

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
MONDAY, JUNE 3, 2019
6:00 P.M.
COURT ROOM

1. **Call to Order**
2. **Roll Call/Determination of Quorum**
3. **Approval of Minutes**
 - a. May 6, 2019 – Regular Monthly Meeting
4. **Citizens Comment Period – Planning Related Issues Only (*other than items on the agenda*)**
5. **New Business**
 - a. **SP19-03 – Level 2 Site Plan - Southern States Cooperative, Inc. – (*public hearing*)**

Requesting approval of a Level 2 Site Plan for a remote propane bulk storage facility (retail) on County Tax Map Parcel No. 1632-55L-420A. The site location is across the street from 12348 Richmond Tappahannock Hwy., in the Newtown Magisterial District.
 - b. **15.2-2232(H) - Legal status of plan (*public hearing*)**

A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or by a small agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.
 - c. **ZA18-05 – Open Road Renewables (*public hearing*)**

Requesting approval of a Zoning Text Amendment (ZA18-05) amending Article 4, Table 4.1 to eliminate setbacks between parcels participating in the same solar project.
 - d. **CUP18-01 and SP18-04 – Open Road Renewables (*public hearing*)**

Requesting approval of a Conditional Use Permit (CUP18-01) and Level 3 Preliminary

Site Plan (SP18-04) for a 149.9 MW utility scale solar energy facility. The subject properties are located south of Lewis B Puller Memorial Highway, north of Taylorsville Road, east of Pear Tree Avenue, and east of York River Road, consisting of approximately of 1,774 acres, in the Buena Vista Magisterial District, County Tax Map Numbers 1623-134R-650, 1623-134R-650D, 1623-134R-199, 1623-65L-222, 1623-134R-651A, 1623-134R-653, 1623-134R-637A, 1623-134R-637C, 1623-134R-653A, 1623-134R-637B, 1623-134R-637, 1623-134R-638, 1623-134R-639, 1623-134R-649, 1623-134R-649A1, 1623-134R-183C, 1623-134R-454, 1623-134L-454B, 1623-134R-188, 1623-134R-187, 1623-134R-649A, 1623-134R-637D.

6. Old Business

7. Staff's Comments

- a. Upcoming Application(s) *(if any)*
- b. Other Comments/Updates *(if any)*

8. Commissioner's Comments

9. Meeting Schedule

The King & Queen County Planning Commission has set additional public hearing dates on June 18, 2019 at 6:00 p.m. and June 28, 2019 at 6:00 p.m., in the King & Queen Courts and Administration Building, King & Queen Court House, Virginia, should additional meetings be needed for the Walnut Solar proposal.

10. Adjournment