

Northumberland County Planning Commission
March 21, 2024
Minutes

The regular monthly meeting of the Northumberland County Planning Commission was held on March 21, 2024 at 7:00 p.m. in person at the Northumberland Courts Building and using Zoom (telephonic meeting) with the following attendance:

Chris Cralle	Present	Garfield Parker	Present
Vivian Diggs	Present	Roger McKinley	Absent
Ed King	Absent	Heidi Wilkins-Corey	Present
John Kost	Present	Charles Williams	Present
Richard Haynie	Present	Patrick O'Brien	Present

Others in attendance:
Philip Marston (Zoning Administrator)

RE: CALL TO ORDER

The meeting was called to order by Chairman Parker.

Mr. Parker gave the invocation, and Mr. Williams led the commission in the Pledge of Allegiance. Mr. Parker informed the commission that Mr. McKenzie would not be attending the meeting and that Mr. Marston would act as staff at this meeting.

RE: AGENDA

Mr. Parker made a revision to the agenda, under work session, to add an update by the Capital Improvement Plan Subcommittee regarding the FY25-29 Capital Improvement Plan as item #4.

RE: MINUTES- February 15, 2024

Mrs. Wilkins-Corey made a motion to accept the February 15, 2024 meeting minutes, and Mr. O'Brien seconded the motion. All voted in favor of accepting the minutes.

RE: COMMISSIONERS' COMMENTS

Commission members did not have any comments.

RE: STAFF MEMBERS' COMMENTS

Staff did not have any comments.

RE: CITIZENS' COMMENTS

There were no citizens comments.

RE: PUBLIC HEARINGS

There were no public hearings scheduled.

RE: WORK SESSION ITEMS

Chairman Parker asked staff to begin work on the work session items.

Mr. Marston stated that the commission needs to determine whether they are happy with the solar ordinance revisions. Mr. O'Brien called attention to the Solar Energy Facility Ordinance, part D, section 7, and stated that he has no idea what a Knoxbox is that is referenced in that section, and that term may be an autocorrect error. Mrs. Wilkins-Corey stated that is not an error, that Knoxbox is a company that provides secure access to businesses in the event of an emergency. Mr. Marston asked the Chair if he wanted him to read the most recent revisions to the ordinance, to which Mr. Parker said yes. Mr. Marston stated the first change was to increase the minimum setback from 25 to 50 feet, in order to have enough room to accommodate a 25 foot vegetated buffer. Of course, Mr. Marston continued, the setbacks from any state maintained road would remain at 200 feet, but the 200 feet setback could be reduced by the Board of Supervisors if they so choose. Mr. Marston then directed commission members to the last page of the solar energy facility ordinance where there was a change to the decommissioning plan review interval. Mr. Marston stated that the revision states that the decommissioning plan will be reviewed 2 years after completion of the solar project, and thereafter every five years. Mr. Marston stated that the current ordinance requires review of the decommissioning plan every two years, and there were several discussions with multiple entities that felt that was too onerous on the applicant, and that five years was what most all Virginia counties had in their solar ordinance. Mr. Marston then discussed the final revision regarding the decommissioning plan review adding a sentence that stated "After each decommissioning plan review, if the cost to decommission has increased, the surety bond shall be increased by the same amount shown in the newly revised decommissioning plan." Mr. Marston stated that sentence was added to clarify what the county expects with regards to the bond after a decommissioning plan review. Chairman Parker asked if there was any discussion of the changes, there were none. Mr. Kost made the motion to adopt the changes to the solar energy facility ordinance, and Mr. O'Brien seconded the motion. The vote was as follows:

Chris Cralle	Aye	Garfield Parker	Aye
Vivian Diggs	Aye	Roger McKinley	Absent
Ed King	Absent	Heidi Wilkins-Corey	Aye
John Kost	Aye	Charles Williams	Aye
Richard Haynie	n/a	Patrick O'Brien	Aye

Mr. Marston asked the commission if they feel the solar energy facility ordinance is ready to advertise for a public hearing, or if they want to continue to work on it. Mrs. Wilkins-Corey asked what else needs to be done, adding that we have worked on this for two years. Mrs. Wilkins-Corey made a motion to advertise a public hearing for the next planning commission meeting, which was seconded by Mr. O'Brien. Mr. O'Brien stated that the Board of Supervisors, at their last meeting, approved the memorandum request from the Planning Commission to advertise to change the use Office Buildings from a by-right use in R-1, Residential General, and R-2, Residential, Waterfront to a conditional use in R-1 and R-2. Mr. O'Brien suggested combining the two actions into one motion. Mr. O'Brien noted that the Office Building issue is non-controversial, and he did not think that there would be anyone that objected to that change. There was further discussion regarding the scheduling of the Capital Improvement Plan (CIP) public hearing. Mr. O'Brien suggested that the commission schedule the CIP public hearing first, and the zoning revisions public hearings afterwards. The motion to advertise for a public hearing on the changes to the Solar Energy Ordinance at the next planning commission meeting was voted on by the commission and the vote was unanimous to advertise the revisions at a public hearing at the next planning commission meeting.

Mr. Marston then stated the commission needs a motion for the revision to the Office Building usage in R-1 and R-2 to go from by-right to conditional use and send the revision to public hearing. Mr. O'Brien made the motion, which was seconded by Mrs. Wilkins-Corey. The commission voted unanimously to advertise for a public hearing at the next meeting.

Chairman Parker asked staff what was next on the agenda, and Mr. Marston asked Mr. Kost if he would not mind explaining the Capital Improvement Plan (CIP) process and the work that the Capital Improvement Plan subcommittee had done up to this point. Mr. Kost reminded the commission that the subcommittee members were Mr. Kost, Mrs. Wilkins-Corey and Chairman Parker, and they met over the span of a few weeks with the four department heads that have submitted capital improvement projects to ask questions of the projects and to understand the reasoning for their prioritization. Mr. Kost stated that he is presenting information on the CIP projects considered, and it is the Planning Commission's job to approve of the prioritization the subcommittee did, or to recommend changes, and ultimately send to the Board of Supervisors with the recommendation to adopt the CIP. Mr. Kost stated that part of the challenge of doing this is that the subcommittee does not know how much funding is available for the projects, as is that is up the Board of Supervisors to decide how much to allocate to the CIP projects. Mr. Kost explained that the subcommittee met with all department heads and their staff requesting CIP projects to discuss the projects, the underlying need for the project, and the priority of the project. Mr. Kost also noted that the committee asked each department head of any long term projects that may become an immediate need in the next five years, to try to get a handle on the upcoming maintenance needs into the future. Mr. Kost explained that the replacement vehicles for the sheriff and school buses are needed because the existing vehicles have mileage in the six figures, with some reaching the quarter of a million mark. Mr. Cralle asked Mr. Kost if any of the current CIP projects are mandated to be done? Mr. Kost mentioned the sidewalk (stepping stone) project at the Middle and High School, which was mandated by OSHA to complete and the Middle and High School well replacement project which was mandated by DEQ. Mr. O'Brien asked

if there was any inquiry into, especially of the school board requests, of alternative funding? Mr. Kost replied in the affirmative, noted it was outlined in the CIP spreadsheet, and noted the school construction fund being used to fund some of the school board projects. Mr. Kost further explained that the school board ranked all of their projects according to their priority, which they did voluntarily, and noted that the subcommittee did not necessarily agree with all of the school board priority rankings. Mr. Kost walked through the CIP spreadsheet, which was projected on the audio/visual screen. Mr. Kost when through the column headings, which were: Agency Ranking (which is the department head self-ranking, where A = Urgent, B = Necessary, and C = if money was unlimited); PC Ranking (which is the CIP subcommittee ranking, same coding as agency ranking); Item (project name); Description; Agency \$ Requested; Previous \$ Requested; FY24 Approved: not funded (the CIP project was approved last year, but the BOS did not approve any funding for the project) ; FY25; FY26; FY27; FY28; FY29; FY25; Total \$ per CIP committee (agree to recommend to the BOS to fund the project); and Notes as the last column. Mr. O'Brien asked Mr. Kost how much money was in the county CIP fund. Mr. Kost stated that the Sheriff's Office funding is the general fund, that the EMS funding is through the ambulance service fees, and the some of the school board funding is from the school construction fund, but that he did not have a dollar amount for the CIP fund per se. Mr. Kost continued with the first line item, the EMS department request for a new ambulance, as their current ambulance has high mileage, the estimate is \$100,000, and if the Planning Commission adopts the subcommittee recommendation, and the Board of Supervisors agrees, the EMS Department will order the ambulance, which will take at least a year until it is delivered. Mr. Kost stated the EMS request was straightforward, funded, and the easiest decision to make. Mr. Kost asked if there were any questions, there were none, so he continued to the Sanitation Department CIP requests. Mr. Kost stated the Sanitation Department requested seven items and have been trying to get ahead of known maintenance projects so we can budget for them. Mr. Kost stated the sanitary district asked for three projects, two of them are very urgent and the last one is less urgent, replacement of a high mileage maintenance work truck. The first project is replacing the old electric backup generator at the Kruch sewer lift station, which has reached the end of its service life and a building for the vacuum truck at the Callao wastewater treatment facility. Mr. Kost related that the sanitation workers have to rinse out and purge the vacuum truck tank and pump of water when the weather is freezing, because they do not have a climate controlled garage to keep the truck inside. By purchasing a small building, the sanitation workers will save time (not having to purge the tank and pump), and reduce wear and tear on the vacuum truck components. Mr. Cralle asked where the garage was to be built? Mr. Kost said Callao. Mr. Cralle suggested keeping the truck at the school bus garage, halfway between Callao and Reedville. Mrs. Wilkins-Corey stated that they only need the truck in Callao, which Mr. Marston verified was true.

Mr. Kost then moved on to the Sheriff's office requests. Mr. Kost stated that the Sheriff's office has 21 police cars and all have more than 100,000 miles on them, and on top of that the police cars are idling all the time, which promotes wear and tear on the engine. Mr. Parker stated he thought the Sheriff said they have 21 law enforcement personnel, not patrol vehicles. Mr. Kost stated that they are behind in replacing vehicles and the subcommittee asked the Sheriff for a long term plan to get caught up. Mr. Kost stated the Sheriff is requesting \$130,000 for two police cruisers this year. Mr. Kost said that the

lead time to buy a vehicle these days is close to a year, due to backlog. Mr. Kost stated that in order to get caught up, the Sheriff needs to replace two vehicles every year. Mr. Kost continued on the topic of the Sheriff's office requests, stating that originally the Sheriff wanted to replace both the police car cameras and the body cameras. The price tag was very high, and the Sheriff reconsidered the request for only body cameras and a communications upgrade to the car cameras, so the body cameras will be able link to the car cameras when the officer is outside of the vehicle. This will reduce the cost as he will not be purchasing new car cameras. Mr. Kost relayed that the cost for the body cameras and car camera communication modules will cost \$117,720, with the car camera replacement purchase being delayed to next year. Mr. Kost said that the Sheriff stated that he hopes to apply for a Department of Justice grant for \$75,000 which would reduce the total cost substantially. Mr. O'Brien asked if the new replacement police vehicles would have new cameras installed? Mr. Kost said yes, but they would be installed later by the same company providing all of the other camera equipment.

Next Mr. Kost moved to the school system requests, stating that there are two groups of projects, one group is utilizing school construction funds, and the other group requesting capital improvement funds. The first project Mr. Kost discussed was the request for an activity bus, a medium sized bus that holds 20 persons, that the school system wants to use to transport smaller sport teams such as the golf, swimming and volleyball teams. The school system members impressed upon the subcommittee that the activity bus does not require a CDL license, so it can be driven by a school employee with a regular driving license. Mr. Kost stated that with an \$88,000 capital outlay for the activity bus, the numbers don't work. Mr. Kost said the savings accrued from not having to pay a CDL driver to drive the teams will not even approach the cost of the bus. Mr. Kost stated that the committee felt that the county could save some money next year to put towards the activity bus purchase. Mr. O'Brien asked that during the discussions with the school staff was there any discussion of items to be cut from their budget? Mr. Kost stated that was not in the committee's purview, but the joint finance committee is considering that. Mr. O'Brien continued, that he would like to bring it to the attention of the Planning Commission that the School Board spends about \$30,000 a year on lunches for the members every time they meet. Mr. O'Brien added that they are the only board or commission in the county that does that. Mr. O'Brien stated that the School Board has the money for these projects, they just need to move it around budget categories. Mr. Kost stated that one of the projects that were not funded last year was the sidewalk replacement at the Middle and High School, it was approved in the CIP, but not funded by the Board of Supervisors. Mr. Kost stated that this year the school system is going to use their school construction funds to pay for replacement of the sidewalk. Mr. Kost stated that the Board of Supervisors may decide not to fund some of the school system's CIP projects this year as well, but that is not the purview of the CIP Subcommittee. Mr. O'Brien stated that a few years ago they hired an Athletic Director, and nobody knows what this person does for their job. Mr. O'Brien stated that is a \$90,000 base salary that has a percent increase raise every year. Mr. O'Brien stated that all of the normal things an Athletic Director does was done by the coaches. Mr. O'Brien stated he would like to have that job. Mr. Kost continued, the School Board would like to update their security system and cameras at the Middle and High School, at a cost of approximately \$98,000, which the committee agreed to include in the CIP. Mr. Kost then transitioned to school buses which many have more than 100,00 miles on them, and several with replaced engines

with over 200,000 miles on them. Mr. Kost relayed that the CIP subcommittee recommended replacing two buses a year to keep the fleet running into the future. Mr. Kost then transitioned to school vans, saying that these vans are used to transport kids to Richmond, are used for special needs students, and various other uses. Mr. Kost explained that the school system is requesting one minivan per year, that the existing vans have high mileage, and that the school system is buying used vans to reduce the cost. Mr. Kost then transitioned to the school system projects that will be funded through the school construction funds. Mr. Kost brought up the replacement of the boiler at the elementary school as a placeholder, because the \$175,000 for the new boiler has already been spent and was paid for with school construction funds. Mr. Kost said that this project highlights the fact that there is a lot of school infrastructure that is getting old and is going to break, and we need to try to plan for it. Mr. Kost transitioned to the next project, replacement of the well. Mr. Kost explained that there are two wells at the middle and high school complex that have inadequate grouting, and Virginia DEQ has sent notice to the school system that they need to be replaced. The school system wants to replace the two wells with one well. Mr. Kost added that one well goes down 700 feet and the other well goes down 900 feet. Mr. Kost stated that the School Board ranked this project as their #4 priority, and have requested \$653,000 and change to replace the well. Mr. Kost stated the CIP subcommittee approved including \$115,000 for funding this year, which is added to FY23 Board of Supervisors approved funding of \$110,000, making a total of \$225,000 CIP funding recommended. Mr. O'Brien stated the School Board was planning on building an office building for the School Board and have about \$2,000,000 in that fund, that money could be used for a lot of these projects. Mr. Kost stated that is the school construction funding that I talked about earlier. Someone mentioned the school board was going to use the old EVB building. Mr. O'Brien stated no, they want to build a new building. Mrs. Wilkins-Corey stated that they changed their mind and will stay at the old EVB building. Mr. Kost then revisited the school system request for a new security system at the middle and high schools. Mr. Kost explained that the current system has 80+ cameras and are outdated and they want to update the camera's because currently you can only view them in the principal's, the vice principal's and the school resource officer's office. The new system has location detection built in, is web based, so if there is an incident, the sheriff's office (or any authorized individual anywhere that has an internet connection) could access the camera feeds to determine the source of the problem and assess the situation, whether it be fire or other emergency. Mr. Kost stated that the new security system is a lot of money. Mr. O'Brien asked how much and Mr. Kost replied \$654,000. Mr. Kost stated the CIP subcommittee recommended to begin to set aside the money for funding in the next year or two and added that they wanted the school system to coordinate with Major Garland in the sheriff's office to make sure the system suits the sheriffs needs as well as the schools needs. Next, Mr. Kost said, is the galvanized stairway to get to the roof of the elementary school, Mr. Kost informed the commission that it was in the CIP last year, but was not funded by the Board of Supervisors. Mr. Kost explained the school maintenance employees and contractors need to access the roof to work on the air conditioning units and the equipment is rather heavy, and they only have a ladder and an access hole to get to the roof. Mr. Kost stated the subcommittee recommended approval of this project in the interest of protecting school employees and the work they are doing to keep the school running. Mr. O'Brien asked if there was any illumination from the Board of Supervisors as to why they did not fund this project last year? Mr. Kost stated he did not know the

answer to that. Mr. Kost stated the next project is the high school athletic track repair, the track is pretty nice, but like everything, it wears out, and the school proposes to resurface the track for \$292,000. Mr. Kost then moved on to the Elementary School flooring project, which was approved in past Capital Improvement Plan projects, but was not funded by the Board of Supervisors. Mr. Kost explained that the floor is original equipment, and the school is 25 years old, and there is no doubt the carpeting needs to be replaced. Mr. O'Brien stated this project was in the CIP two years ago. Mrs. Wilkins-Corey state that the project will be funded this year by school construction funds. Mr. Kost stated the committee felt this project needed to be funded and recommend approval of this project for the CIP. Mr. Kost moved on to the next project, which is the backup generator at the Elementary School, the generator is old and near the end of its useful life. Mr. Kost stated the sub committee approved of the new 125 Kw generator for the elementary school to be included in the CIP. Mr. Kost next discussed the next project, whereas the school system wants to replace the playground equipment at the elementary school. Mr. Kost & Mrs. Wilkins-Corey visited the school the other day to further investigate the project. Mr. Kost stated the school's original plan was to move the playground behind the school so it is less visible from the road, but found that challenging due to the topography of the site. The school system is now proposing to leave the playground where it is, but to remove the ground cover and replace with foam rubber bits to make it safer for the kids and to provide drainage of the area. Mr. Kost stated one piece of equipment is rusted so bad it is condemned and has caution tape around it. Mr. Kost stated that most of the playground equipment is in poor condition and does need to be replaced. Mr. Kost said a few pieces are salvageable, and they will be reused, in addition to new playground equipment purchased. Mr. O'Brien asked what is the cost of the project? Mr. Kost said \$376,000. Mrs. Wilkins-Corey stated that the original quote was a half a million, but they fine tuned it down to \$376,000. Mr. Kost then transitioned to the school bus garage security fencing, saying that there was an incident when a person was inside the compound at night when personnel were dropped off. Mr. Kost said that there are locks on the fuel pumps and locks on the fuel tanks as well as cameras, so the subcommittee did not think this is quite as urgent as some of the other projects. Mr. Kost stated that the subcommittee is not recommending this project this year, but anticipate revisiting the project next year. Mr. Kost moved to the High School gym floor, a typical basketball kind of arrangement and the surface is wearing out and needs to be sanded, repainted and recoated. Mr. Kost stated that the life of a gym floor is about 10 years. Mr. Parker added that you push these things down the road, and at a certain point you can't push certain things anymore and it is time to fix some of these things. Mr. Kost stated that the subcommittee approved the \$17,465 gym floor resurfacing project for inclusion in the CIP. Mr. Kost brought up the next proposed school CIP project, a maintenance truck for the schools, stating that the school uses the truck to plow snow from the parking lots. Mr. Kost stated it hasn't snowed in three years, so the subcommittee decided not to include this project in the CIP this year. Mr. Kost then spoke about the \$450,000 school CIP request to replace 14 air conditioning units on top of the middle and high school. Mr. Kost stated the subcommittee decided that the units are working now, and it is not mission critical at this time. Mr. O'Brien said they are \$100,000 a piece? Mr. Kost said to replace the two larger ones it was 220 a piece. Mr. O'Brien stated he thinks that is really high, and we should get an opinion from Richard (Haynie) about those estimates. Mr. Parker and Mrs. Wilkins-Corey informed Mr. O'Brien that Mr. Haynie was at the meeting. Mr. Kost stated in any case the

subcommittee recommended not doing it this year. Mr. O'Brien asked Mr. Kost how much the total cost of all the School Board CIP projects this year. Mr. Kost and Mrs. Wilkins-Corey said, about two million dollars. Mr. Kost summarized by saying the total CIP requests this year is 2.79 million dollars, with \$100K being funded by the EMS, \$1.27 million funded by the school construction fund and \$260,424 in Sanitary Capital Reserve Funds, which means the county will need to fund \$1,151,000 to meet the needs of the draft CIP. Mr. Kost stated he was not sure what the Sanitary Capital Reserve Fund was, but Mrs. Wilkins-Corey stated that it was her understanding it was sanitary CIP projects that are approved and funded by the Board of Supervisors last year, but they have not done the deal to complete the projects. Mr. Kost stated that the subcommittee has done their part of the process, and now it is up to the Planning Commission to recommend approval of the draft CIP to the Board of Supervisors, after listening to any public comments at the upcoming CIP Public Hearing. Then, of course, the decisions regarding implementing the CIP is up to the Board of Supervisors. Mrs. Wilkins-Corey stated she would like to add, there is nothing new in here, it is all deferred maintenance and computer issues with the security system which is reaching obsolescence. Mr. Cralle asked about the well, and wanted clarification whether they are going to repair the existing well, or drill a new one? Mr. Kost said it was to fix one well and seal off the other well. Mr. Cralle asked if they can do that to an existing well. Mr. Williams said they will likely slide a new pipe in as a liner. Mr. Williams wanted more information on the boiler blowing up at the school. Mr. Kost stated the boiler quit working one night and is unrepairable. Mr. Williams noted that blowing up is a lot different than quit working. Mr. Williams said he did not think that 100,00 miles on a vehicle is a lot, and that commercial vehicles should be good for 200,000 miles at least. Mr. Kost clarified that the Sheriff is not replacing vehicles over 100,000 miles, it is more like 225,000 miles. Mr. O'Brien stated to fund this CIP we are looking at a substantial countywide real estate tax increase, and there are a lot of people on fixed incomes so it is hard on them. Mr. Cralle asked if the Sheriffs department is fully staffed now. Mr. Kost relayed that he is looking for a couple more deputies. Mr. Williams asked who put together the spreadsheet that we used tonight, Mr. Kost replied he did, and Mr. William stated it was easy to read and understand. Mr. Kost thanked Mr. Williams for the compliment. Mr. Parker asked all members to go visit the schools to look at these projects, because all of these projects are needed. Mr. Parker stated that we have deferred maintenance, and at some time you have to pay up. Mr. Kost addressed the Chairman, if there are no more questions I would like to make a motion to send the CIP to the full Planning Commission for a public hearing next month. Mr. O'Brien seconded the motion, and the vote was unanimous to hold a public hearing on the CIP at next month's meeting. Chairman Parker asked if there was anyone online who had any comments. Mr. Robert Bullard, Executive Director of the Economic Development Commission, asked if there was anyway to Virginia Lottery funding for these projects. Mr. Bullard stated he saw that Northumberland County received over \$500,000 in FY23. Mr. Kost said that he doesn't know that answer. Mr. Parker replied that the state uses a composite index which factors in the number of students, the local price of land and other factors, and that index says Northumberland is pretty well off. Mr. O'Brien stated that Lancaster and Northumberland Counties has much lower income families than the counties to the North. Chairman Parker also noted that Northumberland and Lancaster has some of the oldest populations in Virginia and the country in terms of geriatric population. Mr. O'Brien added that they are also two of the wealthiest counties, on paper.

Chairman Parker asked Mr. Marston what is next? Mr. Marston asked the chairman if he wanted to discuss solar energy as it relates to the Comprehensive Plan? Mr. Parker said yes, we kind of skipped over that. Mr. Marston said he spoke with Mr. McKenzie about the village growth and support areas in the county, noting that the high capacity electric power lines that can accommodate solar energy facilities go down Route 360 and Rt. 200, effectively bisecting the villages. Mr. Marston added the Mr. McKenzie suggested some sort of setback for solar energy facilities from the growth and support areas to accommodate growth in the county many, many years into the future. Mr. O'Brien asked if he could suggest that we look to Lancaster's recent update of their Comprehensive plan. They have six areas that affect Economic Development within the county everything from education to roads to broadband. Mr. O'Brien stated that none of that is addressed in our comprehensive plan, but what is addressed multiple times, is preserving our rural character, which I am told sends a signal to businesses that Northumberland County really isn't interested in your business locating here, the same thing with real estate developers. Mr. O'Brien said that the comprehensive plan dates from the 1970s' and has been updated a few times. Mr. O'Brien stated perhaps it is time to redo the comprehensive plan from top to bottom. Mrs. Wilkins-Corey stated we have reviewed it. Mr. O'Brien stated the comprehensive plan is still dated from the 1970's. Mr. O'Brien asked Mr. Marston to get a copy of the recent revision to the Lancaster County Comprehensive Plan. Mr. O'Brien stated he did not want to start work on the solar part of the comprehensive plan until the Board of Supervisors has passed the latest revision to the solar energy facility zoning ordinance. Mr. Kost mentioned he has been attending the Economic Development Commission's meeting and they are working on their Strategic Plan, which may be useful in the comprehensive plan update. Mr. Kost stated that some of the problems with economic development is that our workforce is not motivated. Mr. O'Brien stated that we have had an influx of immigrants into the county in the last ten years. Mr. Williams stated that one of his best workers doesn't speak English, but is one of his best workers, she shows up and anticipates needs and does a great job. Chairman Parker stated that we need to finish the work we started on the Comprehensive Plan. There was discussion on how long it has been since the last comprehensive plan update. Mr. Marston stated it is well over five years. Mrs. Wilkins-Corey stated it is not like the Planning Commission hasn't been doing work, she mentioned that they use to occasionally get a meeting off, but we haven't had a month off in two years!

Chairman Parker asked Mr. Marston for a Board of Supervisors report. Mr. Marston stated that the Board approved the boat canopy definition and revisions to the Boathouse ordinance, making Boat Canopies a conditional use. Mr. Marston continued, there was a conditional use permit request for two cargo containers on Newmans Neck Rd that the Board did approve with conditions, and the approved a new tax date which they moved up a month to November 5th, they approved the appointment of a new Planning Commission member and new Wetland Board member. Mrs. Wilkins-Corey asked who? Mr. Marston said Alan Garland for the Planning Commission and Spencer Headley for the Wetlands Board. Mr. Williams asked Mr. Marston about solar facilities, how much longer until the first solar project will be approved? Mr. Williams stated we have been revising the solar ordinance for so long, the solar companies have not been able to apply. Mr. Marston stated that the solar application process has been open the whole time, there has not been anytime that solar companies could not apply for a project. Mr. O'Brien

asked would five years be about right? Mr. Marston stated that he has been asked by a solar company to do a Chesapeake Bay Act delineation on a farm that has potential for a solar energy facility, but there are no solar applications pending at this time. There was some discussion of Richmond and Lancaster solar projects that are being constructed. Mr. O'Brien stated one of the problems regarding development is the requirement from VDOT for a turn lane off the highway for a small real estate office. Mr. Parker stated the county needs something to keep kids here in the county instead of moving away for more opportunities.

RE: DISCUSSION ITEMS

There were no discussion items scheduled.

RE: PUBLIC COMMENTS

There were no public comments

RE: ADJOURNMENT

Mr. Cralle made a motion to adjourn, seconded by Mr. O'Brien to adjourn the meeting at 8:25 pm. The adjournment vote was as follows:

Chris Cralle	Aye	Garfield Parker	Aye
Vivian Diggs	Aye	Roger McKinley	Absent
Ed King	Absent	Heidi Wilkins-Corey	Aye
John Kost	Aye	Charles Williams	Aye
Richard Haynie	n/a	Patrick O'Brien	Aye

The motion passed and the meeting was adjourned.