

**MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY
PLANNING COMMISSION HELD ON THE TWENTY-SECOND DAY OF
NOVEMBER IN THE YEAR TWO THOUSAND AND TWENTY-TWO**

CALL TO ORDER

Brian Carroll, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on November 22, 2022, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Bobby Bowser delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Carroll invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Brian Carroll, Chairman
Bobby Bowser, Vice-Chairman
Cynthia Taylor
James Ford
Jennifer Boykin
Thomas Distefano
Rick Sienkiewicz
Matthew Smith

A quorum was determined.

ABSENT

George Rawls
Raynard Gibbs

ALSO IN ATTENDANCE

Robert W. Jones, Jr., County Attorney
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director, Planning and Zoning
Caleb Kitchen, Planner I

Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Carroll asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, stated there were no requests.

APPROVAL OF AGENDA

Chairman Carroll called for a vote to approve the agenda. Commissioner Bowser made a motion to approve the agenda. Commissioner Boykin seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPROVAL OF CONSENT AGENDA

Chairman Carroll called for a vote to approve the consent agenda. Commissioner Bowser made a motion to approve the consent agenda. Commissioner Taylor seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

There being no citizens comments, Chairman Carroll closed Citizens' Comments.

PUBLIC HEARINGS

Chairman Carroll called for the public hearing for the following application:

The Application of Carver Solar I, LLC (CUP-06-22), applicant, and Carter R. Clements, Joyce G. Clements, Travis W. Williams, Lewis Clarence Lee Trust (Clarence Lee Lewis, Trustee), Joshua Pretlow, Jr., Garrison Farm Solar LLC, Delman Lew Carr Trust (Delman Lew Carr, Trustee), Chester G. Carr Trust (Glenn and Susan S. Carr, Trustees), Helene Johnson Hobbs, Joest Properties, LLC, Scott L. Thomason, Carla A. Thomason, James K. Edwards, Marsha F. Edwards, Cobb Land Limited Partnership, Troy L. Robinson, and Margaret F. Robinson, property owners, for a conditional use permit to establish a major utility service, specifically a 71 MW utility-scale solar energy facility and substation, on 637 acres located on Yellow Hammer Road (Rte. 645), Windsor Boulevard (Rte. 460), Winston Drive (Rte. 639), Cut Thru Road (Rte. 638), Ecella Road (Rte. 639), Barrett Town Road (Rte. 641), Mill Creek Drive (Rte. 638), and Antioch Road (Rte. 657) with tax parcel numbers 52-01-028, 52-01-034, 52-01-035, 52-01-036, 45-01-059, 45-01-059A, 45-01-061, 45-01-061B, 45-01-061C, 45-01-065, 45-01-068, 52-01-037, 52-01-039, 53-01-001, 53-01-003, 53-01-003M, 53-01-006, 53-01-022, 53-01-022E, and 46-01-019A in the Rural Agricultural Conservation, Conditional-General Commercial, and Rural Residential zoning districts. The current uses of the properties are agricultural and silvicultural uses.

Amy Ring, Community Development Director, gave the following presentation.

Carver Solar Energy Generation Facility Major Utility Service Conditional Use Permit Request



Planning Commission Regular Meeting
November 22, 2022

SITE DESCRIPTION

Tax Map ID#: 52-01-028, 52-01-034, 52-01-035, 52-01-036, 45-01-059,
45-01-059A, 45-01-061, 45-01-061B, 45-01-061C, 45-01-065,
45-01-068, 52-01-037, 52-01-039, 53-01-001, 53-01-003,
53-01003M, 53-01-006, 53-01-022, 53-01-022E, and 46-01-019A

Location: Yellow Hammer Road (Rte. 645), Windsor Boulevard (Rte. 460), Winston Drive (Rte. 639), Cut Thru Road (Rte. 638), Ecella Road (Rte. 639), Barrett Town Road (Rte. 641), Mill Creek Drive (Rte. 638), and Antioch Road (Rte. 657)

Current Zoning: RAC, C- GC & C-RR

Election District: D4 & D5

Request: 71 MW utility-scale solar energy facility & substation on 637 acres



Legend

-  Carver Solar CUP layer 080422
-  Town Limits
-  Parcels
-  Windsor PV1 2021
-  US Highways

Land Use Designations

LAND_USE

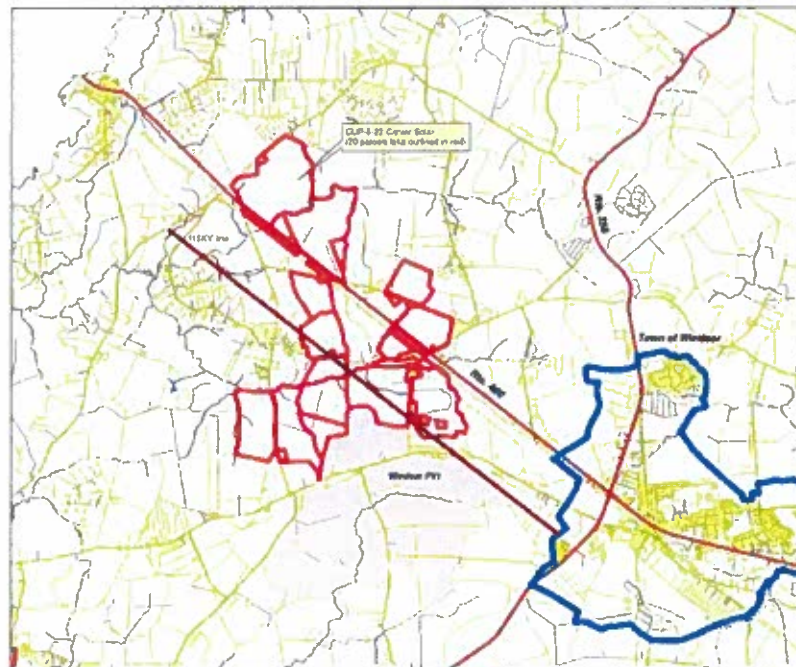
-  BE
-  CD
-  CI
-  MU
-  PI
-  RAC
-  RC
-  Rail
-  Road
-  SE
-  SR
-  Town
-  UR
-  VC

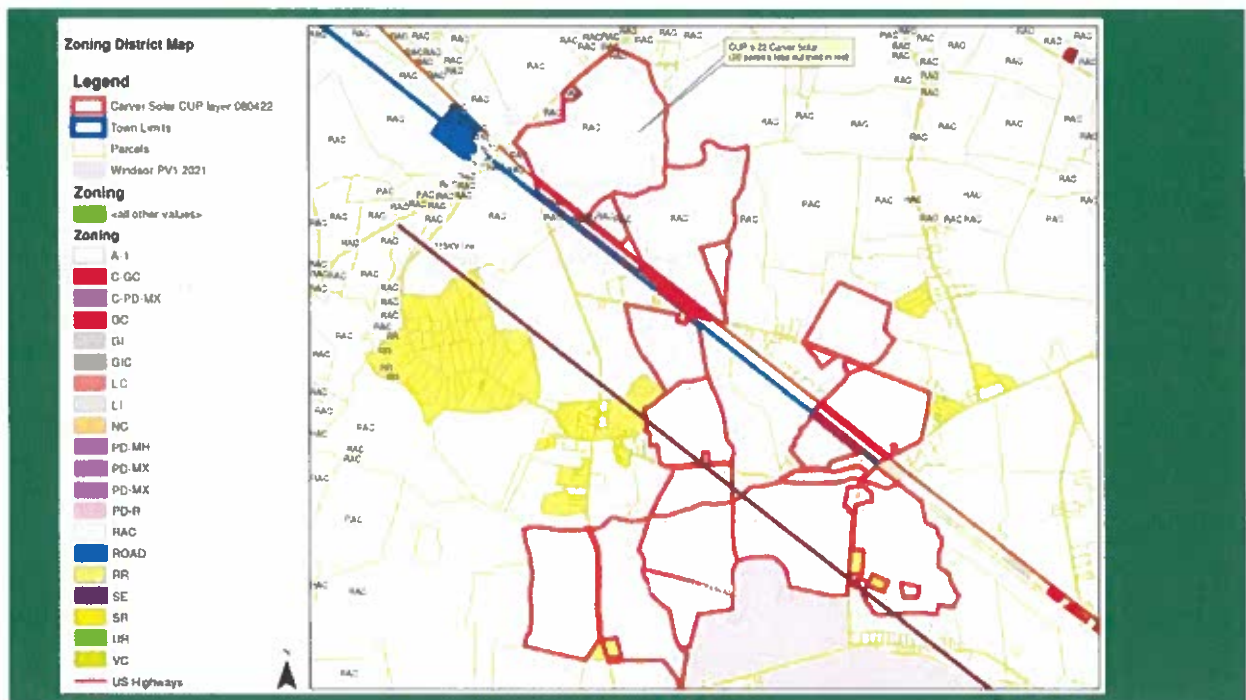


Property Location Map

Legend

-  Carver Solar CUP layer 080422
-  Town Limits
-  US Highways
-  Parcels
-  Windsor PV1 2021



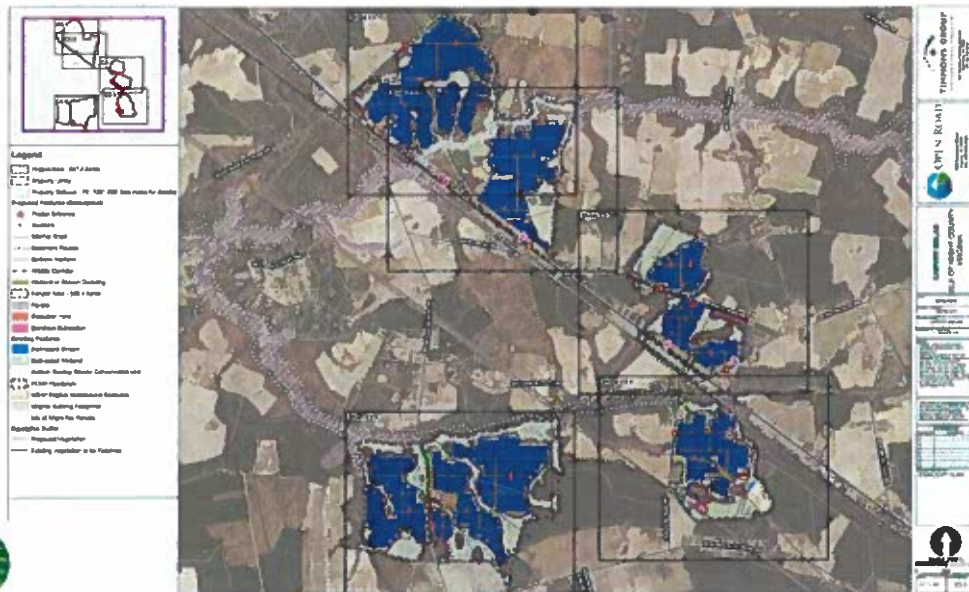


BACKGROUND

- Currently in agricultural, silvicultural, and residential uses.
- Board of Supervisors changed the zoning for tax map number 45-01-061 to C-GC in 1998 to allow a number of commercial uses such as building material, garden supply, and equipment sales and service, welding shops, dry cleaning plants, and other low-volume traffic businesses.
 - Conditional zoning was amended in 2009 to allow the outdoor display of storage sheds and other goods.
 - Only portion of project to be located on this property is an underground conduit measuring 1-2 inches in diameter buried three feet underground.
- Board of Supervisors changed the zoning for a 4.09 acre portion of tax map number 52-01-039 to C-RR in 2011 for a single family residential lot.
 - Lot has not yet been subdivided from the parent tract. No portion of the solar energy generation facility is proposed for this portion of the property.



- 71 MW solar energy generation facility on a total of 637 acres that spans across twenty different parcels
- Any acreage of the properties not within the project area will remain in their current uses
- Project will consist of solar panels along with their racking systems and metal posts, inverters, collection lines, a substation, fencing, underground conduits lines, and access roads that will connect different sections of the projects
- No new upgrades are proposed to the existing transmission lines or substation



CRITERIA FOR CUP CONSIDERATION (Section 1-1017)

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other nearby property nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Adequate measures will be taken for ingress and egress/traffic control;
5. Not contrary to the goals and objectives of the Comprehensive Plan;
6. Will conform to ordinance regulations; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.



ADDITIONAL CONSIDERATIONS FOR BOARD

1. Number of persons working on the site & proposed hours of operation;
2. Conditions, for roads, sidewalks, parking facilities, vehicle access, and peak periods of traffic,
3. Orderly growth of the community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise;
5. Impacts to public facilities and the ability of the County or persons to supply public services;
6. Consistency with acceptable engineering and planning practices;
7. Location of structures in the vicinity of schools, houses of worship, theaters, hospitals, and similar places of public use;
8. Consistency of the proposal with County ordinances and plans;
9. Environmental impacts and opportunities for recreation and open space; and
10. Preservation of cultural and historic resource landmarks.



STAFF ANALYSIS – PUBLIC FACILITIES

1. Impacts on public roads will occur primarily during construction- neighboring properties may be temporarily impacted by construction traffic and noise generation.
2. Applicant has provided a proposed construction traffic route which has been reviewed and approved by the Virginia Department of Transportation.
3. The applicant states that most of the deliveries will be coming from the east along Route 460 in order to take advantage of the ports.
4. To ensure adequate provision of emergency services, staff recommends the applicant submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods to include a training program and installation of a Knox Box or other remote access technology at the facility



STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

1. Lies within the Blackwater River watershed area
2. Wetland areas have been confirmed by the US Army Corps of Engineers.
3. A portion of the property lies within the Antioch Swamp Stream Conservation Unit (SCU). The Department of Conservation and Recreation's Division of Natural Heritage ranks this SCU as a site with very high significance and includes species of concern.
4. Little to no impacts are proposed to wetlands, streams or floodplain except for several access road crossings.
5. Concept plan shows the stream corridors remaining open which may serve as wildlife corridors. Staff recommends fencing be placed around the facilities only and not the whole site.



STAFF ANALYSIS – HISTORICAL RESOURCES

1. Phase I archeological study – identified 14 archeological sites – 3 of these sites are considered eligible for listing in the National Register for Historic Places (NRHP)
2. Applicant states that they plan to excavate and donate artifacts during the Permit by Rule (PBR) process with the Virginia Department of Historic Resources (VDHR) and Department of Environmental Quality (DEQ)
3. Phase I Architectural Study – identified 82 architectural resources greater than 50 years of age (constructed in 1972 or earlier) in survey area – 4 are NRHP eligible
4. Staff recommends that all solar arrays, inverters, substations and all other associated structures should be subject to a minimum 200 foot setback from these structures in addition to an enhanced landscaping buffer to minimize visual impacts to these resources



STAFF ANALYSIS – ECONOMIC IMPACT

1. IMPLAN model shows current use generates 3 jobs, \$58,400 in labor income, and \$236,600 in economic output in addition to \$6,573 in real estate taxes per year. Agricultural operations are exempt from machinery and tools tax.
2. In contrast, solar facility would generate two jobs, \$68,900 in labor income, and \$210,600 in economic output per year. This is in addition to \$75,990 in real estate taxes per year and an average of \$76,236 in machinery and tools tax revenue.
3. Project would be the 7th solar energy generation facility and represents a subtraction of approximately 0.8 percent of the County's cultivated land (USDA-NASS, 2017)
4. Would represent almost 1% of the collective 3% of cultivated land encompassed by all seven solar energy projects



STAFF ANALYSIS – VIEWSHED IMPACT

1. To minimize the visual impacts to historic, civic and residential properties, staff recommends that all solar arrays, inverters, substations and all other associated structures should be subject to a minimum 200 foot setback from these structures in addition to an enhanced landscaping buffer of triple-stacked evergreen and deciduous species meeting the minimum specifications of the landscaping ordinance
2. Should have varying heights at maturity, with trees to be planted to no more than 10 feet on center.
3. Staff recommends fencing along the right of way and adjacent to residential, historic, and civic properties be an agricultural style fence as approved by the Zoning Administrator at site plan approval.



BARRET TOWN RD.
VIEW A

BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

BARRET TOWN RD.
VIEW B

BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

BARRET TOWN RD.
VIEW C

BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY



VIEW D

BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

ANTIOCH RD.

BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

YELLOW HAMMER RD.

BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE BUFFER INSTALLATION BEFORE THE LATER BUFFER INSTALLATION



VIEW A FRONTAGE ZONE LANDSCAPING



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

WINDSOR BLVD. VIEWS B AND C

NO LANDSCAPING
PANELS NOT VISIBLE



EXISTING VIEW A



EXISTING VIEW B

WINDSOR BLVD. VIEW D

FRONTAGE ZONE
LANDSCAPING



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE BUFFER INSTALLATION BEFORE THE LATER BUFFER INSTALLATION



VIEW E
FRONTAGE ZONE
LANDSCAPING



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

WINSTON DR.
BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

CUT THRU RD.
BUFFER ZONE
LANDSCAPING
ABUTTING
RESIDENTIAL
PARCELS



EXISTING



AT PLANTING



AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE ARCHITECTURE, INC. 10000 N. 100TH AVE. SUITE 100, EDEN PRAIRIE, MN 55324



COMPREHENSIVE PLAN CONSISTENCY

- Future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Resource Conservation (RC) under the adopted Comprehensive Plan.
- Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited. Appropriate uses for the RC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.
- Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designated as RC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.



DEPARTMENT AND AGENCY REVIEW

Staff distributed the application to the following departments for review and comment.

- Economic Development: No concerns.
- Emergency Services: The recommended condition for submission of a fire response plan and annual training addresses concerns.
- Utility Services: Site plan will have to meet stormwater requirements.
- Isle of Wight County Museum: No concerns with the application, provided that the conclusions and recommendations outlined in the Phase 1 reports are followed.
- Virginia Department of Historic Resources (VDHR): Please see attached review comment letter.
- Virginia Department of Transportation (VDOT): No concerns.

Please note that, should the conditional use permit be approved, the project will be subject to site plan review and approval from all necessary agencies.



STAFF ANALYSIS

Strengths:

1. Application is generally consistent with the Comprehensive Plan & can meet all ordinance requirements.
2. Proposed use will have minimal impact on community facilities and resources with the conditions presented.
3. Enhanced setbacks from Route 460 have been proposed by the applicant.

Weaknesses:

1. Proposed use would remove agricultural land from production.
2. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.
3. Project will create visual impacts to historical properties and the highway corridor overlay district which can be substantially mitigated with the attached conditions.



STAFF RECOMMENDATION

Based on the strengths of the application, staff recommends approval of conditional zoning request with the following conditions:

1. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator adjacent to all public rights-of-way, residential property, properties eligible for listing on the National Register of Historic Places, and civic uses prior to final site plan approval.
2. Fencing shall be placed around the solar arrays, inverters, and substation only and not the whole site in order to provide wildlife corridors.
3. In order to minimize the visual impacts to historic, civic and residential properties, staff recommends that all solar arrays, inverters, substations and other associated structures be subject to a minimum 200 foot setback from these structures if part of the project and 200 feet from the property line of these properties if outside the project.



STAFF RECOMMENDED CONDITIONS (4-7)

4. The enhanced landscape buffer plan proposed on the concept plan exhibit is conceptual only at this time. The landscape buffer design and required plantings will be reviewed in detail for approval during site plan review and, at minimum, must include a triple row of staggered evergreen and deciduous species meeting the minimum specifications of the landscaping ordinance and of varying heights at maturity where existing vegetation is not being retained. Trees shall be planted no more than ten (10) feet on center.
5. The applicant shall permanently preserve and maintain existing and newly installed buffer landscaping and shall not clear or cut live trees within required setbacks or buffer zones except as necessary to avoid shading of solar panels as approved by the Zoning Administrator.
6. Excluding the bufferyards described above, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with mowing and/or grazing.
7. The applicant shall meet any additional delineation and buffer requirements specified by the Virginia Department of Historic Resources prior to receiving final site plan approval.



STAFF RECOMMENDED CONDITIONS (8-12)

8. The applicant shall submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise.
9. Hours of operation for construction activities to be limited to 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 5:00 pm on Saturdays. No construction is to occur on Sundays.
10. Topsoil will be conserved on site.
11. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections.
12. Prior to site plan approval, the Applicant shall either adjust the site plan to avoid areas that were determined potentially eligible for the National Register of Historic Places as part of the Phase 1 Archaeological Survey or shall undergo the appropriate Phase 2 close-interval testing to determine if any material is eligible for listing.



STAFF RECOMMENDED CONDITIONS (13-16)

13. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power generating equipment onsite are "Tier 1" modules as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third-party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power generating equipment initially installed and replaced on the site must qualify, for disposal purposes, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP).
14. There shall be a sign posted with the contact information for the local project liaison.
15. No salvage value be added to the decommissioning surety bond.
16. If the land area being leased was under crop cultivation prior to lease, it shall be maintained and cut annually during the growing season prior to August 1 until site construction begins.



Chairman Carroll invited the applicant to speak.

Ryan Gilchrest, applicant representative, gave the following presentation:

Carver Solar Presentation Planning Commission Public Hearing

November 22, 2022

Why this Location?

- Selected in early 2018 based on the transmission system carrying capacity, landowner interest, and construction-related site attributes
 - Existing VEPCO transmission line running through the project
 - Scarce capacity (or headroom) to accept new power on the existing VEPCO line
 - Entire project within approximately 1 1/2 miles of the transmission line
 - Limited topography and suitable soils for solar array construction
 - Previously disturbed land minimizes impacts to wildlife habitat
 - Waterway avoidance

Map 1 PJM Backbone Transmission System



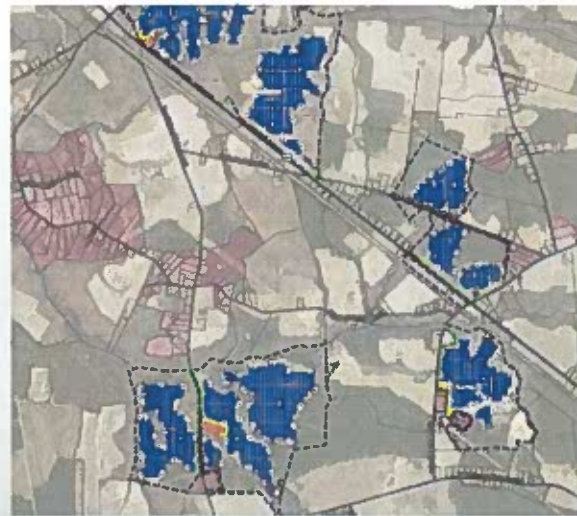
Carver Solar Project Basics

- 71MW solar electric generation facility
- Point of Interconnection: existing transmission line (no upgrades to the line)
- Series of separately-fenced fields of ground-mounted solar panels connected by buried cables
- 20 parcels owned by 13 different families
- Mix of:
 - easement parcels: underground medium voltage cables (no viewshed impact)
 - paneled parcels: max 12' high panels at full tilt, conforming to the slope of the land (minimal grading)



Low Impact and Passive Use of Land

- Project area: 637 acres
- Fenced area: 503 acres
 - 0.6% of farmland acreage in the County
 - Within fences of solar fields, approx. 1/3rd will be "under panel" when flat (noon)
- Ag style fencing (no barbed wire) in harmony with surroundings – **staff condition #1**
- Wildlife corridors enabling passage through the project area – **staff condition #2**
- Panels supported by steel piles driven directly into the ground (no concrete footings)



1 USDA NASS, 2012

Enhanced Setbacks

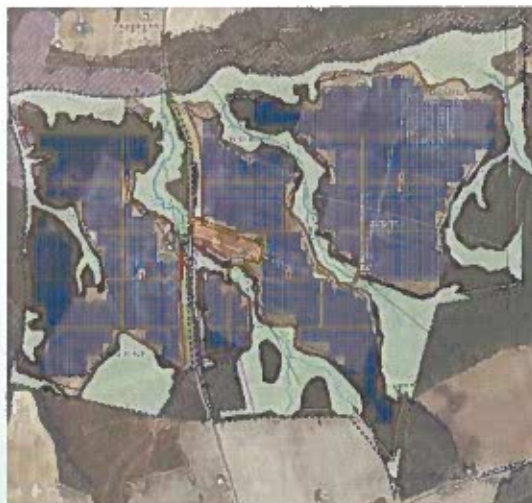
Setback	Ordinance Requirement	Carver
Route 460	75'	200'
Cut Thru Road	75'	200'
Residential parcels	125'	200'

Staff condition #3 increases the residential setbacks



Waterways and Wildlife

- No floodplain impact
- Less than 1/10th acre of wetlands impact (field delineation complete, JD issued)
- 7 wildlife corridors to allow deer and other animals to pass freely through the project area
- Coordination with state agencies to ensure the protection and avoidance of protected species



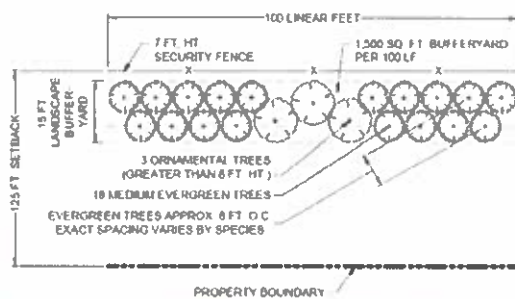
Visual Impact

- Several separate, relatively small, solar fields "nested" within existing forested areas
- Robust vegetative buffering along full perimeter
 - Exceeding the highly-detailed vegetative buffer requirements of the Zoning Ordinance
 - Spacing, mix of evergreen/coniferous, staggering – **staff condition #4**
 - Maintain existing buffers – **staff condition #5**
 - Establish and maintain vegetative cover throughout project area – **staff condition #6**
 - Meet any additional requirements if later specified by the state – **staff condition #7**
 - Maintain vegetation on the land prior to construction – **staff condition #16**
- Result: broad project footprint, but limited visibility by neighbors



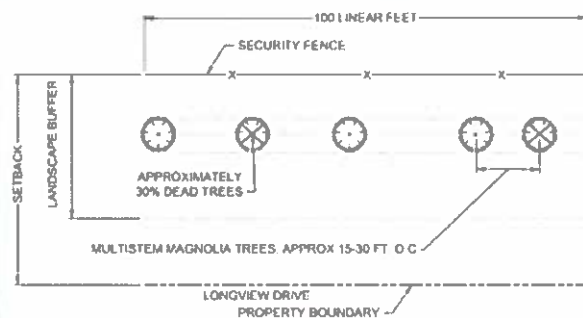
Comparative Landscaping Analysis

Carver Solar



Staff condition #4 adds a 3rd row

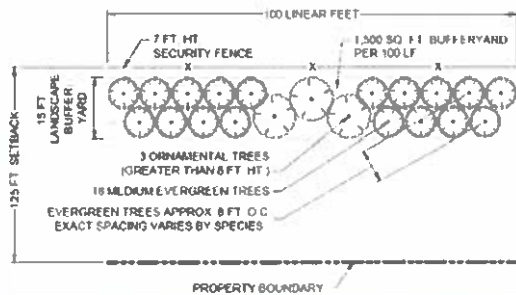
Woodland Solar



Comparative Landscaping Analysis

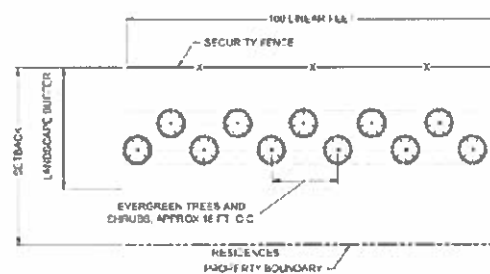


Carver Solar



Staff condition #4 adds a 3rd row

Suffolk/460 Facility



Neighborhood & Community Engagement



- Good faith efforts to engage with community
 - Neighbor outreach & Open House held Wed, Aug 17 at Ruritan Club
- Site plan improved after meetings, including:
 - Antioch Church (boundary line adjustment)
 - Yellow Hammer Rd residences (enhanced screening and relocated construction entrance)
- Partnering with local businesses
 - Schultz Lawscapes (consulting/supply/maintenance)
 - Food trucks (commitments for construction period)
- Educational
 - Kiwanis Club presentation, Hunt clubs, Peanut Soil & Water Conservation District, Cooperative Extension, Town of Windsor leadership, Chamber of Commerce



Emergency Services & County Access



- **Robust emergency services coordination – staff condition #8**
 - **Emergency Access:** immediate access by first responders managed by keycode with specific entry credentials issued to county personnel
 - **Emergency Plan:** developed in coordination with County Emergency Services, submitted as part of the site plan approval process, and updated as necessary, but no less than every 5 years
 - **Training:** occurring annually in coordination with the County's Emergency Services, regarding safe responses to on-site emergencies
- **Transparency with the county and its citizens**
 - Company representative designated as POC between citizens and construction crews
 - Public liaison contact info posted at each access – **staff condition #14**
 - Reimbursement for inspections as necessary – **staff condition #11**

Land Preservation & Equipment Selection



- **Commitments to preserve/improve soil health**
 - Ground planted and maintained with vegetative cover – **staff condition #6**
 - Topsoil conserved on site – **staff condition #10**
 - Decomaction of soils
 - Use of pesticides/insecticides prohibited
 - Herbicide use only if approved for commercial applications and approved by Zoning Administrator
- **In addition to complying with all requirements found in the Zoning Ordinance:**
 - Make and model of selected panels must be Tier 1, and – **staff condition #13**
 - Qualify, for disposal purposes, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP) – **staff condition #13**
- **Preference for domestic equipment**
 - Carver Solar is currently exploring a LOI for MADE IN USA panel supply
 - Carver Solar is willing to commit to using commercially reasonable efforts to source panels MADE IN USA if so desired by the Planning Commission and Board of Supervisors

Economic Impact & Workforce Development



- **Job creation**
 - Estimated 56 construction jobs and 2 operations jobs
 - "rolling workforce" of construction jobs
 - Educational/certification partnerships (i.e. NABCEP) to create a local hiring pipeline
 - Local job fairs
- **Workforce development partnerships under discussion with:**
 - Paul D. Camp Community College
 - Hampton Roads Workforce Council
 - Solar Hands-On Instructional Network of Excellence (SHINE)
- **Fiscal impact**
 - Real estate re-assessed at \$15k/acre
 - Taxation of equipment via Machinery & Tools
 - Revenue Share
 - Additional revenues to be negotiated in a Siting Agreement

Revenue Stream	Value over 40 yrs
Real property tax increase	\$3.1M
Machinery & Tools	\$3.0M
TOTAL	\$6.1M

Economic Impact & Workforce Development



- **Job creation**
 - Estimated 56 construction jobs and 2 operations jobs
 - "rolling workforce" of construction jobs
 - Educational/certification partnerships (i.e. NABCEP) to create a local hiring pipeline
 - Local job fairs
- **Workforce development partnerships under discussion with:**
 - Paul D. Camp Community College
 - Hampton Roads Workforce Council
 - Solar Hands-On Instructional Network of Excellence (SHINE)
- **Fiscal impact**
 - Real estate re-assessed at \$15k/acre
 - Taxation of equipment via Machinery & Tools
 - Revenue Share
 - Additional revenues to be negotiated in a Siting Agreement

Revenue Stream	Value over 40 yrs
Real property tax increase	\$3.1M
Machinery & Tools	
Revenue Share	\$6.1M
TOTAL	\$9.2M

Economic Impact & Workforce Development



- **Job creation**
 - Estimated 56 construction jobs and 2 operations jobs
 - "rolling workforce" of construction jobs
 - Educational/certification partnerships (i.e. NABCEP) to create a local hiring pipeline
 - Local job fairs
- **Workforce development partnerships under discussion with:**
 - Paul D. Camp Community College
 - Hampton Roads Workforce Council
 - Solar Hands-On Instructional Network of Excellence (SHINE)
- **Fiscal impact**
 - Real estate re-assessed at \$15k/acre
 - Taxation of equipment via Machinery & Tools
 - Revenue Share
 - Additional revenues to be negotiated in a Siting Agreement

Revenue Stream	Value over 40 yrs
Real property tax increase	\$3.1M
Revenue Share	\$6.1M
Voluntary Payments via Siting Agreement	\$2.8M - \$4.8M
TOTAL	\$12M - \$14M

Thank You



Chairman Carroll opened the public hearing and asked for public comment.

Nick Balice, 7277 Mill Creek Drive, stated he moved to his home for the rural and quiet neighborhood. Mr. Balice stated the adjoining letter he received was the first he had heard about this project. Mr. Balice stated he was concerned about the impact this project will have to the neighboring homeowners.

Carter Garrison, 12808 Crimson Court, Richmond, spoke for the application and stated he believes it is the best use for the land and his family. Mr. Garrison stated he manages his family's farms and two of the parcels are under lease for this application.

Gayle Hobbs, 21539 Barrett Town Road, spoke for the application stated that his land has been in his family since before the Civil War. Mr. Hobbs stated he believes this will be a better use for the property and will no longer use pesticides and herbicides and believes animals and birds may return.

Annette Bishop, 22165 Deer Trail, spoke against the application. Ms. Bishop stated she has a rare species, Lady Slipper, and is concerned that it will go away along with other wildlife. Ms. Bishop stated she also is concerned about property values.

David Tucker, 6251 Old Stage Highway, stated he created a list of items to be considered for solar developers: be honest, buy US panels, use County manpower for construction and operation, recruit from the County, get on board with a community college, know PJM material, start aesthetics immediately, no work on Sunday, and maintain a technical pulse. Mr. Tucker stated seventeen solar facilities are looking to come into Isle of Wight County.

Blake Cox, founder of Energy Right, said he encourages his organization's members to keep an eye on property rights, yet be mindful on economic growth opportunities, and pay all applicable taxes. There are better economic benefits to local businesses with this type of development, and there is a small percentage of land converted from farmland to solar compared to other development types. Mr. Cox stated the landowners are willingly choosing solar on their property.

Paul Garris, 7284 Yellow Hammer Road, believes this should be called solar infrastructure not a farm just because it's placed on farmland. Mr. Garris played a sound recorded from the solar farm on Route 460. He stated it is the fans from the inverters. Mr. Garris stated this sound is a nuisance and is concerned about the sound traveling through the trees to his property. Mr. Garris also stated he was concerned about after the solar facility reaches its end of life.

Ryan Gilchrest stated several of the citizens' concerns are being addressed through the conditions or are already being implemented like the utilization of community colleges. Mr. Gilchrest also stated that DEQ and DCR will create their own conditions for the project to further protect wildlife. He stated that a pollinator meadow would be beneficial for the concern brought up about the Lady Slipper. He stated it was not yet a condition for this project but is a standard condition where a section of the project is set aside to plant and maintain pollinators.

Mike Volpe, team member of Open Road Renewables, stated that the concerns are taken sincerely. Mr. Volpe stated Rich Kirkland is in the audience and can talk about property values and the impact of solar on the property values. Mr. Volpe stated that with proper landscaping and setbacks, research shows there will not be a negative impact to property values. He stated the inverter is the only infrastructure on site that makes noise, and something that can be done to address that is to move the inverter to be located within the array and increase the setback for the inverter to five hundred feet from the property line. Mr. Volpe stated that even though the PJM queue shows multiple projects slotted for Isle of Wight, the carrying capacity of the overhead lines will not be able to support that without network upgrades, and that Carver will be the last facility that could interconnect before upgrades would be needed.

Chairman Carroll asked for the following letters to be entered into the minutes and closed the public hearing.

November 21, 2022

To: The Isle of Wight Planning Commission
cc: Amy Ring

Our family lived, worked, and served the Isle of Wight community for many years. We I grew up in Windsor and still consider it home. We still own land that our parents, grandparents, and great-grandparents owned. One such farm is on the corner of Cut Thru Road and Route 460.

We have been working with Carver Solar to determine the viability of placing a solar facility there. We believe it would allow us to maintain the property that was left in our care by our parents as well as support the well being and financial needs of a progressive and growing Isle of Wight County.

I would ask that you support the land use application submitted by Carver Solar at this location. We believe it is a great balance for the productive use of the land and Isle of Wight's effort to maintain the quality of life that we adults grew up with and still care about.

Very Respectfully,
Pat Stanley
Bill Garrison



CHESTER GLENN CARR

28124 Spivey Town Road
Windsor, VA 23487
Home Phone (757) 242-6229
Cell (757) 544-2222

To The Isle of Wight County Planning Commission:

I am requesting that the Planning Commission approve three contiguous parcels that I own for a solar project by Carver Solar:

Parcels 52001-036, 52-01-037 52-01-039
23255 Barrett Town Road, Zuni, Virginia

I purchased these farms in 1980-1983. I then farmed them and raised trees on them. Now the possibility of partnering with Carver Solar Project would be the "best and most practical" use of them for myself and my family.

Here are some positive reasons for this property to be used as a solar farm:

- * These parcels are not visible to any residence.
- * Tree buffers will remain on borders.
- * The re-zoned parcels would command a higher tax rate for I of W County
- * A solar farm would be excellent for the environment.
- * A solar farm would require a minimum potential need for Fire and Rescue Squads.
- * A solar farm would not require additional tax burden for more schools.
- * A solar farm is quiet.
- * Once completed, it would not generate any oversized vehicle traffic.
- * There would be minimal vehicular traffic to maintain a solar farm.
- * And the number one reason is the ever-increasing need for renewable sources of electricity.

Yours truly,

Chester Glenn Carr

November 17, 2022

Isle of Wight Planning Commission
C/O Amy Ring
PO Box 80
Isle Of Wight, Va. 23397

Dear Planning Commission Representative,

My name is Clarence Lewis and I've had a long-time grassroots connection to the Isle of Wight County area for over 70 years. I was born in Zuni and have owned my farm located at 7230 Ecella Drive for almost 40 years. Because of my continued close relationship with the area, I have a sincere appreciation for the value and importance of farmland in the area. Farmland has played and continues to play a vital role in the livelihood of landowners in the area. In support of the Carver Solar Project, I have listed the factors I feel justify the approval and acceptance of this project.

Income for Farmers

As the owner of farmland that was recently harvested for its timber, I was looking for a way to seek a source of a long-term income. With the return on timber sales and farm rental not being a stable/guaranteed source of income, renewable energy is a future source of stable income. Lease payments are guaranteed and increase over time and offer predictability of income that agriculture and timber cannot provide. Solar will serve as a stable source of income for the farmland owners in the area. The end result being a boost to the economy of Isle of Wight and the surrounding areas.

America's National Interest

Solar energy reduces our country's dangerous dependencies on fossil fuels (see the Ukraine conflict's impact on Western Europe!)

Impact on Land Value

It is not true that ground mounted solar farms decrease nearby property values. Research examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties.

Environmental

- Saves water which is the main requirement for survival to plants and animal life
- Solar energy does not pollute the air
- Solar energy reduces the carbon emission levels

Although there are many Pros and Cons of Solar Energy projects, I sincerely believe the Pros outweigh the Cons. I strongly support this Project and respectfully request that Isle of Wight approve Carver Solar to proceed with this project installation.

Respectfully,
Clarence Lewis

844 Colonel Meade Drive
Suffolk, Virginia 23434
November 14, 2022

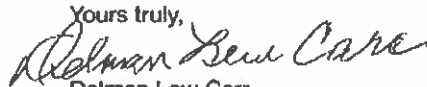
Isle of Wight County Community Development
c/o Amy Ring
P. O. Box 80
Isle of Wight, Virginia 23397

My name is Delman Lew Carr. I, as was my family for several generations, am a native of Isle of Wight County. Even though I did not choose to make a living farming the land, as has most of my family, I maintained that agricultural connection through ownership of farmland in Isle of Wight County.

I was approached by Carver Solar about turning my property at 23258 Barrett Town Road, Zuni, VA 23898 (parcel numbers 52-01-028 and 52-01-039A), into a solar farm. After much consideration, I concluded that their offer would be the best long term use of that property for several reasons:

- * A solar farm is environmentally friendly. There would be little or no chemical or fertilizer run-off generated that would pollute our waterways.
- * A solar farm would reduce this country's reliance on foreign sources for fuels to power our electric grid, thereby enhancing our ability to be energy self-sufficient.
- * These two parcels are situated as to not be visible to any neighboring properties.
- * The re-zoning of these properties would yield additional tax revenue for Isle of Wight County while at the same time not add to the need for additional schools, police force or fire and rescue squads.
- * A solar farm is quiet, thereby making it an ideal neighbor.
- * Once completed, a solar farm would not generate any "over-sized" traffic on the local, rural roads such as over-the-road trucks or large farm equipment.
- * The Carver Solar Project would be sensitive to our rural environment. Few, if any, trees would be cut, wet lands would be avoided and wildlife corridors are incorporated into the site plan.
- * The Carver Solar Project has conducted a wide range of site surveys to ensure no impact to animal species, historical resources or natural features.

In short, Carver Solar is an obvious choice for providing low-cost electricity to the grid with little or no negative environmental impact. Consequently, I request that the Planning Commission approve this project by Carver Solar.

Yours truly,

Delman Lew Carr

c/o Amy Ring
PO Box 80
Isle of Wight VA 23397

November 14, 2022

Dear Members of the Planning Commission.

I am writing in support of the solar farm proposed by Carver Solar. I am a daughter of the owners of a farm along Yellow Hammer Road and Route 460. I grew up in Isle of Wight county and I spend a lot of time there with my parents. Some of my earliest memories are of riding in a tractor with my grandfather on this farm. This land has been in my family for several generations and it has always meant a lot to me.

My sisters and I will inherit this land in due course, all being well, and this solar farm will make it much easier for us to agree to keep this land in the family rather than sold out. While selling would never be my first choice it will not be my choice to make alone. I doubt it would stay a farm if it were sold, and there would soon be more houses permanently altering the land.

The amount of pesticides and herbicides used on farmland has been increasing dramatically the last decade, and the effect this will have on the land, wildlife, and groundwater remains to be seen. The solar farm will have its own effects but I'm convinced they will be less harmful than continued farming. Perhaps in 30 to 40 years more sustainable farming practices will be the norm, and the land will be available for farming again.

Thank you for your consideration. I feel that this solar farm is a good fit for this part of the county that will only benefit those around it.

Sincerely yours,

Elizabeth Hobbs

From: [Heather O'Donnell](#)
To: [Planning Commission](#)
Cc: [Amy Ring](#)
Subject: Support for solar farm proposal in Zuni.
Date: Monday, November 14, 2022 1:02:42 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Heather O'Donnell and I am one of the heirs of the owner of the land for the projected solar farm. My father's family has lived in the Zuni area for years and I would hate to see the area go through any drastic changes that would change the environment or atmosphere. I have always loved how beautiful the area is and I feel a solar farm would help preserve the wonderful countryside feel and charm the area has. I fully support the building of the solar farm.

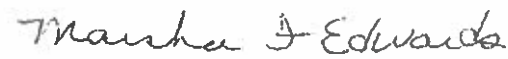
Heather O'Donnell(Formerly Hobbs.)

November 17, 2022

Hello, I am James Kenneth Edwards. I reside at 22149 Little Beach Lane in Carrollton, Va. My wife and I own a small farm on Mill Creek Drive in Zuni, Va where we raised 2 children for 15 years. A small portion of our property is being acquired by Open Road Corporation for part of the Carver Solar project. We wholeheartedly support and we ask your support of the project as well. As owners we would like to help determine what is the best use of our land. Because this is a time of high energy cost and high inflation we believe this could be a small step in helping these issues. Working with Open Road will help us keep the remainder of our land and help sustain my fixed income. We are sure that the Open Road project is environmentally sound and will help in some small way to bring us out of this economic low point that we are all experiencing.

Thank you for your time and consideration of support,


James K Edwards


Marsha F Edwards

From: truelisun@yahoo.com
To: [Amanda M. Landrus](#); [PlanReview](#)
Cc: [miranda.evans](#)
Subject: Carver Solar Application-Objection
Date: Friday, November 18, 2022 11:03:58 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 17, 2022

Dear Isle of Wight County Planning Commission:

In response to the notice received November 7, 2022 regarding the application of Carver Solar I, LLC, we object to the installation, maintenance or disposal of solar panels and any related activities that may impact all property associated with 8107 Winston Drive, Zuni, VA and the Melvin Evans and Regina Evans Trusts.

From our research and telephone conference with the solar company's representatives, who offered revenue from the installation of solar panels, they failed to address five major concerns:

1. Environmental impact to the surrounding animal habitats in the community
2. The long-term impact of degrading solar panels to our land/soil
3. Responsible company for removing solar panels at end of asset life and/or lease
4. Responsible company funding restoration of land after solar panels stop generating power to ensure land use for future generation and
5. Impact to local farmers.

The property that belongs to the Evans Family at 8107 Winston Drive, Zuni, VA has been in the family for over 70 years and could not be used by the next generation to either farm, raise animals or protect wildlife with the installation of solar panels. How many acres of land must be sacrificed to produce a small quantity of energy in comparison to other clean energy power generation sources? Please take our statement made as an objection to the installation of solar panels and related activities that would impact the property and trusts under Melvin and Regina Evans trusts.

Thank you,
Katina Evans-Gallien
Miranda Durham

From: [Ric Erickson](#)
To: [Planning Commission](#)
Cc: [Amy Ring](#)
Subject: Carver Solar
Date: Monday, November 21, 2022 5:21:39 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Isle of Wight Planning Commission

I have reviewed the proposed Landscape plan prepared by Timmons Group for tree and shrub buffering surrounding Open Road sites. I feel that the plant material choices are of good standards based on my 26 years of experience working in the South East area of Virginia.

Schultz Lawnsapes is planning to advise Open Road on best practices , such as time of year planting , species procurement and best watering techniques to assure successful landscape installation.

We are in discussion of plant procurement such as sizing and species through our vendors .

I feel that Open Road is well aware of the shortfalls of past projects, and knows what needs to be done to meet the high standards that are desired by the community.

In closing I feel Open Road's approach to the Buffer plantings is of the best possible standards and I'm in support of the plan.

Sincerely,

Ric Erickson – Schultz Lawnsapes, VSLD Landscape Designer
804-712-3039

Commissioner Boykin asked if this project is in the Zuni Village Center.

Amy Ring stated this project is not in the Zuni Village Center.

Commissioner Boykin asked if there is anything staff is doing for the complaints about another solar facility working on Sundays.

Ms. Ring stated that she has been in contact with Dominion and the Solar Company, and there is confusion as to where and who is doing the work. Ms. Ring stated she has asked that Dominion and the Solar Company speak with their staff and notify them that there are conditions that prohibit work on Sundays, and there are consequences if those conditions are not followed.

Commissioner Boykin asked why the soil testing was not included in staff's conditions.

Ms. Ring responded that soil testing is now an ordinance requirement.

Commissioner Taylor asked how much prime farmland soils are included in this application.

Ms. Ring stated those percentages were requested but does not have those numbers off the top of her head.

Commissioner Boykin asked if Shultz Landscapes will be maintaining the property after it is developed.

Ryan Gilchrest stated currently they are discussing the best species to plant with them. They have not chosen the contractor who will maintain the site after planting, but stated they are in the running.

Commissioner Boykin asked if it was correct that three of the properties were being purchased.

Ryan Gilchrest stated yes, it is a mix of purchases and leases.

Commissioner Boykin asked if once it is developed, will be it sold.

Ryan Gilchrest stated yes.

Commissioner Boykin asked if this was to be decommissioned now, what would be the cost estimate.

Mr. Gilchrest stated between five and seven million dollars. Mr. Gilchrest stated the bond would be for the higher amount and no salvage value would be included.

Chairman Carroll asked if enforcement of the conditions of the conditional use permit could be part of the developer covering the cost of the third-party inspections. Chairman Carroll stated he has a lot of concern with the Cavalier project and conditions not being followed.

Ms. Ring stated the third-party inspections would be used if there was not enough staff to cover needed inspections.

Chairman Carroll asked if someone could be hired to make sure Cavalier is abiding by the restrictions of their conditional use permit.

Ms. Ring stated staff would respond if any complaints were to come in.

Commissioner Bowser asked what the build out time frame is, and if any US panels would be used.

Mr. Gilchrest stated late 2024 or early 2025, and US-made panels are the preference. He said the hope is in two years there will be more US manufacturers of the panels.

Commissioner Taylor asked where the staging area would be located, and if there were going to be multiple staging areas.

Mike Volpe stated each fenced-in area of subarrays would have their own independent laydown yard.

Commissioner Taylor asked if this would be phased or done at the same time.

Mr. Volpe stated it is most likely that it will be done in phases and general construction time would be nine to twelve months.

Commissioner Distefano asked if this would prevent newer technologies from coming to the County since the transmission lines will be at maximum capacity.

Mr. Volpe stated in ten years from now, a coal plant may come offline opening room for new technologies.

Commissioner Smith asked what the converter setback is in their current proposal.

Mr. Volpe stated there is not a prescribed setback for the inverters as proposed but has agreed to a 200 foot setback from property lines in the current plan. Mr. Volpe added that he believes committing to a 500 foot setback from property lines for central inverters will address the concern of noise emissions.

Commissioner Bowser asked if he could commit to that.

Mr. Volpe stated that he could 100 percent commit to that now.

Commissioner Ford asked what the most polarizing factor is in regard to why people do not like the solar infrastructure.

Mr. Volpe stated he believes it is because it represents change, and change is difficult. He added that the way they try to address that concern is to slow things down, knock on doors, engage with neighbors and propose conditions that will reduce the impacts to neighbors.

Commissioner Ford stated that for some homeowners this is what they feel is the best use for their property. Mr. Ford shared his concern with hearing about misinformation.

Mr. Volpe stated its important to rely on the regulators and scientists who research these things and to put a degree of trust in that. Mr. Volpe added that with sufficient conditions solar projects are a passive use and can be a source of not having to raise taxes down the road.

Ms. Ring stated she found the answer to Commissioner Taylor's question regarding prime farmland. On the map, prime farmland is shown in pink and represents 223 acres. The area shown in yellow represents soils of statewide importance which is six acres. The County has a total of 122, 300 acres of prime farmland or soils of statewide importance. The number of acres impacted by this project is a tenth of precent of the County total.

Commissioner Boykin shared her concern about the responsibility of decommissioning the solar farm and the property owner being responsible for what the solar company left behind.

Bobby Jones stated a bond is required from the beginning that is 100 percent of the value of decommissioning with no salvage value and with annual increases.

Commissioner Smith asked for the additional condition to be attached for the increased setback of the central inverters.

Commissioner Sienkiewicz asked if there is battery storage on site.

Ryan Gilchrest responded no battery storage will be on site.

Commissioner Sienkiewicz asked if there a way to remotely shut the system down and will there be a person with a required response time in the event of an emergency to respond to the site to let first responders know if an area is safe to go into.

Mr. Gilchrest stated that there is technology to shut the system down remotely, along with a safety plan updated every five years. Training will happen every few years that will offer onsite training. Mr. Gilchrest added with technologies changing the safety plan will continue to change.

Commissioner Sienkiewicz asked if there was access for a truck to be driven around the facility inside the fence.

Mr. Gilchrest responded yes, there is a twelve or fifteen-foot buffer area around the facility inside the fence to allow access for a truck.

Chairman Carroll asked if they would be bringing fiber to the facility and the possibility of expanding broadband in that area.

Mr. Gilchrest stated it is already in the one-to-two-year plan with Spectrum.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors with the sixteen conditions recommended by staff along with a five-hundred-foot setback for central inverters.

Commissioner Distefano recommended to amend the motion to add the additional two conditions; commercial best efforts to source US made panels and other materials and provide pollinator meadows.

Commissioner Bowser agreed to add the two additional conditions stated by Commissioner Distefano.

Commissioner Ford asked what happens if US made panels and or material is unavailable.

Bobby Jones stated as long as the applicant makes commercially reasonable efforts.

Commissioner Ford asked how staff would assess that.

Bobby Jones stated the staff would follow their standards on how they currently handle accessing items.

Ms. Ring stated staff would request in writing what their efforts were and who they spoke to.

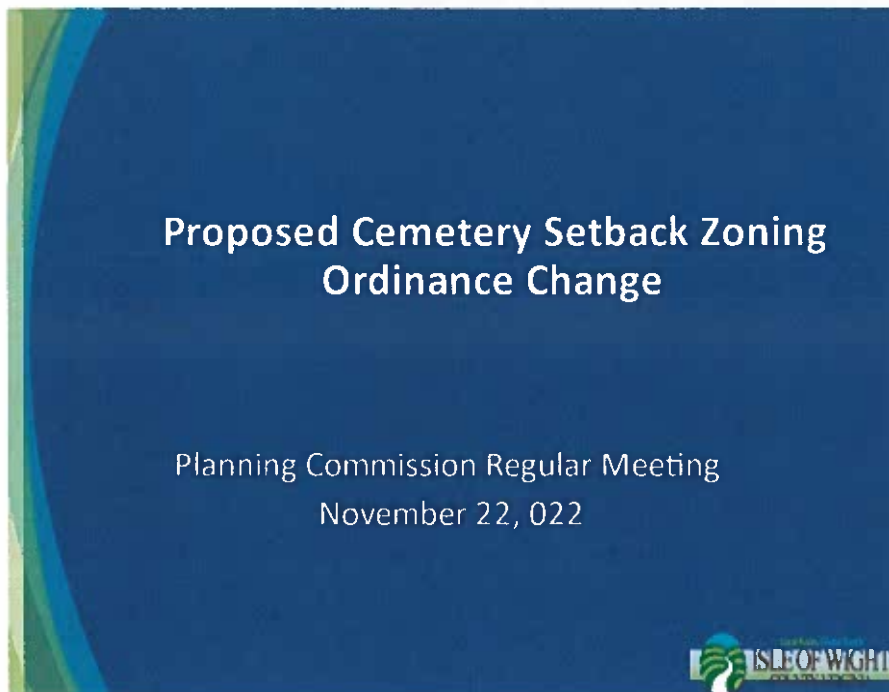
Commissioner Smith seconded the motion, which was adopted with Commissioners Bowser, Distefano, Ford, Sienkiewicz, Smith and Carroll voting in favor of the motion, and Commissioners Boykin and Taylor voting against the motion (6-2).

Motion was carried and will go to the Board of Supervisors January 19, 2023.

Chairman Carroll called for the next public hearing.

An ordinance to amend the following section of Appendix B, Zoning, of the Isle of Wight County Code: Article 5 (Supplementary Use Regulations), Section 5-5003.B.1, "Cemetery," in order to reduce the front yard setback requirement for any burial plot on land abutting a public or private street to 25 feet.

Amy Ring gave the following presentation.



Background

- Staff received request from the Board of Supervisors to allow additional flexibility to place burial plots closer to adjacent roads. There is a need for more room in older or smaller cemeteries to allow for additional burials.
- Section 5-5003.B, "Cemetery," of the Zoning Ordinance requires that any burial plot on land abutting a public or private street comply with the required front yard setback of the underlying zoning district.
- Review of other local ordinances reveals no commonly used setback for cemeteries.
- Proposed setback of 25 feet is consistent with setbacks found elsewhere in the Ordinance and would allow room between burial plots, roadside ditch maintenance and movement of people and vehicles.
- Planning Commission directed staff to advertise the change for public hearing at their next regular meeting on October 25.



Description

Section 5-5003.B.1 would be restated to read as follows:

Any burial plot on land abutting a public or private street shall comply with the required setback of twenty-five (25) feet from all property lines. In addition, cemeteries shall comply with all state regulations, including setbacks from residential uses and public water supplies.



Staff Recommendation

Staff recommends approval of the proposed ordinance change.



Chairman Carroll opened the public hearing.

There being no comment, Chairman Carroll closed the public hearing.

Chairman Taylor asked if fences or a brick wall would be included.

Ms. Ring responded that fences or walls would be required to meet the current fence ordinance.

Chairman Taylor made the motion to approve this text amendment. Commissioner Ford seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Taylor, Sienkiewicz, Smith and Carroll voting in favor of the motion, no commissioners voting against the motion (8-0).

Motion was carried and will go to the Board of Supervisors December 8, 2022.

Chairman Carroll called for the next public hearing.

An ordinance to amend the Isle of Wight County Comprehensive Plan, Envisioning the Isle, to incorporate by reference the plan known as, "Share the Isle: Isle of Wight County's Plan for an Aging and Mixed Ability Inclusive Community," as Appendix XII in the Comprehensive Plan.

Amy Ring gave the following presentation.

Share the Isle: Isle of Wight's Plan for an Age and Mixed Ability Inclusive Community



Planning Commission Regular Meeting
November 22, 2022

Background

- Isle of Wight County initiated its plan to develop services for persons aged 55 and over in February 2021.
- New part of the Comprehensive Plan will serve as a decision-making guide to help the County remain livable for all ages and abilities.
- First step was to survey residents on their top concerns with aging in the County as well as their future lifestyle priorities from February 1 through March 1, 2021.
- Survey results presented to the Board, Planning Commission and the Commission on Aging in April 2021.
- Small work group appointed by Commission on Aging. Technical support provided by Community Development, Social Services, Parks and Recreation, and SSEVA staff.
- Draft plan distributed to working group then to the full Commission on Aging in February 2022.
- Final draft advertised for public feedback October 1 through November 1, 2022.



SURVEY RESULTS: Top Priorities for Isle of Wight

Top Five Things to Maintain Quality of Life:

1. Having financial means;
2. Staying physically active;
3. Having access to quality healthcare;
4. Staying connected to friends and family;
5. Having quality health care coverage.

Top Five County Investment Priorities to Better Serve Seniors:

1. Affordable health care services;
2. Senior Centers/Better Transportation Options (tied for second priority);
3. Internet access;
4. Affordable housing; and
5. Home delivered meals such as Meals on Wheels.



Share the Isle Plan: Five Focus Areas

FOCUS AREA 1: HEALTHY AND ACTIVE LIFESTYLE

Provide access to healthy food and exercise options, and education on nutrition and wellness.

FOCUS AREA 2: QUALITY HEALTH CARE AND COMMUNITY SUPPORT SERVICES

Provide connections to health facilities and related services and support

FOCUS AREA 3: TRANSPORTATION ACCESS

Expand range of safe, dependable, and affordable transportation options

FOCUS AREA 4: HOUSING CHOICE

Provide a range of safe housing options that promotes independence and aging in place

FOCUS AREA 5: EDUCATION, EMPLOYMENT AND ENGAGEMENT

Ensure employment opportunities for all ages, a life-long learning environment, and multiple opportunities for economic, social and civic engagement



Share the Isle Plan: Five Focus Areas

FOCUS AREA 1: HEALTHY AND ACTIVE LIFESTYLE

Provide access to healthy food and exercise options, and education on nutrition and wellness.

FOCUS AREA 2: QUALITY HEALTH CARE AND COMMUNITY SUPPORT SERVICES

Provide connections to health facilities and related services and support

FOCUS AREA 3: TRANSPORTATION ACCESS

Expand range of safe, dependable, and affordable transportation options

FOCUS AREA 4: HOUSING CHOICE

Provide a range of safe housing options that promotes independence and aging in place

FOCUS AREA 5: EDUCATION, EMPLOYMENT AND ENGAGEMENT

Ensure employment opportunities for all ages, a life-long learning environment, and multiple opportunities for economic, social and civic engagement



Next Steps

- Presentation of the final plan to the Planning Commission, Board of Supervisors, and the public for community feedback.
- Make any final revisions to the Plan based on feedback.
- Set public hearing dates for Planning Commission and Board of Supervisors.



Staff Recommendation

Staff recommends the County Comprehensive Plan, *Envision the Isle*, be amended to incorporate by reference the plan known as, “Share the Isle: Isle of Wight County’s Plan for an Aging and Mixed Ability Inclusive Community,” as Appendix XII in the Comprehensive Plan.



Chairman Carroll opened the public hearing.

There being no comment, Chairman Carroll closed the public hearing.

Commissioner Taylor stated the *Share the Isle* is going to be an asset to the Comprehensive Plan.

Commissioner Smith asked if there was currently anything allowing a “Granny Pod” type structure for multi-generational housing.

Ms. Ring stated the zoning ordinance does allow for accessory apartments as well as mother-in-law type suites in existing houses. Ms. Ring added that she has had conversations about congregate housing as well.

Commissioner Ford shared his concern about affordable housing and how unobtainable it is for the senior citizens but also first responders and teachers. Commissioner Ford also stated the concern with keeping millennials in the County and what we offer for them.

Commissioner Bowser made the motion to approve the resolution. Commissioner Ford seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Taylor, Sienkiewicz, Smith and Carroll voting in favor of the motion, no commissioners voting against the motion (8-0).

Motion was carried and will go to the Board of Supervisors December 8, 2022.

OLD BUSINESS

Amy Ring confirmed there is no old business items

NEW BUSINESS

Discussion on the Creation of an Ad Hoc Energy Task Force

Commissioner Distefano stated he would like to hold a work session to discuss Surry and Southampton's new solar regulations along with the 167 additional conditions King and Queen's County added to a current project they have for Open Roads Solar.

Commissioner Distefano stated he would like the Planning Commission to form an Energy Task Force that reviews Isle of Wight County's energy infrastructure, in-place and approved energy generation projects, and available remaining capacity within the County. The Task Force should consider current and emerging energy generation technologies and ultimately make a recommendation to the Board of Supervisors if a committee should be formed to establish an energy plan amendment to the comprehensive plan and/or revision of zoning ordinance text.

Commissioner Taylor seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there was no items for the County Attorney's Report.

PLANNING DIRECTOR'S REPORT

Amy Ring confirmed there was no items for the Planning Directors Report but wanted to take a poll for the December Planning Commission Meeting to ensure a quorum would be present. No items needed to be advertised.

Commissioner Distefano made the motion to cancel the Planning Commission Regular meeting and hold a work session on December 13, 2022.

CLOSED MEETING

Chairman Carroll confirmed there were no items to discuss in closed meeting.

ADJOURNMENT

There being no further information to discuss, Chairman Carroll adjourned the meeting at 8:43 PM.

Adopted this 24th day of January, 2023.

A handwritten signature in cursive script, appearing to read "Brian Carroll", written over a horizontal line.

Brian Carroll, Chairman, Isle of Wight County Planning Commission

Attest: 
Amanda Landrus, Secretary