

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