



Surry County

Department of Planning & Community Development

P.O. Box 357
45 School Street
Surry, Virginia 23883
757-294-5210

AGENDA

Planning Commission – January 24, 2022

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. ADOPTION OF MEETING AGENDA

III. NOMINATION OF CHAIR AND VICE CHAIR

IV. CONSENT ITEMS

1. Disposition of Minutes – November 22, 2021
2. Planning Commission Bylaws
3. Meeting Dates for 2022

V. OLD BUSINESS

VI. NEW BUSINESS

1. **General Project Description:** Surry Solar Center, LLC proposes to construct a 20 megawatt (alternating current) photovoltaic solar energy generation facility on approximately +196 acres of a $\pm$ 225.76 acre parcels located south of Bacons Castle Trail, north of Hog Island Road, and east of Colonial Trail West/SR 10. 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 Tax Map Parcel 43-58F. The Comprehensive Plan indicates the property is suitable for Rural Preservation.

A. Comprehensive Plan Map Amendment No. 2022-01

The Applicant, Surry Solar Center, 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 one parcel which is zoned A-R, Agricultural Rural District, and will be located south of Bacons Castle Trail, north of Hog Island Road, and east of Colonial Trail East/SR 10. The property is the subject of Rezoning Application No. 2022-01.

B. Rezoning Application No. 2022-01

The Applicant, Surry Solar Center, LLC, seeks to rezone ± 225.76 acres from Agricultural Rural District (A-R) to General Industrial District (M-1) to permit a solar utility use. The project consists of one parcel which is zoned A-R, Agricultural Rural District, and will be located south of Bacons Castle Trail, north of Hog Island Road, and east of Colonial Trail East/SR 10.

C. Conditional Use Permit No. 2022-01

The Applicant, Surry Solar Center, LLC seeks a conditional use permit for a solar generation facility in Surry County. The project consists of one parcel which is zoned A-R, Agricultural Rural District, and will be located south of Bacons Castle Trail, north of Hog Island Road, and east of Colonial Trail East/SR 10. 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.

D. Substantially in Accord Determination

Pursuant to Virginia Code Section 15.2-2232(A), Applicant, Surry Solar Center, LLC seeks a determination that the Project, as defined in Conditional Use Permit Application No. 2022-01, 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 one parcel which is zoned A-R, Agricultural Rural District, and will be located south of Bacons Castle Trail, north of Hog Island Road, and east of Colonial Trail East/SR 10.

1. Staff Presentation
2. Presentation – Surry Solar Center LLC
3. Public Hearing
4. Planning Commission Comments
5. Staff Recommendation

2. **Ordinance Amendment 2022-01:** Ordinance to amend Article III, Section 3-1500 et seq., of the Floodplain District of the Surry County Zoning Ordinance, to comply with regulations of the National Flood Insurance Program (NFIP) and adopting the Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Surry County.

1. Staff Presentation
2. Public Hearing
3. Planning Commission Comments
4. Staff Recommendation

3. Comprehensive Plan Discussion

- a. Appointment of Comprehensive Plan Subcommittee
- b. Initiation of Comprehensive Plan relative to Green Energy projects

VII. PUBLIC COMMENTS

VIII. COMMITTEE UPDATES

IX. PC SECRETARY COMMUNICATIONS

X. ADJOURNMENT