

**RICHMOND COUNTY PLANNING COMMISSION
MEETING MINUTES**

May 6, 2019

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, May 6, 2019, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Rick Cox
Brian Mothershead
Walter Ball
Glenn Bowen
J. R. Fidler
Darnell Clayton
Cassandra Jackson

Members Absent:

Harry Smith, Jr.
John W. Lewis
Marion Packett

Also present:

Hope Mothershead
Liz Hylan
Greg White, NNEC

CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

Glenn Bowen called the meeting to order at 7:00 p.m. Chairperson Bowen gave the invocation and Mr. Cox led everyone in the Pledge of Allegiance.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES – APRIL 8, 2019 MEETING

Glenn Bowen asked if there were any additions or corrections to the minutes from the April 8, 2019 meeting. Cassandra Jackson made a motion to approve the minutes. Darnell Clayton seconded the motion and they were approved unanimously.

SOLAR POWER FACILITY DISCUSSION

Mrs. Mothershead reviewed the proposed amendments to the Solar Power Facility portion of the Code of Ordinances.

Mr. White representing Northern Neck Electric Cooperative spoke to the commissioners about Solar Power Facilities.

Mr. White mentioned there has been an increase across the State of Virginia with Solar Power.

Mr. White mentioned these Solar Farms require ongoing Maintenance to keep them operational. Mr. White also mentioned they can have erosion issues and site issues with the tall grass and weeds.

Mr. Fidler presented examples from other localities of their decommission requirements.

Mr. Fidler suggested having everything broken down and in writing of what should and should not be done as far as the removal.

Mrs. Mothershead noted any landowner that goes into an agreement with a company to Construct the Solar Facility will need a decommission plan.

Mrs. Mothershead mentioned the project will have to come before the Planning Commission and then the Board before it is approved.

Mr. White noted he does not believe Decommission will be an issue.

Mr. Bowen suggested clarifying the decommission process saying to be completed no later than one year from the date.

Mrs. Mothershead discussed different megawatt options with the Commissioners.

After discussion the following changes were recommended:

(k) *Life of the project and final reclamation.*

1. Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including an agreement with the property owner that ensures proper final removal of power generating equipment. (Decommissioning and final land reclamation shall be completed no later than one (1) year from the date the facility ceases to generate electricity.)

2. If an entity purchases the property, an agreement must be signed with county officials that ensures proper decommissioning and removal of all equipment.

(1) *Reversion.*

~~1. If property is sold, transferred, or another lease assigned to another lease holder, the application shall revert back to both the Planning Commission and Board of Supervisors within 90 days in order for the use as a solar facility to continue.~~

~~2. No further public hearings shall be required, unless a specific change to the application is being pursued, and another special exception is being considered.~~

1. Permitted transfers of the special exception shall include the following:

- any transfer to a subsidiary, parent or other affiliate of the applicant or a successor to the applicant by merger or consolidation;

- any transfer to a public utility company or member owned electrical cooperative regulated by the Virginia State Corporation Commission, Division of Public Utility Regulation; and
- any transfer to a new entity, or its affiliates, with a cumulative total of 35 megawatts of electrical generation and/or storage assets that such entity currently operates or has constructed.

2. The permittee shall notify the County of any intent to sell or transfer ownership or operation of the facility. The original special exception shall transfer to the new owner/operator contingent upon the new owner/operator filing a letter of intent with the County to continue operation as a solar power facility.

Cassandra Jackson made a motion to accept the language as written and move forward with the public hearing on June 10, 2019 at 7:00 p.m. J.R. Fidler seconded the motion and the motion carried with a vote of 7-0 (*Rick Cox – yay; Darnell Clayton – yay; Brian Mothershead – yay; Walter Ball – yay; Glenn Bowen - yay; Cassandra Jackson – yay; J. R. Fidler – yay*).

OTHER BUSINESS

Mrs. Mothershead mentioned that Mr. Stoltzfus' sawmill project has been rezoned and is currently working on an E & S plan for the areas that are being disturbed.

Mrs. Mothershead noted there are signs placed around the County to alert citizens of the new Community in the area. Mrs. Mothershead mentioned there was a Facebook post made also alerting citizens.

Mrs. Mothershead reported the Anti- Litter event was very successful, wherein 300 bags were picked up and 14 teams participated.

ADJOURNMENT

There being no further business, Glenn Bowen adjourned the meeting.

Respectfully submitted,

Liz Hylan
Commission Secretary