

*County of Sussex, Virginia*

Joint Meeting of the  
**PLANNING COMMISSION**  
&  
**THE BOARD OF SUPERVISORS**

*Monday, April 1, 2019*  
*6 p.m.*

*Planning Commission Members*

*J. Lafayette Edmond, Chair*

*Terry A. Massenburg, Vice Chair*

*Kevin Bracy*

*Brenda Burgess*

*Jeffery Gary*

*Frank Irving*

*Roger King*

*Dennis Mason*

*Andrew Mayes*

*Robert Young, Jr.*

*Board of Supervisor Members*

*Susan B. Seward, Chair*

*Keith C. Blowe, Vice Chair*

*C. Eric Fly Sr.*

*Alfred G. Futrell*

*John A. Stringfield*

*Rufus E. Tyler*

*Steve White*

*General District Courtroom  
Sussex County Judicial Center  
15098 Courthouse Road  
Sussex, Virginia 23884*

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# AGENDA

April 1, 2019

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SUSSEX COUNTY  
BOARD OF SUPERVISORS/PLANNING COMMISSION  
JOINT PUBLIC HEARING  
Monday, April 1, 2019 – 6:00 p.m.  
General District Courtroom – Sussex Judicial Center  
15098 Courthouse Road, Sussex VA 23884

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**AGENDA**

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- Item 1. Call to Order/Determine Quorum
  - (a) Chairman, Planning Commission
  - (b) Chairman, Board of Supervisors
  
- Item 2. The Invocation
  
- Item 3. The Pledge of Allegiance
  
- Item 4. Agenda Amendment(s)
  
- Item 5. Approval of Agenda
  - (a) Planning Commission
  - (b) Board of Supervisors
  
- Item 6. Motions to Enter Public Hearing
  - (a) Planning Commission
  - (b) Board of Supervisors
  
- Item 7. Public Hearing Items
  - (a) Comprehensive Plan Amendment #2019-01
    - Public Comments
    - Planning Commission Comments
    - Board Comments
  - (b) Zoning Ordinance Amendment #2019-01
    - Public Comments
    - Planning Comments
    - Board Comments
  - (c) Zoning Ordinance Amendment #2019-02
    - Public Comments
    - Planning Comments
    - Board Comments
  
- Item 8. Return to Regular Session
  - (a) Planning Commission
  - (b) Board of Supervisors
  
- Item 9. Action on Public Hearing Items
  - (a) Planning Commission

(b) Board of Supervisors

Item 10. Citizens' Comments

Item 11. Adjournment

(a) Planning Commission

(b) Board of Supervisors

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# COMPREHENSIVE PLAN AMENDMENT #2019-01

**PLANNING COMMISSION ACTION FORM**

**Agenda Item:** Public Hearing Item

**Subject:** Comprehensive Plan Amendment #2019-01

**Commission Meeting Date:** April 1, 2019

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**Summary:** Proposed Amendment to the Sussex County Comprehensive Plan  
- Chapter II: Concerns and Aspirations, section B. Issues and Existing and Emerging Conditions, add a new subsection:

**23. Utility-scale Solar Facilities**

Sub-section 23 describes what a utility-scale solar facility is and sets forth guidelines for where such uses might be located in the county and under what general parameters.

**Attachments (if any):** Report from the Berkley Group  
Recommended Changes of Supervisor Eric Fly

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**ACTION OPTIONS:** Approval, Denial or Table

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

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<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>
Edmond	___	___
Massenburg	___	___
Bracy	___	___
Burgess	___	___
Gary	___	___
Irving	___	___
King	___	___
Mason	___	___
Mayes	___	___
Young	___	___

**BOARD ACTION FORM**

**Agenda Item:** Public Hearing Item

**Subject:** Comprehensive Plan Amendment #2019-01

**Board Meeting Date:** April 1, 2019

=====

**Summary:** Proposed Amendment to the Sussex County Comprehensive Plan  
- Chapter II: Concerns and Aspirations, section B. Issues and Existing and Emerging Conditions, add a new subsection:

**23. Utility-scale Solar Facilities**

Sub-section 23 describes what a utility-scale solar facility is and sets forth guidelines for where such uses might be located in the county and under what general parameters.

**Attachments (if any):** Report from the Berkley Group  
Recommended Changes of Supervisor Eric Fly

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**ACTION OPTIONS:** Approval, Denial or Table

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

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<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>
Blowe	___	___
Fly	___	___
Futrell	___	___
Seward	___	___
Stringfield	___	___
Tyler	___	___

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# ZONING ORDINANCE AMENDMENT #2019-01

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**PLANNING COMMISSION ACTION FORM**

**Agenda Item:** Public Hearing Item

**Subject:** Zoning Ordinance Amendment #2019-01

**Commission Meeting Date:** April 1, 2019

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**Summary:** An Ordinance to Amend the Zoning Ordinance of Sussex County as follows:

- Amend Article I, Section 16-1, Definitions, to include the meanings of the following: Applicant, Brownfield, Disturbance zone, Integrated PV, Operator, Owner, Photovoltaic of "PV," Rated capacity, Site, Solar facility (small-scale), Solar Facility (medium-scale) and Solar Facility (utility scale).
- Add Utility-scale solar facilities to Article XII. Site Plan Requirements, Section 16-202 (When required).
- Add a new Article XXIII, Solar Facilities, to include, but not limited to, the following sections: Statement of intent, Applicability, Zoning districts, Applications and procedures, Neighborhood meeting, Minimum Development standards, Decommissioning, Coordination of local emergency services, and Conditions

**Attachments (if any):** Report from the Berkley Group

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**ACTION OPTIONS:** Approval, Denial or Table

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

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\_\_\_\_\_

<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>
Edmond	___	___
Massenburg	___	___
Bracy	___	___
Burgess	___	___
Gary	___	___

<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>
Irving	___	___
King	___	___
Mason	___	___
Mayes	___	___
Young	___	___

**BOARD ACTION FORM**

**Agenda Item:** Public Hearing Item

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- Add a new Article XXIII, Solar Facilities, to include, but not limited to, the following sections: Statement of intent, Applicability, Zoning districts, Applications and procedures, Neighborhood meeting, Minimum Development standards, Decommissioning, Coordination of local emergency services, and Conditions

**Attachments (if any):** Report from the Berkley Group

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**ACTION OPTIONS:** Approval, Denial or Table

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

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<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>
Blowe	___	___
Fly	___	___
Futrell	___	___
Seward	___	___
Stringfield	___	___
Tyler	___	___



**TO:** Planning Commission and Board of Supervisors, Sussex County, Virginia

**FROM:** Darren Coffey, AICP  
Denise Nelson, PE, CFM, ENV SP, LEED AP

**DATE:** March 21, 2019

**RE:** Comprehensive Plan and Zoning Ordinance Recommendations Regarding Solar Energy Facilities

Sussex County staff has requested a consultant review the Comprehensive Plan and Zoning Ordinance with consideration to additional amendments as may be appropriate regarding solar energy facilities. The County is in the process of reviewing solar energy facility applications and, as a result, staff has gained a better understanding of the land use issues related to these uses. A number of Comprehensive Plan and Zoning Ordinance amendments are recommended for discussion by the Planning Commission and Board of Supervisors to bring greater clarity and specificity for how the County reviews and potentially authorizes solar energy facilities.

Utility-scale solar facilities are large scale industrial/commercial facilities that can take up agricultural, industrial, or commercial land for at least twenty years or more. Any proposed location of these facilities needs to be carefully weighed against other potential uses of the same property.

Over the last five years, Virginia has seen a dramatic increase in its installed solar capacity, growing from 17 MW in 2014 to more than 320 MW installed by Oct. 2018. This is due to many factors:

1. The cost of solar tech decreased dramatically (80%) since 2010.
2. Demand from companies, organizations, and government entities for renewable energy is growing.
3. Solar facilities in the range of 20-150 MW are 80% exempt from property taxes.
4. The state's southern location and diverse geography make it a great state for installing solar power. Two-thirds of the state gets an average of nearly 5 kilowatt hours (kWh) per square meter of sunlight per day, with the rest getting slightly less.

In addition, the Virginia Energy Plan (October 2, 2018) calls for 3,000 megawatts (MW) of solar and onshore wind to be deployed by 2022. The plan further includes the recommendation to double the Commonwealth's renewable energy procurement target to 16% by 2022.

The Commonwealth currently uses a Permit by Rule (PBR) process managed by DEQ to permit wind, solar, and biomass based generation resources with a capacity less than 150 MW. To date, DEQ has issued 26 permits for solar projects totaling 750 MW and received an additional 58 Notices of Intent totaling 3,317 megawatts.

Dominion Energy has committed to solar as necessary for clean energy growth. In November 2018, Dominion stated they have 30 sites generating 824 MW solar. They have also announced plans to develop multiple utility-scale solar projects in Virginia through 2020 to meet the state's energy plan target. In addition, they project they could add at least 5,200 megawatts of solar in the state over the next 25 years (to 2045) to meet customers' energy needs.

This accelerated development of renewable energy will increase the duties of local governments and state agencies tasked with land use, permitting, and environmental decision making. Local governments must determine if solar facility applications are in accord with their Comprehensive Plan (a "2232 review") and in compliance with their land use ordinances.

## **Comprehensive Plan**

### Existing Plan

The Comprehensive Plan 2004-2005 update was adopted on October 20, 2005. The plan does not specifically mention solar or other energy generating facilities. The plan does describe the general trends and future preferences for development with emphasis on maintaining the rural character of the county.

Chapter II: Concerns and Aspirations, section C. County Vision, item 2. Vision Statement on p.II-13 states:

Sussex County seeks to maintain its rural character and natural beauty. The County is intent upon protecting its forest resources, agricultural lands, and natural environmental systems. It will accomplish its objectives by: concentrating commercial and industrial development along US 460 and the I-95/US 301 corridor and in other areas where adequate infrastructure exist to support such development; balancing residential and commercial land uses; protecting and preserving view sheds; protecting and preserving the natural environment and surface and ground waters; promoting smart growth practices and prudent land use decisions; and discouraging over development and strip development along State maintained roads.

Under Chapter IX: Land Use and Development (p.IX-1 to 2), section A. Introduction describes the County as:

General development patterns have not changed significantly in Sussex County in the past 10 years. Approximately 90% of the acres in the County are used for agriculture and forestry. Residential uses account for about 5% of the land area while commercial, industrial, public and semi-public uses and incorporated areas account for about 5%. Development in the County is concentrated in five general areas: in and around the four towns and in the vicinity of Sussex Courthouse.

In order to closely examine various development trends and patterns in Sussex County, the County was divided into several planning areas.

The remaining areas of Sussex County are classified as rural areas. While there is some scattered development in these areas, primarily rural residential in nature, these areas are predominantly open and essentially undeveloped. Rural areas are used for agriculture and

forestry and contain significant water features, flood plains, conservation areas, and areas of environmental concern and importance.

In the same chapter, section B. Land Use Conflicts (p.IX-2) lists several issues to consider in addressing land use conflicts:

Land use conflicts that occur in Sussex County are typical of similar Virginia counties that must balance the needs of and activities associated with agriculture, forestry, and conservation uses with residential, commercial, industrial, and public uses. With respect to land uses and development, the County must remain cognizant and carefully consider a variety of issues when making land use decisions. These include:

- Encroachment of residential and other urban-level land uses into traditional agricultural and forestry areas;
- The balance between needed commercial and industrial development and the conversion of vacant land;
- [among others]

Section B includes specific recommendations for each of the five (5) planning areas (Jarratt, Stony Creek, Sussex Courthouse, Homeville/Wakfield, and Blackwater/Newville/Waverly) and the remaining rural area. Below are statements related to the rural areas (p.IX-8).

#### 6. Rural Areas

These areas remain rural in nature with land reserved for agricultural and forested uses.

Public utilities are not available, nor should they be extended or expanded to sustain intense residential development.

Incidental commercial establishments occur throughout this planning area and are in support of residential growth.

Under Chapter X: Plan for the Future, section A. Introduction provides guidance for each land use type. Item 1. Agricultural and Forested Lands (p.X-1) states:

Agricultural land is one of the most valuable of all natural resources. Of major importance, and an objective of land use planning in Sussex County is to identify prime agricultural land and to preserve it from being developed for residential or other land uses. Once developed, it cannot easily be restored to its original condition (natures).

Much of Sussex County has been retained in an agricultural land use category for the duration of the planning period. The main purpose of this land use classification is to facilitate existing and future farming operations, reduce the effects of soil erosion, and protect watersheds, in order to promote the continuation of farming as one of the most active sectors of the economy.

Permitted uses are restricted to agricultural and others that are compatible with the existing land use pattern, such as forestry, passive recreation, and other conservation uses, as well as

incidental residential use. The overall density of these uses should be kept at a relatively low level by maintaining a minimum lot area of one (1) acre and allowing for only one dwelling unit (single-family dwelling) per acre. This should effectively limit development in the agricultural zone and encourage development in and on the fringe of existing towns.

This chapter also includes section C. County-wide Goals and Objectives clearly delineating 22 issues, each with one or two goals and possibly several objectives (tactics). There are six (6) issues and eight (8) goals relevant to the subject of solar facility siting.

**Issue 1 Commercial and Industrial Development (p.X-10)**

**Goal 1:** Promote economic development that will assure employment stability and provide ready access to needed goods and services in the County. Encourage local expansion and new industry location in the County to broaden the tax base and increase employment opportunities.

**Goal 2:** Sustainable commercial and industrial development in areas where such activities already occur or can be reasonably accommodated by public facilities and the County's natural systems and to encourage local support and patronage of County business.

**Issue 2 Community Appearance (p.X-12)**

**Goal 1:** Guide and support sound and attractive land use development with the County that will result in the least possible adverse fiscal and environmental impact.

**Goal 2:** Remain aesthetically pleasing while maintaining rural atmosphere, open spaces, and natural areas.

**Issue 6 Growth Management (p.X-14)**

**Goal 2:** Promote environmentally friendly development that is sustainable, aesthetically pleasing, and consistent with the County's rural image and character.

**Issue 8 Infrastructure Carrying Capacity and Provision for Facilities and Services (p.X-16)**

**Goal 2:** Ensure that public systems and services are sized, located, and managed to protect or restore the quality of areas of environmental concern or other fragile areas while providing adequate levels of service to meet the needs of citizens.

**Issue 10 Land Development and Land Use Compatibility (p.X-18)**

**Goal 2:** Ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impacts, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and man-made features.



Goal 1: Preserve and develop forestry, agriculture, and related industry as important economic components of the County. Provide for the wise use of the County's nonrenewable earth and mineral resources, while protecting the beauty of the landscape.

Finally, Chapter XI: Tools for Managing Development, section A. Guide for Land Use Decision-Making (p.XI-2) offers general criteria to consider when evaluating a proposed development or ordinance amendment:

The Commission, however, should also look beyond the plan and consider whether proposed developments or requests for amendments to zoning or other ordinances, even if consistent with the plan, advance the best interests of public health, safety, and general welfare. This very general criterion calls for consideration of a wide range of issues, including, but not limited to the potential impact of a development or a proposed ordinance amendment on:

- The natural environment – i.e., how a proposed development or development allowed by an amendment might affect air quality, water quality, flooding, erosion, important natural areas, etc.;
- Important natural resources – i.e., how a proposed development or development allowed by an amendment might threaten or enhance the continued availability and efficient use of finite natural resources for agriculture or forestry.
- Neighboring development – i.e., how a proposed development or development allowed by an amendment might affect living or working conditions in neighboring areas (including whether development might deter or enhance the appropriate development or conservation of neighboring property;
- Community function, character, and attractiveness – i.e., how a proposed development or development allowed by an amendment might enhance the attractiveness and functional mix of land uses needed to meet the needs of future populations and avoid adverse impacts;
- [others]

### Analysis

This language thoroughly describes the existing and desired County character and, in general terms, the intent for development. The plan does not describe specific criteria or siting parameters for solar facilities, energy generation stations, or other types of uses.

Chapter II: Concerns and Aspirations, section B. Issues and Existing and Emerging Conditions (p.II-12) does provide an appropriate venue to briefly mention specific types of new development options such as solar facilities.

In addition, the County provides details of physical features on several maps. Additional data relevant to solar facility siting can be provided on the existing maps or on supplemental maps. For instance, brownfied sites and County-owned capped landfills are recommended for solar facilities since the land is typically not suitable for other types of development or use.

Brownfield means former industrial or commercial sites typically containing low levels of environmental pollution such as hazardous waste or industrial byproducts. Solar facilities in close proximity to electric transmission lines minimize negative impacts on the community such as from clearing forest for towers and other interconnection facilities. Showing electric facilities on the maps would facilitate identification of proper sites. And finally, the County is interested in preserving sites identified as prime farmland. Showing these sites on the maps would enable avoidance.

### Recommendations

#### Short-term Updates

➤ Modify the Comprehensive Plan as follows:

Under Chapter II: Concerns and Aspirations, section B. Issues and Existing and Emerging Conditions (p.II-12), add a new item at the end of the list:

#### 23. Utility-scale Solar Facilities

As used in this Comprehensive Plan, a utility-scale solar facility is a facility that generates electricity from sunlight which will be used to provide electricity to a utility provider or a large private user with a generating capacity in excess of one megawatt (1 MW). Sussex's abundant agricultural and forest land combined with its electrical infrastructure and transportation system appear to be attractive to the solar industry. These facilities are an industrial scale land use that occupy significant acreage. Many utility-scale solar facilities are located on agricultural or forested land that may have had other future land use potential or land use designations.

The County will consider solar facilities in districts zoned agricultural or industrial with preference for brownfields and County-owned capped landfills. The following site features should be addressed to mitigate the potential negative impacts of utility-scale solar facilities on County land use patterns as part of the evaluation of a Conditional Use Permit (CUP) application:

- the total size shall be larger than two (2) acres but less than 3,000 acres with no more than 65% PV panel coverage;
- located outside planning areas or community hubs;
- located outside forested areas to preserve forest resources;
- further than one (1) mile from any village or town boundary;
- further than two (2) miles from other existing or permitted solar facilities;
- within one (1) mile of electric transmission lines; and
- proximity to residences; historic, cultural, recreational, or environmentally-sensitive areas; and scenic viewsheds.



## Longer Term Changes

- Work with the Crater Planning District Commission or another regional planning entity to identify, catalogue, and map relevant features, including:
  - Major electrical facilities (i.e., transmission lines, transfer stations, generation facilities, etc.),
  - Brownfied sites and County-owned capped landfills, and
  - Prime Farmland including areas of prime farmland or farmlands of statewide importance as defined by the USDA and Commonwealth of Virginia, respectively.

## **Zoning Ordinance**

### Existing Ordinance

The Zoning Ordinance was revised November 15, 2007 and adopted on January 1, 2008. The ordinance opens with the following purpose statement (Sec. 16-3. Purpose of chapter on p.19) that highlights the desire for an attractive and harmonious community (3), restricts encroachment on historic areas (5), creating desirable employment opportunities (7), and preserve agricultural and forest lands (8):

To these ends, this chapter is designed to give reasonable consideration to each of the following purposes, where applicable:

1. To provide for adequate light, air, convenience of access, and safety from fire, flood and other dangers;
2. To reduce or prevent congestion in the public streets;
3. **To facilitate the creation of a convenient, attractive and harmonious community;**
4. To facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements;
5. **To protect against destruction of or encroachment upon historic areas;**
6. To protect against one (1) or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation , or loss of life, health, or property from fire, flood, panic or other danger:
7. **To encourage economic development activities that provide desirable employment and enlarge the tax base;**
8. **To provide for the preservation of agricultural and forest lands; and**
9. To protect approach slopes and other safety areas of licenses airports.
10. Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and groundwater as defined on Code of Virginia, Section 62.1-44.85(8).

The ordinance permits power generation in these zoning districts:

District	Min. Area (ac)	Setback (ft)
General Agricultural, A-1	2	100
Rural Residential, R-R	2	100
Residential Estates, R-E	1	75
Limited Industrial, I-1	none	50
General Industrial, I-2	50	100

The ordinance does not permit power generation in these remaining zoning districts:

- General Residential, R-1
- Residential, manufactured/mobile homes, R-2
- Limited Business, B-1
- General Business, B-2
- Shopping Center District, B-3

For the permitted zoning districts, the use regulations state:

- If owned privately, utility generation, booster or relay stations, transformer substations, transmission lines and towers, television and radio towers and structures not necessary to house electronic apparatus, pipes, meters and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewage installations, with a conditional use permit.
- The minimum lot area for permitted uses shall not include areas identified as jurisdictional wetlands or areas within a 100 year floodplain.
- All structures shall be located [50, 75, or 100] feet or more from any street right-of-way. This shall be known as the "setback line."

### Analysis

While the Zoning Ordinances allows for power generating facilities in five (5) zoning districts, there are very few criteria for evaluating proposals.

The permitted size and scale of a proposed utility-scale solar facility may vary based on the location, the character of the area, and the extent of the facility. If the proposed location is near an identified population center or visible from a major road, then a smaller size or additional screening and buffering provisions may be appropriate. If a proposed location is more remote, not visible from a major road, or if the facility will occupy only a relatively small portion of a larger site, then a larger size and scale facility may be appropriate.

Recommendations

Short-term Updates

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- Under ARTICLE I. GENERAL INFORMATION, Sec. 16-1 Definitions, add the definitions in the attached file.
- Under ARTICLE XII. SITE PLAN REQUIREMENTS, Sec. 16-202 When required, add a new item at the end of the list:
  - 7. Utility-scale solar facilities.
- To ensure that solar facilities are comprehensively addressed, we recommend amending the ordinance with a proposed new article specifically addressing solar facilities, ARTICLE XXIII. SOLAR FACILITIES (attached).

**Conclusion**

These amendments to the Comprehensive Plan and Zoning Ordinance, as recommended by the Planning Commission and approved by the Board of Supervisors, will provide further guidance to the solar industry and the County in how to prepare and evaluate future solar energy applications.

cc: Vandy Jones, County Administrator  
Andre Greene, Director of Community Development  
Wallace Brittle, Jr., County Attorney

encl: Zoning Ordinance, ARTICLE I. GENERAL INFORMATION, Sec. 16-1 Definitions  
Zoning Ordinance, ARTICLE XXIII. SOLAR FACILITIES

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## **RECOMMENDED CHANGES OF SUPERVISOR ERIC FLY**

Please find the following suggested changes to the Comp Plan Solar Facility Section.

Page six of the Berkley report:

- 1.) The total size shall be larger than two (2) acres but less than **3,000** acres with no more than 65% PV panel coverage. (Change 3000 acres to 500 acres)
- 2.) Further than one (1) mile from any village or town boundary. (Change one (1) mile to three (3) miles)
- 3.) Within two (2) miles from other existing or permitted solar facilities. (Change two (2) miles to five (5) miles)
- 4.) Within one (1) mile of electric transmission lines. (Change one (1) mile to one half mile (1/2) mile)

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# ZONING ORDINANCE AMENDMENT #2019-02

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**PLANNING COMMISSION ACTION FORM**

**Agenda Item:** Public Hearing Item

**Subject:** Zoning Ordinance Amendment #2019-02

**Commission Meeting Date:** April 1, 2019

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**Summary:** An Ordinance to Amend the Zoning Ordinance of Sussex County as follows:

- Amend Article II, General Agricultural District, Section 16-22, Use Regulations by deleting sub-section (32) which allows towing/wrecker operations with a conditional use permit.
- Amend Article VIII, General Business District, Section 16-140, Use Regulations by adding sub-section (54) Towing/Wrecker Operations.

**Attachments (if any):** Attachment of the Board of Supervisors

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**ACTION OPTIONS:** Approval, Denial or Table

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

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\_\_\_\_\_

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Member</u>	<u>Aye</u>	<u>Nay</u>
Edmond	___	___	Irving	___	___
Massenburg	___	___	King	___	___
Bracy	___	___	Mason	___	___
Burgess	___	___	Mayes	___	___
Gary	___	___	Young	___	___

**BOARD ACTION FORM**

**Agenda Item:** Public Hearing Item

**Subject:** Zoning Ordinance Amendment #2019-02

**Board Meeting Date:** April 1, 2019

=====

**Summary:** An Ordinance to Amend the Zoning Ordinance of Sussex County as follows:

- Amend Article II, General Agricultural District, Section 16-22, Use Regulations by deleting sub-section (32) which allows towing/wrecker operations with a conditional use permit.
- Amend Article VIII, General Business District, Section 16-140, Use Regulations by adding sub-section (54) Towing/Wrecker Operations.

**Attachments (if any):** Attachment of the Board of Supervisors

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**ACTION OPTIONS:** Approval, Denial or Table

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

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<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>
Blowe	___	___
Fly	___	___
Futrell	___	___
Seward	___	___
Stringfield	___	___
Tyler	___	___



**received**  
1-17-19

At a regular meeting of the Board of Supervisors of the County of Sussex, held at the Courthouse thereof, on the 20<sup>th</sup> day of September 2018.

**PRESENT:**

Keith C. Blowe  
C. Eric Fly, Sr.  
Alfred G. Futrell  
Susan B. Seward  
John A. Stringfield  
Rufus E. Tyler, Sr.

**VOTE:**

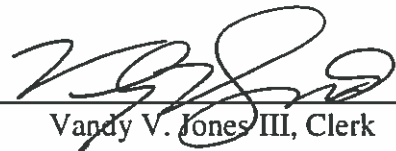
aye  
aye  
aye  
aye  
aye  
abstained

**R-18-131: Towing Operations**

ON MOTION OF THE SUPERVISOR FLY, seconded by SUPERVISOR FUTRELL and carried; RESOLVED that the Sussex County Board of Supervisors hereby directs the Planning Commission to initiate a rezoning process that would grandfather existing towing operations in A-1 Districts so that they would not have to have the Conditional Use Permit (CUP); and

FURTHER REVOLVED to require going forward for new applicants to have a CUP.

***A COPY TESTE:***

  
Vandy V. Jones III, Clerk