

Mount Jackson Planning Commission Meeting
& Joint Public Hearing
May 1, 2017

Chairman Larry Ambrose called the public hearing to order at 7:00 p.m. in the Council Chamber at 5901 Main Street. Commissioners in attendance included Msess. Burner and A. Miller as well as Messrs. Hackenbracht and Whitehurst. Also in attendance: Councilmembers Andrick, W. Miller, Pifer, Rudy, and Shepherd. Mayor Miller was unable to attend due to illness. Town Manager Kevin Fauber and Town Clerk, Heather Taylor were present. Approximately 25 people from the community were in attendance. Matthew Meares from VA Solar, LLC and Randy Kepler, engineer from Greenway Engineering, Jamie Dodson and Jason Simpson for Bowman Andros were present.

Joint Public Hearing

1. Mount Jackson Solar I, LLC as Lessee, 3100 Turkey Knob Rd., Special Use Permit, Construction of a solar farm on Parcels 91-A-37 & 01-A-42. Currently zoned A-1.

Matthew Meares of VA Solar, LLC presented the project. Public discussion included the following questions-

T. Snarr, This is a single axis tracking system, correct? Yes it is. It flows east to west.

R. Rudy, What caused the delay in the Scout I project in production? They were sold to Dominion Power in September of 2015 but didn't have commercial operation until December 2016. The SCC, (State Corporation Commission), is who approval & review comes through which took 9 months. Anytime Dominion puts anything into "rate base" that the customers have to pay for they have the right to approve it. It took 9 months for that approval. VA Solar was also finishing up permits including the Conditional Use Permit. Construction began in July '16 and was complete in December '16.

J. Frady- What is the projected life cycle of the operation of the project? 35 years

D. Andrick- That doesn't mean that in 35 years the project would close down. You're saying that the equipment would start to need replacing, correct? Optimally, panels would be replaced and maintained.

J. Frady- If Dominion increased their capacity, would VA Solar upgrade this project? With the current substation on Wissler Rd. the transformer that is being proposed on the site can only stay with the current power with the current transformer unless Dominion replaces and upgrades the transformer. VA Solar is trying to be the lowest cost of energy and is not paying for upgrades and it would require another study and would also require another Additional-Use permit.

D. Andrick- You mentioned if you're selling to Dominion and another company came in and built something there and wants to buy solar power... As long as it is a company right next door this could work. The rules get complicated. The maximum power that I could sell right now is one megawatt. There are a lot of rules with Dominion as you know. (One megawatt is capable of powering 300 houses.)

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2. Bowman Andros Products, LLC, 10119 Old Valley Pike, Plant Expansion, Rezoning Application for Parcels 81A-01-3 thru 81A-01-14 from R-1 to I-1 and Special Use Permit for food processing expansion.

Randy Kepler of Greenway Engineering gave a brief presentation on the Bowman Andros project. There was public discussion including the following-Chairman Ambrose read a letter from neighbors of Bowman Andros, Jaime Williams and Lauren Bowman of 10119 Old Valley Pike with the following concerns with the plant expansion.

- Increased noise level
- Increased commercial truck traffic
- Loss of the use and safety of the left turn lane to their driveway
- Increased trash

Jamie Dodson from Bowman Andros addressed these concerns stating that the landscaping and fencing near the entrance to the plant, (which operates 24 hours a day), would help to buffer against noise and would also help to prevent trash from leaving the plant premises. There would be no additional commercial truck traffic over what it is now and most of the trucks go through W. Avondale Acres where the scale house is located. Everything has to scale-in and scale-out. The right lane on the west side of Route 11 heading south, (with the plant on the right), will be lengthened. This will have no effect on the center lane.

D. Andrick asked, If this expansion was going to cause further stress on the town sewer system?

J. Dodson responded that there is no additional water generated. It's all site work and warehouse work at the dock areas. Five, six years down the road it does set our structure up with additional production capacity but that is not the target now.

D. Andrick- None of this expansion project will go towards addressing the issue now with the sewage? J. Dodson-not on this project now, no.

D. Andrick-What are you all doing now to address that? How? J. Dodson responded that Bowman Andros has multiple consultant services helping as well as engineering firms and we are looking at system modifications. They are trying some testing in house to make operational changes.

End of public hearing-7:39 p.m.

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Agenda Addition/Deletions/Changes: None

Chairman Androse read the Conflict of Interest Notice-If there is any official attending this meeting who has a conflict of interest, or the appearance of such a conflict, pertaining to any agenda topics up for discussion or voting during this meeting, please identify yourself and describe your personal interest for the public. Commissioner Robert Whitehurst stated that he had a personal interest in the solar project and would abstain from voting.

Presentation: None

Minutes: Commissioner Hackenbracht MOVED, seconded by Commissioner Burner to APPROVE the minutes of April 3, 2017, Regular meeting.

VOTE:

| <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
|---------------------|------------|----------------|
| Commissioner Burner | None | None |
| " Hackenbracht | | |
| " Miller | | |
| " Whitehurst | | |

4 AYES, motion carried

Old Business:

1.Rezoning Request-Todd Holtzman-5907 Gospel Street, LLC-Convert house into 2-2 bedroom apartments.

Commissioner Whitehurst MOVED, seconded by Commissioner Miller to APPROVE this rezoning request.

VOTE:

| <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
|---------------------|------------|----------------|
| Commissioner Burner | None | None |
| " Hackenbracht | | |
| " Miller | | |
| " Whitehurst | | |

4 AYES, motion carried

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2. Mount Jackson Solar I, LLC as Lessee, 3100 Turkey Knob Rd., Special Use Permit, Construction of a solar farm on Parcels 91-A-37 & 91-A-42. Currently zoned A-1. Commissioner Hackenbracht MOVED with the following statement: "In order to address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the Town, I move that the Planning Commission adopt to forward Application SUP-01-17 to the Mt. Jackson Town Council with a favorable recommendation, as it complies with the requirements of the Zoning Ordinance and is substantially in accord with the Comprehensive Plan", seconded by Commissioner Miller.

VOTE:

| <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
|---------------------|------------|-------------------------|
| Commissioner Burner | None | Commissioner Whitehurst |
| " Hackenbracht | | |
| " Miller | | |

4 AYES, motion carried

3. Bowman Andros Products, LLC 10119 Old Valley Pike, Plant Expansion, Rezoning Application for Parcels 81A-01-3 thru 81A-01-14 from R-1 to I-1 and Special Use Permit for food processing expansion.
Staff recommends that this not be voted on tonight because of the issues with the wastewater permit. Hopefully there will be a resolution by the June 5, 2017 meeting.

New Business:

1. Actions of the Board of Zoning Appeals-For informational purposes, the BZA approved the Variance request for off street parking for Todd Holtzman for 5907 Gospel St.

Report on Town Council Items: Commissioner Hackenbracht reported concerning the well project, information has been received from the Engineer that the project is ready to go to out to bid in the near future. There are 2 ongoing sidewalk projects; the one on Gospel Street is partially completed. The town opened bids 4/25/17 on the other sidewalk project. Two bids came in higher than expected and the town manager and engineer are working to see if there is an option. Part of the new equipment for the park has been received and it is expected to be installed next week. Hepler's Asphalt is paving the walking trail, parking lot, and basketball courts.

Zoning Administrator Report: None

Board Member's Items: None

Motion made by Commissioner Miller to adjourn the meeting at 7:51 p.m.

Submitted by: Heather McRae Taylor, Town Clerk

