

# SP 2021-01 Midway Solar Community Meeting

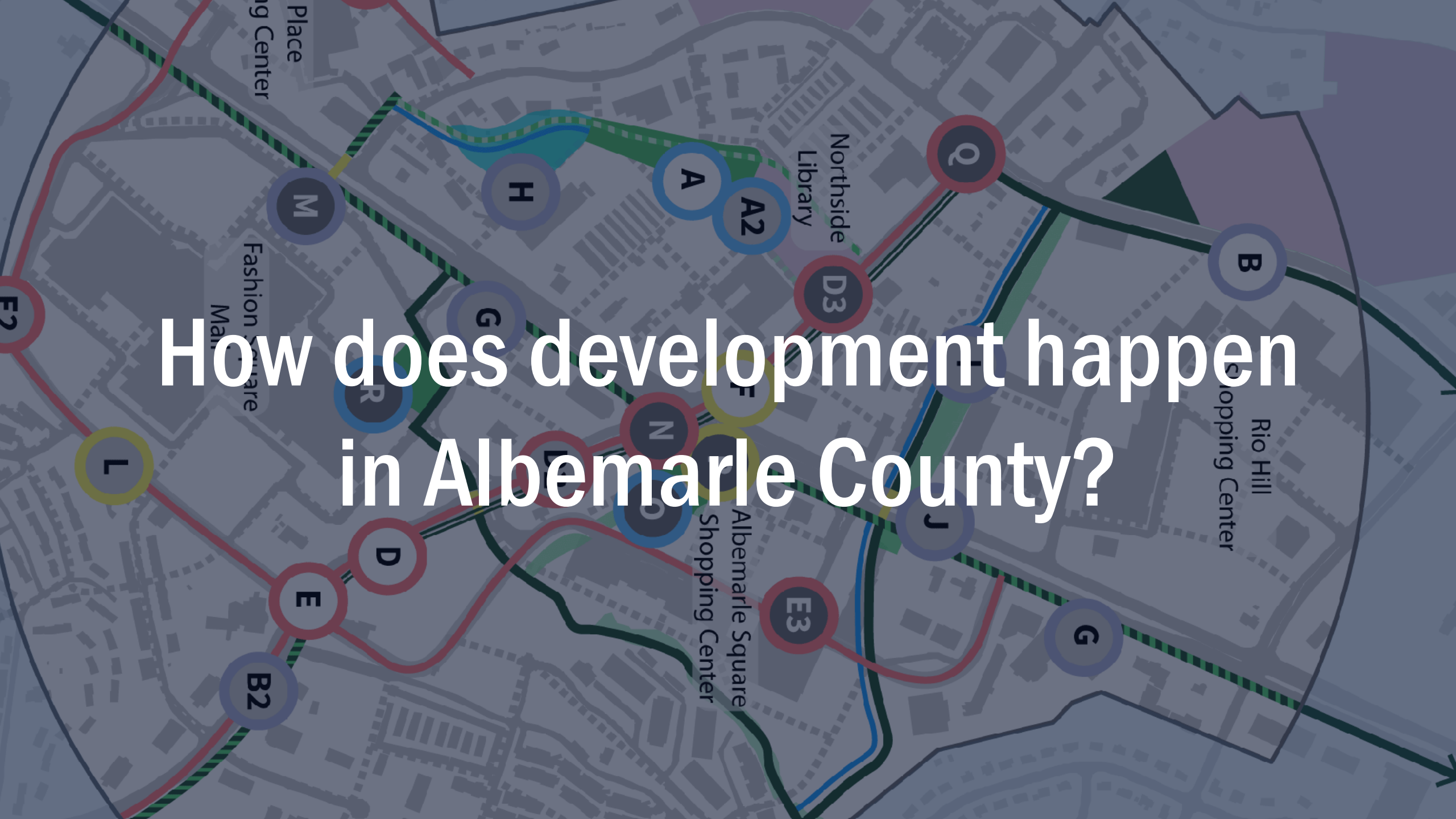


To **share information** about the proposed project, the development review process, and relevant policies / regulations.

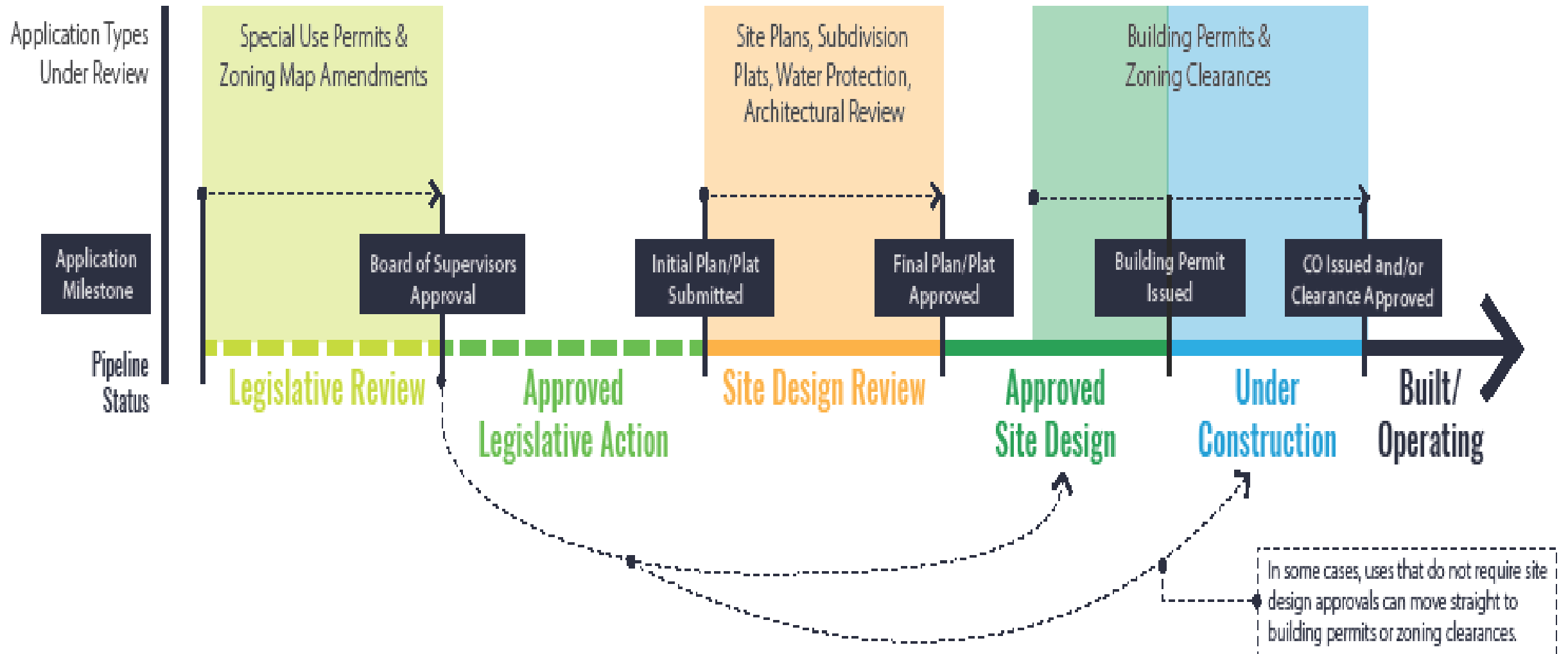
To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.



# How does development happen in Albemarle County?



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This project is at the beginning  
of the process.

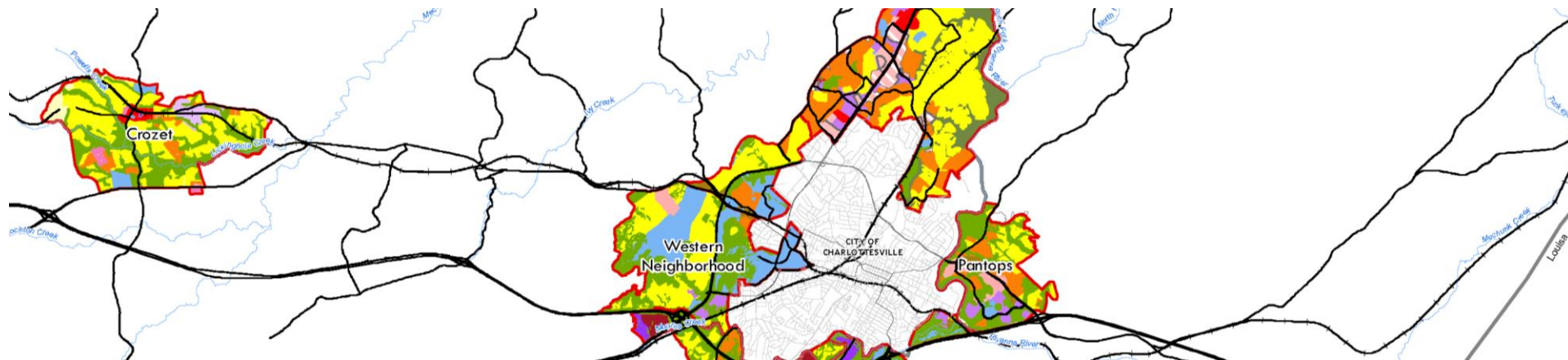


If a property owner seeks to change the zoning district or develop a use on the “special uses” list in a zoning district, **Board of Supervisors approval is required.**

This process is called **legislative review.**

The application is reviewed by:

- 1) County staff and other agencies as applicable (VDOT, Albemarle County Service Authority, Rivanna Water and Sewer Authority, etc.)
- 2) the Planning Commission, and
- 3) the Board of Supervisors.



Chapter 18, Section 33.40 of the County Code provides for how the Board shall act on an application for a special use permit. This section includes the factors to be considered.

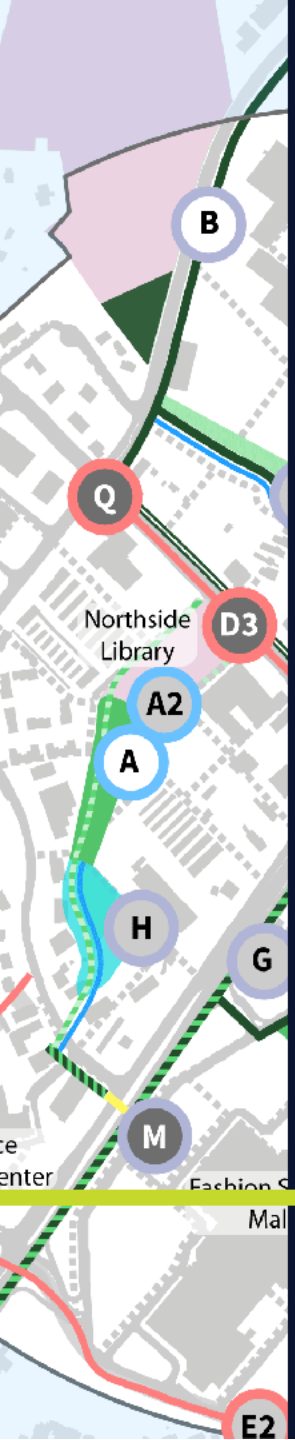
In acting on a special use permit, the Board shall consider the following factors, provided that the Board is not required to make specific findings in support of its action:

Factors for Consideration (Chapter 18 Section 33.40):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.
2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.
3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.
4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

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# special use permit (SP)



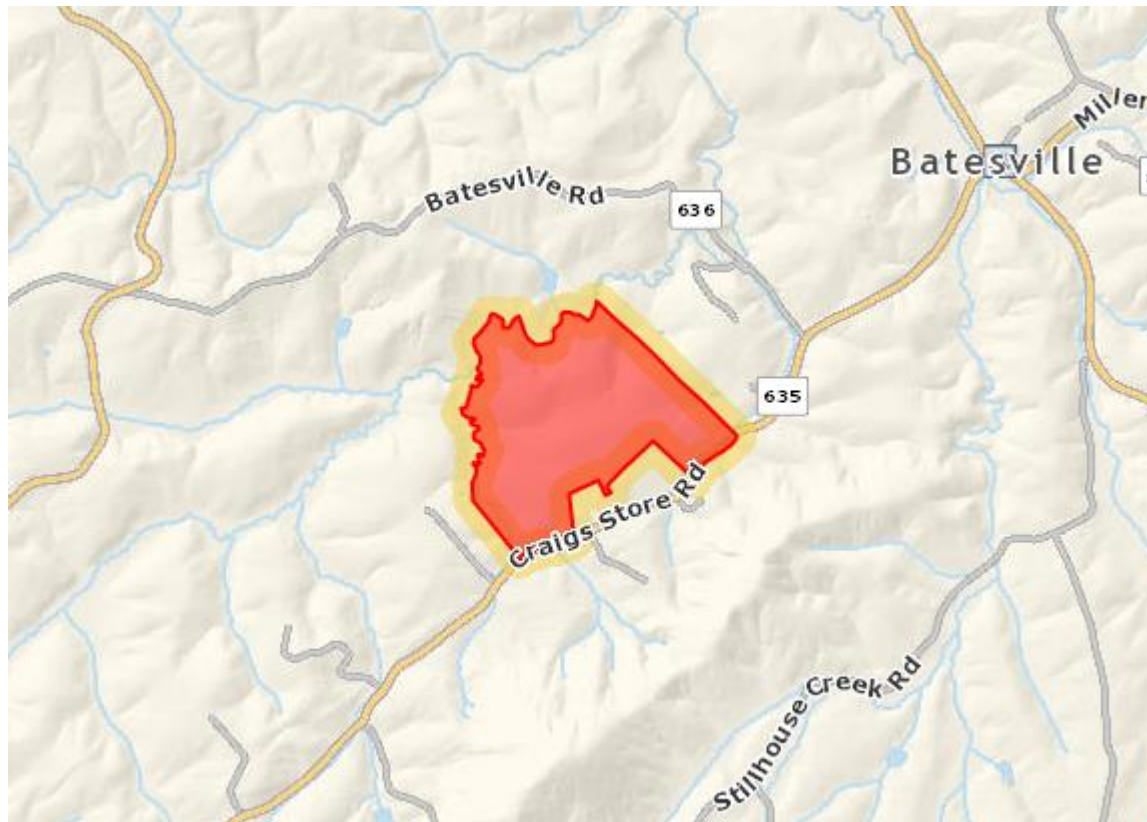
# SP 2021-01 Midway Solar





# project name

Proposed construction of an 8-megawatt solar-energy electrical generation facility and 4-megawatt battery energy storage system occupying approximately 80 acres on a 136-acre parcel. This proposed project is located on Tax Map 85, Parcel 17B which is located on the west side of Craigs Store Road (Route 635) approximately 1 1/2 miles south of Batesville.



# Proposal



# timeline

- \_ Staff Review of Proposal: Underway
- \_ Comments Sent to Applicant: March 5, 2021
- \_ Planning Commission Public Hearing: No date set. Not later than April 19, 2021 unless extended by the applicant.
- \_ Board of Supervisors Public Hearing: No date set. Not later than January 19, 2022 unless extended by the applicant.

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