

SITE NUMBER: 7

PROPERTY OWNER:
Anita Lynn Gebb Bell

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:

North side of Wayne Avenue, approximately .99 of a mile west of Mt. Vernon Road in the South River District.

SIZE OF PROPERTY:
Approximately 31 acres.

SIZE OF SITE UNDER PANEL:
Approx. 14 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 119B	0	6	3.198	13.198
084 122B	0	1	8	17.975

VICINITY ZONING:

Planned Unit Development zoning to the north (Stone Valley Subdivision). General Agriculture to the east, west and south, Single Family Residential to the east (lower portion) and south, and Rural Residential zoning to the south.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Property is in an Urban Service Area of the Comprehensive Plan and designated for future Neighborhood Mixed Use Development which is envisioned to include a variety of residential uses at a density of four to eight dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Wayne Avenue across the frontage of these properties. The exact location and installation timing are typically based on growth/system demands.
2. The Service Authority's long term system master planning for this area includes a potential (unbudgeted) future sewer main extension through this general area, based on topography. A housing developer north of this property has worked on

- a possible route for a public gravity sewer line that is needed for ongoing development. The status and exact location of this sewer project are unknown.
3. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
 4. The applicant needs to disclose if any corrosion control systems will be part of this project. *[Staff Comment: Applicant has stated no corrosion control systems will be utilized].*

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Wayne Avenue to provide adequate space for future water/sewer infrastructure installation. *[Staff comment: Submitted site plan complies with requested condition].*
2. Where public water/sewer utilities are located on the same property as the proposed project, the Service Authority shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.

STAFF RECOMMENDATIONS

The site plan for this property shows the location of panels on the northern portion of the properties, creating approximately 1,200 ft. of distance from Wayne Avenue.

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

The site plan for these properties shows the limit of panels setback 50' from the western boundary of the most western parcel. The proposed 50' setback is a reduction from the 200' identified in the ordinance without justification as to how such a reduction is adequate to protect neighboring properties. No buffering is proposed for the adjacent parcel to the west. There is some existing vegetation along the parcel boundary to the west, giving the Board the ability to modify the buffer requirements as detailed in criteria #6 above.

Although the most western parcel has frontage on Wayne Avenue, the site plan proposes the limit of panels approximately 1,000 feet from Wayne Avenue, making the limit of panel setback compliant with the 1,000 ft. setback required from adjacent residentially zoned properties along Wayne Avenue.

One of the General Agriculture zoned parcels directly to the south has a house approximately 500 feet from the limit of panels with a proposed setback of 50' from the property line. The proposed 50' setback is a reduction from the 200' identified in the ordinance without justification as to how such a reduction is adequate to protect neighboring properties. An enhanced landscape buffer (10 ft. tree install height and 36" shrub install height) is proposed along the adjacent property to the south.

The other General Agriculture zoned parcel to the south is also owned by the owner requesting this SUP for her parcels directly to the north and the site plan proposes a 370' setback from this parcel boundary with the enhanced landscape buffer described above.

Parcels to the east of this parcel of request are also part of the Augusta Solar project request. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The parcel to the north is zoned Planned Unit Development, for the existing and ongoing development of Stone Valley. The site plan proposes an ordinance standard landscape buffer to the northern adjacent parcel. The site plan proposes a 50' setback to the northern adjacent parcel, which is a significant reduction from the 1,000' identified in the ordinance. Staff cannot recommend such a reduction from the ordinance without justification for how such a reduction will still provide adequate protection to neighboring property.

These parcels are designated for residential and business mixed use development in the Comprehensive Plan. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an

Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

SITE NUMBER: 8

PROPERTY OWNER:
Dale L. and Gary E. Martin

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
North of Wayne Avenue and west and south of Target Distribution Center.

SIZE OF PROPERTY:
Approximately 95 acres.

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 117	0	23	31	71.026
084 114B	0	5	1	24.452

VICINITY ZONING: General Agriculture zoning to the north, south and west and General Industrial zoning to the east.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Urban Service Area/Industrial and Neighborhood Mixed Use (variety of residential uses at a density of 4-8 units an acres and on up to 20% convenience retail and office uses).

APPLICANT'S JUSTIFICATION:
Special Use Permit to construct and operate a large solar energy system.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no issue with the Special Use Permit. The applicant is advised to not place any of the solar panels over any existing drainfields.

HIGHWAY DEPARTMENT'S COMMENTS:
Due to the number of properties in question, VDOT has not had the opportunity to visit each parcel. In general, the largest traffic impact is expected to be during construction of the new solar fields. Temporary Construction Entrances will be permitted only in areas approved by VDOT (sight distance and adjacent roadway conditions will be considered).

Entrance size will depend on the size of the design vehicles used in construction. Drainage characteristics will be reviewed at site plan.

Once constructed, each temporary construction entrance will be removed or reconstructed as a permanent entrance, subject to VDOT approval. If serving 20 vehicle trips or less per day, the entrance will be classified as a private entrance. If serving greater than 20 but less than 50 vehicle trips per day, the entrance will be considered a low volume commercial entrance, and must meet the requirements as such. If serving greater than 50 vehicle trips per day, the entrance will need to be paved and the classification will be selected at time of site plan.

Additional comments are likely to be generated at site plan stage.

SERVICE AUTHORITY'S COMMENTS:

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

TMP 084 117

This parcel is located to the west of Target Distribution Center.

Adjacent property to the east and west is also part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The site plan proposes a 500' setback from the adjacent parcel to the south for the majority of the panels; however, the site plan does propose a 135' setback from the adjacent parcel to the south in the southeast corner of the parcel of request. The Board will need to consider that reduction from the 200' standard. An enhanced landscape buffer (10 ft. tree install height and 36" shrub install height) is proposed along the adjacent parcel to the south.

The site plan appears to propose a minimum 60' setback to the adjacent property to the north and a landscape buffer per the ordinance requirement. The Board will need to determine if a reduction from the 200' setback identified in the ordinance is adequate to protect neighboring property.

The buffer along the southern boundary of the panels appears to stop at the existing vegetation, directly west of target. Staff recommends that the existing vegetation remain at this location.

The Comprehensive Plan identifies this property as being in an Urban Service Area and slated for future industrial and Neighborhood Mixed Use (variety of residential uses at a density of 4-8 and convenience retail and office on up to 20%) development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

TMP 084 114B

This parcel is a right angle of land directly west and south of Target Distribution Center. The site plan shows panels to the west of Target but no panels to the south of Target along Wayne Avenue.

The proposed site plan shows a 175' setback from the Target Distribution Center parcel boundary, which is only a slight variance from the 200' setback identified in the ordinance. No buffering is proposed along this parcel boundary. The Board may modify the ordinance buffer requirement as it relates to #5 (established industrial use) above.

The Comprehensive Plan identifies this property as being in an Urban Service Area and slated for future industrial development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year

timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

Comprehensive Plan General Comments

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

SITES 7 and 8



SITE NUMBER: 9

PROPERTY OWNER:
Dale L. and Gary E. Martin

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
South of Wayne Avenue and directly north of the railroad tracks

SIZE OF PROPERTY:
Approximately 115 acres.

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 106	0	37	23	78.15
084 114	0	34	1	37.259

VICINITY ZONING: General Agriculture zoning to the north, east, south and west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Urban Service Area/Industrial

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Wayne Avenue across the frontage of some of the properties.
2. In 2016, the Service Authority performed a study to examine the South River Service Area for future water source development (ref. Preliminary Hydrogeologic Assessment, South River Study Area, Stuarts Draft, Augusta County, ECS, Inc., Sept. 22, 2016). Property TM 84-114 was identified as an "Area of Interest". Detailed studies and landowner contacts will not be pursued until there is adequate need. The actual potential for source development is unknown.
3. There is an existing public sewer main located on TM 84-106. Additionally, the Service Authority has a budgeted project to replace the existing force main currently located along Patton Farm Road.

4. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
5. The applicant needs to disclose if any corrosion control systems will be part of this project. [Staff comment: Applicant has stated that not corrosion control systems will be utilized].

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Wayne Avenue right of way to provide adequate space for future water/sewer infrastructure installation. [Staff comment: Submitted site plan appears to meet this requested condition, if measured from the right of way].
2. Ground surface elevations shall not be changed and no water shall be impounded over any existing water/sewer infrastructure without written consent of the Service Authority.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way.
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

TMP 84 106

This parcel is located on either side of the railroad tracks with the northern parcel fronting on Wayne Avenue. Site 9 is the portion of the parcel north of the railroad tracks.

The submitted site plan proposes a minimum 70' setback from Wayne Avenue, which is a reduction from the 200' identified in the ordinance. The site plan proposes a buffer per the ordinance requirement along Wayne Avenue. The Board will need to consider the proposed setback reduction from Wayne Avenue.

Adjacent property to the east is also part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The site plan exceeds the 200' identified in the ordinance from the adjacent property to the west. The site plan proposes a landscape buffer per the ordinance for the adjacent parcel to the west.

The Stuarts Draft Small Area Plan Advisory Committee and interested citizens have developed a concept sketch for a greenway that would run along the railroad tracks and South River in Stuarts Draft. There is no funding for the greenway or right-of-way obtained, but staff felt it important to point out this component of the Stuarts Draft Small Area Plan planning process.

The Comprehensive Plan identifies this property as being in an Urban Service Area and slated for future industrial development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

TMP 84 114

This parcel is directly south of Wayne Avenue and north of the railroad tracks, directly to the east of TMP 086-106 listed above.

Adjacent property to the west is also part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

Staff is of the opinion that the Board can modify the buffer requirement for this parcel's southern boundary as it is adjacent to the railroad right of way.

The submitted site plan proposes a minimum 90' setback from Wayne Avenue, which is a reduction from the 200' identified in the ordinance. The site plan proposes a landscaped buffer per the ordinance requirement along Wayne Avenue. The Board will need to consider the reduced setback adjacent to Wayne Avenue.

The site plan exceeds the 200' setback identified in the ordinance for the adjacent parcel to the east. No buffering is proposed for the adjacent parcel to the east which is split zoned General Agriculture (closest to the proposed panels to the west) and General Industrial. Staff is of the opinion that the Board cannot modify the ordinance buffer requirement unless the applicant can demonstrate the proposed layout meets one of the six criteria identified above.

The Stuarts Draft Small Area Plan Advisory Committee and interested citizens have developed a concept sketch for a greenway that would run along the railroad tracks and South River in Stuarts Draft. There is no funding for the greenway or right-of-way obtained, but staff felt it important to point out this component of the Stuarts Draft Small Area Plan planning process.

The Comprehensive Plan identifies this property as being in an Urban Service Area and slated for future industrial development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

Comprehensive Plan General Comments

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to

continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

SITE 9



SITE NUMBER: 10

PROPERTY OWNER:

Dale L. and Gary E. Martin
Martin Clinton Earl & Esther Davis

APPLICANT:

Augusta Solar, LLC

LOCATION OF PROPERTY:

South of the railroad tracks and approx. 1,400 feet west of Patton Farm Road

SIZE OF PROPERTY:

Approximately 195 acres.

SIZE OF SITE UNDER PANEL:

Approx. 70 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 106	0	37	23	78.15
084 107	0	66	36	117.12

VICINITY ZONING: General Agriculture zoning to the north, east, south, and west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Urban Service Area/Industrial

SERVICE AUTHORITY'S COMMENTS:

1. There is an existing public sewer main located on TM 84-106 and 84-107. Additionally, the Service Authority has a budgeted project to replace the existing force main currently located along Patton Farm Road.
2. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
3. The applicant needs to disclose if any corrosion control systems will be part of this project. [Staff comment: Applicant has stated that not corrosion control systems will be utilized].

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 20 feet each way of the centerline of the existing sewer main to ensure adequate space for future operations and maintenance.
2. Ground surface elevations shall not be changed and no water shall be impounded over any existing water/sewer infrastructure without written consent of the Service Authority.
3. Where public water/sewer utilities are located on the same property as the proposed project, the Service Authority shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way.
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

TMP 84 106

This parcel is located on either side of the railroad tracks Site 10 is the panel fence line proposed for the land to the south of the railroad tracks.

The site plan proposes a 610' setback from the adjacent parcel to the west. The site plan shows no buffering for this adjacent parcel. Staff is of the opinion that the buffer requirement cannot be modified unless the applicant can demonstrate the proposed layout meets one of the six criteria identified above.

The reduced setbacks (minimum of 50') and buffer modifications (no buffer) adjacent to the railroad track can be considered by the Board. The buffer modification meets criteria #3 above.

The Stuarts Draft Small Area Plan Advisory Committee and interested citizens have developed a concept sketch for a greenway that would run along the railroad tracks and South River in Stuarts Draft. There is no funding for the greenway or right-of-way obtained, but staff felt it important to point out this component of the Stuarts Draft Small Area Plan planning process.

The Comprehensive Plan identifies this property as being in an Urban Service Area and slated for future industrial development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

TMP 84 107

Adjacent property to the north, east, and west of the parcel of request are part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The parcel of request is directly south of the railroad right of way. The site plan proposes a 50' setback from the railroad with no proposed buffer. Land directly to the north, across the railroad tracks, is zoned General Agriculture. The 50' setback from the railroad will require a reduction from the 200' setback identified in the ordinance. Staff can support a reduced setback in this location (See note below concerning Stuarts Draft Small Area Plan Greenway Concept).

The site plan proposes no buffering along adjacent properties that are not part of the application; however, the southern portion of the parcel of request is in the floodplain and the adjacent parcel to the south is mostly floodplain with no existing structures.

The Comprehensive Plan identifies this area as being in an Urban Service Area where we would like to concentrate 80% of future growth. Furthermore, the Comprehensive Plan identifies this parcel for future industrial development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are

appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

Comprehensive Plan General Comments

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

The Stuarts Draft Small Area Plan Advisory Committee and interested citizens have developed a concept sketch for a greenway that would run along the railroad tracks and South River in Stuarts Draft. There is no funding for the greenway or right-of-way obtained, but staff felt it important to point out this component of the Stuarts Draft Small Area Plan planning process.

SITE 10



SITE NUMBER: 11

PROPERTY OWNER:
Dale L. and Gary E. Martin

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
Directly west of Patton Farm Road and south of the railroad tracks

SIZE OF PROPERTY:
Approximately 69 acres.

SIZE OF SITE UNDER PANEL:
Approx. 42 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 108A	15	19	27	69.31

VICINITY ZONING: General Industrial zoning to the north and east and General Agriculture zoning to the south and west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Urban Service Area/Industrial

SERVICE AUTHORITY'S COMMENTS:

1. There is an existing public sewer main located on TM 84-108A. Additionally, the Service Authority has a budgeted project to replace the existing force main currently located along Patton Farm Road.
2. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
3. The applicant needs to disclose if any corrosion control systems will be part of this project. [Staff comment: Applicant has stated that not corrosion control systems will be utilized].

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 20 feet each way of the centerline of the existing sewer main to ensure adequate space for future operations and maintenance.
2. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Patton Farm Road right of way to provide adequate space for future water/sewer infrastructure installation. *[Staff comment: Submitted site plan appears to meet this requested condition, if measured from the right of way.]*
3. Ground surface elevations shall not be changed and no water shall be impounded over any existing water/sewer infrastructure without written consent of the Service Authority.
4. Where public water/sewer utilities are located on the same property as the proposed project, the Service Authority shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way.
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

TMP 84 108A

This parcel is directly west of Patton Farm Road and north of Cisco Lane.

The site plan proposes a 60' setback from Patton Farm Road and a landscaped buffer per the ordinance requirement. The Board will need to consider the requested setback reduction as it relates to Patton Farm Road. There is an established industrial use across the road from the parcel of request.

The site plan proposes a 50' setback from the railroad right of way to the north with a landscaped buffer per the ordinance requirement. Staff could support a setback reduction adjacent to the railroad right of way.

The site plan proposes a 150' setback from the adjacent property to the south with an enhanced landscape buffer (tree install height 10 ft. and shrub install height 36"). Dale and Gary Martin also own the property to the south.

Adjacent property to the west is also part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The Stuarts Draft Small Area Plan Advisory Committee and interested citizens have developed a concept sketch for a greenway that would run along the railroad tracks and South River in Stuarts Draft. There is no funding for the greenway or right-of-way obtained, but staff felt it important to point out this component of the Stuarts Draft Small Area Plan planning process.

The Comprehensive Plan identifies this property as being in an Urban Service Area and slated for future industrial development. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

Comprehensive Plan General Comments

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in

this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

SITE 11



SITE NUMBER: 12

PROPERTY OWNER:

Robert E East, Jr.
Dale L. and Gary E. Martin

APPLICANT:

Augusta Solar, LLC

LOCATION OF PROPERTY:

West side of Vance Lane, north of Howardsville Turnpike in the South River District.

SIZE OF PROPERTY:

Approximately 107 acres.

SIZE OF SITE UNDER PANEL:

Approx. 47 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 87	0	50	3	56.967
084 108E	0	38	3.066	50.066

VICINITY ZONING:

General Agriculture zoning to the north, east, south and west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Property is in a Community Development Area of the Comprehensive Plan and designated for Low Density Residential development.

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority has no conflict with any portion of the public water or sewer systems in the area of this property.
4. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those

setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

TMP 84-87

The parcel to the north and one parcel to the east of the parcel of request are also part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The site plan proposes a 50' setback from the General Agriculture zoned properties to the west. The site plan proposes no buffering along the western parcel boundary. The 50' setback is a reduction from the ordinance standard of 200'. The applicant needs to address why such a reduction is adequate to protect the adjacent property. Staff is of the opinion that the Board is unable to modify the buffer requirement for this adjacent parcel as the existing vegetation does not currently provide the required buffer benefits.

The site plan does not propose a buffer to the southeast boundary of the parcel of request and proposes a reduced 150' setback. Staff can support a modification of the buffer as it relates to criteria #6 above and staff feels that the expanse of existing vegetation can also be a consideration for a reduced setback.

The site plan proposes a setback ranging from 170' to 240' to the General Agriculture zoned properties directly to the south in combination with a customized residential landscaping buffer plan (Rankin Road Neighborhood Buffer Plan).

The existing parcels to the south are accessed off an easement off of Rankin Lane. The site plan shows access to the parcel of request from the north and not from the shared easement. Staff feels that the proposed access as shown on the site plan will help to reduce construction impacts to adjacent neighbors to the south.

TMP 084 108E

The proposed site plan shows very few panels on this property, of which the majority is in the floodplain. Adjacent property to the west is also largely floodplain. A 50' setback is proposed adjacent to the parcel to the west.

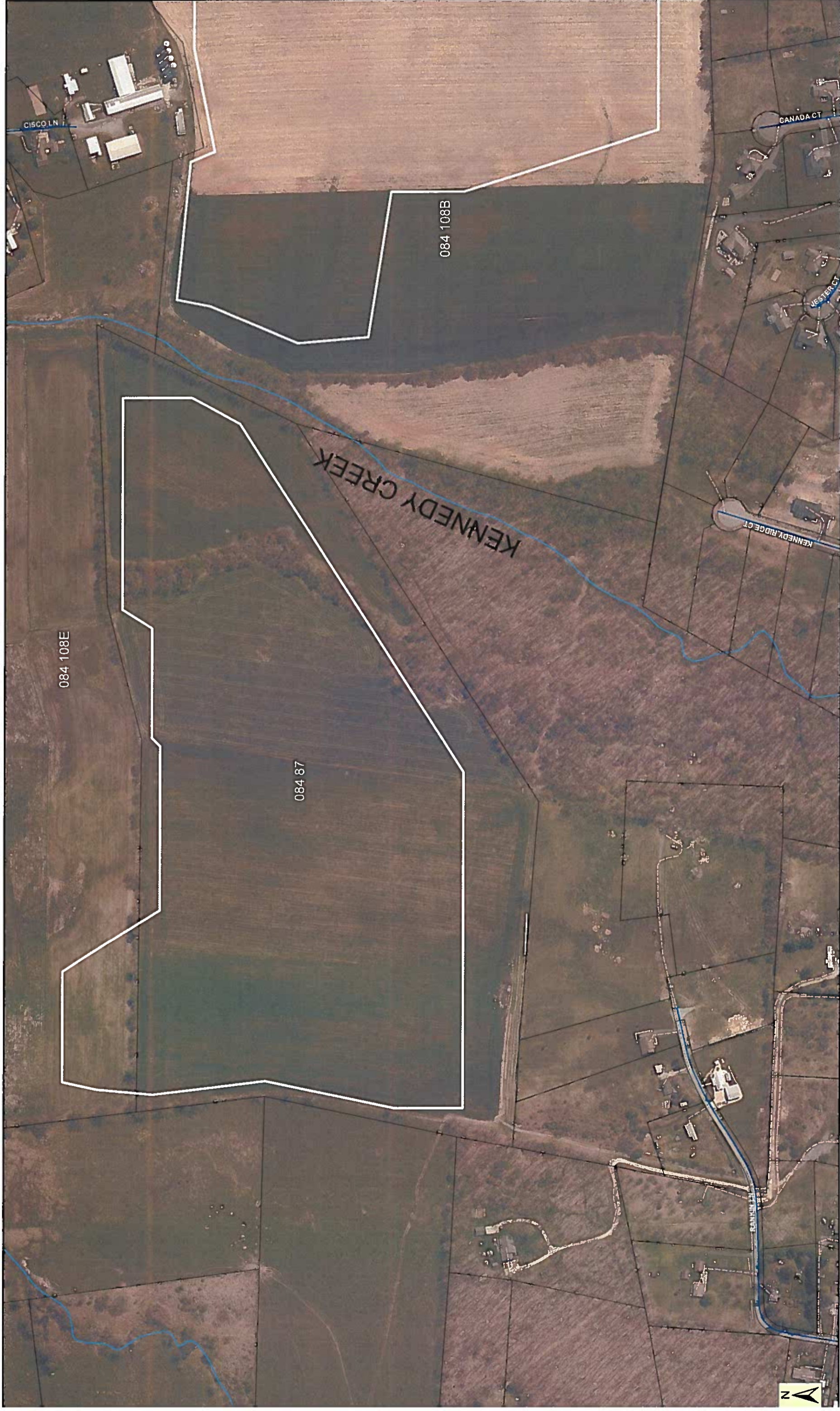
These parcels are in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE 12



SITE NUMBER: 13

PROPERTY OWNER:

Dale L. and Gary E. Martin

APPLICANT:

Augusta Solar, LLC

LOCATION OF PROPERTY:

Located north of the terminus of Canada Court

SIZE OF PROPERTY:

Approximately 68 acres.

SIZE OF SITE UNDER PANEL:

Approx. 37 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
084 108B	1	30	16.366	68.366

VICINITY ZONING: General Agriculture zoning to the north, east and west. Single Family Residential zoning to the south.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS: Community Development Area/Low Density Residential

SERVICE AUTHORITY'S COMMENTS:

1. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
2. The applicant needs to disclose if any corrosion control systems will be part of this project. [Staff comment: Applicant has stated that not corrosion control systems will be utilized].

Requested Conditions:

1. Ground surface elevations shall not be changed and no water shall be impounded over any existing water/sewer infrastructure without written consent of the Service Authority.

2. Where public water/sewer utilities are located on the same property as the proposed project, the Service Authority shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

TMP 084 108B

This parcel is north of the Hamptons subdivision.

The proposed setback from the adjacent property to the north does not meet the 200' standard identified in the ordinance. The setback appears to be 50' or less and the reduction will need to be considered by the Board. The site plan proposes a landscape buffer per the ordinance adjacent to the property to the north, but does not show the buffer extended along the entirety of the northern fence line. Staff would recommend the buffer continue unless the applicant requests a modified buffer pursuant to one of the six criteria above.

The proposed site plan shows a 50' setback from the adjacent property to the east and a modified buffer request (propose augmenting existing vegetation TBD during final site plan approval). From the aerial photography, it appears that there is some existing vegetation along this parcel boundary. The Board could consider a modification of the buffer requirement as it relates to criteria #6 above.

The proposed site plan shows a 150' to 175' setback from the Single Family Residential zoned subdivision to the south, which is a significant reduction from the 1,000' identified in the ordinance adjacent to residentially zoned property. The Board can consider the reduction if they determine that such reduction is adequate to protect neighboring properties. The site plan proposes an enhanced landscape buffer (tree install height 15' and shrub install height 36"), including a double row of landscaping, along the southern boundary.

Property to the west is also part of the Augusta Solar LLC request.

The site plan shows access to this parcel from a proposed 15' wide gravel access from the north and not through the residential neighborhood to the south. Staff is of the opinion that limiting access through the residential neighborhood is important to mitigate impacts to the adjacent residential subdivision, especially during construction.

The Stuarts Draft Small Area Plan Advisory Committee and interested citizens have developed a concept sketch for a greenway that would run along the railroad tracks and South River in Stuarts Draft. There is no funding for the greenway or right-of-way obtained, but staff felt it important to point out this component of the Stuarts Draft Small Area Plan planning process.

This parcel is in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

Comprehensive Plan General Comments

Furthermore, the 2015 Comprehensive Plan Transportation Plan summarizes the Stuarts Draft subarea as follows:

"Stuarts Draft has been a traditional hub of industry for the county with Alcoa Building Products, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two of the most active subdivisions in the county, Overlook and Stone Valley, are located in Stuarts Draft. US 340, at five lanes through the subarea, has underutilized capacity to accept additional traffic and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to

continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels."

SITE 13



SITE NUMBER: 14

PROPERTY OWNER:
Waynesboro Nurseries, Inc.

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
Located north of Lyndhurst Road and east of Season Ridge subdivision.

SIZE OF PROPERTY:
Approximately 88 acres.

SIZE OF SITE UNDER PANEL:
Approx. 30 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 8	7	38	8.15	78.15
085 9	0	5	5	10

VICINITY ZONING:

General Agriculture zoning to the north and south. Single Family Residential zoning and existing subdivision Seasons Ridge to the west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and

LAND USE MAPS:

Property is in an Urban Service Area of the Comprehensive Plan and designated for future Medium Density (3-4 single family units per acre) residential development.

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Lyndhurst Rd. across the frontage of TM Nos. 85-8. The main along Lyndhurst Rd. is a likely need that would also eliminate dead ends.
2. The Service Authority's long term system master planning for this area shows a potential sewer pump station located on the north east side of TM 85-8. Sewer mains would need to extend through TM 85-9 to reach this location. Funding is currently in the Service Authority's budget for the replacement of the Seasons Ridge Sewer Lift Station. Moving this to TM 85-8 was intended to be reviewed as an option to provide for the development of these properties and also to possibly avoid flooding that occurs at the current lift station site.

3. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
4. The applicant needs to disclose if any corrosion control systems will be part of this project. *[Staff comment: Applicant has stated that no corrosion control systems will be utilized].*

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Shalom and Lyndhurst Road right of way to provide adequate space for future water/sewer infrastructure installation and maintenance. *[Staff comment: Submitted site plan complies with requested condition.]*

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

085 8 & 085 9

The submitted site plan proposes a 150' setback from the adjacent parcel to the north. The site plan, in all other areas, appears to meet or exceed the 200' setback identified in the ordinance for all adjacent parcels zoned General Agriculture. The site plan proposes an enhanced landscape buffer (10' tree install height and 36" shrub install height)

adjacent to Lyndhurst Rd. The setbacks along Lyndhurst Rd. meet or exceed the 200' identified in the ordinance.

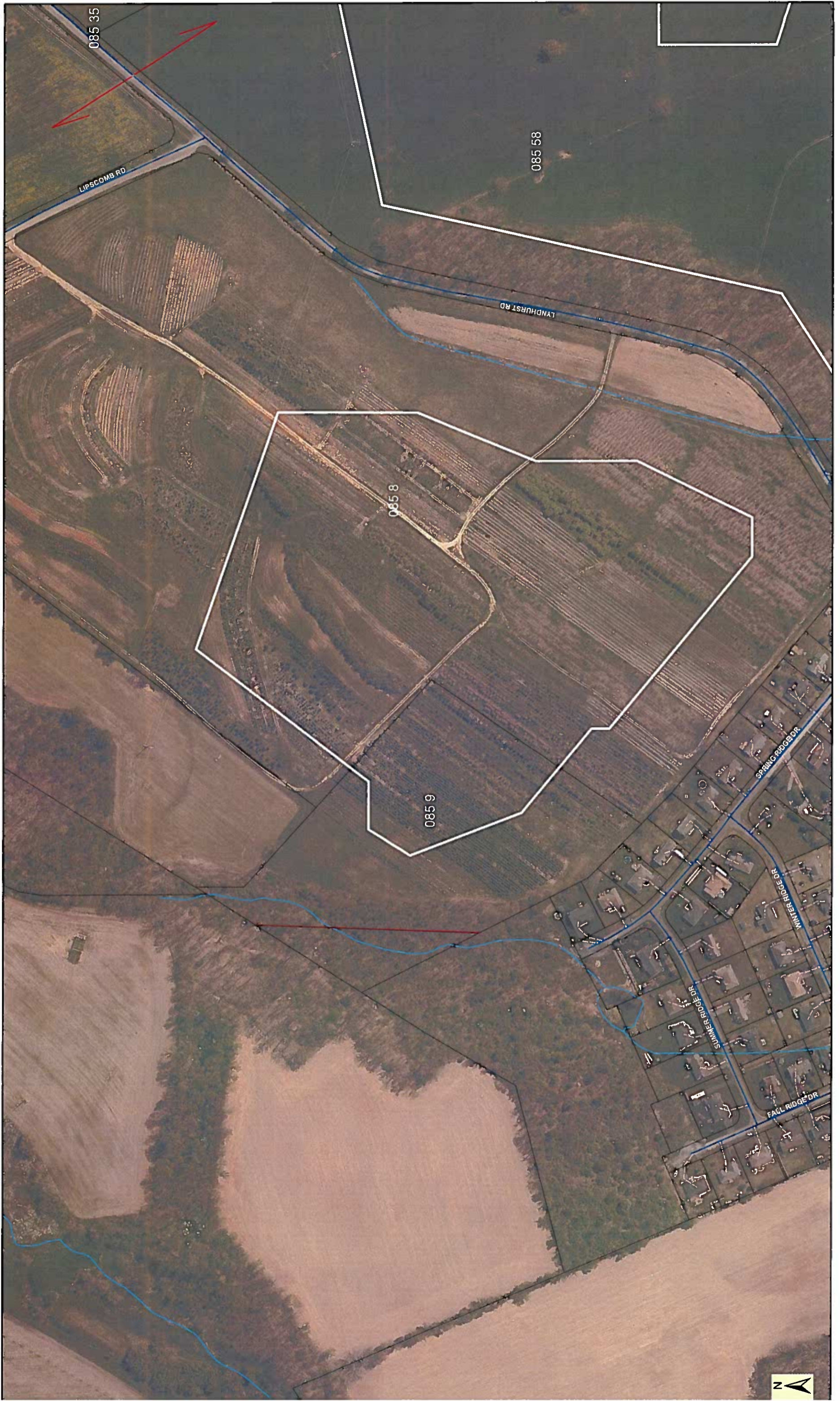
The Seasons Ridge subdivision is located southwest of the proposed panels. The submitted site plan proposes setbacks ranging from 250' to 290' adjacent to this existing subdivision, zoned Single Family Residential. The applicant proposes an enhanced landscape buffer (10' tree install height and 36" shrub install height) adjacent to this existing subdivision. The Board will need to determine if a 250' setback is adequate to protect adjacent property in this location as it is a reduction from the 1,000' setback identified in the ordinance.

The applicant has submitted a Ridge-Schages Neighborhood Buffer Plan and associated viewshed analyses, simulating the landscape buffer along the existing Seasons Ridge development.

The site plan proposes a switchgear facility and gravel parking lot on TMP 085 8. There is an existing entrance off of Lipscomb Rd. at this location. VDOT will review the entrance at site plan stage. The enhanced landscape buffer is proposed surrounding the switchgear facility. However, the landscape buffer does not appear to extend adjacent to a property to the northeast (TMP 085 6A). It appears that existing vegetation could satisfy a modified buffer pursuant to criteria # 6 above.

This parcel is designated for medium density (single family housing at a density of 3-4 dwelling units per acre) development in the Comprehensive Plan. The parcel is in the County's Urban Service Area where we would like to concentrate 80% of future growth. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

SITE 14



SITE NUMBER: 15

PROPERTY OWNER:
Waynesboro Nurseries, Inc.

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
Located south of Lyndhurst Road and directly east of Schages Lane in the South River District.

SIZE OF PROPERTY:
Approximately 89 acres.

SIZE OF SITE UNDER PANEL:
Approx. 50 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 34	2	58	19	89.025

VICINITY ZONING:

Single Family Residential zoning to the north and General Agriculture zoning to the east, south, and west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and

LAND USE MAPS:

Property is in an Urban Service Area of the Comprehensive Plan and designated for future Medium Density (3-4 single family units per acre) residential development.

SERVICE AUTHORITY'S COMMENTS:

1. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
2. The applicant needs to disclose if any corrosion control systems will be part of this project. *[Staff comment: Applicant has stated that no corrosion control systems will be utilized].*

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Lyndhurst Road right of way to provide adequate space for future water/sewer infrastructure installation and maintenance. *[Staff comment: Submitted site plan complies with requested condition.]*

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

085 34

This property is south of Lyndhurst Road and adjacent to the Seasons Ridge subdivision, located to the north of Lyndhurst Road. The site plan proposes a 250' setback from Lyndhurst Road and an enhanced landscape buffer (10' tree install height and 36" shrub install height) along the fence line of the limit of panels adjacent to Lyndhurst Road. Staff's site visit identified existing trees in some locations. Staff is of the opinion that existing trees will be a better screen than a newly planted buffer. Staff would recommend leaving the existing trees closest to Lyndhurst Road.

Property to the east is also part of the Augusta Solar LLC project and owned by Waynesboro Nurseries, Inc. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The site plan proposes a reduced 100' setback from the adjacent parcel to the south with no proposed landscape buffer. There appears to be some existing vegetation along the

parcel boundary of the adjacent parcel to the south. The Board will need to determine if the existing vegetation or a possible modified buffer provides the required buffer benefits.

The site plan proposes a minimum 260' setback from the adjacent parcels to the west (located off Schages Lane) with an enhanced landscape buffer (10' tree install height and 36" shrub install height).

The site plan proposes a reduced 110' setback adjacent to the parcel to the southwest; however, there appears to be quite a bit of existing vegetation at this location to adequately protect this neighboring property.

This parcel is designated for medium density (single family housing at a density of 3-4 dwelling units per acre) development in the Comprehensive Plan. The parcel is in the County's Urban Service Area where we would like to concentrate 80% of future growth. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available, further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

SITE 15



SITE NUMBER: 16

PROPERTY OWNER:
Waynesboro Nurseries, Inc.

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
Located south of Lyndhurst Road and west of Diggs Lane

SIZE OF PROPERTY:
Approximately 354 acres.

SIZE OF SITE UNDER PANEL:
Approx. 112 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 24	0	0	0	53.98
085 25	5	31	5	75.91
085 58	29.89	85	59	213.89
085 58A	4	4	1	11

VICINITY ZONING:
General Agriculture zoning to the north, east, west, and south.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and

LAND USE MAPS:

Property is in a Community Development Area of the Comprehensive Plan and designated for future Low Density (1/2 to 1 unit per acre) residential development.

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Lyndhurst Rd. across the frontage of TM No. 85-58. The main along Lyndhurst Rd. is a likely need that would also eliminate dead ends.
2. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.

3. The applicant needs to disclose if any corrosion control systems will be part of this project. *[Staff comment: Applicant has stated that no corrosion control systems will be utilized].*

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Lyndhurst Road right of way to provide adequate space for future water/sewer infrastructure installation and maintenance. *[Staff comment: Submitted site plan complies with requested condition.]*

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way.
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

The following parcels are south of Lyndhurst Road:
085 24

Adjacent property to the north and west is also part of the Augusta Solar LLC project and owned by Waynesboro Nurseries, Inc. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

The site plan proposes a 50' setback from the adjacent property to the south with no proposed landscape buffer. Staff is of the opinion that the Board can modify the

ordinance buffer requirement for existing vegetation. The adjacent property to the south is also owned by Waynesboro Nurseries, Inc.

085 25

Adjacent property to the north, east, south, and west is also part of the Augusta Solar LLC project and owned by Waynesboro Nurseries, Inc. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

This parcel is in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

085 58

This parcel is south of Lyndhurst Rd. The proposed site plan shows a minimum 150' setback from Lyndhurst Rd. and no proposed landscape buffer. However, the limit of panels appear to be located on the other side of significant existing vegetation along most of the limit of panels on this parcel. There is a section, closer to Lipscomb Rd, which is setback approx. 360' from Lyndhurst Rd. but does not have the protection of existing vegetation. The Board will need to review and determine if this area meets one of the six criteria identified above to approve a buffer modification.

Adjacent parcels to the east, south and west are also part of the Augusta Solar LLC project and owned by Waynesboro Nurseries, Inc. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

This parcel is in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or

sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

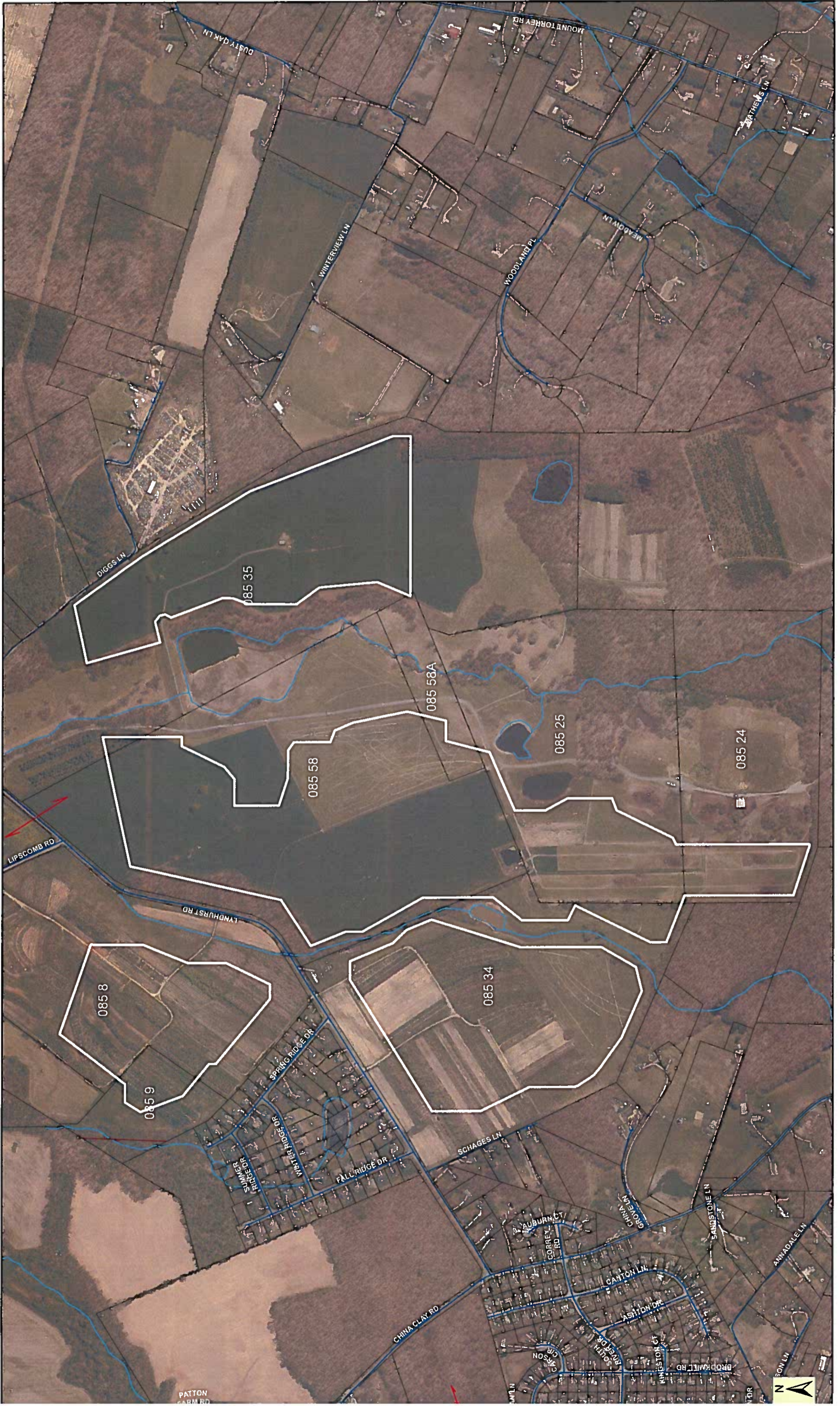
085 58A

Adjacent parcels to the north, east, south and west are also part of the Augusta Solar LLC project and owned by Waynesboro Nurseries, Inc. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

This parcel is in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE 14, 15, 16, and 17



SITE NUMBER: 17

PROPERTY OWNER:
Waynesboro Nurseries, Inc.

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
Located directly west of Diggs Lane.

SIZE OF PROPERTY:
Approximately 139 acres.

SIZE OF SITE UNDER PANEL:
Approx. 48 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 35	29	31	50	139.015

VICINITY ZONING:

General Agriculture zoning to the north, east, west, and south. Rural Residential zoning and existing subdivision to the east.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and

Small portion of TMP 085 35 is within the Floodplain Overlay.

TMP 085 35 is within Area 2 of the Sourcewater Protection Overlay

LAND USE MAPS:

Property is in a Community Development Area of the Comprehensive Plan and designated for future Low Density (1/2 to 1 unit per acre) residential development.

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Lyndhurst Rd. across the frontage of TM No. 85-35. The master planning also shows a potential main along the east side of TM 85-35 that would connect Lyndhurst Rd. with Mt. Torrey Rd. and continue along Lipscomb Rd. to Hall School Rd. The main along Lyndhurst Rd. is a likely need that would also eliminate dead ends. The need for the other mains would be dependent on the rate and location of growth/system demands.

2. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
3. The applicant needs to disclose if any corrosion control systems will be part of this project. *[Staff comment: Applicant has stated that no corrosion control systems will be utilized].*

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Lyndhurst Road right of way to provide adequate space for future water/sewer infrastructure installation and maintenance. *[Staff comment: Submitted site plan complies with requested condition.]*

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

085 35

This parcel is south of Lyndhurst Rd. and just west of Diggs Lane.

The site plan shows a 1,120' setback from Lyndhurst Rd. on this parcel with no proposed landscape buffer. The Board will need to determine if one of the six criteria identified above can permit them to approve a buffer modification. Based on staff's site visit, it is unlikely that panels at this location would be visible from Lyndhurst Rd.

The site plan shows a 50' setback from Diggs Lane to the east with no proposed buffer. Staff is of the opinion that a reduced setback and buffer modification at this location can be considered pursuant to criteria #6 above. Adjacent parcels are undeveloped and heavily wooded.

Adjacent property to the southeast is zoned Rural Residential. The site plan proposes a 250' to 300' setback adjacent to these parcels with no proposed buffering. Staff is of the opinion that the Board can approve an existing vegetation buffer modification. The Board will need to consider whether a reduction in the 1,000' ft. setback identified in the ordinance, adjacent to residentially zoned property, is adequate to protect neighboring property.

Property to the west is also part of the Augusta Solar LLC project and owned by Waynesboro Nurseries, Inc. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

This parcel is in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE 17



SITE NUMBER: 18

PROPERTY OWNER:
Alphonso P III or Dale S Boxley

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
270 Hall School Road, Waynesboro in the South River District.

SIZE OF PROPERTY:
Approximately 208 acres.

SIZE OF SITE UNDER PANEL:
Approx. 78 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 61	0	76	42	208

VICINITY ZONING:

General Agriculture zoning to the north, east, south and west. Rural Residential zoning adjacent to the parcel's southeast corner.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and Floodplain Overlay (portion)

LAND USE MAPS: Property is in a Community Development Area of the Comprehensive Plan and designated for future low density residential land use.

SERVICE AUTHORITY'S COMMENTS:

1. At this time, the proposed use presents no conflict with any existing or future public water system infrastructure improvements in the area of this property.
2. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.

Requested Conditions:

1. No panels and/or appurtenances installed within 40 feet of the railroad right of way to provide adequate space for future water/sewer infrastructure, if needed.
[Staff comment: The submitted site plan setback is sufficient to meet this condition.]

STAFF RECOMMENDATIONS

The site plan for this property shows the limit of panels south and east of the South River and associated floodplain, directly north of the railroad right-of-way.

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

The proposed setback from the southern parcel boundary adjacent to the railroad tracks is 100' with no proposed landscape buffer (modification from required buffering). On the other side of the railroad tracks, there is residential development on General Agriculture zoned property. Staff is of the opinion that a buffer modification can be approved as it relates to criteria #3 above. There is also existing vegetation along the property boundary that could be augmented in some cases. Staff can support a reduction in the 200' setback adjacent to the railroad right-of-way, but feels that the setback reduction, if paired with tree augmentation, would better protect the adjacent properties on the other side of the railroad right of way.

At the southeast corner, across the railroad tracks from the fence line, there are 6 parcels zoned Rural Residential (RR 3). The Board will need to consider a 1,000 ft. setback identified in the ordinance from residentially zoned property. Staff feels that tree augmentation, if added as discussed above, could support a reduction.

The site plan proposes no landscape buffer adjacent to the parcel to the west. The proposed setbacks to the adjacent parcel to the west range from 50' to 100', which does

not meet the 200' setback identified in the ordinance in all areas. There appears to be some minimal existing vegetation adjacent to the parcel to the west. However, from the aerial photography, it does not appear that the existing vegetation would provide the required buffer benefits.

The limit of panels is setback over 1,000 ft. from the northern parcel boundary with significant existing vegetation. Staff can support the modification in buffer requirements for the adjacent parcel to the north per criteria #6 listed above, as long as such existing vegetation remains.

The site plan is showing a 90' setback from the adjacent parcel to the east and no proposed buffering. There appears to be existing vegetation along this property line, allowing the Board to approve the modified buffer requirement per criteria #6 identified above.

The parcels of request are in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE 18



SITE NUMBER: 19

PROPERTY OWNER:

James & Magdalene F Brenneman
Cedar Bluff Inc.

APPLICANT:

Augusta Solar, LLC

LOCATION OF PROPERTY:

West of the terminus of Benz Road between the South River and the railroad tracks in the South River District.

SIZE OF PROPERTY:

Approximately 85 acres.

SIZE OF SITE UNDER PANEL:

Approx. 50 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 63A	0	16	0	21.632
085 63C	0	5	7	21.418
085 63D	0	2	18	21.647
085 63E	0	10	2	20.109

VICINITY ZONING:

General Agriculture zoning to the north, east, and south. Rural Residential zoning to the southwest. Single Family Residential zoning to the east.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and Floodplain Overlay (portion)

LAND USE MAPS: Property is in a Community Development Area of the Comprehensive Plan and designated for future low density residential land use.

SERVICE AUTHORITY'S COMMENTS:

1. At this time, the proposed use presents no conflict with any existing or future public water system infrastructure improvements in the area of this property.
4. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.

Requested Conditions:

1. No panels and/or appurtenances installed within 40 feet of the railroad right of way to provide adequate space for future water/sewer infrastructure, if needed.
[Staff comment: The submitted site plan setback is sufficient to meet this condition.]

If considered for approval, the Service Authority requests that at a minimum, adequate room is provided for future infrastructure easements along the railroad. Gravity sewer along the river may be negated by approval of the Special Use Permit, as most of the property that could be served would be included in the solar energy project. Additional information is expected at the completion of the sewer study noted above.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

Adjacent property to the north is part of the Augusta Solar, LLC SUP application. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

Adjacent property to the west of the parcels of request is zoned General Agriculture and the site plan proposes a minimum 100' setback and augmentation of existing vegetation to be determined at final site plan approval.

Adjacent land to the south of the parcels of request is across the railroad tracks. The proposed site plan shows a minimum 75' setback from the railroad with no proposed

landscape buffer. A setback reduction and buffer modification (per criteria #3 above) can be considered by the Board.

The site plan appears to propose access to this site through Benz Road, along which is zoned Single Family Residential. Construction access at this location will likely impact these residences. Staff has recommended conditions related to construction work hours that may help to mitigate some of these negative impacts.

The parcels of request are in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE NUMBER: 20

PROPERTY OWNER:

James & Magdalene F Brenneman
Cedar Bluff Inc.

APPLICANT:

Augusta Solar, LLC

LOCATION OF PROPERTY:

West of the terminus of Benz Road between the South River and the railroad tracks in the South River District.

SIZE OF PROPERTY:

Approximately 155 acres.

SIZE OF SITE UNDER PANEL:

Approx. 50 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 63A	0	16	0	21.632
085 63B	0	19.273	0	21.273
085 63C	0	5	7	21.418
085 63F	5	5	3.032	20.032
085 63G	3	4	8.046	20.046
085 68	3	14	2.015	20.015
085 63	0	5.893	0	30.893

VICINITY ZONING:

General Agriculture zoning to the north, east, and south. Rural Residential zoning to the southwest. Single Family Residential zoning to the east.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and Floodplain Overlay (portion)

LAND USE MAPS: Property is in a Community Development Area of the Comprehensive Plan and designated for future low density residential land use.

SERVICE AUTHORITY'S COMMENTS:

1. At this time, the proposed use presents no conflict with any existing or future public water system infrastructure improvements in the area of this property.

4. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.

Requested Conditions:

1. No panels and/or appurtenances installed within 40 feet of the railroad right of way to provide adequate space for future water/sewer infrastructure, if needed.
[Staff comment: The submitted site plan setback is sufficient to meet this condition.]

If considered for approval, the Service Authority requests that at a minimum, adequate room is provided for future infrastructure easements along the railroad. Gravity sewer along the river may be negated by approval of the Special Use Permit, as most of the property that could be served would be included in the solar energy project. Additional information is expected at the completion of the sewer study noted above.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

Adjacent property to the north is part of the Augusta Solar, LLC SUP application. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

Adjacent property to the east and north of Benz Road is zoned Single Family Residential with proffers. Approximately 23.5 acres was zoned Single Family Residential in 2010 with the following proffers:

1. The minimum square footage for single family dwellings will be 1600 square feet.
2. No more than 10 residential lots will be created out of the 23.5 acre tract.
3. No habitable structures will be built below an elevation of 1360'.

The following was noted in the staff report from that 2010 rezoning:

"...much of the property is currently shown on the Comprehensive Plan Future Land Use map as part of a large potential industrial site which could take advantage of the rail line. Access to the site would either come off Benz Road (in which case the County wouldn't want to encourage more residential traffic) or another access would need to be developed off Lipscomb or Hall School Roads and cross the South River. However, without public sewer to the property and with the amount of acreage planned for industrial in the South River area with less constraints, this land may be better suited for residential development."

Since the time of the rezoning in 2010, referenced above, the land has been amended to a Community Development Area with a Future Land Use Designation of low density residential.

The site plan proposes a 400' setback from the adjacent parcels to the east, which is a reduction in the 1,000' setback from residentially zoned property identified in the ordinance. The site plan also proposes an enhanced landscape buffer (install tree height 15 ft. and install shrub height 36" and double buffer row) along adjacent parcels to the east. The Board will need to determine if the reduced setback and landscape buffer is adequate to protect neighboring properties.

The site plan appears to propose access to this site through Benz Road. Construction access at this location will likely impact these residences. Staff has recommended conditions related to construction work hours that may help to mitigate some of these negative impacts.

The parcels of request are in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public

water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE NUMBER: 21

PROPERTY OWNER:

James & Magdalene F Brenneman
Cedar Bluff Inc.

APPLICANT:

Augusta Solar, LLC

LOCATION OF PROPERTY:

West of the terminus of Benz Road between the South River and the railroad tracks in the South River District.

SIZE OF PROPERTY:

Approximately 72 acres.

SIZE OF SITE UNDER PANEL:

Approx. 23 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
085 63	0	5.893	0	30.893
085 63J	0	9	1.417	20.417
085 63K	0	2	0	20.946

VICINITY ZONING:

General Agriculture zoning to the north, east, and south. Rural Residential zoning to the southwest. Single Family Residential zoning to the east.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture and Floodplain Overlay (portion)

LAND USE MAPS: Property is in a Community Development Area of the Comprehensive Plan and designated for future low density residential land use.

SERVICE AUTHORITY'S COMMENTS:

1. At this time, the proposed use presents no conflict with any existing or future public water system infrastructure improvements in the area of this property.
4. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.

Requested Conditions:

1. No panels and/or appurtenances installed within 40 feet of the railroad right of way to provide adequate space for future water/sewer infrastructure, if needed.
[Staff comment: The submitted site plan setback is sufficient to meet this condition.]

If considered for approval, the Service Authority requests that at a minimum, adequate room is provided for future infrastructure easements along the railroad. Gravity sewer along the river may be negated by approval of the Special Use Permit, as most of the property that could be served would be included in the solar energy project. Additional information is expected at the completion of the sewer study noted above.

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to adjust or vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way;
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;
6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

Adjacent property to the east is zoned General Agriculture and the site plan proposes a 410' setback from the adjacent parcel to the east. The site plan also proposes an enhanced landscape buffer (install tree height 15 ft. and install shrub height 36") along adjacent parcels to the east, where there is not existing vegetation. The Board will need to determine if the reduced setback and landscape buffer is adequate to protect neighboring properties.

Adjacent land to the south of the parcels of request is across the railroad tracks. The proposed site plan shows a minimum 90' setback from the railroad with no proposed landscape buffer. A setback reduction and buffer modification (per criteria #3 above) can be considered by the Board.

The site plan appears to propose access to this site through Benz Road, along which is zoned Single Family Residential. Construction access at this location will likely impact these residences. Staff has recommended conditions related to construction work hours that may help to mitigate some of these negative impacts.

The parcels of request are in a Community Development Area as defined by the Comprehensive Plan with Low Density Residential as its future land use designation. The Comprehensive Plan defines these areas as local community settlements which have existing public water or sewer systems in place or which have relatively good potential for extensions of either of those utilities. Per Chapter 24 of the Augusta County Code, developments in Community Development Areas are required to connect to either public water or sewer when it abuts their property, further cementing by ordinance the Planning Policy Areas identified in the Comprehensive Plan.

While Community Development Areas are considered a growth area (10% of future residential growth), they are envisioned to receive far less intensity and density of development than Urban Service Areas.

SITE NUMBER: 22

PROPERTY OWNER:
Raymax LLC and Waynesboro Nurseries, Inc.

APPLICANT:
Augusta Solar, LLC

LOCATION OF PROPERTY:
Located south of Shalom Road approx. .3 miles west of the intersection of Shalom Road and Breezy Knoll Lane

SIZE OF PROPERTY:
Approximately 165 acres.

SIZE OF SITE UNDER PANEL:
Approx. 104 acres

SOILS INFORMATION:

Class I, II, and III soils are considered the best for farming purposes in the County.

TMP	Class I Acres	Class II Acres	Class III Acres	Total Acreage
076Q1 1 2	0	19	1.03	20.03
076 44A	25	99	16	144.786

VICINITY ZONING:

General Agriculture zoning to the north, east, south and west.

PREVIOUS ZONING OR S.U.P.: Currently zoned General Agriculture

LAND USE MAPS:

Property is in an Urban Service Area of the Comprehensive Plan and designated for Planned Residential development (variety of residential uses at a density of between 4-8 dwelling units per acre).

SERVICE AUTHORITY'S COMMENTS:

1. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Shalom Rd. across the frontage of TM #76-44A. The Service Authority also owns a well that is surrounded by this property. The well is not in the near term plan for development but over the next 35 years, it is possible that this source could be more seriously considered for development. The exact location of water main infrastructure and installation timing are typically based on growth/system demands.

2. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) sewer infrastructure along Shalom Rd. across the frontage of TM 76-44A and along the southern side of the property, due to topography. The exact location and installation timing are typically based on growth/system demands. Phase I of a study has been completed to examine sewer infrastructure routing and feasibility for this area. This areas was identified for further economic evaluation, which will be completed by March.
3. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) future water main extending along Shalom Rd. across the frontage of TM 76Q1-1-2.
4. The Service Authority's long term system master planning for this area shows a potential (unbudgeted) sewer infrastructure along Shalom Rd along the frontage of TM 76Q1-1-2. A study is currently underway to examine sewer infrastructure routing and feasibility for this area.
5. The applicant needs to provide information regarding water/sewer needs for the project construction and/or operation.
6. The applicant needs to disclose if any corrosion control systems will be part of this project. *[Staff comment: Applicant has stated that no corrosion control system will be part of the project].*

Requested Conditions:

1. No panels and/or appurtenances (including fences and landscaping) installed within 40 feet of Shalom Road right of way to provide adequate space for future water/sewer infrastructure installation. *[Staff comment: Submitted site plan complies with this requested condition].*

STAFF RECOMMENDATIONS

The solar ordinance identifies a 200' setback from all property lines and a 1,000' setback from any adjacent land zoned residentially. The Board is able to vary those setbacks if they determine that the reduced setback is adequate to protect neighboring properties. In addition, the solar ordinance requires one of two buffer alternatives for all adjacent property lines that are not part of the project.

However, the Board is able to modify the buffer requirements such that the subject parcel or modified buffer complies with at least one of the following criteria:

1. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
2. The buffer is between uses that are to be developed under a common development plan or series of development plans.
3. The buffer is parallel and adjacent to an existing railroad right-of-way.
4. The topography of the parcel is such that buffering would not be effective;
5. The property is adjacent to an established industrial use;

6. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

076 44A

The site plan proposes a minimum 60' setback from an adjacent parcel directly to the north. The applicant proposes an enhanced landscape buffer (tree install height 15' and shrub install height 36") adjacent to this parcel. The applicant has also provided a viewshed analysis (Hartman 1 View Shed Analysis) to simulate the proposed buffering. The Board will need to determine if a reduction in the setback from 200' to 60' in combination with a greater install height, than what is required by the ordinance, is adequate to protect this adjacent property.

The site plan proposes a minimum 220' setback from Shalom Rd and proposes an enhanced landscape buffer (tree install height 10' and shrub install height 36") from the adjacent properties across Shalom Road. The setback exceeds the 200' standard identified in the ordinance. The applicant has provided a viewshed analysis for two properties across Shalom Rd. at this location, simulating the proposed landscape buffer. (Holiday View Shed Analysis and Brown View Shed Analysis).

The applicant proposes a 50' setback with no proposed buffering to adjacent parcels to the east. It appears that there is some existing vegetation along these parcel boundaries. The Board will need to determine if the existing vegetation provides the required buffer benefits in which case they may modify the landscape buffer requirement in the ordinance pursuant to criteria #6 above. The Board will also need to assess whether the reduced setback is adequate to protect neighboring property.

The applicant proposes a minimum 60' setback from a portion of an adjacent parcel to the southwest with an enhanced landscape buffer (15' tree install height and 36" shrub install height). The adjacent parcel to the southwest has a conservation easement placed on the property. This adjacent parcel appears to have existing vegetation between structures on the adjacent parcel and the proposed limit of panels.

Adjacent parcels to the south and on the other side of the floodplain are also part of the Augusta Solar LLC SUP request. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

076Q1 1 2

This parcel is located directly south of Shalom Road.

The site plan proposes a 700 ft. setback from an adjacent parcel across the street from Shalom Road. This setback exceeds the standard identified in the ordinance.

Furthermore, the applicant has proposed an enhanced landscape buffer (15' tree install height and 36" shrub install height) in between the panels and Shalom Rd on this parcel.

The site plan proposes a setback of less than 100 ft. from an adjacent parcel directly to the northeast. An enhanced landscape buffer is proposed adjacent to this parcel (15' tree install height and 36" shrub install height). There is no structure on this parcel. It is our understanding that a landowner across Shalom Rd. owns this parcel as a means of protecting their view. The applicant has provided "Roller View Shed Analysis" related to this parcel. The Board will need to consider whether a reduction in the 200 ft. setback identified in the ordinance is adequate to protect this neighboring property.

The proposed fence line is setback 50' from the adjacent parcel to the northwest. An enhanced landscape buffer is proposed adjacent to this parcel (10' tree install height and 36" shrub install height). The Board will need to consider a reduction in the 200' setback identified in the ordinance. The proposed site plan shows some custom residential landscaping described as enhancement and extension of existing tree line along the parcel boundary of the adjacent Raymax LLC parcel.

Adjacent parcels to the east and south are also part of the Augusta Solar LLC project. If these adjacent parcels obtain a Special Use Permit for a large solar energy system, then setbacks and buffering would not be required as shown in the proposed site plan. If these adjacent parcels do not obtain a Special Use Permit, then the applicant must comply with setbacks and buffering per the ordinance.

Both parcels are designated for planned residential (variety of residential uses at a density of 4-8 dwelling units per acre) development in the Comprehensive Plan. The parcel is in the County's Urban Service Area where we would like to concentrate 80% of future growth. Staff feels that the development of solar panels is not in keeping with the purpose and intent of the Urban Service Areas of the Comprehensive Plan. Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future (20 year timeframe of the plan). Furthermore, Augusta County Code Chapter 24 requires development in an Urban Service Area connect to public water and sewer where available. Further cementing by ordinance the Planning Policy Area's identified in the Comprehensive Plan.

SITE 22

