

**King & Queen County
Planning Commission Minutes
July 2, 2018**

The King & Queen County Planning Commission met on Monday, July 2, 2018, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the General District Courtroom for their regular monthly meeting.

Planning Commission Members Present:

Sheila Morton
Barbara Hudgins
Robert Coleman

Robert Harvey
Hunter Richardson
William Herrin

Also in Attendance:

Donna E. Sprouse, Assistant Zoning Administrator
Thomas J. Swartzwelder, County Attorney

Call to Order

Chairman, Mr. Richardson called the meeting to order.

Roll Call/Determination of Quorum

In Mr. Campbell's absence, Mrs. Sprouse took roll call and determined that a quorum was present.

**Approval of Minutes
June 4, 2018**

After review of the minutes, a motion was made by Mrs. Morton to accept the minutes as written, seconded by Mrs. Hudgins.

Voting For: Morton, Richardson, Harvey, Hudgins
Voting Against: None
Abstain: Coleman & Herrin

Citizens Comment Period

Mr. Richardson opened the floor for citizens comment period.

Hearing no comments, citizens comment period was closed.

At this time, Mr. Richardson said he would going to jump down the agenda and to Old Business before reviewing items listed under New Business.

Old Business

A. CUP12-02 Revocation – Town of West Point & International Training Inc./G4S (set public hearing)

Mrs. Sprouse informed the Commission that staff believes that the approved conditions and proffers set for property owned by the Town of West Point and International Training Inc./G4S have not been complied with and seeks revocation of their CUP accordingly. She asked that the Commission set a public hearing for their August 6th meeting.

A motion was made by Mrs. Morton to set a public hearing for CUP12-02 for August 6th, second by Mr. Herrin

Voting For: Morton, Richardson, Harvey, Hudgins, Coleman, Herrin

Voting Against: None

Abstain: None

New Business

A. Article 14, Section 3-314C – (Review/Discussion)

Mrs. Sprouse reviewed Article 14, Section 3-314C with the Commission, specifically the portion that refers to a General Development Plan process. She noted that though staff and the Commission both are accustomed to developers having their final site plan submission before them for consideration during a public hearing, there has been a request that we follow the procedure for a level 3 site plan submission as noted in Article 14, Section 3-314C. Mrs. Sprouse noted that the purpose of the General Development Plan process is to provide an opportunity for them to hear the request and ask questions, however that no action or commitments shall be made by the Commission.

During this time Mr. Richardson read aloud a statement of disclosure and disqualification. (Signed original document attached to these minutes). He then handed the meeting off to Mr. Coleman to continue as he took a seat in the audience.

B. Walnut Solar Farm Project Review/Discussion of General Development Plan

Mrs. Sprouse introduced Open Road Renewables (David Savage and Patrick Buckley), their engineering firm Timmons Group (Rick Thomas) and their counsel (Roger Bowers).

Mr. David Savage of Open Road Renewables provided a binder including slides to discuss and a copy of their general development plan for their proposed solar farm in King & Queen County.

Key notes regarding the proposed project included...

- Walnut Solar is a solar electricity generation project being developed by Open Road Renewables in King and Queen County
- The Project is proposed to be located on a number of contiguous parcels south of Route 33 in the vicinity of the Route 33/Route 14 intersection at Shackelford's Fork
- The vast majority of the Project would be located south of Route 33, west of Route 14 and north of Taylorsville Road

- The Project will consist primarily of long rows of conventional solar panels (the same technology as roof-top solar panels) mounted on metal frames in fields
- All of the solar panels will be connected with buried cables and their power gathered at a central location
- The combined power will be delivered as “wholesale electricity” to Dominion’s 115 kilovolt (kV) high-voltage transmission line that runs along Route 33
- Dominion will build (and own) a new electric substation to receive the power near its existing substation at the intersection of Route 33/Route 14
- The maximum electric generating capacity of the Project is 110 megawatts (110 million watts)
- The power from the Project will become part of the general high-voltage transmission system in the region and County that supplies power to homes, farms, and businesses
- The location for the Project was chosen because of the need to be near the Dominion transmission line and the land in the area is ideal for solar panels because it is generally flat and dry
- The Project Area (the total area of possible land disturbance) consists of 22 parcels owned by 15 different land owners
- The Project Area consists primarily of farm fields with some stands of timber
- The Project Area is approximately 1,774 acres, but the maximum combined areas of fenced/above-ground equipment will be less than 1,200 acres
- Several of the parcels have timber that would be cleared, but some of the trees in the Project Area will remain because they are located within the RPA or will be retained as part of perimeter landscaping
- The total wetlands within the Project Area is approximately 142 acres, but the above-ground equipment will generally avoid wetlands
- The total area of RPA within the Project Area is approximately 325 acres, but the above-ground equipment will generally avoid the RPA and floodplain

Staff’s Comments

Mrs. Sprouse stated that she anticipates Tuckers project to be forthcoming in the next couple of months for another internal review before reaching them for public hearing.

Mr. Swartzwelder noted that counsel for Mt. Glenwood asked for a deferral during the Board of Supervisor’s public hearing last month. He noted that they wanted the extra time so that they can make changes such as the relocation of the road and sorting/plant area within the project area, moving it further from the residents. He also noted that they are changing the mining cell sequence so that mining would start further from the residents.

Commissioner's Comments

Mrs. Hudgins wished everyone a happy 4th of July.

Mr. Herrin wished everyone a happy 4th of July.

Adjournment

There being no further business, a motion was made by Mr. Herrin to adjourn the meeting, with all present members stating "Aye".

Hunter Richardson, Chairman

Robert Coleman, Jr. – Stevensville Representative