

BOARD OF SUPERVISORS MINUTES

JULY 13, 2021

At a Worksession of the Orange County Board of Supervisors held on Tuesday, July 13, 2021, beginning at 4:00 p.m., in the Meeting Room of the Gordon Building, 112 West Main Street, Orange, Virginia. Present: James P. Crozier, Chairman; R. Mark Johnson, Vice Chairman; James K. White; Keith F. Marshall; and Lee H. Frame. Also present: Theodore L. Voorhees, County Administrator; Thomas E. Lacheney, County Attorney; and Alyson A. Simpson, Chief Deputy Clerk.

RE: DISCUSSION OF SUP 20-05 (REDFISH SOLAR PARTNERS, LLC)

Theodore L. Voorhees, County Administrator, explained that representatives from EDF Renewables, agents for the Redfish Solar project, were present to discuss their Special Use Permit application to construct and operate a small-scale solar energy generation facility on Catharpin Road. He noted that, after further legal review, because the proposed facility would be five (5) megawatts or less, the project was exempt from the legislation allowing for the negotiation of a siting agreement or for revenue sharing to the locality. Mr. Voorhees added that, while a siting agreement was initially intended to be the focus of the Worksession, staff felt this would still serve as an opportunity for the Board to hear from the agents and learn more about the Special Use Permit application before scheduling its public hearing.

Jeff Machiran, Project Development Manager with EDF Renewables, provided a brief overview of the proposed project before making himself available for questions and discussion.

Discussion ensued among the Board regarding: the fact this was a “packaged” project with Old Dominion Electric Cooperative with local end users; the current generation plans and future potential for battery storage; the reason for proposing a 4.9 megawatt project versus a larger project; considerations for expansion; phases of the project development and mitigating impacts to the community; traffic at the site and on the local roads; decommissioning the site versus repowering the site; how the rural character of the County would be preserved; construction standards; stormwater management; and environmental aspects.

The Board took the information regarding SUP 20-05 (Redfish Solar Partners, LLC) under advisement, and there was no action taken at this time.

RE: PROPOSED AMENDMENT TO THE ZONING ORDINANCE REGARDING ACCESSORY DWELLINGS

Josh Gillespie, Planning and Development Services Director, presented information to the Board regarding a proposed amendment to the Zoning Ordinance, which followed the Board's previous discussion at its Worksession on June 8, 2021. He indicated the proposal to add definitions for “accessory dwelling unit” and “tenant housing” arose from an interest in permitting second dwellings greater than currently allowed and in recognizing tenant housing on agricultural land. Mr. Gillespie offered proposed definitions and concepts for each use, referenced code from nearby localities, and opened the floor for discussion.

Discussion ensued among the Board regarding: the meaning of “complete independent”; considerations for well, septic, and driveway sharing; the possibility of addressing all three uses under a single permitted use; and changes needed to the existing definition of accessory apartment.

By consensus, the Board requested that staff make changes to the proposed amendment to the Zoning Ordinance and bring the matter back for further discussion at the Worksession on July 27, 2021.

RE: ADJOURN

There being no further business to discuss, the Board concluded its Worksession and continued to its Regular Meeting at 5:00 p.m.

James P. Crozier, Chairman

Theodore L. Voorhees, County Administrator