

**Buckingham County
Planning Commission
Work Session
August 21, 2023**

At a work session of the Buckingham County Planning Commission held on Monday, August 21, 2023 at 6:00 p.m. in the Peter Francisco Auditorium located in the Buckingham County Administration Complex, the following members were present: John Bickford, Chairman; Ashley Shumaker, Vice-Chairman; James D. Crews, III; Joyce Gooden; Pete Kapuscinski; Stephen Taylor; Steve Dorrier and Danny R. Allen. Also present were Cheryl T. “Nicci” Edmondston, Zoning Administrator and E.M. Wright, Jr., County Attorney.

Re: Call to Order

Chairman Bickford called the meeting to order.

Re: Establishment of a Quorum

Chairman Bickford certified there was a quorum, seven of seven members were present and the meeting could continue.

Re: Invocation and Pledge of Allegiance

The invocation was given by Vice Chairman Shumaker. The Pledge of Allegiance was led by Steve Dorrier.

Re: Approval of Agenda

Bickford: Are there any changes to the agenda Nicci?

Edmondston: No, sir. Mr. Chairman.

Bickford: Seeing none, do I have a motion to approve?

Gooden: So moved.

Kapuscinski: Second.

Bickford: We have a motion and a second to approve. All in favor raise your right hand.

Commissioner Gooden moved, Commissioner Kapuscinski seconded and was unanimously carried by the Planning Commission to approve the agenda for the August 21, 2023 work session as presented.

Re: Discussion Topic: Comprehensive Plan Update

Bickford: Alright, and that brings us to the Discussion Topic which is the Comprehensive Plan. I see Mr. Todd Fortune is here. So I will let you step up front and you can take over the meeting, sir.

Fortune: Thank you. The purpose of tonight's meeting is to try and finalize the survey and discuss methods of distribution. I hope I'm not getting too close to the mic here. You have, I believe have received a draft questionnaire and hopefully you've had a chance to look at it. I'll just give you a couple of few comments on it.

**Buckingham County
Comprehensive Plan Opinion Questionnaire**

The Buckingham County Planning Commission is currently in the process of updating the County's Comprehensive Plan. The Planning Commission is seeking input regarding short- and long- term goals for community development within the County. Your input is needed and will remain confidential. Please do not state your name or give any personal identifying information. Your completed questionnaire can be dropped off in a drop box (if one is provided), returned to the Buckingham County Administration Office, or mailed to the Commonwealth Regional Council, 200 Heartland Road, Keysville, VA 23947. A copy of the survey can also be e-mailed to TFortune@virginiashartland.org. Please return your completed questionnaire no later than October 31, 2023.

1. Do you:

A. Live in Buckingham County?	YES	NO
B. Work in Buckingham County?	YES	NO
C. Own a business in Buckingham County?	YES	NO
D. Own property in Buckingham County?	YES	NO

2. Please select your age group.
 Under 18 18 to 34 35 to 49 50 to 64 65 or over

3. How many years have you lived in Buckingham County?
 Under 5 years 5 to 10 years 11 to 20 years Over 20 years

4. If applicable, where did you live before you moved to Buckingham County?

5. How many individuals live in your household?
 1 2-4 5-6 7-8 9+

6. What kind of housing do you live in?
 Single Family Dwelling Apartment Duplex Mobile Home
 Other (Explain) _____

7. Do you rent or own?
 Rent Own Other (Explain) _____

8. What are the **three (3) best things** about living in Buckingham County?
 1. _____
 2. _____
 3. _____

9. Are you employed? (check all that apply)

Full-Time Part-Time Retired Not Employed Student

If employed, where is the location of your employment?

_____ State
County, City or Town

10. If not employed, are you actively looking for employment?

Yes No

11. What percentage of your weekly retail spending is done in Buckingham County?

1-25% 26-50% 51-75% 76-100%

12. What road improvements would you like to see in the County? Please be specific.

13. Does the County need to add trails or pedestrian/bike paths? Yes No

If yes, where? Please be specific. _____

14. What types of residential development does Buckingham County need in the future? (check all that apply)

None Apartments/condos Housing for senior/elderly
 Single family Duplexes/townhouses Affordable housing

Other (please specify): _____

THE FOLLOWING QUESTIONS WERE DESIGNED BASED ON INPUT FROM THE COMMUNITY MEETING

15. What types of commercial development does Buckingham County need in the future? (check all that apply)

None Grocery store
 Boutique shops (arts, unique items) Physicians/dentists
 Retail (clothes, gifts, etc.) Specialty shops (coffee, ice cream, yogurt)
 Restaurants Repair shops (lawn mower, small engine)
 Fast food Professional services (accountants, attorneys, surveyors, etc.)
 Health Care and Social Assistance

Other (please specify): _____

16. What types of industrial development does Buckingham County need in the future? (check all that apply)

- None
- Manufacturing – wood products
- Manufacturing – train, rail car
- Manufacturing – packaging supplies
- Utility-scale solar
- Call center/business process outsourcing
- Distribution center
- Food and beverage processing center
- Data Center
- Metallic Mining

Other (please specify): _____

17. What should the County’s priorities be for improving quality of life. Rank in order from **1 (most important) to 8 (least important)**.

- Health Care/Hospitals/Urgent Care
- Commercial Development (more retail)
- Law Enforcement
- Town-County Communication
- Reliable Broadband
- Parks and Recreation
- Fire and Rescue
- County-state/federal Communication

18. Please rate Buckingham County on each of the following community aspects **by circling your response**:

A. Law Enforcement	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
B. Fire Protection	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
C. Rescue Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
D. Local Government Representation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
E. Trash Collection/Disposal	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
F. Playgrounds/Parks/Recreation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
G. Preservation of Historic Structures/Areas	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
H. Tourism	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
I. Medical Facilities and Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
J. Affordable Housing Options	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
K. Overall Services provided by the County	EXCELLENT	GOOD	FAIR	POOR	NO OPINION

19. Name three (3) changes you would like to see in Buckingham County to make it a more livable and enjoyable place for you:

1) _____

2) _____

3) _____

20. With respect to the future growth and development of the County, how important to you are the following issues? (circle the number that corresponds to the level of importance to each listed)

	Very Important	Moderately Important	Important	Minimally Important	Unimportant	No Opinion
Improving employment opportunities	5	4	3	2	1	0
Keeping taxes affordable	5	4	3	2	1	0
Working in the community in which you live	5	4	3	2	1	0
Encouraging business growth	5	4	3	2	1	0
Promoting the County as a tourist destination	5	4	3	2	1	0
Improving housing availability/affordability	5	4	3	2	1	0
Providing more public playgrounds/parks	5	4	3	2	1	0
Providing public safety	5	4	3	2	1	0
Preserving historic sites and structures	5	4	3	2	1	0
Protecting scenic views and vistas	5	4	3	2	1	0
Implementing a County wide recycling program	5	4	3	2	1	0
Addressing vacant/blighted structures	5	4	3	2	1	0
The availability of more retail choices, including grocery stores	5	4	3	2	1	0
The availability of more services, including medical facilities	5	4	3	2	1	0
Broadband	5	4	3	2	1	0
Cell phone service	5	4	3	2	1	0

21. What would likely cause you to leave Buckingham County? (Choose Up to 3)

- | | |
|---|--|
| <input type="checkbox"/> Lack of recreational opportunities | <input type="checkbox"/> Lack of job opportunities |
| <input type="checkbox"/> Lack of broadband/internet/cell service | <input type="checkbox"/> Tax rates |
| <input type="checkbox"/> Inadequate public services (incl. emer. services) | <input type="checkbox"/> Inadequate access to medical care |
| <input type="checkbox"/> Lack of educational opportunities | <input type="checkbox"/> Moving closer to family |
| <input type="checkbox"/> Lack of businesses (retail, grocery, etc.) to support my needs | |

Other (specify): _____

22. How do you view Rescue Squad response times in the County?

- Excellent Good Adequate Fair Poor

23. How do you feel that solar development should be restricted in Buckingham County?

- | | |
|---|--|
| <input type="checkbox"/> Restrict where it can be located | <input type="checkbox"/> Restrict how much land can be used for solar |
| <input type="checkbox"/> Restrict both | <input type="checkbox"/> Limited or no restrictions <input type="checkbox"/> Unsure/no opinion |
| <input type="checkbox"/> Other (please specify): _____ | |

24. How do you feel that Metallic Mining development should be restricted in Buckingham County?

- Restrict where it can be located Restrict how much land can be used for Metallic Mining
 Restrict both Limited or no restrictions Unsure/no opinion
- Other (please specify): _____

Thank you for taking the time to complete this survey!

The first it's five pages but it's only 24 questions. The first half is really kind of meant to get a feel for who's responding to the questionnaire. Get a feel for how many people actually live in the county, work in a county, own a business, own property, etc. And then also kind of get a feel for the age group and, and as far as where they live in the county. Basically just get some demographic information from our response universe. And then we get into the midsection of page two, we get into more of what people like to see in the county as far as road improvements. If you'd like to see any paths or bike paths, and residential development. Questions 12, 13 and 14, let me know if I'm going too fast by the way. And after question 14, we did the follow up. The rest of the survey is really based on input we received from the community meeting. Now give everybody a chance to catch up. And I will point that we tried to pattern a survey in a way that we could do this both hardcopy and online because we will do intend to post a survey online as well as put hard copies out in the in the community. But just based on the feedback we got at the community meeting, we asked questions about the different types of development, commercial and industrial people would like to see in the county. Ask people to give right priorities and I guess that's based on feedback from the community meeting. Rate Buckingham County on different aspects of the community, naming changes they'd like to see. And then we talk about having asking the respondents to rank the different issues as far as future growth and development. As we go on to page four, just asking people what might cause them to leave Buckingham County. And of course, those options are based again on the community meeting input. The rescue squad response times. Questions 23 and 24. It has come to my kind of my attention that citizen felt question 24 was worded in a biased manner. That was actually not the intent. And you'll notice on both questions 23 and 24 are formatted similarly. And for both questions, we actually have an option for limited or no restrictions. If the Planning Commission feels that the wording in those two questions is bias, we can revisit the wording on those questions.

Bickford: I have had some comments that not so much a solar farm but they've all thought it's situate the same way. But on 24, I know that. I do understand what you're saying. You've got the option to say limit or no restrictions. They might want to look at both of them. It does sort of I can see their point. It's leading.

Fortune: Right. And again, that's not the intent. But again, if the Planning Commission does feel there's bias, we can look at rewording those two questions.

Gooden: I do feel it's bias. I feel both of them are biased. I actually answered your questionnaire. And looking at why I'm in Buckingham and I saw restricted and to me it already, it really implies that it should be restricted, both of these activities should be restricted. And then when it says restrict where it can be located. I don't know what that means. And restrict how much land, let's see, restrict how much land can be used. First one is solar power. Second one, and how much land should be used? It's like for a metallic mining, the same thing. I'm not sure what is meant by, whether to check that or not because I'm not sure what it's...

Fortune: Okay. I'm not sure I understand. But I'll try, I'll try and answer that and see if that answers your question. I'll take those in reverse order restrict how much land can be used. Other counties, in fact two that we're working with on other comp plans are looking at putting into their ordinances limits on how much land within their respective county can be used for solar development. Mining is not an issue in either of those counties but solar is. So as far as restricting how much land can be used. That's what we're referring to, do you want to see limits on how much land in your county can be used for development of that specific purpose. As far as restrict where work could be located, that it's the same story they, because you have different types of zoning, you might want solar on land say zoned for agriculture, or maybe industrial use, but you might not want it in a residential area. Just that's what we're going for there.

Gooden: All right, the word restricted already implies it should be restricted, and it doesn't say regulated. And if you use the word regulated in there, how should it be regulated? That's, to me, that's more open ended.

Fortune: So is there a consensus here to change the word restricted?

Gooden: That's my opinion. I have not discussed this with anyone.

Fortune: No, I'd like to see...

Bickford: Do you have a comment?

Kapuscinski: Mr. Chairman, I have a similar feeling. I think restriction, I don't think, I don't think the comment in particular as it relates to mining, I don't think anybody, we were talking about mining. We're talking about the conditions we'd like to put on it. I'm kind of where Ms. Gooden is. I'd very much like to see somebody, I would very much like to see the wording changed so that it's not a restriction, but rather a condition.

Bickford: What's the consensus? I do feel, I agree with Joyce, I feel the restricted part sort of implies that you wanted to restrict it versus regulate it.

Fortune: So you want to change that to regulated?

Bickford: I think that would probably suffice. What's the consensus? I think just regulated.

Fortune: Alright. I do have another question for the group, or do you, I was also going to ask you are you fine with the way the questions are ordered? Or would you like to see the order changed? And

Gooden: Mr. Chairman, if you can make this, you've got five pages, if you can suddenly change it or squish it together, so that it's only, everything is only on two pages? Not two pages, but four pages. They only have to handle two sheets of paper.

Fortune: I see.

Gooden: Okay, and you've only got one question on that fifth page. And that three pages for that one question. If you could squish it together?

Fortune: I'll see what we can do on that. We might actually might be able to squish this or condense it rather to get it to the four pages. We'll work on that to see what we can do there. I did have another question for the group. Are there any questions that you would like to see on the survey that you're not seeing?

Kapuscinski: I have a question. You know, we talked about broadband. I'm curious to find out. Is there anything specific to broadband that really relates to the cell towers? I mean, should there be something out there that describes or that asks the people that you're looking for answers from their opinions regarding the location, let's say or the number of or the kind of cell towers in order to support cell phones, not just broadband?

Bickford: I caught part of that. What are you asking? Do you want another question for that, I'm guessing?

Kapuscinski: Well, I see questions related to broadband. And I don't know if that includes cell phones. And I don't know if the people who are reading this would understand it to include both. So I think there's been a lot of questions about, you know, where the cell towers are being located, how many are going to be located. And, you know, and their particular construct. So I'm curious to find out whether or not there should be again, I'm asking the group. I don't know if it should be a separate question as it relates to cell towers. I mean, it seems to me that we have three issues actually four in the county. Three besides development. One has to do with cell towers and cell communications, broadband, the other one mining and the other one is solar farms. I mean, those seem to be the pressing issues right now.

Gooden: I'm not so sure it's the cell tower as opposed to cell phone reception. And same for broadband. And instead of internet and cell phone reception. Those could actually be merged together. And instead of just putting broadband, put internet and cell phone reception. Something like that. I don't want to make it longer. I want to be inclusive, but I don't want to make it longer.

Shumaker: I think internet is more about access. That's infrastructure, whereas cell phones would be people going, being able to go out and buy it. So I think they are two separate things. You know, like, you know, some parts of the county can get all three, they can get the new XFINITY, they can get Firefly or they can get CenturyLink. And I think those are very different than whether or not someone's cell phone picks up. That's my opinion. I mean, it's access to services that are offered in the county.

Bickford: Are y'all asking another question to address it? Because you've got it in 21, you could change the wording around. You got lack of broadband, internet, or cell service. You could address poor service there, Joyce, unless you want another question.

Gooden: #21. Why would I leave Buckingham County?

Bickford: What it's saying is the lack of broadband, internet, or cell service.

Gooden: Right, but if we're linking it all together under this section, if we're linking those three under that section, why not link it under the grid?

Shumaker: Yeah, I think she's looking here, Johnny in this grid. They are listed separately still in that one?

Gooden: So it's linked in one place, it needs to be linked in the other places that's separate.

Fortune: Yes. Okay. That's question...

Gooden: It's linked in one place. It needs to be linked in all places. If it's separate than it needs to be separate in all places.

Fortune: That's easy enough to fix.

Gooden: Okay, fix how? I'm sorry.

Fortune: Oh, we can just combine them if you want to combine it to just one category? Is that what you're asking?

Gooden: I am. I am asking, and I haven't discussed it with the Commission. What do you think the people taking the survey, what are they going to understand? And how to make the question that easy as possible?

Kapuscinski: Mr. Chairman, I've got two concerns. #1 is the access which is spotty in the county. And I think people need to be able to voice your view on that. The second has to do with the number and the location of the cell towers, there are people who may complain about that, people who may want more in obvious locations. I'd like to see both of those questions answered.

Bickford: I think the number and location of the cell towers will probably have to be a separate question. Along the same line as your mining. Joyce's, that could be fixed.

Gooden: Then we could make, instead of 24 questions, and one question being on this third piece of paper to handle, then put those extra questions, you know, make the questionnaire longer, and wouldn't use that extra page for the rest. So I just want to make it easier when people are going to answer. I took the survey myself, and I didn't finish it.

Bickford: Todd, do you have a suggestion on that? Making that a separate question?

Fortune: We will, I mean, we can make that a separate question. I mean, I'm gonna, I mean, I really need, I would like to defer to the Commission as far as the wording. So trying to understand Mr. Kapuscinski concern, is it is too many cell towers we're seeing or not enough?

Kapuscinski: That's what we want to find out.

Fortune: And maybe what areas, if not enough, what areas people think they are needed?

Kapuscinski: Yeah. If you have demographics on this, which I think you've reached for the first part of the survey, you know where these people are located. I'd like to know, maybe there are certain demographic areas in the county where people are just screaming for cell towers and certain others where people are saying, hey, you know, enough's enough.

Fortune: Well, if we're going to add more questions what we could do, I'm looking back at the first part where we're asking the demographics, do we want to include a question about what community you live in?

Kapuscinski: Might be helpful.

Gooden: Mr. Chairman, would you ask which voting districts?

Fortune: Voting districts? Okay.

Allen: Seven districts is what you want to do. Is that what you're talking about?

Gooden: I'm just asking what are they going to use as where they live? As a guideline for where they live.

Allen: I know just the broadband, it's in a lot of areas in Buckingham, everybody that has it, I've heard them talk good about it. But in my area, there is no broadband. Not yet. Ain't going to get that to 2025 last I heard. So you'll probably get a bunch of no's on that one.

Gooden: Mr. Chairman? Yes. I have been talking about changes on your survey. And I do want to tell you what I do like about it. I like the font, and the font, I like the spacing, because they're not tiny spaces to have to write answers in. So I like that.

Fortune: That's what we kind of went for that.

Gooden: Right. I like that. So. And like, it isn't easy to read. And it looks like oh, this is not gonna take much time. But it took me a lot of time. So I do like those things with it. And I do like that areas that are covered. And I do like the flow of it. I understand the flow. So it's not just all I have a critique for you. And here's the things that you need to change. There are some things because down to the font, we have older people, and when you use fonts with feet on it and fancy other fonts, older people have trouble reading that. And we want this to be read by everybody.

Fortune: Definitely. So we want to add a question at the beginning, well, not at the beginning, but maybe between questions one and two about what voting district do you live in? And then add, change the wording on 23 and 24, from restricted to regulated? And then add a question 25 about cell towers? Do you feel there are too many or not enough? And if not enough, does your area need a cell tower?

Shumaker: Mr. Chairman, and this may be a question for us to decide in here as well with Mr. Fortunes help because as Joyce pointed out, we don't want to make it terribly long. But one thing that's come up over and over again with these cases is that we can't seem to determine where it is that people want growth. I want houses but not across the street from me, I want a business but not in my district. So specifically for questions 14, 15 and 16, is there a way to identify those growth areas?

Fortune: You know what, I actually meant to include a question in here and it looks like I may have left it out. Because let's see, I don't see...I actually meant to include a question about what areas would you like to see growth because one thing I noticed in the community meeting was that when we did the mapping exercise, we of course had the land use map from the last comp plan and some of the areas that we identified as growth areas from the last comp plan weren't even touched. So I did, I apologize, I did actually mean to include a question on there about what areas would you like to see growth? So I will I will put that in.

Shumaker: And will that specify what kind of growth? Residential or commercial or industry?

Fortune: You want that as a separate question?

Shumaker: I think so, or is specifically clarifying each type of growth, residential or commercial or industrial.

Fortune: I'm trying to think of the best way to do that. I will try to think of a way that we can condense that into one question. There may be a way if I can, I can maybe kind of list the growth areas that we have. Maybe target it from the last comp plan for growth and maybe say do you want to see residential growth. commercial, industrial, mixed use, or none. I mean, would that would that work?

Shumaker: It does. So a lot of our meetings here, we spent a lot of time looking at the old comp plan, and where are those designated growth areas are. And since we do rely on that, in our own arguments, a lot of time, I would like to get a good input from the county on what it is they'd like to see. The map exercise at the meeting was great. I don't know how to do that on a checkbox kind of question.

Fortune: But I can come up with a question for that and add that and we should still, I think, be within five pages? Well, three pages, if you do double sided five pages overall, so we can add that.

Shumaker: Is number 10 a question that you use as a method of gathering job seekers in the county?

Fortune: Not necessarily. We're just trying to get a feel for the response. What we would see is questions 9 and 10 kind of go together. Because if people, if you have a lot of response here retired, they're not going to be looking for work, well not necessarily going to be looking for work. That's just more a part of our effort to kind of get a feel for who's responding to the questions.

Shumaker: Could we make another option in that, number 9, maybe actively seeking to try to get some of the questions.

Fortune: Combine 9 and 10 into one question?

Shumaker: I think so. Anybody else? I'm just not sure how many people are going to be comfortable answering that as a separate question.

Fortune: So, is the group okay with combining those two, just adding another option number 9 for actively seeking?

Bickford: I think so. I think if we simplify it a little bit, get rid of one question.

Fortune: Any other feedback on the surveys?

Dorrier: It was brought up in my district, some of the folks want to add safety by in requiring strict and careful permitting for remining and reclamation of existing abandoned toxic metal mines. Is it too late to add that to the survey?

Fortune: I'm serving at the pleasure of the Commission. So it's really, that's the Commission's call. If they want to add it, we can add it. We are already adding questions to the survey. So I don't see why not unless the commission has an objection.

Bickford: So that question will deal with the reclamation of mines?

Dorrier: Yeah, the reclamation of existing abandoned toxic metal mines that we have. I think, it was brought to my attention that we have maybe over 70. I didn't know it at the time, but we do have a lot.

Fortune: So the question would be...

Bickford: Are we in favor?

Fortune: That's kind of where I was heading, are you in favor of or should there be I guess regulations or I don't know what it's on the county's books. Regulations are more regulations regarding the reclamation of existing mines or reclamation of a I guess abandoned mines?

Dorrier: Right and reminding.

Fortune: Does that question suit everybody? Anybody else have any other changes on the on the surveys before we talk about distribution points?

Allen: Just to see what everybody likes, and you got on there metallic mining. And we got a lot of people just been talking about different things. My opinion is how many people like it as it is today, right now it's on a SUP that the County has to have somebody from the state, somebody from the federal government to give them a license and then they still have to go through a SUP before they can even get anything like that. That's what's already on there. I'm just saying. Would they like that or hate that?

Fortune: are you talking about as far as allowing mining to come in? Is that, am I hearing you correctly?

Allen: No, just had the restriction that's already there. You wouldn't have to change the word mining at all. You've already got it in there. You know, to me on 24, just add that other, do you like it like it already is? And then you might give a little bit of an idea what it is.

Fortune: So would that not be covered by limited or no restrictions? Or just or maybe just leave existing regulations in place? Is that what you're getting at?

Allen: Just leave as is, yeah. That would be a question.

Fortune: Can we add that as an option to 24?

Allen: That would be fine with me.

Fortune: Do we want to add that as an option to 23? Or does that apply to solar?

Allen: No, I don't think we got that many restrictions. Only thing on 23 is right now we've got 4500 acres that we put down as that's all we want in the county to be used for solar. Might be

some changes on that coming up too. Could ask them if they want to leave it like it is or do they want to make it less?

Kapuscinski: Danny, there's been some questions with regard to solar farming as it relates. Sorry, there's been some questions as it relates to solar farming, have set aside or where the applicants are actually putting panels on? And I'm wondering whether or not we need to ask county members. I don't know if they're going to be, I don't want to say sophisticated enough, but I wonder if they're going to be enough knowledge in the county with regard to, we don't have a lot of experience in solar farming yet, but if we ask the question with regard to the land set aside versus where the panels are actually being placed, I mean, there are some people that have 400 acres, they only want to use 50 acres for panels. Which means if we put a 4500-acre restriction in, okay, we could be losing a lot of opportunity, particularly tax opportunity if we don't put panels in the rest of that 400 acres. So I mean, that that could be an issue with some of the people here. It might not be, but I'm wondering whether or not that question ought to be asked.

Allen: Well, that question is still before the Board. That is something that we are supposed to begin really work on too. Whether to do it in the fenced in area or to do it in the total amount that's under the, what the Board says.

Kapuscinski: Is that something that we want to bring to the county people and ask them? I mean...

Allen: It's already there. We just hadn't answered it. Oh, you said the county people. I'm talking about the Board.

Kapuscinski: Yeah. Is that something that we want to ask the people in the county or we opening up a can of worms that that may be resolved by the Board anyway?

Allen: At one time I heard there was a lot of people who didn't want no more solar in the county. So to me the 4,500 acres would be something that a lot of people want to hear, but I don't know.

Bickford: I'm not so sure, if you try to get too specific that you're not gonna get confusion.

Kapuscinski: That's my concern.

Bickford: So I don't know that you're gonna get any benefit out of that. It's an excellent point. I don't disagree.

Fortune: We are, just for everyone's benefit. And I'm getting ahead of myself here. There are two sections in the plan where we are going to cover renewable energy, special policy areas and goals, objectives and strategies and we might want to cover that then. But it's Yeah, as far as the surveys, I'll defer to the Commission on that.

Shumaker: Mr. Chairman, in thinking back to Mr. Dorrier's question. Now with questions 23 and 24, and we're adding in reclaimed mines. Based on what we just discussed, now I'm worried about the inconsistencies in the verbiage between 23 and 24. If we're going to start that question with, "Are you in favor of"? So is there a way to do number 23 and 24 for two things here, if we list what we have, I worry that A. it's still leading and B. it still limits us from the feedback that we get. So could we restructure the answers to be or the question to say, "Are you in favor"? And simplify the answers to yes, no or yes with restrictions and give these blank lines like we have so people can suggest restrictions? I think it simplifies the question rather than leading them to what we have already discussed.

Kapuscinski: Or change the word restrictions to conditions perhaps? In other words, yes, with conditions or Yes.

Fortune: So the question will be like for number 23, "Are you in favor of additional solar development in Buckingham County"? Yes, no, or yes with conditions and then list the conditions. Is that what I'm hearing?

Shumaker: Or give them the option to write in what they think some of the conditions could be. I think that takes away some of those bias.

Kapuscinski: I think that's a pretty good idea.

Fortune: Reword number 23 and 24 to be reworded.

Shumaker: Then that would be also how Steve's question could be presented also so that all three of them are written consistently. And then give us without pigeonholing ourselves into the ideas we think we've already come up with. It will give us more opportunity for feedback.

Allen: How soon you think this will be sent out and sent back?

Fortune: Well, that's actually will be my next question. Because, given the number of changes we'll be making, do you want us to run with this? Or do you want us to bring it back to you next month for review?

Bickford: I think if you make the changes, I think we've agreed on everything, so I don't see a need to postpone it.

Fortune: Now my only concern was just when I come back, just to be sure my wording I put in is agreeable. But if I mean, if you want, one option is I could, well I could make the tweaks and give it to Nicci and then Nicci could, if you're comfortable with this, ask the group to sign off on it by consensus. Just kind of pull them in, they would say it was time. One less thing you have to do next month.

Bickford: How does the commission feel about that?

It was the consensus of the Commission to go that route.

Bickford: We're in favor of that, Todd.

Fortune: Okay. So what I'll do then is, hopefully in the next seven days, get that done and get that out to you. So if we can, if we can get this finalized next week, where's my calendar, today is the 21st, we could possibly conceivably, because what we want to do is, we're wanting to actually have this both digital and hard copies. So maybe have this by the end of next week. Go live, just assume we're able to get it out on the on the 30th which is next Wednesday, how many weeks would you want this survey to be live?

Bickford: What is your suggestion to get a good response?

Fortune: We usually, if I can remember what we've done before, we'll say at least two to three weeks. You don't want to go too far on it. If you, say if we go three weeks it goes live on the 30th it gives people until the 20th to complete and return surveys. Does the group feel that's enough time?

Bickford: What's the consensus of the group? Do you think that's ample time?

Fortune: So what we're targeting is to get the changes back to you by the end of this week and get your blessing and then go live with the surveys on the 30th which would be a week from Wednesday.

Kapuscinski: How long does it take you to process the answers?

Fortune: Depends on how many surveys we get. Because what we're going to do is we're going to input all the responses. Well, with the digital responses we can actually compile a summary report off the website. We use Survey Monkey. With the paper surveys, we'll have to enter those into Excel. So that will take some time. I don't think I'm going to have a summary of the survey responses back to you for September, but we should have survey responses back to you for October.

Kapuscinski: That's suggesting if we get everything back, or if you get everything back by the 20th, we might we would, by the time we have our meeting in October, we would have some sort of summary.

Fortune: Yes.

Kapuscinski: I sort of like that timing.

Fortune: And for September, what we were planning to do is present you draft sections one and two of the comp plan. Those two sections are data intensive. They don't rely on survey responses. It's basically, the introduction talks about legal requirements for the plan. And then

section two is demographic information. So we don't really need the survey responses for those two sections. So we'll be okay there.

Shumaker: Other than the county website, where will this be posted?

Fortune: The county website, I guess the county has a Facebook page, we'll put it on our website and anywhere else you think it should be?

Shumaker: Can we have a QR code generated both for flyers around town and/or for the Farmville Herald?

Fortune: I can look into that.

Dorrier: That's my question. How are we gonna get them distributed?

Shumaker: Quickly, so that results...

Fortune: Well what I thought about doing and I'm going to work with the county on this because I actually do have a list of suggested distribution sites. And I'm going to work with the county to get these out what we're what I propose to do, what we did in another county, which actually worked fairly well, was we would put the surveys out and have an envelope for people to put in, they could do one of two ways. There's there'll be an envelope there for them to deposit their completed surveys or they can take the surveys with them and bring them back either to the county office or they can mail them to us. And we'll have instructions on a cover page to go with it. But that's what we're proposing and these are suggested distribution sites. There's a lot here. I'll give you a chance to glance over and see what you think. And I apologize, I live in Buckingham County but some of these places I'm not clear on whether some of these establishments have changed their name or not. But your question, we are going to look into seeing if we can get a QR code for that.

Bickford: Todd you have some extra surveys available that we could hand deliver. The commissioner's themselves.

Fortune: Yeah, we can do that. Absolutely.

Gooden: Mr. Chairman, scanning this, the nail shop, The Cake Place are not on there. And what's the, would do you call it, the slot machines. That place in there in the old gym. Slot machine thing, all those businesses along that strip.

Fortune: I know what you are talking about. Okay.

Gooden: Game Room but it's not the videos that I would send my teen to.

Fortune: And I would like to caution you, on other comp plan's we worked on, we attempted to put these at local Dollar General Stores and we were told that company policy didn't allow but

we're going to try with these the two stores here because it's entirely possible that they just didn't want to deal with it.

Allen: We still have a New Canton post office too, ain't it?

Fortune: Oh is there? Okay.

Allen: Yeah, I'm just looking on here and I see Arvonnia and Dillwyn.

Dorrier: Is there a chance that they could be handed out at our dump sites? People go to the dump all the time, the personnel is there. And if he only gives away 10, he's given away 10.

Fortune: True. I mean, I'm not against that at all. Is that Lyn that oversees the dump sites? Okay, so I could get up with Lyn and see if he's willing to have his staff do that.

Gooden: Or at least put up the QR code.

Allen: Some people like to do it on the computer rather than hand writing. Can you do both?

Fortune: Yeah, that's our plan is to have it both ways.

Gooden: I have a question about the Survey Monkey link. When you set it up, do you already have that link established or I've not set up a Survey Monkey. Is it just not live at this point?

Fortune: So we don't have it set up yet. We didn't want to have anything what we did, we didn't want to get anything set up yet until we kind of got the survey finalized. It's easy enough to put this in Survey Monkey once we have the survey instrument finalized. We can do that in a day.

Gooden: Okay. So when you send us, when you send Nicci, the copy to distribute to us, could you also send that what would be the link, although it's not live and say that it will go live on this date so that that link could be given out to people?

Fortune: Yeah.

Gooden: Okay. And Nicci, could you please send us a text to let us know that you sent it out? Like when you drop a packet? There's I'm not gonna check my email. Thank you, I appreciate it.

Shumaker: Can we also use the county system, Nicci or Jamie to send out like an all call that says it's available online?

Gooden: Oh, good idea.

Fortune: Anybody have any other questions? Okay, well, I believe I have some homework to do. And like I said, hopefully next few days, I'll get the revised survey to you. And I'll get with Nicci and we'll work on the distribution to the different businesses. We are, I will propose also

putting an announcement in the Farmville Herald. That could be a little bit tricky. If we try to list the individual sites, because when we start to put it out, we might have some sites telling us they don't want to do it. So we need to get together and work on that. And we'll try and do that in the coming weeks. And then for September, like I said, I'll have you draft sections one or two of the plan to review. And I'll have at least an update on the surveys. We should at least have an idea if we're getting online surveys, we should at least be able to tell you how many we've gotten so far. If nothing else.

Kapuscinski: How do you normally find the success rate with the surveys?

Fortune: It varies from county to county. We've probably had as few as 100 or as many as 250 to 300. It might not sound like a lot but it is.

Gooden: What locations have you found give you your biggest feedback?

Fortune: I'll be honest with you it kind of depends. With one comp plan we're working on now, I think online gave us our biggest response rate. Whereas with the previous one, we got a lot of paper surveys at the government offices.

Kapuscinski: Do you find when you get this limited number back, do you find that there's any demographic area that's more likely or less likely? I mean, we want a sample everybody.

Fortune: We do. We do tend to get a sample, at least every age group, but I will be honest with you, the responses do tend to skew from the older population.

Kapuscinski: The older population. Okay.

Fortune: 50 and above basically. I mean, we get responses from younger people, but the majority of, the bulk of the responses do come from, say, 45, 50 or older.

Allen: Will the return come back as what happened in District 1, District 2?

Fortune: Well, we're going to add a question asking what district they live in. I don't think we'll get any more specific than that. They may not answer.

Allen: That's what I'm saying. If they tell you District 1, and District 2, do you just put all that together?

Fortune: We can we can come up with a way to separate it out when we tabulate the results.

Allen: Yeah, that's my thought. How did District 1 act? How did District 2 act?

Fortune: Yeah, I see what you're saying. We can actually kind of sort that out when we do our calculations, tabulations rather.

Allen: I think that'd be good. It would take more time but...

Fortune: You're right, it gives you a better feel for what the different regions want or don't want.

Allen: Exactly.

Fortune: Alright, thank you very much. Oh, I do you need to go ahead and need to know when to be back next month. Do we have a date set for next month already?

Edmondston: Just let me confirm that.

Allen: It's the 18th ain't it?

Edmondston: The 18th will be the third Monday for a work session at 6:00 p.m.

Kapuscinski: Nicci, I've got to check that date. I may be out of town. But it doesn't matter really. I mean, as long as you have a form here.

Fortune: Okay. So I will see you all. I'll be in touch with you about to surveys in the next few days. But I will see you all on the 18th.

Bickford: Thank you, Todd. Appreciate it.

Fortune: Thank you.

Re: Commission Matters

Bickford: Alright, that brings us to Commission matters or concerns. Does any of the Commissioners have anything they want to speak on at this time?

Gooden: I do. I stopped by, I was coming from Nelson on 60. And the convenience store that was set up that we passed on to the Board of Supervisors, that convenience store is now in operation. So there is something out there. And I just stopped there just to see what it was. I saw that open light. And it was a good setup. So it was something that I think that we did that was good that was needed on that end. He hasn't gotten the gas pumps operational because there was a problem with the system that he didn't know. And but the store it has been in operation since about March. And I think that was a pretty quick turnaround as far as getting something done.

Bickford: Very good. Thank you, Joyce. Anyone else?

Re: Adjournment

Bickford: Do I have a motion to adjourn?

Kapuscinski: So moved.

Allen: Second.

Bickford: A motion and a second. All in favor raise your right hand. Very good. We are adjourned.

Commissioner Kapuscinski moved, Supervisor/Commissioner Allen seconded and was unanimously carried by the Planning Commission to adjourn the August 21, 2023 work session.

ATTEST:

**Cheryl T. “Nicci” Edmondston
Zoning Administrator/Planner**

**John E. Bickford
Chairman**