

**ACCOMACK COUNTY PLANNING COMMISSION WORK SESSION MINUTES
OF APRIL 25, 2017**

At a meeting of the Accomack County Planning Commission held on the 25th day of April 2017, 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
Mr. Gary Pusey, Deputy Director of Planning and Zoning
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. Onley and seconded by Mr. Corazza, the Planning Commission voted to approve the agenda as presented.

3. OLD BUSINESS

A. Review draft status report to the Board of Supervisors on the Floating Zone District – Utility Scale Solar

Ms. Tremblay reviewed the staff prepared draft status report to the Board of Supervisors on the work that had been completed to-date on the draft Floating Zone District for Utility Scale Solar. She also noted that Tom Brockenbrough, GIS Coordinator, had added GIS layers to AccoMap for the discussion on the ‘District Eligibility Requirements’, which would allow them to view setbacks from the towns, villages, etc., shorelines, and Route 13/Route 175 with the dimensions for 500 feet, 1,000 feet, 1,250 feet and 2,500 feet, as they had previously requested.

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The Planning Commission expressed that the draft report did not exactly convey its views and requested the following changes to the report:

- Include acreage from the Industrial and General Business districts;
- Clarify and strengthen wording to express that each project must have its own substation;
- Emphasize that the solar project must demonstrate that no more than 20% of the fenced in or equivalent project area is developed on Bojac or Munden soils; and
- Contact Old Dominion Electric Cooperative (ODEC) to further work on reducing the cost of electricity.

The Planning Commission discussed their need to create a new ordinance to express the important to the Board and concluded with the following:

- There are limited areas zoned Industrial or General Commercial that could accommodate solar;
- Rezoning agricultural land to Industrial or General Commercial for solar would be difficult as the requests would most likely not comply with the County's Comprehensive Plan; and
- "Offsets" could be required that would address the loss of tax revenue from larger solar projects by, for example, reducing electricity costs to residents and schools, or removing derelict structures in the vicinity of a project.

Discussion ensued related to the requested changes. Staff will continue to work on the draft report. Mr. Morrison stated that the May Board meeting was full and suggested that the Planning Commission review the draft again at its May meeting and send to the Board in June; the Planning Commission agreed.

4. OTHER MATTERS

Mr. Morrison discussed the upcoming Comprehensive Plan review with the Planning Commission. Staff will provide a copy of the table of contents and an outline of sections that need to be amended at the next meeting. Mr. Morrison reminded the Planning Commission that money was available to hire outside assistance to help with the Comprehensive Plan review.

5. NEXT MEETING

The next regular Planning Commission meeting is scheduled for Wednesday, May 10, 2017 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, May 23, 2017 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac.

6. ADJOURNMENT

On a motion made by Mr. Hickman and seconded by Mrs. Wingfield, the Planning Commission voted to adjourn the meeting. The meeting was adjourned at 8:40 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant