

VIRGINIA: MINUTES FOR THE WORKSHOP MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE TRAINING ROOM OF THE DINWIDDIE COUNTY GOVERNMENT CENTER BUILDING ON THE 11<sup>th</sup> DAY OF SEPTEMBER 2019 AT 6:00 P.M.

PRESENT:	SAMUEL W. HAYES	VICE CHAIRMAN	AT-LARGE
	EVERETTE PROSISE		DIST #1
	JOHN HARVELL		DIST #3
	EDWARD TITMUS		DIST #2

ABSENT:	THOMAS TUCKER		AT-LARGE
	BUTCH CUNNINGHAM		DIST #4
	ANTHONY SIMMONS	CHAIRMAN	DIST #5

OTHER:	MARK BASSETT	PLANNING DIRECTOR
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**IN RE: CALL TO ORDER**

The Vice Chairman called the workshop meeting to order at 6:00 p.m.

**IN RE: ROLL CALL**

The Vice Chairman asked for the roll to be called and Mr. Tucker, Mr. Cunningham and Mr. Simmons were not present.

**IN RE: APPROVAL OF AGENDA**

The Vice Chairman asked if there were any additions, deletions, or corrections to the agenda. Hearing none he said he would entertain a motion to accept the agenda as presented.

Mr. Titmus made a motion to accept the agenda as presented. It was seconded by Mr. Prosise, and with Mr. Harvell, Mr. Prosise, Mr. Titmus, and Mr. Hayes voting "AYE" the agenda was accepted.

The Vice Chairman turned the meeting over to Mr. Bassett.

**IN RE: UTILITY SCALE SOLAR FACILITIES DISCUSSION– Mark Bassett, Planning Director**

Mr. Bassett said we have one item to consider under the agenda. Davis Plunkett from Holocene Clean Energy is here to speak about his company as well as the Reams Solar site where they want to place the purposed solar facility. Since our last meeting, Holocene has been talking back and forth with me about making formal application. They wanted to know when they could come for a public hearing, related to the site. As of today, they have submitted their application for a rezoning and conditional use permit. They have also submitted their substantial accord review related to the Comprehensive Plan. The case will be adverted for public hearings at the October 9, 2019 Planning Commission meeting. Therefore, because they have decided to bring their case for the public hearing, they just wanted to give you an update.

Mr. Davis Plunkett from Holocene Clean Energy came forward and provided the Planning Commissioners a handout of his presentation. He gave a project overview. He talked about how the project's designed is to be in substantial accordance with the Comprehensive Plan and the local ordinances. He talked about the economic development benefits the County would receive from this project. He talked about the on-site equipment storage as well as the environmental impact to the County. The last item he covered was the decommissioning of the site. He asked the Commissioners if they had any questions.

Mr. Prorise asked where they plan to put the battery storage.

Mr. Plunkett said the batteries will be stored in the same gravel lot that will be used for their staging area.

Mr. Hayes asked if the distance from the state maintained road on the east was the same as it was from the state maintain road on the north.

Mr. Plunkett said they looked to be the same distance to him, which is about seven hundred (700) feet.

Mr. Titmus asked if there is going to be a lot of grading and clearing for this site.

Mr. Plunkett said they is no plan for mass grading. The overall slope is very gentle. We are planning to do some clearing. We plan to only cut or shape trees that might affect the solar panels.

Mr. Prorise asked what the length of construction for this project was.

Mr. Plunkett said it is about twenty-two (22) weeks or about four to five months.

Mr. Hayes asked what the life span of the panels are and how often will you have to maintain or replace them.

Mr. Plunkett said the panels are slated the last for twenty-five (25) to thirty-five (35) years. It depends on the specific manufacturer.

Mr. Prorise asked if the County will need any additional firefighting equipment to manage a fire that may happen on this site.

Mr. Plunkett said they will not need any special gear of equipment. They can use the standard issued gear they have.

Mr. Titmus asked if there will be a fire suppression system included with the battery.

Mr. Plunkett said it is more like a fire containment system that controls and monitors the temperature. It has an off gassing system that does not allow pressure to build up inside the battery causing it to explode. The system is designed for the battery to just burn.

Mr. Prorise asked what the ideal distance is from the Solar Panel to tying into the transmission lines.

Mr. Plunkett said a five-mile radius from any substation is the ideal distance. If you go any further, you will have voltage fluxuation. You will have problems keeping the grid reliable and even. So, the closer to a substation the better.

Mr. Plunkett said if there are no more questions, he was turning the workshop back over to Mr. Bassett.

**IN RE: PLANNING DIRECTOR COMMENTS**

Mr. Bassett said as a reminder, next month there will be three separate public hearings. The first will be compliance or substantial accord review with the Comprehensive Plan. The second will be the rezoning and the third will be the conditional use permit. For each case, you will need to make a recommendation.

Mr. Hayes asked why we are hearing the substantial accord with the Comprehensive Plan case.

Mr. Bassett said State and County Code requires it.

Mr. Bassett asked Mr. Plunkett about the point of interconnection. He wanted to know if his company is still negotiating that location with the neighboring landowners.

Mr. Plunkett said since we have done this drawing, we have talked to Southside Electric about it. They are going to put up some distribution poles that are parallel to the driveway. That will change our point of intersection to onsite.

Mr. Bassett asked Mr. Plunkett if the inverter was going to be located near the battery.

Mr. Plunkett said the two inverters will be centrally located to the Solar panel array.

**IN RE: ADJOURNMENT**

The Vice Chairman said he would entertain a motion to adjourn the workshop meeting. Mr. Titmus made a motion and Mr. Harvell seconded the motion. With all members, present voting "AYE" the workshop meeting adjourned at 7:33 p.m.

Respectfully submitted

Mark Bassett  
Planning Director

Signed: \_\_\_\_\_  
Planning Commission Chairman

Dated: \_\_\_\_\_