

# **GREENSVILLE COUNTY PLANNING COMMISSION**

## **SPECIAL MEETING AGENDA**

Tuesday, May 28, 2019, 6:00 p. m.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
  - A. Approval of May 7, 2019 minutes – See Attachment – A.
- V. Comments by Russell Slayton, County Attorney
- VI. Staff Report by Lin Pope, Planning Director
- VII. Public Comments at Joint Public Hearing
  - A. ZTA-1-19 – County of Greenville – See Attachment – B.
- VIII. Close Public Hearing and Return to Open Meeting
- IX. Discussion by Planning Commission Members of two proposed motions
- X. Action by Planning Commission on two proposed motions:
  - A. Proposed revisions to Comprehensive Plan
  - B. Proposed amendments to Zoning Ordinance
- XI. Adjourn

The Greensville County Planning Commission and the Greensville County Board of Supervisors Joint Work Session meeting was held Tuesday, May 7, 2019, 6:30 p.m., at the Greensville County Government Center, 1781 Greensville County Circle, Emporia, Virginia.

**PRESENT**

Honorable Michael W. Ferguson  
Honorable Raymond L. Bryant, Jr.  
Honorable William B. Cain  
Honorable Tony M. Conwell  
Walter Robinson, Chairman  
Jeff Robinson, Vice-Chairman  
Lofton Allen  
Stephen Allen  
Joe Antorn, Jr.  
Dianne Barnes-Rhoades  
Annie Odom  
Kim Wiley

**STAFF PRESENT**

Linwood E. Pope, Jr.  
Treva Pernell  
Russell Slayton, County Attorney  
Darren Coffey, the Berkley Group  
Denise Nelson, the Berkley Group

---

Vice-Chairman Robinson called the work session meeting for the Planning Commission of Tuesday, May 7, 2019 to order. Chairman, Michael W. Ferguson called the work session meeting for the Board of Supervisors to order.

The Planning Commissioners and Board of Supervisors introduced themselves; all were present.

---

**In Re: INFORMATION FROM BOARD OF SUPERVISORS MEETING**

County Attorney, Russell Slayton came forward to share information gathered at the Board of Supervisors meeting of May 6, 2019. Mr. Slayton stated that the Supervisors had a proposal to share with the Planning Commission. He stated that the question before the members was does the County want to amend or not amend the language of the Comp Plan and Zoning Ordinance before any other applications for solar facilities are received. He also stated that the Board felt a "time out" was needed to afford the time necessary to make a study of the issues before any more applications were accepted.

Mr. Slayton stated that the Board of Supervisors had discussed adopting a resolution to amend the Comprehensive Plan and Zoning Ordinance to remove, as a permitted use, solar facilities. He stated that this would create a pause to allow study time needed for the Planning

Commission to decide if any changes were needed to the Comp Plan and Zoning Ordinance and recommend them to the Board of Supervisors.

Mr. Slayton handed out copies of the proposed resolution to Commissioners and Supervisors. He stated that this was a resolution initiating the process of considering certain amendments to the Greenville County Zoning Ordinance and the Greenville County Comprehensive Plan to address matters related to solar energy projects. He also stated that, if this resolution was adopted, a temporary halt would be placed on any further applications for solar facilities.

Mr. Slayton stated that the Board of Supervisors would like to ask the Planning Commission to schedule a joint public hearing to address this issue during the last week in May 2019.

---

Commissioner Wiley stated that she thought a time deadline for any amendments should be stipulated in the resolution.

Mr. Slayton stated that imposing a deadline was fine but make a realistic deadline.

Commissioner Rhoades stated that she was comfortable with the resolution but she wanted some guidance on setting a realistic time deadline.

Mr. Darren Coffey stated that after hearing the concerns of the members present, he felt it would be reasonable to have a time frame of 120 to 180 days to make the decisions needed.

Commissioner Jeff Robinson stated that everyone involved is committed to making any changes needed in a timely fashion. He stated that it would simplify the process if the Planning Commission and Board of Supervisors would commit to resolving the issue and not impose a deadline on themselves. He stated that it is the residents of the County they were trying to protect.

Commissioner/Supervisor Cain recommended that the time deadline be open-ended.

Chairman Michael Ferguson entertained a motion from the Board of Supervisors concerning the Board's resolution. Supervisor Cain made a motion to adopt the open-ended resolution, seconded by Supervisor Bryant, with all voting aye, motion carried.

Mr. Slayton asked the Planning Commission if they were in agreement to having a joint public hearing on Tuesday, May 28, 2019 at 6:00 p.m. All Commissioners were in agreement.

Mr. Slayton asked the Board of Supervisors if, in turn, they would consider holding a joint public hearing on Tuesday, May 28, 2019 at 6:00 p.m. Supervisor Conwell moved to approve holding a joint public hearing with the Planning Commission, seconded by Supervisor Bryant, with three voting aye and Supervisor Cain voting nay, motion carried.

## **In Re: SOLAR JOINT WORK SESSION**

Mr. Darren Coffey addressed the Commissioners and Supervisors. He stated that the Community Workshop in January was a success.

Mr. Coffey stated that the Planning Commission and Board of Supervisors had given themselves the time to make changes, if needed, to the Comprehensive Plan and Zoning Ordinance. He stated that this presentation had starting points, suggestions, and recommendations for amendments.

Mr. Coffey gave an overview of the process, the growing solar industry, County's available tools to determine amendments, discussion of finalized amendments, Planning Commission approval and Board of Supervisors approval.

Ms. Nelson stated that the Commonwealth of Virginia is encouraging solar. She stated that Virginia's solar capacity went from 17 MW in 2014 to more than 320 MW in 2018. She also stated that the cost of the panels and cost of the technology had reduced in price.

Ms. Nelson stated that large corporations were interested in locating where renewable energy was encouraged. She stated that DEQ has permitted 750 MW in Virginia with a notice of intent for 3,300 MW.

Mr. Coffey stated that they are utility-scale solar facilities, not solar farms. He stated that if the County decided it no longer wanted them in the area, after the two that had been approved, simply change the Comp Plan and Zoning Ordinance to take them out. He stated that there were ways to revise the Comprehensive Plan and Zoning Ordinance to keep solar facilities by tightening the language in terms of strategies and policies as set out in his presentation.

---

## **In Re: ADJOURNMENT**

Motion to adjourn by Supervisor Conwell, seconded by Supervisor Bryant, with all voting aye, meeting was adjourned.

Motion to adjourn by Commissioner Robinson, seconded by Commissioner Rhoades, with all voting aye, meeting was adjourned.

---

Michael W. Ferguson, Chairman  
Greenville County Board of Supervisors

---

Walter W. Robinson, Jr., Chairman  
Greenville County Planning Commission



# GREENSVILLE

• V I R G I N I A •

...Growing Towards New Horizons

## ZONING TEXT AMENDMENT

File #: ZTA-1-2019

Applicant

Contact Person (If different from Applicant)

Name: Greensville Co. Board of Sup.  
Physical Address: 1781 Greensville Co. Circle  
Emporia, Virginia 23847  
Mailing Address: 1781 Greensville Co. Circle  
Emporia, Va. 23847  
Telephone: 434-348-4205

Brenda Parson/Linwood E. Pope Jr.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ordinance Section (s): Article 4 Table 4.1  
\_\_\_\_\_  
\_\_\_\_\_

Do the above section (s) currently exist? Yes  No

Proposed Wording: Remove the Use "Solar Projects greater than 20  
Megawatts" from Table 4.1 of the Greensville County Zoning  
Ordinance.  
\_\_\_\_\_  
\_\_\_\_\_

Justification: The G.C. BOS wishes to remove this use from the Zoning  
Ordinance until the PC & BOS considers additional Zoning Ordinance and  
Comprehensive Plan amendments addressing the land use impacts associated  
with Solar Energy Projects greater than 20 megawatts. See Resolution  
19-172 (attached)  
\_\_\_\_\_

The foregoing information is complete and correct to the best of my knowledge.

Applicant \_\_\_\_\_ Date 5-20-19

Received by: Linwood E. Pope Jr. Date: 5-20-19

Planning Commission Action: \_\_\_\_\_  
\_\_\_\_\_

Board of Supervisors Action: \_\_\_\_\_  
\_\_\_\_\_

STAFF CONSULTATION  
REZONING REQUEST

Description of request: Remove the use Solar Energy Projects Greater than  
20 Megawatts from Table 4.1 of the Greenville County Zoning Ordinance  
Tax Map/Parcel: N/A Lot Size: N/A Elect. Dist.: N/A Zoned: A-1  
Existing Uses: N/A  
Proposed Uses: N/A  
Relative Code Sections: (copy attached) Article 4 Table 4.1

Application Deadline: \_\_\_\_\_  
Contact: Agent/Owner: Linwood E. Pope Jr. Phone: 434-348-4232  
Mailing Address: 1781 Greenville County Circle  
Emporia, Virginia 23847

=====  
Application on public file ✓  
WITH APPLICATION PROVIDE:  
Plat/sketch of property showing all existing and proposed improvements N/A  
Septic Permit N/A  
Copy application to  
VDOT ✓  
Health Department ✓  
Building Official ✓  
GCWSA N/A  
Write Notice Dates: MAY 12, MAY 19 & N/A \* ✓  
Field Inspection \* A joint public hearing will be conducted (PC & BOS) N/A  
Write staff report \_\_\_\_\_  
(Staff may reserve recommendation until all facts are obtained and reviewed.)  
Applicant will receive report before hearing.)  
1 week before Planning Commission hearing send package \_\_\_\_\_  
1 week before hearing notify adjacent property owners N/A  
1 week before PC hearing notify applicant \_\_\_\_\_  
(This may be the only notice of any future meetings.)  
PC hearing (Date/time/place) MAY 28, 2019 @ 6:00 P.M.  
PC recommendation to BOS \_\_\_\_\_  
(May recommend approval or denial. May also defer up to 90 days.)  
Day after PC meeting send package to BOS \_\_\_\_\_  
BOS hearing (Date/time/place) MAY 28, 2019 @ 6:00 PM.  
Decision by BOS \_\_\_\_\_  
(May approve or deny. May defer 365 days\*.)  
Results letter to applicant \_\_\_\_\_  
NOTES WITH APPLICANT:  
Other options are: \_\_\_\_\_

\* Board of Supervisors will not hold hearing.  
Press package for all meetings ✓  
Fee: FEES WAIVED FOR GREENSVILLE COUNTY.

Reviewed procedure: Date: 5-20-19 Linwood E. Pope Jr.  
Agent/Owner Signature  
5-20-19 X

AT A MEETING OF THE  
BOARD OF SUPERVISORS OF GREENSVILLE COUNTY, VIRGINIA  
HELD AT THE GREENSVILLE COUNTY GOVERNMENT CENTER  
TUESDAY, MAY 7, 2019

RESOLUTION #19-172  
RESOLUTION INITIATING THE PROCESS OF CONSIDERING CERTAIN  
AMENDMENTS TO THE GREENSVILLE COUNTY ZONING ORDINANCE AND THE  
GREENSVILLE COUNTY COMPREHENSIVE PLAN TO ADDRESS MATTERS RELATED  
TO SOLAR ENERGY PROJECTS

Recitals

- R-1 The Greensville County Board of Supervisors previously adopted amendments to the Zoning Ordinance in December 2016 to allow Solar Energy Projects in certain zoning districts with the approval of a special use permit; and
- R-2 The Greensville County Planning Commission previously recommended, and the Board of Supervisors adopted, an amendment to the Comprehensive Plan in December 2016 to guide Greensville County's planning of Solar Energy Projects; and
- R-3 Since the adoption of the Zoning Ordinance and Comprehensive Plan amendments, Greensville County has received several special use permit applications for Solar Energy Projects greater than 20 megawatts; and
- R-4 The Board of Supervisors has approved several special use permit applications for Solar Energy Projects greater than 20 megawatts, and the Board of Supervisors has denied one special use permit application for a Solar Energy Project greater than 20 megawatts; and
- R-5 Greensville County anticipates future special use permit applications for Solar Energy Projects to be submitted to Greensville County; and
- R-6 The Board of Supervisors desires to obtain additional information to equip and educate the Planning Commission and Board of Supervisors to evaluate future applications for Solar Energy Projects; and
- R-7 The Board of Supervisors desires the Planning Commission to consider certain amendments to the Zoning Ordinance and Comprehensive Plan regarding Solar Energy Projects; and
- R-8 The Board of Supervisors desires that any pending special use permit applications for Solar Energy Projects be reviewed by the Planning Commission and the Board of Supervisors under the existing Zoning Ordinance and Comprehensive Plan provisions; and

- R-9 The Board of Supervisors desires that all applications for Solar Energy Projects submitted after the date of this Resolution shall be reviewed under the terms of the Comprehensive Plan and Zoning Ordinance amendments initiated by this Resolution; and
- R-10 The Board of Supervisors directs the Greenville County staff and the Planning Commission to delay review of any land use applications for Solar Energy Projects submitted after the date of this Resolution to allow consideration of the Comprehensive Plan and Zoning Ordinance amendments initiated by this Resolution; and
- R-11 Public necessity, convenience, general welfare and good zoning practice require such actions.

### Resolution

NOW, THEREFORE, be it resolved, by the Board of Supervisors of Greenville County, Virginia as follows:

- A. The Board of Supervisors requests that the Planning Commission, proceeding in compliance with Virginia law, recommend whether the Zoning Ordinance should be amended to remove Solar Energy Projects greater than 20 megawatts as conditional uses in certain zoning districts.
- B. The Board of Supervisors requests that the Planning Commission conduct a public hearing concerning this possibility, and after its deliberations following the public hearing make a recommendation to the Board of Supervisors at a Planning Commission special meeting scheduled for May 28, 2019, or at a Planning Commission special meeting conducted as soon after May 28, 2019, as possible.
- C. If after receiving the Planning Commission's recommendation the Board of Supervisors takes action to remove Solar Energy Projects greater than 20 megawatts as conditional uses in certain zoning districts, then shortly after the effective date of such action, the Board of Supervisors requests that the Planning Commission: (i) consider additional Zoning Ordinance amendments to address land use impacts associated with Solar Energy Projects greater than 20 megawatts; or (ii) consider additional Comprehensive Plan amendments to guide the future of Solar Energy Projects in the County; or (iii) remove guidance concerning Solar Energy Projects greater than 20 megawatts; or (iv) the removal effected by the Board of Supervisors should remain in place; (v) propose such other amendments as the Planning Commission may determine to be appropriate; (vi) submit its recommendation on proposed Zoning Ordinance and Comprehensive Plan amendments; (vii) continue its review of any pending special use permit applications for Solar Energy Projects as of the adoption of this Resolution.
- D. The Board of Supervisors directs that the Greenville County planning and zoning staff, and requests that the Planning Commission, delay review of any land use applications for Solar Energy Projects submitted after the adoption of this Resolution until such time as

any actions taken pursuant to the foregoing have been completed, or alternatively, a decision has been made to take any such action.

E. The foregoing Resolution shall take effect immediately.

On motion of Supervisor William B. Cain and seconded by Supervisor Raymond L. Bryant, Jr. carried by the following recorded vote:

VOTING AYE	VOTING NAY	ABSENT/ABSTAIN
<u>Michael W. Ferguson</u>	_____	_____
<u>Raymond L. Bryant, Jr.</u>	_____	_____
<u>William B. Cain</u>	_____	_____
<u>Tony M. Conwell</u>	_____	_____

The undersigned hereby certifies that the foregoing is an accurate account of the vote taken at a duly convened special meeting of the Board of Supervisors of Greensville County, Virginia, on the 7th day of May, 2019, at which a quorum was present at the time the meeting was convened and at the time said vote was taken.

A copy teste:

*Denise A. Banks, MMC*  
Clerk, Board of Supervisors of  
Greensville County, Virginia

**COUNTY OF GREENSVILLE**  
**BUILDING AND PLANNING DEPARTMENT**

TO: Planning Commission Members & Board of Supervisors

FROM: Linwood E. Pope, Jr., Planning Director

RE: Comprehensive Plan additions

DATE: May 23, 2019

Virginia planning legislation requires the County of Greenville to prepare a Comprehensive Plan indicating the County's long-range recommendations for general development. Once adopted by the County Board of Supervisors, the Comprehensive Plan becomes a public document. The plan is based on the study and analysis of existing conditions, growth trends, and probable future needs of the community. Recommendations of the plan are typically general and long-range in nature, allowing for a 20 year timeframe.

The Comprehensive Plan has a number of specific goals to be accomplished. Most important are certain aspects of the rural development pattern which need to be properly controlled in a manner that respects the overall rural nature of the County while allowing for growth in designated areas.

Virginia statutes authorizing planning as a function of local government include a list of elements that a plan may include and areas of importance that should be surveyed and studied during the preparation of the plan. These statutes also authorize methods of implementation such as a capital improvements program, subdivision ordinance, zoning ordinance, and zoning district map. The following chapters adequately comply with these directives of the statute.

This Comprehensive Plan includes the designation of areas for public and private development including various types of residential, business, industrial, agricultural, conservation, recreation and flood plain/drainage uses. Other designations include transportation facilities such as streets and bridges, utilities, and community service facilities such as schools, parks, and public buildings.

The Comprehensive Plan must include stated goals supported by the citizens in order for it to be useful. The design of the plan and its various tools for implementation (such as the Zoning Ordinance, Subdivision Ordinance, etc.) should be closely based on these goals.

The Goals and Objectives outlined in the Greenville County Comprehensive Plan include:

**GENERAL**

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greenville's citizens.
- 2) Coordinate development with the provision for public utilities and services.
- 3) Preserve the rural character of the County by directing and controlling growth in designated areas.
- 4) Coordinate land use planning with adjoining localities.

## LAND USE GENERAL

- 1) Encourage new development that compliments surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

## RESIDENTIAL

- 1) Encourage the infill development of housing types and densities consistent with existing neighborhoods. Promote medium density housing in urban and suburban areas around Emporia. Promote low density housing in areas expanding outward from Emporia.
- 2) Promote housing development in areas that are serviced by public water and sanitary sewer.
- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.

## COMMERCIAL/INDUSTRIAL

- 1) Encourage commercial uses to locate in or near existing commercial centers.
- 2) Encourage new commercial enterprises through the promotion of the County's Industrial Park.
- 3) Maintain an attractive economic and regulatory atmosphere to gain new commercial operations.
- 4) Plan future industrial sites near major transportation systems and utility lines.
- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems.

## PUBLIC FACILITIES

- 1) Provide adequate levels of public services to all people of the County as efficiently and economically as possible.
- 2) Maximize the best use of existing facilities and systems through renovation or expansion.
- 3) Plan accordingly for the future needs of the population.

## HOUSING AND COMMUNITY DEVELOPMENT

- 1) Continue to encourage the provision of decent, safe and sanitary housing in a suitable living environment for all of the County's citizens regardless of race, gender, age or income level.
- 2) Promote compatible infill development in existing neighborhoods and encourage a diversity of housing types.
- 3) Encourage the construction of elderly housing, including assisted living centers, retirement homes and other housing types designed for the elderly and disabled.
- 4) Reduce blight in neighborhoods through code enforcement, state and federal housing programs, and redevelopment actions, as necessary.

In order to accomplish the goals and objectives outlined in the Comprehensive Plan, planning issues and strategies are developed. In 2016, As a result of the interest in solar farm development, the Comprehensive Plan was amended adding the following strategies to the Comprehensive Plan which will allow for the development of solar projects within the County as long as they are not a detriment or nuisance to surrounding properties.

## PLANNING ISSUES & STRATEGIES

Specific planning issues were identified through the input of citizens and recommendations of County staff.

### LOCAL PRODUCTION OF RENEWABLE ENERGY

- 1) There is a great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy

### STRATEGIES/POLICIES

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW<sub>AC</sub> are encouraged in agricultural zoned districts.
- b. If not detrimental to the surrounding area, Solar Energy Projects 20 MW<sub>AC</sub> or less are encouraged in industrial and commercial zoned districts.
- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project.

In the time that has passed since the amendments were made to the Comprehensive Plan, staff has received four applications for the establishment of utility scale solar projects. Staff is currently expecting to receive an additional three applications in the near future. The size of the proposed projects continues to increase with each application thus presenting additional land use impacts.

Staff recommends that the Planning Commission and Board of Supervisors **remove** the Planning and Issues & Strategies section of the Comprehensive Plan that addresses the local production of solar energy, thus allowing the Planning Commission time to consider additional Comprehensive Plan amendments and proposed Zoning Ordinance amendments for future utility scale solar projects.

**COUNTY OF GREENSVILLE  
BUILDING AND PLANNING DEPARTMENT**

TO: The Honorable Board of Supervisors & Planning Commission Members  
FROM: Linwood E. Pope, Jr., Planning Director  
RE: ZTA-1-19 County of Greenville  
DATE: May 23, 2019

---

The applicant, Greenville County, is requesting that the Zoning Ordinance be amended to remove Solar Energy Projects greater than 20MW from table 4.1, Permitted Use Table to allow the Planning Commission and Board of Supervisors to consider Comprehensive Plan and Zoning Ordinance amendments to address the land use impacts of utility scale solar projects.

In December of 2016, the Greenville County Board of Supervisors initiated amendments to the Zoning Ordinance due to the interest of solar farm development throughout the County.

Greenville County, amended Article 23: DEFINITIONS, to include the following additions:

- 23-2-98.2      Photovoltaic or PV: Materials and devices that absorb sunlight and convert directly into electricity.
  
- 23-2-102.1      Rated capacity: The maximum capacity of a solar energy project based on the sum total of each photovoltaic system's nameplate, capacity.
  
- 23-2-125.1      Solar Energy Project, greater than 20 MW<sub>AC</sub>. An energy conversion system consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware, with a rated capacity greater than 20 MW<sub>AC</sub>.
  
- 23-2-125.2      Solar Energy Project, 20 MW<sub>AC</sub> or less: An energy conversion system consisting of a photovoltaic panels, support structures, and associated control, conversion hardware with a rated capacity of 20 MW<sub>AC</sub> or less [and is an accessory use to the main use of the property].

In addition, Greenville County, amended Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1, Permitted use Table to include the following uses:

TABLE 4.1 PERMITTED USE TABLE FOR ZONING DISTRICTS IN GREENSVILLE COUNTY, VA.									
DESCRIPTION OF USES  (** indicates a use that is mandated by Virginia Code)	ZONING DISTRICTS IN WHICH USES ARE PERMITTED ( "R" - permitted by right; "U" - requires use permit)								
	A-1	R1-A	R1-B	R1-C	R2-A	R2-B	B-1	B-2	M-1
<b>AGRICULTURAL</b>									
Solar Energy Project, greater than 20MW <sub>ac</sub> in Agricultural Districts only with the issuance of a Conditional Use Planned Development.	U								
<b>BUSINESS AND PROFESSIONAL SERVICES</b>									
Solar Energy Project, 20MW <sub>ac</sub> or less in Business and Industrial Districts only with the issuance of a Conditional Planned Use Development.							U	U	U

The changes made in 2016 to the Permitted Use Table (Table 4.1) now allows the establishment of a Solar Energy projects greater than 20MW only with the issuance of a Conditional Planned Use Development by the Board of Supervisors.

Conditional Use Planned Developments are intended to provide for developments that are of a different character from the provisions of existing zoning districts. Conditional Use Planned Developments provide for the modification of use and bulk requirements as well as to authorize approval of additional standards and exceptions that are not already specifically established by the ordinance. A conditional use planned development may be part of other actions such as a rezoning, conditional use, special exception, or special use permit or may be a stand-alone provision, based on the circumstances of the request.

A conditional used planned development provides for the planning commission to recommend, and the board of supervisors to authorize, specific uses not permitted within a specific zoning district, provided that the board of supervisors considers the following in making their determination:

- (a) That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.

- (b) That the uses permitted by such exception are not of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.
- (c) If a use is not specifically enumerated in the zoning ordinance by-right, special exception, or special use in any district, then the planning commission may recommend and the board of supervisors may authorize such use. Nothing contained in this section shall be construed to permit the approval of any use specifically prohibited.

A conditional used planned development provides for the planning commission to recommend, and the board of supervisors to authorize, **exceptions** to the applicable bulk (e.g., height, setback, yards, etc.) and/or development regulations of the zoning ordinance; provided that the planning commission and board of supervisors shall consider:

- (a) That such exception shall be solely for the purpose of promoting an integrated plan no less beneficial to the residents or occupants of the development, as well as neighboring property, than would be obtained under the zoning ordinance's bulk and/or development regulations for buildings developed on separate zoning lots.
- (b) That the minimum lot requirements of the zoning ordinance may be decreased without limitation; provided that permanent open space or land, in an amount equivalent to that by which each residential lot or building site has been diminished under this provision, shall be provided in common areas within the development.
- (c) The director of planning, planning commission or board of supervisors may require any reasonable method to guarantee that open spaces provided as an integral part of the conditional use planned development shall always remain available to those people for whom they were designed to serve and that such open spaces shall be reasonably maintained.

In the time that has passed since the amendments were made to the Zoning Ordinance, staff has received four applications for the establishment of utility scale solar projects. Staff is currently expecting to receive an additional three applications in the near future. The size of the proposed projects continues to increase with each application thus presenting additional land use impacts.

At their May 7, 2019 meeting, the Board of Supervisors adopted Resolution #19-172 requesting that the Planning Commission, proceeding in compliance with Virginia law, recommend whether the Zoning Ordinance should be amended to remove Solar Energy Projects as conditional uses in certain zoning districts. The Board of Supervisors requested that the Planning Commission conduct a public hearing concerning this possibility, and after its deliberations following the public hearing make a recommendation to the Board of Supervisors at a Planning Commission special meeting scheduled for May 28, 2019, or at a Planning Commission special meeting conducted as soon after May 28, 2019, as possible.

If after receiving the Planning Commission's recommendation the Board of Supervisors takes action to remove Solar Energy Projects greater than 20 megawatts as conditional uses in certain zoning districts, then shortly after the effective date of such action, **the Board of Supervisors requests that the Planning Commission: (i) consider additional Zoning Ordinance amendments to address land use impacts associated with Solar Energy Projects greater than 20 megawatts; or (ii) consider additional Comprehensive Plan amendments to guide the future of Solar Energy Projects in the County; or (iii) remove guidance concerning Solar Energy Projects greater than 20 megawatts; or (iv) the removal effected by the Board of Supervisors should remain in place; (v) propose such other amendments as the Planning Commission may determine to be appropriate; (vi) submit its recommendation on proposed Zoning Ordinance and Comprehensive Plan amendments; (vii) continue its review of any pending special use permit applications for Solar Energy Projects as of the adoption of this Resolution.**

#### STAFF RECOMENTATION

Staff recommends that the Planning Commission and Board of Supervisors **approve** the Zoning Text Amendment to remove definitions 23-2-98.2; 23-2-101.2; 23-2-125.1 and 23-2-125.2 from Chapter 23 of the Zoning Ordinance and remove the use "Solar Energy Projects Greater Than 20 MW" and the use "Solar Energy Projects Less than 20MW" from the Zoning Ordinance Table of Approved Uses, thus allowing the Planning Commission time to consider additional Comprehensive Plan amendments and proposed Zoning Ordinance amendments for future utility scale solar projects.

AT A MEETING OF THE  
PLANNING COMMISSION OF GREENSVILLE COUNTY, VIRGINIA  
HELD AT THE GREENSVILLE COUNTY GOVERNMENT CENTER  
TUESDAY, MAY 28, 2019

After a duly noticed and advertised public hearing, I move that the Planning Commission recommend approval by the Board of Supervisors of the following amendments to the Greenville County Comprehensive Plan:

1. To delete the following from the Comprehensive Plan:

**PLANNING ISSUES & STRATEGIES**

Specific planning issues were identified through the input of citizens and recommendations of County staff.

**LOCAL PRODUCTION OF RENEWABLE ENERGY**

- 1) There is a great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy

**STRATEGIES/POLICIES**

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW<sub>AC</sub> are encouraged in agricultural zoned districts.
- b. If not detrimental to the surrounding area, Solar Energy Projects 20 MW<sub>AC</sub> or less are encouraged in industrial and commercial zoned districts.
- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project.

\_\_\_\_\_, Chair  
Greenville County, Virginia Planning Commission

May 28, 2019

AT A MEETING OF THE  
PLANNING COMMISSION OF GREENSVILLE COUNTY, VIRGINIA  
HELD AT THE GREENSVILLE COUNTY GOVERNMENT CENTER  
TUESDAY, MAY 28, 2019

After a duly noticed and advertised public hearing, I move that the Planning Commission recommend approval by the Board of Supervisors of the following amendments to the Greenville County Zoning Ordinance:

1. That Article 23: Definitions of the Zoning Ordinance is amended to delete the following definitions:
  - 23-2-98.2 Photovoltaic or PV: Materials and devices that absorb sunlight and convert directly into electricity.
  - 23-2-102.1 Rated Capacity: The maximum capacity of a solar energy project based on the sum total if each photovoltaic system's nameplate, capacity.
  - 23-2-125.1 Solar Energy Project, greater than 20 MW<sub>AC</sub>. An energy conversion system consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware, with a rated capacity greater than 20 MW<sub>AC</sub>.
  - 23-2-125.2 Solar Energy Project, 20 MW<sub>AC</sub> or less: An energy conversion system consisting of photovoltaic panels, support structures, and associated control, conversion hardware with a rated capacity of 20 MW<sub>AC</sub> or less [and is an accessory used to the main use of the property].
2. That Article 4, Table 4.1 be amended to delete "Solar Energy Project, greater than 20 MW<sub>AC</sub> in Agricultural Districts only with the issuance of a Conditional Use Planned Development" from the permitted use table.
3. That Article 4, Table 4.1 be amended to delete "Solar Energy Project, 20 MW<sub>AC</sub> or less in Business and Industrial Districts only with the issuance of a Conditional Use Planned Development" from the permitted use table.

---

\_\_\_\_\_, Chair  
Greenville County, Virginia Planning Commission

May 28, 2019