

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF SEPTEMBER 14, 2016

At a meeting of the Accomack County Planning Commission held on the 14th day of September 2016 in the Accomack County Administration Building Board Chambers, Room #104, in Accomac, Virginia.

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman
Mr. Brantley Onley
Mr. C. Robert Hickman
Mr. Lynn Gayle
Mr. Stephen Corazza
Mrs. Angela Wingfield
Mr. Leander Roberts, Jr.

Planning Commission Members Absent:

Mr. Roy Custis
Mr. Spyridon Papadopoulos, Vice-Chairman

Others Present:

Mr. Rich Morrison, Director of Planning and Community Development
Ms. Kristen Tremblay, Assistant Planner
Ms. Jessica Taylor, Administrative Assistant

DETERMINATION OF A QUORUM

There being a quorum, Chairman Lumgair called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

Due to the large turnout of citizens wanting to speak on Poultry, the Planning Commission opted to do the following:

1. Hold two (2) Public Comment periods; the first on Solar and the second on Poultry.
2. Postpone discussion on the following Agenda items until the next meeting on:
 - 5 – B. Accomack County Community Profile – Demographic and Economic Trends
 - 6 – A. Brief status report on major projects in the County.
 - 6 – B. Brief update on efforts to bring natural gas to the County.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period and the following persons presented at the request of staff, or signed up to speak:

1. **Susan Mastyl – Harborton, VA** – Mrs. Mastyl spoke in support of the solar projects. She provided the Planning Commission with a document related to her comments.

Documents presented to the Planning Commission may be viewed at the Department of Planning and Community Development office, located at: 23282 Courthouse Ave – Accomac, VA 23301.

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4. MINUTES

A. September 14, 2016

Mr. Hickman requested modification to the wording on page 2, about windmills.

On a motion made by Mr. Hickman and seconded by Mr. Corazza, the Planning Commission voted to approve the minutes of the September 14, 2016 regular meeting, as amended.

5. NEW BUSINESS

A. SunTec Solar ESVA One – Two (2) Conditional Use Permit Applications

Ms. Tremblay made a presentation to the Planning Commission on the two (2) Conditional Use permit applications submitted by SunTec Solar ESVA One LLC, the Nordstrom and VanKesteren family, to develop and operate a large utility scale solar energy system.

Ms. Tremblay explained that two (2) permits were applied for as the land has both General Business and Agricultural Zoning designations. After a brief discussion, Ms. Tremblay introduced Mr. Logan Nordstrom, Project Manager, to hold a discussion period with the Planning Commission.

The following suggestions were made by Commissioners:

- Applicants should verify and back-up numbers provided;
- Clarify solidity throughout the application;
- Provide more information on the caretaking of sheep;
- Work with staff to meet expectations of the Planning Commission and County;
- Provide updated material prior to the Planning Commission's next meeting;
- Attend October work session to follow-up with Planning Commission.

On a motion made by Mr. Corazza and seconded by Mr. Hickman, the Planning Commission voted to hold a Public Hearing at its Wednesday, October 12, 2016 meeting on:

- 1. A request for a Conditional Use Permit by SunTec Solar ESVA One LLC to allow for the development of a large utility scale solar energy system on the portions of parcels zoned Agricultural on tax map #'s 85-A-61, 85-A-63, 86-A-131 & 86-A-132 in the general vicinity of the existing Tasley electrical substation on Greenbush and Merry Branch Roads.**
- 2. A second request for a Conditional Use Permit by SunTec Solar ESVA One LLC to allow for the development of a large utility scale solar energy system on the portions of parcels zoned General Business on tax map #'s 86-A-131 & 86-A-132 in the general vicinity of the existing Tasley electrical substation on Greenbush and Merry Branch Roads.**

Chairman Lumgair informed the Planning Commission that it would be confirm via email whether or not a work session would be held on September 27, 2016.

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6. OTHER MATTERS

A. Poultry House report to the Board

Mr. Morrison announced that staff had been asked, by the Board of Supervisors, to do a report on the number of poultry houses in the County as well as information on the two (2) – 12 house applications proposed for the Pungoteague area. Mr. Morrison stated that he would be presenting this information to the Board on Wednesday, September 21, 2016 and encouraged all interested parties to attend.

7. PUBLIC COMMENT PERIOD (not a public hearing) ON POULTRY CONCERNS

Chairman Lumgair reopened the floor for an additional public comment period, allowing those in attendance to speak on their concerns on poultry houses in the County. The following persons signed up to speak:

1. **Mr. Frank Drummond** – Pungoteague, VA
2. **Ms. Diana Wyatt** – Painter, VA *
3. **Ms. Ann Viol** – Harborton, VA
4. **Mr. & Mrs. Donald Kopczynski** – Harborton, VA
5. **Ms. Lynne Connor** – Melfa, VA
6. **Ms. Lois Fawcett** – Quinby, VA
7. **Mr. Wayne Johnson** – Bloxom, VA
8. **Mr. Glen Salmon** – Painter, VA *
9. **Ms. Anne Winston** – Pungoteague, VA*
10. **Mr. & Mrs. Christopher Floyd** – Pungoteague, VA
11. **Mr. Haydon Rochester** – Onancock, VA
12. **Ms. Kathy Cummings** – Painter, VA
13. **Ms. Marianne Vance** – Onley, VA
14. **Mr. Willie Randall** – Pungoteague, VA

**Note: Speaker provided the Planning Commission with documents related to their comments. Documents presented to the Planning Commission may be viewed at the Department of Planning and Community Development office, located at: 23282 Courthouse Ave – Accomac, VA 23301.*

Following the Public Comment period, Chairman Lumgair asked Mr. Morrison to explain the application and permitting process for Poultry Houses, within the County. Mr. Morrison also explained that the Virginia Department of Environmental Quality (DEQ) is the regulatory authority. Discussion ensued.

8. NEXT MEETING

The next Planning Commission work session is scheduled for Tuesday, September 27, 2016 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac.

The next regular Planning Commission meeting is scheduled for Wednesday, October 12, 2016 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

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9. ADJOURNMENT

On a motion made by Mr. Onley and seconded by Mr. Corazza, the Planning Commission voted to adjourn the meeting.

The meeting was adjourned at 8:39 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant