



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

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**AGENDA**

Planning Commission – June 23, 2025

**CALL TO ORDER AT 6:00 P.M.**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL / DETERMINATION OF QUORUM**

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

**III. ADOPTION OF MEETING AGENDA**

**IV. CONSENT ITEMS**

1. Disposition of Minutes
  - a. May 19, 2025

**V. OLD BUSINESS**

1. **Spratley Mill Subdivision Preliminary Plat by Emerson Ventures LLC – 32 Lot Subdivision on 97.34 Acres**

**VI. NEW BUSINESS – PUBLIC HEARING (6:30 P.M.)**

**1. Conditional Use Permit No. 2025-01**

The Applicant, Bear Island Battery Storage LLC, seeks a Conditional Use Permit for a Battery Energy Storage System, and Utility Service/Major for an associated switchyard and substation, as permitted by Article III, Section 3-302, Permitted Uses, subsection (C) of the Surry County Zoning Ordinance. The subject property, Tax Map Parcel No. 54-1, is a 416-acre parcel zoned A-R, Agricultural-Rural, located in the Bacon's Castle District on White Marsh Road (SR 617), south of Colonial Trail East (SR 10). The proposed conditional use permit will allow the Applicant to build a 89-megawatt battery energy storage system and utility switchyard on 32.5 acres in the interior of this

site. The Comprehensive Plan Map indicates that the project parcel is suitable for Rural Preservation.

**VII. NEW BUSINESS**

**1. Substantial Accord Determination 2025-01**

Bear Island Battery Storage LLC seeks a determination that the proposed Battery Energy Storage System and associated switchyard and substation are substantially in accordance with the Surry County Comprehensive Plan.

**VIII. PUBLIC COMMENTS**

**IX. COMMITTEE UPDATES**

**X. PC SECRETARY COMMUNICATIONS**

**XI. ADJOURNMENT**