



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

VIRGINIA: A SCHEDULED PUBLIC HEARING MEETING OF THE SURRY COUNTY BOARD OF SUPERVISORS HELD IN THE GENERAL DISTRICT COURTROOM OF THE SURRY COUNTY GOVERNMENT CENTER ON THURSDAY, JUNE 16, 2022, AT 7:00 PM.

PRESENT: SUPERVISOR JUDY LYTTLE
SUPERVISOR ROBERT ELLIOTT, JR.
SUPERVISOR MICHAEL DREWRY
SUPERVISOR WILLIAM (TIM) CALHOUN

Call to Order

Supervisor Lyttle called the meeting to order at 7:00 p.m.

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 the 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.**

Horace Wade, Director of Planning & Community Development provided a brief of the proposed project of Surry Solar Center LLC.

With the public hearing previously being held on March 3, 2022. Supervisor Lyttle made a motion to approve the Surry Solar Center, LLC project.

*Danielle Powell, County Attorney, stated the motion to approve this item failed for lack of a second. **(Motion failed)***

1. VDOT Quarterly Transportation Report - Mr. Rossie Carroll
Mr. Carroll presented to the Board an update as it pertains to transportation,



Public Hearing

1. 2022 Six-Year Secondary Road Improvement Plan

1. Presentation by Staff – Mr. Horace Wade
2. Open the Floor for Public Comments
R. Chandler – Bacon Castle – Project started 20 years ago on Moonlight Road and hasn't been completed. Why would we take funding to put sidewalks on Bank Street?
3. Close the Public Hearing
4. Comments from Board Members – No Comments from the Board
5. Closing Remarks by Staff – Mr. Horace Wade

Supervisor Elliott made a motion to approve the VDOT Six-Year Secondary Road Improvement Plan FY 23-28. Supervisor Drewry seconded the motion. A roll call vote for the adoption of the presented agenda item was then called and all present voted affirmatively. (Approved)

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.

This item was removed from the public hearing per the applicant's request.

Supervisor Drewry made a motion to remove this item from the public hearing. Supervisor Elliott seconded the motion. A roll call vote for the approval of removing the presented agenda item was then called and all present voted affirmatively. (Approved)

- 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, 23-6-5, 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

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.

1. Presentation by Staff – Mr. Horace Wade and Applicants
2. Open the Floor for Public Comments
 - Ian Abbott – Carsley District – Opposed- shared concerns about the potential noise level
 - Tracey Howell – Spring Grove District -Opposed- Shared the environmental impact far outweighs the benefit from a \$100 reduction of an electric bill.
 - Lynetta Davis – Spring Grove District – Opposed – Stated Wildlife will be forced out of their homes, may produce chemicals if a panel is broken, and believes the only ones to benefit would be the farmers who own the land.
 - Samuel Harrison – Spring Grove District
3. Close the Public Hearing
4. Comments from Board Members – No Comments from the Board
5. Closing Remarks by Staff – Mr. Horace Wade



*Supervisor Drewry made a motion to table this item until a later date. Supervisor Lyttle seconded the motion. All present voted affirmatively. **(Approved)***

Appointments

1. Board of Historic and Architectural Review Appointment Needed
Newly Appointed Member: Dr. Gwendolyn Wooden-Jones – Carsley District
2. Board of Social Services
Newly Appointed Member: Eliza Drew -Dendron District

County Administrator's Report

1. Surry County Building Official on the Move
2. Sanitation Department: Update
3. Animal Shelter Open House
4. Farmer's Market Fridays
5. DHCH VATI Broadband Grant Closeout
6. Radio Communication
7. Tyler Munis Software Implementation Project
8. County Website Update Coming Soon

Adjournment