

**RICHMOND COUNTY PLANNING COMMISSION
MEETING MINUTES**

June 10, 2019

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, June 10, 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
Harry Smith, Jr.
John W. Lewis
Marion James Packett

Members Absent:

Darnell Clayton
Cassandra Jackson

Also present:

Hope Mothershead
Liz Hylan

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. Fidler led everyone in the Pledge of Allegiance.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES – MAY 6, 2019 MEETING

Glenn Bowen asked if there were any additions or corrections to the minutes from the May 6, 2019 meeting. Walter Ball made a motion to approve the minutes. J.R. Fidler seconded the motion and they were approved unanimously.

PUBLIC HEARING- SOLAR POWER FACILITY

Mr. Bowen opened the floor to public comment.

Mr. Bowen closed public comment.

In accordance with section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to Section 15.2-2285 of the Code of Virginia, 1950 as amended, the Richmond County Planning Commission hereby gives notice that a Public Hearing will be held starting at 7:00 p.m., Monday June 10, 2019 in the Richmond County Circuit Court Room, 101 Court Circle, Warsaw, Virginia 22572 to receive public comment on proposed amendments to Section 157.110 (Solar Power Facility, Large Photovoltaic) of the Richmond County Code of Ordinances.

Mrs. Mothershead noted the Public Hearing has been advertised for two weeks in the newspaper to receive public comment on proposed amendments to section 157.110 Solar Power Facility, Large Photovoltaic of the Richmond County Code of Ordinances.

Mrs. Mothershead mentioned the two sections that have been reviewed for changes are the decommissioning section (k) and the reversion section.

Mrs. Mothershead noted the following changes in red:

(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.)

(l) *Reversion*

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 facility.

Mr. Bowen suggested changing “operates” to “operates(ed)”. This would include companies who operated facilities in the past.

Mrs. Mothershead asked for the Commissioners consensus to move forward with the final language and send to the Board of Supervisors for the July Meeting.

Mr. Cox asked what happens if the entity can’t meet the 35 megawatts. Mrs. Mothershead noted if any entity can’t meet the 35 megawatts it comes back before the Planning Commission.

Harry Smith, Jr. made a motion to send the final language with the recommended changes to the Board of Supervisors for approval. Walter Ball seconded the motion and the motion carried with a vote of 8-0 (*Rick Cox –aye; J.R. Fidler – aye; Glenn Bowen – aye; John W. Lewis –aye; Harry Smith, Jr. - aye; M. James Packett – aye; Brian Mothershead – aye; Walter Ball- aye*).

OTHER BUSINESS

Mrs. Mothershead noted there is a new Planning Commissioner Program starting in September and ending in December, and will be in Richmond.

Mrs. Mothershead noted the July meeting is pending and will keep the Commissioners updated.

ADJOURNMENT

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

Respectfully submitted,

Liz Hylan
Commission Secretary