

1 Minutes of the regular monthly meeting of the Planning Commission of the
2 County of Henrico held in the County Administration Building in the Government
3 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. April 13,
4 2017. Display Notice having been published in the Richmond Times-Dispatch on
5 March 27, 2017 and April 3, 2017.

6
Members Present: Mr. Eric S. Leabough, C.P.C., Chair (Varina)
Mr. Robert H. Witte, Jr., Vice Chair (Brookland)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. Gregory R. Baka (Tuckahoe)
Ms. Jean M. Moore, Assistant Director of Planning,
Acting Secretary
Mr. Tyrone E. Nelson (Varina)
Board of Supervisors' Representative

Members Absent: Mrs. Sandra M. Marshall (Three Chopt)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

Also Present: Mr. James P. Strauss, PLA, Senior Principal Planner
Mr. Seth Humphreys, County Planner
Mr. Benjamin Sehl, County Planner
Ms. Erin Puckett, County Planner
Ms. Sylvia Ray, Recording Secretary

7
8 **Mr. Tyrone E. Nelson, the Board of Supervisors' representative, abstains on**
9 **all cases unless otherwise noted.**

10
11 Mr. Leabough - I'd like to call this meeting of the Henrico County
12 Planning Commission to order. This is our rezoning meeting for April 13th. I ask
13 that everyone in the audience please mute or silence your cell phones. As you do
14 that, I would ask that we all rise for the Pledge of Allegiance.

15
16 Ms. Marshall could not be with us tonight, but we do have Rev. Nelson with the
17 Board of Supervisors who's serving with us this year. We do appreciate your
18 presence, sir.

19
20 Mr. Nelson: Thank you, sir.

21
22 Mr. Leabough - I see that we do have news media in the audience. If
23 you would, please raise your hand. Good evening. Thank you for being with us.
24 Is Mr. Silber here? He's not here. Okay. We'll keep moving forward. Mr. Emerson
25 is not with us, but we do have Ms. Moore here, so we're in capable hands. So,
26 with that, I'd like to turn the agenda over to Ms. Moore.

28 Ms. Moore - Thank you, Mr. Chairman. As you noted, we have one
29 person who is out, but we do have a full quorum to conduct business.

30
31 First on the agenda are the requests for withdrawals and deferrals. Those will be
32 presented by Mr. Jim Strauss.

33
34 Mr. Strauss - Thank you, Madam Secretary. We do have one
35 request for deferral this evening. It's in the Three Chopt District on page 1 of your
36 agenda. It is REZ2017-00003, 12600 Bacova, LLC. For this case, the applicant is
37 requesting a deferral to the June 15, 2017 meeting.

38
39 **(Deferred from the January 12, 2017 Meeting)**

40 **REZ2017-00003 G. Brian Duke for 12600 Bacova, LLC:** Request to
41 conditionally rezone from A-1 Agricultural District to R-5C General Residence
42 District (Conditional) and O-2C Office District (Conditional) Parcel 734-767-2531
43 containing 40 acres located on the west line of N. Gayton Road and the north line
44 of Bacova Drive approximately 200 feet from their intersection. The applicant
45 proposes a residential townhouse and office development. The uses will be
46 controlled by zoning ordinance regulations and proffered conditions. The 2026
47 Comprehensive Plan recommends Office and Environmental Protection Area.

48
49 Mr. Leabough - Is there anyone in the audience in opposition to the
50 deferral request of REZ2017-00003, G. Brian Duke for 12600 Bacova LLC? I see
51 no opposition. So with that, I move that REZ2017-00003, G. Brian Duke for
52 12600 Bacova LLC, be deferred to the June 15th meeting at the request of the
53 applicant.

54
55 Mr. Baka - Second.

56
57 Mr. Leabough - We have a motion by Mr. Leabough, a second by
58 Mr. Baka. All in favor say aye. Those opposed? That motion passes.

59
60 At the request of the applicant, the Planning Commission deferred REZ2017-
61 00003, G. Brian Duke for 12600 Bacova LLC, to its meeting on June 15, 2017.

62
63 Ms. Moore - Next on our agenda are the requests for expedited
64 items, and we do not have any of those on the agenda tonight. So we move
65 forward into your regular agenda to the first item, which appears on page 1 of
66 your agenda. It is REZ2017-00012, Youngblood, Tyler & Associates for Welford
67 Properties. The staff report will be presented by Mr. Seth Humphreys.

68
69 **REZ2017-00012 Youngblood, Tyler & Associates for Welford**
70 **Properties:** Request to conditionally rezone from A-1 Agricultural District to R-
71 3C One-Family Residence District (Conditional) Parcel 737-769-5307 and part of
72 Parcel 737-768-8286 containing 3.592 acres located on the south line of N.
73 Gayton Road approximately 600' east of its intersection with Kain Road. The

74 applicant proposes single family dwellings. The R-3 District allows a maximum
75 density of 3.96 units per acre. The use will be controlled by zoning ordinance
76 regulations and proffered conditions. The 2026 Comprehensive Plan
77 recommends Suburban Mixed Use, density should not exceed 4 units per acre.

78
79 Mr. Leabough - Is there anyone in the audience in opposition to
80 REZ2017-00012, Youngblood, Tyler & Associates for Welford Properties? I see
81 no opposition. Good evening, Mr. Humphreys.

82
83 Mr. Humphreys - Good evening, Mr. Chairman, members of the
84 Commission.

85
86 The applicant is requesting to rezone approximately 3.592 acres from A-1 to R-3
87 to allow an addition of up to 10 units to a previously approved single-family
88 development, for an overall maximum of 35 units. The subject property includes
89 one entire parcel and a portion of a second parcel, and is located along the south
90 line of North Gayton Road between Kain Road and Pouncey Tract Road.

91
92 In 2016, the Board of Supervisors approved rezoning request REZ2016-00005
93 on the adjacent property to the southwest—it's this one with the pond down
94 here—for the Leake's Mill single-family residential development. Other
95 surrounding uses include a vacant county-owned parcel to the north across North
96 Gayton Road—which I believe is currently under construction for a fire station—
97 along with the Welwood single-family development currently under construction.
98 Vacant and single-family acreage parcels are also located to the south and east.

99
100 The 2026 Comprehensive Plan's recommended future land use for the subject
101 property is Suburban Mixed-Use (SMX). The request is generally consistent with
102 the SMX designation. While not a master-planned community in and of itself, the
103 request would be an expansion of the adjacent Leake's Mill subdivision and
104 would potentially connect to future development to the northeast. The request
105 would also be consistent with other aspects of the SMX classification, such as
106 suburban-style development and preservation of open space, and would
107 continue the pattern of development along North Gayton Road.

108
109 Since the rezoning of the adjacent Leake's Mill property, a subdivision has been
110 filed for 23 lots on the original portion, but has not yet received final approval.
111 The current request would add 3.592 acres and add a maximum of 10 units with
112 6 being shown here on this layout. It's my understanding the reason why they did
113 10 is because there are bits and pieces of 10 parcels on that property. Just to
114 cover themselves they said 10, but I don't think they're going to actually get 10
115 out of that.

116
117 The applicant has submitted proffers dated March 22, 2017 which are generally
118 the same as those approved with the previous case. They include construction of
119 a third northbound lane and a four-foot-wide sidewalk along the property

120 frontage, as well as a proffered concept plan indicating connectivity with Leake's
121 Mill and the future development to the northeast.

122
123 Overall, the proposed use and density are generally consistent with the
124 recommendations of the 2026 Comprehensive Plan and the previous rezoning
125 approval for Leake's Mill. The proposed project would also continue the pattern
126 of development along North Gayton Road. For these reasons, staff supports the
127 request.

128
129 This concludes my presentation and I would be happy to answer any questions.

130
131 Mr. Leabough - Any questions for Mr. Humphreys?

132
133 Mr. Baka - I have one question, Mr. Chairman. Mr. Humphreys, a
134 question about the portion that's east of Section 2. Since conceptual plan
135 envisions that future lots might be or could be expanded to the east there, I have
136 questions about the natural drainage of the portion of land that is not being
137 rezoned right now that is zoned A-1. If it's naturally draining to the south and to
138 the west where this BMP is, is the BMP parcel large enough to accommodate
139 future drainage needs since we're already envisioning future lots?

140
141 Mr. Humphreys - I believe it is. They've been working in conjunction. A
142 case has been filed on that adjacent property already, but it's been tabled so it
143 hasn't come to the Planning Commission yet. That case is REZ2017-00008. It's a
144 single-family subdivision and commercial property on the corner of North Gayton
145 and Pump. There are talks about the entirety of that development. But with the
146 single-family, the applicant here has indicated that they were pursuing that
147 property as well. So I think they're well aware of the constraints and everything
148 on that other property in addition to their property. I think this was sized in
149 anticipation of that.

150
151 Mr. Baka - Thank you.

152
153 Mr. Leabough - Thank you. Any other questions for Mr. Humphreys?
154 With that, I don't think we need we need to hear from the applicant. Unless the
155 applicant wants to come forward, I think we're good. Thank you for being here.

156
157 So with that, I move that REZ2017-00012, Youngblood, Tyler & Associates for
158 Welford Properties—

159
160 Ms. Moore - Did you call for opposition?

161
162 Mr. Leabough - Yes, I did.

163
164 Ms. Moore - You did. Okay, I'm sorry.

165

166 Mr. Leabough - We didn't have any.
167
168 Ms. Moore - I'm sorry.
169
170 Mr. Leabough - Is there anyone in opposition? I don't believe we have
171 anyone. No.
172
173 So with that, I move that REZ2017-00012, Youngblood, Tyler & Associates for
174 Welford Properties, move forward to the Board of Supervisors with a
175 recommendation of approval subject to conditions 1 through 21 as noted in the
176 staff report.
177
178 Mr. Witte - Second.
179
180 Mr. Leabough - We have a motion by Mr. Leabough, a second by
181 Mr. Witte. All in favor say aye. Those opposed? There is no opposition; that
182 motion passes.
183
184 **REASON -** Acting on a motion by Mr. Leabough, seconded by
185 Mr. Witte, the Planning Commission voted 4-0 (one absent, one abstention) to
186 recommend the Board of Supervisors **grant** the request because it continues a
187 similar level of single-family residential zoning as currently exists in the area.
188
189 Ms. Moore - Mr. Chairman, the next item is in the Brookland
190 District on page 2 of your agenda. It is for PUP2017-00011, Siwel Flips, LLC.
191 This will be presented by Mr. Ben Sehl.
192
193 **PUP2017-00011 Siwel Flips, LLC:** Request for a Provisional Use
194 Permit under Section 24-12.1(e), 24-120, and 24-122.1 of Chapter 24 of the
195 County Code to allow a front porch to be extended no more than 8' into the front
196 yard setback on Parcel 766-737-9988 located on the north line of Hampstead
197 Avenue at its intersection with Bremono Road. The existing zoning is R-3 One-
198 Family Residence District. The 2026 Comprehensive Plan recommends
199 Suburban Residential 2, density should not exceed 3.4 units per acre.
200
201 Mr. Leabough - Is there anyone in the audience in opposition to
202 PUP2017-00011, Siwel Flips, LLC? I see no opposition. Good evening, Mr. Sehl.
203 How are you, sir?
204
205 Mr. Sehl - I'm well, Mr. Chairman. Thank you.
206
207 This request would allow a front porch to be added to an existing home
208 undergoing renovation. The property is located just north of Patterson Avenue
209 near St. Mary's Hospital.
210

211 The subject site and surrounding properties are zoned R-3. Prior to the Board of
212 Supervisors revising the Zoning Ordinance in December 2016, a front porch such
213 as the one proposed by the applicant would not be able to extend into the front
214 yard setback. Smaller covered steps could do so in a limited manner, but the
215 Board's actions mean that covered porches can extend up to eight feet in the
216 front yard setback on lots recorded prior to 1960 with the approval of a
217 provisional use permit.

218

219 Shown here is the porch the applicant would like to construct. It is consistent
220 architecturally with other front porches in the area along Hampstead Avenue and
221 would not appear to negatively impact the appearance of the home.

222

223 Westview Manor, where the home is located, was recorded in 1946 and the
224 home was built shortly thereafter. Exception lot standards would typically require
225 a front yard setback of 35 feet for such an R-3 lot, which this home does not
226 meet according to this plat. However, as noted in the staff report, the home met
227 county code setback requirements when it was built. Additionally, the porch
228 would be located approximately 27.7 feet from the front property line, meaning it
229 would extend no more than 8 feet into the required setback regardless.

230

231 Because the proposed porch meets the intent of the revisions to the Zoning
232 Ordinance adopted in 2016 and because it is not anticipated the addition of the
233 requested porch would negatively impact adjacent properties, staff believes this
234 request is appropriate, subject to conditions 1 through 3 as noted in the staff
235 report.

236

237 That concludes my presentation, and I would be happy to try and answer any
238 questions you might have.

239

240 Mr. Leabough - Are there any questions from the Commission for
241 Mr. Sehl? All right. Mr. Witte, how would you like to proceed?

242

243 Mr. Witte - Well, seeing we have no opposition, Mr. Chairman, I
244 move that PUP2017-00011, Siwel Flips, LLC, move to the Board of Supervisors
245 with a recommendation of approval.

246

247 Mr. Archer - Second.

248

249 Mr. Leabough - We have a motion by Mr. Witte, a second by
250 Mr. Archer. All in favor say aye. Those opposed? Hearing no opposition that
251 motion passes.

252

253 **REASON -** Acting on a motion by Mr. Witte, seconded by Mr.
254 Archer, the Planning Commission voted 4-0 (one absent, one abstention) to
255 recommend the Board of Supervisors grant the request because when properly

256 developed and regulated by the recommended conditions, it would not be
257 detrimental to the public health, safety, welfare and values in the area.

258

259 Ms. Moore - Mr. Chairman, we move on to the last item on the
260 regular agenda, and this is in the Varina District. This is SIA2017-00001, Briel
261 Farm Solar, LLC – Solar Power Electricity Generation Facility. This will also be
262 presented by Mr. Ben Sehl.

263

264 **SIA2017-00001 Briel Farm Solar, LLC - Solar Power Electricity**
265 **Generation Facility:** The Department of Planning has received a request from
266 Briel Farm Solar, LLC to initiate a Substantially In Accord study for a proposed
267 solar power electricity generation facility. The proposed site consists of Parcel
268 842-716-0583 located along the south line of Meadow Road and the east line of
269 the on-ramp from Interstate 64 to Interstate 295. The existing zoning is M-1C
270 Light Industrial District (Conditional). The 2026 Comprehensive Plan
271 recommends Rural Residential and Environmental Protection Area.

272

273 Mr. Baka - Mr. Chairman, if I may.

274

275 Mr. Leabough - Yes sir.

276

277 Mr. Baka - At this time, I need to recuse myself from this case,
278 SIA2017-00001.

279

280 Mr. Leabough - Okay. Thank you for sharing that sir. So for the
281 record, Mr. Baka recuses himself and abstains from the vote on this case.

282

283 Is there anyone here in opposition to SIA2017-00001, Briel Farm Solar, LLC –
284 Solar Power Electricity Generation Facility?

285

286 Mr. Witte - Don't raise your hands all at once.

287

288 Mr. Leabough - There is no opposition. Mr. Sehl, good evening again.

289

290 Mr. Sehl - Thank you again, Mr. Chairman.

291

292 As noted by Ms. Moore, at the request of Briel Farm Solar, LLC, the Planning
293 Department conducted a Substantially In Accord (SIA) Study to determine
294 whether a proposed site for a solar power electricity generation facility is
295 substantially in conformance with the county's adopted Comprehensive Plan.

296

297 Located in the Varina Magisterial District, the proposed site consists of a single
298 parcel generally bounded by Meadow Road to the north, Interstates 64 and 295
299 to the south and west, and vacant, wooded land to the east.

300

301 The site was rezoned to M-1C in 1989, and the proposed solar generation facility
302 is permitted subject to a Conditional Use Permit, which would follow this SIA
303 process. Proffers accepted with rezoning case C-64C-89, including buffer
304 requirements along Meadow Road, would be complied with as part of future
305 development of the solar facility. Conditions regarding specific site development
306 details such as access, construction traffic, fencing, and landscaping would be
307 part of the conditional use permit process, and not typically a consideration
308 during the SIA process.

309

310 The applicant has submitted this concept plan to assist in our review of the
311 proposed facility. They have indicated approximately 71,000 solar panels would
312 be installed in the general manner shown here and would tie to the electrical grid
313 via a bore under I-64 to the south. The panels would largely be located in cleared
314 areas previously used for agricultural purposes.

315

316 The applicant held a community meeting on March 6th, and no major concerns
317 with the proposed use itself were raised at that meeting, although concerns
318 regarding visual screening were noted. For that reason, the applicant has
319 provided illustrative examples of how the planned buffer would screen the facility
320 from Meadow Road after construction, as well as at a point in the future. These
321 illustrations indicate that long-term visual impacts on Meadow Road should be
322 minimized, and combined with minimal traffic generation, total impacts on the
323 area should be reduced from that allowed by the site's existing M-1C zoning.
324 Questions regarding the preservation of cultural resources on the property, which
325 was the site of various Civil War actions, were also discussed. The applicant is
326 currently conducting a cultural resources study on the property and coordinating
327 the findings with county and state agencies.

328

329 The subject property and surrounding areas are recommended for Rural
330 Residential and Environmental Protection Area in the 2026 Comprehensive Plan.
331 The provision of infrastructure improvements, including lower-impact power
332 generation facilities such as solar panels, is generally compatible and appropriate
333 with this land use recommendation.

334

335 Through proper design, the proposed use would be compatible with current and
336 recommended land uses in the area, would help meet the increasing electricity
337 demands, and fulfill the goals, objectives and policies of the 2026
338 Comprehensive Plan. For these reasons, staff recommends the Planning
339 Commission find the proposed use to be "substantially in accord" with the
340 Comprehensive Plan.

341

342 I'd be happy to try to answer any questions you might have.

343

344 Mr. Leabough - Are there questions from the Commission?

345

346 Mr. Witte - I have one. I'm a proponent of solar power, but I'm
347 just wondering how large these panels will be? Do we know the individual panel
348 size?

349
350 Mr. Sehl - The applicant's representative is here. Maybe he can
351 provide specific details. These panels, to my understanding, kind of rotate and
352 follow the sun through the course of the day. I'll let him speak to that specifically.
353 You can kind of see them. I think they reach a height of about 12 feet, but I'll let
354 Mr. Bowers describe that.

355
356 Mr. Leabough - I think the poles are nine feet and then—

357
358 Mr. Sehl - Yes. And again, I know that they're in the process of
359 finalizing the actual panel design of that. So some of those might be a little bit in
360 flux. This is really very early in the process to just kind of determine the suitability
361 for this use itself. Mr. Bowers could also answer that question.

362
363 Mr. Leabough - I have a question for you, if you were done, Mr. Witte.

364
365 Mr. Witte - I'm finished. Thank you.

366
367 Mr. Leabough - Okay. Historical elements. That was a big concern for
368 residents at the community meeting. So it sounds like those items have been
369 addressed with the community members?

370
371 Mr. Sehl - They are in the process of being addressed,
372 Mr. Leabough. The applicant, on the concept plan, identified certain potentially
373 culturally significant areas. There is an existing cemetery on the site that is
374 shown to be left alone here. They're working with various groups in the vicinity,
375 resident committees that are doing that. They're also working with the State
376 Department of Historic Resources, as well as our Recreation and Parks Division.
377 So that's ongoing. They know that any findings of that are going to part of
378 whatever—whatever they come to will be part of the conditional use permit
379 conditions when the Board of Zoning Appeals considers that in the future.

380
381 Mr. Leabough - Then as a part of the conditional use permit process
382 there will be an exit strategy here in terms of—

383
384 Mr. Sehl - Yes sir. The applicant has also been aware of—in
385 some manner, whether that's providing through some security, escrow funds,
386 whatever agreement is reached, that there is a plan to decommission in terms of
387 the site. And should they not be able to do so that there are funds available for
388 the County to do that.

389
390 Ms. Moore - And that's a typical condition we see with conditional
391 use permits.

392
393 Mr. Leabough - Great. Thank you. I have no further questions. Would
394 the applicant please come forward? Good evening, Mr. Bowers.

395
396 Mr. Bowers - Good evening, Commission.

397
398 Mr. Leabough - These are recorded proceedings, so if you don't mind,
399 please state your name for the record.

400
401 Mr. Bowers - Roger Bowers, FutureLaw, for the applicant, Briel
402 Farm Solar, LLC.

403
404 To answer Mr. Witte, your question, I can do that best with this picture. It shows
405 you the panels themselves are about six foot in length and about two foot in
406 width. And then they are stacked beside each other in arrays here that are about
407 anywhere from 150 to 200 feet long. The total height is, as Ben said, probably
408 not over 12 feet in operation. The posts themselves, they drive them in based on
409 soil characteristics. There is no foundation per se; it's just a metal post like a
410 piling. And they do a soil test just to get it far enough so that it's structurally solid.

411
412 This is a representative example. The posts themselves are just enough so that
413 the panels, when they're at the most vertical are about 18 inches off the ground.
414 So the 18 inches plus the 3 feet is about 6 foot in height, maybe 7 feet total. And
415 then the 3 more feet up is 9 feet.

416
417 There are also inverter boxes. There are approximately 71,000 panels across the
418 60 or so acres of the 220-acre site where they're actually installing panels. And
419 there will probably be 8 to 10 inverter boxes, which are just like the metal utility
420 cabinets you see out beside a shopping center or a Walmart. That can go 10 to
421 12 feet high. Some of them come on skids so they sit right on the ground. Some
422 of them, they put down a prefab concrete pad or something like that for them to
423 sit on. There are about 10 of those across the site.

424
425 There will be some utility poles at the point of interconnection. Dominion does its
426 connection to the grid through a series of four or five poles, which have switches
427 and fail safes and turn off that will be right there at the point of interconnection on
428 the south part of the property. But service utility poles are not subject to the
429 height restriction. In our CUP application, we have submitted a condition that all
430 structures on site will be under the 20 feet, which is well under what's required in
431 this district.

432
433 Mr. Witte - Excellent. Thank you.

434
435 Mr. Bowers - All right.

436
437 Mr. Leabough - Mr. Bowers, do you have a presentation for us?

438
439 Mr. Bowers - I do.
440
441 Mr. Leabough - I have a question for you before you get into that.
442
443 Mr. Bowers - Yes sir.
444
445 Mr. Leabough - What is this site zoned currently?
446
447 Mr. Bowers - M-1C.
448
449 Mr. Leabough - So in your opinion, this would be a lower intensity use
450 as compared to what could be developed here?
451
452 Mr. Bowers - Yes sir. Yes.
453
454 Mr. Leabough - Go ahead with your presentation. Is it brief? I'm
455 assuming it's a few slides?
456
457 Mr. Bowers - It's a few slides, and I can run through it real quick for
458 you.
459
460 Mr. Leabough - Yes, please.
461
462 Mr. Bowers - Timing. We've identified the site. We've confirmed
463 that it's viable for solar, that it's a good site in terms of south-facing and fits the
464 grid. We are in the process of getting our land use and regulatory permits. We'll
465 need to get land use permits from the County. We'll then get a Permit-by-Rule
466 approval by the state DEQ and then come back for the permit approvals, the
467 actual building permits. We look to be through permitting this year and be
468 building during the first part of 2018, bring the facility online at the end of 2018.
469
470 You've already seen the site, if you have any questions about that. In terms of
471 the suitability with the Comprehensive Plan, this local infrastructure is in keeping
472 with the general character and intent of the plan and will minimize any disruption
473 to established land uses. I note this is not a permanent land change. We have
474 submitted as part of our conditional use permit a decommissioning plan where
475 we are responsible for removing the site and returning it to its status at the end of
476 the life of the facility.
477
478 Minimal impacts on surrounding properties. We've added in buffering in that area
479 along Meadow Road to take care of that. We are doing a cultural resources study
480 and will be working through that with Parks and Rec and the DHR as to what is
481 needed to preserve areas.
482

483 Benefits of solar. There will be a big economic boost in terms of the construction
484 jobs to put this facility in. The land is pretty cleared, but we have some grading to
485 do. And then we've got to install the posts, bolt on the panels, and wire them
486 altogether. The positive impact, there's no noise that is off-site. There are no
487 emissions from this. There are no waste products. There is no creation going on.
488 It contributes to a green community. Underneath the panels, we planted in a
489 meadow grass that will help retain stormwater.

490
491 We honor all of the wetland boundaries on site and keep the EPA areas of the
492 stream throughout. No county services are required for this use. You don't have
493 any water or sewer needs or school or library uses. It does overall reduce
494 greenhouse gas emissions. This site is part of the renewable energy marketplace
495 whether we are selling to the utility itself or whether we're selling through the
496 utility to another end user who is looking to have that no-carbon-footprint power,
497 that clean green power.

498
499 That's the end of my presentation.

500
501 Mr. Leabough - Any questions for Mr. Bowers?

502
503 Mr. Archer - Mr. Bowers, can I ask you, what sort of hazards are
504 these panels susceptible to? Hail maybe?

505
506 Mr. Bowers - Actually, I found out, two weeks ago, the engineers
507 were telling me they take these panels and they fire baseballs at them to make
508 them as hard as they can. They're designed up to hurricane strengths and bolted
509 in as such. Interestingly, I think it's at about 60 miles an hour the panels
510 themselves will turn flat so they have less windage. And they'll stay that way until
511 the wind comes back down.

512
513 In terms of hazardous materials, there are none. They've taken and ground up
514 those things and tested them. There's nothing. It's landfill ready. In reality, we
515 think all of it will be recycled at the end of the time.

516
517 Mr. Archer - I wasn't so much thinking about hazardous materials
518 as to what could happen—

519
520 Mr. Bowers - As to damage to them, yes. If they realize an impact
521 and the glass part of them were to crack at all, they would just bolt out one of
522 those 2-by-6 sections and bolt in a new one.

523
524 Mr. Archer - Okay.

525
526 Mr. Bowers - And there's insurance to cover that because you're
527 not making money if you're not generating power.

528

529 Mr. Archer - That's a powerful argument.
530
531 Mr. Bowers - Yes.
532
533 Mr. Witte - Mr. Bowers, you said it will withstand a hurricane? Is
534 that a minimal, like category 1?
535
536 Mr. Bowers - I don't know exactly what the rating is. But they are
537 supposed to be good to a category 3 storm, I believe, and that is in terms of what
538 they're built to. The standards are more than what the Building Code requires.
539
540 Mr. Witte - Oh good. You know we've never had a category 5
541 around here because it only goes to category 4.
542
543 Mr. Bowers - Let's hope that we don't.
544
545 Mr. Leabough - Just to be brief, I would like to thank you, Mr. Bowers,
546 in terms of really being responsive to the community's request. I thought the
547 meeting went very well. You all did a great job presenting the information.
548 Anyone that came to that meeting and had concerns, it seemed as though they
549 left having their concerns addressed or responses provided that mitigated their
550 concerns. So I want to applaud you on that regard. Thanks for providing the sites
551 that they could go out and take a look at, actual sites that had been developed.
552 And also thanks for providing the conceptual rendering of the vegetative buffer. I
553 do appreciate that. So thank you, sir.
554
555 Mr. Bowers - Thank you.
556
557 Mr. Nelson: I have a question. The community meeting, what was
558 the attendance like?
559
560 Mr. Leabough - It was pretty well attended.
561
562 Mr. Bowers - We had about 45 people there, I think.
563
564 Mr. Nelson: And this will come to the Board the end of May, or the
565 second week of May?
566
567 Mr. Bowers - May 9th.
568
569 Mr. Nelson: May 9th. Okay.
570
571 Mr. Bowers - We're hoping to be heard by the BZA on our CUP on
572 May 25th.
573
574 Mr. Nelson: Okay.

575

576 Mr. Leabough - The meeting was well attended and folks were pretty
577 pleased. I don't remember hearing anyone say that they were outright opposed
578 to it. They were actually supportive once they found out the type of use that could
579 have gone on the site in terms of industrial uses.

580

581 Mr. Nelson: Right. So has this changed much since we talked
582 maybe a couple years ago?

583

584 Mr. Bowers - Only in terms of we've been able to refine how we
585 figured out how to use the site and in terms of understanding—the good things in
586 terms of economics are that the price of the photovoltaic cells, the panels, has
587 really continued to fall. What we've seen in the world market is it's a lot like flat
588 screen TVs. They were so expensive for so long, and then all of a sudden they
589 fell. They were a thousand dollars a screen for a little one and then all of sudden
590 you're buying them at Costco for \$500 for the biggest one you can buy. It's kind
591 of like with photovoltaic cells. It has made solar an economic engine for
592 renewable energy and helped provide a way that projects like this can help add
593 to the local electric grid.

594

595 Mr. Nelson: All right. Well thank you, sir, for your persistence in
596 hanging in there over the last few years.

597

598 Mr. Bowers - Well we appreciate the opportunity to bring this to
599 Varina.

600

601 Mr. Leabough - Thank you, sir. All right. With that, Ms. Moore, I
602 believe you have a resolution for this SIA.

603

604 Ms. Moore - We do. All of you have the resolution in front of you. It
605 is PCR-2-17. Basically this just confirms that the report dated March 29th
606 presented to the Planning Commission tonight found that the proposed use
607 would not be in conflict with or be a significant departure from the adopted plan,
608 and that the Planning Commission finds the proposed Briel Farm Solar, LLC, site
609 substantially in accord with the County's Comprehensive Plan.

610

611 Mr. Leabough - All right. Thank you, Ms. Moore. With that I move
612 approval of Resolution PCR-2-17.

613

614 Mr. Archer - Second.

615

616 Mr. Leabough - We have a motion by Mr. Leabough, second by
617 Mr. Archer. All in favor say aye. Those opposed? Hearing no opposition; that
618 motion passes.

619

620 Ms. Moore - Just for the record, we show three, and two absent,
621 and one abstain, with a majority, so the vote passes.

622

623 The vote was as follows:

624

625 Mr. Leabough - Yes

626 Mr. Witte - Yes

627 Mr. Archer - Yes

628 Mr. Baka - Absent

629 Mrs. Marshall - Absent

630 Mr. Nelson - Abstain

631

632 Mr. Leabough - Yes. Thank you, Ms. Moore.

633

634 Ms. Moore - The last item is the approval of the minutes for the
635 Planning Commission's March 9th meeting. We do not have an errata sheet for
636 you tonight.

637

638 Mr. Leabough - Okay. I'll entertain a motion for approval of the
639 minutes.

640

641 Mr. Archer - Mr. Chairman, there being no errata sheet and no
642 corrections made tonight, I move that the minutes be approved as submitted to
643 us.

644

645 Mr. Witte - Second.

646

647 Mr. Leabough - We have a motion by Mr. Archer, a second by
648 Mr. Witte. All in favor say aye. Those opposed? That motion passes.

649

650 Do we have any other business to come before the Planning Commission?

651

652 Mr. Witte - We do, Mr. Chairman. The interoffice memo on the
653 impact results from the May 11, 2017, Planning Commission only lists four of the
654 districts.

655

656 Ms. Moore - I don't think that's an error. It's just none that were in
657 the district. We can clarify that.

658

659 Mr. Witte - Thank you.

660

661 Mr. Leabough - So if there's no other business to come before the
662 Commission, I'll entertain a motion for adjournment.

663

664 Mr. Witte - So moved.

665

666 Mr. Archer - Second.

667

668 Mr. Leabough - We have a motion by Mr. Witte, a second by
669 Mr. Archer. All in favor say aye. Those opposed? There is no opposition; that
670 motion passes.

671

672 We are adjourned.

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

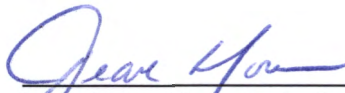
689

690

691



Mr. Eric Leabough, C.P.C., Chairman



Ms. Jean Moore, Acting Secretary