AGENDA
JOINT MEETING
BOTETOURT COUNTY BOARD OF SUPERVISORS
AND THE
BOTETOURT COUNTY PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 2015
GREENFIELD EDUCATION AND TRAINING CENTER
ROOMS 226, 227, AND 228
DALEVILLE, VIRGINIA 24083
BEGINNING AT 6:00 P. M.

1. Call to Order by the Board of Supervisors.

2. Call to order by the Planning Commission.

3. Staff presentation on proposed Zoning Ordinance amendments for the addition of a Utility Scale Wind Energy System Ordinance. (Nicole)

4. Discussion by the Board and Planning Commission.

5. Adjournment.

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Development Services

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Construction Compliance
Erosion and Sediment Control
Inspections and Enforcement
Permit Applications &
Plan Reviews

Planning
Subdivisions
Zoning
Site Plans
Land Conservation

MEMORANDUM

TO: Members, Botetourt County Board of Supervisors
Members, Botetourt County Planning Commission

FROM: Nicole Pendleton, Planning Manager/Zoning Administrator

SUBJECT: Zoning Ordinance Text Amendment – Addition of Utility Scale Wind Energy Systems

DATE: January 30, 2015

The Botetourt County Zoning Ordinance does not currently permit wind energy systems of any scale in Botetourt County. Planning staff has been researching proposed amendments to incorporate a wind energy ordinance, and will present broad policy-related topics for consideration during the February 10 joint work session with the Planning Commission and Board of Supervisors.

Staff will present information about the following during the work session:

- Consideration of permitting for utility-scale wind energy systems
- Consideration of permitting for meteorological (MET) towers
- Consideration of which zoning districts should permit, by SEP, or by-right, wind energy systems
- Consideration of minimum land area for wind energy systems and MET towers
- Considerations of regulations incorporating:
    - Appearance
    - Height
    - Setbacks
    - Lighting
    - Noise

Following the first work session, staff would recommend additional work sessions to discuss the following:

- Considerations of regulations incorporating:

    - Signage
    - Shadow Flicker
    - Design
    - Climb Prevention and Locks
    - Warnings
    - Ground Clearance
    - Speed Control and Brakes
- Consideration of regulations incorporating
    - Emergency Response Plans
    - Use of Public Roads
    - Signal Interference
    - Construction and Installation
    - Maintenance
    - Decommissioning, Discontinuation and Abandonment
    - Surety
    - Economic Impact Study
    - Sound Study
    - SEP Application Materials
    - Independent Review

A map showing localities with large or utility-scale wind ordinances, as well as a handout from the JMU Center for Wind Energy which provides links to those locality ordinances and summary information is attached for your review.

Thank you for your consideration of this request.

Attachments

County / City	Link to Code	Small Wind Ordinance (Y/N)	Large Wind Ordinance (Y/N)	Zoning (Y/N)	Maximum Rated Capacity (Range)	Minimum Land Area (Range)	Maximum Height (Range)
Accomack	http://library.municode.com/index.aspx?clientId=13191	Yes	Yes	Y	999kW (One Turbine), No Limit (>1 Turbine)	5 Acres	N/A
Franklin	http://library.municode.com/index.aspx?clientId=10799	Yes	Yes	Y	-	50 acre	500 ft (tip height)
Northampton	http://www.amlegal.com/nxt/gateway.dll/Virginia/northampton_co_va/northamptoncountyvirginiacodeofordinance?f=templates$fn=default.htm$3.0$vid=amlegal:northamptonco_va	Yes	Yes		-	-	No maximum, MET towers are limited to 550 ft within a wind facility
Pulaski	http://www.pulaskicounty.org/Zoning/zoning_ordinance.pdf	Yes	Yes	Y	-	-	No (must demonstrate that planned height is necessary)
Roanoke	http://library.municode.com/index.aspx?clientId=12222	Yes	Yes	Y			Set during permitting process
Rockingham	http://library.municode.com/index.aspx?clientId=12196	Yes	Yes	N	-	-	500 ft (can exceed limit on a case by case basis)
Shenandoah	http://www.ecode360.com/SH1548?needHash=true	Yes	Yes				
Suffolk (city)	http://www.municode.com/Library/VA/Suffolk	Yes	Yes				
Warren	http://www.ecode360.com/WA1232	Yes	Yes				
Washington	http://library.municode.com/index.aspx?clientId=11680	Yes	Yes				

County / City	Large Wind				
	Minimum Setbacks (Range)	**Maximum Sound (Range)**	**Wildlife Considered (Y/N)**	**Ease of Use**	**Additional Notes**
Accomack	N/A	N/A	No		Very vague. Projects reviewed on a case by case basis.
Franklin	**Property Lines** 1.0 x height **Public Right-of-Way and Private Streets** 1.5 x height	-	Y		
Northampton	150% of wind turbine height or 600 ft, which ever is greater. Covers trasnission lines, other turbines, electrical substations, public roads, and property lines	Max of 55 decibles at all property lines	Y		
Pulaski	**Occupied Buildings** 110% **Property Lines** 150% **Public Roads and Rail** 150%	55 decibles at adjacent property lines	Y	Very Good	-
Roanoke	110% of height and at least 450 ft from property lines, 1000 feet from occupied dwellings	60 decibels at nearest property line	Y	good	No definition of what consitiutes a small, large, or utility scale project
Rockingham	**Property Lines** 125% **Residential and Public Structures** 160% and at least 800 ft	60 decibels at nearest property line	Y		
Shenandoah					
Suffolk (city)					
Warren					
Washington					