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**NOTICE OF PUBLIC HEARING
LOUISA COUNTY BOARD OF SUPERVISORS**

The Louisa County Board of Supervisors will hold a public hearing on the following items at **6:00 p.m., after regular business, on Monday, April 19, 2021**, in the Louisa County Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia:

Public Hearing - CUP2020-06 Apple Grove Solar, LLC, Applicant; Seth Maughan, Agent; Robert Bunting III & GPS Property, Inc., Owners

Applying for a new Conditional Use Permit for a solar facility based on a substantially different application revisions from CUP2020-03 previously denied by the Board of Supervisors. The Planning Commission recommends approval. A summary of the substantial different application revisions includes:

1. Reducing the facility generation capability from 20MW to 15MW, a 25% decrease.
2. Reducing the entire development envelope from 138.5 acres to 111 acres, a 20% decrease.
3. Reducing the estimated fenced-in footprint from 118 acres to 88 acres, a 25% decrease.
4. Providing six new field documents gathered from recent surveys and studies including the locations of wetland areas on amended Preliminary Concept Plan.
5. Increasing setback areas illustrated on concept plan sheets:
 - a) Between adjacent property lines and solar equipment from 125 to 150 feet, an increase of 17%.
 - b) Between public rights-of way and solar equipment from 250 to 300 feet, an increase of 17%.
 - c) Surrounding an on-site cemetery from 25 to 100 feet, an increase of 75%.
6. Substantial area of “no disturbance” shown north of parcel 83-4, preserving additional vegetation as setbacks, and leaving half of parcel 83-1 to the north for the current owner to use.
7. Establishing three rows of evergreen trees in areas shown on plan sheets.
8. Creating noise suppression by keeping construction laydown or equipment yards a minimum of 500 feet from adjacent property and 1,000 feet from neighboring dwellings.

Apple Grove Solar, LLC, Applicant; Seth Maughan, Agent; Robert Bunting III & GPS Property, Inc., Owners is requesting approval of the following:

- A. Determination that the proposed *utility service, major* solar facility is substantially in accordance with the 2040 Louisa County Comprehensive Plan for the 225 acres under option to lease or purchase
- B. Issuance of a Conditional Use Permit for a *utility service, major* in accordance with Section 86-64.3 Permitted uses - With conditional use permit in the Agricultural (A-2) zoning district and Sec. 86-61.3. - Permitted uses-With conditional use permit in the Agricultural (A-1) zoning district for a 35 to 50 year solar project with a combined acreage of 225 acres, 111 acres of which could produce up to 15 Megawatts of Alternating Current (MW AC). The Project’s solar arrays and ancillary equipment will occupy approximately 88 acres of the 111 acres.

Public Hearing - ZTA2021-01 to consider amending Louisa County Code, Chapter 86 Land Development Regulations, section 86-13 Definitions to add the following new definition;

Substantially the same. Land use applications of any type are considered to be substantially the same as a previous application if the application includes one of the following:

1. A previously requested identical land use; or
2. Requests action that may result in the ability to gain the same land use; or
3. Any parcel(s) included in a previous application filed by the same landowner and/or applicant.

Public Hearing - CUP2016-01 to consider amending its conditions per the request of Kinetic Endeavors, LLC (Greg Hawkins), applicant; Vallerie Holdings, LLC, owner. This CUP was last modified on September 3, 2019, for holding annual triathlon events on property identified as tax map parcel 47-(11)-B2.

The purpose of this public hearing is for the Board to decide if they want to revised conditions applicable to CUP2016-01 adopted on September 3, 2019 and allow two events on April 24-25, 2021 and October 9, 2021. No triathlons were held in 2020 due to COVID-19 social distancing restrictions. The property is located at the end of Route 1030 (Pleasants Landing Road), on the west side of Route 701 (Eastham Road). The property is further identified as tax map parcel 47-(11)-B2, in the Jackson Voting District. The 2012 Louisa County Comprehensive Plan designates this area of Louisa County as Community Service in the Lake Anna Growth Area.

BY ORDER OF:
ROBERT F. BABYOK JR. CHAIRMAN
LOUISA COUNTY BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA