

ACCOMACK COUNTY PLANNING COMMISSION MINUTES OF OCTOBER 12, 2016

At a meeting of the Accomack County Planning Commission held on the 12th day of October 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 7:00 p.m.

2. ADOPTION OF AGENDA

On a motion made by Mr. Gayle and seconded by Mr. Onley, the Planning Commission voted to adopt the agenda.

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:

1. **Clyde Nordstrom** – Bellehaven, VA
2. **Dennis Nordstrom** – Bayford, VA
3. **Sue Mastyl** – Harborton, VA

4. MINUTES

A. September 14, 2016

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

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5. OLD BUSINESS

A. Accomack County Community Profile – Demographic and Economic Trends

Mr. Morrison recommended that the Planning Commission delay this item until a later date; the Planning Commission agreed.

6. NEW BUSINESS

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

Mr. Morrison expressed that when this ordinance amendment was sent to the Planning Commission, the Board of Supervisors' directive was to take action with haste.

Chairman Lumgair took a moment to explain the process and stated that this would not affect applications that have already been submitted, this includes the SunTec Solar ESVA One applications.

On a motion made by Mr. Roberts and seconded by Mr. Corazza, the Planning Commission voted to hold a public hearing at its November 9, 2016 meeting to consider removing Utility-Scale Solar and Utility-Scale Wind Energy Systems from the Agriculture Zoning District Ordinance.

7. 7:30 P.M. PUBLIC HEARING

Ms. Tremblay introduced two (2) Conditional Use Permit (CUP) Applications; one (1) located within the Agricultural zoning district and one (1) in the General Business zoning district. She explained that due to each being located in different zoning districts, two (2) public hearings should be held. After providing a brief overview of both applications and why the project requires a CUP, Ms. Tremblay informed the Planning Commission that the Applicants have provided additional information in response to the Planning Commission's concerns at its last meeting and reviewed the information along with staff's recommendation for denial of SunTec Solar ESVA One, LLC Conditional Use Permit (Agricultural) application, as explained in the Planning Reports provided.

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

Mr. Dennis Nordstrom, applicant, was allotted 20 minutes to speak. During this time, Mr. Nordstrom gave a presentation of the proposed solar project. He also expressed why he felt the applications should be approved and how he planned to have a solar project coexist on agricultural land.

A copy of this presentation may be viewed at the Department of Planning and Community Development office, located at: 23282 Courthouse Ave – Accomac, VA 23301.

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

Chairman Lumgair opened and closed the public hearing.

Note: While two (2) public hearings were held, all discussion and input from the public was heard under the Agricultural District application as they are inherently tied to one another.

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The following people signed up to speak in favor of the two (2) Conditional Use Permit applications:

1. **Sue Mastyl** – Harborton, VA
2. **Logan Nordstrom**, Project Manager – Radford, VA
3. **Kelly Watson**– Radford, VA
4. **Tom Gallavan** – Bayford, VA – Mr. Gallavan owns the Hog Island Sheep, which are being proposed as a husbandry option on the proposed land for the solar project.
5. **Katrina VanKesteren-Nordstrom** – Bayford, VA
6. **John VanKesteren** – Onancock, VA

The Planning Commission and staff expressed recognition that the Nordstrom's had worked to address and correct all concerns that had been expressed thus far; they thanked them for a good presentation. After a brief discussion, the Planning Commission agreed to take the applications to its work session on October 25, 2016 for further review and discussion.

8. **OTHER MATTERS**

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

Staff will bring information to the work session on the new hospital.

Mr. Morrison informed the Planning Commission that the Planning Department has a vacancy for its Zoning Administrator position as Ms. Gracie Milbourne, long-time County employee resigned. The County also has a vacant position in its Environmental Division.

B. Brief update on efforts to bring natural gas to the County

Mr. Morrison informed the Planning Commission that there are still two (2) active interests in bringing natural gas to the Shore; one (1) would deliver by barge and one (1) by truck.

One of the interested has also met with Mr. Morrison and an established Virginia Company that in involved in natural gas. Discussion ensued regarding the extension of a gas line from Maryland.

Mr. Morrison stated that the interested company will be speaking before the Board of Supervisors at its November meeting.

9. **NEXT MEETING**

The next Planning Commission work session is scheduled for Tuesday, October 25, 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, November 9, 2016 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

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10. ADJOURNMENT

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

The meeting was adjourned at 9:05.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant