



County of Surry Virginia Planning Commission Meeting Minutes

February 28, 2022

MEETING CONVENED: The meeting of the Surry County Commission was called to order at 7:00 PM on Monday February 28, 2022, in the Surry County General District Court, 45 School Street, Surry, Virginia by Mr. Eddie Brock, Chairperson.

ATTENDANCE: The following members respond to Roll Call Present:

Mr. Eddie Brock, Chairperson
Ms. Judy S. Lyttle
Mr. Giron Wooden, Jr., Vice-Chair
Mr. Theodore Lunsford
Mr. Earl Newby, Sr.
Ms. Carmen Jenkins
Mr. Stephen Berryman
Mr. David Coggin
Mr. William Seward, IV
Ms. Dianne cheek

Absent:

Mr. Thomas Hardy

Also present were Mr. Horace Wade, Director of Planning and Community Development, Lorenzo Turner, Planner, Ms. Regina Hilton, Administrative Assistant, Ms. Sarah Seward,

PLEDGE OF ALLEGIANCE: All

ADOPTING OF AGENDA: Aye

APPROVAL OF CONSENT ITEMS: Chairperson Mr. Brock asked the Commissioners for the disposition of the minutes for November 22, 2021, and December 20, 2021. Moved to approve was made by Vice Chair, Mr. Wooden and seconded by Mr. Newby.

In favor: (10) Brock, Lyttle, Wooden, Berryman, Lunsford, Jenkins, Coggin, Cheek, Newby, Seward.

Opposed: (0)

Abstain: (0)

NEW BUSINESS:

Ordinance Amendment 2022-02: The Planning Commission will consider an Ordinance to amend Article II, Section 2-102 Definitions and Article III, Section 3-1400 et seq., of the Chesapeake Preservation District of the Surry County Zoning Ordinance, and Article V, Section 5.2.2 and Section 5.4.2 relating to preliminary and final plats, as well as Article VIII, Section 8.1.5, Compliance with the Chesapeake Bay Preservation Act, of the Surry County Subdivision Ordinance to comply with the Chesapeake Bay Preservation Act as outlined in 62.1-44.15:68 et seq. of the Code of Virginia and 9VAC25-830 et seq. of Virginia Administrative Code. The amendments include changes to definitions, the type of plans and development that can occur in designated protection and management areas, as well as other technical amendments.

Mr. Wade presented to the Commissioners the Ordinance Amendment 2022-02, which is currently under compliance review by DEQ. DEQ is requiring an update of the zoning ordinance and the subdivision ordinance for compliance. The changes in the packet, has been reviewed by DEQ staff, County Attorney, and Surry County staff relative to the Chesapeake Bay Preservation Act.

Ms. Cheek asked if anything stands out in the changes.

Mr. Wade stated:

- The agricultural activity causing pollution of nearby waters.
- Encroachment to areas need updating.
- Surry not taking advantage of the state code where the state code allows condition for a reduction in standards for those lots created from 1989 to 2002 which are considered tweener sections that would benefits property owners.
- A resource protection area which is a hundred feet from a perennial stream that is adjacent as a comprised body flow to the James River Watershed.

Ms. Cheek asked would it affect the solar farm applicant and Mr. Wade replied yes and could affect project that would be in the RPA or is in a watershed or if any perennial stream on the project. The goal of the program is to increase water quality in the Chesapeake Bay, James River watershed

Mr. Brock questioned the section 3.1401 (F) for secondary sewerage systems before October 1, 1989. Mr. Wade stated that it was written in the older language which is now changed. If you are in the Chesapeake Bay, you must have a reserve drain field.

Mr. Brock asked what would happen if there were not enough land for the reserve drain field. Mr. Wade replied that it should be discuss with the Health Department.

PUBLIC HEARING OPEN

Mr. Brock asked for public comment. None

PUBLIC HEARING CLOSED:

STAFF RECOMMENDATION:

Mr. Wade stated that the staff recommendation is for approval of this project. Earlier it was stated that the project was reviewed by the county attorney as well as DEQ staff and it's been shown that this project is being committed towards compliance.

Mr. Brock moved that the commission recommend approval of Ordinance Amendment 2022-02. It was second by Mr. Lunsford.

In favor: (10) Brock, Lyttle, Berryman, Lunsford, Judkins, Coggin, Cheek, Newby, Seward, Wooden.

Opposed: (0)

Abstain: (0)

COMMITTEE UPDATES: Mr. Wade's last committee updates were of the zoning committee. In attendance were the zoning committee, Mr. Wade, Ms. Seward, Mr. Mayes, one Planning Commissioner (Ms. Cheek). Ms. Cheek stated that things were in a study mode. The county concerns were on safety ordinance and if agritourism is defined at state level. Ms. Seward stated that they are looking and taking comments.

Mr. Wade stated that they were looking at Isle of Wight ordinance, and present agritourism to how they may relate to Surry County. To address county safety for outdoor events and the amount of yearly events.

Mr. Wade suggested a need for the subcommittee to work on the comprehensive plan for energy projects.

Ms. Cheek asked if someone could investigate the road widening project.

PC SECRETARY COMMUNICATIONS: Mr. Wade presented the ordinance given to the board in April. Next meeting will be with Loblolly. An additional two parcels was added to the project. Loblolly spoke to the adjacent property owners. The project has made one update and that would be \$50 a month to supplement the adjacent property electric bill.

Mr. Brock commented that the Loblolly projects has not changed the way the grid would be receiving power. That was the reasoning of the denial, to the fact that it did not meet the language of the comprehensive plan. Mr. Brock spoke on the White Marsh Road project purchasing 23 of the property owner land.

Ms. Cheek asked about the rumor of the county having a solar farm in each district. Ms. Lyttle stated it was just a comment made by one of the Board of Supervisors members.

Mr. Wade stated that from the staff standpoint, it would be effective if Planning would work upfront with upcoming projects. Staff could effectively research sites based on the Comprehensive Plan.

ADJOURNMENT:

Chairperson Brock entertained a motion to adjourn at 7:48 PM until the next meeting in March. Moved by Mr. Wooden and seconded by Mr. Coggin. All in favor signal by saying Aye. Commissioners: Aye