

**March 8, 2021
Regular Meeting**

**Pittsylvania County Board of Zoning Appeals
Regular Meeting
March 8, 2021**

VIRGINIA: The Regular Meeting of the Pittsylvania County Board of Zoning Appeals was held on March 8, 2021 in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Vice-Chairman R. Allan Easley, called the meeting to order at 7:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
Ryland Brumfield	Board Member	Present	6:10 PM
Hershel Stone	Board Member	Present	6:10 PM
R. Allan Easley	Chairman	Present	6:10 PM
Ann Deering	Board Member	Present	6:10 PM
Joseph A. Craddock	Board Member	Present	6:09 PM
Ronald E. Merricks	Vice-Chairman	Present	6:10 PM
Carroll Yeaman	Board Member	Present	6:10 PM

APPROVAL OF AGENDA

Upon motion of Mr. Merricks, seconded by Mrs. Deering, and by a unanimous vote, the agenda was approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ronald E. Merricks, Vice-Chairman
SECONDER:	Ann Deering, Board Member
AYES:	Brumfield, Stone, Easley, Deering, Craddock, Merricks, Yeaman

APPROVAL OF MINUTES

1. Minutes

Upon motion of Mr. Yeaman, seconded by Mr. Craddock, and by unanimous vote, the January 12, 2021 minutes were approved as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carroll Yeaman, Board Member
SECONDER:	Joseph A. Craddock, Board Member
AYES:	Brumfield, Stone, Easley, Deering, Craddock, Merricks, Yeaman

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale stated that there will be no cases for April, so there will not be an April meeting. Two Special Use Permit cases will be heard by the Board in May. Case S-21-002 for ISP Solar (Town of Gretna) and Case S-21-003 for The Dock at Smith Mountain Lake.

CHAIRMAN'S REPORT

Mr. Easley welcomed new two members Mr. Ryland Brumfield and Mr. Hershel Stone to the Board of Zoning Appeals.

PUBLIC HEARING

1. Case: S-21-001 Michaux Solar Center, LLC: Special Use Permit for a Utility Scale Solar Facility

The Zoning Precepts were read by Mr. Easley to open the public hearing at approximately 7:04 p.m. Mrs. Ragsdale, Director of Community Development, reported that Michaux Solar, LLC petitioned for a Special Use Permit for a utility scale solar energy facility. The properties are three (3) parcels of land, a total of 850.76 acres, located on State Road 856/Cobbs Knob Road, State Road 859/Michaux Road, State Road 860/Leaksville Lake Junction Road, and DW Line Road, in the Westover Election District and shown on the Pittsylvania County Tax Map as GPIN#s 1336-00-7267 (253.24 acres), 1336-30-1075 (30.66 acres), and 1336-61-4700 (566.86 acres). There were three (3) representatives in attendance for Michaux Solar, LLC. Jamie Mears distributed a power point presentation regarding information about Michaux Solar, LLC. They have been in contact with first responders and communicated with landowners in the development of the solar farm. The Project will be a 50/50 split with Pittsylvania and Henry Counties. Michaux Solar, LLC has received a Special Use Permit from Henry County. The Project will create approximately 150 construction jobs. Site plan notes and visual buffers were discussed as Micheaux Solar, LLC will be adding trees, and a six (6) foot fence with one (1) foot of barbed wire. The split site map is preliminary, as they are waiting on surveys to be completed. Construction will begin mid to late 2022 and will take approximately one year to complete. Michaux Solar, LLC has been in contact with Cascade Volunteer Fire Department regarding fire and safety issues. Ryan Fieldcrest spoke on behalf of Michaux Solar, LLC and was there to answer any questions regarding the Project. There were no questions from the board members. The Public Hearing closed 7:16 p.m. The Board discussed the petition as the Committee of the Whole. Mr. Easley read the seventeen (17) conditions recommended by staff. Upon motion of Mr. Merricks, seconded by Mr. Yeaman the following motion was adopted: Whereas, Michaux Solar, LLC has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility-scale solar energy facility and, Whereas, we move the petition for a Special Use Permit be granted with the seventeen (17) conditions recommended by staff.

Motion passed by a unanimous vote. 7 ayes, 0 nays

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald E. Merricks, Vice-Chairman
SECONDER:	Carroll Yeaman, Board Member
AYES:	Brumfield, Stone, Easley, Deering, Craddock, Merricks, Yeaman

ADJOURNMENT

The meeting was adjourned at approximately 7:25 p.m.