

-

AT A MEETING OF THE MIDDLESEX COUNTY PLANNING COMMISSION HELD ON THURSDAY, February 10, 2022, IN THE BOARDROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Melvin Beverley, Chairman, Jamaica District  
Bev Butler, Vice Chairman, Pinetop District  
Teresa Anderson, Secretary, Harmony Village District  
RD Johnson, Hartfield District  
Marilyn South, Hartfield District  
Bev Butler, Pinetop District  
John England, Saluda District  
Kristin Jessie, Jamaica District  
Bill Powell, Pinetop District

Absent: J. D. Davis, Harmony Village District  
Gordon Jones, Saluda District  
Reginald Williams, Supervisor

David Kretz, Planning Director  
Jody Collier, Community Development/Building Office Manager

### **CALL TO ORDER**

Chairman Beverley called the February 10, 2022, regular meeting of the Planning Commission to order at 7:00 P.M.

### **APPROVAL OF MINUTES**

On a motion by Commissioner Powell, seconded by Commissioner Anderson, and carried by unanimous vote, the minutes of the January 13, 2022, meeting were approved.

### **PUBLIC HEARING**

N/A

## **OLD BUSINESS**

- 1. Special Exception #2021-02** submitted by Sunpro Solar on behalf of George & Rosetta Wright. The request is for approval of a Special Exception to construct a 6 KV Small System Solar Facility with 16 ground mounted panels in accord with Section 7-3.30 and Article 15C of the Middlesex County Zoning Ordinance. The property for which the Special Exception is being requested is zoned Low Density Rural (LDR) and is situated at 528 Syringa Road, Topping Va. 23169; it is further identified as Tax Map Parcel 37-1-1, in the Saluda District

Chairman Beverley introduced Special Exception #2021-02

Mr. Kretz presented his staff report recommending denial based on lack of compliance with screening.

There being no further questions or comments, the motion to deny based on lack of all compliance regarding screening was made by Commissioner England and seconded by Chairman Butler, followed with all I's with three absent.

- 2. Major Site Plan #2021-08**, submitted by Sun Tribe Solar, LLC. The application requests approval to construct a Small Utility Scale Solar Energy Facility in accord with approved Special Exception 2019-05. The property for which application is being made is zoned Village Community (VC) District and is situated on Woods Brothers Road, Hartfield, Va. 23071; it is further identified as Tax Map Parcel 38-139, in the Pinetop District.

Chairman Beverley introduced Major Site Plan #2021-08

Mr. Kretz presented his staff report recommending conditional PRELIMINARY APPROVAL of Major Site Plan #2021-08 conditioned upon the following:

- Final approval contingent on review agencies final authorization.

John Townsend, with Sun Tribe Solar, was present to represent the application. He said they have made all necessary attempts to address the screening. He thanked the Board for their time and consideration and would be happy to answer any other questions.

Chairman Beverley thanked him for his work with the Technical Review Committee regarding this project.

There being no further questions or comments, the motion to approve as submitted was made by Commissioner Powell and seconded by Commissioner England, followed with all I's with three absent

**NEW BUSINESS**

**PLANNING DIRECTOR'S REPORT**

**COMMITTEE REPORTS**

**ADJOURNMENT**

With there being no further business, a motion to adjourn was made by Commissioner Powell, seconded by Commissioner England, and carried by unanimous vote. The meeting adjourned at 7:24 p.m.

Respectfully submitted,

\_\_\_\_\_  
Theresa Anderson, Secretary

\_\_\_\_\_  
Date