

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
MONDAY, DECEMBER 2, 2019
6:00 P.M.
COURT ROOM

- 1. Call to Order**
- 2. Roll Call/Determination of Quorum**
- 3. Approval of Minutes**
- A. November 6, 2019 – Regular Monthly Meeting**
- 4. Citizens Comment Period – Planning Related Issues Only (other than items on the agenda)**
- 5. New Business**

A. RZ19-01 – Rezoning – 1623-165X-783 - Walter C. Via Enterprises, Inc., C/o Walter & Judy Via
(public hearing)

Rezoning of a 4.526 acre parcel from Agricultural/Residential Single-Family to General Business 2. The parcel is located adjacent to 6574 Lewis B Puller Memorial Highway, in the Buena Vista Magisterial District, in the Economic Development Corridor.

B. ZA19-05 – Zoning Text Amendment – Article 21, Section 3-496, Fees *(public hearing)*

Requesting to amend Article 21, Section 3-496, Fees, to include an after the fact erosion and sediment control fee, an erosion and sediment control re-inspection fee and to establish a monthly land disturbance permit fee for large scale projects. *This does not apply to projects exempt by law such as mining, timber harvesting/silviculture and farming.*

C. ZA19-06 – Zoning Text Amendment – Article 4, Table 4.1, Permitted Use Table *(public hearing)*

Zoning Text Amendment amending Article 4, Table 4.1 Permitted Use Table by removing Energy Generation Facility (by Natural Resources) in the Agricultural zoning district by approved Conditional Use Permit and setting additional restrictions on such proposals. *Note this does not apply to single-family residences as allowed by state code.*

D. 15.2-2232(H) - Legal status of plan – Walnut Solar I, LLC *(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.

E. CUP18-01 and SP18-04 – Open Road Renewables - Walnut Solar I, LLC (*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-2221623-134R-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.

6. Old Business

A. None

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 **Monday, January 6, 2019** at 6:00 p.m. in the Court Room of the Courts & Administrative Building.

10. Adjournment