

**County of Surry Virginia
Planning Commission Meeting Minutes
July 26, 2021**

Members Present:

Eddie Brock, Chairperson
Giron Wooden, Jr.
Theodore Lunsford
Earl Newby, Sr.
Stephen Berryman
William Seward, IV
Dianne cheek
Judy S. Lyttle

Members Absent:

Thomas Hardy
Carmen D. Judkins

Staff Presents

Horace Wade III, Director of Planning and Community Development
Ms. Regina Hilton, Administrative Assistant
Lorenzo Turner, Planner

Others Present:

Horace Wade, II, Director of Planning: Mr. Brock, whenever you're ready.

Eddie Brock, Chairperson:

Okay. I'd like to call this July the 26th planning commission meeting to order and welcome everybody for coming out tonight. We have a couple of new attendees. Miss Diane Cheek is at the end of the table here. She's a new planning commission. We're also going to have, he's not here tonight, David Coggins, who has took Kevin Monahan's place. So, with that, the next thing on the agenda, we've kind of changed things up a little bit. This is consent items.

Horace Wade: Mr. Brock, your roll call.

Mr. Brock: Okay. Regina, do you want to do the roll call?

Regina: Okay.

Eddie Brock: Keep me straight.

Regina: Mr. Brock?

Eddie Brock: Here.

Regina: Mr. Hardy? Mr. Berryman?

Stephen Berryman: Here.

Regina: Mr. Seward?

William Seward, IV: Here.

Regina: Ms. Lyttle?

Judy Lyttle: Present.

Regina: Ms. Cheek?

Diane Cheek: Here.

Regina: Mr. Lunsford?

Theodore Lunsford: Here.

Regina: Mr. Monahan? Mr. Newby?

Earl Newby: Here.

Regina: Ms. Judkins? Mr. Wooden?

Giron Wooden: Here.

Ms. Lyttle: Right on time.

Regina: Okay. Mr. Hardy?

Eddie Brock: He's not going to be here.

Horace Wade: Yeah, he's not going to be here tonight.

Regina:

Mr. Monahan? No. Miss Judkins? She did say she wouldn't be here. Okay.

Eddie Brock:

Thank you. As I was saying, we've got consent items in there. What's probably going to happen in the future with these, anything that's under that consent item like that and minutes and everything, we've had time to review them, instead of doing each item, each item asking for a motion, that we will vote on those consent items. If you want to pull something out at that time, you've had time to look at it and say, "I want to pull one of the items under that consent item out." We will discuss that. But to kind of help move things along. Tonight, the only thing underneath of it is the disposition of the minutes for June 28th meeting. Hopefully, everyone's had time to review those. There was an email sent out with those minutes in it. Hopefully, we were all able to review that. So, the motion tonight is ... is there a motion to approve the consent items?

Diane Cheek: Mr. Brock?

Eddie Brock: Yes, ma'am.

Diane Cheek:

Before we do that, I mean, we're changing kind of the rules, right, of the meeting? Is that what I'm understanding, because y'all haven't done consent items before? Is that true?

Eddie Brock: That is true.

Diane Cheek:

Okay. I just have a question about the rules here before we exercise the rules. If there are several consent items or there are items in there that the public hasn't been able to ... I mean, I'm just wondering about, like you're saying that if there's any kind of question, then it's up to the board member to say, "Okay, there's a discussion point on one of these consent items." I'm just doing a general thing. I'm not talking about these particular minutes, but I just want to understand the rules. Maybe this goes into our bylaws, and we could address it there. But I do think we should understand what the change is in the rules of the meeting.

Horace Wade:

Mr. Brock, do you want me to speak about that?

Eddie Brock: Yes, Mr. Wade.

Horace Wade:

All the items under consent agenda, similar items, like at some point if you are looking for some type of resolution that you're passing as a body, instead of having to do ... everybody's going to say aye to all of it, instead of having it ... all the items under consent agenda. Typically, if you have 11 to 0 or the absolute majority of the planning commission that's going to vote yes to it, then you keep it under the consent agenda and you just approve the consent agenda as a bulk item. But if someone feels that, hey, we need to pull this out of it, we can pull that particular item out of it to discuss it. If a particular planning commissioner has anything that they want to talk about before the rest of the planning commission makes a vote on it, they can do that. That's typically what the board does, too.

Is that correct, Ms. Lyttle, they have consent agenda items, they basically address a large volume of material all at once that they've reviewed previously? Instead of having to do a vote on each item, they address it all at once because they've all agreed to ... on that particular ... they've consented that they'll go forward on that one.

Diane Cheek:

Right. And that's one reason I'm asking the question, because my experience with the board of supervisors is that there was an opportunity for something to be better explained, but it was put into the consent items, and it was never presented to the public. I'm just asking about that. If we need to. I mean, if we're supposed to have things discussed in the public or whatever, we just need to be mindful that if it's the minutes that's been published, everybody heard the meeting, that's one thing. But if you're actually introducing new business and approving it, it may not be a consent type item.

Horace Wade: I think we can address that with the bylaws.

Diane Cheek: Okay. That sounds good.

Horace Wade:

I think that would probably be the most appropriate way, because I think new business, if it's something that we can agree on the bylaws it'll be new business to be discussed, but if it's something like maybe a resolution, some items of the resolution you kind of want to show support for out in the public. I'll give you an example. If someone's retiring and you want to show support for them, and they happen to be at the meeting, then yes, you want that person to take that off the consent agenda item and then just have a small presentation to that person. But if that person's not going to be there, you say, "Okay, we're passing a resolution." We put it up here on the consent item. They're approving it all at once.

Diane Cheek: Right.

Horace Wade:

It gives that option, those options when available. It shows a little bit of flexibility.

Diane Cheek: Sounds good. Thank you.

Eddie Brock: Thank you, Mr. Wade.

Eddie Brock: Is there a motion to approve the consent items?

Giron Wooden: Mr. Chairman, I move that we approve the consent items.

Earl Newby: I second it.

Eddie Brock: Properly moved and second. All this in favor, signify by saying aye.

Commissions: Aye.

Eddie Brock:

Opposed, nays? None. All right. The next thing on this agenda is new business. There is no new business. The next thing is the unfinished business. First item on that is the planning commission bylaws. There was one item in the bylaws that was the reason, I think, why we were doing the bylaws to get this amendment section 6.1 approved. It stipulates that if we don't have a meeting, any agenda items, then we will go to the next meeting. That's what the article six meetings is. I'll ask Mr. Wade to elaborate on that.

Horace Wade:

Yes, sir. Under your bylaws, article six, 6.1, you have it highlighted in your packet. The only thing that's been added there is ... there's a segment there of meeting the fourth Monday of each month basically when there is business for the commission. If there is no business for the commission, then we would not hold a meeting. That's just the extra language that's being added there, apparently. I was told that language was added before, it just never made it to an official document. So, it's just a matter of what was probably practice, what was said before, but it never made it to an official document. So, we're just fixing what that was to make it an official document. There will be some ... the bylaws committee will be reviewing these bylaws right now and working on it. I believe Mr. Lunsford, Mr. Brock and Mr. Newby will be working on the bylaws in the next couple ... probably the next couple months will bring it before the commission, I'm working with staff on that.

Diane Cheek:

Is there a subcommittee looking at the bylaws, is that what I just heard?

Horace Wade:

Yes, ma'am. There's a subcommittee that's looking at the bylaws.

Diane Cheek:

Okay. Are we voting on these bylaws tonight if a subcommittee's looking at them?

Horace Wade:

No, just the minor change for article 6.1. Basically, what was said in the minutes before, Miss Cheek, was ...

Diane Cheek: Well, it didn't have that clause.

Horace Wade:

It didn't have that clause there, but that was the practice and that was what was said some time ago, but it just wasn't added to it, at least on the records that we have. It was not added officially to the actual bylaws.

Diane Cheek:

Well, could we just table that until they finish their review, so we just do it all at once?

Horace Wade:

If next month we don't have any items on the agenda, we would have to meet with nothing on the agenda.

Diane Cheek: Which does kind of bring another question I have?

Horace Wade: Sure.

Diane Cheek: What's new business? I mean, how do you get to have new business on the agenda?

Horace Wade:

That's another question. There are several ways. Some items that come through the subcommittees. We receive different reports. I talk with the chair ahead of time. If it's to go on the agenda, it will be set on the agenda. But if there's no new items to address or nothing to address, I'm not sure why we would have a meeting.

Diane Cheek:

Right. I don't disagree with you when there's nothing to address, but it's not really defined what new business is. I think if you're going to add something that talks about something that is not defined about how it happens, and that's something the subcommittee could work on.

Horace Wade:

The word is if there is no business, not no new business. It just says no business. No business.

Diane Cheek: When there is business, yeah. There is business.

Horace Wade: When there is business, yeah.

Diane Cheek: That works.

Horace Wade:

Yeah. This meeting right here, we actually didn't have new business, we just had business.

Diane Cheek: Right.

Horace Wade: I'm sorry if I misspoke and said new business.

Diane Cheek:

No. It's all new to all of us. That's why I'm asking questions. I think this is an opportunity. I mean, if you want to, I'll just point out which is the one that really caught my eye about correspondence, and that in section 9-2, that we're still using a telegraph to do it. I think we may want to consider that.

Eddie Brock:

Right. But I think that's going to be looked at the whole redoing of this. I think we were just after to get this clause, or this section done so that it would address that if we didn't have ... I mean, it might take us two months to rewrite these ordinances, so next month if we don't have anything, we don't have

Eddie Brock:

anything to present in these ordinances or the change of the bylaws I guess is what I'm trying to say. There's not really a reason to meet other than if you just want to have a speak session to just go over things which you would like to hear or to get on the minutes. But this is the thing to ... just that one section. The rest of the ordinance is going to come change at a later date. The whole ordinance will be presented at a later date. It appears it could be September or something like that.

Horace Wade: Yes, sir.

Diane Cheek: Okay. Well, that's fine.

Eddie Brock:

I hear what you're saying, Miss Cheek, but I guess what I'm saying, if the other commissions don't have a problem with this, then ... you vote your conscience, is what I guess I'm trying to say here, on how you want to do it. If there's a motion made to pass this, just this one section, and that's carried, it may not get carried because if the rest of the commissioners think you have a valid point, then they make a motion to approve it, deny it.

Diane Cheek:

Okay. Well, then I would make a motion that we wait until the sub-team goes through the whole product and produces a new totally revised product. And then that's when this board would vote on this change in the bylaws. That would be my motion.

Eddie Brock:

Okay. There's a motion before us to you said deny this motion, right?

Diane Cheek:

No. I'm saying my motion is that we wait to approve any changes to this bylaw until the work committee does its review and comes back with all the recommendations. That's what my motion is.

Eddie Brock: There's a motion. Is there a second?

Eddie Brock: So, do we have to do a call for question for this?

Horace Wade: If there's no second, the motion dies.

Eddie Brock:

All right. If there's no second, this motion dies. Is there any other motion?

Judy Lyttle:

Mr. Chairman, I move that we would adopt the change that has been presented to the board for the 6-1 ... My glasses, I don't have them in my pocket. Where it says underline when there is business for the commission. So, it's changing the article to read, "Regular meetings of the commission shall be held on the fourth Monday of each month when there is business for the commission at 7:00 PM from January through December. When a meeting date falls on a legal holiday, the meeting shall be held on the day following, unless otherwise designated by the commission."

Eddie Brock:

There's a motion to approve the section 6.1 of the planning commission bylaws as stated by Ms. Lyttle. Is there a ...

Stephen Berryman: I second it.

Eddie Brock:

Motion and second to approve this section 6.1 of the planning commission bylaws as stated by Ms. Lyttle. All those in favor signal by saying aye.

Commissions: Aye.

Eddie Brock: The opposed?

Diane Cheek: Nay.

Eddie Brock:

Got one nay, Miss Cheek's nay. I think the next thing on our unfinished business is the Loblolly Solar update. Mr. Wade?

Horace Wade:

Yes, sir. Thank you, Mr. Brock. Loblolly Solar had another community meeting this past Wednesday at the community center. This meeting was not as well attended as the last meeting; however, they did bring new information. They were more receptive to ... they listened to the public. They also had presentations that wasn't so technical in nature, just basically almost a question and answer session for

Horace Wade:

most of the people that were there. They do present in their packet a significant amount of buffering. They've shared about 200 feet of mature vegetated buffering along the edge of the roads and along the property lines. That's something that we've requested in our comprehensive plan, as well as our ordinance. So, there's some of the things that we've noticed.

At this time, they're also looking to work with the property owners in the vicinity for the community to possibly open up a way to assist some of the residents there. One of the inquiries that was passed on to them was a lot of the property owners, they're getting paid. The developers, they're making money. The locality, they will be making money. What's in it for the residents there? That's basically what the residents are left with, that, and the fact that all these solar farms. So, the buffering helps essentially buffer the actual solar panels from sight from the residents, but also part of addressing how these residents are ... they're not compensated for anything. They're the ones that have this project in their backyard.

So, they came up with this idea, trying to work with staff to develop some type of maybe a nonprofit in which they would kind of have the residents serve as more directors, so to speak, and they would put funds in an account every year so that the community decides how this certain amount of money would be spent. That's one of the ways that they've thought of, is thinking outside the box. Now, they want to meet with us probably later on this week with staff to kind of go over some things. We're willing to talk with them about that, but I do think we need to have another community meeting to kind of ... There were 10 to 15 people there at the last community meeting. It wasn't just like 10 to 15 people from different households. Some represent the same households. So, households represented maybe ... six to seven households were represented. And some of it was staff. So, they do need to get their word out more.

Some of their notices were getting out later than they wanted to. I think the mail may have kept them from getting a lot more residents out there. I know Miss Cheek was there, so she was able to see some of the things that they spoke about. One of the things that some of the residents that were there spoke about was we didn't get notified by mail. We don't have social media. We didn't know anything about it. We came here because they did go out in person with flyers. They got a flyer on their door that said to come out to this meeting. So, there's obviously probably some other different ways we can probably figure out to advertise for some of these community meetings and staff will probably help figure them out, but I do think we need more notice from our applicants if they're going to have these meetings out there. Probably a little bit more notice than a week's notice, to get some of these notices out and the community out to these meetings.

Horace Wade:

Overall, I do think it was a productive meeting. I think it was a lot better than the previous meeting that had 40 or so people out there. We'll be working with them, hopefully. Their application did not meet the deadline date for a tentative for next month, for August, but we do believe that they might be ready for a meeting in September for a public hearing and the planning commission. That's my report from that. If you all have questions about that, just please let me know.

Board member: What was the consensus this time? Still ...

Horace Wade:

I think it's still ... the consensus I heard was that people are just skeptical. I get that as staff. You have a new project coming in your backyard, you're going to be skeptical because, I mean, no one there ... the property owner doesn't live in the area. The developer is from Charlottesville. Now, they are from Virginia, which is a lot more different than before. We're usually dealing with a lot of folks from North Carolina and other states. They are at least within the state. They're from Charlottesville, so that's one of those things of just a lot of skepticism throughout the community. Some people actually voiced that in the meeting, that they're very skeptical about this. Some people actually voiced their opinion they're not ... they weren't necessarily from Surry, but they knew how people from Surry would feel about a project, because there's just something new coming about and they're going to change it for 30, 35 years.

That was that feeling of skepticism. I don't know, Miss Cheek, if you remember some of the comments that came out that I'm not speaking on right now, but I just felt as though there was just a lot of skepticism of a new project coming in. Did you want to insert anything?

Diane Cheek:

I would say I think it's just there's just not enough information. I mean, it was nice that they had a more informal approach, but they seem to have made the assumption that the folks that were there that night had been at the previous briefing, and it didn't appear that they had. I don't know what they showed at the first one. Maybe they showed more slides or something.

Horace Wade:

Yeah. The first meeting, they were too technical. Because they were too technical, they lost a lot of the people that were there. They were way too technical. It was probably more in line for a planning commission or a board meeting. They went over several facets of how much the project revenue would bring in. They went over all the details of what we would want to see from them, the staff and from the planning commission side. They went over all the things that you want to see at a public hearing instead

Horace Wade:

of what you would experience as a resident. That was one of the things we shared with them last time, was you need to make sure you address your audience. They were not addressing their audience.

This time, I believe they basically said we're going to do a question and answer. If you bring anything else up, we're going to show you buffering. If you want to have one-on-one question and answer, that was a way that we told them to approach. Probably best if you and some of the adjacent property owners, if you went to them. Sometimes door to door. We did get some ... one of our board members said, "Hey, I got a call from one of my constituents. He said they approached him at his door." I said, "That was what we told them they should do," but I understand the skepticism. When someone comes to your door, there's that piece too.

It's one of those things too that if the county is contact with some of these same property owners, we let them know, "Hey, we did tell them that it's probably best if you want to talk to them about some of your concerns, you need to probably talk to them one-on-one." Otherwise, you get to a public hearing, people are going to have different concerns and it's going to be hard to address all those concerns all at one time. So, there are several concerns throughout the community. The best way for them to approach that is by asking the people who are most concerned or are most affected by a project. That was one of the things ... and it sounds like they took that advice. And they even went door to door putting out flyers to make sure people were there. But it would have been helpful if they were done a little bit ... with a little bit more time in between.

Diane Cheek: Right.

Horace Wade:

It sounds like they're more receptive. They want to hear back from the public because they do know if they don't hear from the public, you just hear the public hearing, it wouldn't go well for them.

Diane Cheek: I think they were very open to hearing input from the public in that meeting.

Eddie Brock: Do we know if they're going to do another one?

Horace Wade:

If they're going to do another one? As opposed to a different area or ... what do you mean?

Eddie Brock: No, I mean another public hearing.

Horace Wade: Yes

Eddie Brock: A community hearing, I guess.

Horace Wade:

Another community meeting. They indicate that they will probably do another one. I have not heard back from them. We'll talk to them this week anyway to make sure correspondence to y'all via email just after that meeting, just kind of FYI about that little update from that meeting so you all kind of know exactly at that time, just in case we don't have a meeting in August. But yeah, they intended to base upon what they said at the last meeting.

Eddie Brock:

So, this will still show up on there if we have a meeting next month, or the September one as unfinished business, or what?

Horace Wade:

It can. It can. I honestly think, Mr. Brock, one of the things that I've been looking at now, since there are several things to address, probably with our zoning subcommittee, so because we're getting closer to some of the applications, I believe at the very least maybe if we don't have a meeting in August that we probably need to meet with the subcommittee of the zoning group, as well as the bylaws group at this particular meeting. It would probably be an already set time and place, already ... they would have already because there are several things that will probably be on the next agenda. It'd be nice to have some input at that time from staff that can tell you where we are with some of these projects.

There is another potential project that's coming on that is not solar that does require a conditional use permit, that the zoning group probably need to discuss. But that's another case.

Eddie Brock:

Right, right. I was just thinking that when Loblolly brings theirs, that ought to be a new item on there.

Horace Wade: It will be a new item.

Eddie Brock: Okay.

Horace Wade:

It will be a new item. Yes. It will be a very new item because there will be a public hearing. That would be a new item. That's correct.

Eddie Brock: Okay. Any other questions for Mr. Wade? Next thing is public comments.

Stephen Berryman:

I guess I have one question about the bylaws.

Horace Wade: Yes, sir.

Stephen Berryman:

I don't remember if you told us or if I read it somewhere, they wanted to do part of the project without rezoning a parcel or two. Are they still pursuing that?

Horace Wade:

They still are pursuing that. Mr. Berryman, you're on our zoning subcommittee, correct?

Stephen Berryman: Think so. Yes.

Horace Wade:

That was one of the things too, to talk with y'all about, is this something that we want to consider? As a planning commission, it's in front of us. I do have a staff opinion on that one. Previously, before that, the solar ordinance was in place, all projects in the county went through a conditional use process. Some of the things I think that they would be doing is clarifying ... what they're doing is basically clarifying they didn't want to necessarily rezone everything so that you have N1 next to somebody else's property. That was what they were trying to do, basically not trying to rezone it, because if someone has a N1 zone property right next to them, they're going to feel as though, "Okay, now I can't sell my property because there's this industrial zone next to my property." That's the feeling that they have from residents. It's one of the things as clarity I think they wanted to add in this section to the ordinance.

I have my own staff opinion about that. There's pros and cons to both methods. I just want to see where you all as subcommittee would think about that before passing it on to the planning commission, to the full body of planning commission. But yeah, what their thought is, is they would have the full ... the rezoning would go in place where the panels and where inverters, all that kind of stuff would go, and the other part of the project, based on that ordinance amendment, would have things like a substation, things that would be, I guess, accessory to a solar facility, but it wouldn't be panels. Buffering would be part of ... it wouldn't necessarily have to be zoned for that. Or driveways would not be zoned for it. That's what they're saying they're going to clarify.

Stephen Berryman: Maybe the transmission lines.

Horace Wade:

The transmission lines wouldn't be part of that either, because what we allow now, we allow transmission lines, substations that aren't with solar facilities to locate on ...

Stephen Berryman: AR.

Horace Wade:

... AR zoned property. What they're trying to do is, can we specify this and just say let's not ... I guess, for them, they're feeling as it may or may not be unfair to them. So, they want to clarify.

Eddie Brock:

That was another thing, because a lot of them use a large acreage for the total project with the panels on just ...

Horace Wade: A smaller segment?

Eddie Brock:

... small things. But they've got retention ponds that they got on it. Just they had drainage or whatever bottoms in the land and everything. I think what they're trying to do is they don't want that to be considered the N1 district, but it's all inside the fenced in ...

Horace Wade:

Yeah. There are certain things ... I've created some maps, too, so that when we meet about it, we can discuss it and we actually can have this is what they're looking at, this is what they're trying to do. So, we have a full picture of what they're trying to do, trying to discuss, so that by the time we get to the planning commission, the actual full body planning commission, you all know how it's presented. They'll make a presentation as well, but I want to make sure that are planning commission understands what's really going on before it comes over to the public, because once its open to the public, they'll ask you questions. They're going to ask you questions because you are the recommending body to the board of supervisors. The public will ask you questions. Do you know what you're doing and what kind of? You're going to want to know what's going on too.

Stephen Berryman:

Well, just to follow up to that. I'd just advise y'all to get the information to us as soon as possible, not a few days before the meetings. That kind of stuff.

Horace Wade: Okay.

Diane Cheek:

Right. I mean, I've even talked to Mr. Brock about this before, and I know we can't meet as a body not in the public, but there needs to be more information that flows to this board before we can make the type of decision that we had to do on the previous solar farm.

Horace Wade: Okay.

Diane Cheek:

I don't know what the format is to do that, but just like Mr. Berryman said, even just at least giving it to us, the information that you just described, which I think would be really helpful.

Horace Wade:

Well, I did. It was given to you in your last packet.

Diane Cheek:

Okay. The clock is ticking then. You've given us information and we need to digest it. There's not going to be an opportunity to discuss it as a board. Is that right?

Horace Wade:

Here's a thought. I think this is going to go to your bylaws, where the bylaws can be very important. Other planning commissions have set up what's called a work session.

Diane Cheek: Right.

Horace Wade:

Work sessions typically ... The last locale I worked in in Prince George, they had their work session on a Monday and their planning commission meeting was on a Thursday. It gave time to actually ask staff questions and then also time to digest it and then come back. If those questions were answered, they at least had four days for staff to get back with them at that time, before they actually had the actual

Horace Wade:

public hearing with the public body to make a vote. That is something we possibly consider possibly doing here. Possibly maybe having a work session maybe, I don't necessarily know, a week before the public meeting, but definitely some time, several days before the actual public hearing to discuss some of those things.

Horace Wade:

If there's nothing to discuss, the work session could be canceled. If there's nothing to discuss. That would be up to ... I think that'd be up to the bylaws committee to make some recommendation. I'll make some recommendations for that for the bylaws committee, but that might be a way to address that, because I do understand when you receive something, you're looking at it for a public hearing, you're having to digest all that information at one time. And then not having ... you're asking questions about things and not able to digest it. It is very difficult having to make a decision on that date of do you say, "Hey, let's table this," or you put yourself in a particular situation by saying yay or nay to forward onto the board for whatever way it goes. I do understand that situation that that puts you as a body in.

Stephen Berryman:

I know you said you sent it out in the last packet. You're talking about that email?

Horace Wade: Which one?

Stephen Berryman:

Well, I thought maybe you were talking about the map sheet you were talking about somebody had drawn up. I know one of the emails a week or so ago had some information in it. I like hard copies of stuff.

Horace Wade:

Okay. This past meeting, we didn't have much on the agenda, so we sent it via email.

Stephen Berryman:

Okay. It was the email where it informed us about the community meetings.

Horace Wade: Yes.

Stephen Berryman: That had kind of a larger attachment to it, I think.

Horace Wade: Okay.

Stephen Berryman:

Like I said, I just like to get stuff hard copy, because when you don't have internet, it's hard to get stuff and print it off.

Horace Wade:

Duly noted. Duly noted. I think the Loblolly one, you all have a thick packet of that information. That's a lot of information to digest. It will take longer than a week to digest it before. But you all do have that material now, so if you get back home and say, "Okay, let me go jump into that one real quick," you've got a little bit of time because the public hearing's not going to happen until at least September.

Stephen Berryman:

How do we know if they're making changes to things after we receive ...?

Horace Wade:

You don't know yet. Right now, you have what I have, what they've given the county. They probably will change some things, especially when we have it reviewed by technical ... by our engineering firm. Once we do get some changes, we will give you the changes. That might be one of the things of kind of how, "This is the change," because you can't go over it really fast. It's a lot of material.

Stephen Berryman: Right.

Horace Wade:

Yeah. It is a lot to digest, especially when you have, I think it's five public hearings all for the same project. That in and of itself just tells you the magnitude of what you're dealing with.

Diane Cheek:

Just to confirm, we received that package in the mail, right, that you're talking about. In the regular snail mail.

Horace Wade: It might.

Horace Wade: It was hand-delivered.

Diane Cheek: I'm sorry, I couldn't hear. Everybody's talking.

Horace Wade: It was hand-delivered.

Diane Cheek: It was hand-delivered, right. Francis came to the house.

Horace Wade: Yes.

Diane Cheek: Right. Okay.

Stephen Berryman:

But there was something else in that email with the community meetings, wasn't there?

Horace Wade: This past week?

Stephen Berryman: Last week.

Horace Wade:

Last week? Yeah, last Monday I sent two community meetings. There was one that was this past Wednesday and then one is this upcoming Thursday.

Stephen Berryman: Right. But was it an attachment in that pertaining to ...?

Horace Wade:

It was an attachment. It was five pages. We can't even, at this time, they've protected it. They sent it to us. It's protected so we can't print it. We can't print that document out.

Stephen Berryman: Okay.

Horace Wade: Yeah, unfortunately, we can't, but it is on our website.

Stephen Berryman: Okay.

Horace Wade: You can look at front page. It's on our website as well.

Stephen Berryman: Okay.

Horace Wade:

But yeah, that meeting, I'm not so sure as staff about that particular project. It is right across the street from ...

Stephen Berryman: That's right, it was Bacon's Castle.

Horace Wade:

... Bacon's Castle, as well as there's no mature vegetation right across the street there either. As staff, right off the bat, it's two things that aren't meeting the comprehensive plan. There's kind of two strikes against that project already before they even bring it to this body or even apply for it. Let the applicant know. I believe they did meet with Ms. Lyttle and Mr. Brock ahead of time. So, they kind of let them know there's a historic property right across the street. I think Mr. Brock and Ms. Lyttle even said that whole area right there was part of Bacon's Castle as well. It was one of those things that they're going to have to address if they want to bring it forward. They already know.

Eddie Brock:

One thing that they had on that; they had going into the project down past ... on 617 down past Miss Rickmond house. Right across from y'all's driveway going into the back way. My comment was, "Well, why don't you do it on 650? There's already a right-away to get to the farm through the woods on the back side. 650 one of the ... " It's like they never even thought of that. They didn't ride down around. When they pictured what they were going to do, they pictured to put it going that way. I have a reasoning why they didn't put it on 650. They agreed to change that right off the bat from it. It's little things like that. We'd have never known it or wouldn't have discussed it until we got to the public hearing.

Horace Wade: Yeah.

Eddie Brock:

You hope, like Mr. Wade's saying, these community meetings, a lot of questions will be brought up that they can answer. The general public probably don't want to hear the technical part of it that we get. I mean, they don't need to cut it all out, but they can trim that down and then just answer the questions that the public gives them, or their concerns so they can be addressing them before they even come to us and have that taken care of.

Horace Wade:

Just to expand upon that. That's one of the things that I've told the applicant, Loblolly, is, "Okay, you turn your information in. One of the last things we're going to need from you before your application is complete is the concerns of the community and how you've addressed them." That's one of the things that makes it easier for you all to look at and say, "Okay. Did you do everything that you said? Did you attempt it?" Some of the things they're not going to be able to address. Some people say, "I don't want

Horace Wade:

solar at all," you're not going to be able to address that. That's just one example of how you're not going to be able to address a particular concern.

But if it is, "I don't think solar should be here because of X, Y, Z reasons," then they need to be able to address, "Okay, well, we are going to provide extra buffering," or, "We're not going to put it this particular area here, but it's going to be about, I don't know, 500, 1,000 feet from this area over here because of these protected wetlands," or whatever it might be. Just show us how you're addressing the concerns of the community. That's one of the ways to help themselves, as well as help the planning commission make the decision.

Diane Cheek:

Does your office give recommendations about how they support the comprehensive plan the county has put together? See what I'm saying? There's a comprehensive plan that talks about where we're going as a county. Solar farms fit into that somehow. Do you do an assessment of that ...

Horace Wade: Yes.

Diane Cheek: ... and provide your recommendation? Is that part of your recommendation to the board?

Horace Wade: Yes.

Diane Cheek: Okay.

Horace Wade:

That would be part of it. For me, I would give a technical review of it. We're asking our engineering firm to review the technical aspects of the application. We actually, as staff, we look at what the goals of the comprehensive plan are, what the current ordinances are. Do they meet the current ordinances? Does it mean the comprehensive plan goals?

Diane Cheek: Right. Okay.

Horace Wade:

We evaluate it based upon what was already decided upon. If it does ... Sometimes there's a challenge because there may be certain goals it reach and certain other goals that it does not reach. That's our job to kind of say what those things are, pull those things out.

Diane Cheek:

You'll give that to us in the timeline up to before the public meeting? We'll get that assessment.

Horace Wade:

So typically, you will get that probably a week or so before. I try to give it out 10 days before the public meeting. One of the things that would be great to do is we did have a work session and I gave it to you probably a week before the work session. That would probably work best, if there was a work session, but I think we need to work on our bylaws to get there, to actually see how that could possibly work, and are we conflicting with any other meetings that are within the county that are around the same time. I don't know that we would be, but we need to check that out with our administrator's office.

Diane Cheek:

That would make a really good team effort if we were able to do that.

Horace Wade: We'll look at it. We'll look at that.

Diane Cheek: Thank you.

Eddie Brock:

What's the logistics, I guess, if we had the work session and we get paid \$75. Is that for everything, we meet five times a month? You know what I'm saying?

Horace Wade: I get what you're saying.

Eddie Brock:

Because some people might say, "Well, I'm meeting another night, with all the other stuff I've got going on in that world." Does that have to be approved by the ...

Horace Wade:

It's every meeting, if I recall correctly. That's one of the reasons that the commission decided that if there was no business, we would not meet because there's, what, 7 or \$800 expense?

Eddie Brock: Right.

Horace Wade:

If every commissioner showed up. That's, again, one of the reasons why the commission decided not to meet when there's no business. There are some things I can explore, I can see what it specifically says as far as per week, per month. Is it that if you have a work session, you get paid twice if you go to both? If you had a work session and an actual public meeting, would that be twice? There is, I guess, a fiscal question about that too. We'll check on those things.

Stephen Berryman:

The work session would probably just be, I mean, if it's something big, I mean, something like this, something like a regular small CPU for something like a driveway, I mean, or some event.

Horace Wade:

It might be one of those things too that if we do have that, the subcommittee for zoning, because they're supposed to be reviewing all the CPs and rezoning, I think would take that recommendation. Maybe we have that in the bylaws, a recommendation from whatever subcommittee that we have, whatever projects are coming from that subcommittee, maybe if they recommend it, they make a recommendation that it goes towards a work session before ... maybe we take that. I'm kind of thinking on the fly here. But it sounds like if there's something that the zoning group says, I think this is straightforward. I don't see any reason to have one. Then maybe we don't have that based upon the recommendation of the committee. But if some reason they're like, "This might be a little bit tricky," then we can do that.

Again, I'm thinking on the fly here. I think it might be put in the bylaws for us to consider. We're not there yet. There's a lot of thoughts in the air. I think for a lot of you all, you probably have thoughts in your heads too about you'd like to see that work out.

Eddie Brock:

Thank you. While he's there, is there any other questions for Mr. Wade from the commission? If not, do the commissioners have any other questions or comments before we entertain and adjournment?

Diane Cheek: I do. I know you find that as a surprise.

Eddie Brock: All right.

Diane Cheek:

I wasn't at the last meeting. I apologize. But I'm here tonight. How is that you get on these subcommittees?

Eddie Brock:

Well, I guess I can answer that question. The other night when we did the subcommittees, we took people that were present at the meeting, because it was kind of asked. We put three people on each committee, the two committees that we established there at our last meeting. So, if there's some that I guess if you're interested in being on, or all of them ... I don't know who wants that job. Anyway, we can ... somebody wants to ... Typically, three people can do it. If you get four or five, then we could be there all night long. Not that that's a bad thing, but it's kind of like hopefully that we've got an idea which way we're going or how we wanted to address these things with the help of staff.

Horace Wade: Yeah. The subcommittees, they're in the bylaws. Not all of them are full yet.

Diane Cheek:

Could you tell me quickly what page they're on? The land use committee. The subdivision committee. Zoning committee. Comprehensive plan committee. We have three members for all of those, and I'm not on any of them, so I would love to volunteer.

Horace Wade: Are you talking about for all of the ones you mentioned?

Diane Cheek:

No. I don't want to volunteer on all of them. I know Mr. Brock would be very excited about that. I think the zoning committee, if that's dealing with the solar farms ... is that going to be dealing with the solar farms? Going to report back about that?

Horace Wade:

Yes. The zoning committee would review any rezoning and conditional use permits.

Diane Cheek:

Okay. I'll even waive my \$75 an hour fee if that is amenable to everyone, but I would like to be added to that committee. Do y'all have to vote or second that?

Eddie Brock: I don't know. I mean ...

Horace Wade: I think you'd have to appoint.

Eddie Brock: I'll add Miss Cheek to the zoning committee.

Diane Cheek:

Okay. Since I take a particular interest in the bylaws, is it possible I could be added to that committee?

Eddie Brock: Who's on the bylaws? Because I'm not on the bylaws, I don't think.

Earl Newby: It says here Mr. Wooden.

Eddie Brock:

Okay. So, Miss Cheek, Mr. Wooden, Mr. Newby. Miss Cheek, you want to be on the ...

Diane Cheek:

I'd be glad to help the bylaw committee and the zonings. Since I wasn't able to be here at the meeting last time, I'm sorry that I've had to bring this up behind.

Eddie Brock: Okay.

Board Member: It's in the minutes.

Horace Wade: It's in the minutes from the last meeting.

Eddie Brock:

All right. So, we're going to add Miss Cheek to the zoning committee and the bylaws.

Diane Cheek: Thank you.

Horace Wade:

... right now. It looks you did use some type of formal vote. I think you said all those in favor say aye.

Eddie Brock: Right.

Horace Wade: So, if you want to do the same thing here just to make it consistent.

Eddie Brock: Okay. All those in favor Miss Cheek being on the bylaws committee, signify by saying aye.

Commissions: Aye.

Eddie Brock:

Also, on the zoning committee, signify by saying aye.

Commissioners: Aye.

Eddie Brock:

All right. So, any questions for Mr. Wade? If I'm hearing none, we had no public comments, I'll entertain an adjournment.

Board Members: So, moved.

Eddie Brock: August the ... The last one, there's five Mondays in August.

Horace Wade: It's the fourth Monday.

Eddie Brock: 23rd. August 23rd. Motion to adjourn to August 23rd. Is there a second?

Stephen Berryman: It was.

Eddie Brock: Properly moved and second. All those in favor, signify by saying aye.

Commissioners: Aye.

Judy Lyttle: Question.

Eddie Brock: Yes, ma'am, Ms. Lyttle.

Judy Lyttle: Do we have any business, Mr. Wade?

Horace Wade:

Not at this time. I do think that if we don't have any business, it would probably be an opportune time for the zoning and the bylaws committee to possibly meet to discuss some business, depending on your availability. It might be beneficial to meet another time earlier than the meeting, depending on when we get some information back from Loblolly. Right now, we haven't received anything yet, so it's kind of hard to schedule to talk about something that we haven't received the full rest of the package or any comments back from our technical review firm, our engineers yet. I do imagine by the time that that Monday rolls around, we probably would have some material. I'd love to see you all have the material in advance to look at, to digest before we actually meet in person, even if it's just for the subcommittees.

Horace Wade:

As far as the planning commission meeting, we don't have any new business. Frankly, the unfinished business, the bylaws won't come back up again until after the bylaws committee has made a recommendation anyway.

I don't think that's going to be done by August. I'd love to meet with the bylaws committee probably at least maybe two, three weeks from now to kind of go over some things. And maybe if we can meet again, meet on the scheduled night for planning commission. Unless you all want to meet another time or another place. We can work those arrangements out.

Judy Lyttle:

Our motion would be for that date if we have business to attend to. But if we don't, then we just won't meet. I would just amend your ...

Horace Wade: If we have business.

Judy Lyttle:

If we have business, we'll meet on August 23rd for the full committee commissioners meeting. But if we don't, then we ...

Horace Wade:

Yeah. We can use that time to meet. If those people that are going to be here for the bylaws or zoning, they can probably use that same time to meet if everybody's going to be available.

Stephen Berryman:

Just to be clear, the subcommittee meetings have to be open to the public.

Horace Wade: They do.

Stephen Berryman: How far in advance does that have to be?

Horace Wade: At least five days.

Stephen Berryman: Five days?

Horace Wade:

That's my understanding, at least five days. I can't say, "Hey, tomorrow we're going to meet." It's not enough advance notice up there.

Diane Cheek:

Does that just come out through your Surry County announcement site?

Horace Wade:

Yeah. We wouldn't do an announcement. I would meet with the county administrator, just tell her, "Hey, I have this coming up meeting." It's a public meeting.

Diane Cheek: Oh, okay.

Horace Wade:

That's basically the way we do it. Just making sure we're trying to be transparent.

Diane Cheek: Right.

Horace Wade:

Supposed to be transparent government. Just making sure we're meeting those goals.

Diane Cheek:

Right. I just didn't know if publishing it on the website qualifies for notice. You don't have to put in the paper and all that.

Horace Wade:

Yeah. I think just put it on the website somehow, some way.

Diane Cheek: Okay.

Horace Wade: If we put it on social media, that way as well too.

Diane Cheek: Right.

Horace Wade:

Typically, if you have three or more people from a public body, it is considered a public meeting. If you just have two, let's say there's you and someone else just meeting with me on something, it doesn't have to be a public meeting. It can just be a meeting that we meet about certain things. That may be something that we do, I guess, to work on ... because sometimes we necessarily have the availability to have a special-called meeting. And maybe there are certain elements of a zoning if example from the zoning side. We have four people working in zoning. It might just be two people are working with me on this particular agenda item. And then the next month, instead of having an overload of people with the same material, kind of split items up. You kind of go over it that way.

It also helps it out so that if tomorrow, Mr. Berryman, and Mr. Brock, they want to meet with me about something, they had availability to talk to me about something, we don't have to go schedule a public meeting to discuss something that I just got feedback from, I get it right now, and they're available. We could do that. There's different ways we can do that, they're just part of ... they're going to be the body that helps recommend to the planning commission I just would like to meet with each of those groups together so we can work on something. How are we going to treat this certain type of cases coming forward with the bylaws, we'll figure that part out. We'll figure that part out.

Diane Cheek:

I have one more question, sorry guys. I know you're about ready to go. The secretary for this board, who is the secretary?

Horace Wade: I'm officially the secretary.

Diane Cheek: You are? Okay. Okay.

Horace Wade: Miss Regina, she's the clerk. She would be considered the clerk.

Diane Cheek: Right. I think they're recorded, right?

Horace Wade: We are recorded.

Diane Cheek: Right. Okay.

Horace Wade:

Yes, ma'am. The minutes are there for you. But yeah, I'm considered the secretary of the planning commission.

Diane Cheek: Okay. Thank you.

Eddie Brock:

That's like when I asked if there's any corrections to the minutes or whatever before we accept them, that's your time, not yours, Miss Cheek, but everybody's, the commission's time to see if there's any corrections or note corrections and stuff. They've been coming pretty well the last year or so.

Horace Wade:

Just from a staff side, it may be helpful too if you notice certain changes that need to be changed, it may be helpful for you to send it to us in advance.

Diane Cheek: Right.

Horace Wade:

It does help move the process along. And then when it comes down to it, we can present those changes at the planning commission meeting so that you don't have to worry about we're going to strike this, strike that. You actually know, hey, these are the revised changes, if there are any. That's helpful for staff. It's helpful for us, because we're going to have to change it anyway, so if we change it upfront and you guys see upfront, it's done.

Diane Cheek: That sounds good.

Eddie Brock:

No other questions, I'll adjourn the meeting then until August 23rd, if we have agendas. Okay. Don't forget your pay stubs.