



Surry County
Department of Planning & Community Development
P.O. Box 357
45 School Street
Surry, Virginia 23883
757-294-5210

AGENDA

Planning Commission - September 27, 2021

CALL TO ORDER AT 7:00 P.M.

I. ROLL CALL / DETERMINATION OF QUORUM

Eddie Brock, Chairperson	Carmen D. Judkins
Giron Wooden, Jr., Vice-Chairperson	Theodore Lunsford
Stephen Berryman	Judy S. Lyttle
Dianne Cheek	Earl Newby, Sr.
David Coggin	William Seward, IV
Thomas Hardy	

II. CONSENT ITEMS

1. Disposition of Minutes – July 26, 2021

III. NEW BUSINESS

A. Conditional Use Permit No. 2021-02

TRC Environmental Corporation, on behalf of Align RNG, requests a Conditional Use Permit for Utility Service/Major, per Section 3-302(C) of the Surry County Zoning Ordinance, to construct a regional facility to be used to filter and process raw biogas from multiple farms to create pipeline quality Renewable Natural Gas (RNG) in the (A-R) Agricultural-Rural Zoning District. The subject property is located approximately 625 feet east of Route 31 – Rolfe Highway and 1,150 feet south of Route 604 – Rocky Hock Road along the Surry/Sussex County Line and is identified as Tax Parcel 56-7. The Comprehensive Plan indicates the property is suitable for Rural Preservation.

1. Staff Presentation
2. Presentation - TRC Environmental Corporation
3. Public Hearing – Open
4. Public Hearing – Closed
5. Planning Commission Comments
6. Staff Recommendation

B. Text Amendment

The Applicant, Loblolly Solar, LLC, seeks to amend the Section 10-163 Allowable Zoning Districts of the Surry County Solar Energy Ordinance to specifically require a conditional use permit in the M-1 (General Industrial District) and M-2 (General Industrial District) Zoning districts for solar farms containing solar collectors, inverters, racking and collecting lines while allowing portions of the solar farms containing access roads, buffer areas, setbacks, electrical infrastructure including, but not limited to the generation tie line and substations to be permitted with a conditional use permit in an A-R (Agricultural-Rural), A-L (Agricultural Limited), M-1, and M-2 Zoning Districts.

1. Staff Presentation
2. Presentation - TRC Environmental Corporation
3. Public Hearing – Open
4. Public Hearing – Closed
5. Planning Commission Comments
6. Staff Recommendation

C. Loblolly Solar General Project Description:

The Applicant proposes to construct a 150 megawatt (alternating current) photovoltaic solar energy generation facility on approximately +900 acres of a ±2,359 acre contiguous tract of timberland consisting of 39 parcels located off of Colonial Trail West/SR 10 (approximately 37°10'51.5"N, 76°59'52.2"W) west of Spring Grove. The project infrastructure will consist primarily of UL listed solar photovoltaic panels, DC to AC inverters, voltage transformers, security fencing and a meter and attachment line to interconnect with existing transmission system. The project involves the following parcels: 10-12, 10-20, 11-24, 11-25, 23-6-1, 23-6-2, 23-6-3, 23-6-4, 23-65, 23-6-5, 23-6-6, 23-68, 23-69, 23-41, 23-42, 23-43, 23-44A, 23-44C, 23-45, 23-46, 23-52, 23-53, 23-49A, 23-50, 23-76, 23-77, 23-78, 23-79, 24-8A, 24-1, 10-18, 24-6C, 24-6, 24-5, 10-14, 11-21, 11-1, 10-53, and 10-53A. The Comprehensive Plan indicates the property is suitable for Rural Preservation. The following public hearing are proposed for the project.

i. Comprehensive Plan Map Amendment No. 2021-02

The Applicant, Loblolly Solar, LLC, seeks a map amendment to the Development Plan Map of the Surry County Comprehensive Plan to reflect that the property is suitable for General Industrial use. The project consists of 39 parcels which are zoned A-R, Agricultural Rural District, and will be located off Colonial Trail West/SR 10 (approximately 37°10'51.5" N, 76°59'52.2" W) west of Spring Grove. The property is the subject of Rezoning Application No. 2021-02.

ii. Rezoning Application No. 2021-02

The Applicant, Loblolly Solar, LLC, seeks to rezone ±2,359 acres from Agricultural Rural District (A-R) to General Industrial District (M-1) to permit a solar utility use.

The project consists of 39 parcels which are zoned A-R, Agricultural Rural District, and will be located off Colonial Trail West/SR 10 (approximately 37°10'51.5" N, 76°59'52.2" W) west of Spring Grove.

iii. **Conditional Use Permit No. 2021-03**

The Applicant, Loblolly Solar, LLC seeks a conditional use permit for a solar generation facility in Surry County. The project consists of 39 parcels which are zoned A-R, Agricultural Rural District, and will be located off Colonial Trail West/SR 10 (approximately 37°10'51.5" N, 76°59'52.2" W) west of Spring Grove. The proposed CUP includes conditions to mitigate any adverse effects of the proposed facility to the affected parcels and immediately adjacent parcels as well as facility decommissioning.

iv. **Substantially in Accord Determination**

Pursuant to Virginia Code Section 15.2-2232(A), Applicant, Loblolly Solar, LLC seeks a determination that the Project, as defined in Conditional Use Permit Application No. 2021-03, is substantially in accord with the Surry County Comprehensive Plan for the proposal to construct and operate a solar energy facility. The project consists of 39 parcels which are zoned A-R, Agricultural Rural District, and will be located off Colonial Trail West/SR 10 (approximately 37°10'51.5" N, 76°59'52.2" W) west of Spring Grove.

1. Staff Presentation
2. Presentation – Loblolly Solar, LLC
3. Public Hearing – Open
4. Public Hearing – Closed
5. Planning Commission Comments
6. Staff Recommendation

IV. **COMMENTS BY COMMISSIONERS**

V. **ADJOURNMENT**