

AUGUSTA COUNTY NOTICE OF PUBLIC HEARING

The Augusta County Planning Commission will conduct a Public Hearing at **7:00 P.M., Tuesday, November 14, 2023** in the Board Meeting Room, Augusta County Government Center, 18 Government Center Lane, Verona, Virginia to consider the following:

1. Chapter 25 Zoning. Division A. In General. Article VI.B. Wireless Telecommunications Facilities. Section 25-68.5. Uses permitted by special use permit.

Amendment adds a clause allowing the Board of Zoning Appeals to reduce or waive the requirement for portions of the fall zone that lie on publicly owned property.

2. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems.

• Section 25-70.1. Definitions.

Amendment adds the definition of Fenced in Area to define the land area that includes the photovoltaic panels, stormwater facility, and landscaping that will be taken out of land use. Amendment updates the definition for large energy systems and small energy systems to include everything within the fenced in area that occupies less than or equal to (small energy systems) or greater than (large energy systems) 25 acres.

• Section 25-70.4. Uses permitted by Special Use Permit by the Board of Zoning Appeals.

Amendment adds the provision for Small Solar Energy Systems to be prohibited in Planning Policy Areas designated as Urban Service Areas and Community Development Areas within the Comprehensive Plan. Amendment also adds the standard for the proximity of solar facilities to be sited within two miles of an approved or existing small or large energy system.

• Section 25-70.6. Uses permitted by Special Use Permit by the Board of Supervisors.

Amendment adds the provision for Large Solar Energy Systems to be prohibited in Planning Policy Areas designated as Urban Service Areas and Community Development Areas within the Comprehensive Plan.

• Section 25-70.8. Location, Appearance and Operation of a Project Site.

Amendment adds the standard for the proximity of solar facilities to be sited within two miles of an approved or existing small or large energy system.

Data and information regarding the above matters is available for review in the Augusta County Community Development Office at 18 Government Center Lane, Verona, Virginia between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, by calling (540) 245-5700, or online at www.co.augusta.va.us.