



Scott County Planning Commission

Regular Meeting

190 Beech Street Suite 201 Gate City, VA 24251

www.scottcountyva.com

Monday, May 13, 2024 at 6:00 PM

AGENDA

1. Call to Order: Chairman Rodney Baker
2. Invocation and Pledge of Allegiance: Mr. Jeff Seay
3. Roll Call of Members/Establishment of a Quorum
 - Mr. Rodney Baker
 - Mr. Glen Broadwater
 - Mr. Charles Bullock
 - Ms. Jennings-Snodgrass
 - Mr. Jeff Seay
 - Mr. Leroy Shoemaker
 - Mr. Scott Tipton
4. Approval of April 8, 2024 Minutes
5. Citizen Expression
6. New Business
 - a. Zoning Ordinance Proposed Changes
7. Adjourn meeting to June 10, 2024

The public is invited to attend and participate in Planning Commission meetings. This meeting is being held at a public facility believed to be accessible to persons with disabilities. Persons needing sign language interpreter services for the deaf must request these services five (5) working days in advance of the scheduled meeting by calling the 276-386-9111 (TDD enabled).

The Scott County Planning Commission met in regular session on Monday, April 8, 2024 at 6:00 p.m. in the Scott County Administrative Offices Board Room.

Commission Members Present:

Rodney Baker
Glen Broadwater
Jeff Seay
Morgan Jennings-Snodgrass
Glen Broadwater
Charles Bullock

Commission Members Absent:

Scott Tipton

Staff/Others Present:

Freda R. Starnes, County Administrator
Sally Kegley, County Attorney
Mr. Bill Dingus, Assistant County Administrator
David Gilmer, Building Official
Tim Williams, Building Inspector

Chairman Rodney Baker called the meeting to order.

Glen Broadwater led the Pledge of Allegiance and Prayer.

APPROVE MINUTES

Minutes from the January 8, 2024 meeting were available to each Commissioner for review. There were no changes. **On a motion by Charles Bullock, duly seconded by Leroy Shoemaker, the planning commission hereby approves the January 8, 2024 minutes. All – aye**

ELECT CHAIRMAN – PLANNING COMMISSION

Rodney Baker was nominated by Glen Broadwater to serve as the Chairman of the Planning Commission. Charles Bullock made the motion to appoint by acclamation, duly seconded by Glen Broadwater. All – aye. Rodney Baker abstained.

ELECT VICE-CHAIRMAN – PLANNING COMMISSION

Leroy Shoemaker nominated Jeff Seay to serve as the Vice-Chairman of the Planning Commission. Charles Bullock made the motion to appoint by acclamation, duly seconded by Leroy Shoemaker. All – aye. Jeff Seay abstained.

ELECT SECRETARY – PLANNING COMMISSION

Glen Broadwater nominated Freda Starnes to serve as the Planning Commission Secretary, duly seconded by Charles Bullock. All – aye

CITIZEN EXPRESSION

No one spoke during citizen expression.

ZONING ORDINANCE PROPOSED CHANGES

Ms. Kegley stated that the proposed changes mirror those of Franklin County and that she has been doing more research today.

Mr. Baker stated that residential type solar would be by right. There would be no requirement to come before the Planning Commission.

Mr. Gilmer stated that a roof top solar system has to have a structural assessment to make sure the house can hold the additional weight. An electrical permit is required for the installation on the ground. Clinch River Health Services has the largest solar project to date. Even small solar projects can sell energy back to the grid.

Mr. Dingus stated that small scale provides electricity to an adjacent building, such as a house. Large scale is designed to sell energy to the grid.

Mr. Broadwater stated that solar projects are 20% effective and have a 20-year life span. There is no place to destroy the old panels. Who is responsible for the clean up?

Mr. Baker stated that large scale requires a bond and decommission plan.

Mr. Broadwater stated that since we are promoting Tourism in the county shouldn't we have limits on how far from town limits they can be placed? He thinks they should be at least two miles away from a town limit. What is the difference between a solar farm and a power plant? Both are industrial and sell power to the grid.

Mr. Baker asked if they are looking for particular power requirements.

Mr. Gilmer stated that AEP would have to build a special high voltage transmission line from Twin Springs High School to the Town of Nicklesville. It would take a special line to hook to the grid.

Mr. Baker asked what the benefits are to the county. Would the county get tax benefits from the equipment?

Mr. Dingus stated that AEP has to be 100% renewable energy by 2050.

Mr. Baker stated he thinks we need to have these changes to the zoning ordinance in place. Once a project is proposed, the Planning Commission has to recommend approving or disapproving.

Mr. Bullock stated that wind needs to be considered as well. That may be next.

Ms. Jennings-Snodgrass stated that it takes six to nine mph winds to get them started and 50 mph winds to generate full capacity.

Mr. Baker asked Ms. Kegley what aspects she was still looking at.

Ms. Kegley replied that she was reviewing what to take out that might be hard for Scott County. Some items such as third-party. Ms. Kegley stated she is reviewing the administrative guidelines and definitions of small and large projects, setbacks, foliage, and cover that may fit Scott County better.

Ms. Seay stated that Duke Energy uses sheep to graze in their solar farms.

Mr. Gilmer stated that Pivot Energy told him that you could not graze around them.

Mr. Baker suggested that we proceed with a public hearing to amend the zoning ordinance. We do not have any guidelines now so we need to have some guidelines in place.

Mr. Broadwater stated that he thinks Ms. Kegley needs to do more research with the regulations. He would like to see the document before it is advertised for a public hearing.

Mr. Baker thanked Ms. Kegley for the work she has done on getting these changes together.

Changes will be made and the document will be ready to review at the May 13 Planning Commission meeting.

ADJOURNMENT

There being no further discussion, the meeting was adjourned to May 13, 2024 @ 6:00 p.m.

Secretary