

**Planning Commission  
County of Prince George, Virginia**

Regular Meeting  
November 17, 2016  
7:30 p.m.

County Administration Building, Boardroom, Third Floor  
6602 Court Drive, Prince George, Virginia 23875

**I. CALL TO ORDER**

Chairman Bresko called to order the Regular Meeting of the Prince George County Planning Commission on Thursday, November 17, 2016 at 7:30 p.m. in the Boardroom of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

**II. ATTENDANCE**

The following members responded to Roll Call:

Mr. Joe Simmons - Present  
Mr. James Easter - Present  
Mrs. Imogene Elder – Present  
Mr. Steve Brockwell - Absent  
Vice Chairman Clarence Joyner, Jr. - Present  
Chairman Alex Bresko, Jr. - Present  
Mr. Floyd Brown - Present

Also present were: Douglas Miles, Planning Manager and Chuck Brown, Office Associate II from Community Development – Planning Division.

**III. INVOCATION**

Mr. Simmons gave the Invocation.

**IV. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**

Vice Chairman led in the Pledge of Allegiance to the United States Flag.

**VI. APPROVAL OF MINUTES – October 27, 2016**

Upon a motion made by Mr. Brown and seconded by Mrs. Elder the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the Motion:

In Favor: (6) Elder, Brown, Joyner, Bresko, Easter, Simmons  
Opposed: (0) Absent: (1) Brockwell Abstain: (0)

**VII. PUBLIC COMMENTS**

At 7:33 p.m. Chairman Bresko opened the citizen comment period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward Chairman Bresko closed the public comment period at 7:34 p.m.

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS**

**Draft Solar Farm Siting Policy**

Mr. Miles provided the Planning Commissioners with a preliminary draft of the Solar Farm Siting policy that is similar to the Communication Tower siting policy. He explained that staff will look at application requirements once a site has been selected. He indicated that the site selections are done through studies on solar saturation. Mr. Miles explained that a request for a solar farm will be considered a Special Exception or Conditional use request and is not a by right use in any Zoning District.

Mr. Miles explained that Sun Energy 1 and New Energy Ventures are reviewing the draft solar power facility siting policy in order for the County to provide industry ideas and technical information. He indicated that we do not want the industry to drive our policy. Mr. Miles explained that the developers that are interested in building solar power generation facilities in the County want a solid policy in place with requirements that do not constantly change since there is a large amount of capital investment to site a solar power generation facility in a locality via the zoning process.

Mr. Miles indicated that the community meeting held by Sun Energy 1 for the Fort Powhatan site was very general and it touched on the basic solar panel installation and construction process for a solar facility. He thanked Chairman Bresko and Mr. Simmons for their attendance at the meeting along with Board Vice Chairman Jerry Skalsky.

Mr. Brown indicated that he realizes that the Comprehensive Plan has not anticipated solar facilities especially one so large as this one so how does Commission review a new Special Exception use request.

Mr. Miles explained that the County is in a neutral stage at that point and it was not clear at the current time what they were going to consider. He indicated that the Rives Road location is in the Planning Area where the County is calling for commercial uses. The Fort Powhatan location has agricultural, environmental, historical and transportation issues to be studied by the applicant's consultants and brought back to the community at a later date for their consideration in their due diligence study process.

Mr. Miles indicated that he was very concerned about road access and what will happen to Wards Creek Road and parts of Route 10 with the amount of heavy equipment traveling the roads. Mr. Miles explained that the applicant planned to bus employees to and from the site. He was concerned with the width of such vehicles that would be placed on roads that are not even wide enough to get farm equipment through much less city charter vehicles. He mentioned that Chairman Robertson or Vice Chairman Skalsky may attend a solar power generation facility workshop on Wednesday, November 30, 2016 in Emporia and take a bus tour in North Carolina to see facilities that have been built by solar operators.

Chairman Bresko asked if solar power generation facilities that feed into the grid will be a commercial business use like any other County business.

Mr. Miles explained that a Special Exception or Conditional Use Permit would be required similar to the site located at the Phillip Morris Plan site in Enon. He explained that this facility was built to support the Phillip Morris manufacturing facility located in Chesterfield County, Virginia.

Mr. Simmons indicated that the question asked about the solar power generation facility at the Fort Powhatan site being in compliance with the Comprehensive Plan does not negate the need for having the solar power generation facility siting policy and possible Plan amendments.

Mr. Miles indicated that he was correct and that staff was styling the policy to be applicable for all sized facilities and it will be a document that is used just like the tower siting policy that has been used over the past twenty (20) to twenty-five (25) years. He explained that this new policy will be in effect for the same amount of time if not longer for the solar siting requirements as we need to stay focused on the long term future goal.

Mr. Simmons asked if the time to raise questions or issues about the solar power facility site was going to be when a developer requested a Special Exception through our regular Public Hearing process with the public

Mr. Miles explained that this was only a policy and once it was adopted an Ordinance Amendment would have to be written to put it into the Zoning Ordinance to allow for developers to apply for land use approval. He stated that now there is no a mechanism within the A-1 and R-A to ask for a solar facility. He mentioned that the Dominion Power sub-station facility could be requested through a Special Exception. He indicated that what needs to happen is that we need to create a Special Exception category in the Zoning Ordinance to permit the requested land use and not try to "fit" it into the existing zoning ordinance requirements for the long term approval.

Mr. Easter asked if we were generating the Ordinance first then the policy or both at the same time as I was not on the Commission when we did the original tower siting policy guidelines.

Mr. Miles explained that normally a policy is generated in order to study a new land use similar to a white paper or an in depth analysis document.

Mr. Easter asked if the Planning Commission was developing the Ordinance first then the policy.

Mr. Miles indicated that we are doing the policy first at this point in time.

He indicated that in general the Board is interested in adopting a Zoning Ordinance Amendment and that is what they are tasking you as their Planning Commission to do along with County staff. He mentioned that it will be worked on at the December work session through the additional example documents and a PowerPoint presentation and online videos.

Mr. Bresko indicated that the first thing we are determining is the policy, then draft the Ordinance, and then the hold public hearing to determine if we want the Ordinance or not.

Mr. Miles indicated that he was correct and that once the Ordinance is adopted then the applicants can come forward to file for a Special Exception requests through the regular Public Hearing approval stage.

Mr. Joyner indicated that this is not something that is going to happen three (3) to six (6) months from now but be studied further as a new use.

Mr. Miles stated that was what we heard at the Community Meeting on Tuesday night at the Burrowsville Community Center. They plan to do all required and other optional studies as needed prior to filing for the use.

Mr. Simmons indicated that it seems to him that we are getting the cart before the horse. He added that if we have to revise the Ordinance in order to be able to do this, he asked, isn't that what we should be working on or am I missing something in the planning process for these new uses.

Mr. Miles responded not yet, we want to find out in the siting policy what designs requirements the Planning Commission wants in the Ordinance which will be sent to the Board of Supervisors in the closing annual report.

Mr. Miles said most likely however, we need to approach this as though there were no applicants. He asked the Planning Commission to not be driven by a small or large solar power station and that we need to focus on a policy to prepare for whatever development we may be faced with 20 to 30 years or more into the future in the County. This is your opportunity to create quality design standards for our community. He explained that we are here to protect the citizens of the County and their rights and to bring business into the community to help become greener in energy policies.

Mr. Joyner asked for the status of the solar power generation facility on Rives Road and should they be waiting in the process for an approval.

Mr. Miles stated that the new site on Rives Road is part of the twenty (20) statewide sites that Dominion Power asked for and New Energy Ventures are also working on solar facilities in Isle of Wight, Lousia and Powhatan.

**X. COMMUNICATIONS**

Mr. Miles indicated that the Board of Zoning Appeals Regular Meeting for November 28, 2016 was cancelled due to a lack of any BZA docket items.

Mr. Miles indicated that the Board of Supervisor's Meeting Re-Cap Sheet was provided for the meeting on November 9, 2016 where both Jefferson Pointe Apartments Conditional Rezoning request and their Zoning Amendment request were approved. Mr. Miles explained that the Board of Supervisors had concerns about accepting the money for Beasley Elementary School.

Therefore, the applicant's attorney worked with the School Board and came up with an option to make improvements at the High School. Mr. Miles indicated that were heat and boiler upgrades that needed to be completed. Mr. Miles indicated that Derrick Johnson, Timmons Group will be filing the site plan for the new apartment buildings and clubhouse soon.

Mr. Miles indicated that Chairman Bresko and Mrs. Jean Elder were being considered for reappointment by the Board of Supervisors on Tuesday, November 29, 2016 for new four year terms serving on the Commission.

He mentioned that the Board of Supervisors were considering appointing and reappointing citizen members for the CIP Committee. He explained that Mr. Don Vtipil has agreed to be reappointed as well as Mr. Andy Petik and Mr. Larry Barnett who is present tonight would be considered as well.

**XI. ADJOURNMENT**

A Motion was made by Mr. Simmons, seconded by Mr. Easter to adjourn the Planning Commission Meeting at 8:10 p.m. until Monday, December 12, 2016 at 6:30 p.m. in the Planning Conference Room. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Joyner, Brown, Elder, Easter, Simmons, Bresko

Opposed: (0) Absent: (1) Brockwell Abstain: (0)