

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF NOVEMBER 9, 2016

At a meeting of the Accomack County Planning Commission held on the 9th day of November 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. Spyridon Papadopoulos, Vice-Chairman
Mr. Brantley Onley
Mr. C. Robert Hickman
Mr. Lynn Gayle
Mr. Stephen Corazza
Mrs. Angela Wingfield
Mr. Roy Custis
Mr. Leander Roberts, Jr.

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 7:01 p.m.

2. ADOPTION OF AGENDA

The Planning Commission agreed that they would like to handle small items first.

On a motion made by Mr. Hickman and seconded by Mr. Corazza, the Planning Commission voted to adopt the agenda, as amended.

3. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period.

The following people signed up to speak in favor of solar development in Accomack County:

- Dennis Nordstrom – Bayford, VA

4. MINUTES

A. October 12, 2016

On a motion made by Mr. Hickman and seconded by Mr. Gayle, the Planning Commission voted to approve the minutes of the October 12, 2016 regular meeting.

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF NOVEMBER 9, 2016

5. NEW BUSINESS

A. 2017 Draft Planning Commission Meeting Schedule

On a motion made by Mr. Corazza and seconded by Mr. Gayle, the Planning Commission voted to approved the 2017 Planning Commission meeting schedule as presented.

B. 2018-2022 Capital Improvement Plan (CIP)

Staff briefly reviewed the 2018-2022 CIP

On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Planning Commission voted to review the 2018-2022 Capital Improvement Plan and return with questions and staff will bring in the necessary person(s) to answer any questions on particular projects.

6. OLD BUSINESS

A. SunTec Solar ESVA One, LLC Conditional Use Permit (Agricultural)

B. SunTec Solar ESVA One, LLC Conditional Use Permit (General Business)

Ms. Tremblay reviewed the two (2) Conditional Use Permits. She discussed what a ‘surety’ bond is and the need for it; also expressing that she believed the amount should be increased.

Staff encouraged the Planning Commission to accomplish the following three (3) items prior to making a recommendation to the Board of Supervisors:

1. Conduct an assessment of the conditional use permit standards for both SunTec conditional use permit applications (in the Agricultural and General Business Zoning District);
2. State the rationale for why the proposed project is distinct from its work done previously on utility scale solar;
3. Consider conditions to be placed on a recommendation of approval.

Staff discussed its review of the landscape plan submitted and noted two (2) concerns:

1. Proposed landscaping in some locations, the density of the shrubs is five (5) rows deep (near the substation); generally, along Greenbush Road, the configuration is one (1) to two (2) rows deep.
2. The proposed plan will not create a full visual shield of the solar facility or look naturally occurring. Staff has found several places in which the proposed solar project may be viewed through the landscaping from the roads and adjacent properties.

The Planning Commission, staff, and applicant held an in-depth discussion in regard to the landscaping and surety/decommissioning bond(s).

It was agreed upon to carry this matter to the Planning Commission’s December 14th meeting, allowing the applicant to bring a revised landscape plan before the Planning Commission prior to a public hearing before the Board of Supervisors in January 2017.

7. 7:30 P.M. PUBLIC HEARING

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF NOVEMBER 9, 2016

A. Agriculture Zoning District Ordinance Amendment: Utility-Scale Solar and Utility-Scale Wind Energy Systems

Staff reviewed this matter with the Planning Commission, noting options that applicants would still have. Discussion ensued.

The following signed up to speak:

- Dennis Nordstrom, Bayford, VA – Mr. Nordstrom spoke in support of solar, but requested that if the Planning Commission choose to remove Utility-Scale Solar and Utility-Scale Wind Energy Systems from the Agriculture Zoning District Ordinance, it consider ways to allow applicants to have apply for solar without a rezoning. He also requested that the Planning Commission take into prospective allowing for a ‘mixed’ revenue.

On a motion made by Mr. Hickman and seconded by Mr. Corazza, the Planning Commission voted to send the recommendation to remove Utility-Scale Solar and Utility-Scale Wind Energy Systems from the Agriculture Zoning District Ordinance, to the Board of Supervisors as presented by staff.

8. OTHER MATTERS

A. Brief status report on major projects in the County.

- **Dominion Solar:** The project is nearing completion and a landscape bond has been obtained. Electrical inspections are underway by Mr. C.L. Bundick/
- **Hospital:** Mr. Morrison informed the Planning Commission that he would be meeting with Riverside on November 10th. The hospital is nearing completion of construction and final inspections are in progress. The Cancer Center has equipment installed. The facility is expected to open during the first quarter of 2017, if all stays on track.

9. NEXT MEETING

The next Planning Commission work session is scheduled for Tuesday, November 22, 2016 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac, **if needed**.

The next regular Planning Commission meeting is scheduled for Wednesday, December 14, 2016 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

10. ADJOURNMENT

On a motion made by Mr. Papadopoulos and seconded by Mrs. Wingfield, the Planning Commission voted to adjourn the meeting.

The meeting was adjourned at 9:30.

David Lumgair, Jr., Chairman

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF NOVEMBER 9, 2016

Jessica Taylor, Administrative Assistant