



**BOARD OF SUPERVISORS MEETING AGENDA
JUNE 16, 2022 - 7:00 PM - GENERAL DISTRICT COURTROOM**

A meeting of the Board of Supervisors held in the General District Courtroom of the Surry County Government Center and broadcast virtually for public viewing.

Call to Order

Unfinished Business

1. **Surry Solar Center LLC** proposes to construct a 20 megawatt (alternating current) photovoltaic solar energy generation facility on approximately +196 acres of a + 225.76 acre parcels located south of Bacons Castle Trail, north of Hog Island Road, and east of Colonial Trail East/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. **The Public Hearing was held on March 3, 2022.**

Reports

1. VDOT Quarterly Transportation Report - Mr. Rossie Carroll

Public Hearing

1. 2022 Six Year Secondary Road Improvement Plan

1. Presentation by Staff
2. Open the Floor for Public Comments
3. Close the Public Hearing
4. Comments from Board Members
5. Closing Remarks by Staff

2. 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.

- 3. Loblolly Solar LLC 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, 23-65, 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, 24-8, 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

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. Facility Siting Agreement

Pursuant to Virginia Code Section § 15.2-2316.6 et seq., the Surry County Board of Supervisors will hear public comments and consider the terms and conditions of the siting agreement related to the Loblolly Solar Project and consisting of 41 parcels on 2,585 acres, whereby the Applicant intends to develop, install, build, and operate a utility scale energy facility. The siting agreement includes terms and conditions to mitigate the impacts of the facility, including financial contributions to address capital needs of the County. The siting agreement may include terms and conditions, including (i) mitigation of any impacts of such solar facility; (ii) financial compensation to the host locality to address capital needs set out in the (a) capital improvement plan adopted by the host locality, (b) current fiscal budget of the host locality, (c) fiscal fund balance policy adopted by the host locality; or (iii) assistance by the applicant in the deployment of broadband, as defined in § 56-585.1:9, in such locality.

E. 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. 2022-02, 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.

Appointments

1. Board of Historic and Architectural Review Appointment Needed
2. Board of Social Services

County Administrator's Report

Public Comments

Board Comments

Adjournment