Surry County

Department of Planning & Community Development
P.O. Box 357
45 School Street
Surry, Virginia 23883
757-294-5210

AGENDA

Planning Commission – June 23, 2025

CALL TO ORDER AT 6:00 P.M.

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL / DETERMINATION OF QUORUM**

Giron Wooden, Jr., Chair	Carmen D. Judkins
Thomas Hardy, Vice Chair	Theodore Lunsford
Stephen Berryman	Earl Newby, Sr
Eddie Brock	Breyon Pierce
Dianne Cheek	William Seward, IV
David Coggin	

III. **ADOPTION OF MEETING AGENDA**

IV. **CONSENT ITEMS**

1. Disposition of Minutes
   a. May 19, 2025

V. **OLD BUSINESS**

1. **Spratley Mill Subdivision Preliminary Plat by Emerson Ventures LLC – 32 Lot Subdivision on 97.34 Acres**

VI. **NEW BUSINESS – PUBLIC HEARING (6:30 P.M.)**

1. **Conditional Use Permit No. 2025-01**
   The Applicant, Bear Island Battery Storage LLC, seeks a Conditional Use Permit for a Battery Energy Storage System, and Utility Service/Major for an associated switchyard and substation, as permitted by Article III, Section 3-302, Permitted Uses, subsection (C) of the Surry County Zoning Ordinance. The subject property, Tax Map Parcel No. 54-1, is a 416-acre parcel zoned A-R, Agricultural-Rural, located in the Bacon's Castle District on White Marsh Road (SR 617), south of Colonial Trail East (SR 10). The proposed conditional use permit will allow the Applicant to build a 89-megawatt battery energy storage system and utility switchyard on 32.5 acres in the interior of this

site. The Comprehensive Plan Map indicates that the project parcel is suitable for Rural Preservation.

VII. **NEW BUSINESS**

1. **Substantial Accord Determination 2025-01**
   Bear Island Battery Storage LLC seeks a determination that the proposed Battery Energy Storage System and associated switchyard and substation are substantially in accordance with the Surry County Comprehensive Plan.

VIII. **PUBLIC COMMENTS**

IX. **COMMITTEE UPDATES**

X. **PC SECRETARY COMMUNICATIONS**

XI. **ADJOURNMENT**