

**ACCOMACK COUNTY PLANNING COMMISSION WORK SESSION MINUTES
OF OCTOBER 25, 2016**

At a meeting of the Accomack County Planning Commission held on the 25th 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.

Planning Commission Members Absent:

None

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

After a brief discussion, the Planning Commission agreed to remove item 5.C. Agriculture Zoning District Ordinance Amendment: Utility-Scale Solar and Utility-Scale Wind Energy Systems, from the Agenda until a later date.

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

3. PUBLIC COMMENT PERIOD (not a public hearing)

As noted on the sign-in sheet, work sessions do not normally have Public Comment period, however the item was inadvertently placed on the Agenda.

Chairman Lumgair opened the floor for the public comment period. The following person(s) spoke in favor of solar:

- John VanKesteren, Onancock, VA
- Dennis Nordstrom, Bayford, VA

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4. OLD BUSINESS

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

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

The Planning Commission discussed the two (2) conditional use permit applications prepared by SunTec in order to develop a utility scale solar energy facility in Tasley.

The Planning Commission reviewed information provided by staff which suggested rejection of the applications; also reviewing the standards of a CUP.

Members expressed their support of the proposed solar facility, also noting concerns that they would like to have addressed:

- Location of substation;
- Glare;
- Percentage of decommissioning bond; and
- Dense vegetative buffer.

An extensive discussion between the Planning Commission, staff, and the applicant occurred.

Mr. Morrison recommended that the Planning Commission provide rationale as to why they intend to approve the applications submitted while also working to pull solar from the Agricultural portion of the County Ordinance.

The following points, along with several others, were made by the Planning Commission:

- Applications were submitted under the current regulations.
- Buffer is continuous around a majority of the property; adjacent property owners are the applicants and family.
- If shielded, the facility will not be 'out of character' in this area. There are only a certain number of substations, limiting the number of properties to have a solar facility on.
- The applicants have taken action to address all concerns expressed by the Planning Commission.
- No objection or concerns from the public.

The Planning Commission agreed to continue discussion at its next meeting and the applicant will provide staff with any revisions to the plan and application.

5. NEXT MEETING

The next 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.

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.

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6. ADJOURNMENT

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

The meeting was adjourned at 9:11.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant