

# MINUTES

of the

## MECKLENBURG COUNTY PLANNING COMMISSION

January 7, 2021

Present: Kyle Crump, Charles Reamy, David Brankley, Jerome Watson, Donna Dennis, James Puryear, and Landon Hayes, Jr.

Chairman Crump called the meeting to order.

A public hearing was held on the application by Microsoft Corporation to rezone 13.97 acres from Agriculture to Industrial M-1, located within the Microsoft BN Campus to allow for a circular cloud processing center. This property, identified as County Tax Number 090000-((A))-024B, zoned Agriculture, is located on the east side of highway 660 (Old Cox Road) approximately one tenth (1/10) mile south of its intersection with highway 608 (Ridge Road), Boydton District, Election District 7, County of Mecklenburg. Reference Deed Book LR-20-1761.

Mr. Epps, with B & B Consultants, was present to answer questions on behalf of Microsoft. Mr. Epps advised the commission, that Microsoft owned this property that adjoins the BN Campus and he wanted to re-zone this to allow for a circular cloud processing warehouse. The warehouse would be used to recycle their old servers.

Mr. Hendrick advised the commission that no letters or telephone calls were received opposing the application.

There was no public comment.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mr. Puryear, the commission unanimously recommended approving the application by Microsoft Corporation to rezone 13.97 acres from Agriculture to Industrial M-1, located within the Microsoft BN Campus to allow for a circular cloud processing center with the following recommendations:

1. The re-zoning would allow future industrial development in the area.
2. It will not be detrimental to the public welfare.
3. It will not affect adversely the health or safety of persons or the neighborhood of the purposed use.
4. The site is located within Microsoft BN Campus.

A public hearing was held on the application by The Friends of The Meherrin River (John Janson) to amend Article 20 (Solar Ordinance) sections 20.5, 20.1, 20.4, 20.7, and 20.8.

Mr. Janson, attorney for the Friends of the Meherrin River, was present to answer questions. Mr. Janson advised the commission that the Friends of the Meherrin River had concerns on the development of new solar projects. Mr. Janson advised that their concerns were: the contamination of wells, sediment runoff going into the Meherrin River, and the amount of erosion and sediment runoff that takes place during the development of solar projects.

Mr. Hendrick advised the commission that no letters or telephone calls were received opposing the application.

There was no public comment.

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mr. Reamy, the commission unanimously recommended denying the application by The Friends of The Meherrin River (John Janson) to amend Article 20 (Solar Ordinance) sections 20.5, 20.1, 20.4, 20.7, and 20.8, with the following recommendations:

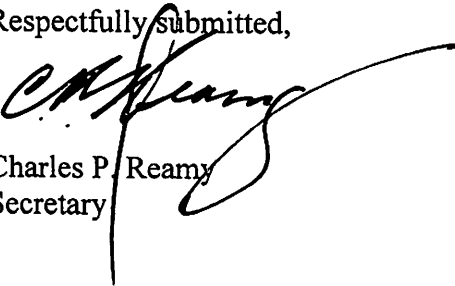
1. Mecklenburg County currently has a solar ordinance that was approved November 6, 2017, and is consistent with the current comprehensive plan.
2. The current solar ordinance covers many of the requested amendments.
3. Stormwater Management Plans and Erosion and Sediment Control Plans are developed and approved under state regulations.
4. The county requires a bond on decommission for the life of the project.
5. The county requires a bond on the erosion and sediment control plan and the Stormwater Management Program.
6. The developer is required to complete an impact study of the area.

Upon a motion from Mr. Reamy, seconded by Mr. Watson, the commission unanimously approved the minutes of the December 3, 2020, planning commission meeting.

Mr. Hendrick presented the building permit and zoning permit reports to the commission for review.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Charles P. Reamy  
Secretary