

The Greensville County Planning Commission meeting was held Tuesday, February 12, 2019, 6:00 P.M., at the Greensville County Government Center, 1781 Greensville County Circle, Emporia, Virginia.

PRESENT

Walter Robinson, Vice-Chairman
Stephen Allen
Joe Antorn, Jr.
William Cain
Annie Odom
Jeff Robinson
Kim Wiley

ABSENT

Lofton Allen
Dianne Barnes-Rhoades

STAFF PRESENT

Linwood E. Pope, Jr.
Treva Pernell

OTHERS PRESENT

Samantha Talley
John Mulligan
Tim Seldon

Vice-Chairman Robinson called the meeting of Tuesday, February 12, 2019 to order. He called on Commissioner Jeff Robinson to offer prayer.

Mr. Lin Pope, the secretary, called the roll.

In Re: APPROVAL OF THE AGENDA

Chairman Robinson entertained a motion for approval of the agenda. Commissioner Stephen Allen made the motion, seconded by Commissioner Jeff Robinson, with all voting aye, motion carried.

In Re: APPROVAL OF THE MINUTES

Chairman Robinson entertained a motion for approval of the minutes of January 8, 2019. Commissioner Kim Wiley made a motion, seconded by Commissioner Stephen Allen, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into Public Hearing. Commissioner Stephen Allen made the motion, seconded by Commissioner Jeff Robinson, with all voting aye, to go into Public Hearing.

In Re: PUBLIC HEARING

2232-1-19 – Skippers Breaker Station

Mr. Pope stated that Dominion Energy was requesting that the Planning Commission make a 2232 Review of their proposed construction of a 115 kw electrical breaker station to be located 2700 ft. south of Moores Ferry Road and I-95 crossing in Skippers, Virginia.

Mr. Pope gave an overview of the 2232 Review Process and stated that staff recommended that the Planning Commission review the request for determination under Virginia Code Section 15.2-2232 prior to any review of a special use permit application. He stated that the proposed location appears to be in accord with the land use goals and objectives set forth in the Comprehensive Plan.

Mr. John Mulligan, with Dominion Energy gave two criteria for the construction of the breaker/switching station. He stated that tap lines longer than one mile needed to have a switching station to help troubleshoot any interruptions in power service.

Mr. Mulligan stated that if there are more than four tap lines, Dominion likes to put in a switching station so that in the event of a power outage fewer customers would be affected.

Commissioner Robinson asked the size of the “footprint” for this facility.

Mr. Mulligan stated that the breaker/switching station itself would be approximately 260’ x 175’ enclosed in a chain link fence. He stated that figure did not include the sediment pond. He also stated that the remainder of the seven (7) acres would be used for E & S purposes.

SP-1-19 - Samantha Talley

Mr. Pope stated that the applicant for SP-1-19 Samantha Talley is requesting a Special Use Permit to construct and operate a commercial dog kennel on a 2.2 acres parcel located in an A-1 Agricultural District. He stated that a kennel is allowed in this district as per Table 4.1 of the Greensville County Zoning Ordinance with issuance of a special use permit with conditions.

Mr. Pope stated that the applicant would like to install a septic system for this kennel. He stated that he had contacted the Virginia Health Department and learned that a septic system is not mandatory in this situation. He also stated that if the applicant does not install a septic system, staff recommends that she monitor any odors that might emit from the waste that comes from the facility. He further stated that the health department recommended that if there were odors at certain times of the year, than a simple application of hydrated lime would eliminate the problem.

Mr. Pope stated that his office had received one telephone call from an adjacent property owner, Mrs. Margaret Conner, who called to obtain more information. She had no problem with the applicant starting a kennel.

Mr. Pope stated that the proposed use is consistent with the overall objectives and intent of the Comprehensive Plan. He stated that staff recommends approval of the applicant's request with conditions as stated.

Ms. Samantha Talley addressed the Commission. Commissioner Wiley asked about the size of the building, enclosures for the dogs, noise and how many she would have at one time. Ms. Talley stated that the building would be masonry with a concrete floor and would have a chain-link fence area for the dogs to be outside to train and have free-time. She stated that normally they were quiet unless they heard something outside. She also stated that she would have no more than 15 dogs at a time.

Commissioner Robinson asked Ms. Talley how long she had been training German Shepherds. She stated that she had been training dogs for three years after her military service and accomplishing her Corporate Security Bachelor's degree.

SP-3-19 – Skippers Breaker Station

Mr. Pope stated that Dominion Power was requesting to construct and operate a 115 kw electrical breaker station on a seven (7) acres parcel located within a rural residential area within a major commercial HUB located 2700 ft. south of Moores Ferry Road and I-95 crossing in Skippers, Virginia.

Mr. Pope stated that staff recommends the approval of the applicant's request with conditions as stated.

Commissioner Robinson stated that he was surprised that there were no screenings listed in the conditions.

Mr. Pope stated, that in the past, no screening had been required.

Millie Lee addressed the Commission and asked if this project had already begun.

Mr. Pope stated that Dominion Energy had been replacing light lines for approximately two years in various areas of the County. He stated these were two different projects.

Chairman Robinson asked if there were any other questions or comments. Being no further discussion, Chairman Robinson asked for a motion to go back into regular session.

Commissioner Wiley made a motion, Commissioner Stephen Allen seconded, motion carried to return to regular session.

In Re: REGULAR SESSION

Chairman Robinson entertained a motion concerning 2232-1-19 Skippers Breaker Station.

Commissioner Stephen Allen made a motion to approve the 2232 Review for the Skippers Breaker Station, seconded by Commissioner Wiley, with all voting aye, motion carried.

Chairman Robinson entertained a motion concerning SP-1-19 – Samantha Talley.

Commissioner Stephen Allen made a motion to approve SP-1-19 with stated conditions, seconded by Commission Antorn, with all voting aye, motion carried.

Chairman Robinson entertained a motion concerning SP-3-19 – Skippers Breaker Station.

Commissioner Robinson asked to continue the discussion concerning screening for the Breaker Station. After discussion among the Commissioners and recommendations from Mr. Pope, it was agreed that screening would be appropriate using evergreen trees that would grow no higher than eight (8') feet and locate them along the west side of the chain-link fence only.

Commissioner Stephen Allen made a motion to approve SP-3-19 with stated conditions and the added condition of screening, seconded by Commissioner Robinson, with all voting aye, motion carried.

In Re: OTHER MATTERS

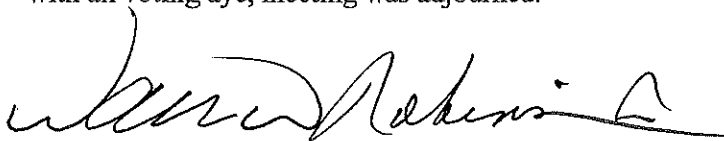
Mr. Pope stated that there was a draft copy of the 2018 Annual Report of the Planning Commission for approval.

Chairman Robinson entertained a motion to approve the 2018 Annual Report.

Commission Stephen Allen made a motion to approve the 2018 Annual Report, seconded by Commissioner Wiley, with all voting aye, motion carried.

In Re: ADJOURNMENT

Motion to adjourn by Commissioner Stephen Allen, seconded by Commissioner Annie Odom, with all voting aye, meeting was adjourned.



Walter W. Robinson, Jr.
Chairman