

Patrick County Planning Commission

Sub-Committee Work Session

Revising Comprehensive Plan

March 21, 2023

4 p.m.

Present: Larry Cowley, Chairman; Kurt Bozenmayer, Vice-Chairman other members of the Sub-Committee; David Lusk, Richard Hazelwood, Jane Fulk and Cynthia Cowley, Citizen at Large members; Doug Perry, Board of Supervisor Liaison.

Also Present: Teresa McCormick, Clerk and Skyler Zunk, CEO, Energy Right

Comprehensive Plan Revisions:

Larry Cowley stated we need to add the amendment of the Solar Ordinance to the existing and revised Comprehensive Plan in the Land Use Section – under Future Land Use Trends.

Solar:

Jane-Future Land Use Trends – Pg. 11-5

- Patrick County adopted a Solar Ordinance on (insert date) - OBJECTIVE: To regulate the use of

residential, commercial and utility scale renewable energy by providing for the location of solar generator facilities while minimizing the impact of the such facilities on Patrick County's view shed and the County's natural, agricultural, scenic, tourism, and cultural resources.

We discussed Wind Mills.

Future Land Use Plan:

Commercial: Planning Principles

Strategies:

- Avoid impact of solar facilities on available farmland, including prime farmland and farmland of statewide significance.
- Solar facilities should be screened from all public rights-of-way and all adjacent properties.
- Solar facilities should not visually impact scenic and cultural resources, including the view shed from residential areas and event venue spaces.
- Promote sustainable building design and management practices.

- Solar facilities shall be limited to 1,000 acres in total.
- Proposed projects shall be evaluated for compliance with the most recently adopted Solar Energy Ordinance document to assist the County in making substantial accord determinations under Section 15.2-2232 of the Code of Virginia (1950, as amended). This ordinance shall serve as guidance for County staff, the Planning Commission, and the Board of Supervisors to evaluate whether the proposal is in substantial accord with the Comprehensive Plan.

Forestry: Update information

Land Use Summary:

Update Rich Creek Corporate Park information – check on occupancy for Dialysis and call center buildings

The next Planning Commission Sub-Committee work session April 18, 2023 scheduled at 4 p.m.

---

Larry Cowley, Chairman