

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

February 5, 2019

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, February 5, 2019, in the General District Courtroom, Chatham, Virginia. Mr. Motley, Chairman, called the meeting to order at approximately 7:00 p.m. Mr. Motley called the roll.

PRESENT

Richard Motley	Chatham-Blairs District
Timothy Dudley	Staunton River District
Morris Stowe	Tunstall District
Janet Mease	Callands-Gretna District
Colette Henderson	Banister District
H. F. Haymore, Jr.	Westover District
Brian Horne	Dan River District
Dr. Charles H. Miller, Jr.	Board of Supervisors Representative
Karen N. Hayes	Deputy Director of Community Development
Greg Sides	Assistant County Administrator
J. Vaden Hunt	County Attorney

HEARING OF THE CITIZENS

No citizens came forward to speak.

APPROVAL OF THE AGENDA

A motion was made by Mr. Stowe, seconded by Mr. Dudley, and by a unanimous vote, the agenda was approved as presented.

APPROVAL OF THE MINUTES

A motion was made by Mr. Dudley, seconded by Dr. Miller, and by a unanimous vote, the January 3, 2019, minutes were approved as presented.

CHAIRMAN'S REPORT

Mr. Motley welcomed Ms. Colette Henderson, who will serve as the new Banister Election District representative, to the Planning Commission meeting.

THE ZONING PRECEPTS WERE READ by Mr. Motley **TO OPEN THE PUBLIC HEARING** at approximately 7:05 p.m.

Case S-19-002, Maplewood Solar I, LLC - Mr. Motley opened the public hearing at 7:05 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Maplewood Solar I, LLC, had petitioned for a Special Use Permit on a total of 1,517.98 acres, twenty-two (22) parcels of land, located on Climax Road, Toshes Road, Anderson Mill Road, Snowberry Road, Throughway Road, Old Red Eye Road, Cooksburg Road, and Piney Road, in the Callands-Gretna Election District for a 120 megawatt solar energy facility. Attorney Jon Puvak with Gentry Locke, Patrick Buckley and David Savage with Open Road Renewables, LLC, and Rick Thomas with Timmons Group, were present to represent the petition. Mr. Puvak provided a brief overview of the proposed solar project and stated this project is similar to the other solar sites in the area, except this project is on a larger scale. The proposed conditions for the Maplewood Solar Project were also discussed. Following questioning from the Board members, the representatives discussed concerns of the citizens regarding landscaping and maintenance, decommissioning, community outreach, and benefits of the project. Brenda Brooks, Art Brunner, Lois Shelton, Stephanie Weiss, Kevin Owen, Donnie Moore, Kent Owen, Vickie Felts, Tim Smith, Charles Robertson, Stephen Thornton, Margaret Shelton, Stanley Shelton, and Beth Boles spoke during the meeting. The concerns of those who spoke in opposition to the petition included, but were not limited to, the following: risk of vandalism; huge risk to the water supply; visual impact to the community; loss of jobs; reduction of property values, etc. The comments of those who spoke in favor of the petition included, but were not limited to, the following: would provide revenue for the County; local jobs provided; educational benefits; environmentally safe - no pollution, dust, noise, or smell - would be a good neighbor; less soil erosion; clean energy, etc. Following questioning from the Board members, David Savage offered a rebuttal and addressed concerns regarding hazardous materials, water contamination and visual effects (landscaping). A visual of plant vegetation (trees) was then presented. Mr. Motley closed the public hearing at 8:41 p.m. A motion was made by Mrs. Mease, seconded by Mr. Haymore, to recommend to the Board of Zoning Appeals that the Special Use Permit request be **granted**. Motion passed unanimously.

This concludes the Special Use Permit case.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

The meeting was adjourned at approximately 8:50 p.m.

Richard G. Motley, Chairman

Kathy H. Belton, Clerk