



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

AGENDA

Planning Commission – March 28, 2022

CALL TO ORDER AT 7:00 P.M.

I. PLEDGE OF ALLEGIANCE

II. 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	

III. ADOPTION OF MEETING AGENDA

IV. CONSENT ITEMS

1. Disposition of Minutes – January 24, 2022
2. Disposition of Minutes – February 28, 2022

V. OLD BUSINESS

VI. NEW BUSINESS

1. Capital Improvement Plan

1. Staff Presentation
3. Planning Commission Comments
4. Staff Recommendation

2. **General Project Description:** The Applicant proposes to construct a 150 megawatt (alternating current) photovoltaic solar energy generation facility on approximately +900 acres of a ±2,585 acre contiguous tract of timberland consisting of 41 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, 23-6-5, 23-6-6, 23-6-8, 23-6-9, 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, 24-8, 24-8A, 24-1, 24-10, 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.

During this meeting, the Planning Commission will consider, and may or may not take action, on the following applications:

A. Comprehensive Plan Map Amendment No. 2022-02

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 41 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.

B. Rezoning Application No. 2022-02

The Applicant, Loblolly Solar, LLC, seeks to rezone ±2,585 acres from Agricultural Rural District (A-R) to General Industrial District (M-1) to permit a solar utility use. The project consists of 41 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.

C. Conditional Use Permit No. 2022-02

The Applicant, Loblolly Solar, LLC seeks a conditional use permit for a solar generation facility in Surry County. The project consists of 41 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.

D. 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. 2021-02, 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 41 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 Center LLC
3. Public Hearing
4. Planning Commission Comments
5. Staff Recommendation

VII. PUBLIC COMMENTS

VIII. COMMITTEE UPDATES

IX. PC SECRETARY COMMUNICATIONS

X. ADJOURNMENT