

## Spotsylvania County Planning Commission

## Excerpt

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Holbert Building Board Room, 9104 Courthouse Road, Spotsylvania VA 22553

**MINUTES:** March 7, 2018

**Call to Order:** Mr. Newhouse called the meeting to order at 7:00 p.m.

**Members Present:**

Gregg Newhouse	Chancellor
Richard Thompson	Courtland
Michael Medina	Salem
Howard Smith	Livingston
Mary Lee Carter	Lee Hill
Jennifer Maddox	Berkeley

**Members Absent:** C. Travis Bullock      Battlefield

**Staff Present:**

Wanda Parrish, AICP, Director of Planning  
Paulette Mann, Planning Commission Secretary  
Patrick White, Planner III  
Alexandra Spaulding, Senior Assistant County Attorney  
Gail Crooks, Director of Social Services

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### Public Hearing:

#### CPA17-0003 Spotsylvania County Planning Commission

Ms. Parrish reminded the Planning Commission that a public hearing was held on February 7, 2018 on the draft Comprehensive Plan amendments and the public hearing was closed. The Commission continued the vote to allow staff to review the proposed amendments to determine whether they address the types of concerns raised during public comment related to solar energy facilities. Staff has concluded that the amendments as proposed do address those concerns since the Comprehensive Plan is general in nature. The Comprehensive Plan provides policy direction and general guidance. Specific requirements are laid out in the County Code.

This amendment adds language to two elements of the Comprehensive Plan:

- Within Chapter 1, Introduction and Vision, to add a policy supportive of renewable energy generation, data centers, and high-tech industries, also
- Within Chapter 1, to add a policy supportive of agritourism, agribusiness, and renewable energy generation in agricultural and rural areas; and

- Within Chapter 2, Land Use, to add a policy applicable to all land uses noting renewable energy facilities should be designed to minimize impacts on neighboring properties, uses, and roadways.

Staff recommends that the Planning Commission recommend approval of CPA17-0003 to the Board of Supervisors.

Mr. Newhouse stated that he supports staff's recommendation. The special use process will give the Commission the opportunity to review each application.

Ms. Carter inquired if there is a maximum project limit?

Ms. Parrish stated that there is no cap size on the size of the application and is unsure whether that would be legal.

Ms. Spaulding stated that there is nothing that comes to mind that would allow a cap on size but could further research if necessary.

**Motion and vote:**

At a meeting of the Spotsylvania County Planning Commission held on March 7, 2018 on a motion by Mr. Newhouse, seconded by Mr. Smith and passed 6-0, the Planning Commission adopted the following resolution:

**RESOLUTION NO. 2018-01**

**CPA17-0003 Comprehensive Plan Amendment**

**WHEREAS**, on December 3, 2017, the Spotsylvania County Planning Commission authorized public hearings to consider amendments to the Comprehensive Plan of the County of Spotsylvania, Chapter 1, Introduction and Vision, to add a policy supportive of renewable energy generation, data centers, and high-tech industries; to add a policy supportive of agritourism, agribusiness, and renewable energy generation in agricultural and rural areas; and Chapter 2, Land Use, to add a policy applicable to all land uses supportive of renewable energy generation when designed to minimize impacts on neighboring properties, uses, and roadways; and

**WHEREAS**, staff has reviewed the subject amendments and recommends approval as stated in the executive summary dated February 7, 2018 and March 7, 2018; and

**WHEREAS**, the Spotsylvania County Planning Commission held a public hearing on February 7, 2018, duly advertised in a local newspaper for a period of two weeks, and interested citizens were given an opportunity to be heard; and

**WHEREAS**, the Spotsylvania County Planning Commission recommends approval of the amendments with a vote of 6-0; and

**NOW THEREFORE**, the Spotsylvania County Planning Commission certifies the attached Comprehensive Plan amendments and provides them to the Board of Supervisors for consideration at public hearing.

The meeting adjourned at 7:55 p.m.

\_\_\_ *Paulette Mann* \_\_\_\_\_

Paulette Mann

\_\_\_ April 4, 2018 \_\_\_\_\_

Date