

AGENDA
HENRY COUNTY BOARD OF ZONING APPEALS
COUNTY ADMINISTRATION BUILDING, KINGS MOUNTAIN RD.
COLLINSVILLE, VA
SEPTEMBER 27, 2023; PUBLIC HEARINGS
1:00p.m.

12:00 p.m. 1. Call to Order (Planning, Zoning & Inspection Dept.
Conference Room, Room #205)

2. Invocation

3. Confirmation of Minutes - May 24, 2023

1:00 p.m. 4. Public Hearing (Summerlin Meeting Room)

A. V-23-03 - Shawn A. Foley

B. V-23-02 - Rebecca Peters

C. S-23-10 - CF VA Solar#111, LLC / Pivot Energy

D. S-23-11 - CF VA Solar #106, LLC / Pivot Energy

E. S-23-12 - Phillip L. and Terri D. Johnson

F. S-23-13 - Room to Bloom Child Care, LLC /
Raegan Lane

5. Other Business - (None)

6. Informational Items

A. Building Inspection Report

COUNTY OF HENRY
BOARD OF ZONING APPEALS
PUBLIC HEARING NOTICE

Pursuant to Section 15.2-2204 of the Code of Virginia, a series of public hearings has been scheduled for **September 27, 2023, at 1:00 p.m.** in the Summerlin Meeting Room of the County Administration Building, Kings Mountain Rd, Collinsville, Virginia. The purpose of these public hearings is to receive citizen input into the possible issuance of Special Use Permits and Variances for the following cases.

Case S-23-10 CF VA Solar #111, LLC / Pivot Energy

A request for a Special Use Permit has been received under Section 21-1801 through 21-1808; and 21-302 of the Zoning Ordinance to allow for the construction of a Large Scale Solar Energy Facility. The property is located on the east side of River Rd., approximately 0.4 mile south of 3359 River Rd., in the Horsepasture District. The property is zoned as Agricultural District A-1, as shown on part of Tax Map 40.6/110. The proposal is to develop a 5MW solar facility on 18-acres of a 275-acre parent tract.

Case S-23-11 CF VA Solar #106, LLC / Pivot Energy

A request for a Special Use Permit has been received under Section 21-1801 through 21-1808; and 21-302 of the Zoning Ordinance to allow for the construction of a Large Scale Solar Energy Facility. The property is located beyond the south end of River Rd., in the Horsepasture District, and is zoned as Agricultural District A-1. The Tax Map is 41.4/54. The proposal is to develop a 5MW solar facility on 22-acres of a 440-acre parent tract.

Case S-23-12 Phillip L. and Terri D. Johnson

A request for a Special Use Permit has been received under Section 21-302 of the Zoning Ordinance to allow for the use of the property as an event center. The site is located at 1380 River Rd. The driveway is just north west of its intersection with Shadyview Ln. The property is in the Horsepasture District, zoned as Agricultural District A-1, and shown on Tax Map 28.7/85C.

Case S-23-13 Room to Bloom Child Care, LLC / Raegan Lane

A request for a Special Use Permit was received under Section 21-302 of the Henry County Zoning Ordinance to allow for the establishment of a Family Day Care Home to accommodate up to 12 children. The property is located at 1811 Penn Store Rd. in the Horsepasture District, and is zoned Agricultural District A-1 as shown on Tax Map 57.9/34.

Case V-23-02 Rebecca Peters

A request for a Variance was received under Section 21-306 of the Henry County Zoning Ordinance to allow for an addition to a residence to extend to within 7.5' of the side property line instead of the required 15'. The residence is located at 45 Wind Dancer Ln., in the Ridgeway District and is zoned Agricultural District A-1, as shown on Tax Map 52.6(45)/5A.

Case V-23-03 Shawn A. Foley

A request for a Variance was received under Section 21-601 of the Henry County Zoning Ordinance to allow for the construction of a swimming pool that will be located closer to the road than the main structure on the property. The property is located at 10 Woodberry Road in the Blackberry District and is zoned Suburban Residential District S-R, as shown on Tax Map 25.3/290C.

The applications for these requests may be viewed in the Department of Planning, Zoning & Inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Lee H. Clark, AICP
Director of Planning, Zoning & Inspection