

AGENDA
HENRY COUNTY BOARD OF ZONING APPEALS
COUNTY ADMINISTRATION BUILDING, KINGS MOUNTAIN RD.
COLLINSVILLE, VA
MARCH 26, 2025; 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 - January 29, 2025

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

A. S-25-02 - Sobrius at Bassett, LLC

B. S-25-03 -Ameresco, Inc.

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 **March 26, 2025, 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 for the following cases.

Case S-25-02 Sobrius at Bassett, LLC

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 Substance Abuse Disorder Organization / halfway house. The facility intends to be licensed for up to 8 residents in each of the two dwellings. The property is located at 9940 and 9890 Virginia Ave in the Reed Creek District and is zoned Agricultural District A-1, as shown on Tax Map 5.8/95A,96,97,98 and 5.8/93. This request is adjacent to their existing facility licensed for 16 residents, at 9850 Virginia Ave.

Case S-25-03 Ameresco, Inc.

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 north side of Jones Ridge Rd, approximately 1.2-miles east of Stoney Mountain Rd, in the Iriswood District, and is zoned as Agricultural District A-1. The Tax Map is 45.5/65,66. The proposal is to develop a 4.98MW solar facility on 16.5-acres of a 154-acre tract. This project is intended to be developed as a “community solar” project under AEP’s Shared Solar Program.

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