

**Buckingham County
Planning Commission
Work Session
October 23, 2023**

At a work session of the Buckingham County Planning Commission held on Monday, October 23, 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; Joyce Gooden; Pete Kapuscinski; Steve Dorrier and Danny R. Allen. James D. Crews, III was absent. Also present were Cheryl T. “Nicci” Edmondston, Zoning Administrator and E.M. Wright, Jr., County Attorney. Stephen Taylor was absent.

Re: Call to Order

Chairman Bickford called the meeting to order.

Re: Invocation and Pledge of Allegiance

The invocation was given by Commissioner Dorrier. The Pledge of Allegiance was led by Commissioner Crews.

Re: Establishment of a Quorum

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

Re: Approval of Agenda

Bickford: Nicci's any changes to the agenda?

Edmondston: I am only aware of a one change by Commissioner Gooden she had asked to change the order of the two items under a public hearing. Okay. That would be to move the public hearing for case 23 SUP332. In front of case 23 SUP 331.

Bickford: Okay. All right. I have no issues with that. We'll change that. Do I have a motion to approve the agenda with the change.

Kapuscinski: So Moved

Allen: Second.

Bickford: Any discussion. All in favor? Raise your right hand. That passes. Bring us to approval of minutes. We have the September 18 2023 Work session. Do I have a motion to approve as presented? Or is there any changes?

Shumaker: Motion we have to accept as presented.

Gooden: Second.

Bickford: Have a motion and second to approve as presented any further discussion? All favor, raise your right hand it brings us to our regular meeting September 25. Of 2023.

Gooden: On page 360 of those minutes. There is a comment. There's a long comment by me. But all of that is not my comment. Page 360 down near the bottom. And it's down toward the bottom. There's a long comment. And where it starts at we I think that's McNeeley. Can you find it Nicci?

Edmondston: I'm looking Yes, ma'am. Where it starts we understand there's a little bit of fatigue. Yes. And that should be the part that is not your comment.

Gooden: It's not my comment.

Edmondston: Yes, ma'am Commissioner Gooden. I will verify this and have the minutes reviewed.

Bickford: That's the only change. Do I have a motion to approve with the change?

Gooden: So moved.

Allen: Second.

Bickford: Any further discussion? All in favor raise your right hand. Passes unanimously. All right. Thank you. That brings us to public comment period. Do we have any one signed up?

Edmondston: Yes, sir. Mr. Chairman, we have two citizens signed up for public comment tonight. The first one is Marjorie Chambers. She will be followed by James Smith.

Bickford: Okay. Please come forward and state your full name address. You have three minutes.

Marjorie Chambers: Board members. My name is Marjorie Chambers. I reside at 262 Liberty Road New Canton, Virginia, which is in Marshall district. I'm happy to be here tonight to express strong support, for Hodson energy. Support for the proposed solar energy project that is currently or will be under your consideration. This project has the potential to bring about numerous benefits to the community including job growth and increase revenue for our county. First and foremost, the implementation of a solar energy project in our county would significantly boost job opportunities. In an era where employment is vital concern. This project promises to create substantial number of jobs both directly for the installation and maintenance of the solar panels and directly through related industries. The residents of our county particularly those struggling to find employment would benefit greatly from those opportunities. Moreover, the solar energy project aligns perfectly with our county commitment to stay on Sustainability and Environment. Excuse me environmental responsibility by reducing our dependence on fossil fuels and harnessing the power of the sun will not only contribute to a cleaner

environment, but a position our county as a leader in renewable energy. Additionally, it is worth noting that this project can produce us produce our county's revenue. And solar energy projects often generate income through power generation and sale of excess energy in the grid. This revenue can be invested into our community funding essential services, infrastructure improvements, and education initiatives, which will benefit everyone. I would like to say that two of our team members on this project Kyle Wes and Frank Hopson is here tonight. They're not only here is trying to get this program project, obviously they are out and about in the community. They are out talking to people being accessible and helping where areas are needed. So I totally am asked you to please approve the solar energy project. It is a forward thinking initiative that not only meets our environmental goals, but also addresses crucial issues such as job growth and revenue enhancement. By supporting this project, you will have the opportunity to leave a lasting and positive impact on our county and its residents. Thank you for your time.

Edmondston: James Smith.

James Smith: Good evening, James Smith, Stonyfield Farms, Maysville. District for tonight, I would like to talk to you all about a friend I talked to this week, who's having trouble selling some of his beef, he has custom processed, he sells it ahead of time. And then it goes to the customer. And he has it done at a custom inspected custom processor. But sometimes it's difficult to move that kind of, you know, that's a lot of head. And so he's having difficulty selling it. There's a bill, it's up in Congress that would allow folks to sell meat that's done at a custom processor, say in Virginia, within the state limits interstate sales of that meat. Currently, that's prohibited by federal law. And that's just one more thing we can do to help local small farmers comes to actually farming and making food available locally. And I would like to encourage anyone to call their congressperson and their senator and encourage them to pass this legislation. It's just one more thing we can do. And when folks come before y'all looking to put small processing facilities on the farm, so that they can have a process their own food and sell it to their neighbor. I encourage you all to be open to approving that kind of facilities. Thank you.

Bickford: Thank you, sir. That's all for the public comment period?

Edmondston: Yes, sir. Mr. Chair.

Bickford: Ill close the public comment period and bring us to the old business. We'll go with the CWJ properties LLC application.

Edmondston: Yes, sir. Their first case for public hearing this evening is case 23 Sep 332. Our landowners Jessie M. Woodson Johnson at 3781 PetersVille Church Road New Canton, the applicant is CW J properties LLC, the property information, tax map 86. Parcel nine. It's approximately one acre in this parcel. And it is located at 3973 PetersVille Church Road, all in the Marshall magisterial district. This property is zoned a one and the applicant wishes to obtain a special use permit to operate an adult home and assisted living facility. As this case was introduced to the planning commission last month, there are 10 conditions for review that you may consider attaching to this request. And we do have our applicant CWJ properties along with our landowner Jesse and Woodson Johnson present to discuss this case and answer questions or concerns.

Bickford: This is a scheduled public hearing. The commissioner have any question for the applicant before the public hearing? Okay, seeing none, I will now open the public hearing for this application. Thank you. Do we have anyone signed up?

Edmondston: Mr. Chairman, we do not have anyone signed up. I did receive an email today from an adjacent property owner that is unable to be in town. Would it be the wishes of the planning commission to share this?

Bickford: Being he couldn't make it to town, I received it myself. I guess if you don't mind, go ahead and read it for the record.

Edmondston: Yes, sir. The email states, dear Miss Edmondston. I'm writing in response to the notice that I've received about the public Hearing for case 23 SUP 332. I would have preferred to attend this meeting. However, I will be out of town on this date. Please share and forward this letter to the members of the planning commission. I'm the landowner directly across from this proposed development. I was very surprised that anyone would consider building an adult assisted living facility in such a remote and rural area. This area has a history of agriculture and forestry. It is sparsely populated with single family homes, deer, bear, turkeys, bobcats and other animals populate the area which provides excellent opportunities for the sportsman. As far as the infrastructure the road system in the area is a mix between paved and gravel. Any such facility would be completely out of place in this environment. I believe that this project will have a negative impact on my property value. I'm currently using my land for forestry but it is subdivided for future home sites. I am also concerned with the state of plans. As I understand the proposal is now for a one to 3 person facility with a plan to get the state's approval to expand. This is vague and doesn't address the true scope of the project. I appreciate the information that you provided about the proposal as well as the applicant's phone number. Unfortunately, the applicant does not answer her phone and the voicemail was full. I do wish to know the full scope of the proposal and what is the long range plan. I am also interested in what experience she has in running such a facility and why this location was chosen. I feel that such a facility belongs in a more accessible location when closer to emergency services might make sense. Also, a location closer to a town would have less negative impact on the surrounding area. On a personal note, my father is in an assisted living facility. One problem that plagues this age group is isolation and loneliness. Again, it makes sense that the current location is not appropriate for this type of business. I have not met or spoken with the applicant and I found this to be troubling. Why was there no attempt to reach out to the adjacent landowners that will be impacted by the project? I am adamantly opposed this proposal and urge the Buckingham County Planning Commission to reject this proposal. Sincerely, Alan Davia.

Bickford: Okay, thank you. With that I'll close the public hearing for this case and turn it to the commission. At this point, do you have any questions for the applicant?

Kapuscinski: Just a statement. To their credit. You know, I've been to the facility. I you know, I don't know that I quite agree the fact that it's not appropriate. It was a really restful looking facility. I didn't see any encroachment. I didn't notice the personal cry. Have you ever talked to that? May I ask?. Have you talked to the people across the street Miss Woodson at all?

Bickford: Would you come forward and state your name address please, ma'am.

Woodson: Good evening, everyone. I'm to answer your question. I have never met him. He did telephone me on the 20th, which I was at a conference in Richmond. And so I did try to call him today. And I did I did leave a message. But I have never met him. I don't even know what he looks like. And I did not even know the name of the land owner until I searched the records at the clerk's office.

Kapuscinski: Okay, but when I met with you at your house, we went over how, how close your emergency facility? Would you mind telling the commission what you told me? Because it didn't seem like it was that burdensome? Can you kind of restate if somebody needed emergency help? What you know what, what are the what is the availability?

Woodson: Well, the person will be transported, either by we will call the emergency department. And depending on how close they are to us, if it's necessary, we will take them to the hospital. And if the Virginia Community Health Center is open during that time, we will transport them to there and now only what we do that, but we will call the family members as well.

Kapuscinski: Okay, and how far would it be for let's say an ambulance or a fire rescue? How long would it take for them to get to your facility?

Woodson: Arvonnia Probably be about 15 to 20 minutes. Well, I think they're like in the same distance between where the home is located to Dillwyn. Its probably approximately the same distance to Arvonnia.

Kapuscinski: I remember you saying that to me. It was always 15 minutes. I don't know. I don't know what's acceptable, what's not acceptable. But I will tell you, Mr. Chairman, when I when I visited the property I was I was duly impressed. Okay. I mean, these people are really sincere about taking care of individuals. And I understand they're not totally incapable these people that you intend to have, I mean, they are going to be somewhat self sustaining. Can you explain some of that too?

Woodson: Yes. We are taking people that are able to get them on selves a bath that can, you know, they were to put their own clothes on. And to feed themselves, we will be providing, you know, the home the shelter, doing their laundry, preparing their meals, making sure that they take their medication, keeping up with their doctor's appointments so that they, you know, we'll be able to, will help them remember their doctor's appointments and contact, you know, their loved ones so that they'll be able to go to their doctor's appointments.

Kapuscinski: With three people there. I looked when I looked at your property, I looked at the parking and the parking was no problem, it seemed to me you had plenty of plenty of room, can you explain that to the commission, it didn't seem like there would be any encroachment at all, either on the road or against your neighbor's property.

Woodson: Here you have the home facing the road, and you can get into our property two ways, on the right side and in the left side, and you can also park in front of the house. So there is no encroachment on any person that you know, is across the road from this property.

Kapuscinski: Okay. And one last question. I know you told me at one time that you were going to start out with three people. What do you have any specific plans for any significant expansion? I know you, you were talking about mob in public, you know, doing something in order to bring in a fourth individual? What are you talking about another whole building? or what have you got in mind?

Woodson: Well, once we obtain, licensed through the state, we will be able to put two more people in the home. So there'll be five, our ideal is to have maybe two people in a room. But to start off, it's only going to be one person in the room except for the larger room, which we believe we in fact, we know we can get two people in that room.

Kapuscinski: So you're really not in you're really not. You're not at this point in time planning to put an additional building up already.

Woodson: No, sir. Okay. But well, you know, we want to keep that open. Because we have enough land that we can expand.

Kapuscinski: Question for Miss Edmondson if that were the case, would there have to be another hearing if she were to add a building and add more people?

Edmondston: Depends she's left the narrative open ended, including but not limited to, she's stating additional plans that if the licensure comes in and approves, more patients under her license that she would expand to accommodate those at this point, I would state that her narrative and in my opinion, a zoning administrator that her request this evening encompasses not only the 1-3, but future potential and expansion.

Kapuscinski: Would there be a condition that could be added such that if there was a request for additional buildings that Miss Woodson would kindly come to the commission and discuss it with us?

Edmondston: Well, you remember, this is a one acre. So this is a grandfathered, non-conforming lot what that means for Miss Watson Johnson is exactly what she has done to have the home the dwelling that is currently listed there, she was able to meet setbacks and fulfill her building permit. So at this point, no other building or dwelling can be placed there, if it's going to be for, you know, residential, living purposes. But of course, if she can meet the setback, she could have something as anyone else does. And that would be an addition to this property. So that is something that would be allowable without coming back. Unless, as the planning commission, you have the ability to set conditions to maintain the integrity of the district. So that would be up to the commission.

Kapuscinski: Would you be objectionable to coming back to us if in fact, you did want to put another building or an addition onto this?

Woodson: If we wanted to put another one? I would prefer if I did not have to. Because, in addition to that one acre of land, we have 11 acres plus 30 acres behind where we live.

Kapuscinski: Right. But if she were to put it on that property, this this one acre is sectioned off.

Woodson: We are not planning on putting any additional buildings on well, you know, homes for adult on the one acre

Kapuscinski: if she had to put another piece on another building on another piece of property, she wouldn't necessarily come back.

Edmondston: She would have to come back because this permit is only for tax map 86-9, the one acer.

Kapuscinski: That's fine. You've answered my questions thank you so much. I appreciate it. Mr. Chairman.

Gooden: I heard the letter and I think the person is confusing a nursing home and an adult home or even a memory care facility. And so I think he's comparing apples and doughnuts and something else to what's going on. So and then as far as how far she is from a health care facility, we live in Buckingham County. And I just got to notice the same we'll be getting a doctor's office in Dillwyn it will be opening the 11th of November. So we're all a distance away from emergency care. So there are there are limits when you live in a rural area, to getting emergency medical care. So I don't even see that as a concern for your facility. Understand it is that adult care facility, not a memory care facility and not a nursing home. So where's the person? Where's the person writing from? I'm just curious.

Edmondston: If my memory serves me, correct. He is listed as the adjacent property owner but I believe his property is actually Cumberland County, and he would be across directly across the road from Mr. Woodson Johnson.

Gooden: We actually have people who own property in Buckingham, but live in cities.

Edmondston: Mr. Davia, as he indicated to me last week, he does not live on this property he has actual residence is somewhere else.

Gooden: Somewhere else. And that's what I'm saying. We've had people who've been in cities, and they've had property here and do not understand what what's available in rural life. So I see no problem with your business.

Edmondston: Commissioner Gooden the address is 1311 River Road, West Crozier, Virginia, 23030.

Bickford: East Goochland. I'll also just sort of piggyback on that being from not very far away from the application 10 minutes 10 to 15 minutes would be both the rescue squad and also the facility there. So that's probably about as good as you won't get in the county at this point.

Allen: Getting ready to move the rescue squad down to Arvonnia. So that'll be a bit closer for you. It'll be daytime and nighttime weekends arent gonna be set up like it right now.

Gooden: That's for all of us living in Buckingham County.

BickfordL The health centers probably about the same distance away as Rescue Squad both are very comparable. Any other questions?

Kapuscinski: I'm prepared to make a motion that they move on to the board.

Allen: Second.

Bickford: All right, any further discussion? All in favor raise your right hand. That passes. All right. Thank you. That brings us to back to the Buckingham solar one LLC. Before I open up the public comment period, just want to address that I have a course that is unusual circumstances I have had to abstain from participating before but not in two applications in the same night. But in anyway with this application. I have asked and got information from Mr. Wright. That because I have no financial interest in this property or either family members that have or are involved in it. I can actually participate in this application. So I just want to clear that up. With that, I'll go ahead and ask you to introduce.

Edmondston: The next case for public hearing is 23 SUP 331. The landowners Ivan or landowners are Ivan P Davis, Jr. and Deborah B. Davis at 106 Whetstone lane and the applicant this evening is Buckingham solar one LLC division of New Energy equity LLC and they're out of Roseville, Minnesota. The tax map is 151 parcel 17. There's approximately 166.62 acres here and it's located at or near Whetstone lane and it's in the current school district. This is an A one zoning district and the request is to obtain a special use permit to allow for the construction and 35 year operation of a five megawatt AC photo voltaic Community Solar Garden. This case was introduced to you. A few months ago, community meetings were held. And I did want to point out that Buckingham solar one LLC, the applicant requests and SUP to allow for this construction and operation, and that the project itself is located on approximately 24.08 acres of this 166.62 Parcel acre parcel. There are 30 conditions actually attached to this case, we do have Buckingham solar one LLC, Jesse diamond available with us this evening as the applicant or the representative for the applicant itself. He's here to address questions.

Bickford: Before I do the public hearing. Any commissioners would like to ask a the applicant any questions?

Allen: I see a change on this that I hadn't looked at before, is a number 10 is set up 500 feet instead of the 350 feet that we used to do.

Edmondston: Oh, I'm so sorry. I was actually taking a look at the draft solar policy and this so let's make the correction to that tonight. Mr. Allen supervisor, Allen, this should say 350.

Kapuscinski: Mr. Chairman? I really want to ask why

Edmondston: Other cases that have approved or have been 350 feet in the working conditions stated by the board.

Kapuscinski: Riverstone, is 500 feet.

Edmondston: Its not 500 feet.

Kapuscinski: Its 500 feet. I just looked at it today.

Edmondston: I'm happy to go back and take a look.

Kapuscinski: Please do. Because I don't understand it and this is the problem. I don't mean to keep interrupting. But I this is the problem I have. We've got a draft policy that says 500. I brought this up last time. We've got Rosney Creek, which says 500. We've got one that says 300 that says 350. And this one went back to 500. So again, Mr. Chairman, we don't have consistency. And if you tell me that we're going to use Rosney Creek as a model, fine if you want to use Rosney Creek as a model, but

Edmondston: Its not Rosney Creek. Its Riverstone.

Kapuscinski: Riverstone. If we're going to use that as a model, then we need to go back and take a look at it, because I've got it here if you want to see it.

Edmondston: No, I don't. I don't really want to see it. I know what's been approved. And your real questions should be addressed to the Board of Supervisors.

Bickford: I know what you're saying. Again, I think your own supervisor told you that they were going to go with the Riverstone condition. So that would include the buffers as well. Any other questions?

Kapuscinski: Then we need to look at the Riverstone conditions.

Bickford: My understanding was what had been brought forward, I'm assuming is 350 feet is that correct?

Edmondston: Yes, sir.

Allen: Everything else was 350.

Bickford: They went to 500 which they can volunteer to go power. We're just asking for a minimum of 350 feet.

Allen: Policy says 500 feet but we haven't adopted that policy.

Bickford: Has not been adopted is still a draft. Okay. Any further questions before I open a public hearing? Okay, I'll now open the public hearing for this application. Nicci has anyone signed up?

Edmondston: Mr. Chairman, we do not have anyone signed up for the public hearing.

Bickford: Okay, I'll close the public hearing for this case, and we'll turn it back over to the commission. At this time, does anyone now have any questions for the applicant? If not, what is the pleasure of the commission?

Kapuscinski: Chairman I move that we send it on board for supervisors.

Crews: Second

Bickford: All right, any further discussion? All in favor Raise your right hand. That passes you. Mr. Davis, you will be going to the Board of Supervisors sir.

Bickford: Okay new business before you introduce the Verizon Wireless. This is one of the I have two that I have to abstain from because the Martin family I actually do the timber management for them and so I will have to abstain from participating in this application. Therefore, I've now turned the meeting over to Ashley.

Shumaker: Mrs. Edmondston your introduction.

Edmondston: Yes, Vice Chair Shumaker the net Next case before you tonight is an introduction of case 23 su p 333. Landowners Martin slate river farm LLC and the applicant is Verizon Wireless. I have Stuart squire listed here he's unable to attend. But Nate Holland is available via zoom on his behalf this evening. Our tax map is 6516 it does contain approximately 64.8 acres and it is located on Ranson road with an address to be debuted a ride on us 60 left on not 4 miles left on Virginia 20 North for four and a half miles and on 659. For approximately two miles. There's an access drive on the left these are the directions given by the applicant. It is in the slate river magisterial district this area is zoned and this parcel is zoned a one. The request before you this evening is to obtain a special use permit for the purpose of constructing 199 foot monopole communications tower. The applicant is asking the Planning Commission to schedule a public hearing for this request. As always with our reviews for new cell towers and any revisions to existing cell tower city scape is the wireless telecommunications expert and consultant for the county of Buckingham. And they have concluded that there's a preponderance of evidence that construction of a new personal wireless communications facility in the area is technically justified, and is essential for the applicant to achieve its objective of seamless service in the county. Cityscape also believes the location and height proposed are technically appropriate. Therefore city scape recommends approval of a new wireless facility with Verizon as an anchor tenant at the proposed location and tower height at 199 fee. The choice of the monopoles colors at the discretion of the county below are the conditions attached to this that include those conditions specified by city scape. Would it be the pleasure of the planning commission to schedule a public hearing? If so, November 27 2023. At 6pm.

Shumaker: Do any of the commissioners have questions for the applicant?

Kapuscinski: Yeah, Mr. Chairman, I just need to know how far I drove the road. I just want to know how far off the road that I was on how far off how far back from that road? Is that is that tower going to be?

Edmondston: Let's look through the application as submitted and Mr. Holland is available to address those questions to Commissioner Kapuscinski. Nathan, are you available?

Holland: Good evening. Can you hear me?

Edmondston: Yeah, thank you.

Holland: Okay. I am looking at up right now. I don't have the actual setback on the plans. But I'm looking at Google Earth right now. If you just give me one quick second, and I will have that it's probably I would say at least 1000 feet, but I don't want to. without actually giving me the actual distance.

Kapuscinski: That's all I had. Thank you.

Holland: My computers not working at moment. I can get that for you and have that at the next Planning Commission meeting. If that works, actually, with the aid and the engineering firm provide that.

Reybold: Good evening. I'm sorry, Susan Reybold was cityscape consultants. And we noted in our app in our report, that the 199 foot structure requires a 110% setback. And they're close. They're showing on their construction drawings, that the closest point to the property line is 220 feet.

Kapuscinski: How about to the road?

Reybold: To the road, I would need to go and look that up. I have it in my laptop if you want me to look it up.

Kapuscinski: Well, he said it'd be about 1000 feet. Is that more or less?

Holland: It shows about 1000 feet off around 659.

Kapuscinski: Yeah, that's fine. I just, that's fine.

Shumaker: Any other questions

Allen: How about how many different cells you put on the tower? Its usually six I hadn't seen it wrote down or I missed it.

Holland: I'm sorry, I didn't understand the question. I apologize.

Allen: You going to put in your cell I mess up sometimes, but it's mostly an ability for six to be aware of.

Holland: There's typically they're designed for us and for three additional carriers. So total of four.

Allen: Policy requires for six total.

Holland: If policy requires six total we can build the tower to provide for six total carriers. Now that is based on a generic design for each carrier. So if another carrier puts more loading on it than what it was

typically designed for one carrier may not over pull a six, but that's what we design it for usually 12. And as for each carriers, is how the design gets made. So we can we can build it for a total of six.

Allen: All right, and then now the question I got is, do you show a picture with a circle showing five miles area, but you don't show anything of what the coverage is right now? And what the coverage would be after you start it in? That's something that would we normally like to look at, give you a good idea if its is beneficial or not.

Holland: Per the current law, state law, Verizon, the propagation maps, as we call them, coverage maps are considered proprietary information. And so the state has been that it is not Verizon does not need to provide those maps to the jurisdictions they can base make decisions based on coverage in the business decision of the carriers and I believe Cityscape should have noted that in their review.

Allen: I hadn't heard it before the I've seen them in the other ones we've got pictures in it says yes we got a good coverage it's good to put up or no. So right now you're not going to tell us either way.

Holland: I can. I can address that with Verizon.

Edmondston: Supervisor Allen. I'm not sure if you have access to the city scape letter. It's under in your packet under Buckingham dot Verizon dot new dot Ranson road 1012 23. On page two. One of the topics there discusses evidence of need for the proposed facility and it states the applicant has chosen not to provide documentation required by the county ordinance that would demonstrate the justification for the proper proposed tower. I do have Susan reybold with city scape the county's consultant to address some of these questions for you regarding those propagation maps.

Reybold: It is 1010 feet from ransom road. Thank you. And unfortunately, the Virginia State law removed from local government's ability to require what they consider proprietary information, which in the industry's opinion is propagation maps. And so you cannot require them any longer you can request them. Some applicants do provide the propagation maps freely. Verizon opted in this application not to provide the propagation maps. So if you were you cannot require them to require to provide them to you at this time. But with that being said, Had we been concerned about the distance from the tower to its handoff, because it did identify where the closest handoff is. And the tower where it's being proposed is let's say we have it in here. I have to find it, but it is considerably it falls within the expected space for the tower to fill in a gap. So we looked at where the existing towers are, and where they're proposing this one and it based on our experience and your topography and your terrain in your ambient tree height that we've seen when we've done other reviews seemed a reasonable location for what they were proposing at that height.

Allen: Do yall get to see a picture of it?

Reybold: No we can't they didn't know, because whatever they provide to us as part becomes public record.

Gooden: So I have a question. I have a question about your, your figure three. And that's within five miles. That's not saying that is the were the issues are its showing towers within a five mile range. It doesn't address service within the five mile range.

Reybold: That is correct, because we were looking to see if they could co locate on any of those existing structures. And there was, there was a little discrepancy that we called out when the application was originally submitted. The applicant, the engineer for T Mobile, or excuse me, for Verizon, made a comment that Verizon had conducted an FCC antenna structure registrations search at the intended coverage area, and found there are no registered support structures of any height within three miles. Now, only towers that are required to be lit or within the fly zone are required to get registered on that website through the FCC. And having enough experience in the area we knew. And I could identify to them, that there was a T Mobile Tower, or tower with T Mobile on it at 2.2 miles. So they had said that there wasn't a tower, and the registration within three miles, which is correct, but there was a tower within that three mile area. We understood that to be their search area. We later found out from Verizon, they corrected themselves, and said that their search areas actually half a mile. And they provided a statement to that effect. And there are no towers within that half a mile area for them to co locate on. They were then required to provide a new special use permit application addressing that concern. And they revise their material to be in their narrative to be a half a mile and not a reference to a three mile area. So based on that, that they there's nothing within the half mile area. According to your state law, we can't require much more information than that. They provided a narration that their surgery was a half mile. And that's what we have to go with. And I should note that, that tower that's within the 2.2 mile area of where this is, with the topography, our engineer figured out that that tower would have to be increased in height considerably, in order for them to co locate on that facility. And one, they don't own that tower. So they're not at liberty to medicate it, you'd have to go to that property owner to if you increase the height of that tower within the 2.2 miles, it would go over the 199 foot threshold, so then it would have to be lit. And but we did explore that with them extensively. We had a number of conference calls with them to try and figure out if there was in fact any possibility that they could go on that tower. And we felt that they demonstrated that they could not. But we did hold on to that completeness review. We maintained that the application was incomplete for a couple of months until we felt like That item had been significantly resolved with the applicant

Crews: I do know that is a spotty area. I've got Verizon service and it's not much first right through there but I think it would be nice to at least see a map I mean I guess we can still request it correct? Whether they want to give it to us or not.

Reybold: You can request it but they do not have to. You can't mandate that they provide it you can ask for it but they do not have to provide it.

Gooden: I agree with Commissioner crews we both run in that same neighborhood and I can tell you exactly where my phone is gonna drop and where their service. So just to agree with you. It's needed whether we get a map or not, we need all the help we can in that area. And, ma'am, just for you, how is it that you decided to come tonight? What brought you here? We've needed you here before. And I'm so excited to see you. Because we've had many questions.

Reybold: Glad I'm here, then.

Gooden: What was the magic that got you here?

Reybold: Nicci. She requested that we make that we'd be here this evening. And typically, in the past, we've come to the public hearing portion if we were needed. And she explained to me that this was really a better opportunity to field questions. And so that's why I'm here.

Gooden: Well, thank you very much.

Reybold: And we'll make a point to be here in the future.

Edmondston: Please know if she's if cityscapes unable to attend in person, they will attend via zoom and virtually so we've always had a great working relationship.

Shumaker: There any other questions or discussion?

Crews: I'll make a motion that we move it on a public hearing and request a map in the meantime, whether we get or not, I guess we can just see public hearing.

Gooden: Second.

Shumaker: All in Favor. That passes for a public hearing in November.

Edmondston: November 27 2023 6pm.

Allen: We might could ask is if they could bring it and just come up here and show it to us and then put it back in your pocket. Not have it out in public.

Kapuscinski: Chairman?

Bickford: Yes, sir.

Kapuscinski: I think I need to. I think Mrs Edmondston I think I owe her an apology because I think I was talking about Rosney Creek.

Edmondston: It's okay. I did pull up a copy of Riverstone and it's 350. Yes, sir.

Kapuscinski: Okay, thank you.

Bickford: Ashley before you introduce the next case, as I indicated, I have had to abstain before but not two applications in the same meeting. But anyway, Hodson energy mountain pine as they introduced or said last month, when I knew that they were ready to bring us forward. I would have to abstain. And I believe because of our financial interest in it. What I did want to say two things is that I in my conversation with Mr. Wight. What I will do, from this point, once tonight after introduced, if in the time period, that is my application has gone forward until a decision is made if for some reason. Another

solar farm, either community or industrial, would become before the planning commission, I will have a meeting with Mr. Wright. And Mr. Davis, my supervisor, to get a call to action is what they want me to do as far as my level of participation or whether I even have any participation. My second thing I want to point out, Mr. Wright, in our discussions did say although I cannot discuss or vote and the situation on this application, if the commissioners have any questions they want to ask me I can actually respond to that. So with that, I'll turn it back over to your capable hands.

Shumaker: All right, thank you for your explanation, Mr. Bickford and Miss Edmondston and for your introduction.

Edmondston: Yes, ma'am. Mr. Vice Chairman and members of the Planning Commission. The next case before you for introduction is case 23. SUP334. landowners are Bickford family lands LLC and Dick Purcell land cattle timber. The applicant this evening is mountain pine Arvonía LLC and mountain pine Arbor to LLC, which is a subsidiary of Hodson energy, the property information this evening. Included in this request are tax map 43, parcel 41 tax map 54, parcel 190 tax map 54 parcel 157 tax map 43 parcel 50 tax map 43 parcel 50 lot A and tax map 43 parcel 51. The approximate acreage of all properties in this request is 1065 acres. The parcels are located both north and south of Blinkys road State Route 672 were bear garden Creek crosses under the road and this is in the Marshall magisterial district. The zoning district is agricultural a one and the applicant wishes to obtain a special use permit to allow for the construction and operation of the project on the property. The applicant proposed was to install solar photovoltaic PV modules to produce up to 80 megawatts. The power generated will be linked to the electrical transmission grid via the existing overhead 230 KV high voltage on site transmission line. The applicant is asking the Planning Commission to hold a public hearing. For this request. Mountain Pine Arvonía LLC and mountain pine two LLC requests a special use permit to allow for the construction and operation of an 80 megawatt utility scale solar facility on approximately 1065 acres of private land. In Buckingham County. The project is being developed by Hodson energy and is legally referred to as mountain pan Arvonía LLC and mountain pine two Arvonía LLC the applicant, situated near the intersection of Blinkys road and CG Woodson road. The project involves these six separate land parcels which were notated earlier in this presentation and they're owned by two distinct property owners. Total area for the project is approximately 1065 acres which is currently used for timber production with some agriculture. The development footprint including solar panels, fencing and access roads will be contained in approximately 595 acres of the overall site. Access to the project will be available through entrances located along Route 672 and route 670. Hodson energy has researched prior solar applications to the county and utilize the guidance given by the Buckingham County Planning Commission and Board of Supervisors in their approach to seller developments. The conditions set forth in prior approvals have formed the basis of the project design parameters. It is our hope that this due diligence and care toward the direction set forth by the Buckingham County board of supervisors will result in a successful project for all parties involved. Once operational, they are on your solar project will provide approximately 156,000 megawatt hours of clean energy to the local transmission grid which is enough to power approximately 12,854 homes annually. Solar energy is clean, safe and ecologically beneficial. The project will emit no carbon pollution relates no heavy metals, acid gases, or small particles require no water to operate and displace traditional sources of electric generation. In fact, the Arvonía solar project will offset 61,713 tons of carbon annually, equivalent to the carbon sequestered by 73,034 acres of US forest every year attached to this condition to this application are 29 conditions. Would it be the pleasure of the planning commission to schedule a

public hearing for this request November 27 2023 6pm. While you're considering that request, the applicant is here with you this evening to go over this case and to answer and address questions concern, probably explain it much better than this introduction in detail.

Kapuscinski: Does the applicant have a map that he can show us?

Frank Hopkins: Good evening. Frank Hopkins im with Hodson energy were utility scale solar developer operating in Virginia and a number of other states. We have about 3.5 gigawatts in our pipeline. And on our team we developed about 2.5 gigawatts. Go Next slide. Again, my name is Frank Hopkins. I'm the VP developer with Hodson energy. A little bit about my background. I'm a former planning director and former zoning Minister not too different from Nicci. And we also have Kyle West, our team who's here. He's developed here in the state extensively as well as across the country. He has over 10 years of experience and has developed dozens of projects. And you might run into Kim. She does a lot of public outreach for us. She's a community planner with our organization, but she is not here tonight. Here's an overview of the map goes at 80 megawatt project and its power about 10,000 homes. It's on 1065 acres 595 or under panel has a 75 foot buffers with 300 feet from residences, and it's a timber parcel. So there's a lot of existing vegetation that obscures the view existing there. That percentage is about 56% of the overall site size. So there's a lot of extra land for buffering and pathways for wildlife. Next slide, as I mentioned, is a timber track. There's pretty extensive trees there already. We did a view shed analysis with Timmons the main site to have some amount of fill in is actually along CG Woodson where there's currently corn planted. But the majority of the rest of the site is pretty well buffered and is not really that visible. We did reach out to neighboring landowners in multiple areas to see any interest they had. And we didn't hear much about buffering except off of Sleepy Hollow the next slide on Sleepy Hollow. There was a gentleman who came and spoke to us and we he asked for panels to be moved. And we did respond to that in kind. An environment wildlife A Bear Creek runs through this. So it's kind of a natural wildlife corridor that can run through the entire property. It's pretty extensive stream, we've done a wetland delineation to avoid all those areas, we've done an environmental resource analysis to make sure we're avoiding any critical areas as far as that's concerned. Go Next slide. And of course, after this process, if we're successful, we'll go into deq, at which point there'll be more extensive cultural and Wildlife Resource investigations. And those areas will be avoided if we go through that process as well. On erosion and sediment, again, we've done a full wetland delineation, we've been careful to avoid any sort of areas that are wetlands, we have a 50 foot buffer off of wetlands, that can also increase if we go through the process with the DEQ. But right now we're at 50, which is consistent with the prior cases. Next slide. Here we can see our interconnection point was kind of in the northeast of this project. The substation is really the kind of new piece of infrastructure that needs to be built. There's an existing overhead 230 kV line that runs up to the Bremo bluff plant Fluvanna. That substation is at least a third of a mile off of CG Woodson and about point six one mile off of Blinky. So pretty well interior to that line, I don't think he's going to see that. And again, the new infrastructure that's been built is simply that the overhead lines already there. It's tough project will take about 12-18 months to build will obviously post the decommissioning bond with the county handle that new water on site, it'll be monitored 24/7. Next slide. pretty extensive community outreach. We had committee meeting on October 13. Some of you were there. I've met with third Liberty Baptist Church at the community cares day and spent time with them hearing as many current concerns as I could, which generally revolved around jobs. So we've partnered with shine, which is a solar development, like training program. And they've agreed to have a workshop provable this so that people can come out and learn about jobs and

get kind of in that training workforce. Because not only is our project going on, you guys know, there's other projects that are going on here, as well as the rest of the state. So it's a it's a great opportunity for people to get involved in that. From that landowner meeting. So, again, like I mentioned, we met with a gentleman a second time, after in the intervening time to make sure we understood the concerns and respond to them. And we have baked that into our model. Those updates didn't meet, make your packet because we're still iterative working on this thing. But we have responded, and we're working on those items and have a lot of them together for the next. The next line, we did a financial analysis with bangham. Talking about to \$8.5 million over the course of the project life. It's a pretty extensive multiplier, given that it's simply timber property right now, the solar will bring in considerably more revenue. I'd like to highlight, you know, I was going to the riverside application, they highlighted a company called Aria 100. That kind of gets companies to sign up for renewable goals. And I think at the time that that was passed by you guys, I think that company had something like 300 and some odd companies signed up and it's well over 400. Now, so I don't want to underestimate the economic development impact of signing these projects. It seems that more and more companies want to have them in fact, locally enrichment I know Lego would not have located in Chesterfield had they not had had a solar project attached to it. Okay, key takeaways. It's a huge jump in revenue over the existing property, its existing timber track. So it's going to get cut down anyways, and we'll leave the buffers as is and replant where needed. There's going to be if this is approved, obviously will go to state level agencies for additional review. So as far as environmental or community resources, it'll be evaluated for those as well. Questions?

Shumaker: Any questions?

Kapuscinski: Yeah, does. I'm looking at Sleepy Hollow road does that does that buck up against the bottom part of that property?

Hopkins: It does. It's kind of in the middle of the southern section. And if go back to the map. Its way back up there.

Kapuscinski: You cant tell from the map.

Hopkins: Yeah, it's kind of in the mid section. And actually where that little kind of dogleg is a, it's a hollow red piece, further down to a Southwest that did it was originally paneled, and we move that. And then we've actually pulled the panels back from that entrance based on a neighborhood feedback, and in fact, the gentleman who's I believe here tonight had a dog kennel there, he said, I'd like to have my dog kennel buffered like a house, we we've accommodated that. By so close, we studied every single possible entrance that says for existing entrances, we studied them all Sleepy Hollow is one that we studied. There are majority residences on that road, and we have removed that as an entrance. I've updated the conditions to reflect that and save it simply for emergency personnel. One of the concerns we heard was what there's some emergency fire or whatever, if they'd be able to get in. So for construction purposes, that will be closed. But for ongoing, any emergency purposes that entrance would stay open.

Gooden: You mentioned a company Shine. Shi N E. And what kind of company is it?

Hopkins: They are a workforce development company specifically related to solar? So they're a nonprofit that trains people to construct solar sites?

Gooden: And does shine stand for something

Hopkins: It is an acronym I believe. I don't know off top my head. I don't know.

Kyle West: Solar hands something like that. But David Peterson is the executive director where he was going to be here tonight, actually, to tell you more about it. But he ended up family emergency. But it's not just that their workforce program. What they do is they partner with community colleges, all over the Commonwealth. And they're trying to get into high schools as well, to provide solar installation training. The other thing is, David was going to announce tonight and may it'll be next hearing that actually shine his committee whether this project goes forward or not, that they're going to hold a job fair. So there have been enough projects approved in this county, such that they feel like it's warranted to hold a job fair here prior to construction. I myself have overseen the construction of many solar projects. And a lot of construction companies will come bring people from out of state. What we're trying to do here in Virginia, is make sure we're tapping the workforce that's here and creating skill sets that can just not create temporary but permanent jobs.

Gooden: All right. Has he connected with Piedmont Community College,

West: They already have a program with Piedmont Community already.

Gooden: Okay, is this network to work?

West: I don't know. I don't know. We that's why we wish he was here. He was supposed to be here. And it was a last minute thing. So sorry about that.

Gooden: All right. Thank you. And then you said something about Ray 100? I'm not sure Yeah,

Hopkins: RE100 I think is the name of the company. They sign people up like signing companies up like if you were a Microsoft or a Honda the world to commit to renewable solar by search. I found an apex project in there and there. I looked at it months and months and months ago. And when I made aware of it, it had like 300 or 400. So I think there's as someone who's worked in public government for trying to do economic development activity, trying to track things. More and more big time companies are our goals and are looking for other projects to kind of CO locate with

Gooden: Okay, have you been to the high school or not into the high school now?

West: We have not been to the high school.

Gooden: So you don't know if he's connected with...

West: We have discussed with Sean exactly that concept. What we're what they're finding is they can do the actual skill set training at community colleges better. But what they do in high schools is usually

kind of a sort of a workshop to bring them up to speed. Would you like a brochure on? So solar hands on instructional network of excellence.

Shumaker: Any other questions?

Kapuscinski: Yes, ma'am. Chairman I, I asked, while we were at your presentation if there was a topographical map if you made one yet?

West: I believe we do. Yeah. This is Lauren Wheeler. He's from our engineering firm Timmons.

Kapuscinski: So when I was when I was riding around the property, I noticed that there's a creek bed and then there's some wetland, it looks like the property rolls a bit. When I went up Sleepy Hollow, it looked like it was relatively flat. So have you know, what are you plans to handle the topography? Because it seems to me like there's quite a bit of rolling out land.

Wheeler: so the ideal is to not do much grading on the site. Rolling topography is fine, like steeper slopes are not ideal. We'll try to avoid those as much as possible and stick to the rolling slopes.

Kapuscinski: But do you have any idea with regard to the most significant grade you're going to work with what percentage that is

Wheeler: trying to stay under 20%? Slope.

Shumaker: Other questions or discussion?

Dorrier: I'll have one. How much acreage will it take up for the solar panels alone?

Hopkins: 595.

Dorrier: Okay I thought it was 1000.

Hopkins: That was of the date of our submission, where we've pulled back some panels and so it's going to be less than that. Probably now, but I can update you.

Shumaker: Anybody else?

Kapuscinski: That power line that goes does that power line go right through this property, there's a power line that goes across.

Hopkins: It's denoted in yellow on the screen. Okay, versus the Northeast section that's existing. And we're going to build a substation off that kind of interior to that northeast lot.

West: I'll just add to that, commissioner at the community meeting, I think you asked me specifically, why we had obtained that land to the north. And that's exactly why because, we couldn't, we would have

no project if we couldn't access that line. So you'll see both the project substation, and the access to the transmission line are on that property.

Kapuscinski: And then last, if you wouldn't mind explaining to I mean, you did you did a nice job explaining your role in this whole thing. But I'd like to have you explain it to the Commission fact that you're developers, you're going to contract, you're going to sell it to a contractor will ultimately sells it to an energy companies.

Hopkins: Yeah, sure. So a lot of the developing that goes on in the solar space, or just their commercial real estate, in general, is about de risking project. So like, you know, we're going to do all these studies and make sure everything is squared away on that. Avoid wetlands, cultural resources, avoid environmental resources, make sure that this project can connect to the grid can handle the energy going to the grid, can get the land use permit from a local community board. Get that all together, and then usually it is sold to another company. I think you'd voiced a lot of concerns about who the end user might be. I think I just kind of the nature of the United States in general, though, I know Duke Power, for example, who's kind of like the dominion of North Carolina recently sold a lot of their portfolio to Brookfield, which is again another private company that's, you know, it's just kind of the nature of the beast that they can be sold to anyone. But yeah, so a lot of the projects are de risking that way and then sold to.

Kapuscinski: So you'll design it, get the paperwork and the permissions and then you're going to sell it to a contractor. And that contractor will build it.

Hopkins: No, so you sell it to another entity and then they will hire a contractor to construct it.

Kapuscinski: So you're going to sell this so really, there's three veils in between there's you the secondary, that will contract the contractor, and then that person is going to turn around and sell to an energy company.

West: So I'll just be in the old solar guy. I in the room, I've done a lot of these. The answer is there's really two entities, and that, so the developer, and then the end owner operator, the end owner operator typically is the one and it does vary. But this is the typical model, they will issue a request for proposals to a construction company to get the best bid, right. And then they will select the construction company with in our industry, which is called an EPC, and engineering procurement construction company. So be it AEP or be it dominion, or Appalachian Power, whomever, they would still go through the exact same process. Also, I would note, because we discussed this as well, you know, let's, let's bring it to Buckingham, our web recently has presented a project. And you know, one of the things I think you noted commissioner was that, you know, you and you liked it, because they were the going to be the end owner operator, right. But what I would also note is when RWE started developing that project, the name of their company was Con Edison. So they were then purchased by a German entity called RW E. And there's no one to say that it might not be a different company in five years, or a different company from five years from now. So really, what dictates how these things are developed and constructed, is the conditions and the contractual agreements that are put in place. And so that's why we really appreciate the questions and also the thoroughness of the 29 Plus conditions. Because at the end of the

day, if we're going to be totally honest, nobody knows who's standing behind the project, be it no matter how big the company is.

Kapuscinski: so you will develop it. And ultimately, either contract, you'll eventually contract with an energy supplier who then contracts with a with a builder?

West: That's right. So in Virginia, due to the Virginia clean Economy Act, which was passed in 2020, by the General Assembly, you know, it's mandating both Dominion energy and Appalachian Power to hit certain renewable energy goals. And what you're seeing a lot of is, particularly dominion, buying these kinds of projects, and then they are running the request for proposals by the construction company and managing that whole process.

Kapuscinski: You will not have anything to do with a construction common Yeah,

West: We sell it what's called notice to proceed to construction. Okay, so we get everything ready so that once we hand it off, they can just run that process.

Allen: Obviously, I was looking at where your going to connect to the 30,000 volt line. And then, when I worked with Bremono, it used to be the one going east and west. It went to Fluvanna. I didn't know that they had changed that over here to go through Buckingham. I thought they were still on 15.

Hopkins: I can double check though.

Allen: 30 Years.

Hopkins: Ill double check for you.

Allen: Yeah, I didn't know they moved. Maybe they did it when they changed the substation.

Hopkins: They did redo the substation. Happy to report and I'll get back to you.

Allen: That's a big, big deal.

West: I'll hop in on that one, too. Typically, an 80 megawatt project can connect to either a 115 or 230. Typically, in our industry, you need to be over 40 megawatts to be at a transmission level. And that usually will go into a 69 KV or a 115 kV, somewhere between like 40 and 60 megawatts. But once you get over 60, you're you've got a lot of variation on what you can do. You can go pretty high on a 230. You can add definitely makes sense from a finance. It's all it's all built into the financial model, and what the upgrades will be required to step up the voltage to it.

Allen: Just thinking outloud.

Kapuscinski: One last question, the fella that was there that was raising the concerns. Douglas Oliver, did you have an opportunity to talk with him any further?

West: He's here in here tonight. Yeah, I personally went down and met with him at his home. And I don't know, Doug, you want to say anything, but we that's why we made the changes to the site plan. So that's why we pulled back. We had shown Sleepy Hollow road being a secondary entrance. It's no longer the case. It will only be used for emergencies as Frank stated, which I think is in everybody's interests. And but Secondly, we had pulled panels far back from his kennel and the other related homes in that area.

Kapuscinski: So there was a home that was right up next to the left hand side of that there was a home that was pretty close to that fence line as I recall I think that was one of your relatives?

Inaudible

Kapuscinski: I imagine you moved your panels back to accommodate those people.

Hopkins: Yes. And as you can see from there, they actually have a higher setback than really any other spot.

Shumaker: Further questions or discussion?

Kapuscinski: One more about BTG Are you leasing from them? Are you gonna buy from them?

Hopkins: Buy from them.

Kapuscinski: So they're going to be they're not going to be they're going to be out of the picture. And you're leasing the rest of the land?

Hopkins: Correct.

Shumaker: If there are no further questions or discussion is there a pleasure of the commission?

Allen: So moved.

Gooden: Second.

Shumaker: We have a motion and the second All in favor? Passes. Thank you so much.

Crews: One question. Words, is the fence just going to be around the panels like inside of the water or the water going to be inside the fence?

West: You know, the, the if we can't, it'll be outside of the waterways, they delineated wetlands is, yeah. And the other thing is that just also allows for the wildlife corridor. They wouldn't be able to get through the project otherwise. Thank you.

Shumaker: Next item, a new business. I'll turn back over to Johnny to resume the meeting.

Bickford: Okay. Thank you, Ashley for taking both of those applications. That'll bring us to Buckingham County introduction case.

Edmondston: Yes, sir. Mr. Chairman, the last case before us this evening for introduction is case 23. ZMA 335. landowner, an applicant is Buckingham County. That particular parcel in regards to this case this evening is tax map 138 parcel 15. It's approximately 8.78 acres and it's located at or near 284 Industrial Park Road dillwyn. It's currently zoned neighborhood commercial, and the applicant I am a zoning administrator the Authorized Agent on behalf of the County this evening. The request is to rezone this parcel from neighborhood commercial to recreational access for conformity with county usage. As I mentioned, the property is located at or near 284 Industrial Park Road. This request is made due to necessary compliance to the zoning ordinance regarding the usage of the property. This lot has been used by the Buckingham County Recreation Department for a number of years as a playground Park area for the soccer program. And this use is not allowed by right in the neighborhood commercial NC one zoning district. It was recently determined that county owned property and usage should be in accordance with the standards of the Buckingham County zoning ordinance. But it'd be the pleasure of the planning commission to schedule a public hearing for this request November 27 2023. At 6pm.

Bickford: Any questions on this application from the commission?

Allen: I'll make a motion that we have a public hearing.

Shumaker: Second.

Bickford: We have a motion and a second. Any discussion? Yes, sir.

Kapuscinski: I'm looking at your narrative and you're saying you really are doing this zoning ordinance regarding the use of the property you said that landowner has to do necessary compliance zoning ordinance regarding why can't we do an SUP in NC one.

Edmondston: There was a comment and a discussion regarding whether it be SUP or rezone this specifically to recreational access. This property is being utilized very similar to Gene Dixon Memorial Park. It was the request of the Board of Supervisors for this to be A zoning map amendment and not an SUP. Property is not to be utilized according to the direction I was given for anything other than recreational access, as owned by the county.

Kapuscinski: Is this part of that 10 acres or whatever the number of acres we committed to the school?

Edmondston: No, sir. Soccer fields have always been separate.

Kapuscinski: Its my understanding from the Economic Development Committee that the entire parcel 123 acres minus is that minus I think, I don't know if that 123 is excluded.

Edmondston: The 125. It does not include the soccer field. The 125 would be what the 10 acres that's been up for discussion with the Christian School.

Kapuscinski: That 125 does not include the soccer field.

Edmondston: No, this is an 8.78 parcel that has its own tax map. It has been separate from the industrial park for a number of years.

Bickford: Okay, any further discussion?

Allen: All this is is changing to the same zoning, like she said, at the Gene Dixon Park. So we can use it for the same thing and not be a discussion on what we're not doing.

Bickford: Further discussion? because we have a motion on a second. Okay. All in favor, raise your right hand passes unanimously. Thank you, that brings us to your building permits and report.

Edmondston: Building Permits are included for your review, as they are monthly. And I don't have anything further to report but maybe just to address the rezoning of the 8.7 acres. It was a recent case that came up that required a text amendment and a special use permit. And as a result, it was determined the supervisors felt that if any landowner needed to come forward the county would not have the Express right to use county owned property as they wished if it did not have the correct zoning. So that's truthfully why this case came forward and parks and playgrounds are not allowed by right in an NC one.

Bickford: Thank you Nicci. Any commission matters or concerns. Anything to voice? Do i have a motion to adjourn?

Allen: So moved.

Kapuscinski: Second.

Bickford: Unanimous Thank you to Ashley for conducting the meeting.

Commissioner Kapuscinski moved, Supervisor/Commissioner Allen seconded, and was unanimously carried by the Planning Commission to adjourn the August 18, 2023 work session.

Attest:

Cheryl T. "Nicci" Edmondston
Zoning Administrator/Planner

John E. Bickford
Chairman