



**Board of Supervisors
County of Louisa
Monday, March 7, 2022
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the March 7, 2022 regular meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

ADMINISTRATIVE ITEMS - 6:00 P.M.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Willie L. Gentry Jr.	Cuckoo District Supervisor	Present	5:00 PM
Eric F. Purcell	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Helen Phillips, County Attorney; Chris Coon, Deputy County Administrator; Kyle Eldridge, Assistant County Attorney; Alexandra Stanley, Executive Assistant/Deputy Clerk; Andy Wade, Economic Development Director; Wanda Colvin, Finance Director; Josh Gillespie, Community Development Director; Tom Egeland, Senior Planner; Robert Dube, Fire & EMS Chief; and Tom Couch, Help Desk Technician.

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to enter Closed Session at 5:00 p.m. for the purpose of discussing the following:

1. In accordance with §2.2-3711 (A) (1) VA Code Ann., for discussion of prospective candidates for employment and assignment in Community Development, and a discussion of compensation for part time employees; and
2. In accordance with §2.2-3711 (A) (3) VA Code Ann., for Pursuant to Va. Code Section 2.2-3711(A) (3) to discuss the acquisition of real property for a public use in the Cuckoo District where discussion in open meeting would adversely affect the bargaining position of the County; and
3. In accordance with §2.2-3711 (A) (7) VA Code Ann., for consultation with legal counsel and briefings by staff members pertaining to potential litigation involving use of property in the Mineral District; and
4. In accordance with §2.2-3711 (A) (29) VA Code Ann., for a discussion of the award of a public contract where discussion in an open session would adversely affect the negotiating position or bargaining strategy of the County.

REGULAR SESSION

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to return to Regular Session at 6:00 p.m.

RESOLUTION - CERTIFICATION OF CLOSED SESSION

Voter	Role	Vote
Tommy J. Barlow	Voter	Yes/Aye
Fitzgerald A. Barnes	Seconder	Yes/Aye
R.T. Williams, Jr.	Mover	Yes/Aye
Willie L. Gentry Jr.	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye
Rachel G. Jones	Voter	Yes/Aye
Eric F. Purcell	Voter	Yes/Aye

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the following resolution:

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 7th day of March 2022, pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712 of the Code of Virginia requires a certification by the Louisa County Board of Supervisors that such closed meeting was conducted in conformity with the Virginia Law.

NOW, THEREFORE BE IT RESOLVED on this 7th day of March 2022, that the Louisa County Board of Supervisors does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Board of Supervisors.

INVOCATION - MR. ADAMS

Mr. Adams led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the March 7, 2022 agenda, as amended, with the following changes:

- Added a Discussion on Establishing a Clean Community Commission
- Added a Discussion on Potential Worksessions with the Planning Commission to go over Zoning Ordinance and Comprehensive Plan Amendments
- Added a Resolution Appointing a Zoning Administrator and Flood Manager for Louisa County to Consent Agenda

MINUTES APPROVAL**Board of Supervisors (BOS) - Budget Worksession - Feb 14, 2022 3:00 PM**

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the February 14, 2022 budget worksession meeting.

Board of Supervisors (BOS) - Regular Meeting - Feb 22, 2022 5:00 PM

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the February 22, 2022 regular meeting.

BILLS APPROVAL**Resolution – To Approve the Bills for the Second Half of February 2022**

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the second half of February 2022.

CONSENT AGENDA ITEMS

On the motion of Mr. Barnes, seconded by Mr. Gentry, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda items for March 7, 2022, as follows:

- Resolution – Proclaiming Thursday, May 5, 2022, as National Day of Prayer
- Resolution – Authorizing a Pass through Appropriation for Insurance Proceeds
- Resolution – Authorizing a Budget Supplement to the General Services Department for a New Well at Zion Crossroads Fire Station
- Resolution – 2022 Updated Emergency Operations Plan
- Resolution – Appointing a Zoning Administrator and Flood Plain Manager for Louisa County

RECOGNITIONS**Presentation – Recognition - Taylor Waddy for Winning 2022 VHSL State Championship**

Mr. Goodwin read the resolution and Mr. Adams presented a framed copy to Ms. Taylor Waddy, recognizing her for Winning 2022 VHSL State Championship.

Presentation – Recognizing E. Alan Saunders for His Dedicated Service and Contributions to Louisa County

Mr. Goodwin read the resolution and Mr. Adams presented a framed copy to Mr. E. Alan Saunders for his dedicated service and contributions to Louisa County.

PUBLIC COMMENT PERIOD

Mr. Shane Horn, Mineral District, appeared before the Board to express his concerns with the most recent amendment to Ordinance 2-49; Maintenance and Care of County Property. Specifically, regarding the posting or display of statements of political opinions and the posting or display of any statement using offensive language is prohibited in county buildings and on the grounds thereof during regular business hours.

Ms. Sheila Bernard, Green Springs District, expressed her interest in having a county wide dogs running at large ordinance.

Mr. William Shaw, Green Springs District, expressed his concerns with the potential development of a sports complex in the County.

Mr. James Ragland, Louisa District, stated the Board made a promise to the community that they would reinstatement the skate park to its original location, if the Health Department were to relocate. He noted that since the facility is going to relocate, he would like to the Board to stay true to their promise and bring back the skate park.

Ms. Kimberly Gahring, Green Springs District, expressed her concerns with the amount of trash accumulating near the Walmart and Lowes retail shopping center. She noted that she has spoken to the retail stores about keeping the area clean, but has seen very little to no efforts being made. She asked the Board if they could use their power in encouraging the businesses in keeping the community clean.

Ms. Beth-Anne Boone, Patrick Henry District, appeared before the Board to talk about her efforts in establishing a Louisa clean committee and ways to encourage more citizens to take part in cleaning up the trash in the County.

Ms. Doug Hitchcock, owns property in the Patrick Henry District, appeared before the Board to express his concerns with farm animals running at large on his property and destroying his crops.

Ms. Charlotte Hitchcock, owns property in the Patrick Henry District, also expressed her concerns with farm animals running at large.

INFORMATION/DISCUSSION ITEMS

Discussion – Dogs Running at Large Ordinances

Ms. Helen Phillips made a few introductory remarks on the ongoing issues with Dogs Running at Large in the County. She offered revisions to the code that would include the exclusion of hunting dogs in order to comply with VA Code Section 3.2-6538 and to add additional months throughout the year for enforcement. After discussion, Ms. Phillips turned the meeting over to Chief Animal Control Officer, Alyssa Ellison.

Chief Ellison provided a brief overview on enforcement of dogs running at a large, based on the code as it is currently written. She discussed how Animal Control assess the totality of each circumstance, however, summons cannot be issued on repeat offenders during certain months so the issue continues to repeat itself.

Questions and comments were addressed by the Board regarding: definition of dogs running at large; enforcement on dangerous dog incidents; overview of the current ordinance; penalties for violation; violations for first time offenders verses repeat offenders; and enforcement, which were answered by Chief Ellison and Ms. Phillips.

After discussion, Chairman Adams appointed Mr. Barnes and Mr. Purcell to a working group to work with staff on drafting several options for consideration at the March 21st meeting.

Discussion – Agricultural Forestal District Fee Schedule Amendment Request

Mr. Williams explained the Agricultural Forestal and Rural Preservation Committee made a motion at their meeting on February 23, 2022, to request an amendment to the County fee schedule to reduce costs for Ag/Forestal Districts from \$100 to \$0.

On September 16, 2019, the Board passed a Resolution to waive any and all fees associated with the creation and/or addition to any Agricultural and Forestal District for a period of two years, beginning September 1, 2019. On October 4, 2021, the Board then approved an extension of the waiver request by four additional months due to the delays caused by the COVID-19 pandemic.

The County currently has 15 Agricultural and Forestal Districts, and these districts help enhance, protect, and promote the rural preservation of the County. The Committee feels that waiving the fee can encourage landowners to create and add to Agricultural and Forestal Districts.

On the motion of Mr. Purcell, seconded by Mr. Barlow, which carried by a vote of 7-0, the Board voted to implement a temporary fee waiver on Agricultural/Forestal District applications until amendments to the County fee schedule are adopted to reduce costs for Ag/Forestal Districts from \$100 to \$0.

Discussion – To Appoint a Work Group to Evaluate Potential Property in Louisa County for a Sports Complex

Chairman Adams appointed Ms. Jones and Mr. Gentry to a working group to evaluate potential property in Louisa County and requested they report back to the Board on April 18th.

Discussion – Clean Community Commission/Efforts

Mr. Barnes addressed his constituents concerns regarding the increase of trash along the thoroughfares in the County. He brought up ways the County can assist and provide resources to citizens who would like to participate in cleanup efforts. He also suggested establishing two days a year identified as a County cleanup day and ways to encourage citizens to take part in those efforts.

Back and forth discussion ensued regarding county cleanup efforts.

Mr. Goodwin recommended staff look into the creation of a clean community group and whether reinstating the former Clean Community Commission would be necessary. Mr. Adams requested a report at the March 21st meeting.

Discussion – Planning Commission Comprehensive Plan Amendment Efforts

A brief discussion took place regarding the Comprehensive Plan amendment efforts, which was addressed by Mr. Purcell. Mr. Purcell said the Board needs to provide clarification to staff and the Planning Commission on what areas within the Comprehensive Plan need to be reevaluated.

Mr. Goodwin noted the intent is to limit updates to housing transportation, infrastructure, and possible small area plans.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

(None)

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Mr. Barlow reported some interest by other localities in allocating the Thomas Jefferson Planning District HOME-ARP funding on a basis other than an equal amount per county.

After a discussion about homelessness/poverty in the County and the PDC's efforts, the Board of Supervisors voted unanimously in support of an equal division of the grant funding for each County *(Williams/Jones 7-0)*.

Board Appointments

On the motion of Mr. Williams, seconded by Mr. Purcell, which carried by a vote of 7-0, the Board voted to make the following appointments:

- Appointed Ms. Bettye Dickenson to the Human Services Advisory Board
- Appointed Mr. Donald Bishop to the Industrial Development Authority (IDA) to represent the Patrick Henry District
- Appointed Ms. Robin Antonucci to the Commission on Aging to represent the Green Springs District

County Administrator's Report

Mr. Goodwin reported that there were several monthly reports and items of correspondence in the Board packet and reminded the Board of several upcoming events.

The Board took a recess at 7:29 p.m. and reconvened at 7:36 p.m.

PUBLIC HEARINGS

Discussion – Dominion North Anna Power Station; State of the Station Address

Ms. Lisa Hilbert, Site Vice President at North Anna Power Station, provided the Annual State of the Station Report on North Anna Power Station in 2021. She said Dominion recognizes their responsibility in being a good corporate citizen and remain focused on helping to improve the social and economic climate of Louisa County.

The topics to be discussed include:

- Operating Performance;
- Regulatory Issues;
- Emergency Preparedness;
- Industrial Safety;
- Business Impact;

- Keeping the Nuclear Option Open;
- Renewing Operating License for Another 20 Years;
- Security;
- Federal Status of Long-Term Management and Disposition of Used Nuclear Fuel;
- Low-Level Radioactive Waste;
- Independent Spent Fuel Storage Installation;
- Groundwater Monitoring;
- Dominion Cooperation with Lake Anna Stakeholders;
- Environmental Program;
- Citizen Group Relations and Events; and
- Employee Involvement in the Community.

Ms. Hilbert concluded her presentation by thanking the Board for their continued support.

Mr. Adams opened the public hearing. With no one wishing to speak, Mr. Adams closed the public hearing.

No further discussion took place.

Resolution – To Decide on the Issuance of CUP2021-05 Newcomb/Farmhouse 5 LLC - to Allow "Agricultural Operations" in the Residential General (R-2) Zoning District

Mr. Tom Egeland, Senior Planner provided a brief overview of Conditional Use Permit application - CUP2021-05. Nathan and Chelsea Newcomb & Farmhouse 5 LLC, Applicants/Owners, request approval of a Conditional Use Permit to allow for “agricultural operation” activities in a Residential General (R-2) zoning district on three parcels. The subject properties are located on the northeast side of Owens Creek Road (Route 663), approximately 0.6 miles north of Holly Grove Drive (Route 610); and are further identified as tax map parcels 97-68A; 97-68B and 97-68C, in the Mountain Road Voting District.

The Planning Commission held a public hearing on February 10, 2022 and voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Board of Supervisors on the requested conditional use permit, with the following conditions:

1. No swine, alpacas, or lamas shall be allowed on the properties.
2. Animals will be limited by the following acreage:
 - One (1) head of cattle per 1 acre; or
 - Goats/Sheep:
 - 5 per 1 acre on parcels 97-68A and 68B only;
 - 2.5 per 1 acre on parcel 97-68C; or
 - Horses: 1 per 1 acre; or
 - Chickens: 50 per 1 acre.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

4. Violation of the above condition shall be grounds for revocation of the Conditional Use Permit.

The applicants appeared before the Board to go over their request and to thank them for their time and consideration.

Questions and comments were addressed by the board regarding the applicant's request to allow for "agricultural operation" activities. They referred to the limitations of cattle in condition number 2 and questioned how un-weaned cows will affect the total count.

The Board and staff offered ways to modify the condition to allow for un-weaned cows not to be a part of the count.

Mr. Adams opened the public hearing, with no one wishing to speak, Mr. Adams closed the public hearing and brought it back to the Board for discussion.

On the motion of Mr. Barlow, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to

NOW, THEREFORE, BE IT RESOLVED, on this 7th day of March 2022, that the Louisa County Board of Supervisors hereby approves the request Conditional Use Permit to allow for "agricultural operation" activities in a Residential General (R-2) zoning district Tax Map Parcels 97-68A, 97-68B and 97-68C, with the following four (4) amended conditions.

1. No swine, alpacas, or lamas shall be allowed on the properties.
2. Animals will be limited by the following acreage:
 - One (1) head of cattle per 1 acre (un-weaned calves do not count); or
 - Goats/Sheep:
 - 5 per 1 acre on parcels 97-68A and 68B only;
 - 2.5 per 1 acre on parcel 97-68C; or
 - Horses: 1 per 1 acre; or
 - Chickens: 50 per 1 acre.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
4. Violation of the above condition shall be grounds for revocation of the Conditional Use Permit.

Resolution – CUP2022-01, National Communication Towers, LLC

National Communication Towers (NCT) the current owner of the tower located at 7383 Zachary Taylor has entered an agreement to sell the tower facility to SBA Communications Corporation. This has been delayed due to the language in the original Conditional Use Permit for the tower that states in Condition 12.

"This permit is not transferable to another applicant or tower owner and the tower shall be removed by the applicant/owner within six months from the date of the sale. The exception being that transfer of National Communication Towers, LLC to a new

operating name and/or merger with another company shall be exempt from this provision”.

The property is located at 7383 Zachary Taylor Highway on the north side of Louisa County, on Route 522 (Zachary Taylor Highway), between Route 687 and Route 749. The property is further identified as tax map parcel 16-7, in the Mineral Voting District.

The Planning Commission held a public hearing on February 10, 2022 and voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Board of Supervisors on the requested conditional use permit to remove Condition 12. All other original conditions remain unchanged.

Mr. Steven Gallagher, consultant for National Communication Towers (NCT), appeared before the Board to answer any questions.

Back and forth discussion ensued regarding the request to remove condition number 12, which were answered by Mr. Gallagher.

Mr. Adams opened the public hearing. With no one wishing to speak, Mr. Adams closed the public hearing and brought it back to the Board for discussion.

On the motion of Mr. Williams, seconded by Mr. Adams, which carried by a vote of 7-0, the Board voted to the request to amend Conditional Use Permit 08-2005 to remove condition 12. All other original conditions remain unchanged.

Ordinance – To Amend Chapter 86 Land Development Regulations for Small Scale Solar Generation Facilities

Mr. Egeland provided a staff report on the Land Development Regulations for small scale solar generation facilities. He explained since the adoption of the Land Development Regulations in February 2021, the Community Development Department has received several applications for *small scale solar generation facilities*. Review of these applications revealed the need to increase the generation cap from 15kW to 30 kW; modify setbacks requirements; and to amend the buffer requirements, to create more responsive regulations to these kinds of solar facilities.

He noted by meeting all three criteria makes it nearly impossible to grant any waiver. He stated changing the requirements would allow the Zoning Administrator (ZA) to make a determination regarding the buffering requirements projects on a project-by-project basis; after considering parcel size, topography, distances from neighbors, adequacy of existing mature vegetation, and any planned vegetation plantings.

The Planning Commission held a public hearing on February 10, 2022 and voted to forward a recommendation of approval to the Board of Supervisors on the following amendments to Chapter 86. Land Development Regulations:

Section 86-13 Definitions (amend):

Solar generation facility, small-scale. An onsite solar energy conversion system producing not more than ~~15~~ **30** kW of electricity. Small-scale solar energy systems generally reduce onsite consumption of utility power for agricultural and residential applications. Onsite may include adjacent parcels under common use, ownership, and control. Rooftop mounted arrays do not

require zoning approvals (related Code of Virginia, § 15.2-2288.7). Ground mounted arrays require zoning approval as accessory structures.

Sec. 86-631. Performance standards for small-scale solar generation facilities.

(a) Rooftop facilities do not require zoning applications but do require building permits and inspections.

(b) Ground mounted facilities require zoning applications and building permits and inspections. Such facilities are permissible as an accessory use in agricultural and residential zoning districts when meeting the requirements of this section **as practical**.

(1) An application for a ground mounted small-scale solar generation facility considered an accessory use shall include the following **information**:

a. Compliance with generally accepted national environmental protection and product safety standards for the use of solar panels and battery technologies for solar photovoltaic (electric energy) projects, such as those developed for existing product certifications and standards including the National Sanitation Foundation/American National Standards Institute No. 457, International Electro technical Commission No. 61215-2, Institute of Electrical and Electronics Engineers Standard 1547, and Underwriters Laboratories No. 61730-2.a.

b. Site and elevation drawing. A drawing to scale illustrating the location of the principal building, accessory structures, and proposed ground location of solar panels including elevations showing the height and orientation of ground mounted components, **setbacks/yards and existing or planned vegetative buffering or screening**.

c. Setbacks. The ground mounted components shall be setback at least 30 feet from all from adjacent property lines, 100 feet from abutting public rights-of-way, and behind a principle building. ~~Increased setbacks over 30 feet and additional buffering may be included in the conditions for a particular permit.~~

d. Heights. Heights of ground mounted collectors and mounts shall not exceed 12 feet in height when oriented to maximum tilt.

e. Buffers. Ground mounted components shall be buffered from view by using one of the following options:

~~1. Absent mature vegetation, provide a minimum 30-foot opaque buffer surrounding the ground-mounted components. This buffer shall have a double off-set of separated evergreen rows planted in 20-foot centers in two separate rows, and installed at a minimum height of five feet to reach an expected minimum height of 10 feet in five years, or~~

~~2. Adequate existing onsite mature vegetation, establish a minimum 30-foot opaque buffer surrounding the ground-mounted solar panels. If necessary, such buffer may augmented by planting a single row of evergreens installed at a minimum height of five feet, to reach an expected minimum height of ten feet in five years, may be necessary to achieve opaqueness, and~~

1. The Zoning Administrator shall make a determination regarding buffering requirements for solar panel projects on a case by case basis by considering the size of the parcel, its topography, distance from neighbors, adequacy of existing mature vegetation, and any planned vegetation evergreen plantings. Required plantings shall consist in a single row at 12-foot centers and have a minimum height of three (3) feet when installed.

3. 2. Maintenance of required buffers shall continue while until the facility is operating ceases its operation and removal of all equipment occurs.

~~4. A fence is not required for adequate existing treed buffers as determined by the zoning administrator.~~

Mr. Adams opened the public hearing.

Mr. Dan Booten, Mountain Road District, appeared before the Board to speak in support of the

proposed changes to the Land Development Regulations (LDR) for solar generation facility - small scale.

Mr. Jay Parrish, Patrick Henry District, also appeared before the Board to speak in support of the proposed changes to the Land Development Regulations (LDR) for solar generation facility - small scale.

With no one else wishing to speak, Mr. Adams closed the public hearing and brought it back to the Board for discussion.

Questions and comments were addressed by the Board regarding solar generation facilities, small-scale producing more than 15 kW of electricity. They noted the size of kW can be easily exceeded due to onsite consumption of utility power for agricultural and residential purposes. Further discussion ensued regarding buffering requirements, especially on land that has adequate buffering and/or acreage on site.

On the motion of Mr. Purcell, seconded by Mr. Barnes, which carried by a vote of 6-1, with Mr. Gentry voting against, the Board voted to approve the proposed amendments, with changes, to Chapter 86, Land Development Regulations (LDR) Section 86-13 Definitions for *Solar generation facility, small-scale* and Section 86-631 Performance standards for small-scale solar generation facilities, as amended below:

Section 86-13 Definitions (amend):

Solar generation facility, small-scale. An onsite solar energy conversion system producing not more than 30 kW of electricity. Small-scale solar energy systems generally reduce onsite consumption of utility power for agricultural and residential applications. Onsite may include adjacent parcels under common use, ownership, and control. Rooftop mounted arrays do not require zoning approvals (related Code of Virginia, § 15.2-2288.7). Ground mounted arrays require zoning approval as accessory structures.

Sec. 86-631. Performance standards for small-scale solar generation facilities.

(a) Rooftop facilities do not require zoning applications but do require building permits and inspections.

(b) Ground mounted facilities require zoning applications and building permits and inspections. Such facilities are permissible as an accessory use in agricultural and residential zoning districts when meeting the requirements of this section as practical.

(1) An application for a ground mounted small-scale solar generation facility considered an accessory use shall include the following information:

a. Compliance with generally accepted national environmental protection and product safety standards for the use of solar panels and battery technologies for solar photovoltaic (electric energy) projects, such as those developed for existing product certifications and standards including the National Sanitation Foundation/American National Standards Institute No. 457, International Electro technical Commission No. 61215-2, Institute of Electrical and Electronics Engineers Standard 1547, and Underwriters Laboratories No. 61730-2.a.

b. Site and elevation drawing. A drawing to scale illustrating the location of the principal building, accessory structures, and proposed ground location of solar panels including elevations showing the height and orientation of ground mounted components, setbacks/yards and existing or planned vegetative buffering or screening.

c. Setbacks. The ground mounted components shall be setback at least 30 feet from all from adjacent property lines, 100 feet from abutting public rights-of-way, and behind a principle building.

d. Heights. Heights of ground mounted collectors and mounts shall not exceed 12 feet in height when oriented to maximum tilt.

e. Buffers. Ground mounted components shall be buffered from view by using one of the following options:

1. The Zoning Administrator shall make a determination regarding buffering requirements for solar panel projects on a case by case basis by considering the size of the parcel, its topography, distance from neighbors, adequacy of existing mature vegetation, and any planned evergreen plantings. Which buffer, if any required, plantings shall consist in a single row at 12-foot centers and have a minimum height of three (3) feet when installed.
2. Maintenance of required buffers shall continue until the facility ceases its operation and removal of all equipment occurs.

Back and forth discussion ensued regarding the proposed changes to the solar amendments suggested by the solar development committee back in December of 2021.

It was suggested that a joint meeting with the Planning Commission take place to discuss the proposed amendments.

Mr. Barlow said he does not feel that a joint session would be beneficial and discouraged the Board from having one.

Mr. Goodwin provided the option to introduce the amendments to the Planning Commission in advance and advertise a simultaneous public hearing for the Planning Commission and the Board.

Mr. Williams noted that route would imply the Board is expecting action from the Planning Commission at their meeting.

Mr. Goodwin noted that it does, however, the Board's liaison to the Planning Commission could help convey the Board's interest prior to their public hearing.

No further discussion took place.

ADJOURNMENT

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adjourn the March 7, 2022 meeting at 8:26 p.m.

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA