At a regular meeting of the Buckingham County Planning Commission held on Monday, June 26, 2017 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Alice T. Gormus, Chairman; John E. Bickford, Vice-Chair; Patrick Bowe; Sammy Smith and Danny R. Allen, Board of Supervisors’ representative. Also present were Rebecca S. Cobb, Zoning Administrator and E.M. Wright, Jr., County Attorney. Royce Charlton, III, James D. Crews and Chet Maxey were absent.

**Re: Call to Order, Invocation and Pledge of Allegiance**

Chairman Gormus called the meeting to order and Supervisor Allen gave the invocation. Vice-Chair Bickford led the Pledge of Allegiance and it was said by all who were in attendance.

**Re: Quorum Present**

Chairman Gormus certified there was a quorum – five of eight members were present. The meeting could continue.

**Re: Adoption of Agenda**

Gormus: Ms. Cobb is there any change to the agenda?

Cobb: Yes there is one change under #6 New Business item B is the continued Telecommunications Tower 17-SUP243. That applicant has reached out to me and also to CityScape and said that they would like to kinda still pause on their request. They are planning a conference call with CityScape at the end of this week and they wanted to have that happen before this moves forward. So they have requested that we hold off on that and not discuss that tonight.

Gormus: Ok.

Smith: Does she need a motion on that?

Cobb: The…

Allen: So moved with the changes.
Smith:  Second.

Gormus:  Thank you. Ok and we will vote.

*Supervisor Allen moved, Commissioner Smith seconded and was unanimously carried by the Commission to approve the agenda with the change of #6B being removed.*

Gormus:  And that passes with that change.

**Re: Approval of Minutes – May 15, 2017 Work Session**

Gormus:  We have minutes for work session 5/15.

Smith:  Move to approve.

Bowe:  Second.

Gormus:  Thank you and seconded and we will vote.

*Commissioner Smith moved, Commissioner Bowe seconded and was unanimously carried by the Commission to approve the minutes of May 15, 2017 work session as presented.*

Gormus:  And that passes.

**Re: Approval of Minutes – May 22, 2017 Regular Meeting**

Gormus:  And we have minutes for 5/22 regular meeting.

Allen:  So moved.

Bowe:  Seconded.

Gormus:  Thank you and we will vote.

*Supervisor Allen moved, Commissioner Bowe seconded and was unanimously carried by the Commission to approve the minutes of May 22, 2017 regular meeting as presented.*

Gormus:  And that passes.

**Re: Public Comment**
Gormus: Now we come to the time in our meeting for public comment. This is for anything that does not have an already scheduled public hearing on it. You have 3 minutes if you have signed up to speak. Do we have sign ups?

Cobb: Yes we have Kenda Hanuman and then Quinn Robinson.

Gormus: Ok Kenda. And just so you know we cannot converse back and forth. We can only listen.

Kenda Hanuman: That’s alright. Thank you for hearing me tonight and I’m from District 5. And I had given personal invitations to all last week at your session as per Ms. Carter’s suggestion that you needed personal invitations for anything that I wanted a R.S.V.P. from. I’ve heard from Mr. Smith. In my letter it said David Holub a past Buckingham County resident is willing to come speak with you privately about what to expect from pipeline crews. With David’s 38 years of experience as a pipeline welder and foreman he may be able to clarify questions for the Supervisors and Commissioners. And then I asked if you’d R.S.V.P. Mr. Smith and David Holub are supposed to be in touch over the phone. I haven’t heard from anyone else. I would like to give the letters to the Board of Supervisors but I haven’t seen them to do that. So I’m just very interested in what you have planned for the temporary RV Park and campground. Thank you.

Gormus: Thank you. Ok next Mr. Robinson.

Quinn Robinson: Thank you. Name is Quinn Robinson. I live in District 4 out in Andersonville. And I basically wanted some background if possible…I cannot hear you folks and I was here during the May meetings and I believe I heard something that the various solar projects that are now being operated by Dominion are going to be dedicated or mostly dedicated to supply electricity to Amazon. Is that correct? I haven’t had any opportunity to…I was out of the county and I haven’t had any opportunity to approach the zoning office about this matter. But the defect on my knowledge is based on not being able to hear clearly I was hoping for a little clarification. Anyway thank you and we still have Paris. Thank you.

Gormus: Ok thank you. No one else is signed up so we will close that time.

Re: Old Business – Public Hearing-Buckingham II Solar 17-SUP245

Gormus: Moves us on to Old Business. Have a public hearing for the solar.

Cobb: Yes this is case 17-SUP245. Owners Robert & Lillian Johansen, Katherine J. Firestone Living Trust, Ryan D. Johnson, Blue Rock Resources. Applicant is Buckingham II Solar LLC. Tax Maps 153-33, 153-31, 164-3C, 153-38 & 153-37 containing approximately 470 acres on
High Rock Road and E. James Anderson Hwy. The property is zoned Agriculture (A-1) and they are requesting a Special Use Permit for the purpose of installing and operating a solar energy facility. The applicant is here and does have a presentation and is ready to answer any questions that you may have.

Gormus: Alright thanks ma’am. If the applicant could come forward and present please.

Matthew Meares: Yes ma’am. Matthew Meares from…

Smith: Say again. Pull the mic towards you.

Meares: Matthew Meares from Henrico County. Hopefully you all can see that. Thank you for your time this evening. I’m here to present on the Buckingham II Solar Project. And there it goes. Alright Virginia Solar, we are the developer of the Buckingham II Solar Project. We are a privately owned company based in Richmond Virginia and our one and only focus is to develop solar projects throughout the Commonwealth of Virginia. Thus far we have developed 6 projects in the Commonwealth one of which is in your county. To answer the question that was just asked of you yes that particular project is having its power sold to Amazon Web Services as well as three of our other projects also are selling the power to Amazon Web Services. We sold those projects to Dominion actually I guess it was announced late last year is when that was announced. And in addition we have sold two other projects to the regulated side of Dominion one of which is now selling its power to the University of Virginia. It’s called the UVA Hollyfield Project. So thus far we have received…we have two additional conditional use permits for projects that we have not yet sold. One is in Louisa County and one is in the town of Mt. Jackson. And to date we have 4 out of 9 of the state permits ever received for the development of solar projects in the Commonwealth of Virginia. This is just some pictures of our Scott I Project. This is a project we sold to Dominion in September of 2015. We…this project was placed in operation this past December. It is located down in Powhatan County. Real simply how solar works. You know we’re basically generating power from the solar panels. That panel flows through an inverter. The inverter changes it from DC to AC power. And then it goes through a meter and onto the grid. In our case the power flows onto the grid. And then for example, our first project that power is then being sold. As soon as it reaches the grid it’s being sold to Amazon Web Services even though they don’t have facilities here they basically wheel…it’s called wheeling the power from here to their load centers, their data centers. And I mean the laws of physics tell you though the power itself flows locally but it’s just offsetting commercially the power their using somewhere else. Why are we here? I know we’ve been here before two years ago. Same story as before. Solar is becoming economically competitive in Virginia. We’ve managed to get stuff done here now. We’ve basically and more importantly Dominion has stated they intend to build 240 MW worth of solar a year starting in 2019. I hope they do and I think we all hope they do. And we just want to make sure that Buckingham County can get some of that. And Virginia is located as the southernmost point what’s called PJM, which is the wholesale electrical grid, and that allows us to sell power further
north and be very competitive because as we all know the further south you go generally speaking the more sunlight you get. So that allows us to be more competitive with other jurisdictions to the north of us. Why are we here in Buckingham? That’s pretty…again the simple answer the available electrical infrastructure is here. The Buckingham substation allows us to inter-connect very feasibly. We are familiar with your permitting process. We’ve been through it once before and it’s in compliance with your Comprehensive Plan as a general statement. One question we were asked last time we were here was why don’t you put a bunch of solar panels on houses as opposed to building a utility scale solar project? So I want to address that question in several different ways. First is a scale question or just a size question. So I basically looked up and according to the census there are 7,314 housing units in Buckingham County. Based on the average size of a solar facility in the United States is 5 KW what’s going on residents. That basically came out to be 36 MW worth of solar. You know you compare that to you know our first project was 20 MW. Actually if you measure in DC terms actually 28 MW. And our second project that we’re proposing here tonight will also be 28 MWdc, 20 MW AC. So from a conceptual standpoint just utility scale for residential just allows you to get so much more power at one place efficiently. Next part is construction cost. That reflected in the economics. The average cost for building a residential solar facility in the Commonwealth is roughly $3.00 per KW. You know for a…the question for us we’re less than a dollar per watt DC. These are all in DC because just forgive me this is how our industry thinks. So we’re less than a third of the cost. And then if we start talking about the soft cost, you know getting all your permits, getting all your building and plans we’d probably drive the building department crazy if we tried to do all 7,000 of them. The soft costs are just so much higher that we get to do 20 MW all at once versus trying to do all these 7,000 permits. Not to mention most of the private housing units is going to be shaded so you wouldn’t be able to actually put solar on their houses efficiently and we have to build to whatever the roof sloop is while in a utility scale we actually use single axis trackers if we can and that allows us to get roughly 20% more power. So we are able to optimize the energy output in addition to everything else. So for those reasons we believe a utility scale is far more beneficial than trying to cover everybody’s roof with solar panels. Just economically I can make it work. There’s a reason I’m not in the residential market. I just really can’t make that work for me. So that was to address the question of why utility scale versus residential solar and why we’re not proposing that. This is a map of the area we are proposing to the build solar facility and let me clarify. The area in purple is what is covered under our existing use permit and is currently under construction today. The area in red is what we’re asking for permission where we want to build the solar project. Those little areas in yellow, those are underground easement areas only, because we have to connect all those areas in red together. So those areas in yellow are just they’re going to have an underground electrical easement across them. That’s it. So and oh there was also a question asked for about you know what kind of frontage along Route 60 where we’re looking at. To answer that question, you know, north of the road is roughly .4 of a mile and roughly .3 of a mile south on the road. So solar components, you know solar panel very easy. It’s the primary unit. It’s used to generate the electricity. The inverter and transformer, the inverter’s function is to change the power from DC to AC and then the transformer raises the voltage so that we can
transmit it. The racking system, that’s basically what holds the solar panels in place. The two pictures on the right are both taken in Powhatan though I can tell you if you go look at High Rock Road the rackings are already out there out there today when I drove up today. They are actually doing that first step today out there is they’re installing the piles. Basically they’re pieces of steel that they’re like an H and you drive them into the ground and you can drive up the road and see it happen probably tomorrow. Next thing you do is you install the panels once you’ve got the racking in place. That’s a picture of that. And then all the way to the right we have a picture of panels when they’re fully installed. Then you wire them together. They’re basically the wires that run along the back of each solar panel. You wire them together. You’ve got the inverter and transformer installed and then you…the connection to the grid. Actually I didn’t even look to see if they’ve done that for the project but it’s six poles they’ll install coming off of the highway pretty much because we’ll tap that same 3 phase line. So visual impact…so generally speaking what we propose to do is do a solar facility where the units track the sun in a single axis horizontal. Track it during the course of the day. We make our solar panels out of non-reflective material because the goal is to absorb as much of the sunlight as possible. We do not want to reflect any of it. And all the electrical lines will be buried except for right where that point of interconnection is, I mentioned there is 6 poles that Dominion will own. There’s 3 or 4 that we’ll own but beyond that everything else will be buried throughout…all the electrical lines will be buried at the site. I will bring up that max height of 13 feet again. A little while I made a bugaboo anyways. So and we’ve also importantly we agree with staff the recommendation of putting a double row of trees along the…well basically any place where a non…the land is not also owned by the same individual is what the condition says. We agree with staff that a double row of Meyer Spruce or Eastern Red Cedar be planted. We are fine with that recommendation of staff. During construction there is some noise. You all are experiencing it right now. There’s some noise going on from the grading that’s going on out there and also the pile driving that has started. We’ve proposed to restrict the pile driving hours. I have to look at what I actually proposed in this case but we’ve propose to restrict the pile driving hours to Monday through Saturday. I know that’s in there. During operations you’re not going to be able hear because of the defense line. We have an offset. Decommissioning. At the end of the project’s life the project needs to be removed and we don’t want to have the county having responsibility. So we’re going to return the land to a tillable or…you know land. We’ll basically going to remove anything that’s less than 36” underground. We’re going to pull up all those metal piles that you see. And then we’re going to post security. I know it was a question last time of when we will post security. We have suggested that we would post the security at the time that the building permit is issued. So right before we start construction. So that was a question that was asked last time. One concern we often get is will it create a heat island like a Walmart parking lot where you have all the heat rising off of it. The answer is no. We’re still going to have grass planted underneath all the solar panels. Same amount of water is still going to hit the ground. And you know air is going to go around the solar panels so there should be no local heat islanding or anything like that. The water is still going to hit the ground. That can be absorbed back into the ground so it’s not going to dry up anybody’s well. That’s a concern we’ve heard before. It going to be covered in vegetation just like it is now. We don’t except to do any
washington of the solar panels. We might just...we may but in this part of the country generally it
rains enough that you don’t need to wash them. In California it’s a very different analysis. And
also we will be doing some dust control during construction so we’ll have some water trucks out
for that. And for sure the state of Virginia DEQ requires us to get a storm water permit before
we do anything so that’s to insure that nothing flows into the streams or any other bodies of
water. Solar is benign to wildlife. We’re going to be having grasses planted around the solar
facility which will have a nice habitat for...apparently there’s a shortage of song birds in the
state and we’re going to be planting plenty of local vegetation. And you can see from the
pictures animals don’t mind the solar facility at all. Construction Management Plan—we’ll be
responsible for any damage that are done to any of the public roads. And we also...we have
suggested the conditions that would require us to work with VDOT if there are...and the county
if there are any issues. And the entire area where the solar panels are will be surrounded by a
security fence. We had an appraiser do an analysis looking at all the adjacent properties about
whether there would be any impact, the value of the adjacent land. That appraisal, some 30
pages long, basically concluded that there would be no effect on the sale of any of the adjacent
land as long as we were 150 feet away from...the solar panels 150 feet away from any adjacent
residents. We have suggested as a condition that we be 150 feet away from any adjacent
residents so that everyone can ensure that we will have no effect on adjacent property values.
The economic benefits well hopefully you’re experiencing right now during construction there’s
probably going to be around 270 people, that’s what we estimate to be on the Buckingham site
and you know the idea is or what the analysis has suggested is that will be a $1.3 million
economic impact for the county during the construction period. Hopefully you’re seeing it right
now with...I hope all those construction guys are using your services around here. And our goal
is beyond that is to have no burdens on the county. Very importantly the topic of providing
training to the local fire department, we are happy to provide training to the local fire
department. And we’re happy to do it sooner rather than later because I know we offered this as
a condition in our previous application and there’s a solar project being built and we have no
problems if we need to include the adjacent jurisdictions who may be the ones to respond to
those fires. Given where we are in the county we’re pretty close to Cumberland. So we’re more
than happy to organize that for both of these two projects. So summary once this thing is built
you...you’re not going to be able to hear it, smell it, see it. Hopefully we’re going to make is as
hard to see as possible as is practical. We’re not going to burden the county with any cost and
then there will be some economic benefit to the county, especially during construction. You’ve
got some staff report. We’ve reviewed the staff report. We agree with the change to #12 where
we included the double row of trees. There were a couple of things that I unfortunately I noticed
that I made mistakes that I would ask that you fix at this point in time which was item 23. The
maximum height as I pointed out before going from 12’ to 13’. That’s just an oversight on my
part. There’s a frankly a new tracker design that allows me to put 2 panels on the tracker back to
back as opposed to just one. And of course when you’ve got two of them it goes a little bit
higher so it goes up to 13’. So if you don’t mind changing that. And at the end of condition
7...well the drawing that it references basically only shows you the areas we had marked in red
on the previous slides so it only showed...I would only be able to build the solar facility within
the areas in red. I forgot to include the ability to have my buried electrical lines connecting them. A bit of an oversight on my part so if you don’t mind indulging me on that condition I would very much appreciate being able to connect the wires to one part of the project to another. Condition 16 this was suggested if you require that any surety has to be posted when we issue building permit. I know that is a concern that we’ve heard and we’re fine with that. And then there was…there was a couple clean up items. Just to be honest I last used these conditions at the town of Mount Jackson and some places we referenced a town and not a county which is incorrect because this is a county jurisdiction. And we also changed public utility to public service corporation in the decommissioning section. That has to do with…anyways it has to do with the way that’s written. Any solar project in the Commonwealth could be considered a public utility and the intent here is for us to actually post something and if you read it in the previous version we technically wouldn’t have to post anything because we’re a utility. The intent was only to require what’s only going to be out to basically a public service corporation which is either a co-op or the regulated side of Dominion. So we just want to clarify to make sure there’s no doubt. We’re trying to pay the surety here. We just need to correct those words to make sure that happens. So we’re here to ask you that you would send it to the Board for its approval with the changes mentioned above. Thank you.

Bowe: Let me ask you one question.

Meares: Yes.

Bowe: Condition 10 that’s the one about the minimum of 150’ setback “shall be maintained from solar equipment to any adjacent residential dwellings”…

Meares: Yes.

Bowe: Suppose the person has a 200’ back yard?

Meares: We include that clause from the dwelling itself is the measurement that matches what’s in the appraisal. It’s from the residence not from the property line. We have a separate condition that states that we have to be at least 50’ from any property line whether it be public right-of-way or just a regular property line. So it’s 50’ from property line. The easiest way to think about it is the closest we can be to have solar equipment to a property line is 50’ or if there’s a residence within 150’ we have even further back. Though I’m a little uneasy by the way you’re looking at me but…

Bowe: Typical house 200’ lot, house sits in the middle, 100’ back yard, 100’ front yard, minus the house.

Meares: Yes so we’d be…yeah we’d have to be 50’ because it’s 100’ from the dwelling.
Bowe: You’re actually measuring from the dwelling itself not the property line?

Meares: Right. In this condition yes. In the other condition we’re doing 50’ from the property line.

Bowe: Well I know up there on 60 quite a few of those folks are adjacent to your property, the residences.

Meares: Yes, that means we’re at the setback. I’m quite aware of that.

Bowe: Ok.

Meares: I mean it’s convenient…

Bowe: One right there on the corner has a very narrow backyard. It looks like to me about 12-14 feet. I don’t know. But it’s very narrow.

Meares: We’re well aware of that. We know we’re putting this condition in here and yes we’re very aware of it.

Bowe: Ok. Ok.

Gormus: Ok thank you sir.

Wright: What do you do with additional construction if there’s a lot there and somebody puts a house on it, you’re not the 200’ from it, you’re just going to be 50’ from their property line if they do additional construction. If there’s additional construction that carries it near your property.

Meares: We obviously can’t stop it because it’s the landowner’s property but obviously he would know, the individual would know that our solar facility is there at that point in time.

Wright: So it’s an inhibiting factor on future construction to some extent.

Meares: Not really.

Wright: Ok.

Meares: Not binding on our neighbors. We can only bind ourselves.

Wright: Ok so you could bind yourself 200’ from the property then that dilemma wouldn’t exist would it?
Meares: That would be correct.

Gormus: Ok thank you sir. Do the Commissioners have any questions?

Bickford: Not at this time. Go on to Public hearing.

Bowe: I’ve got one of Rebecca here.

Cobb: Ok.

Bowe: Are we…is this plan substantially in accord with the Comprehensive Plan?

Cobb: The area that’s listed is agricultural and forestial. There’s not any development growth areas in those areas so it matches our land use map.

Bowe: So it would be in compliance?

Cobb: Yeah. Yeah.

Bowe: Ok.

Allen: Did you understand what Mr. Wright was saying that you could change it to property line…

Bowe: Yeah I understand it.

Allen: Instead of to the home. And take care of that for the future.

Bowe: I fully understand.

Allen: I didn’t know if you wanted to move…

Wright: I’m not suggesting that. I just wanted to make sure because you’re talking about a project that runs on for a long length of time.

Bowe: Yeah it crosses a lot…there’s a lot of people affected by it going down 60. A lot of people. And there’s some going up High Rock Road that are going to be affected. I would rather…personally I would rather see it read 150’ from the property line to the nearest solar panel or piece of equipment. I don’t think that’s going to hurt you all that bad. But is it?

Meares: A lot of land.
Bowe: What?

Meares: A lot of land.

Allen: What if you dropped it back to 100’? That still…

Bowe: What can you all live with beside 50’? I’m just thinking of those people who live on the corner there. I’m telling you they’ve got a fence that’s not from me to you behind their house and that’s their property line.

Meares: Route 60?

Bowe: Yeah. The one right on the corner where you’re running your main entrance right down…

Gormus: Could you come to the mic please so that we have all this on record and everyone can hear please? Thank you.

Downing: Ok.

Gormus: State your name please.

Downing: Oh Lee Downing Hanover County.

Gormus: Thank you.

Downing: Sorry. So I’m just trying to figure exactly which ones you’re talking about. So say from High Rock Road…west…

Bowe: No, no, let’s get on 60 and turn down Claybank Road.

Downing: Ok.

Bowe: First house on the left right on the corner. Your main entrance goes right down behind their house.

Downing: On Claybank?

Bowe: Yeah.

Downing: But we’re not going to be that far down.
Bowe: You’re not going to be that far down?

Downing: We’re not all the way down to Claybank.

Bowe: Right, right, right that’s the first project. You’re right.

Downing: Right so if you go from High Rock west coming this way everybody’s on the other side of Route 60. So they’ve got whatever they’ve got from there to their property line then you’ve got the right-of-way for the state.

Bowe: There’s not that many houses involved on that side.

Downing: There’s a few in there but we’ve cut quite a bit off the ways on the power line easement. And then south on 60 from there we’re across the road which we’ve already got some trees standing in there, part of the buffer plus you’ve got the state right-of-way to get to something. Might show a little better

Meares: Alright speaking, Matthew Meares from Henrico County. Right now this is what we’re showing. This is our conceptual drawing of the project so it’s the same site plan submitted with the conditional use permit application. The areas in blue is where we actually intend to put the solar panels. Those are actually the solar panels. It’s just zoomed out so far out you can’t actually see the individual panels. The areas in pink are those areas where we want to be able to run electrical easements. It includes the entire parcel simply because that’s how it legally works. We have to put in the entire parcel even though it only going to be a 15’ electrical easement that’s buried. Our conceptual plan is to put the majority of the project over here for no other reason than it’s flatter than the other places that we have under control. This one hole over here, probably not exactly in the right place but we know there’s a cemetery over there and we have to avoid the cemetery. So working with the landowners they basically have told us they don’t want us crossing this creek so we’ve had to stay away from it. They don’t want us going any further north than this little piece right here but most of it will be…Mr. Johansen wanted us to stop. Basically there’s a drop-off right here and he doesn’t want us to go into that. As far as south of the highway, it’s mainly this part right here because it’s relatively open and flat. It was clear cut a couple of years back and it’s fairly easy for us to construct on. We don’t intend to use anything over in here but we are asking for a permit for it because if we lose some of this area for some reason we can’t currently predict we’re going to want to come over here. The most of the houses are going to be across the public right-of-way pretty much from definition. I think you’re most concerned about the one right here that the cursors on.

Bowe: No the one I was concerned about was in your first project. The one that’s already zoned.
Meares: Oh ok.

Bowe: Because I’m telling you it’s close close.

Meares: Oh it’s real close.

Bowe: Yeah.

Meares: But the roads are but there’s never going to be any solar panels over there.

Bowe: Ok, ok. That was my concern.

Meares: We have the condition about the 150’ from the residence in the first on also so we’re not allowed to put solar panels there.

Bowe: Oh ok.

Meares: That was just a road entrance because that’s what the timber guys cut one and we’re like can we use that too? Is basically what happened.

Gormus: Ok does that clear up the question? Any of the other Commissioners have questions?

Smith: Not at this time.

Gormus: Ok.

Wright: Madam Chairman I have a couple questions.

Gormus: Yes sir Mr. Wright.

Wright: I just want to make sure I understand in the projected economic benefit you showed during construction. What’s the economic benefit after construction is finished to the county?

Meares: Well if I were to read the same report they claim the economic benefit is almost a million dollars a year. I’ll be quite frank and honest and say I don’t believe it. I don’t believe it’ll have that much benefit to the county.

Wright: You didn’t demonstrate that in your…

Meares: No I didn’t say it because I don’t believe it. That’s…if I were to go to Temara who is the one who did this report for us they said that there was a million dollars a year of economic benefit a year for the next 35 years. I’m telling you I just don’t believe that we have that kind of
economic benefit. I think the way they calculate it when you’re looking…they make the assumption that everyone whose doing operations and maintenance is going to be sitting here in the county when in reality I know for how these work is most of economics these operation and maintenance guys are actually back in offices because it’s all connected by wire, you know electrically. So you have everybody in one big office. So I don’t want to represent that we’re going to have huge economic benefit over the life of the project. During construction we have a very big benefit because there’s a lot of people out here. But once it’s in operation most of the local jobs you know you have landowners obviously have economic benefit and they’re members of the community and I would hope they would spend their money around here. That’s the goal. And I would like to say you know there would be a lot of mowing of grass because every time it gets above 12” we have to mow it. And then there’s going to be just some general repair work. But you know I don’t want to make a claim that there’s a lot of economic benefit.

**Wright:** Any real estate or personal property tax any benefit to the county?

**Meares:** Personal property that would be coming through the M&T tax that says projects less than 20MW which makes it exempt from the M&T tax. For real estate property this is actually an open question that I…the straight answer is no. But there’s an open question that is the land…that is does land that has a conditional use permit applied to it, is it more valuable than adjacent land that doesn’t have one? I would say yes but that is a question to the local real estate appraiser of the county. That is not something I can really answer.

**Gormus:** Ok thank you sir. Alright at this time I think we will open our public hearing for this. Has anyone signed up to speak on that?

**Cobb:** Yes.

**Gormus:** Ok.

**Cobb:** Kenda Hanuman and then Joe Abbate.

**Gormus:** Just like before we can’t answer.

**Hanuman:** Can’t answer anything. I know. But I’ve got a lot of questions.

**Gormus:** I know but we can listen.

**Kendra Hanuman:** Ok so I’m still District 5. I’m thrilled that we’re getting alternative energy here. I think you know that’s what we’ve been saying all along. We want to see sustainable development so for Dominion to say this is a good idea sounds good to me too. That’s where the smart money is. As I’ve mentioned before we’re getting it now because of Amazon wanting it and other smart organizations like Google and Apple also want it. I just wonder why we
wouldn’t think about having some sort of industry here that makes the panels. I’m wondering where the panels are actually manufactured. I noticed a lot of trees in those depictions on the maps. And I’m wondering about replacing those trees elsewhere such as they do in environmentally with wetlands. If they’re going to destroy a wetland somewhere they have to replace it somewhere else to balance out the environment. Trees are obviously air purifiers. They are the lungs of the earth. So to lose those trees does not seem like a good tradeoff to put panels on the ground. And I agree my question was what is the benefit to Buckingham County? It doesn’t sound like there’s much actually and the way I see it we’ve got what they don’t have. We’ve got the land. They’re not going to be able to do it without this land. So how do we value our own land in a way that is a fair trade? I was also wondering about snow. When those panels get covered in snow I’m curious how that’s dealt with because obviously they won’t work when they’re covered in snow. Thank you.

Gormus: Thank you.

Cobb: Joe Abbate.

Joe Abbate: Commissioners good to see you again. It’s been awhile and you’re all looking good and I’m happy to be here on a positive note since my community, Yogaville, is putting in a 128 KW system to cover the energy needs of one of our biggest halls. So the dollar point of this whole solar opportunity has gotten so good we couldn’t resist it anymore. So we’re going to take $900 that we’re paying a month for that hall and we’re going to replace it, take that 900 and put it in an investment that will be done in 10-15 years and we won’t have to pay a cent when we throw that switch for energy anymore for that hall. So over the course of the life of that system as the solar man has made a point of it’s estimated in your estimate it’s35 years, but it’s 40 years that that system will still be churning. Now throughout that time we will probably be upgrading. The inverters will get much better. Panels will get better and so on. But it’s an awesome investment and I’m glad to see that it’s now that much clean energy is going into the grid. Now I’d like to see that all go to 3000 homes in Buckingham. I know that Mr. Smith had an issue about how many homes are really going to benefit from these fields. But it is a lot of solar energy and we’re providing land for it and it’s going in and it’s going to be fossil fuel energy that’s not going to be required for that much. So we’re part of this transition and I’m happy about it. The financial side of it is a good investment. You get a working asset for 35-40 years for an investment that makes sense and your return on the investment I’d like to see higher. I agree with Mr. Wright that I’m questioning how much we get from it because there could be some profit on this and all. And I don’t know how much the temporary construction and all that weighs. But I can’t criticize the project all in all because we’re doing a small scale of the very same thing and we’ve studied it for over a year and kicked the tires and it’s a good time to invest in solar. So if no one’s harmed, and the people in the homes nearby aren’t…have a problem I think that’s a good deal. Now I will say that in my study, and I know the solar folks here would agree, that in and around the actual panel, that’s the array, it gets hot. So 100’ away should be safe easily. But any animal getting in there on a hot day with all that going on could be a slight
danger for the wildlife right in and around those panels. But other than that I’d say it’s a very safe investment.

Gormus: Time.

Abbate: Thank you.

Smith: Madam Chair.

Gormus: Yes sir.

Smith: For the record it was not Mr. Smith that had concerns about how many houses. It was Mr. Maxey.

Gormus: Ok.

Abbate: Thank you. Thank you.

Smith: Yup.

Cobb: Daniel Myers.

Daniel Myers: My name is Daniel Myers. I live at 733 High Rock Road and my property joins the Firestone farm. It’s about 15 acres and that’s where we live. That’s where our house is. I’m not really for or against it. My main concern is the 6’tall chain-linked fence since my driveway goes right down the property line. I’d like to see the fence set back and the evergreens completely block the fence where you don’t have to see, stare at this chain-linked fence I don’t want it to look like a prison going down the driveway. And my other thing is the setback from our property line. I would like to see at least 150-200 feet. Fifty foot is that’s minimal. If you have a chicken farm you can’t build a chicken house 50’ from your neighbor. That’s the main thing just eyesore effect of it. I’d like to see everything set back and evergreen trees blocking everything. Thank you.

Gormus: Ok thank you Mr. Myers. We have anyone else?

Cobb: Warren Huddleston.

Warren Huddleston: Good afternoon. I’m Warren Huddleston. A few questions. I think one the young man just answered. The fence height is 6’. I’m assuming that’s correct. And also Buckingham County is a big dog county as far as hunting dogs. My dog gets in there at night how do I get him out? Is it manned 24/7, somebody going to be there, escort me in or whatever? I know they say they’re animal friendly but if a deer jumps the fence all it takes is 4-6’
underneath the fence for a dog to slide in there. And they he’s in there. One man talked about heat. I don’t know how all that’s going to work. But that’s all I’ve got.

Gormus: Ok thank you sir.

Huddleston: Thank you.

Cobb: Quinn Robinson.

Quinn Robinson: Thank you. Quinn Robinson still on Andersonville hill, District 4. I want you to appreciate that my remarks are in the context of the Atlantic Coast Pipeline which has plagued this community for some time now over 3 years. And I have some questions that I wish you’d consider for this project. The revenues that the pipeline is going to generate supposedly 8 million dollars over the life of it. There has to be some value in the apparatus that they’re installing. Is there a tax option on that? And once, it was raised earlier about the value of the land, it’s no longer simply agricultural land. It’s doing something else. It’s producing income for individuals and corporations and there should be a tax liability on that also. It’s curious that when the pipeline comes through they want to negotiate quote a right-of-way easement. In this case they’re leasing the land. It’s strange that they didn’t do that for those of us who are in the path of the pipeline. It’s simply unfair. I think you know it and they know it. We all know it. But what are we going to do about it? The other thing is if they do leave this project in 35 years I won’t be around to see it unfortunately but I would recommend that this Commission demand that they leave the material in place. If they’re not going to use it, abandoning the property, the facility who knows what technology will be by then but it may be something that could be used here in Buckingham to generate electricity for the people in this county. And where is FERC the Federal Energy Regulatory Commission? There’s been no mention of that and they are probably excluded from having any control or involvement with solar projects. And if that’s the way it is that’s fine but they have produced criteria that’s so impossible for citizens to work with them and respond to that I would love to see that in place on this matter to see how it’s handled by Dominion and what they’re trying to accomplish. Again as I pointed out that Amazon, Google, Apple and many other of the large digital corporations demand that their facilities be powered by solar. All these data storage banks they’re huge and maybe that’s something that Buckingham could look into as a condition if they want. They’re taking the land for the pipeline. They’re taking the sun for the solar. Leave us with something. There’s a whole lot more to be done about this. And we’re going to have another couple…

Gormus: Time.

Robinson: Thank you.

Gormus: Thank you sir.
Robinson:  Just one question.  How can they be installing pilings if they haven’t got a permit?  Tell me.  Thank you.

Gormus:  Next.

Cobb:  That’s all that’s signed up for the public hearing.

Gormus:  Ok thank you very much.  So we will close that section.  Do the Commissioners have any questions for the presenter now that we have heard comments?

Cobb:  Oh I’m sorry.  Don’t close that.  Marie Flowers.

Gormus:  Ok.

Cobb:  Sorry Marie.

Gormus:  We’ll reverse that.

Marie Flowers:  Hi, District 3.  I’m here to represent the Friends of Buckingham.  Basically the Friends support this.  It’s much less destructive than the pipeline and I’ve been reading in the paper that the renewable is much cheaper to produce than the fossil fuel.  And it just seems to me that Dominion is really stupid to invest so much money in a pipeline when they could be investing in technology to make the solar panels smaller.  And if some of you may remember when the computers came out, and how big they were and over the years technology you can hold them in your hands now.  It just…and I also have a question about how much taxes this project is going to generate for Buckingham.  I think that’s all.  Thank you.

Gormus:  Ok thank you ma’am.  Alright do we have anybody else?

Cobb:  The list has been checked and double checked.  There are no others.

Gormus:  Ok seeing that that is the end of the list we will close that section and now ask do the Commissioners have any questions?

Allen:  I wonder if Mr. Meares could answer any of the questions that were brought up just now?

Gormus:  Ok.

Meares:  Matthew Meares Henrico County.  Yes I will be happy to answer as many of those questions as I can.

Gormus:  Can you speak into the mic so they can hear you?
Meares: Oh sorry.

Gormus: Make sure they hear you.

Meares: Here we go. So the first question is where do the panels come from? The panels generally come from...there's two U.S. manufacturers. There's manufacturing facilities in the Philippians, Thailand, Malaysia, China, Mexico, Canada. Those are the primary markets where we would expect solar panels to come from. We have not actually chosen what type of solar panel we would use here but those are some of the major areas. Generally speaking the reason you don't see local manufacturing of solar panel is frankly it's an economy scale game and it uses a ton of equipment, fairly large economy scale and you have these frankly huge factories in the Philippians where that can happen. Replacing trees elsewhere. How many are we loosing? Actually this project thankfully we're not going to affect that many trees. Real quick I have a nice little image of that I was able to pull up real quick. So this is the land as it sits actually sometime last year when this image was taken. The land we're proposing to use is basically right across here, down south with the exception of these trees and the trees right along the property line, we're not planning on taking out any of these trees. And then south of Jackson Hwy. I mean we're proposing the solar panels exacting where there are no trees so we don't have to touch them. So generally speaking we're not planning...we try to avoid tree cutting too. We agree with the concern there. I would actually while I'm up here; the individual's concern his driveway going right along the road here. That's got to be his driveway right along the property line. We would propose...I mean we want the fence to be at the furthest point from the property line, you know, 50' point. And then trees will be in front of it exactly as he has suggested. That's our intent to have it go from his road...from his road it would be...it would go trees then fence so he shouldn't be able to see the fence once those trees are filled in. I mean and as we already discussed we agree with the double row of staggered trees so this would apply in that case.

Smith: Did you understand that Dan?

Meyers: (From audience.) I understand that. The only question is you're talking about 2 rows of staggered trees. That's not very much. And 50' from the property line that's really not much. It has to be at least 150' and 4 rows of staggered trees. (Inaudible.) It would make it less of an eyesore. To get to my house you have to drive by all this. My concern is my resale value. Who's going to want to buy my house if you have to drive through a mile of (inaudible) going down state maintained roads? Will all the fencing be visible from the state road as well?

Meares: The short answer is it shouldn't be. I mean we've got plenty of trees. What's in it for Buckingham County was a question that's come up several times. There's one connotation of why aren't we selling power to local individuals? I'll just be real honest. I can't...I'm not legally allowed to sell power to anyone other than a wholesale customer in the Commonwealth...
of Virginia. That’s just a state law. That’s why Dominion has a monopoly. I can’t do it. I’d love to sell power to a lot more people than I allowed to but I’m only allowed to sell power to people that have more than 5MW a load. Therefore most people don’t have that kind of load and I can’t sell power. How’s snow dealt with. Oh this is a good one. The answer is for single axil trackers that rotate they actually have what’s called snow mode. And they actually just tilt over all the way to 60 degrees and it…they’ll be flat when snow is falling and they’ll purposely tilt it over and the snow slides right on off. For a fixed tilt system, where the panels don’t move, you generally just have to wait for them. It takes a couple of days but generally as one of the other individuals mentioned the panels do get a little warm and that causes just a layer of water to build up where the snow is and it just sluffs off onto the bottom. So that’s how snow is dealt with. Panels getting hot I mean they’re no hotter than a piece of metal out in the sun all day. I mean they’re actually a little bit cooler but yeah a piece of metal it’s hot. You don’t want to touch it. But as my image shows there is good air flow around it and I kinda argue animals kinda like being in the shade more than they like being in the sun. And it surely won’t harm anybody. I mean I… in full sunlight I put my hand right on a solar panel. It’s warm. You’re not going to want to leave your hand there but it won’t burn you. Let’s see. Fence height yes in our application we state the minimum fence height 6 feet. I will guarantee you I’m not going to make it any taller than I have to. Six feet is our requirement and that comes out of National Electric Code is where that comes from. So I have to be 6’ high. Dog hunting ah yes. Yeah you’re right dogs can dig under the fence. There will be a number at the entrance fence so you call. Mainly there for the fire department in case there’s a fire but it’s there so that way you can call somebody and know who’s managing the project. You can call them. The recommendation of leaving the material in place. We are required under our conditions to remove all material and we’re required to give you money to do it. So I’m not exactly sure how we could leave it in place. FERC yeah we are a FERC jurisdictional projection. They do have jurisdiction over us but for a project this size it’s mainly just reporting requirements. We do have to meet those reliability standards and not effect grid so we have to use grid studies but other than that FERC really doesn’t…other than a bunch of filings and paperwork we really don’t have to give them much. The pilings that are going in today that’s our first project which is fully permitted. And then the last question is how much in taxes? As I stated before to your attorney was we’re exempt from the M&T tax and the real property tax as I said…I would argue that land with a condition use permit on it happens to be land more valuable than Ag lands adjacent to it. But that is really a decision for your local taxing authority and I don’t really get to make any statement on that.

**Gormus:** Ok thank you sir.

**Meares:** Thank you.

**Gormus:** Do any of the other Commissioners have any questions or concerns or discussion.
Allen: Back to the…back to the animals, I can see the dogs getting in there. You said there’s a number out there for them to call. What will happen when they call that number?

Meares: It should go to the site operations, whoever’s running the site operations.

Allen: Somebody be close by and be able to come by?

Meares: Well it’s more likely they’re…that person won’t be close by because that’s the guy I told you earlier is going to be somewhere else. But he’s going to have somebody…somebody local is going to obviously is going to have access to the fence in case there’s a fire because that’s when you really need it. So that’s…there will be somebody who he could call who would be more local than that person is for sure. Now I don’t know how long that would take but that is the plan.

Allen: Ok just a little more information. Thanks.

Bowe: Are all of the other Commissioners in agreement with the conditions as submitted?

Smith: Yes with the changes.

Bowe: With the changes that had been on the sheet.

Smith: Yes.

Bowe: Ok well I’m going to make a motion that we send it forward. In order to address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County, I move that the Planning Commission adopt a resolution to forward case 17-SUP245 with the amended changes to the Buckingham County Board of Supervisors with a favorable recommendation, as it complies with the requirements of the Zoning Ordinance and is substantially in accord with the Comprehensive Plan.

Allen: You make that a motion?

Bowe: Yes.

Gormus: Move at the bottom.

Allen: Second.

Gormus: Ok I have a motion and a second and we will now vote.
Commissioner Bowe moved, Supervisor Allen seconded and was unanimously carried by the Commission the following: In order to address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County, I move that the Planning Commission adopt a resolution to forward case 17-SUP245 with the amended changes to the Buckingham County Board of Supervisors with a favorable recommendation, as it complies with the requirements of the Zoning Ordinance and is substantially in accord with the Comprehensive Plan.

Gormus: And that passes. So that goes on to the Board of Supervisors.

Re: New Business-Introduction-Amish Private School 17-SUP246

Gormus: That moves us on to new business introduction Ms. Cobb. Introduction of an Amish private school.

Cobb: Yes this is case 17-SUP246. Owner/applicant Samuel Beiler, Tax Map Section 146, lot 16 containing an approximate 167 acres on Union Church Road in the James River Magisterial District. The property is zoned Rural Small Farm. He is asking for a Special Use Permit for a private school. And I believe he is here if you have questions for him. Tonight I’m asking that you schedule a public hearing if you are comfortable with doing that at this time.

Gormus: Mr. Beiler are you here?

Beiler: Yes.

Gormus: Would you approach the mic please?

Beiler: Hello. Nice to meet you.

Gormus: Nice to meet you.

Beiler: I am Samuel Beiler.

Gormus: Ok and you want to tell us a little bit about what you want to do?

Beiler: We’d like to put a one room private school in for our school children.

Gormus: Ok.

Beiler: And it would be used for the Amish people around there.

Gormus: Ok.
Beiler: It would be one teacher.

Gormus: Your own staff?

Beiler: Yes and we’re looking at approximately staying under 30 students.

Gormus: Ok about 30 students?

Beiler: Well under that. I mean up to 30. Once it gets to 30 we look at building another one somewhere else.

Gormus: Ok.

Bowe: So you don’t add on you just build a different school in a different location?

Beiler: Yes. The reason for that is so that we don’t have to have a lot of transportation. Makes it simple for putting more than not having so many. That way children can walk if it's convenient.

Gormus: Ok. Any Commissioners have a question for Mr. Beiler?

Smith: Well I made a site visit today and I got all my questions answered. And they were basically where the school was going to be, how many kids there were going to be, where the baseball field was and all those things were answered just like in our handout.

Gormus: Ok so you have an insight over that. Ok.

Smith: Yes especially since it’s in my district. And I would like to make a motion we set a public hearing for next month.

Bowe: I’ll second it.

Gormus: Yes Mr. Allen you have a question?

Allen: I only have one question.

Smith: You can question before we vote.

Allen: Yeah. Have you read all the conditions and do you understand everything we’ve wrote down for you to have to do?
Beiler: You mean as far as…

Allen: The 12.

Cobb: We have discussed the conditions but he has not received a copy of the conditions yet.

Allen: Ok.

Cobb: But he can get a copy tonight.

Bickford: That would be probably wise before…

Smith: Before the public hearing.

Bickford: Before the public hearing.

Cobb: He’ll definitely have it before the public hearing.

Bickford: Ok. Alright.

Allen: Ok.

Gormus: Ok so we have a motion and properly seconded and so if we will vote please to move this on for a public hearing.

Commissioner Smith moved, Commissioner Bowe seconded and was unanimously carried by the Commission to send to public hearing case Amish Private School 17-SUP246.

Gormus: And that does and so we will see you next month.

Beiler: Ok. Thank you.

Re: New Business-Continued-Temporary RV Park/Campground 17-ZTASUP244

Gormus: Alright that moves us on to our next item of business is the continuous of the Temporary RV Park/Campground. Ms. Cobb.

Cobb: Yes ma’am. That is case17-ZTASUP244. Owners are Atlantic Investment Corporation and Lucky Management Inc. Tax Map Section125, Parcel 5 with Lots 3, 5, 6, & 7 containing approximately 4.5 acres total in the Curdsville Magisterial District. They are asking the Planning Commission to recommend a Public Hearing for a Zoning Text Amendment to add a Temporary RV and fifth wheel homes as a special use in the Business District and also grant a special use
for that purpose. You’ll recall that last month you requested some additional information that has been mapped out and supplied to you in your packet. I will also just say since that time I’ve done just a further research as far as the text amendment and the wording of that and kinda the concept of what this is and to me this is really not different than the definition that we have for a campgrounds. So I would say if you decide to schedule a public hearing tonight I would recommend that you have that text amendment be to add campground as a special use in the B-1 rather than introducing several different types of text and then later we have to decide what’s the difference between temporary RV and campground. And so that’s just one bit of information I wanted to throw in tonight before you get started with discussion. I do know the representative for the applicant is here.

Gormus: Ok. Would the representative for the applicant come to the mic?

Snoddy: Yes ma’am.

Gormus: Thank you sir.

Snoddy: I’m Bob Snoddy and I am in District 5 but I’m here in my professional capacity as an attorney on behalf of Mr. England’s company and Mr. Lloyd’s company. Since the last time we were here we provided Ms. Cobb and she has provided to you conceptual drawings, plans that were prepared by Maxey & Associates in Farmville. And if you will bear with me I would like to walk through some of the questions that you all raised last time that I was not in a position to answer at that point. And try to answer some of those and any new questions that come up and then we might talk about the plan. First and foremost if you look at I guess it’s the first plan that we provided the number of units is down to in the 60-63, 64 range instead of 80 which was originally proposed. Issues arose initially about parking. Each one of the lots is designed to accommodate a fifth-wheel or a RV parked on the lot together with the separate vehicle. There’s additional 22 paved lots back behind Camryn’s Station that are going to be open for public, excuse me, open for parking for the individuals that are renting these lots. You asked last time about access. There are three means of access both exiting and entering. One is going down beside Camryn Station. That lot you’ll recall that this is terraced land. You have Camryn Station, McDonalds, Luckys and then it drops off in the back and goes down to a terrace. And that’s…primary access from 15 are going to be down Camryn Station Lane and down Buckingham Center Lane which is the road in between the McDonalds and the Luckys. The third means of access is out Buckingham Center Lane that goes out to what’s the extension basically Main Street in Dillwyn. The old Route 15 which goes down through which we who grew up in Dillwyn know as the bottom. The roads are…the two main roads; the Buckingham Center and the Camryn Station Road are paved out to 15. The other roads are graveled. They’ll be approximately 20 feet wide. Utilities. Utility hookups will be three types and you’ve got a drawing, a conceptual drawing of the expansion of both the sewer…really three, the sewer, the water and the electrical hookups to each of the lots. Those will be buried in all cases. There will be two new water meters required. One on the property owned by Luckys and the second on the
property owned by the investment corporation that owns Camryn Station. You asked last time about RV size and occupancy. The average size of the fifth wheel and class A RV homes is 8 feet wide by 32 feet long. Some units can be as long as 40 feet but the majority are in the 30-35 foot long length for the RV’s and the fifth wheels. The bump-out, I guess that’s the best way to describe it, on the sides of the RV’s and the fifth wheels can expand their width out to 12-13 feet. And if you look at the lot size on the drawings we provided to you the minimum lot size in width is 30 feet. The depths range from 35-40 feet up to 55 feet for the larger units. There was some issue a question about how they’ll be rented and how many occupants in each. What we are told by the Spring Ridge Constructors who is the company that will be installing the pipeline is that most will be single occupant units. About 20% will be either an additional coworker making it 2 occupants or a spouse making 2 occupants. And about 5% or less will be accompanied by a child…a spouse and a child so 3 occupants. So we’re saying essentially 75% is a single person living in the RV. Twenty-five percent could be 2 or 3. We discussed an issue that Mr. Wright raised last time about $200.00 fee. That will be a proffer to the County of Buckingham. Each time a new occupant moves in…I mean a new unit moves in, let’s put it that way, there’ll be a $200.00 fee be collected and paid to the county. So whatever turnover there is, for every turnover in the same you know same single lot, there’s 5 different RV’s that in there, that’s $1000.00 in proffer.

Smith: May I interrupt you for one second?

Snoddy: Certainly. Go ahead.

Smith: Madame Chair may I?

Gormus: Yes sir.

Smith: I’m not a lawyer and if I had a legal question I would ask one of you two gentlemen here as everybody already knows. Is it not true that our current governor said any mention of a proffer in a city, county or state contract would be considered a bribe and would be prosecuted to the fullest extent of the law?

Snoddy: Well I don’t see a contract here Mr. Smith.

Smith: Ok but you do know what I mean then?

Snoddy: It’s between the county and the individual. I don’t see a contract. Mr. Wright you may know better than I.

Wright: The way proffers are handled have changed substantially so and where in hearing at this point we haven’t even advertised for a public hearing at this point. So that discussion may be a little…
Snoddy: Premature.

Smith: Ok.

Snoddy: Next question that came up was security. We have given you a copy of a letter from the Sheriff. Meeting has been held with him and his Chief Deputy and he’s indicated his belief that this is well within what they can supply law enforcement for and he’s also indicated…we’ve inquired as to whether or not private security could be supplied by off duty officers and he’s indicated that that would be possible within his department. I can tell you of several officers who live within a stone’s throw of where this location would be who are chomping at the bit for that extra overtime in essence money. We would propose that it would be primarily during the off hours so we’re talking about late afternoon into early morning and also on weekends. The lease agreement that’s one thing that we had hoped to have gotten to you by this point, we have not received it. I am not preparing that. That’s another attorney is preparing that and once it gets here it will get to you and we’re hopeful to have it to you at least 2-3 weeks in advance of the public hearing.

Bickford: Bobby on your…you mentioned the letter from Mr. Kidd. I did see where you had suggested two things, a two strikes and you’re out policy. Is that still something you consider?

Snoddy: We’re going to try to do that but we have to…that’s going to be contractually enforced.

Bickford: I knew it’d be put in…

Snoddy: It’s not something that the county is going to be… it’s a civil matter. So it’s going to be a means of terminating the lease if there are violations, of minor violations, and if there’s a significant violation and then it would be one strike and you’re out.

Bickford: Right. Ok very good and I also saw you had sorta lights out at 9:30? Is that still something you’re still considering doing?

Snoddy: I would have to defer to the lease. I have not seen it yet and I just…

Bickford: Ok I just…

Snoddy: I would anticipate that that is going to be the case.

Bickford: Ok.
Snoddy: The other missing document that we do not have here, we met with the Health Department last week to determine how this plan or the proposal fits in to what their requirements are. They indicated to me at that time…that would be Mr. Moore I believe from Farmville and Paul Louis from here in Buckingham both of whom I believe are from Buckingham. I know Paul is but I think Mr. Moore lives in Buckingham also. He used to work for Home Health for a number of years. But we did not get that letter in time to deliver to you tonight. As soon as we get it, it will come to you. But it was indicated to us in a meeting between Mr. England and those two individuals that what we are proposing is not something that is out of the realm of what they require. The lots size is what complies with what their requirements were as did the fact that there’s no bath house, no centrally located unit that has to be regulated by the Health Department. Those are the primary questions that we left unanswered last time and I’ve tried to answer them as well as I can. If there’s questions that you have for tonight I will certainly answer them but as you will see from your drawings that you have you have an initial plan that’s just a conceptual layout plan followed by 5 more. One shows the…in this fashion…one shows the existing sewer and the conceptual sewer of what’s going to be there. One shows the existing water and then the conceptual water availability. And then there’s the last is the conceptual electrical plan. So the two proponents of this special use request have gone to fairly great lengths to provide you with what documentation you asked for the last time we were here.

Gormus: Do any of the Commissioners have questions for Mr. Snoddy?

Wright: Madame Chairman if I might.

Gormus: Yes sir.

Wright: What are we expecting from the Health Department?

Snoddy: Indicating that the plan and both the water, sewer and the layout plan does not violate in terms of any of their regulations. And they essentially signed off on it is my understanding.

Wright: We may be getting deeper in these than we need to right now but do you know whether there’s any exemptions being sought from the campground regulations and the Virginia Administrative Code?

Snoddy: They indicated that this complies with it as far as campgrounds because the person we met with, I can’t remember his first name…Mr. England what’s the gentlemen’s name, Mr. Moore that was at the meeting with you and Mr. Louis that used to work for Home Health? Ok. He is their…

Cobb: Is it Glen?
**Snoddy:** Glen yes. He is their campground specialist in handling in this area Mr. Wright. That’s all I can say to you. Not having the letter here and not having been present at the meeting, I was at the time babysitting my one year old twin granddaughters so at the beach. So I was not here or available for that meeting.

**Gormus:** Do the Commissioners have any questions for Mr. Snoddy?

**Smith:** I have one Madame Chair.

**Gormus:** Yes sir.

**Smith:** Are you still taking the month of July off?

**Snoddy:** No. I’m here all month of July.

**Gormus:** I have one question if I can so entertain that. Is it going to be an extension of the lighting? I know around Luckys there’s lights and around McDonalds there’s lights. I don’t think there’s any lights down on that soil.

**Snoddy:** There’s none down there. I don’t anticipate that there’d be overhead lighting over an area you’re hoping that the people can get some rest and sleep. But of course what you all brought up last time I was here that they can be a rowdy bunch but so can our residents of Buckingham. And I do refer back to you also remember I used the analogy of an old beer joint what was left open and I asked the question why and it’s because we know where the people are that inhabit those and who attend those types of institutions so. We’re trying to present to the Planning Commission and ultimately to the Board that concentrating it in this area where the services are available of food, fuel other amenities are available with in hopes of in the future you’re going to have a setup there. If this is going to be a temporary fix which we had applied for you’re going to have some infrastructure built there that you can take advantage of at some future date. We have touched base with the Christian School which adjoins the backside of the property and have had no issues raised. So it’s something we’d like to present, ask for a public hearing and at least the opportunity to present it and hear what feedback comes from the public in addition to the Commissioners.

**Gormus:** Ok. Thank you Mr. Snoddy.

**Snoddy:** Thank you all.

**Gormus:** What is the desire of the Commission?

**Smith:** Madame Chair. I think the law requires us to have a public hearing.
Bickford: Yes I agree.

Gormus: Ok but I must have a motion.

Smith: Well I’m getting to that. Since Mr. Snoddy is not on vacation the whole month of July do you think we could get announcements out for a public hearing next month?

Cobb: Yeah.

Smith: Then that’s my motion.

Cobb: It will be following the private school hearing.

Bickford: Correct.

Allen: Second.

Gormus: Ok we have a motion and seconded. And now we will vote.

Commissioner Smith moved, Supervisor Allen seconded and was carried 4-0-1 by the Commission to send to public hearing case Temporary RV Park/Campground 17-ZTASUP244. Commissioner Bowe abstained.

Gormus: And that passes.

Re: Reports/Correspondence – May Building Permits

Gormus: Ok that moves us on to our reports and correspondence from Ms. Cobb.

Cobb: There were 35 building permits totaling $16,733.80 for the month of May. I did break those out for you and you can see there were quite a bit of residential things going on.

Re: Reports/Correspondence-Land Use Taxation Update

Cobb: And then also the Land Use Taxation Update is just that I did get back in touch with Chip Davis who came and he is kinda finishing up with his school work and his retirement right now and then is going to begin talking with Farm Bureau and organizing that. The Board of Supervisors did agree at their meeting to and they said they wanted to be a part of that. So were thinking a joint work session. What Mr. Davis indicated to me is that he’s hoping to be able to set something up for like September or October timeframe. So I’ll be back in touch with you as we get closer to that point and set the date for that.
Re: Zoning Administrator’s Report

Gormus: Ok and your Zoning Administrator’s Report I guess that entailed…

Cobb: Yes.

Re: Commission Matters/Concerns

Gormus: Are there any Commission Matters or Concerns?

Smith: Yes Madame Chair there is one.

Gormus: Ok Mr. Smith.

Smith: I want to reiterate that I am on the Buckingham Farm Bureau Board of Directors. I want the whole world to know that when these classes start. And as Kendra said earlier I have talked to her regarding the invitation for her expert and I think that’s all I have to disclose.

Bickford: Do you have a date set up for your meeting this gentleman yet?

Smith: No I am not meeting him. It will be a telephone conversation.

Bickford: Ok.

Smith: And will you report back to us what you have heard?

Smith: Exactly.

Gormus: Ok.

Bickford: Very good.

Gormus: Then I think that will take care of it for our Board to our…

Smith: Liaison.

Gormus: Yeah.

Smith: Oh by the way yes I am still liaison between Buckingham Farm Bureau and the Board of Supervisors also.

Gormus: Ok. Are there any other concerns, matters or announcements from the Board?
Re: Adjournment

Gormus: If not I will entertain a motion to adjourn?

Bickford: So moved.

Smith: And I’ll second it.

Gormus: Ok so moved and seconded.

Allen: Oh one more thing. Didn’t we need to have an earlier meeting to…

Gormus: No.

Allen: Never mind. I’m thinking out the box. Go ahead. Hit the button we’re good.

Gormus: Yeah ok now we’re voting on going home.

Vice-Chair Bickford moved, Commissioner Smith seconded and was unanimously carried by the Commission to adjourn the meeting.

Gormus: Ok that passes. Go home.

There being no further business, Chairman Gormus declared the meeting adjourned.

ATTEST:

Rebecca S. Cobb Alice T. Gormus
Zoning Administrator Chairman