

JUNE 8TH, 2023 PLANNING COMMISSION MINUTES

VIRGINIA: at the REGULAR MEETING of the Tazewell County Planning Commission held June 8th, 2023 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia -- 197 Main Street

**PRESENT: Ann Robinson-Chairperson
Robert "Bob" Moss-Vice Chairman
Jason Herndon-Member
Hayden Lyons-Member
Anthony Ramella-Member
Maggie Asbury-Member (Late Arrival)**

OTHERS

**PRESENT: Kenneth Dunford, Jr., -- Director of County Engineering
Kimberly Hilbert-Executive Secretary
Chase Collins—County Attorney
Eric Young-County Administrator
Katie Hernandez-Energix Renewables
Kelsey Forren-Energix Renewables
Dominika Sink-Energix Renewables
Kyle Quinty—Energix Renewables
Cutter Sydnor, PE—Hewitt Solutions, PLLC**

ABSENT: Darrell Addison--Member

Chairperson Robinson called the June 8th, 2023 regular meeting to order and presided at approximately 6:31 p.m.

She then welcomed all visitors and all those in attendance.

INVOCATION AND PLEDGE

Chairperson Robinson gave the invocation, followed by, the Pledge of Allegiance to the US flag by Member Herndon.

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APPROVAL OF THE AGENDA FORMAT

Upon motion of Vice-Chairman Moss, seconded by Member Herndon, and adopted by a vote of 5 to 0, with Members: Asbury not yet arrived and Member Addison absent from the meeting; the Tazewell County Planning Commission does hereby **APPROVE** the agenda as written.

APPROVAL OF THE MAY 11TH, 2023 REGULAR MEETING MINUTES

Upon motion by Member Herndon, seconded by Vice-Chairman Moss, and voted on by a vote of 5 to 0, with Members: Asbury not yet arrived and Member Addison absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the May 11th, 2023 Regular Meeting Minutes as written.

SPECIAL PRESENTATION:

Energix Presentation:

Kelsey Forren, Project Development Associate, was available to present the presentation to the Planning Commission. Several personnel from Energix Renewables attended the meeting also.

Energix Renewables:

- Headquartered in Arlington, VA
- 9 operational projects across Commonwealth of VA
 - Wytheville, VA
 - Henry County
- 6 projects under construction in 2023
- Use American Made equipment
- 5.6% Solar VA Energy Landscape

Benefits of Solar:

- Increased Tax Revenue
- Well paying construction jobs (temporary)

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- Use of local contractors

Challenges of Solar Development:

- Temporary land disturbance
- Competing with other land uses
- Misinformation on solar technology
- Solar Siting-electrical infrastructure
- Assess potential land availability
- Topographical features and vegetation
- Willing landowners
- Permitting

The solar project components consist of panels, racking, and inverters. Poles are installed 4-6 ft into the ground to support the racking. Panels extend approximately 12 feet and additional 2 feet for the pole.

Energix has partnered with First Solar for their panels out of Arizona. Ninety percent (90%) of First Solar panels can be reused and recycled.

Solar projects are decommissioned at the end of their useful life, typical between 35 to 45 years. Decommissioning should return the land to its pre-existing condition with the removal of all above ground and below ground equipment. Surety bond guarantees timely and effective decommissioning. These bonds have to be updated and renewed every five (5) years.

Before construction ever begins Erosion and Sediment control and Stormwater Management are designed and submitted to the DEQ for approval.

Energix has two (2) proposed solar projects: Demeter Solar and Hera Solar in Tazewell County:

Hera Solar:

- 20 megawatts
- 100 acres of private property
- \$120,807 revenue generated a year and \$3,700,000 over 40 years.

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Demeter Solar:

- 10 megawatts
- 50 acres of private property
- \$86,355 revenue generated in a year \$2,500,000 over 40 years.

Members asked question and Energix employees answered all questions professionally.

SUBCOMMITTEE REPORTS

Orphan Road-Blackhorse Road

Kenneth Dunford, Jr., Director of Engineering, Vice-Chairman Moss and Member Herndon went and previewed the road. Vice-Chairman Moss stated that the road was really narrow and needed a lot of work to bring up to VDOT road standards.

Mr. Dunford stated it would take approximately \$35,000.00 to fix the road which includes drainage, stone and a turnaround area. The petition had been submitted back in December of 2022. He suggests not recommending to the Board of Supervisors at this time.

Upon motion by Member Lyons and seconded by Vice-Chairman Moss, and voted on by a vote of 6 to 0, with Member Addison absent from the meeting, the Tazewell County Planning Commission does hereby **VOTE NO** to recommending Blackhorse Road to the Tazewell County Board of Supervisors for adoption into the Orphan Road System.

COMPREHENSIVE PLAN

Staff explained that they are still working on the comprehensive plan and that we need more participation.

MEMBER CONCERNS

Vice Chairman Moss—None at this time.

Member Herndon---None at this time and thought the presentation was good.

Member Lyons—None at this time.

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Member Ramella—None at this time.

Chairperson Robinson—Trash pickup on 460 has started and glad to see improvements.

Member Asbury—Board of Supervisors have been working on the budget and the next meeting is on June 27th, 2023. She appreciates all that the Planning Commission board does.

CITIZEN COMMENTS

None at this time.

ADJOURNED MEETING

Upon motion of Vice-Chairman Moss, seconded by Member Ramella, and adopted by a vote of 6 to 0, with Member Addison absent from the meeting, the Tazewell County Planning Commission Regular Meeting is hereby adjourned at approximately 8:025 p.m. until Thursday, July 13th, 2023 at 6:30 p.m.

Respectfully submitted:

Kimberly Hilbert

Kimberly Hilbert- Executive Secretary


Ann Robinson –Chair
Tazewell County Planning Commission
