

## Prince Edward County Planning Commission Meeting Minutes October 15, 2019 7:00 pm

Members Present: John Prengaman, Chair John "Jack" W. Peery, Jr., Vice Chairman

Donald Gilliam Preston L. Hunt

Robert "Bobby" Jones Clifford Jack Leatherwood

Teresa Sandlin

Absent: Mark Jenkins Whitfield M. Paige

Cannon Watson

Staff Present: Wade Bartlett, County Administrator

Chairman Prengaman called the October 15, 2019 meeting to order at 7:00 p.m.

## **Approval of Minutes: August 20, 2019**

Commissioner Peery made a motion, seconded by Commissioner Hunt, to approve the meeting minutes from August 20, 2019 as presented; the motion carried:

Aye: Donald Gilliam Nay: (None)

Preston Hunt Robert M. Jones

Clifford Jack Leatherwood John "Jack" W. Peery, Jr.

John Prengaman

Absent: Mark Jenkins, Whitfield M. Paige, Cannon Watson

Commissioner Watson entered the meeting at this time.

## In Re: Amendment to the County's Zoning Ordinance

Mr. Bartlett reported that during the August 20, 2019 meeting of the Planning Commission, the Commissioners heard a request for the siting of a utility-scale solar generation facility on Piney Grove Road. The Commissioners recommended the Board of Supervisors table the request and appoint a task force to research and develop a proposed amendment to the zoning ordinance to place developmental controls/conditions on solar and wind electrical generation facilities.

The Board of Supervisors directed the County staff to develop a draft of such an amendment to the zoning ordinance. Mr. Bartlett stated he researched the zoning ordinances of several counties in Virginia and found that many do not contain any specific controls on such facilities. He said he found that Amelia, Chesterfield and Halifax Counties did contain sections in their zoning ordinances that dealt with either solar and/or renewable energy generation facilities.

He stated he used the Chesterfield Ordinance as the primary template but deleted some portions and/or added items from the other two counties.

Mr. Bartlett presented a draft zoning amendment as a first step in developing the proposed amendment. He said a section regarding wind generation activities should be discussed. Mr. Bartlett said a copy of this first draft of the

proposed amendment was also sent to Mr. Plunkett for input from a solar company viewpoint.

Mr. Bartlett asked the Commission to review the document and presented several questions for consideration, such as the districts in which solar and wind farms would be permitted (A1, A2); determining boundaries of the villages of Rice, Pamplin, Prospect; and details regarding wind mills such as height, and potential disruptions to the neighbors.

Discussion followed.

Chairman Prengaman said the Commission will have to define a time period during which the project must be completed and will have to determine how often the site will be inspected. Mr. Bartlett said any companies will have to complete an Erosion & Sediment Control Permit and meet Stormwater Management Program requirements, and

would have to go through DEQ.

Discussion followed on wind farms. Mr. Bartlett said the best placement for wind farms is in mountain areas and

along the coast.

Commissioner Leatherwood questioned taxation on these sites. Mr. Bartlett said they are covered by State Code; he

said the State is looking at how to help incentivize but also allow some taxation.

Commissioner Hunt asked what this will do to the property value; Mr. Bartlett said it will likely increase the value of the property, but since there is not a lot of research, it is unknown how it will affect neighbors' property values.

Discussion followed.

Mr. Bartlett then reported the Dollar General in Prospect is progressing; he stated Dollar General is about to close on

the property for the store being built in Green Bay.

**In Re: Old Business** 

(None)

**New Business** 

(None)

Chairman Prengaman declared the meeting adjourned at 7:30 p.m.

Next Meeting: November 19, 2019

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