4, Table 4.1 (public hearing)**
Requesting approval of a Zoning Text Amendment amending Article 4, Table 4.1 to include fuel distribution facility with no retail from the property and no outdoor storage in the GB1 and GB2 zoning district as a by right use. Fuel Distribution facility with onsite retail and outside storage of tanks, equipment, vehicles in the GB1 by approved CUP or as a by right use in GB2, LI and I zoning districts.
 - c. **ZA19-03 – Zoning Text Amendment – Article 17, Non-Conforming Uses (public hearing)**
Requesting approval of a Zoning Text Amendment amending Article 17, in its entirety for clarity.
 - d. **Walnut Solar, I – Request for second deferral for 60 additional days**
- 6. Old Business**
 - a. **15.2-2232(H) - Legal status of plan (set public hearing)**
A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or

eligible agricultural customer-generator under § 56-594 or by a small agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

b. **ZA18-05 – Open Road Renewables** (*set public hearing*)

Requesting approval of a Zoning Text Amendment (ZA18-05) amending Article 4, Table 4.1 to eliminate setbacks between parcels participating in the same solar project.

c. **CUP18-01 and SP18-04 – Open Road Renewables** (*set public hearing*)

Requesting approval of a Conditional Use Permit (CUP18-01) and Level 3 Preliminary Site Plan (SP18-04) for a 110 MW utility scale solar energy facility. The subject properties are located south of Lewis B Puller Memorial Highway, north of Taylorsville Road, east of Pear Tree Avenue, and east of York River Road, consisting of approximately of 1,698 acres, in the Buena Vista Magisterial District, County Tax Map Numbers 1623-134R-650, 1623-134R-650D, 1623-134R-199, 1623-65L-222, 1623-134R-653, 1623-134R-637A, 1623-134R-637C, 1623-134R-653A, 1623-134R-637B, 1623-134R-637, 1623-134R-638, 1623-134R-639, 1623-134R-649, 1623-134R-649A1, 1623-134R-183C, 1623-134R-454, 1623-134L-454B, 1623-134R-649A, 1623-134R-637D.

7. Staff's Comments

- a. Upcoming Application(s) (*if any*)
- b. Other Comments/Updates (*if any*)

8. Commissioner's Comments

9. Meeting Schedule

The next meeting will be on **Tuesday, September 3, 2019** at 6:00 p.m. in the Court Room of the Courts & Administrative Building.

10. Adjournment