



Surry County
Department of Planning & Community Development
P.O. Box 357
45 School Street
Surry, Virginia 23883
757-294-5210

AGENDA

Planning Commission – November 25, 2024

CALL TO ORDER AT 7:00 P.M.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL / DETERMINATION OF QUORUM

Eddie Brock, Chair	Carmen D. Judkins
Giron Wooden, Jr., Vice-Chair	Theodore Lunsford
Stephen Berryman	Breyon Pierce
Dianne Cheek	Earl Newby, Sr.
David Coggin	William Seward, IV
Thomas Hardy	

III. ADOPTION OF MEETING AGENDA

IV. CONSENT ITEMS

1. Disposition of Minutes
 - a. January 29, 2024
 - b. October 28, 2024

V. OLD BUSINESS

PC Ordinance Amendment 2024-02: The Planning Commission will consider and intends to take action on the adoption of amendments to the Solar Energy Ordinance adopted on December 6, 2018 but erroneously placed within Chapter 10, Environment, Article IV, of the Surry County General Ordinances, and codify the ordinance into the Surry County Zoning Ordinance by amending Article I, General Provisions, Article II – Definitions and Uses, Article III - Zoning Districts and Boundaries, and Article IV – Supplementary Regulations to incorporate and update language regarding application requirements, new use type descriptions, location requirements, and performance standards for solar energy facilities.

VI. **NEW BUSINESS – PUBLIC HEARINGS**

Conditional Use Permit No. 2024-01 The Applicant, Sycamore Cross Solar, LLC, seeks a conditional use permit for a solar generation facility in Surry County. The project will span six parcels (60-1-1, 60-9, 60-17, 61-2, 61-3, 61-4) zoned M-1, Light Industrial, within Surry County and will be located along Mill Swamp Road (SR 623), Mullet Drive (SR 684), and Beechland Road (SR 626), south of White Marsh Road (SR 617). The proposed conditional use permit is part of a solar energy generation facility project to produce 240 megawatts in Surry County and Isle of Wight County. Within Surry County, the project arrays will be developed on three parcels (60-9, 60-17, and 61-3) totaling 806 acres, of which approximately 125 acres will be fenced arrays. Parcels 60-1, 61-2, and 61-4 will be easement only parcels and will contain medium voltage utility corridors. The Comprehensive Plan Map indicates that the project parcels are suitable for General Industrial Use.

VII. **PUBLIC COMMENTS**

VIII. **COMMITTEE UPDATES**

IX. **PC SECRETARY COMMUNICATIONS**

X. **ADJOURNMENT**