

MINUTES

of the

MECKLENBURG COUNTY PLANNING COMMISSION

August 31, 2023

Present: Kyle Crump, Charles Reamy, Debra Crowder, Donna Dennis, Jerome Watson, David Brankley, Mark Warren, Jarrious Lassiter, and Randy Crocker.

Members not present: Landon Hayes Jr.

Chairman Crump called the meeting to order.

A public hearing was held on the application by Joshua & Kimberly Wood for a special exemption permit to allow for a second home. This property, identified as County Tax Number 212000-A-003D, zoned Agricultural, is located on the east side of Hwy 820 (Peninsula Drive) at its intersection with Lake Shore Court, Election District 1, County of Mecklenburg. Reference Deed Book LR- 22-2765.

Mrs. Kimberly Wood was present to answer questions. Mrs. Wood advised the commission that they currently own thirty-two acres and would like to construct a second home on the property. Mrs. Wood stated that she and her husband currently reside in the manufactured home. Mrs. Wood advised the commission that her elderly mother-in-law would be residing in the existing home, and they were going to build a new home for themselves.

There was no public comment.

Mr. Hendrick advised the commission that no emails, phone calls, or letters were received, pertaining to the application.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mr. Watson, the commission unanimously recommended to approve the application for the following reasons:

1. The county has approved these types of applications requesting a second home on the same track of land in the past.
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.

A public hearing was held on an application by RC DEVCO LLC, for Comprehensive Plan review by the Mecklenburg County Planning Commission pursuant to Virginia Code 15.2-2232 of its proposed forty-five (45) acres out of one hundred- and fifteen-point twenty-one (115.21) acres, (4.99) MW solar energy facility to be located on Mecklenburg County on Tax Parcel

Number 2978. This property is located approximately one (1) mile east of Hwy forty-nine (49) and just off Hwy 696 (New Hope Road). This property is in the Chase City District.

Mr. John Taylor, with RC DEVCO LLC, was present to answer questions. Mr. Taylor presented a power point presentation on the New Hope project. Mr. Taylor explained to the commission that the transmission line from their site to the Chase City substation would have to be upgraded and his company would be paying the upgrading expense. Mr. Taylor advised the commission that the property was currently planted in tobacco fields. Mr. Taylor advised the commission that if the project was approved all farmers would be allowed to plant soybeans.

There was no public input.

Mr. Hendrick advised the commission that one email was received in support of the application, and one email was received opposing the application.

The public hearing was closed.

Upon a motion from Mr. Reamy, the application was not in accord with the Mecklenburg County Comprehensive plan, seconded by Mr. Lassiter, the commission on a vote of eight to one with Mr. Brankley, Mr. Crocker, Mrs. Crowder, Mr. Crump, Mr. Lassiter, Mr. Reamy, Mr. Warren, and Mr. Watson voting yea, and Mrs. Dennis voting nay, the application was denied with the following reason:

WHEREAS, on August 31, 2023, the Planning Commission conducted a public hearing on the application request by RC DEVCO LLC (“Applicant”) for Comprehensive Plan review pursuant to Virginia Code Section 15.2-2232 of its proposed solar energy facility located off of New Hope Road;

WHEREAS, after receiving public comment, after reviewing the Staff Report presented to it, after reviewing the matters set forth in the Applicant’s application, after considering comments made to it at the meeting, and after considering other matters deemed to be relevant to its decision, the Planning Commission’s decision was that the Applicant’s proposed solar energy facility was not in substantial accord with the County’s Comprehensive Plan.

WHEREAS, among the matters considered by the Planning Commission were the following:

1. There are residents in close enough proximity to the site of the proposed solar energy facility to be impacted by construction noise from the project.
2. The site of the proposed solar energy facility is served by a secondary road which is not built to commercial standards and could suffer degradation during construction.
3. The site of the proposed solar energy facility is approximately 2,400 feet from Little Bluestone Creek, which presents risk of polluting public waters.
4. The site of the proposed solar energy facility is prime agricultural farmland, as evidenced by the fact that the property is currently used to grow soybeans.
5. The proposed solar energy facility will not create permanent jobs and will therefore not contribute to the County’s employment base.

6. The rural characteristics of the County and its importance should be preserved.

After consideration of the foregoing, pursuant to Virginia Code Section 15.2-2232, it is hereby decided by the Planning Commission that the Applicant's proposed solar energy facility is not in substantial accord with the County's Comprehensive Plan, and the Planning Commission hereby confirms that decision and hereby directs that a copy of this resolution be forwarded to the County Administrator for distribution to members of the Board of Supervisors, and be forwarded to the Applicant.

ADOPTED this 31st day of August 2023.

A public hearing was held on an application by RC DEVCO LLC, for Comprehensive Plan review by the Mecklenburg County Planning Commission pursuant to Virginia Code 15.2-2232 of its proposed thirty-five (35) acres out of two hundred- and fifty-three-point ninety-four (253.94) acres, (4.99) MW solar energy facility to be located on Mecklenburg County on Tax Parcel Number 5504. This property is located approximately one (1) mile east of Hwy 660(Old Cox Road) and on the south side of Hwy forty-seven (47). This property is in the Buckhorn District.

Mr. John Taylor, with RC DEVCO LLC, was present to answer questions. Mr. Taylor presented a power point presentation on the Lone Oak project. Mr. Taylor explained to the commission that the project would have a setback of six hundred and eighty feet from Highway 47, the property is less than a 15% grade so very little land disturbance would be conducted on the site, and the site would have approximately fifty sheep to help maintain grass control.

Mr. Wade Newsom, adjoining property owner, addressed the board with his concerns. Mr. Newsom advised the commission that he sold the property years ago and granted an easement so the timber could be cut. Mr. Newsom explained that the timber had regrown and was concerned as to how they were going to access the property.

Mr. Hendrick advised the commission that he had not received any emails, phone calls, or letters pertaining to the application.

The public hearing was closed.

Upon a motion from Mr. Crump, the application was not in accord with the Mecklenburg County Comprehensive plan, seconded by Mr. Reamy, the commission on a vote of six to two with Mr. Brankley, Mr. Crocker, Mr. Crump, Mr. Reamy, Mr. Warren, and Mr. Watson voting yea, and Mrs. Dennis, and Mr. Lassiter voting nay, and Mrs. Crowder abstained, the application was denied with the following reason:

WHEREAS, on August 31, 2023, the Planning Commission conducted a public hearing on the application request by RC DEVCO LLC ("Applicant") for Comprehensive Plan review pursuant to Virginia Code Section 15.2-2232 of its proposed solar energy facility located off Highway 47 near Lone Oak Road;

WHEREAS, after receiving public comment, after reviewing the Staff Report presented to it, after reviewing the matters set forth in the Applicant's application, after considering comments made to it at the meeting, and after considering other matters deemed to be relevant to its

decision, the Planning Commission's decision was that the Applicant's proposed solar energy facility is not in substantial accord with the County's Comprehensive Plan.

WHEREAS, among the matters considered by the Planning Commission were the following:

1. There are residents in close enough proximity to the site of the proposed solar energy facility to be impacted by construction noise from the project.
2. The site of the proposed solar energy facility is bisected by a stream which leads into Allen Creek, which presents risk of polluting public waters.
3. The site of the proposed solar energy facility is prime agricultural farmland.
4. The proposed solar energy facility will not create permanent jobs and will, therefore, not contribute to the County's employment base.
5. The rural characteristics of the County and is important and should be preserved.

After consideration of the foregoing, pursuant to Virginia Code Section 15.2-2232, it is hereby decided by the Planning Commission that the Applicant's proposed solar energy facility is not in substantial accord with the County's Comprehensive Plan, and the Planning Commission hereby confirms that decision and directs that a copy of this resolution be forwarded to the County Administrator for distribution to members of the Board of Supervisors, and be forwarded to the Applicant.

ADOPTED this 31st day of August 2023.

Upon a motion from Mr. Reamy, seconded by Mrs. Lassiter, the planning commission unanimously approved the July 27, 2023, planning commission minutes.

Mr. Hendrick presented the Zoning and Building permit reports for review.

Mr. Hendrick advised the commission, that interviews were conducted with four different firms to review and update the Mecklenburg Comprehensives Plan. After the interviews were conducted and rated, 3TP Ventures were ranked as number one. Mr. Hendrick advised the commission they would need to make a recommendation to the board to hire 3TP Ventures at a cost of \$119,909.00 to update the Mecklenburg Comprehensive Plan.

Upon a motion by Mr. Reamy, seconded by Mr. Crocker, the commission unanimously recommended to hire 3TP Ventures at a cost of \$119,909.00.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Charles P. Reamy
Secretary