

At a meeting of the Accomack County Planning Commission held on the 8<sup>th</sup> day of December, 2021, at the Accomack County Board of Supervisors Chambers, Room 104, in Accomac, Virginia.

**1. CALL TO ORDER**

**MEMBERS PRESENT AND ABSENT**

**Planning Commission Members Present:**

Mrs. Angela Wingfield, Chairwoman

Mr. John Sparkman

Mr. Kelvin Pettit

Mr. C. Robert Hickman

Mr. Lynn Gayle

Mr. Brantley Onley

**Planning Commission Members Absent:**

Mr. Roy Custis, Vice Chairman

Mr. Leander Roberts

**Others Present:**

Mr. Rich Morrison, Deputy County Administrator of Building, Planning, and Economic Development

Mrs. Margaret Lindsey, Director of Finance

**DETERMINATION OF A QUORUM**

There being a quorum, Chairwoman Wingfield called the meeting to order at 7:00 pm.

**2. ADOPTION OF AGENDA**

Chairwoman Wingfield requested to remove items 4, 5A, 5C, and 10 from the agenda due to staff being unable to be present at the meeting.

**On a motion made by Mr. Gayle and seconded by Mr. Sparkman, the Planning Commission voted unanimously to adopt the agenda with the proposed change.**

**3. PUBLIC COMMENT PERIOD**

Chairwoman Wingfield opened the public comment period.

There being no one signed up to speak, Chairwoman Wingfield closed the public comment period.

**4. MINUTES**

This item was removed from the agenda.

**5. OLD BUSINESS**

**A. Continued discussion on potential Amendments to Article VIII. – Sign Regulations of the Accomack County Zoning Ordinance. (If time permits.)**

This item was removed from the agenda.

**B. Schedule the Public Hearing for applications REZ-000218-2021 and CUSE-000219-2021 from CCG Note LLC to conditionally rezone parcel # 5-A-1 and for a Conditional Use Permit for a Mixed Use commercial and townhome development.**

Mr. Hickman inquired of the Commissioners if any further discussion was warranted. Mr. Petting inquired if rescheduling the public hearing was requested by the applicant. Mr. Gayle stated that yes the applicant submitted a request to postpone the public hearing. Mr. Morrison reviewed the 100 day review timeline with the Commission.

*On a motion made by Mr. Onley and seconded by Mr. Hickman the Planning Commission voted unanimously to reschedule the public hearing for applications for REZ-000218-2021 and CUSE-000219-2021 from CCG Note LLC to January 12, 2022.*

**C. Staff follow-up on Wastewater/Sewer matters related to the Hastings/Mariner Farm Development.**

This item was removed from the agenda.

**6. NEW BUSINESS**

**A. REZ-000267-2021: Jupiter Power – Tax Map # 27-A-103A**

Consider scheduling a public hearing for January 12, 2022 on a request to rezone 11.6 acres of land from General Business and Agricultural to Industrial. The property is located at Tax Map # 27-A-103A located across from 32533 Chincoteague Road, Wattsville, VA. The application seeks rezoning to construct a utility scale battery storage facility.

This item was discussed in tandem with Item 6B.

Mr. Morrison gave a brief overview of the request to the Planning Commission. Mr. Hickman inquired about the 100 day review period. Mr. Morrison informed the Planning Commission that the 100 day review period will not begin until the January meeting.

Mr. Scott Foster with Gentry Locke Attorney's spoke on behalf of Scout Energy/Jupiter Power introducing the project to the Planning Commission and giving some history of the project as well. Mr. Nat Drucker with Jupiter Power spoke to the specifics of the project.

Mr. Sparkman inquired about the need to build the facility on the Shore. Mr. Drucker went into detail about how the power grid works and the deficiencies here on the Delmarva Peninsula, stating that it is due to the fact that there is one transmission line that runs down along the entire peninsula. Mr. Onley inquired what percentage the battery loses as it provides energy, and Mr. Drucker stated approximately 15%. Mr. Pettit inquired about the status of their application with PJM and Mr. Drucker informed them that they are in the final phase of the application process, the Feasibility Study phase.

Mr. Sparkman inquired as to the difference between a substation and what Jupiter Power offers. Mr. Drucker informed the Planning Commission that a substation sits between high and low voltage power but cannot store power. The batteries with effectively allow the substation to "hold" power and then provide it out to houses and businesses with more efficiency. Mr. Onley inquired about the life of the batteries; Mr. Drucker stated that it is about 6,000 cycles.

Mr. Sparkman inquired about safety measures related to fire at the facility. Mr. Drucker stated that they are working closely with the Department of Public Safety and the local Fire Departments to ensure a proper safety plan is in place. Mr. Drucker went into detail as to how the system handles potential fire threats and spoke to other safety and security measures.

Mr. Hickman informed the applicants of several questions and concerns that members of the community may bring up during their public hearing, so that they would be able to address them adequately. Mr. Hickman suggested switch from a fence around the site to a wall as part of fire prevention, sound protection, and buffer from the site.

The Planning Commission discussed disposal of the batteries and Mr. Drucker stated that the batteries can be almost completely recycled. Mr. Onley inquired as to the dimensions of each module. Mr. Drucker stated that it may vary depending on the materials used, but they are designed to be 30 feet long, 5 feet wide, and 8 feet tall. Mr. Pettit inquired about the power grid and how they will access it and discussed this with the applicants.

*On a motion made by Mr. Gayle and seconded by Mr. Sparkman the Planning Commission voted unanimously to schedule a public hearing on REZ-000267-2021, for the application of Scout Energy Storage Facility for the conditional rezoning of parcel 27-A-103A from General Business and Agricultural to Industrial at the January 12, 2022 meeting.*

**B. CUSE-000268-2021: Jupiter Power – Tax Map # 27-A-103A**

Consider scheduling a public hearing for January 12, 2021 for a Conditional Use Permit pursuant to Accomack County Code Section 106-128(1) for the construction and operation of a utility-scale battery storage facility utilizing a site of more than ten acres located at Tax Map # 27-A-103A located across from 32533 Chincoteague Road, Wattsville, VA.

This item was discussed in tandem with Item 6A, please see minutes above.

*On a motion made by Mr. Gayle and seconded by Mr. Sparkman the Planning Commission voted unanimously to schedule a public hearing for its January 12, 2022 meeting to review the Scout Energy Storage Facility to obtain a Conditional Use Permit to construct the project.*

**C. 2022 Capital Improvement Plan**

Mrs. Margaret Lindsey, Director of Finance was invited to speak concerning the proposed changes to the Capital Improvement Plan (CIP) for 2022. Mrs. Lindsey stated that she will be making a larger presentation at the next meeting with more information on the changes being made from last year. Mrs. Lindsey informed the Commission that the cost for the 911 center has increased significantly from last year and that she has been informed this is due to the additional cost of handheld devices required. Chairwoman Wingfield stated that the plan is to schedule the public hearing for the CIP for February at this time.

**7. PUBLIC HEARING**

There was no public hearing scheduled for this meeting.

**8. SUBDIVISION AGENT REPORT**

There was no report presented.

**9. REPORT ON BOARD OF ZONING APPEALS UPCOMING HEARINGS**

There is one application that has been received for the January 5, 2022 BZA meeting.

- A variance application request by Kimberly Irvine pursuant to Accomack County Code Section 106-55 which states that the minimum lot area in the Agricultural District shall be five acres. Mrs. Irvine would like to split her six (6) acre parcel creating two three (3) acre parcels. The parcel is at Tax Map # 80A-2-30 located at 18730 Seaside Circle, Parksley, and is zoned Agricultural.

**10. OTHER MATTERS**

This item was removed from the agenda.

**11. NEXT MEETING**

The next Planning Commission meeting is Wednesday, January 12, 2021 at 7:00 p.m. at the Metompkin Elementary School Cafetorium at 24501 Parksley Road, Parksley, VA.

**12. ADJOURNMENT**

**On a motion made by Mr. Hickman and seconded by Mr. Sparkman, the Planning Commission voted unanimously to adjourn the meeting.**

The meeting was adjourned at 8:40 p.m.

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Angela Wingfield, Chairwoman

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Stephanie Woods, Administrative Assistant of Building, Planning, & Economic Development