

AGENDA
MIDDLESEX COUNTY PLANNING COMMISSION
04/09/2026
7:00 P.M.

Call to Order
Roll Call

1. Organizational Meeting

- A. Nomination and Election of Officers
- B. Establishment of Regular Monthly Meeting Date, Time and Place

2. Approval of Agenda

3. Approval of Minutes – December 11, 2025

4. Public Hearings

- 1. Ordinance Amendment #2024-06**, initiated by the Planning Commission and Board of Supervisors. As part of an overall Comprehensive Plan review and revision, the purpose of this amendment to the Comprehensive Plan is for the establishment of Middlesex Water Authority (MWA) Service District Areas within the County by amending the Water and Wastewater Facilities section of the Plan.

5. Old Business

5. New Business

- a) Subdivision Ordinance initiation for a text amendment to Section 7-1 Vacation of Boundary Lines. The amendment is for the purpose of amending the section to reconcile with Code of Virginia.
- b) Zoning Ordinance initiation for text amendment to Section 15-4 Architectural Projections.
- c) Brief discussion of Screening.

6. Planning Director's Report

Department Activity Report

8. Committee Report

9. Adjournment

**MIDDLESEX COUNTY PLANNING COMMISSION
PROCEDURES FOR CITIZEN PRESENTATIONS
ON PUBLIC HEARING MATTERS**

Per the by-laws of the Planning Commission, the following procedures shall be utilized for all public hearings:

1. No person may address the Commission unless recognized by the Chairman.
2. Comments shall be directed to the Commission – not to the audience or the applicant.
3. Each person who desires to address the Commission shall be allowed three (3) minutes to present written and/or oral comments, except that attorneys or agents representing three (3) or more citizens shall be allowed ten (10) minutes. Final rebuttal by the applicant, or their representatives shall be allowed five (5) minutes. These time limits may be changed at the discretion of the Planning Commission.
4. Unless otherwise permitted by the Chairman, each person will be given only one (1) opportunity to address the Commission.

County of Middlesex
Office of Planning and Zoning

Minutes

AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, December 11, 2025 IN THE BOARDROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Bev Butler, Pinetop District
Teresa Anderson, Secretary, Harmony Village District
Marilyn South, Hartfield District
Russ Perkinson, Harmony Village District
Mary Lynn Landgraf, Jamaica District
Tammie Putney, Saluda District
Tyler Crittenden, Pinetop District

Absent: Denita Hammond, Jamaica District
John England, Vice Chairman, Saluda District
RD Johnson, Chairman, Hartfield District
Reginald Williams, Supervisor

David Kretz, Planning Director

CALL TO ORDER

Secretary Anderson called the December 11, 2025, regular meeting of the Planning Commission to order at 7:00 P.M.

APPROVAL OF MINUTES

On a motion by Commissioner South seconded by Commissioner Butler, and carried by unanimous vote, the minutes of the August 14, 2025, meeting were approved.

PUBLIC HEARING

1. **2026 Capital Improvements Plan for FY 2027-2031.** The Middlesex County Capital Improvements Plan is strictly advisory. The Plan is intended for use as a Capital Facilities planning document and is not a request for funding allocations or a County Capital Budget. The CIP is intended as a planning tool to assist the Board of Supervisors in the development of the County budget.

Mr. Kretz presented his staff report recommending approval as submitted.

Secretary Anderson opened the public hearing.

With there being no comments, Secretary Anderson closed the public hearing.

After discussion by the Board members, a motion to approve 2026 Capital Improvements Plan for FY 2027-2031 was made by Commissioner Perkinson, seconded by Commissioner Butler and passed, 7-0, with 4 absent, with the recommended addition of “Impacts on Operating Costs” to the project overview.

- 2. Ordinance Amendment #2025-05**, initiated by Board of Supervisors. The request is for the purpose of amending the Middlesex County Subdivision Ordinance to comply with recent amendments to the Code of Virginia. The amendment requires review of Subdivisions to be performed by the Designated Agent, removing the Planning Commission and the Governing Body from the review process and modifying review time frames for the Designated Agent.

Mr. Kretz presented his staff report recommending approval as submitted.

Secretary Anderson opened the public hearing.

With there being no comments, Secretary Anderson closed the public hearing.

After discussion by the Board members, a motion to approve Ordinance Amendment #2025-05 was made by Commissioner Butler, seconded by Commissioner South and passed, 7-0, with 4 absent, as submitted.

- 3. Ordinance Amendment #2024-05**, initiated by Board of Supervisors. The request is for the purpose of amending the Middlesex County Subdivision Ordinance by establishing water connection requirements within the Middlesex County Water Authority Service District areas.

Mr. Kretz presented his staff report recommending approval as submitted.

Secretary Anderson opened the public hearing.

With there being no comments, Secretary Anderson closed the public hearing.

After discussion by the Board members, a motion to approve Ordinance Amendment #2024-05 was made by Commissioner Perkinson, seconded by Commissioner Butler and passed, 6-0, with 1 abstention and 4 absent, as submitted.

- 4. Ordinance Amendment #2025-01**, initiated by Planning Commission. The request is for the purpose of amending the Middlesex County Zoning Ordinance by establishing water connection requirements within the Middlesex County Water Authority Service District areas.

Mr. Kretz presented his staff report recommending approval as submitted.

Secretary Anderson opened the public hearing.

With there being no comments, Secretary Anderson closed the public hearing.

After discussion by the Board members, a motion to approve Ordinance Amendment #2025-01 was made by Commissioner Butler, seconded by Commissioner South and passed, 6-0, with 1 abstention and 4 absent, to Approve, as submitted.

OLD BUSINESS

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

COMMITTEE REPORTS

ADJOURNMENT

With there being no further business, a motion to adjourn was made by Commissioner Butler, seconded by Commissioner Perkinson, and carried by unanimous vote. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Theresa Anderson, Secretary

Date

County of Middlesex
Office of Planning and Zoning

Agenda

Item #1



**Middlesex
County
Planning
Commission
Staff Report**

MEETING DATE: April 9, 2026

REPARER: Dave Kretz

**AM 2024-06: Comprehensive Plan Amendment for Revision of Water and
Waste Water Facilities**

Application:

1. **Ordinance Amendment #2024-06**, initiated by the Planning Commission and Board of Supervisors. As part of an overall Comprehensive Plan review and revision, the purpose of this amendment to the Comprehensive Plan is for the establishment of Middlesex Water Authority (MWA) Service District Areas within the County by amending the Water and Wastewater Facilities section of the Plan.

Summary:

The purpose of this amendment is to amend the Water and Wastewater sections of the Comprehensive Plan for the purpose of establishing MWA water service districts in conjunction with recent amendments to the Zoning and Subdivision Ordinances that require water connections in specific areas.

Staff recommendation:

- Approve the Amendment as submitted.

Action Required:

- Planning Commission Recommendation.

Attachments:

- See below for text amendments-

Water and Wastewater Facilities

On June 10, 2014, the Middlesex County Board of Supervisors adopted an ordinance establishing the Middlesex Water Authority (MWA) , who concluded that there was a need for public water and subsequently constructed a public water system that runs from the two wells constructed for the Rosegill residential development, located off of Urbanna Road, to eastern edge of Deltaville and Stingray Point. Collectively, the two wells have a source capacity of 1,152,000 gpd supplying the water system which currently 383,526 gpd permitted capacity. The system serves properties along Urbanna Road, General Puller Highway and numerous properties located along secondary and private roads in the Deltaville area. As part of the system, pump stations were constructed at well sites located off Urbanna Road and in Deltaville near the intersection of General Puller Highway and Providence Road. In addition to the service lines and pump stations, fire hydrants were added, at the required interval, that provide fire protection to adjacent homes/businesses and provide water for firefighting equipment that requires water in areas not served by the system. Currently, MWA services approximately 740 customers with sufficient capacity to service additional subscribers. Prior to construction, the system was found to be in Substantial Accord with the Comprehensive Plan pursuant to Section 15.2-2232 of the Code of Virginia and Section 19-3.4 of the Middlesex County Zoning Ordinance, by the Planning Commission during their June 14th, 2018, meeting.

The Town of Urbanna operates a public centralized water system. Two public wells supply a 250,000 gallon water tower which provides the capacity and pressure to serve town residents and some areas in the county outside the town's limits. ~~The Hampton Roads Sanitation District manages Urbanna's wastewater treatment system. The sewage treatment plant discharges to Urbanna Creek. Any expansion of the Urbanna systems into the county should be consistent with the growth management objectives contained in this plan~~ In the Saluda area, Aqua operates a public water system that services properties located along General Puller Highway and Gloucester Road. The well and tank associated with that system are located on the high school property, which is owned by the Middlesex County School Board. Properties outside of the previously mentioned service areas are primarily serviced by on-site wells, with some properties in larger subdivisions being serviced by a central community water system.

Middlesex Water Authority (MWA) Service Area

The MWA service area is hereby defined as all areas located within the boundary and limits of County of Middlesex, except as follows:

- 1) Any area or property located within the boundary and limits of the Town of Urbanna.
- 2) Any property, located outside of the boundary of the Town of Urbanna, that is currently served by the Town of Urbanna Water System or any property located directly adjacent to the existing main line, as currently constructed, and can be serviced without installation of an extension of the existing main line.
- 3) Any property located in the Saluda area, that is currently serviced by Aqua, that is located adjacent to the existing main line, as currently constructed, and can be serviced without installation of an extension of the existing main line.

Wastewater Facilities

Most property owners in the county do not have access to a centralized ~~water supply or centralized~~ wastewater facilities. Although there are several centralized privately owned ~~water and sewer~~ systems in the county ~~(e.g., Saluda's water system)~~; most developed property in the county are served by ~~private wells, and~~ private septic-type systems regulated by the Virginia Department of Health. However, improved technology has ~~resulted~~ in resulted in the Health Department approving an increasing number of individual onsite treatment facilities and alternative septic systems. The approval and use of these systems allows the development of land that may have previously been undevelopable due to natural land characteristics.

Middlesex County does not currently own or operate any ~~public water or~~ wastewater systems. ~~However the county is planning to construct a 40,000 gallon per day sewage treatment plant in Saluda. This facility will serve the new courthouse facility, meet immediate needs in the courthouse area and have capacity to serve the general Saluda area. The county CIP has identified a total of 4.4 million dollars for this project with initial funding beginning in FY 2009. Currently, Hampton Roads Sanitation District (HRSD) operates two wastewater treatment plants in the county. The Urbanna plant services the Town of Urbanna and the Saluda Plant services a portion of Saluda and Cooks Corner. Recently HRSD drafted plans and put out to bid a system that was designed to direct wastewater from the Saluda, Urbanna and Cooks Corner area, generally following along Route's 33 and 3, where it would ultimately connect to the existing system in Mathews County. Based on cost, HRSD abandoned the project and is currently developing capital improvement plans that would replace the current Saluda and Urbanna plants and provide additional capacity. The County may explore the feasibility of constructing small systems that would serve specific areas such as Deltaville or other development areas.~~

County of Middlesex
Office of Planning and Zoning

New Business



**Middlesex
County
Planning
Commission
Staff Report**

MEETING DATE: April 9, 2026

REPARER: Dave Kretz

New Business

Application:

A) Subdivision Ordinance Initiation:

Subdivision Ordinance initiation for a text amendment to Section 7-1 Vacation of Boundary Lines. The amendment is for the purpose of amending the section to reconcile with Code of Virginia.

Existing

7-1. Vacation of Boundary Lines.

The boundary lines of any lot or parcel of land may be relocated or otherwise altered as a part of an otherwise valid properly recorded plat of subdivision or resubdivision upon approval in writing by the Agent, provided such action does not involve the relocation or alteration of streets, alleys, easements for public passage, or other public areas; and provided further, that no easements or utility rights-of way shall be relocated or altered without the expressed consent of all persons holding any interest therein. (amended 5/01/90)

§ 15.2-2275. Relocation or Vacation of boundary lines.

Any locality may provide, as a part of its subdivision ordinance, that the boundary lines of any lot or parcel of land may be **vacated**, relocated or otherwise altered as a part of an otherwise valid and properly recorded plat of subdivision or resubdivision (i) approved as provided in the subdivision ordinance or (ii) properly recorded prior to the applicability of a subdivision ordinance, and executed by the owner or owners of the land as provided in § [15.2-2264](#). The action shall not involve the relocation or alteration of streets, alleys, easements for public passage, or other public areas. No easements or utility rights-of-way shall be relocated or altered without the express consent of all persons holding any interest therein.

B) Zoning Ordinance Initiation:

Zoning Ordinance initiation for text amendment to Section 15-4 Architectural Projections.

15-4. Architectural Projections.

Open structures such as porches, canopies, balconies, platforms, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into any required minimum front, side, or rear yard.

C) Screening:





County of Middlesex
Office of Planning and Zoning

Planning Director's Report



**Middlesex
County
Planning
Commission
Staff Report**

MEETING DATE: April 9, 2026

REPARER: Dave Kretz

Planning Directors Report

Application:

HB655 Report

[HB 655](#) - Zoning; manufactured housing.

Status:

Acts of Assembly Chapter

Title

An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

SUMMARY AS PASSED

Zoning; manufactured housing. Amends existing provisions that require localities to permit manufactured homes in areas zoned for agriculture by expanding such requirement to all zoning districts where site-built housing is allowed, with certain conditions. The bill provides that localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. The bill also removes the authority of localities without a zoning ordinance to designate the areas within the locality in which manufactured homes may be located. This bill incorporates HB 418 and HB 801 and is identical to SB 346.

Bills Statuses

Passed House: Y Passed Senate: Y Passed: Y Vetoed: N Approved: Y Failed: N Continued: N

Counts: HB: 1 HJ: 0 SB: 0 SJ: 0

HB1463 Report

[HB 1463](#) - Zoning; nonconforming uses, manufactured homes.

Status:

Awaiting Governor's Action

Title

An Act to amend and reenact § 15.2-2307 of the Code of Virginia, relating to zoning; nonconforming uses; manufactured homes.

SUMMARY AS PASSED

Zoning; nonconforming uses; manufactured homes. Provides that a land owner or home owner may place a manufactured home that meets the current HUD manufactured housing code upon any open lot in a valid nonconforming mobile or manufactured home park regardless of whether a valid nonconforming manufactured home is currently located on such lot. The bill also provides that, for the purposes of determining whether a use has been continuous, an existing mobile or manufactured home shall be considered a valid nonconforming mobile or manufactured home regardless of whether such mobile or manufactured home has been occupied during the preceding two-year period.

Bills Statuses

Passed House: Y Passed Senate: Y Passed: Y Vetoes: N Approved: N Failed: N Continued: N

Counts: HB: 1 HJ: 0 SB: 0 SJ: 0

HB888 Report

[HB 888](#) - Minimum off-street parking requirements; definitions, designated areas, administrative reductions.

Status:

Awaiting Governor's Action

Title

An Act to amend and reenact § 15.2-2279 of the Code of Virginia and to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-street parking requirements in certain areas.

SUMMARY AS PASSED

Minimum off-street parking requirements in certain areas. Provides that a locality shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area, as defined in the bill, in amounts exceeding (i) 0.5 parking spaces per dwelling unit for multifamily or mixed-use residential development and (ii) one parking space per dwelling unit for one-family and two-family dwellings and townhouses. The bill also provides that no locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking requirements for residential, multifamily, or mixed-use development located within a designated area in excess of such limitations. The bill further provides that any locality with a population greater than 20,000 shall, by ordinance, provide for an administrative reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. This bill incorporates HB 262.

Bills Statuses

Passed House: YPassed

Senate: YPassed: YVetoed: NApproved: NFailed: NContinued: NEmergency: N

Counts: HB: 1 HJ: 0 SB: 0 SJ: 0

HB891 Report

[HB 891](#) - Siting of battery energy storage projects; commercial solar photovoltaic generation facilities, etc.

Status:

Awaiting Governor's Action

Title

An Act to amend and reenact §§ 15.2-2316.7 and 15.2-2316.9 of the Code of Virginia and to amend the Code of Virginia by adding in Article 7.3 of Chapter 22 of Title 15.2 a section numbered 15.2-2316.10, relating to siting of battery energy storage projects; commercial solar photovoltaic generation facilities; permitted accessory use.

SUMMARY AS PASSED

Siting of battery energy storage projects; commercial solar photovoltaic generation facilities; permitted accessory use. Deems battery energy storage projects as a permitted accessory use in all zoning districts on any parcel of land that is subject to an approved special exception, as defined in the bill, for a commercial solar photovoltaic generation facility, if such battery energy storage project is located within the boundaries of the parcel covered by the existing special exception and complies with any applicable federal, state, and local safety or fire codes and environmental regulations. The bill prohibits a host locality from requiring a special exception or any other local land use approval on such battery energy storage project. The bill clarifies that nothing in the provisions of the bill shall be construed to (i) limit the authority of a host locality to enforce compliance with applicable codes or ensure the safe operation of the battery energy storage project or (ii) preclude the developer of a battery energy storage project from negotiating a siting agreement with the host locality. The bill also clarifies that any battery energy storage project for which an initial interconnection request has been filed with an electric utility or a regional transmission organization prior to July 1, 2030, and is constructed in accordance with the provisions of the bill shall be subject to the applicable local ordinance and regulation in effect on July 1, 2026. This bill is identical to SB 443.

Bills Statuses

Passed House: YPassed

Senate: YPassed: YVetoed: NApproved: NFailed: NContinued: NEmergency: N

Counts: HB: 1 HJ: 0 SB: 0 SJ: 0

HB1279 Report

[HB 1279](#) - Affordable housing; religious organizations and other nonprofit tax-exempt properties.

Status:

Awaiting Governor's Action

Title

An Act to amend and reenact §§ 15.2-2201 and 15.2-2286 of the Code of Virginia and to amend the Code of Virginia by adding a section numbered 15.2-2288.9, relating to affordable housing; religious organizations and other nonprofit tax-exempt properties.

SUMMARY AS PASSED

Affordable housing; religious organizations and other nonprofit tax-exempt properties. Allows for the administrative approval of development and construction of housing on land owned by property tax-exempt religious organizations or certain property tax-exempt nonprofit organizations and provides that zoning ordinances shall allow the by-right development and construction of housing on real property owned by such organizations, subject to various conditions and limitations. The bill provides that the review of such developments be completed pursuant to general law and states that localities shall not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process. The bill requires that at least 60 percent of the housing development's total units be for affordable housing and that the housing development remain affordable for at least 30 years. The bill also provides that all such housing is subject to local real property taxation following completion, unless explicitly exempted by the locality. The bill has a delayed effective date of January 1, 2027, and expires on January 1, 2031. This bill is identical to SB 388.

Amendments

Subcommittee #2 Subcommittee Amendment

HB 1279

SB347 Report

[SB 347](#) - Solar facilities; local regulation, special exceptions.

Status:

Awaiting Governor's Action

Title

An Act to amend and reenact §§ 15.2-2241.2, 15.2-2288.7, and 15.2-2288.8 of the Code of Virginia, relating to local regulation of solar facilities; special exceptions.

SUMMARY AS PASSED

Local regulation of solar facilities; special exceptions. Provides that a ground-mounted solar energy generation facility to be located on property zoned agricultural, commercial, industrial, or institutional shall be considered pursuant to various criteria to be included in a local ordinance, such as specifications for setbacks, fencing, solar panel height, visual impacts, grading, and a decommissioning plan for solar energy equipment and facilities, unless otherwise permitted by right. The bill requires localities to furnish the State Corporation Commission with a record of special exception decisions reached pursuant to these provisions that includes (i) the reason for any adverse decision, (ii) any finding of

nonconformity with the local comprehensive plan, and (iii) the date of the last revision to the comprehensive plan. The bill further requires the State Corporation Commission to compile and maintain on the Commission's public website a searchable database of all solar special exception decisions and the reasons for any adverse decisions made over a period of not less than five years. Finally, the bill states that its provisions shall apply to any ground-mounted solar facility with a generating capacity of one megawatt or more for which an application for local approval is filed on or after July 1, 2026, and any such project shall not be governed by any local ordinances inconsistent with the bill; however, any application for a solar energy facility that has been received and accepted by the relevant authority prior to July 1, 2026, shall be subject to any applicable local ordinances in place at the time the initial application was filed. As introduced, this bill was a recommendation of the Commission on Electric Utility Regulation. This bill is identical to HB 711.

Amendments

Local Government Amendment

15.2-2288.8 (Revised in part)

.....

1. Setback distances shall be measured from the nearest edge of the equipment as follows: (i) between 150 and 200 feet from the nearest point on the outer wall of existing occupied community buildings and dwellings on non-participating properties; (ii) between 50 and 100 feet from the outside edge of the roadbed of any road abutting the property; (iii) between 100 and 250 feet from the edge of tidal wetlands or nontidal wetlands, as defined in 9VAC25-830, or perennial streams, as defined in § 62.1-44.122; and (iv) between 50 and 75 feet measured from the nearest shared property line for nonparticipating properties. Nothing in this section shall preclude the owner of a nonparticipating property from waiving the foregoing setback requirements by written agreement. Setbacks shall not be required for internal boundaries between adjacent participating parcels.

2. Fencing for the facility shall comply with § 55.1-2804, the latest version of the National Electrical Safety Code or any applicable successor standard regarding requirements for limiting access to facilities, and the Uniform Statewide Building Code (§ 36-97 et seq.). Vegetative visual screening requirements shall not be required to exceed three feet at planting, shall be between 25 and 50 feet wide, and shall allow for consideration of preexisting natural or manmade visual barriers.

3. The height of solar panels shall not exceed 25 feet above ground when the arrays are at full tilt, except in cases where a height variance is necessary to allow for agrivoltaics activity below or in proximity to the panels. For purposes of this section, "agrivoltaics" means the practice of using the same land for both agriculture and solar energy production.

4. Visual impacts of facilities on public parks, scenic rivers and byways, and historic structures or sites listed on or eligible for the National Register of Historic Places or a county register of historic places shall be minimized. A locality may request a viewshed analysis as part of the special exception application to assure that visual impacts are minimized through solar panel placement, height, landscaping, and screening. Such analysis shall account for existing vegetation and planned visual buffers. Such screening

may be accomplished on any property with the consent of the property owner.

5. The facility shall implement light intensity dimming solution technology that provides a means of tailoring the intensity level of lights according to surrounding visibility.

6. The facility shall comply with all Department of Environmental Quality stormwater regulations as established in 9VAC25-880.

7. The facility shall minimize new impervious surface on the site and under its solar panels.

8. Land disturbance, including site grading, construction, and landscaping, shall be conducted in compliance with a stormwater pollution prevention plan. Topsoil shall not be removed from the project site. Topsoil shall be returned to disturbed areas from stockpiles as quickly as site conditions allow, unless returning soil would cause adverse impacts to topsoil integrity or is otherwise not practicable for construction activities. Site stabilization shall occur as the site is developed, following appropriate stabilization timelines as identified in the General Permit for Discharges of Stormwater from Construction Activities, and shall not be delayed until site construction is completed. The facility shall decompact soil as necessary and feasible for re-vegetation after construction has concluded.

9. When all land-disturbing activities at the construction site have been completed, the facility shall initiate permanent stabilization to provide vegetative ground cover that provides a minimum level of coverage over the project site. An ordinance may require up to 75 percent vegetative cover with no significant bare areas that is mature enough to survive and will inhibit erosion. The use of native and naturalized plants shall be encouraged and invasive plants as established pursuant to § 10.1-104.6:2 shall be prohibited. For projects or portions of projects not used for animal grazing, co-located crop production, native and naturalized pollinator plant species, or native and naturalized meadow species shall be planted, except for in the area directly beneath panels, and maintained throughout the solar project's life. The seed mix shall include a diversity of species with varied bloom times. Mowing shall be limited and performed on a schedule that promotes the establishment of the native plantings, controls invasive species, and minimizes impacts to wildlife. All trees and shrubs at the time of planting shall accommodate adequate screening or buffering at the end of five years of planting. Vegetation used to establish a visual screen shall not be trimmed to stunt upward and outward growth or to otherwise limit the effectiveness of the visual screen.

10. The facility shall provide for wildlife passage where needed by limiting fencing to the areas in reasonable proximity to arrays and interconnection equipment to the extent practicable and consistent with safety and security requirements. The facility shall prioritize open wildlife access to riparian areas, wetlands, streams, and other areas not in proximity to panels

SB531 Report

[SB 531](#) - Zoning; development and use of accessory dwelling units, delayed effective date.

Status:

Awaiting Governor's Action

Title

An Act to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.

SUMMARY AS PASSED

Zoning; development and use of accessory dwelling units. Requires a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units, or ADUs, as defined in the bill, as a permitted accessory use. The bill requires a person to seek a permit for an ADU from the locality, requires the locality to issue such permit if the person meets certain requirements enumerated in the bill, and restricts the fee for such permit to \$500 or less. The bill prohibits the locality from requiring (i) setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less; (ii) conditions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear, or side setbacks, lot size or coverage, or building frontage; or (iii) consanguinity or affinity between the occupants of the ADU and the primary dwelling. The bill has a delayed effective date of July 1, 2027.

Bills Statuses

Passed House: YPassed

Senate: YPassed: YVetoed: NApproved: NFailed: NContinued: NEmergency: N

Counts: HB: 0 HJ: 0 SB: 1 SJ: 0



MIDDLESEX COUNTY PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia that a public hearing will be held by the **Middlesex County Planning Commission** on **Thursday, April 9, 2026**, at 7:00 PM to consider the following:

- 1. Ordinance Amendment #2024-06**, initiated by the Planning Commission and Board of Supervisors. As part of an overall Comprehensive Plan review and revision, the purpose of this amendment to the Comprehensive Plan is for the establishment of Middlesex Water Authority (MWA) Service District Areas within the County by amending the Water and Wastewater Facilities section of the Plan.

The public hearing will be held in the Boardroom of the Historic Courthouse, 865 General Puller Highway, Saluda, VA 23149 on Thursday, April 9, 2026, at 7:00 PM. Copies of this application are available for public inspection during normal business hours at the Department of Planning and Community Development, 865 General Puller Highway, Saluda, VA 23149, or for additional questions you may contact Planning and Community Development staff at telephone number (804) 758-3382. All interested persons are encouraged to submit written comments or attend the meeting to present their views on the matters described in this public notice.