



County of Surry Virginia Planning Commission Special Meeting Minutes February 6, 2023

MEETING CONVENED: The Special Meeting of the Surry County Planning Commission was called to order at 7 PM on Monday, February 6, 2023, in the Surry County General District Court, 45 School Street, Surry, VA by Mr. Eddie Brock, Chair.

ATTENDANCE: The following members respond to Roll Call Present:

Mr. Eddie Brock, Chairperson
Mr. Giron Wooden, Jr.
Mr. Theodore Lunsford
Mr. Earl Newby, Sr.
Mr. Stephen Berryman
Mr. David Coggin
Mr. William Seward, IV
Ms. Dianne Cheek
Ms. Carmen D. Judkins

Absent:

Ms. Judy S. Lyttle
Mr. Thomas Hardy

Also present were Mr. Horace Wade, Director of Planning and Community Development; Ms. Regina Hilton, Administrative Assistant; Mr. Lorenzo Turner, Planner; Ms. Lola Perkins, County Attorney

PLEDGE OF ALLEGIANCE: All

OLD BUSINESS:

1. Surry County Comprehensive Plan Update

The Surry County Comprehensive Plan Amendment, if recommended by the Planning Commission, will amend the existing Comprehensive Plan (adopted in 2020). The Surry County 2040 Comprehensive Plan ("Plan") is used by County citizens, staff, the Planning Commission, and the Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions related to future land use, road networks, and zoning case actions. The Plan

encompasses all of Surry County. The Plan does not rezone land, but it suggests ordinance amendments and other actions that will facilitate the implementation of the Plan after adoption by the Board of Supervisors.

Plan recommendations are to update the Future Land Use text to include data, information, mapping, policy analysis, and implementation measures concerning the future location of energy projects within the county.

After meeting with the subcommittee, reviewing and making changes to the Comprehensive Plan, which was discussed in the last Planning Commission meeting, Mr. Wade introduced the following changes:

- The second paragraph under background, it previously talked about SMRs for example to show the emerging energy technologies. This is now reflected.
- Strategy four, page three, was added from the previous document and is now introduced into the actual plan. It states the county will require conformance with Virginia Stormwater Management Program regulations. For utility-scale and community-scale solar photovoltaic energy projects, solar panels will be considered unconnected impervious surfaces in water quantity and water quality calculations.
- Strategy seven, which was previously strategy six was amended drastically. It previously stated that the County will adopt an approval process for utility-scale energy facilities in any existing district. That consists of negotiating with the siting agreement to determine that the project is in substantial accord and the approval of a CUP which simplify and streamline the process. The process was at the last meeting, to make sure that the Planning Commission and the Board can have that complete discussion. So, as a separate process, the county will adopt a formal approval process for utility-scale energy facilities that consist of key elements such as negotiating a siting agreement with the recommendation from the Planning Commission to the Board of Supervisors.
- Land use approval for the utility-scale solar energy facility term, at this time, is being used because it is not known if the County will at some point, when amending the ordinance change the process from the current process of having the property rezoned or a new change in strategy nine, which was previously eight, that will amend the civil ordinance. The amendment to the civil ordinance may include the establishment of the zoning district for utility-scale facilities.

Mr. Wade stated that he thought one of the things that Ms. Cheek said, there's a comprehensive plan and then there's what you do to implement the comprehensive plan. The policy would be to create the approval process and then at the next step we should discuss the zoning limits. Basically, the goal is to start the comprehensive plan, finish the plan and then go through the implementation stages." The step now is to get the Commission implementation stages of a policy, which he and Ms. Perkins has drafted for their review and make any necessary changes before it goes the Board.

Ms. Cheek said to the Commission that the Board and Mr. Wade worked very hard to reflect the questions and to make this, “where they pointed out to her several times in the subcommittee meeting”, that strategy seven says “such as,” that it is a framework, and it is important to remember that we do have more steps. So, in the future, when a project comes and is presented to the Commission, that the Commission will use the existing process. This transition would be a three-step process.

Mr. Brock asked Mr. Wade would everything else in the document remain the same and Mr. Wade answered yes.

Mr. Wooden made the motion that the Commission approve the Surry County Comprehensive Plan update with the proposed amendments. It was seconded by Mr. Newby. Mr. Brock stated that it was properly moved and seconded that the Comprehensive Plan update be moved to the Board of Supervisors.

In favor: (9) Brock, Newby, Berryman, Lunsford, Cheek, Judkins, Coggin, Seward, Wooden

Opposed: 0

Abstain: 0

PUBLIC COMMENTS: None

STAFF COMMENTS:

Mr. Wade stated that there was not an application to review for the February meeting and in this case, per the bylaws, the meeting is now canceled. There were two appointments at the last board meeting. Mr. Berryman and Mr. Lunsford were appointed for another four years. Mr. Wade also stated that he will advertise the Surry County Plan updates for the March Board of Supervisor Meeting.

ADJOURNMENT:

Chair Brock entertained a motion to adjourn at 7:14 until the March 27th meeting. It was moved Mr. Berryman and second by Mr. Wooden. Mr. Brock stated that it was properly moved and second. All those in favor signify by saying Aye.

Commissioners: Aye