



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

August 7, 2023

Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 1:00 PM

1. Call to Order

MEMBERS PRESENT: Derin Foor (Chair), Beverly Jones (Vice Chair), Michael Martineau, Michael Bryant, Jim Thompson, Catherine Gamble and Andrew Proctor (EDA Liason).

MEMBERS ABSENT: David Pugh (Board Liaison Non-Voting Member)

STAFF PRESENT: Tyler Creasy (Director of Community Development Director), Stacey Stinnett (Administrative Assistant), Nate Young (Building Official), Buddy Jennings (Inspector) & Barry Watkins (Inspector).

Chairman Foor called the meeting to order at 1:15 pm.

2. Approval of Agenda

The agenda was approved as submitted.

Planning Commission Recommendation:

Motion to approve the agenda as submitted.

Motion made by: Jones

Second: Thompson

Motion carried by a 6-0 vote.

3. Invocation and Pledge of Allegiance

Mr. Thompson led in prayer and then led in the Pledge of Allegiance.

4. Citizens Comments

There were none.

5. Solar Discussion

Mr. Creasy divided the Planning Commission and staff up into two groups to discuss the following questions and the group agreed on the following answers given to each question.

1. What zoning districts should solar farms be allowed? By-right or a special exception use? Not in A-1, R-2, R-1 and R-3 west of 29 -only allowed east of 29 as a special exception (includes A-1, R-1, R-2, R-3 and M-1).

Leave solar ordinance as is - special exception in A-1, R-1, R-3 and M-1.

2. What additional requirements should be added to the current zoning ordinance?

- Third party inspections - building and Erosion Sediment & Control
- Writing into special exception application requirements (all fines, permits, warning letters, etc. relating to erosion sediment control and stormwater).
- Safety plan for PS.
- 100 acre per utility scale solar project (leased area) with a maximum 157MW *8.9 acres/MW=1,397 acres in the entire county.
- Should not be allowed in the flood plain.
- Increase vegetative buffer to 40' around entire project
- Ban cadmium telluride.
- Mandate within decommissioning plan 100% (most possible maximum) of panels must be recycled.
- Ensure decommissioning bond is updated every 5 years.
- Code compliance for maintenance of property.

3. What changes should be made to the Comprehensive Plan?

- Strengthen language for solar facilities as shown in the above information.
- Specifically state certain areas within county for view sheds to be protected.

Mr. Creasy stated that he would take the changes discussed to the County Attorney to review and will bring any changes to be reviewed at the next Planning Commission Meeting in August.

6. Old/New Business

There was none.

7. Adjournment

There being no further business to discuss, the meeting was adjourned at 3:32 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Thompson

Second: Martineau
Motion carried by a 6-0 vote.

A handwritten signature in blue ink, appearing to be "D. L. Martineau", written in a cursive style.