

**Buckingham County
Planning Commission
September 14, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Tuesday, September 14, 2021 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Board of Supervisors' representative Danny Allen. Ashley Shumaker; John Bickford; Patrick Bowe; Steve Dorrier; Joyce Gooden Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. James D. Crews were absent.

Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance

Chairman Patrick Bowe called the meeting to order. Ashley Shumaker gave the invocation, Steve Dorrier led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- six of seven members were present. The meeting could continue.

Bowe: Items of business for the Planning Commission the solar farm will be first. This will be the Riverstone one.

Edmondston: Mr. Chairman the last time a work session was held there were some questions regarding the proposed special use permit conditions for the Riverstone solar project. Since that time, members of the Planning Commission have sent through their red line edits which are in the highlighted edition of the proposed special use permit conditions. And Riverstone has also offered a revised set of special use permit conditions which I've given each person a copy of tonight and I'm sorry, I cannot display that at this time. So further discussion could take place there with Riverstone. And then later after that discussion, Evan Carlson with impact power solutions, who is the applicant for the two, two megawatt community solar Gardens is also on and available this afternoon.

Bowe: Merrick you want to come up to the microphone?

Merrick: Good evening.

Bowe: I'd like to start off by saying that for one I certainly appreciate and I know that the members of the Commission appreciate your ability to work with us. Seems like you want to try to make this a two-way street for everybody involved.

And with that, I will turn it over to the commissioners to see if anyone has any questions.

Allen: See, we've talked more about this fence going all the way around the six-foot fence. But is this just the open hole fence? Or is it the one has got little slots in it where you actually can't see through? Which way...

Bowe: You weren't here last time the fence is going to be on the inside of the buffer. Okay, so we won't even be seeing the fence. And doesn't go around the entire project. It goes around each individual solar panel group of collectors.

Allen: Okay.

Merrick: If you've been by the project on 60. I recently went by there. It would be the same fence that's used at that project as well.

Allen: Thank you.

Bowe: Does anybody else have any comments or questions about this? I think we want to add one more condition. It'll be number 28. You know, read something to the effect of applicant prefers to use Payne's Pond road as the ingress and egress point for construction duration.

Merrick: Sure.

Bowe: Payne Road, quail run lane, George Creek Road, and Hummingbird lane will not be used.

Merrick: Correct Yeah. for construction?

Bowe: Yes.

Merrick: Yeah, that shouldn't be a problem. In our application, we actually committed to not using those during construction anyways. And so I think it would make perfect sense to formalize those as part of a condition.

Bowe: Okay.

Bickford: Now you will need to use not Paynes road, but on the west side of the property, I guess it's George creek, those are for the logging operational occur prior to the construction.

Merrick: Correct. So those are those are currently being used by Wyerhauser like they've historically been used for the logging operations. Because that's the only that's actually the only way that they can access those portions of the property. Because little Georgia Creek divides the property there. When we start construction, if approved, when we start construction for the project, what we're proposing is to span little Georgia Creek with a temporary construction bridge that would allow us to avoid that Western pocket of the project and access it like Chairman, Bowes saying from Bridgeport road or Paynes, Bond road. However, at this time, Wyerhauser is still actively using those when they do go in there to log that that portion of the site. And so it's just your typical logging trucks. And so, you know, there would be a bit of a transitionary period, but the folks that live in those neighborhoods are accustomed to that to that activity, because it's happening.

Bickford: Right. Appreciate that.

Bowe: More question from anyone?

Allen: I'm just looking I don't know which paper I'm talking looking at. But this one's already got 28. Do you want to say that...

Bowe: Make it 29 then.

Allen: Okay. Do we need a motion to add that on?

Bowe: I don't know. Do we need a motion to add that on EM?

Wright: *Inaudible*

Bowe: Without a question you said?

Wright: *Inaudible*

Bowe: Okay. So there'll be 29 conditions. Anybody else have any additional question for this applicant? Well I don't see why we shouldn't send them forward to public hearing on the 27th, looking for a motion.

Allen: I'll make a motion that we set it up for public hearing.

Bickford: Second.

Bowe: We have a first in a second. All in favor, raise your right hand. passes unanimously. See you on the 27th.

Merrick: Thank you Have a good night.

Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to move 21-SUP290 on to Public Hearing.

Bowe: Thank You. We waiting for them to?

Edmondston: Evan Carlson is already here.

Evan Carlson: Im here.

Bowe: Okay. Mr. Carson, you represented the other two small solar projects tonight?

Carlson: Yes, that's right.

Bowe: Okay. Anybody have any questions? Danny I think you did about the property lines, didn't you?

Allen: Yeah, the one down just below me. Let's see. I see now they've changed the property lines on it.

Carlson: We had we had it wrong. And we think we corrected it. We will do a final survey before construction begins. But you're right, we changed it to reflect

the property lines as shown by the county GIS. And we also move the access road over it was on the neighbor's property. So.

Allen: Okay, thank you. Appreciate that.

Bickford: Mr. Chairman has he been provided the same proposed conditions? Do you know?

Bowe: I don't think he has. Have you been provided with the proposed conditions we put on the other solar project have you?

Carlson: I haven't seen them no.

Bowe: Okay.

Edmondston: They're in the introduction, the same conditions, as were presented in the introduction for Riverstone.

Bowe: So does that mean he does have them Nicci?

Edmondston: Yes, they're on the introduction of possible conditions that may be considered. That was available in the packet for August 23rd.

Bowe: Mr. Carson have you had a chance to review them?

Carlson: Is it the same as... were these conditions as part of the packet, the last meeting that we attended?

Edmondston: It was on the initial August 23 introduction.

Carlson: Okay, and we don't have any objection to those. As long as they haven't changed.

Bowe: There's 29 of them on the latest revision.

Bickford: In his case it will be 28 because you won't need the roads.

Bowe: Right, right. Be 28 conditions. I'll tell you what, over the next few days, why don't we get you a copy of them, you review them and come back and see us on the 27th. And we'll talk about it.

Carlson: Are you suggesting that you not set a meeting a public hearing date and that we come back at the next meeting anyway, or set a public hearing date and just tentatively agreed to them and review them between now and then

Bowe: I'm suggesting you review them before you commit to them.

Carlson: I reviewed them before the previous meeting. I didn't know if there would be revised set of conditions before this meeting. But seen as I reviewed them before the previous meeting so long as they haven't changed I'm willing to agree to them.

Bowe: How can he agree to them? He hasn't even seen them.

Carlson: I have seen them.

Bowe: I mean, some of the conditions here. I don't think we got to agree to them right off the bat

Bickford: I think he didn't understand that it won't speed the process up. Public hearing will not be till October anyway. So if he comes back in two weeks, with the regular meeting, and we can move, you know, you'll have a chance to review and then we'll discuss in more detail and possibly move it forward to the public hearing in October. It's not going to change the time schedule.

Carlson: And in that case, that'd be great. Yeah.

Bowe: So are you willing to go with that?

Carlson: Yeah, ill review it we'll discuss it two weeks from now.

Bowe: The 27th I believe it is.

Carlson: That works fine, especially if it doesn't slow down the schedule.

Bowe: Okay, well, we will see you the night of the 27th be sure and review these things and make sure you can accept them all.

Carlson: I will do that. And I'll be in touch with Nicci before then.

Bowe: Okay, that'll be fine. We'll see you the night of the 27th then.

Carlson: Thank you.

Bowe: Thank you. Any other commissioners have any other thoughts here while we're still in session?

Allen: What's the latest on... that takes care of the two small solar projects what about the one with having the big parties? What it was last we've done on it?

Bowe: I don't think we talked about that one last week, did we? Are we seeing them the 27th?

Edmondston: So Mr. Burmaster will be back on the night of the 27th. Because August 23, it was the decision of the commission to focus on the solar applications that we had. Mr. Burmaster is aware of this and is okay with an extended timeline. While we discuss you know how to correctly add a zoning text amendment and his proposed use of his property is added correctly to the zoning ordinance, if that's the wishes of the Planning Commission and the Board of Supervisors.

Allen: I didn't hear everything you said I'm sorry, what are you are you saying we have?

Edmondston: August 23rd, the decision was not to take any action, other than to review other localities for outdoor event venues. While you all as a Planning Commission focused on the solar applications. I have been in touch with Mr. Burmaster very frequently, and he is okay with the extended deadline knowing that we are giving the best review type of activity that may be or may not be added to the text amendment. He plans to come back September 27. know that he reviewed the conditions and he has checked boxes to those conditions, and a couple of different letters from Peter Francisco soil and water in regards to an ENS plan at the dam and those type of things. So he's aware that this process for him is going to take a bit longer while we review.

Allen: The 27th will be another discussion not a public hearing on him?

Edmondston: Right.

Dorrier: So have we decided the occupancy that he will be able to have a number of people we were going to talk about that I think but we haven't decided

Edmondston: Y'all haven't discussed that at all. At the time the wishes were to discuss the solar farm and the conditions and what we were going to do with revenue sharing, citing agreements, positive economic impact to the county.

Allen: He probably go with a wedding venue. Anyway what else you want to talk about?

Bowe: Guess we can do commission matters any other matters?

Allen: Im working on getting a replacement for Miss Gormus.

Carlson: Do we discuss the other project or they're both scheduled the 27th?

Bowe: They're both scheduled for the 27th? Yes.

Carlson: Excellent. Thank you and I'll drop off. I'll see you on the 27th.

Bowe: Were there any commission matters that needed discussing? I guess we can adjourn. Is there a motion?

Bickford; So moved.

Allen: Second.

Bowe: First and a second to adjourn. All in favor, raise your right hand. Passes unanimously see everybody on the 27th.

Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to adjourn the meeting.

There being no further business, Chairman Bowe declared the meeting adjourned.

ATTEST:

Nicci Edmondston
Zoning Administrator

Patrick Bowe
Chairman