



Buckingham County Planning Commission Agenda
Monday, October 25, 2021 7:00PM
County Administration Building
Peter Francisco Meeting Room

www.buckinghamcountyva.org

You may view the meeting by logging on to

<https://youtu.be/vB6KNNCwyjo>

1. Call to Order by Planning Commission Chairman

Invocation

Pledge of Allegiance

Establishment of Quorums

2. Adoption of Agenda

3. Approval of Minutes

A. September 14, 2021 Work Session

B. September 27, 2021 Regular Meeting

4. Public Comment

5. Old Business

A. Public Hearing Case 21-SUP285 Impact Power Solutions

B. Public Hearing Case 21-SUP286 Impact Power Solutions

****Link to Case Documents

https://www.buckinghamcountyva.org/agenda_detail/T6_R133.php

C. Public Hearing Case 21-ZTASUP292 Historic Buckingham Inc.

D. Case 21-SUP291 John Yoder

E. Certification of Apex Public Hearing Comments

6. New Business

- A. Introduction of Case 21-ZMA293 Rock Wood Products of Dillwyn Inc.
- B. Introduction of Case 21-ZMA294 Joseph Kauffman

7. Reports

- A. Building Permits Report
- B. Zoning Administrator Report

8. Commission Matters and Concerns

9. Adjournment

In response to the COVID-19 epidemic, Public Comments AND Public Hearing Comments for Buckingham County Planning Commission Meetings and Hearings will be received using the following methods:

1. Written comments may be mailed to the Planning Commission at PO Box 252 Buckingham, VA 23921. Please limit word count to 500 words.

2. Emailed comments may be sent to publiccomments@buckinghamcounty.virginia.gov. Please limit word count to 500 words.

3. Telephone voicemail comments may be left to be played to the board by calling 434-969-5039

4. To appear virtually to the Planning Commission for comments please email publiccomments@buckinghamcounty.virginia.gov. You will receive notice with the link and/or telephone number necessary to connect virtually during the meeting.

5. In person Public Comments will be permitted by signing up (signup sheet) to speak prior to the beginning of the meeting

Please note: Please state your name, district, address, and which hearing you are commenting on. The three (3) minute rule will apply to public comments. All correspondence must be received only by the methods above, and are due by 12:00 PM the day of the meeting.

**Buckingham County
Planning Commission
September 14, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Tuesday, September 14, 2021 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Board of Supervisors' representative Danny Allen. Ashley Shumaker; John Bickford; Patrick Bowe; Steve Dorrier; Joyce Gooden Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. James D. Crews were absent.

Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance

Chairman Patrick Bowe called the meeting to order. Ashley Shumaker gave the invocation, Steve Dorrier led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- six of seven members were present. The meeting could continue.

Bowe: Items of business for the Planning Commission the solar farm will be first. This will be the Riverstone one.

Edmondston: Mr. Chairman the last time a work session was held there were some questions regarding the proposed special use permit conditions for the Riverstone solar project. Since that time, members of the Planning Commission have sent through their red line edits which are in the highlighted edition of the proposed special use permit conditions. And Riverstone has also offered a revised set of special use permit conditions which I've given each person a copy of tonight and I'm sorry, I cannot display that at this time. So further discussion could take place there with Riverstone. And then later after that discussion, Evan Carlson with impact power solutions, who is the applicant for the two, two megawatt community solar Gardens is also on and available this afternoon.

Bowe: Merrick you want to come up to the microphone?

Merrick: Good evening.

Bowe: I'd like to start off by saying that for one I certainly appreciate and I know that the members of the Commission appreciate your ability to work with us. Seems like you want to try to make this a two-way street for everybody involved.

And with that, I will turn it over to the commissioners to see if anyone has any questions.

Allen: See, we've talked more about this fence going all the way around the six-foot fence. But is this just the open hole fence? Or is it the one has got little slots in it where you actually can't see through? Which way...

Bowe: You weren't here last time the fence is going to be on the inside of the buffer. Okay, so we won't even be seeing the fence. And doesn't go around the entire project. It goes around each individual solar panel group of collectors.

Allen: Okay.

Merrick: If you've been by the project on 60. I recently went by there. It would be the same fence that's used at that project as well.

Allen: Thank you.

Bowe: Does anybody else have any comments or questions about this? I think we want to add one more condition. It'll be number 28. You know, read something to the effect of applicant prefers to use Payne's Pond road as the ingress and egress point for construction duration.

Merrick: Sure.

Bowe: Payne Road, quail run lane, George Creek Road, and Hummingbird lane will not be used.

Merrick: Correct Yeah. for construction?

Bowe: Yes.

Merrick: Yeah, that shouldn't be a problem. In our application, we actually committed to not using those during construction anyways. And so I think it would make perfect sense to formalize those as part of a condition.

Bowe: Okay.

Bickford: Now you will need to use not Paynes road, but on the west side of the property, I guess it's George creek, those are for the logging operational occur prior to the construction.

Merrick: Correct. So those are those are currently being used by Wyrhauser like they've historically been used for the logging operations. Because that's the only that's actually the only way that they can access those portions of the property. Because little Georgia Creek divides the property there. When we start construction, if approved, when we start construction for the project, what we're proposing is to span little Georgia Creek with a temporary construction bridge that would allow us to avoid that Western pocket of the project and access it like Chairman, Bowes saying from Bridgeport road or Paynes, Bond road. However, at this time, Wyrhauser is still actively using those when they do go in there to log that that portion of the site. And so it's just your typical logging trucks. And so, you know, there would be a bit of a transitionary period, but the folks that live in those neighborhoods are accustomed to that to that activity, because it's happening.

Bickford: Right. Appreciate that.

Bowe: More question from anyone?

Allen: I'm just looking I don't know which paper I'm talking looking at. But this one's already got 28. Do you want to say that...

Bowe: Make it 29 then.

Allen: Okay. Do we need a motion to add that on?

Bowe: I don't know. Do we need a motion to add that on EM?

Wright: *Inaudible*

Bowe: Without a question you said?

Wright: *Inaudible*

Bowe: Okay. So there'll be 29 conditions. Anybody else have any additional question for this applicant? Well I don't see why we shouldn't send them forward to public hearing on the 27th, looking for a motion.

Allen: I'll make a motion that we set it up for public hearing.

Bickford: Second.

Bowe: We have a first in a second. All in favor, raise your right hand. passes unanimously. See you on the 27th.

Merrick: Thank you Have a good night.

Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to move 21-SUP290 on to Public Hearing.

Bowe: Thank You. We waiting for them to?

Edmondston: Evan Carlson is already here.

Evan Carlson: Im here.

Bowe: Okay. Mr. Carson, you represented the other two small solar projects tonight?

Carlson: Yes, that's right.

Bowe: Okay. Anybody have any questions? Danny I think you did about the property lines, didn't you?

Allen: Yeah, the one down just below me. Let's see. I see now they've changed the property lines on it.

Carlson: We had we had it wrong. And we think we corrected it. We will do a final survey before construction begins. But you're right, we changed it to reflect

the property lines as shown by the county GIS. And we also move the access road over it was on the neighbor's property. So.

Allen: Okay, thank you. Appreciate that.

Bickford: Mr. Chairman has he been provided the same proposed conditions? Do you know?

Bowe: I don't think he has. Have you been provided with the proposed conditions we put on the other solar project have you?

Carlson: I haven't seen them no.

Bowe: Okay.

Edmondston: They're in the introduction, the same conditions, as were presented in the introduction for Riverstone.

Bowe: So does that mean he does have them Nicci?

Edmondston: Yes, they're on the introduction of possible conditions that may be considered. That was available in the packet for August 23rd.

Bowe: Mr. Carson have you had a chance to review them?

Carlson: Is it the same as... were these conditions as part of the packet, the last meeting that we attended?

Edmondston: It was on the initial August 23 introduction.

Carlson: Okay, and we don't have any objection to those. As long as they haven't changed.

Bowe: There's 29 of them on the latest revision.

Bickford: In his case it will be 28 because you won't need the roads.

Bowe: Right, right. Be 28 conditions. I'll tell you what, over the next few days, why don't we get you a copy of them, you review them and come back and see us on the 27th. And we'll talk about it.

Carlson: Are you suggesting that you not set a meeting a public hearing date and that we come back at the next meeting anyway, or set a public hearing date and just tentatively agreed to them and review them between now and then

Bowe: I'm suggesting you review them before you commit to them.

Carlson: I reviewed them before the previous meeting. I didn't know if there would be revised set of conditions before this meeting. But seen as I reviewed them before the previous meeting so long as they haven't changed I'm willing to agree to them.

Bowe: How can he agree to them? He hasn't even seen them.

Carlson: I have seen them.

Bowe: I mean, some of the conditions here. I don't think we got to agree to them right off the bat

Bickford: I think he didn't understand that it won't speed the process up. Public hearing will not be till October anyway. So if he comes back in two weeks, with the regular meeting, and we can move, you know, you'll have a chance to review and then we'll discuss in more detail and possibly move it forward to the public hearing in October. It's not going to change the time schedule.

Carlson: And in that case, that'd be great. Yeah.

Bowe: So are you willing to go with that?

Carlson: Yeah, ill review it we'll discuss it two weeks from now.

Bowe: The 27th I believe it is.

Carlson: That works fine, especially if it doesn't slow down the schedule.

Bowe: Okay, well, we will see you the night of the 27th be sure and review these things and make sure you can accept them all.

Carlson: I will do that. And I'll be in touch with Nicci before then.

Bowe: Okay, that'll be fine. We'll see you the night of the 27th then.

Carlson: Thank you.

Bowe: Thank you. Any other commissioners have any other thoughts here while we're still in session?

Allen: What's the latest on... that takes care of the two small solar projects what about the one with having the big parties? What it was last we've done on it?

Bowe: I don't think we talked about that one last week, did we? Are we seeing them the 27th?

Edmondston: So Mr. Burmaster will be back on the night of the 27th. Because August 23, it was the decision of the commission to focus on the solar applications that we had. Mr. Burmaster is aware of this and is okay with an extended timeline. While we discuss you know how to correctly add a zoning text amendment and his proposed use of his property is added correctly to the zoning ordinance, if that's the wishes of the Planning Commission and the Board of Supervisors.

Allen: I didn't hear everything you said I'm sorry, what are you are you saying we have?

Edmondston: August 23rd, the decision was not to take any action, other than to review other localities for outdoor event venues. While you all as a Planning Commission focused on the solar applications. I have been in touch with Mr. Burmaster very frequently, and he is okay with the extended deadline knowing that we are giving the best review type of activity that may be or may not be added to the text amendment. He plans to come back September 27. know that he reviewed the conditions and he has checked boxes to those conditions, and a couple of different letters from Peter Francisco soil and water in regards to an ENS plan at the dam and those type of things. So he's aware that this process for him is going to take a bit longer while we review.

Allen: The 27th will be another discussion not a public hearing on him?

Edmondston: Right.

Dorrier: So have we decided the occupancy that he will be able to have a number of people we were going to talk about that I think but we haven't decided

Edmondston: Y'all haven't discussed that at all. At the time the wishes were to discuss the solar farm and the conditions and what we were going to do with revenue sharing, citing agreements, positive economic impact to the county.

Allen: He probably go with a wedding venue. Anyway what else you want to talk about?

Bowe: Guess we can do commission matters any other matters?

Allen: Im working on getting a replacement for Miss Gormus.

Carlson: Do we discuss the other project or they're both scheduled the 27th?

Bowe: They're both scheduled for the 27th? Yes.

Carlson: Excellent. Thank you and I'll drop off. I'll see you on the 27th.

Bowe: Were there any commission matters that needed discussing? I guess we can adjourn. Is there a motion?

Bickford: So moved.

Allen: Second.

Bowe: First and a second to adjourn. All in favor, raise your right hand. Passes unanimously see everybody on the 27th.

Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to adjourn the meeting.

There being no further business, Chairman Bowe declared the meeting adjourned.

ATTEST:

Nicci Edmondston
Zoning Administrator

Patrick Bowe
Chairman

**Buckingham County
Planning Commission
September 27, 2021**

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Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance

Chairman Patrick Bowe called the meeting to order. Ashley Shumaker gave the invocation, Steve Dorrier led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- six of seven members were present. The meeting could continue.

Bowe: Adoption of agenda.

Allen: So moved.

Bickford: Second.

Bowe: All in favor raise your right hand. Approved.

Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to approve the agenda as presented.

Bowe: Approval of minutes August 23rd.

Allen: So moved.

Bickford: Second.

Bowe: Have a first and second all approve are in favor raise your right hand. Unanimous. August 30 work session.

Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to approve minutes as presented.

Bickford: Moved to approve as presented.

Allen: Second.

Bowe: We have a first a second All in favor raise your right hand approved unanimous. Public comment?

Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to approve the minutes as presented.

Edmondston: Mr. Chairman, we do have three public comments a phone message and two that were emailed in. I apologize. Mr. Chairman, I'm sorry the comments that I was looking at was actually for the public hearing there are no public comments this evening.

Bowe: Close the public comments Old business.

Edmondston: Yes, sir. The first case this evening for all business is going to be for case 21 SUP 290. This is for Apex clean energy and Riverstone was presented to you as an introduction in August and there were two work sessions held on this case. The applicant Apex clean energy is here with us this evening. The property information for this case is tax map 17 parcel eight contains 520.185 acres' tax map 17 parcel nine containing 97.4 tax map 17 parcel 13 containing approximately 59.5 acres and tax map 18 parcel two containing approximately 1286.43 parcels are north of Bridgeport road east of Route 20 west of hardware road and the slate river magisterial district. It's currently zoned a one. The request is that the applicant wishes to obtain a special use permit for a solar generating facility for the purpose of constructing and operating a solar photovoltaic module to produce up to 149.5 megawatts. The power generated will be linked to the electrical transmission grid via the existing 138 kilovolt overhead high voltage transmission line adjacent to the property. The applicant Jimmy Merrick, with Apex clean energy is with us this evening. If you'd like for him to come to the podium, I believe he may have a presentation.

Merrick: Good evening, nice to see you all again. I put together a brief presentation just to introduce some new information and for the sake that it's a it's a public hearing tonight. If you could go to the next slide, please. My name is Jimmy Merrick. I'm a development manager with Apex clean energy. And today I'll talk to you a little bit more about just an overview of the Riverstone solar project for those of you that are dialing in today or joining us in person that are just now coming tonight. I'll keep that brief. I went into very much detail on the August Planning Commission meeting. And so encourage folks to look at that recording of if they'd like to see more as far as a presentation perspective from apex. But mainly what I would like to talk to you all about today is that since we last spoke, it's clear that view shed was an issue and that the county wanted to make sure that the rural character of the community is maintained in the vicinity of the project. And so we've what we've done is we've done a view sheds simulation analysis and it's so it shows in detail you know, before and after pictures along major right always are areas that you know, Pastor buyers will be able to see the project and really show you

kind of what it looks like now. And then we're going to look like in five to seven years, and then in five to 10 years as well. And so what I've done is, Steve, I don't think you have a copy, but I had three copies. They're out there with Pat, I think he's passed them around. So I have some physical copies. But I've also included some slides in the presentation. So if you look at your screen, you'll also be able to see it. So just to recap for the folks that are just joining us that Apex clean energy is proposing 150 megawatt solar project in northern Buckingham County. The project will be bordered by the south by bridge for road and is divided through the center by paynes Pond road, and so it'll be on either side of paynes Pond road. The projects will be like I said, 150 megawatts. And so that's enough to power about 30,000 homes annually. This is a utility scale projects, and we'll be generating quite a bit of power. But with that, the county will see quite a bit of benefits from it. It represents about \$190 million investment to the county. And as far as direct revenues, we worked with a third party economist to look at the project and understanding the value of the materials that are going to be on the real estate there. And then also the power that's going to be generated from the project, we estimate that the county received \$14.8 million in revenues over the life of the project. in year one, actually the Riverstone projects would be the largest taxpayer in Buckingham County. And then as far as an environmental perspective, the project offers quite a few benefits from an environmental perspective, just the fact that it's a clean energy project. It works to decarbonize the grid, and allows not just Buckingham, but the rest of the Commonwealth to transition to a cleaner transmission grid. And so this power does not require fuel. It does not require, it doesn't require anything to operate, there's very little moving parts, there's no off gassing or anything like that. And so from like an air perspective, air will be clean around the project. And it'll decarbonize the grid, it'll offset about 277,000 tons of co2 every single year. And to put that in perspective, that's the same amount of carbon that's actually sequestered by 308,000 acres of forests every single year. So this project has a significant impact, positive impact on the environment being that it's clean energy. And again, I encourage folks to revisit the August meeting if you'd like to see more information I presented in the past. But in light of the agenda today, I'll continue to move on. This is just another slide reflecting the left column is the current agricultural use, that's that the property is in for the project area. It's a 2000-acre project areas wyerhauser property, and over the 40 year life of the project. That property, if it stays in its current agricultural use would be about \$303,000 to the county. But with the proposed use, you see in the right column there, we would anticipate that the county received 14.8, approximately a million dollars in direct revenues from the project. And so it's a significant uptick in county revenues that the county can use for capital improvements or just to keep taxes low. Also, during construction, there's going to be a one point there flux like during construction or be almost 500 jobs about 480 jobs as we anticipate a lot of those we think about 400 can come locally. construction sector is one of the largest sectors in Buckingham County. And it's a pretty simple technology. And you know, we'll be trying to source aggregate locally and excavation locally and installing racking and things like that. It's a pretty simple process and a lot of those jobs can come from Buckingham County. And with that, so we have about 482 jobs that's that reflects about 24 million in wages just during that one year construction period. And then you'll have folks you know, buying food and McDonald's staying at hotels, you know, when you have that many people sort of coming in the area that has an additional influx of revenues that the county can enjoy. And then just in state and local taxes, we anticipate that the project to generate almost 2 million in state and local taxes and then the

next slide so this will basically be The conclusion of my PowerPoint is just walking through the view shed analysis that we've done. So, given that view shed has been discussed in depth, what we did is we worked with stantec, which is an engineering firm working with their Williamsburg office, we had some folks out and we went out to the site. And we took photos. So each one of these dots represents a photo that was taken. And each one of them has a unique identifier one through six. And then the arrows you see is the direction that the photo was taken. And so you know, it was taken from a photographer, so it's about head level, from that point, looking in that direction. And so you can reference back to this map is sort of we walked through as we walk through it, but what we've done is we've modeled it based on conditions 11 and 12, that we've drafted is, you know that we will leave existing vegetation along, right, always along Bridgeport road, and then along Payne's pond road, and then also along the perimeter of the project. And so we took into account, all the current site conditions, these photos were taken, basically a week and a half ago. And then what we did is we simulated what it would look like in five to seven years, and then on the , seven to 10, or 10 to 15 years. And so we'll go the next slide here, but keep in mind, sort of where these are located. So here's the location of photo one. This is right where Payne's pond intersects with Payne's road. This is the most northern part of the project site. And it's looking to the southwest, mainly last though, and so you can see there where what we've done is we've tried to choose locations like where you actually have decent vantage points over the project, we chose higher elevations in areas where you had lower growth and tried to be really conservative as far as like, what folks would actually see during construction and then into operations. And so we tried to locate and mostly the intersection points, so they're easy to identify with this is looking west, from pain pond road and pains intersection point. And then, so this is the before and then you go to the next photo, you see the trees will grow up to an extent there right on the west side of Payne's pond road where we estimate that you would not be able to see the panels that those trees were planted in 2015. And, and, you know, this is five to seven years from today's date. So we're talking 2026 to 2027, those trees would grow up even more, and you wouldn't be able to see the project look into the last as you're driving down Payne's pond road, and then if you go, the next slide, continues to grow. And then you know, the trees right in front of where we're took that photo will grow and get taller and taller. And then if you go to the next slide. So here's the intersection of Bridgeport road and Paynes Pond road, this is the very southern portion of the project looking to the northwest. As you can see, there's already quite a bit of existing vegetation there. And we plan to leave 50 feet of existing vegetation just as we've committed to and our conditions. And said before picture I think is pretty clear with the next picture is going to look like you can go to the next one. Not going to see anything there and grow the next one, even more so continues to grow up. Next slide please. So this is location three. This is the very south east corner of the site. And this is a I actually forget the name of the road. If you're looking at the map, some of you have the physical copies of it, and you can refer to the front page to see where it is. But this is photo three. Looking to the northwest there's actually a few houses in the middle. Yeah, Dianna Mill Road and Bridgeport road on the very southeast pocket of the site. So again, there's a lot of existing vegetation already here. There's actually most of the houses that are surrounding the project area are sort of located right in this area, there's about three or four houses here. And the project really only has maybe five or six houses in the entire project area. And so most of the houses This is their current view across the street, you go the next slide, we'll leave that existing vegetation and some of that is actually hardwoods that'll

continue to grow up and vegetate and then the next slide. And the 15 years slow growing hardwoods will continue to vegetate there, and then if you go to so photo for photo four is like right in the middle of Payne's pond road looking west. And you can see here this is similar to photo one this stuff is about five or six years old. If you go to the next photo continues to grow up you won't see it next photo continues to grow up. And then like we said, what we've been talking about is that we would manage the buffer in a way where we would do selective thinning and maintenance to make sure that we would have undergrowth growing up In a way that would always screen the project over the life of the project, even though loblolly Pines by nature over time would lose their branches and grow taller, what we would do is we would thin that out, and we would allow the underbrush to continue to grow up and then selectively rotate trees within there, and thinning it to make sure that it's maintained with the intent to visually obscure the project from folks that are driving by. So that's a good representation of that where you would have some tall trees, but you'd also have some younger trees that are really thick there, and blocking the projects view shed. Next slide. So this is the youngest stand of trees in the project area, this is on Bridgeport road looking east. And you can see that like they've literally just planted some pines there, you almost can't even see them. This was cleared in 2020. And so they would have just planted pines here, if you go to the next slide, five to seven years, it's going to look exactly like what the west side looks like. And so we use that as our indicator because that was a very good rule of thumb. So if you're looking behind, if you're at the site, looking at this, standing at this location, the trees behind you would be exactly what this looks like in four to five years. And so that's what we've done here is we've visually represented this in five to seven years, this is what the site would look like. And then you go one more, and it will continue to thicken and grow taller. Now we can keep going location six. Going back to my comment where we wanted to try to be as conservative as we could, we took this photo from the highest elevation that was available to us, this is right on Bridgeport road and the very southern corner of the project. And so you're basically standing on the property line here, just off the road looking out over you can actually even see the Blue Ridge Mountains from here, this area was recently clear cut it in 2020. Maybe a little bit longer ago actually? And so you know, you can see some pines, there rebadging, some native grasses, and where you see in the distance, sort of them, you know, plain out there, there would be solar panel infrastructure located in that area. And so you can imagine, if you go to the next photo, trying to be as conservative as possible, even from that highest elevation with that area revegetating, in the next five to seven years, it would be practically invisible, there is a chance where you would see tips of the solar panels, you know, maybe for jumping up and down or in a tall truck, you know, you might see a little bit more, but we would have that 50 foot vegetative buffer there. And we tried to be really conservative as far as the growth rates that we assumed with wyerhauser vegetation here. And then really conservative, like we went with sort of like the tallest height that the panels could be in this visual representation just to because we you know, we're not in the business of making false promises, it's you know, we wanted to make it clear that there is a chance where from some parts of the project, you may be able to see portions of the project and but as that vegetation grows out, you know, we can't control the rate at which trees grow, those trees will eventually grow up and it will screen the project very well. And so then if you go to the next photo 10 to 15 years, that buffer will grow up quite a bit. And you would not be able to see, certainly in 10 to 15 years off of Bridgeport road, you would not be able to see any solar panels when you're driving

through there. Unless of course, you're passing by an access road which would be fenced, and screening would go right out to where that access gate was, and then sort of stop is for an entrance there for a driveway entrance. But that's basically the conclusion of my presentation. I'll be available for questions for the rest of the night. And for the folks that are here in person or dialing in by phone. Here's my contact information, feel free to give me a call any constituents or neighboring landowners or folks that are active in the community. I'd be happy to take your call and answer any questions you may have and, and, you know, walk you through the project, but that's all I have for tonight.

Bowe: I guess we're going to call you back after the public hearing.

Merrick: That'd be fine. Thank you. Appreciate your time.

Bowe: Im going to open it up for the public hearing. Do we have anyone signed up?

Edmondston: Yes, Mr. Chairman, we do. We have five individuals here signed up in person. We have one voicemail and two emails. Start with a voicemail and emails and then we'll move forward.

Bowe: Yeah, that'd be fine.

Catherine Thimnakis: Thank you. Today, Monday evening, 6pm. Catherine Thimnakis. Glenmore district Riverstone solar public hearing. First, we are quite enthusiastic that our new neighbors plan building innovation for clean energy products. We are appreciative that you at the county administration are welcoming solar farms, which is of great benefit for the local economy. Riverstone solar projects employment in the coming year for more than 200 jobs, clean, safe jobs. Yes, Riverstone solar being a profit oriented Corporation must be monitored by the county. strict guidelines are needed for the two year building of the site, especially for environmental safety. Please approve the permit to establish this innovative clean energy industry. Thank you.

Edmondston: Next comment is from Kenda Hanuman district five and she says thank you for considering 21st century energy you can make history by bringing Buckingham into a new clean error. As you attempt this transition please do the investigation as well as the investment and new proposals. Have you taken the time to research the cost or benefit to the county of large solar fields here? have you examined the reports on cadmium telluride panels? Are these being suggested? Are you aware of the damage tornados caused to solar panel fields? Do you understand the threat to our firefighters if a wildfire occurs in a solar field? with so little knowledge about this relatively new technology, aren't we virtual lab rats much the same as the over 50% of the county who are skeptical about COVID vaccines. Please take the time to learn about the consequences of approving and SUP for the 2000 acre Riverstone solar project. Do not approve an SUP at this time. Thank you. The next email comes from Rebecca Cobb she resides at 234 quail run lane one property over from the proposed project. I wish I could be in person tonight but had other obligations. For the past two years I've worked as a consultant for local

governments. Many of my projects have been advising localities on solar applications on a state and national level. First, I'd like to commend staff on the conditions they touch on the major impacts soil disturbance, noise, visibility, setbacks, road degradation and decommissioning. There are a few ways these conditions can be strengthened to ensure protection for the county and neighborhood. I've seen too many localities disappointed after the conditions did not achieve what they thought they would. My suggestions for existing conditions are number 11 instead of with intent to visually obscure change to that shall substantially obscure 11 b add but in all instances shall maintain obscuring effect 12 A add minimum height at planting shall be four feet and planted buffers must contain a minimum of three staggered rows 12 a change to that shall substantially obscure, be add, but in all instances shall maintain obscuring effect 13 add and located interior to the vegetative buffer so that it is not visible with the exception of access roads and transmission lines. 16 do not accept salvage value for the decommissioning bond it is to the industry's benefit to subtract salvage value, but this leaves the county very vulnerable. Accepting salvage value was a mistake I made early on if the project fails or ends before its intended in life, the county will not have any money to decommission the project. salvage value is seen only if and when panels are recycled, but the county will have upfront cost for decommissioning for the first piece of equipment can be moved. Most localities are requiring a bond to cover 100% of the estimated cost without any salvage value are urged this as well. 24 add including but not limited to land and building inspectors. It is also important to add the following as new conditions or as a sub items as new sub items to existing conditions. A performance bond reflecting the cost of anticipated fence maintenance and landscaping maintenance shall be posted. B all seeding and planning must be completed prior to receiving a certificate of occupancy. If planting season has passed the applicant may post a bond to cover the cost of all anticipated planting. C, the erosion and sediment control plan shall be prepared and implemented as a sequential progression. Demonstrating than not more than 25% of the site be disturbed and unstabilized at any one time during construction, the erosion and sediment control plan will provide the means and measures to achieve stabilization of the disturbed areas to comply with this condition. While I suggest these for this project they can or should be used for any projects, thank you Planning Commission for considering these very important conditions and ensuring protections for the county and neighborhood. Rebecca s. Cobb. The first individual signed up to speak in person tonight is Marie flowers, followed by Laurie Collins.

Marie Flowers: Marie flowers, the third district, this project sounds good. I have one problem with the literature that they passed out. They say there's going to be over 400 jobs. That's during construction. permanent jobs are six. But it was a very nice presentation at the VFW. And after having been to all of the hearings for the pipeline and the compressor station, my recommendation would be to get the opinion of somebody that's not involved with this. We have a cup of colleges. And it sounds really good. I just suggest I think you should have verification of somebody that's not interested. But he has the qualifications to be able to really speak about it. And maybe give some suggestions. The I feel like they're willing to work. If there are reasonable suggestions for the benefit of the people of Buckingham, I think your job is first of all, the safety of the people of Buckingham and I haven't heard a lot of really bad stuff about solar. I just have never seen such a big project. And I think you want to get a disinterested opinion. Before you say yes. It sounds real good though. Thank you. Thank you. Thank you.

Edmondston: Laurie Collins be followed by Martha France.

Laurie Collins: I'm Laurie Collins. I live at 511 in blue heron lane

Inaudible

Allen: You talk on speaker because it's recording

Bowe: I think it would help if you would remove the mask while you're talking anyway. Thank you

Collins: never know when you're supposed to wear him or not. I'm from the state of Vermont originally. very much a very green state. The solar panels you can see them from the highway. They have come leaps and bounds you know further than the state of Virginia because this has been a priority of theirs for years. Oh yes, we need clean energy. But this picture here. I don't want to cry. I live here y'all can see that. That's my backyard, my side yard and my front yard. Okay, to grow the trees up, yes, absolutely would have to happen. But we can't just put a blanket over a pile of crap. Okay, we can't just hide it there. We have to be stewards of our land. We have to be making choices that are good for the land, not just for energy. Yeah, so it's going to reduce our energy costs. Have any of you ever gotten a lower electric bill? no, no, and this is all going to go into a grid. It doesn't go right to Buckingham; it's going to go to the electric company who can then sell their power at a reduced cost for them. And I don't know if anyone's ever traveled down Payne's pond road, but just to get from route 20 to Blue Heron lane, about two miles of, of dirt road. very rural. That's why we're here. The road needs to be graded on a monthly basis or we washboard to the point of almost coming off, there is a one lane bridge, I mean, a one car bridge, not made for heavy vehicles. I don't know where the 200 employees are going to be coming in and out of on that road. I'm okay. I am all for green energy. I think there's a lot of questions here that need to be answered prior to accept.

Bowe: Okay, thank you.

Collins: Thank you.

Bowe: I'll answer one of your questions right now you go ahead and be seated. You didn't know where the construction traffic was going to come in. All the construction traffic will be on entering and exit in the project of Payne Pond Creek Road. That's one of the conditions we've already imposed upon them. So they won't even be coming up toward you. From Bridgeport, yes. Okay, Was there another

Edmondston: Yes Martha Franz.

Martha Franz: You might notice the resemblance to Lori's my sister. I also just found about this meeting yesterday, we were up in Vermont, and got a message from our neighbor who owns the

200 acres around us. My issue as I, as my sister said, feel blindsided and no, we don't come to the meetings. Don't know my neighbors. I spent 35 years working for the Army and Air Force exchange service. The last eight of which was in the Middle East. This, this was my happy spot as mortars and rockets zoomed over. I was in Baghdad for five and a half years this is my forever home. I drove 14 hours to get here to be to this meeting I'm certainly not against solar. As my sister said, you see them everywhere up in New England. So far, much further than we are here in Virginia. You see them on the cloverleaf so the freeways, what else can you do with that property? You can you know, people are getting on people are getting off and that's where they put their solar panels. But again, you know, I would be surrounded by the solar panels. And what about the security lights? I mean, there must be some security lights at night. I mean, one of the reasons I picked that property is because it's just pitch black at night. The stars are wonderful. The sound is nonexistent. I had a list that I gave to my sister. As I was looking for properties. I want to be on a dirt road. I wanted that dirt road small enough to have one lane bridge. I wanted if somebody came to my property, that's all I'm going to hear I didn't want to hear road noise. I wanted water around my property. And I wanted a lighthouse. Well I got everything but my lighthouse I just think the light the security lights, you know the towers. I What is it going to do to my property value? And what is it going to do for my slice to heaven? Clean Energy, absolutely. All in favor. We had green up day in remark when I was still in, in middle school grade school, you know, just a few years ago we went out and we picked up garbage on green up day and we learned you don't throw stuff out of the car. If you're going to go pick it up you know, I just think there's my biggest concern is I feel like it was underhanded and I feel blindsided

Bowe: Thank you ma'am Thank you I'll tell you we're going to try to do a little bit better than even Vermont does. We've already put in there a 50-foot buffer so you will never be able to see once that buffer is established you will never see this project is not going to be something that anybody wants to look at

Inaudible

Bowe: And there will be a 50-foot buffer all three places Okay, is there anybody else Nicci?

Edmondston: Yes, sir. We have Reinhard Rieder I apologize if I... followed by Ronald Dorrier.

Rienhard Rieder: My name is Ryan hug Rita. My wife Andrea and I are on the property on the 2737 Bridgeport road and we have one major concern that is some of the runoff from the property that is in consideration goes into our property and we have some now some erosion problems on our old logging road that goes on the border of our property or close to the border of our property but then we also have a creek forming from the run off going through our property and actually feeding into our lake and what I want to know is if there was any kind of evaluation done if there's any change in the runoff, runoff configuration and in the amount of runoff so which would be very important for you know, the continuation of life of the of the lake that we have you know, and so it would be most interesting if there was any such evaluation was done for the runoff from other projects that there was a problem with the runoff that was not the first

consideration and so we shouldn't make the same mistake here then. that's basically what we have our concern is just wildlife and things but I think there's plenty of unfortunately there's too much land here still available so if we can waste it on solar panels and don't have to worry about windmills and stuff like that. Otherwise you know, we're in favor of green energy. Thank you.

Edmondston: Ronald Dorrier.

Ronald Dorrier: Afternoon, clean energy and millions of dollars for the county sounds like Christmas everybody's a winner right? I just got a couple questions and what I want to find out I don't care about the buffer it's behind the bar for the concerns me the land has it going to be cleared off are chemicals going to be used to kill the vegetation? That's my first question because if it is I'm adjoining I've got groundwater well water that's a concern to me plus you've got to James river close that can be of be affected by any kind of a chemical used to kill the vegetation. The second thing is, like I said, I don't care about the buffer it's behind the buffer. That's an ugly mess. And the second thing is how much money how much electricity is Buckingham County going to use is my electric bill going to decrease because of this great project? Not going to decrease a dime is But it will affect somebody in another county. But I want to ugly up my County. So somebody else can have electricity. That's all I got to say. Thank you.

Edmondston: Mr. Chairman, we do not have anyone else signed up to speak during the hearing.

Bowe: And I will close the public hearing. You want to come back up to the podium? Okay, commissioners, anybody got any questions?

Bickford: I just would like for Mr. Merrick to address the couple questions that I feel like I probably be worthwhile discussing. Could you address some of the comments?

Merrick: Sure, yeah, I'd be happy to. Appreciate everyone coming to speak about the project, try to read through my notes and hit it all, I wasn't able to catch everything. But for those of you that if I miss your comment, just got out to the meeting and be happy to speak with you afterwards or at another time, sit down with you at that project, and we can help get some of your input about it. First comment was from Martha Franz and her sister at least the one in person here that they do live nearby the project, we are setting back quite a bit from residential houses. And 200 feet, in fact, is what we're committing to the ordinance. And the benefit to them is that they do have a lot of existing vegetation already around their property. And then, of course, we're going to leave the 50-foot buffer Pat that you refer to around their property. As far as the blindsided comment, I hate to hear that, you know, we always try to be really involved in the community. Well, before we get to this process, I've been pretty active going back since March, we did a community meeting actually where I sent letters to all the neighboring landowners and their mailing addresses. So it didn't just go to their homes, wherever they were paying their taxes from. We also put it in the paper too, that we were doing the community meeting, been pretty involved in these hearings as well and speaking with organizations that have been active in the community. But you know, my numbers, my door's always open, so I'd be happy to speak with you both. Now to discuss the project and more detailed comments that they raised were security, sound,

and noise. So the project will have security fencing where the solar project is going to be located in the vicinity of their home and that's really a ferq regulation. But there's no anticipated jump in security or anything like that these things operate passively. And you all have project already located on 60 and I spoke with fire and EMS. The other day I sat down with them to discuss an emergency action plan for when the project is operating. And then they said that they didn't have any calls on the project to date. In fact, the only call that they had was during construction worker had a heart attack. So it's really introduces very little to no like security issue in the neighborhood. And that's just a good it's just a good example. Sound we're going to have very minimal lighting at this at the project it's operates passively, we might have some lights at the access gates. And in our conditions, we committed to making sure that those lights are pointed downwards. But those gates are necessary for ens for operating the project and maintaining it. But you know, we can work with you to just make sure that I'm pointing right at your house or anything like that. It won't be there are no access points located in the vicinity of your house. And so yalls will be well set back off of that as well. And then sound so the only thing that really generates sound within the project are the inverters. It's what converts DC to AC electricity before it goes on to the grid. The inverters do provide a slight harm. But those inverters are going to be located to the interior of the project and so I encourage you to drive by the solar project on Route 60 you can stand at the fence line it doesn't make any noise then our project will be the same our inverters will be located internally to the project and we've committed in our conditions that from the property line it will be below 50 decibels and so that's basically ambient noise. You know birds and wind and things like that and so you won't hear anything beyond that and you know will be required to meet those requirements. And so you'll still be able to see the stars. You're not going to hear it all the time. And then as far as the fact that like your home is, you know, it is very close to the project and but the fencing isn't going to be around the entire perimeter of the project area, it's actually will only be fencing specific arrays. And so it'll be sort of, kind of a bunch of mini projects, almost, if you think about it like that. And so we've delineated all the wetlands and streams in the vicinity of the area. And I was just looking at the site plan and with regards to the location of your house, and the location of where you all are located, you do have the benefit of being right directly near multiple wildlife corridors that we have located in the project area. And so you're still going to have wildlife, you're going to have some probably really good deer hunting back there, this good wildlife corridors there where, you know, animals will still be able to pass through the project and, you know, right to where they have their house, and you can reference the site plan that's in the application as well. And so, I count 1-2-3 3 wild three primary wildlife corridors out of the seven that we have that are all feeding to the general location where their home is, and so I would hope that that would help ease some of their concerns with regards to that. Thats most of what I was able to write down in regards to their comment,

Bickford: There was a concern about one of the land owners on regards to water quality runoff?

Merrick: Yes, water quality. That was my next one, Mr. Rinehart. So ENS and storm water, it's a very lengthy process for these projects, takes about six to nine months to get an erosion and sediment control permit through DEQ and the county and then storm water as well we're going to if you look at our site plan, we have retention basins, located throughout the project area. And

the main point of all of that is to catch storm water slow down its velocity and buffer those areas to prevent, you know, erosion, and sediment to getting into the streams. Something I personally care a lot about being an outdoorsman, and there's a full guidebook that we have to follow to make sure that all the storm water calculations, ENS stuff is to spec to deq. And so I understand that like erosion and sediment is a concern, but the project will be engineered to make sure that that's handled, and that, you know, he won't have any water quality issues in his pond or in his stream or by his house. And, in fact, it might even improve the water quality, where he's located with the with the addition of all this, you know, new sort of erosion control measures that currently are not there. And so, you know, when wyerhauser logs it, there's really not much from a ENS perspective. As far as like infrastructure or anything like that there's no rocks or storm water retention ponds or anything like that, like we'll have that. And so for the next 40 years, you know, he actually might benefit from superior ENS.

Bowe: While your on that one Jimmy you might want to talk about what you're going to do with the bare ground and how soon you're going to do it.

Merrick: Sure, yeah, so I'm not in construction. And so I'll speak at a high level, I'm not an engineer or in construction. But from a basic perspective, what we look to do is, we try to locate infrastructure, where the ground like where the slope presents itself, right, so I like on the top and rounded knolls and things like that, sure, there's going to be some grading. Certainly this is going to be grading on any construction project, but where there is grading, our goal is to do everything that we can to stabilize that ground immediately. We'll use the turf grass blend or a fescue blend to throw that seed down and it'll be the quick growing stuff that will start to stabilize within seven to 10 days you're seeing green, we'll use all this measures that we sort of have in the handbook and we'll be abiding by DEQ and I'd be happy to have somebody you know there's more qualified than myself to speak to the ENS protocols that will be required to do for this project and I'd be happy to have them speak with you individually or even at the supervisor hearing if this project progresses to that point. And we can get into the weeds about erosion and sediment for sure. That's most of what I was able to write down.

Allen: There was a question about chemicals to, what kind of chemicals you use.

Merrick: Chemicals. Yep. So we don't use chemicals for site prep. You know, we'll have to remove stumps were necessary which is throughout the project area, but we don't need chemicals for that. There's no reason to use her herbicides, you know, I'll have to bring in our pre construction side to confirm, but it won't be too if we do use chemicals is not going to be to a large extent, you know, we're not going to be dumping chemicals in the whole thing, you know, and we'll plant, you know native grasses that won't require chemicals. And then as far as like the panel's go, there was a comment with regards to chemicals in the panels. This is a proven technology; this stuff has been around for 40 years or so. It's solid state materials in the in the panels, 90% of it is glass, aluminum, copper, very safe. There's no liquids in there, there's study after study has been done shows that there are no chemicals that get released into the ground from that. So they are safe from that perspective, too. If you think about, like the actual equipment that the panels are made out of and the materials are safe.

Bickford: You have an estimate of the permanent employees after the completion of the solar farm, if its approved.

Merrick: Yes, sir. So during construction, we estimate about 480 jobs during construction, there will be a huge influx of jobs during construction. Now, we're not hiding from the fact that during operations, there's only about six full time equivalent jobs. Most of that's going to be landscaping, cutting the grass around the panels, maintaining the storm water features, keeping sticks and branches and stuff out of them making sure that they're clean. We also have a remote operation center based in Charlottesville, Virginia, where we would have some higher paid staff promoting the facility or operating the facility remotely from Charlottesville. But we would have six full time equivalent jobs. And so some might think, Okay, well, you only have six full time jobs for the 40 year life of the project. But this project is also going to generate substantial tax benefits, and it's going to put no additional strain on county infrastructure. There'll be 14 point 8 million over the 40 year life for the project that the county can use to invest in capital expenditures or just keeping taxes low. And we don't need water, we don't need, you know, miles of water miles of sewer that the county would have to invest in, we don't need any money from the county to bring this project forward. We're not introducing, you know, residential, you know, 40 to 50 residential homes in this area that, you know, we're going to have 100 kids being introduced into the school system that taxpayers would then have to pay for those kids. This is really money for the county, with no additional strain on county infrastructure, really little strain on fire and ems and anything like that. And so it's little that the county has to do and sure there's not a lot of full time equivalent jobs once the project is operating. But the county still benefits tremendously from it. As I previously said, You're one of operations. Riverstone solar will be the number one largest taxpayer in the county, about four times larger than Kyanite mining. Basically the only thing, I don't

Bowe: Ashley?

Shumaker: I don't have anything for Jimmy

Bowe: Jimmy, I'd like to throw out one thing here in 11 and 12. Both, we refer to native vegetation. I think it in the interest of everybody, we should probably drop the word native. It's just we're not saying you can't use them. But what is native? You know, is it native to that site? Is it native to Virginia? Is it native to North America? Let's just drop native. And then, you know, we don't want to say we can't use something that we need there. If there's a particular bush or shrub that works, just because it's not native, we should not preclude it to start with. I'm going to recommend that we drop the word native throughout the text.

Merrick: That would be fine.

Bowe: Thank you.

Edmondston: Mr. Chairman? When we met last on September 14 for the work session, the conditions were something that the Planning Commission had been working on for a couple of weeks. Would Mr. Merrick have our most recent copy of conditions resulting from those conversations on August 30 and September 14, to present to the commission?

Merrick: Yeah, I do have the latest set that I have been communicating with Pat on I believe the mission has conditions from the last meeting correct

Edmondston: From the last meeting, but any revisions that have resulted from...

Merrick: Yeah, so in discussions with Pat and other members of the Commission.

Bowe: I've got so many sets of conditions, I don't know which one I'm supposed to be looking at, is this one with the yellow lines in it, or the one before or after that one.

Edmondston: The yellow lines are the last most updated that were presented in a public forum on September 14. And I believe after that, most of the discussions that were held on September 14, we're asking for other changes and revisions, one being the traffic plan, which I think we had set in highlight for 29. I'm just wondering what Apex is offering since.

Merrick: Since the last meeting, if you have a copy with changes that are highlighted in yellow, that's the most recent publicly discussed copy. Since then, Pat you and I have had many conversations. And I believe Joyce and Ashley also weighed in specifically on a few conditions. So I think constituents will probably be happy to hear that we've been busy trying to get this thing right, making sure that we're accounting for everyone that's in the vicinity of the project. But for I can't, what I can do is walk through, I have a red line version of the latest set. I'm not sure if you have printed copies of them, but I can at least walk through the red lines and make sure that we're all on the same page.

Edmondston: I think the issues revolved around the 11-12 the traffic plan, and possibly pollinator additives twist 27 or 28.

Merrick: So I can hit those. So the condition 11 is probably 11 and 12 are the ones that directly relate to view shed and buffering. And so we've been focusing on those quite a bit in the latest set here. We removed applicant will use best efforts and replaced with shall, the applicant shall retain at least a 50 foot buffer of existing native vegetation and timber with the intent to visually obscure the project from the property line. with the understanding that like we would be managing that buffer with the intent to visually obscure the project right and not with the intent to just grow those pines really tall, right it like it's it provides an intent to like managing that buffer. So that's understood. And then B we added an event. Another sentence in this last sentence of B where in the event that health of the vegetative vegetation within the buffer area is compromised and no longer visually obscures the project, the applicant will plant a new buffer, including native timber, evergreen cedars, or other native vegetation as determined by the applicant with the advice of professional arborist or Forester, Commissioner Bowe recommended

that just now that we remove native, but basically what this does is it covers us where we've sort of covered all bases right, where we're saying we're going to leave the existing vegetation. In areas where there's not existing vegetation will plant new vegetation. And then in the event, we're five to 10 years from now we suffer from a drought or disease or something happens that vegetative buffer where it dies, and is no longer visually obscuring the project will replace that vegetative buffer so that, you know, we can make sure that it continues to screen the project for the life of the project. And so we're sort of covering all our bases, and keeping things flexible from sort of all scenarios based on sort of what the existing vegetation presents to us at the time of construction and then we can make that decision based at that time. And 12 basically just includes the same exact comments because 12 more talks about screening as well but specifically to along right always 13 we added that the fence just must be installed on the interior, the vegetated buffer, just making it clear that the not just blocked the solar equipment but also the security fence that will be installed. So is that one clarification? access condition 19 the signage for each access gate must be there, so we had committed to have in signs around the perimeter of the project, but just a clarification here that we're putting signage along like right on the access points. For folks that are driving by that want to contact us there's going to be 24 seven contact information and also for fire and EMS you know, we'll know exactly how to access the site and be able to address any emergencies project and then condition 24 the applicant will be held financially responsible for county contracts and inspectors during The construction phase of the project. So this was removed and actually included in our in a sighting agreement that we're working with the county on. The signing agreement is a contractual agreement between Apex in the county where we'll cover compensation for various things. And so we thought it would actually be better to remove that condition from here as far as the conditions and then include them in the signing agreement, which we will still be vided will still be required to meet anything within the signing agreement. It allows us to compensate the county for third party inspectors, understanding you have limited staff and limited staff of building and zoning will compensate the county, you know, for third party inspectors for plan reviews and to make sure that all the ENS and storm water features are up to spec throughout the duration of the construction of the project. And then for the long term operation of the project. You know, it'll be much less maintenance and so it's our hope that county staff can keep up with it from there. And then in our last meeting, we did commit to restricting the use of Paynes road, Georgia Creek Road and quail run lane for access to the project area during the construction phase of the project. This was actually already addressed in our application, and it just didn't make it in the conditions and so we thought it was prudent to include that in the conditions and so we've committed to during construction only accessing the interior the project from Bridgeport road, but also from Payne's pond road, and then not exceeding Payne's pond road to the north where the project ends. And so that'll prevent any and all construction traffic from north of fanes Vaughn road from the 20 entrance that that concrete bridge there nobody no construction traffic on there, no construction traffic near were y'all will come in on your driveway. You know, along Georgia Creek Road and quail run lane to the west where Mr. Dorrier is located, there'll be no construction traffic coming in on those roads. And you know, during construction so we added that that condition in there to make sure that sort of their way of life is maintained during the construction of this project. And then during operations, very little traffic one to two pickup trucks a week, maybe just for landscaping activities. Like I said the project will operate passively and then the last condition is

there was a condition of condition that was in there to address let me pull it up. I'm with you Pat we have quite a few copies here. Don't want to get this one wrong. There it is. Sorry. Bear with me. In order to prevent sediment and erosion and manage runoff and provide ecological benefit the facility shall plant native pollinator friendly native plants, shrubs, trees, grasses and wildflowers. We sorted just discussed that earlier on in this meeting, but also we as the applicant would recommend removal of that condition just because we understand that the intent is good there and we get it but there's a really thorough and in depth manual for ENS protocols with the DEQ and it's really important that we stabilize that ground as quickly as possible. And we're not sort of using a specific type of species or something like that, you know, it's really important that we use like a turf grass or a fescue blend something that's going to start growing really fast and not be sort of finicky. You know, based on the type of year or the soil conditions, you know, make sure that you know we can keep up with the construction of the project and abide by all the DEQ protocols. And so that's really the only condition every other condition introduced by the Commission were perfectly fine with accepting all of those. And then we've even added a few more, you know, sessions so that I think that pretty much covers it. To be honest, I'm not completely sure if all of you have the exact copy that we're working off of, but be happy to email it out to all of you and I'm sure Nicci has it as well. So we can all be on the same page.

Bowe: Think it would be helpful if he just emailed it to the other members of the Commission. I finally remembered that I had it on my phone.

Merrick: All right. Good. Yeah, and I've been discussing the project with the Board of Supervisors as well. And there's a mutual understanding that we'll continue to refine these conditions. We're happy to continue to work with the county on all the conditions. And that's, that's the latest, as far as all the discussions that we've had.

Allen: Are you saying you want to remove 28? condition number 28? That the part on sediment erosion management?

Merrick: Yes, that's correct.

Allen: But it also says at the end that the project will be seeded with the trees and everything within three months.

Merrick: It'll be seeded well, well, before that, well, before then.

Bowe: 90 days is too long.

Merrick: It will be seeded during construction, almost immediately.

Allen: So for homes like these young ladies were talking a while ago, is there a way you can take care of those first and make sure that it's substantially covered around the homes? If you have to do any planting, if you do anything extra.

Merrick: As far as screening for the buffer and the view shed? The benefit that they have in the location that they're in is, there's mature trees already in that vicinity I have all the trees there that's on the Wyrhauser property was planted in 2015 or back in 1999 And 1997. I have some Stan data there was it looks like you're a recent clearing in 2020 and a very small corner sort of near the vicinity of their project where you know, we can we can certainly look into that. But most for the things which are vegetation, and then there is there is property as well wooded areas. You know, we can try to work something out. So you got three sides. I'm looking at it though,

Allen: If you could take care of it. Make sure they are the first. That's one home but I mean, there's a probably other home too. You could check on that I know it's a lot to do but to help the people in the area.

Bowe: Do I have any more questions from anyone?

Bickford: Well, I'd like to... mister chairman i would like take just a minute and open up for some of the recommendations or suggested recommendation from Mrs. Cobb. Most of them seem to be cleaning house or word cleaning up. I did want to talk specifically about salvage value. I think It might be beneficial to have just a quick discussion on that. And then the other three A, B and C that he put down at the bottom id like see what the opinions on the planning commission is.

Bowe: Think it's really more of a legal question, then something that we should decide here.,

Bickford: I agree with you on the salvage question.

Wright: Mr. Chairman, in regard to the to the salvage value. The decommissioning agreement would address that is a very prevalent trend in the state now that you do not calculate salvage value when you calculate the decommissioning that what Mrs. Cobb is suggesting is what is being done in most jurisdictions. In the decommission agreement that would clearly come into play at that time. One other comment while I happen to be at the mic. Since we are talking about a sighting agreement board does this some consideration of whether you should need to make a what's called a 2232 decision in conjunction with a comprehensive plan we anticipate that signing agreement being completed fairly quickly, and in the event that you send us on an even if signing agreement, discussion should fall apart, then we'll come back and ask you to make a determination on 2032 finding.

Bowe: Thank you, sir. Any other?

Bickford; Just the last three points here a A B and C, A being performance bond reflecting the cause where they anticipate a fence maintenance and landscaping maintenance shall be posted. And then we sort of discussed this just a while ago, the seeding all seeding and planting must be

completed prior to receiving a certificate of occupancy. The applicant may post a bond to cover the cost of the anticipated planting,

Bowe: I don't ever recall is requiring of our bond of anybody on their fencing or maintenance. I don't know that that's something we want to get into. How do the the rest of y'all feel about it?

Bickford: I'm just bringing it up for discussion,

Bowe: I understand I'm just telling you how I feel. I think it's to their best interest to make sure their fencing is at adequate. They got an awful lot of liability if the fencing...

Bickford: I don't disagree with that.

Bowe: And I don't know that we've ever required anybody to post bonds on planting. It's certainly something we can start, but it's never been required to my knowledge. I don't know, you know you. You can cover every base. Remember the when this thing goes back to about three weeks ago? And we got 1400 pages to read in the next three days? If that's what you want to do, I mean, just keep adding stuff here.

Dorrier: Mr. Chairman I have a question.

Bowe: yes.

Dorrier: You were speaking a while ago on the buffer, it doesn't seem like you have anything planned to do, you're not going to plant anything else other than what's native there? Am I correct on that, you just kind of use the vegetation there, I was under the impression that you will be planning buffers and doing things, I don't quite understand it. In the permit conditions, I thought you would be planting things to take care of that.

Merrick: Yes, sir. So what the intent of those conditions are, is to we have a 50-foot setback from property lines. And in that 50-foot setback, we are planning to just leaving that existing vegetation there. Because it is all you know, evergreen trees, right. And there's a lot of well-established existing vegetation that does a really good job already of screening the property. You know, the alternative to that is if you look at like the project on Route 60, that project also had a lot of existing vegetation. But then they removed all of that during construction. And you can see right through it, right, you know, another thing that you can do is just remove all that existing vegetation, and then plant you know, three to four foot evergreens spaced 15 feet out, and they're going to need 15 years to fill out to provide like a good, you know, vegetative screen. And so we're lucky with this project that we already have substantial vegetative screening as a buffer in existence, where all we have to do is sort of just leave that and not remove it, and it will it will work to shield the project very well. But in the conditions, what we did say is if there are areas where there's just you know, inadequate existing vegetation and existence and now part of the project that we are committing to replanting new buffer there, you know, it would be smaller trees, you know, 15 foot centers the language in condition dictates, you know, what we would

have to plant there, and then again, if anything dies down the road, you know, we would have to replace that as well. And so, you know, that's basically you know, what we've committed to for the for the project,

Bowe: Steve if I might make a suggestion, on Paynes Pond road everything on the right as you go in off Bridgeport is the area that we're concerned with. On the left. If you've been down that road lately, you'll notice you can't see anything. Those are five-year-old pines. They were planted five years ago.

Dorrier: They're going to grow quite a bit and you know, you can see right through them.

Bowe: Well, that's why we're allowing them to trim and maintain the buffer. You go in there, you can trim you can thin. The reason they do that is because there's not enough sunlight getting down to the understory. And when you thin and so forth, you get the sunlight down in the jungle keeps growing.

Merrick: Pat your right, so we're working on a maintenance plan, in discussions with wyerhauser, it doesn't have to be wyerhauser. That helps us with it, it can be any professional forester or arborist. But like Pat said, as those trees grow up, naturally, they would lose their branches and they would be thinned out. And they wouldn't act to visually obscure the project. But that's because most of those properties that you see there being managed to improve the growth rates for those trees. But what we can do is we can thin them out and manage them in a way where when you selectively thin trees in there, once they've reached like, you know, 10 years old or something, you go in and you selectively manage a few trees and mechanically remove those than the trees that remain there in existence, they're going to start seeding like crazy. And then you're going to get more sunlight, like Pat said, introduced into that area, and then you're going to get more young saplings growing up. And so we would manage it with the intent to basically always maintain sort of young pines within there. And so you would basically have staggered, different staggered ages of pine, and you'd just be you know, there's four to five rows of tines in that 50-foot buffer where we can quite easily you know, manage that just make sure that there's always some young stuff in there that's going to be you know, visually obscuring it at head level there. And we can do that with very little effort. Honestly, about every five years we'd go in.

Shumaker: I think this is where we should probably heed some of this cubs, what seemed like clerical changes, because we know what we're trying to say in our conditions. But as she alludes to in her email, our conditions maybe strengthen so that they achieve what we want. I think some of the ambiguity that there may be, will also create loopholes. So like her first one, changing it clerically, to just say substantially obscure, I think would make our residents that seems to be the sticking point most people just don't want to look at it. So some of those clerical things might clear up some of the some of the ambiguity that people are having concerns about.

Bowe: Anybody have any further thoughts or questions.

Allen: Well do you want to change what she was saying or not? 12A 11A might be some more here.

Bowe: Fine. I can tell you the buffer that they have planned. What we'll do a whole lot thicker than the three rows that is being suggested in this group of things here.

Allen: Be quicker too.

Bowe: Exactly. You know, the, the whole thing is we don't want to look at it. We don't want any of y'all to have to look at it. So we're trying to get a buffer there. Ride down route 60. You see how we screwed up down there? There's your rows of pines in front of it. That tall.

Allen: Or none at all.

Inaudible comment from crowd

Bowe: If you want... I don't think you can talk right now. No suggestions.

Allen: What do you think about them wanting to take away 28?

Bowe: I'm telling you there's conditions everywhere on my desk here. Give me just a moment. I'll show you 28. Johnny, when I get it.

Allen: It'd be on the second set of conditions in yellow.

Bowe: Condition 28. You're talking about?

Allen: Yes, he asked for it to be removed.

Bowe: I don't think so.

Allen: That's one we haven't been long added.

Bowe: The applicant will be restricted from using Payne's road?

Allen: That's 29. 28 is the one with the erosion and sediment.

Bowe: Number 28 on the one that he's working from, is the one I just read you about the restricting Paynes road, Georgia Creek Road, and Quail run road for any access.

Allen: Yeah, I think we'll leave that on it. But I mean, I thought he wanted the one that said the prevention of sediment and erosion management.

Bowe: Oh, no, they're not trying to get out of that. I don't think, if I heard him right.

Allen: He was just saying that he's got all those things is making him do it. If you want to take out, I guess you want speak on it again, number 28?

Bowe: It's the one about planting flowers and stuff and he was saying was fescue is much more efficient. I don't see any point in not removing it, it's going to be covered in the erosion and sediment control that they have to submit. In fact, the people are going to be a whole lot better off protected from this project than they are with it the way it is right now. Under the timber growing. I mean, I know what you're talking about with the pond getting sediment in. I've got a poll on my own place. It's eight acres. It was 30 feet deep when I dug it, and I dug it about 40 years ago. In in the last 30 years. It's been filling in with the sediment coming off of a cut over directly above my property. Deepest point my barn is now 14 feet. So there's 16 feet of silt in there someplace. But I know exactly what you're talking about. But there is no protection for that from agriculture. But there is from this project, there will be sediment ponds and so forth. So you will have protection a whole lot more than you have right now. Well, we've been doing this case now for about five weeks, every Monday night. Have we pretty much answered everybody's questions?

Allen: Seems like it.

Bowe: Then do we want to make a motion, do something here.

Bickford: Mr. Chairman, I will make a motion and move it forward to the Board of Supervisors with the conditions change that you took out native, and would like it understood that they, which it does in protocol, but the Board of Supervisors has the right to review. All the minutes. All the conditions, excuse me, and some of the suggestions that have been provided tonight.

Allen: You're going to remove 28 Are you going to add the two?

Bickford: That's right. Well, mine didn't have but 27.

Allen: Okay. It will be 11A, which says a substantially obscure and be 12A and 11A ride. Change it from visually obscured to substantially.

Bickford: So you got 11A added?

Allen: Yeah, just change the verbiage on 11A and 12A.

Bickford: That really ought to be 12B chained to that substantially and eliminate condition 28. About the flowers and take out native species.

Allen: Correct.

Bickford: Right.

Bowe: Native take out native

Allen: Okay.

Bickford: Nicci Did you get all that?

Edmondston: Yes, sir.

Bickford: You're very good.

Bowe: Can somebody second his motion?

Allen: Second.

Bowe: We have a first and a second floor. All in favor, forward it to the Board of Supervisors, raise your hand right hand. 5 of 6. See if I can dig through these conditions and find the next item here. Want to call it Nicci?

Commissioner Bickford moved, Supervisor Allen seconded, and was carried 5-1-1 by the Commission to move 21-SUP290 on to the Board of Supervisors with changes.

Edmondston: Yes, sir. Mr. Chairman, the next item that's under old business and up for more discussion is 21SUP 285. applicant is impact power. And the landowner is Larry and Deborah Davis. property information that we have is taxed at 114. parcel two, it contains approximately 36.42 acres. It's located on Gravel Hill Road State Route 617 currently zoned a one. The request tonight or the request originally in August is to obtain a special use permit for our solar generating facility for the purpose of constructing and operating solar and energy generating facility for up to two megawatts photovoltaic community solar garden. This was introduced in August and there were two other work sessions and Carlson is joining us via zoom. Scott Aaronson is here with us tonight to discuss this project and answer any questions and concerns from the commission.

Scott Aaronson: Hello, how are you?

Bowe: Fine thank you.

Aaronson: So a lot of the questions that they brought up, or a lot of the questions about solar, some of them were brought up by the previous company that just came here. Our project is a little bit different. And you know, I'll try to keep it brief. Obviously, you guys have already had a long night and try to explain some of the differences and then go from there. So the next slide, please. IPS has been around since 91. Our bread and butter in 91, obviously is a very long time

for solar company to be around. Our bread and butter is something called community solar. Now, community solar is just that it's solar for the community. It's different than utility scale solar in both how it's constructed, and the purpose. Go to the next slide, please. Now, the best way to describe what community solar is, is think of net metering. It works off the principle of something called net metering. The traditional model of net metering, you think of rooftop solar, somebody buys panels puts them on the roof, they pay for the panels, they put them on the roof. And then they get a bill credit for the amount of electricity that they produce. Now, community solar works in a similar way. And it's designed for people that want to take part in solar, that either don't have space to put their panels on the roof of their house, or don't want or don't have the money or the ability to pay for solar panels. So how it works is it's done through legislation in Virginia, in the legislation in Virginia is new. And this legislation says that companies like IPS can build these projects. Now, you heard from the previous group about a project that was huge, these aren't that big. These the maximum size that it will allow us to build are about five megawatts. It's a good example of what a five megawatt project looks like. The projects that we have, and we have two of them are significantly less than that. So they allow people like IPS to build these projects. And then essentially what they do is they get subscribers, subscribers are members of the community, oftentimes their municipal buildings, their immunity, their government, their age, their people who subscribe for the period of the of the contract, and essentially what they do with in exchange for subscribing. We use their bill credits, and they get a bill rebate. So IPS is happy, because instead of paying the wholesale rate of electricity, or getting paid the wholesale rate of electricity, which is what you get paid for the utility scale projects, we're getting the retail rate of electricity, or near the retail rate, minus whatever they give as a rebate, which might be five or 10% of a discount on their electric bill. Though, yeah, so that so that's kind of, you know, it's a community thing. It's designed for folks in the community to take part and save on their electric bill. There's also a lot of actual physical differences in the panels, the biggest one that you're going to notice is that most of the time, and sometimes this isn't true, and I don't know specifically about the large utility scale projects I drove by the one on 60. And I couldn't find the point of interconnection. But most of the time, when you get these really, really large projects, they go into the high transmission lines, those big, humongous transmission line networks, with these, this power actually goes directly into the distribution lines, meaning those 12 kV line power that that's going right up to you know, that's going in feeding into many of the different buildings. So it goes right into the power it's even though you know, you can be you don't necessarily have to be on the lines in order to subscribe, the actual power that's being generated is going directly into the local community. And local community can subscribe even if it's not on the same feeder and actually save so it's really designed for the community to save electricity. And, you know, and also be a good program. So there's two videos that kind of show a little bit about what we have. One of them is talking about a farmer, or that talk gives it from a farmer's perspective. The other one has more information about the specifics about how we build these projects. The big things that we you should know is that we don't use cement for anything except for a small equipment meter pad that's I think about 12 by 12. On the corner, we don't use cement for the footings essentially it's I beams that are pounded into the ground and we use a vegetative seed mix that goes underneath the panels and we'll get more to that later. I'll show you the two videos. It's got some very inspirational music. You can

ignore that and we could go ahead so the next the next one should be the first video talking from the farmer perspective.

Video played for Planning Commission

Aaronson: A couple of other things to note that kind of differentiate this. And these are just smaller points, they don't use the same type of inverters. Generally speaking, in this again, I'm speaking also from a higher level, I'm not an engineer. But generally speaking, with these utility scale projects, you have large inverters, they go kind of on the center. With these type of community. The inverters are smaller and they go behind the panels. I'm certainly not saying that even the large projects make a lot of noise, because I don't believe that they do. But these will make these make even less noise than that. So rather than me trying to explain kind of the process of developing, we have a really cool time lapse video that shows that actual project being developed, and that's the next one.

Video played for Planning Commission

Aaronson: Now, generally speaking, when, first of all the sites that we picked were really I think we're really good sites. But generally speaking, when people have issues it kind of is you could see it kind of goes into four categories. The main one are concerns about what's in the panels in and issues with toxicity about the panels. Second is property values, what happens to property values around the parcel. The third is wildlife, vegetation and erosion. And then of course, the fourth is the benefits to the county. And yeah, and the county residents. So firstly, there's two types of panels and sometimes you hear people and I heard someone that had an issue with this before that we're talking about cadmium in some stuff along those lines. Those are mostly in something called poly crystalline panels. They're from my understanding, they're very rarely used anymore. Certainly, we've never used them in any of our projects, nor will we ever use them we use something called monocrystalline panels. And this is kind of a good example of what the actual panels consist of. aluminum frame tempered glass with tempered glass in a capsule and solar cells which are made out for merely of silicon like 90%, silicon and silver with your actually, those lines that you see those are silver, followed by a back sheet of aluminum and then a junction box underneath. Yep, and like I said, so there, those are the majority of the of the what the panels are made of. They're also warranted for a period of 25 years, which means that if a panel breaks, the panels will be replaced in by a manufacturer warranty so that it also means that at the end of the 25 years when we remove the panels, they're going to have some value they're going to be worth I think they're rated to something about 90% of the of the original, they produce no glare. We often put these right Next to runways, in fact, that's a really ideal spot for solar, mainly because of the limitations of what you could build right next to runways. When we put them right next to runways, they require an FAA glare study. And we that's very common to do. And we've never had any problem with glare. And when you think about it makes sense. Because panels are designed to absorb light, and that's where they get energy. So the more glare that comes out of the panels, the less of a job, the less efficient that they're doing. And the less of a job that they're getting. They're doing actually, with they're also designed to melt at around 1000 degrees Celsius, a much higher melting point than grassfire, or residential fire. There was a good example of this when there was a there was a fire on property, I think it was an Essex

County. And there were, you know, I discussed some of the concerns with the Essex County Fire Chief. And the interesting thing about it is, this was just it turned out it was just a grass fire. And the interesting thing about it was that the panels even though the grass fire continued for a while underneath that the panels were actually fine and didn't melt, which shows that they're generally made. Now that was a different project that wasn't a project related to us. But that shows kind of the strength of some of these things. And they have little to no effect on solar and property values. And what we've done is I've provided several different reports, most of the some of the report shows that a 2% increase in projects near or in home values near solar projects. Now, I don't necessarily know I think 2% is a very low number. But the point is that we have about three or four studies that we provided to you that show that there's there hasn't been very much of a relation, property values in solar projects, and wildlife vegetation. So the big thing that we do is we replace, we put underneath that we use the Virginia pollinator pledge, which uses a friendly native seed mix that goes underneath it. It allows things like butterflies and bees in nature to grow, or Yeah, and it's approximately, I think around two or three times a year or as needed so that it doesn't go over the panel. So this is one of my favorite slides, it shows the difference. That picture kind of shows the difference between a deep seated root mix and what current farmland is, obviously, we need farmland, I'm certainly not making any digs at farmland, because we all need to eat. But this shows kind of some of the additional benefits of putting a solar project there. Mainly, if you look at the left of that picture, it shows what the deep seated group mix does, as compared to what here's what corn and wheat does to the grass in terms of water retention. Some of them some more of the benefits are, are listed. Also have benefits to local residents. You know, we increase it increases the power lines between the substation and the project. Oftentimes, that's required in order to build these. No chemicals used on the land, unlike with farming. And of course, the economic advantages give you an idea of how much the project costs about \$2 million a megawatt. And as you've heard previously, and I'm sure you've heard from everyone that comes up here, there's a tremendous benefit for having this economic development, I'd say somewhere between 20 and 30 part time jobs per project and about two full time jobs per project. So we have two projects. And the best part about both of these projects is that they're very, they're already very, they're screened very, very, very well. The first one is NCN what we call internally nc. Three, you could get a idea of the size it's about is about in the reason it is about 13.5 acres. And it's our like I said no one's going to I don't believe that anybody is going to be able to see it based off of the location that it's at. And then we get to show the other one. The other one is Larry Davis project which is also as you can see, it's very well screened even from the start on all sides. The only place that you know, there's some road frontage, which of course, as your plans and conditions talk about would be well screened and even from the beginning. It's very Little bit of road for I think it's about 140 feet of road frontage that would even be able to be seen from the beginning. So that's pretty much it. You know, I'm like I said, I'm here for any questions. I'm sure if there's any public comments, or I'm here to answer any questions in support, so we've looked over the conditions in for the most part, we actually we don't have any issues with any of the conditions with the exception of there's one point in it where instead of IPS, solar, I think it's in condition six, it says a different solar company's name. But outside of that we agree to all the conditions.

Bowe: They have seen all the conditions in there basically agreeing to them all.

Aaronson: Yes.

Bowe: Anybody have any questions of it?

Allen: Yeah, I got question. I'm still... In paperwork on 125 43, which is 75 acres. And then we talk about it's more and went back and looked at the other proposal. And I think you're looking at 125 42. I just want to make sure you know which one you're doing?

Aaronson: Yes. So just to clarify, because I don't have the parcel numbers memorized by heart where we're looking at the Larry Davis project right now

Allen: No, I'm looking at the one on 20. I know, we got the one at Larry Davis' straight, because that was an issue to. We straightened that out.

Aaronson: So we I do believe we've double checked it. We've made some revisions, which is, which is if you notice the amount that I said was inside the panels was different than actually that's another revision that we would need to make to the, to the total conditions list. I do believe it's actually the actual solar federal and the fence for that ncnc project is 13.5 acres. And I do believe that I think it says 18 point something on the conditions.

Allen: Yeah it was 18.

Aaronson: Yeah. So that would be a change we need. You know, I assume that the conditions for NCN. Three, match the conditions for Larry Davis, I did not look at the specific conditions for Larry Davis, to check specifically about the about those particular numbers, although I do believe Evan did and Evans actually here I'm sorry, I forgot to introduce him. Evan Carlson is also here by zoom.

Evan Carlson: Hi I'm here on your computer, and couldn't be there in person. But yes, the parcel ID numbers are 114 dash two and 125 dash four dash two. And I have reviewed the conditions. And we have no objections to the conditions as proposed, other than changing the name, our name. And we have no objections to the conditions as proposed by the prior project either. So we're going to try and make this as easy as we can for you.

Edmondston: Oh, Mr. Carlson, just to interject the tax map for ncnc is definitely 125 4 2 and also, if we get backtrack to the narrative, because you had in the narrative, and the application originally, that it was going to have 18 of the... 18 acres of the 21.09. But that's not correct. It needs to be 13 acres of the 21.09.

Carlson: Yes, as we have, we revise the site plan through the development process. And through the course of those revisions, we have arrived at a more detailed plan, and the size of the system is labeled on the most current site plans. And that that label is accurate. One of the projects I believe is 14.5 the other is 13.5.

Edmondston: Okay, if you could for both cases, 21 SUP 285 and 21 SUP 286. Please send with your application all revisions to me tomorrow. So that we can have that on file because your original application, the introductions and where we are today. We need to make sure that we have this correctly in a public format.

Carlson: Sure we can do that yes, they we did submit a revised narrative to correct those issues as well as revised site plans so I can send some sort of confirmation that of these series of events and which version is the most current

Edmondston: I do not have anything from you for the revisions on both of these, if you could send both of those, to me showing the new site plan and the acreage on that request, I'll be great.

Carlson: I certainly can. And I can, I can forward you that. We can certainly do that for you.

Edmondston: Thank you.

Allen: So you're not connecting to the main lines. You say you connecting into the residential lines, when is the electric company going to start operation for that?

Aaronson: A lot depends. And there's a lot depends on when they're going to be done studying the program, I believe opens in part in October. But it's, it's possible that it can either go through the community solar program, or do what's called an RFP directly through the electric company. And based off that the timeline might be a little bit different, Evan if it's community solar, do you want to talk a little bit more about specifically when?

Carlson: Yes, so the community solar program is new. Again, community solar, it's exactly what it sounds like. It's a bunch of people grouping together, putting their solar panels on this site, and being treated as though it's up on their roofs, it's about people. Well, that's why we're plugging

Aaronson: when will, when will it be built if it goes to community solar route and not the RFP route,

Carlson: So that the community solar program opens up the opportunity to apply to the state program opens up this fall, October 1. And in order to be eligible for that application, you need to have your land use permits in place completed, and you need to have your interconnection application completed from the utility, these projects have been studied by the utility. And that process is nearly complete. However, there's a limited amount of projects that will be approved, and they happen on a first come first serve basis. We don't know how quickly, it'll fill up. So if there are a lot of projects, it's possible that the allotment of community solar gardens for this year will already have will be too late because we're going to miss the October 1 deadline, However, we don't know that it might take a while to fill up. And so we don't know it's a new program. And we're certainly going to try and get it done as quickly as we can. And then the alternative is that sometimes the utility is just stepping in and buying these projects without them going to the

state program. And if the utility decides that they want to step in and do that, and all of a sudden, now you're done, you're ready to go again on your shovel ready. So to answer your question anywhere from a groundbreaking would be anywhere from a year to three years from now.

Aaronson: You know; I guess it's something that I should have emphasized that I didn't emphasize before. These projects are very, very, very important to us. And obviously that goes with big probably goes without saying. But to give you an idea, if we sign up maybe 100 or 110 program projects in the in the entire Virginia area, just to get past the study meaning that Dominion says that we're able to build that the area's good that they have capacity on the substation, all those things that might bring those 110 projects down to maybe eight to 10. So these projects are very special in that we're able to build and we're super excited about building them. And, you know, obviously it might seem a little bit smaller than the previous projects that you've seen before, but they're very, very, very important to us. Obviously, it's just why we're here.

Bowe: Any commissioners got any questions? Next step would be a motion for moving forward a public hearing that motion.

Shumaker: Ill make that motion.

Allen: Second.

Bowe: Motion first and seconded. All in favor, raise your right hand. passes unanimously, six out of six see you next month.

Allen: That's for both projects,

Bowe: Yes both projects.

Aaronson: Thank you very much, very much. Appreciate it.

Carlson: I'm sorry, I couldn't hear that. Where did they both get?

Bowe: Yes, they just got passed on for next month for public hearing next month.

Carlson: Excellent. Thank you.

Commissioner Shumaker moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP285 on to Public Hearing.

Commissioner Shumaker moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move 21-SUP286 on to Public Hearing.

Bowe: Yes, sir. You going to call next case Nicci.

Edmondston: Yes, sir. Mr. Chairman, the next case that we're discussing under old business is actually 21 ZTA/SUP287. landowner, James Burmaster and Carl Burmaster the applicant James Burmaster and Michelle Soltesz is tonight with us we have Carl Burmaster, who's going to speak along with James Burmaster standing in the back and Michelle has joined us via zoom and I'm trying to pull up their introduction from last month. What we did last month, Mr. Burmaster on tax map 158 parcel 11, which has about 104.7 acres at 5481 Mount rush highway. He would his request is to add a zoning text amendment for an outdoor event venue in agriculturally one zoning district and obtain a special use permit for that purpose. Presented in August of last month was this introduction along with multiple conditions. What Mr. Burmaster has done, there were 16 conditions and you have each of you have at your workstations, on his rebuttals, if you will to some of the conditions. He's also with us tonight to discuss his application and his intent with the special use permit the nature of the events that he'd like to hold the number of events. I know that we put in here up to 5000. He'd like to hold events with crowds much smaller. He does have a statement from the health department in regard to bathroom facilities and health facilities. And I believe he may have a statement from Peter Francisco Soil and Water discussing the lake and the dam on the property. So Mr. Burmaster.

Bickford: Before you start, Mr. Burmaster Let me reiterate that I will abstain from this application because I do assist him in his timber management. I did that with the introduction. I just want to make sure put it back on the record.

Bowe: Noted.

Edmondston: To the Planning Commission. I have also included what we had discussed in August was to take a look at some neighboring counties, their zoning ordinances and other outdoor event venues that are held. A county most close to us is Nelson county and they hold a music festival every year possibly twice a year it's called lock in. They also have many different examples of this type of tourism industry. I have included Appendix A from their zoning ordinance this for us to have a point of reference as we further this discussion with Mr. Burmaster. Mr. Chairman, in regard to condition number five for his development process Carl does have a rebuttal for number five 9 10 and 13 can we let him discuss those a little bit and maybe tell you a little bit more about the types of events he wants to hold here.

Burmaster. Afternoon how y'all doing? As far as talking numbers that way down you know, I know he was concerned about that you know, my intentions are for this I have a lot of family also a lot of niece's nephews and all people that try to get married and I've went to these venues

16,000 12,000 8000 \$6,000 for the person to get married and most of your average households can't afford stuff like that. And as far as it's like a two-part thing for me the wedding venue, I want to build like a 3000 square foot barn frame style building for people with average incomes below incomes can come and get married in a beautiful place. They don't have to spend a lot of money to do it. And even I don't know how I would have to work some type of sliding scale I have no clue yet because this is new to me but I want people that can't afford stuff like this and Buckingham County and even surrounding counties people come here and afford to do that you know because there's a lot of people that can't and I know many of you can't. I'm not allowed to make some rich get rich off of this stuff I'm out to help people and to let people enjoy what we have over there. As far as the number of people in the outdoor venue I would much rather have a pavilion and have a weekly you know local band come out with blankets and people who come out with their families and spend time out there with you know, have vendors out there serving food whatever where people can hang out have a good time Buckingham County because I know I've been here 17 years and I don't know any place like that where people can go to enjoy with their families or anything and that backfield back there is fairly large you know any music being played on your concerns and Lyn and David would be pointing towards the east, okay, most bands decibel levels of 95 96 you know, which means you can sit and have a conversation and still listen to music. You don't want that loud music beating you to death or anything like that. You know what I mean? I just think it's a great opportunity for Buckingham County to have a place to go kick back relax with their families with their children put their blankets out and chairs and just have a good time you know do I want to have a large event maybe one day not right away you know I mean it but if I did I've already talked to Billy kid you know about how much it would cost to have certain cars out there with every make sure this coming out the driveway everybody was checked nobody was leaving there in an unsafe manner because I don't want anybody to get hurt at all. You know I'm really doing this for the county i mean I'm I'm not a rich guy y'all see me out there working I'll get in the ditch with the best of you and dig all day long you know me I mean I'm doing me my son and doing this on our own you know; I mean we're not... hopefully the banks will help us out a little bit later if it gets approved but we're basically doing this on our own right now. As far as the conditions I mean, I don't have them in front of me. Either one of them was the erosion sediment. Miss Snoddy and her engineer came out to the property. I showed him where I was going to put everything was fine it wouldn't affect the spillway it wouldn't affect the water he wouldn't do anything. I had Paul come out from the county for the septic system and I'm tensions were and he drew me out a piece of paper right in front of me is do you mean this what you got to do right here and so he was all on board with that. The advertising part is my most difficult part because if I'm going to have local bands come out here for people come each weekend, I'm going to have to advertise. And in the language last time they said a major event. You could only advertise with a major event and this wouldn't be classified as a major event. So how are you going to get somebody to come out there? hang out and whoever's out there if you can't advertise at all. I guess I guess what I'm trying to say is I'm trying to make this really as for Buckingham County, am I trying to make a little money I want to? yes because I like to pay off my place, whatever. But these 15,000 \$16,000 wedding day uses is I'd rather make it to where average family should come out, get married, not spend a fortune and have great time simply.

Allen: So would you want to start off with is a wedding venue more or less?

Burmester: Yes. So I'm going to start with the wedding venue. Because Reason being because the wedding venue if I build a three to 4000 square foot pavilion, you got to have bathrooms, okay? Because, you know, brides got to have your own bathrooms. I get all printed up and all that stuff. But then even the weather inclement weather, I can still have line dancing, square dancing, have a friend of mine that teaches line dancing and country dancing. innsbrook Alta they call it dancing cat she's I'll be more than glad to come up there and get people on the ball up here and I think would be a great opportunity for Buckingham County even like I said I've been here 17 years there's nothing to do here. It's nothing to do. So if you get somebody that's valid and isn't much there to do that, you know what I mean? So at 17 years pizza, other stuff gets a little bit old. With other conditions I have some conditions in front of me.

Edmondston: There were 16 of them I'll be happy to...

Burmester: No just the ones the three.

Edmondston: So the site plan talking about the 4000 square foot wedding venue the cabin on the property will be refurbished and inspected per initial setup large pavilion you talked about

Burmester: The original site plans that y'all have up there the red is where the if y'all are new probably still pull it up but the red building going out. let me look at it because I haven't touched anything only thing like I said the thing is now on the site plan is that is the pavilion. I had Tommy come from the county there's two big long turkey barns out there it's got a bunch of old school rough cut lumber and I won't show I was going to build us that but it's in really good shape and he told me that I could use that for the pavilions but not for the building. There is right there so let me look. Okay, yeah, you see the little red the red building right there and the light would be on the left correct

Edmondston: The one you drew?

Burmester: I drew up the one that drew up oh no no, I'll go back to though I'll show him that when I do a little scared did I give you a different one I gave you a number yeah that's a different I gave you one from my email the one that we use last time I read block on it. We had up last time and we talked about this one.

Gooden: Is this the one?

Burmester: Yes ma'am. You see the red block on your is where the pavilion we go. Okay. So if we go to big white turkey barns there would be would be taken down it wouldn't be destroyed because there's a lot of really good lumber inside that can be used to build pavilions with and which would really be good. All the all the buildings put back there, it's only going to be probably two pavilions and one wedding venue. The first red blocks to the left of the second white building is an old log cabin. I've already got all the trees around that taken down they

actually lifted up the building started to refurbish that the blocks to the left is an old cemetery. Back from the 1800s I'm going to refurbish that make sure it's I went down to the museum actually found a plat that where all the stones went. And I'm going to put it back just like it's supposed to be which is great. And then there is another graveyard that's on top of the hill down there across the spillway, but it's not marked but it is a graveyard so I'm just going to you know I'm going to make everything look really good I'm going to try to keep everything rustic all bone style framing and that one red bin will be the only wedding venue right there septic field will come back towards the road not towards the water okay that's the way that he told me that had to be done Paul did and just to the left of that will be where you know the power goes down so nothing's going to affect the spillway nothing's going to affect anything to do with the lake there's no runoff there's no anything it's actually pretty simple the front field will be parking the patch of trees right there when she was concerned about you know the cars parking and that patch of trees I'm going to take out invite you buy the road and so I can dead center to pull in for parking that's the optimal spot to where it's best and I did have a traffic impact study done and he came out looked at the site he said everything was good if I had to put it in turn lanes I could do it in gravel so but that'd be down the road that'd be your conditions if i have to do that.

Bowe: What other condition were you concerned with?

Burmaster: Just the advertising condition the one that we could be able to let people know we're having a you know if it's a weekly just a little local band come out put a blanket on the floor have some peace I thought about putting like a you know a little pizza or something on the ends of the volume because I know you can't do it in a building but you can do it at the pavilion or around back correct?

Edmondston: We talked about a food truck or...

Burmaster: Food truck well then whatever we got to do whatever we need to do first. Flip pizzas or something that we'll see but we'll see how it goes. But you know I just think it's a great opportunity for Buckingham I really didn't forget I mean almost start small and try let it grow but I just want people to come out and have fun

Edmondston: Well Mr. Burmaster if you're going to start small then that's different than what was presented in your application.

Burmaster: Oh no, I mean we can drop the 5000 number.

Edmondston: Do you want to okay the 5000 number did you want to scale this back? I think Mr. Allen asked about a wedding venue first and then

Burmaster: Yes, wedding venue first. But you know, but that was still I mean, if you had a wedding venue first Couldn't you still have a local band in there like you know for

Allen: Sure most venues do at least all of mine did. I just finished five girls getting married.

Burmester: The only thing I didn't put on that that sitemap was a pavilion open air pavilion not closed in open air.

Dorrier: What about a number?

Burmester: What number would you all recommend? How's that?

Allen: I mean, most of the time with a wedding over 200 250 be a big wedding you know.

Burmester: What about on the music side?

Allen: Music side it depends on what the name of the band is.

Burmester: Carl Burmaster.

Allen: I don't know depends on what weekend it is.

Burmester: How about 1000. That I'm just saying if we have a band there, and whatever, you know, that's, I mean, I don't have to come back if it ever goes up at that. But I say when usually right two 300 people, I couldn't see more than that many people come in and sit in on blankets from Buckingham, you know, honestly. And I know I'd have to come back in front of y'all if I wanted to go up more. And the only other condition that y'all put in the condition was now thinking that it was I had to give a 90-day notice to a band. And that's almost impossible for if you have, if you have a band come out each week, a local band or open mic or dance, whatever, is almost hard to 90 days in advance is a stretch.

Edmondston: Now, Mr. Burmaster. So what you're asking is actually a little different from your narrative, which is okay, that's what the Planning Commission wanted to do is have this discussion with you to find out the nature of what you wanted to do. So we have a couple of things right now, a wedding venue, which would be one SUP, and then we're still at Music Festival, even though it's less than 5000. But there is an sup that could in an A one for a Music Festival. And that's in essence, what you're asking for in the second part of this right now smaller, not 5000. But 1000.

Burmester: I thought I thought I'd say I said events, music.

Edmondston: There's a lot of things in your application a lot, a lot, a lot.

Burmester: I Try to put everything in there. So because you know, I was told I had to come back and resubmit everything. So I was trying to throw it all in there. You know, just in case,

Bowe: It's your wish list.

Burmester: It was my wish list. Yes, sir. Absolutely.

Edmondston: And that's what we discussed, initially, because you were going to start off, you know, very strong and you still are but just a little bit smaller than where you are to kind of you know, just everything in order so that you can do that. Well. And then if you have to come back for an SUP or something,

Burmester: if everything goes well, and everything's working out, right, I don't think I'd have a problem with any Commission or the board.

Edmondston: Okay, then to the commission, I would ask, maybe it would be better from an administration standpoint for Mr. Burmaster to take a look have him maybe amend revise his application to include wedding event venue and music festival for those under 1000 and bring back similar conditions for other cases that have had those kind of scale back maybe his plan at this time just to include those two activities and bring this...

Burmester: Yeah, or like church groups of church groups something calm or first responders wanting to come nonprofits wanting to come You know, stuff like that, you know, I mean, there's really no way to...

Edmondston: Okay, so how does the commission feel about having administration work a little bit more closely with Mr. Burmaster to get his venue truly representative of the events that he wants to have right now at this point., and if it changes to the full intent of his original application, he could come back to the county at that time

Allen: Id put it at 2500 instead of 1000 myself.

Burmester: I like that number. I was trying to keep everybody happy. Because I really want this to go through I'm being honest.

Allen: I mean we had the tractor pull up there that's what three to 4000 people. Id put at least 2500 myself.

Burmester: You said 35?

Shumaker: I would think there would be a way to word Smith it a little bit to use buzzwords like private non commercial functions like we see in Nelson so that we can encompass everything you're trying to do in one application

Burmester: as I know Nelson pre COVID pre COVID Nelson had a lock in event is three days many many bands camping. I want zero camping no overnight stuff like that at all. You don't really want to go there and they have one event in the year in September so their events they got

350 acre farm. Tons of people wild you know I don't want crazy crazy crazy wild. little crazy wild but not too bad. You know I'm saying

Dorrier: Be good if you all got together, I would think

Bowe: We will just let this go for the night. If you get with Nicci. Yall come back next month. Maybe we can get somewhere.

Burmaster: Thatd be great.

Bowe: Thank you sir.

Allen: Mainly you will talk about those two things a wedding venue and a festival.

Burmaster: Thank you, Nicci Thank all y'all. 35 numbers sounded good.

Edmondston: Thank you

Bowe: Next case I guess.

Unanimously carried by the Commission to hold case 21-ZTA/SUP287.

Edmondston: Mr. Chairman, members of the Commission under new business tonight we have introduction of case 21 SUP 291. This would be John Yoder, landowner and applicant is John Yoder, located at 541 Allens Lake Road. This tax map is 113 parcel 10. It contains approximately 9.48 acres. It's an A one agricultural zoning district and the applicant wishes to obtain a special use permit for the purpose of operating a commercial sawmill. The zoning ordinance does not permit a commercial sawmill as permitted by right use in an agriculturally one zoning district. However, within the a one district a commercial sawmill may be permitted by Buckingham County Board of Supervisors by special use permit following recommendation by the Planning Commission. In accordance with this ordinance and the Code of Virginia Planning Commission may recommend and the board may impose conditions to ensure protection of the district if the special use permit is approved. This case came to the attention of the zoning administrator by way of a complaint after investigation and meeting with the landowner was discovered that a sawmill was operating in violation of the zoning ordinance. Initial complaint was made in early July 2021. And the building was discovered but no sound of a saw operating at that time. However, the sawmill was operating when another complaint was made in late July 2021. After discussion with Mr. Yoder it was discovered he was purchasing logs, timbered off side and operating a commercial sawmill. At this time Mr. Yoder was informed that he was not operating in compliance with the zoning ordinance and was instructed to cease operations immediately. After further review of permit records Mr. Yoder obtain a building permit in June 2021 for a 40 by 60 Building for the purpose of farm use, as indicated on the zoning building permit application the saw mill was operating in this 40 by 60 Building. Mr.

Yoder does need to provide information to the Planning Commission and Board of Supervisors explaining the intent and nature of the request for the permit in June of 2021. I have listed 10 conditions. Mr. Yoder is here with us in the audience. I will ask him if he would step forward to the podium to assist in this discussion for his request.

Allen: What is the footage your counting on? How feet do you plan on cutting up? 1000 feet? 10,000 feet? Weekly? Daily?

John Yoder: I don't have a footage there. My goal is just to have work for me, my family. I might have an employee or two. At this point maybe 5 10 1000 feet four feet a week.

Allen: That's the other thing I've heard that you can only increase and that doesn't bother me. What does bother me is the road Allen's Lake road we got a lot of older folks and young children on it road a lot and I just hate to see the amount of trucks coming back for on that road hauling to it. I've got another location that I would love to see you move to and haven't got it done but I haven't got anybody to properly say it's okay yet. I'm not against you cutting wood. My family's been in the wood business all their life. I have no problem with that. Is this just the amount of traveling on that road id rather not see. But I'm hoping to get you another place. And maybe we can work it a little quicker. You probably talked to him about it. But we'll talk more later because I hadn't gotten an answer on it yet. But that's just my thoughts right now because it's a dead end road and a smaller road. And you get a lot tractor trailers coming down and road its going to tear it all to pieces. Plus, people that have to travels that road. That wouldn't be a good thing, in my opinion.

Bickford: Mr. Yoder, Do you have plans to expand a sawmill to make it larger?

Yoder: I don't really, like I said, I just want work for me and my family. I have no intention of expanding, but never know.

Bickford: How many tractor trailers Do you anticipate a day?

Yoder: Like I have in my narrative I wrote down about up to three a day,

Bickford: Three a day. Yeah, I'm familiar with the area and I do agree with Mr. Allen. It's not the best location for a saw mill because of the fact of getting in and out with the logistics of the trucks and all. But it is nice to know that you're looking for another site for them. I to am in the timber business. I don't want to stop anyone from making a living .

Allen: I don't want to stop you but I want to get a better location for you and the people around you.

Bowe: You understand what the problem is, don't you?

Yoder: I'm just trying to find out.

Bowe: Well, if you were operating this saw mill out of the trees growing on your property, and you were cutting them for boards, for a shed you were going to build, you wouldn't be up here. But you are buying logs that have been commercially cut someplace else, bringing them to your shop, cutting them into boards or as you say railroad ties, whatever and selling them back. So you've really got a commercial operation going in the middle of an agricultural residential area. That in fact is the problem. I don't know if it's your problem, or it's our problem but it's somebody's problem. I would assume if it's our problem, it's got to be your problem. You going to inherit it. Any other commissioners have any other questions or thoughts or?

Shumaker: I'm just catching up on this case, but was the purpose of the 40 by 60 building initially to house this operation of the sawmill?

Yoder: It was.

Bowe: When you initially applied, what was your intention there? For the building permit? Was your intention that you were going to be buying logs from other people and cutting it for them?

Yoder: Yes, it was.

Bowe: Was that indicated to anybody when you were in the building permit process?

Yoder: No.

Bowe: Danny does Mr. Yoder have any knowledge of who you're talking to and so forth about a place for him to operate?

Allen: He was asked about it in the beginning but they told him no so because of zoning processes, but we're trying to figure that out now and get that right. It be a good place for you. I don't feel right about mentioning the name right now because I don't have a proper yes yet but I will notify you as soon as I get the answer.

Bowe: Supposing he can find a place for you to go would that be something you would consider doing?

Yoder: I'm not sure I might think of relocating I just prefer to always have my work at home with my family.

Bowe: Well maybe this isn't the right work for that particular place. Relocations is a distinct possibility possibly.

Allen: Its close by. You know where im talking about? I think you'd like it. If everything works.

Bowe: Want to make a motion on something to do that while you're doing all this?

Allen: I like put it on hold right now. Until we..

Bowe: Okay so your suggesting we..

Allen: Maybe we can have a special meeting with them to come back and get it straight. Once we figured out something.

Bowe: You want to make a motion for something. Make it.

Allen: I make a motion to put this on hold until I figure out another deal and we can talk to him more about it.

Bowe: Do I have a second?

Dorrier: I second.

Bowe: Have a first and a second. All in favor of Danny's motion. Raise your right hand. Unanimous okay. We'll be put on hold until something is worked out one way or the other.

Supervisor Allen moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to hold case 21-SUP291.

Allen: Hopefully that will be shortly.

Edmondston: Next case under new business is the introduction of case 21 ZTA/SUP292. landowner and applicant is historic Buckingham Incorporated. Martha Louis is as president is here with us tonight. The tax map is 124 parcel 90 contains approximately 40 acres and it's located at 84 Lee wayside road Buckingham in the Maysville district. Current zoning is VC one village center. The applicant wishes to obtain a special use permit for the purpose of holding public events at the historic village location to include but not limited to Indian relic show for farm fest spooky hollow drive thru village Christmas market vino in the village. primitive technology day and may fast at this time there is there is not a use provided for this request. The zoning administrator is asking the Planning Commission to add a zoning text amendment to add community service organization programs to a list of special uses in a village center VC one zoning district. By nature, the public events listed by the applicant will be defined as programs held by a community service organization. The applicant is asking the Planning Commission to recommend a public hearing date to hear this request. Let's see the zoning ordinance does not permit public events as listed by the applicant as a by right use or permitted by special use in a VC zoning district and an effort to encompass historic Buckingham, Incorporated and other similar type groups and activities related The public events the request to community service organization programs zoning text amendment to the list of special of uses permitted by special use permit and VC one is requested and an application for special use permit for that purpose as

well. Historic Buckingham incorporated has held many events over the past years and only recently was it discovered that the additional documentation was needed for the variety of community events held. The property was rezoned from AC one from a one excuse me to VC one in 1999 historic Buckingham Inc has been gracious to work with the zoning administrator to ensure compliance for all public events held. I've listed just a suggestion of 10 conditions that may be considered not only is Martha Louis president with us but Bobby Snoddy board member is with us as well to discuss any questions or concerns.

Allen: Think about a text amendment I'm not liking to add another text amendment but if you read on a VC one special use permit, it uses everything on a one and everything on b1. And I know it doesn't have a specific what they were saying. But I mean it's got down to fairgrounds and music festivals or similar large events. We got all that? Why do we need to change? I think it will take care of everything that you do. If you all would look at and be satisfied yourself first. I don't know if you have or not. But

Inaudible

Allen: Go ahead.

Inaudible

Allen: Who did?

Inaudible

Bowe: What kind of event is it that's causing all this ruckus.

Inaudible

Bowe: You got a regular mess going on.

Inaudible

Martha Louis: Saturday and you're all invited.

Edmondston: Yes. Probably ever going to do the events, we will not be canceled. We've worked closely myself, our county attorney and our county administrator to ensure that the events that have been scheduled will continue.

Inaudible

Edmondston: I'm going to inject events that you hold are definitely community oriented. I think I have talked to Martha Louis, there's no one that would be more upset with not having these events than my own youngest child. What we truly want to do with the event, yes, it wasn't that

you were called into the mat onto the mat for the intent of the programs that you hold, it was just that the other organizations wanted to utilize this space. That is this is why I don't compare the activities and the events that are held at historic Buckingham as something that's akin to a fair or some type of festival. This is truly an organization that has the community at the heart of it's every single event and intention. That is why I was asking for the zoning text amendment of a community service organization.

Inaudible

Edmondston: Yes, sir.

Inaudible

Bowe: Is such a text amendment been written or proposed yet?

Edmondston: My proposal in the request when the application came through to hold the public events, when we look through the VC one which yes does allow for the bar ride and special use permits in mini one and I believe a B one. There are certain events held that are music festivals and fairgrounds and things of that nature. If you've been to an event at historic Buckingham, it is not like a fairground, or a music festival. This is truly things that are at the heart of showing the young and the middle aged and those that are older in age, things that have happened in this county. Why the importance of the history, the buildings that have been put there. If you ever go to Indian relic day and you see Spencer Adams and the all of the individuals who come with arrowheads to teach the children and myself as well, as going back to the children, there are field trips from the middle school I know and probably the primary and elementary as well that attend to see why these buildings were moved. What happened originally in these buildings, there are pictures they are individuals who tell the story of historic Buckingham So to me, it was not a fairground, or some type of festival certainly it's a celebration of sorts of historic Buckingham and the things that brought us to where we are today

Inaudible

Bowe: You have some words that you could eloquently tell us that would satisfy this young lady.

Edmondston: It's not that I don't have any satisfaction I've written on Bud Witten's mule cart not with a grandchild yet but if I live long enough I hope that I will. And I've eaten all of the organic food that has been grown here in the area I buy from the Boy Scouts when I go I mean there's no place I mean I really do enjoy attending these events I won't be able to nail obviously I'll be the one person on the list not to let it.

Inaudible

Bowe: Bureaucracy at its finest.

Inaudible

Bowe: Would it solve anything if you went back to the organization that requested this and say no we can't do that?

Inaudible

Edmondston: I will add that in the past few months, while historic Buckingham and many other organizations very similar have been long standing in our county, we do have new organizations with that same community intent we are contacted I say we myself and our county administrator, Mr. Carter, we were contacted on a very regular basis with organizations that want to hold something very similar to a community service organization program on property in which the zoning does not allow so even if they were able to hold those, we haven't had a use provided for that. So adding a community service organization program and allowing these other groups that are interested in reaching out to the community as well by way of children and backpacks and different events that will pull the people of this county wonderful county together they'd be able to apply for special use permits in different districts possibly as well but the real intent of this is just for everyone to realize the number of organizations that either call us to hold events or that don't call us to hold the events and then the event is held and then were questioned as to how and why and how did this person do it. It's really to even the playing field we want to make sure that the organizations that are holding these that it is everything is proper and those next organizations that come through which we want new organizations to come through and continue to support this community but we want to make sure that we have a use that's provided for and we can explain that.

Inaudible

Louis: Were having events that we don't charge for there's no admission fee because we want families to come in and whatever you...

Bowe: Anybody up here got any thoughts on and we go ahead and list one

Bickford: I think the most important thing is let them be operational till we do come up with something.

Bowe: Absolutely.

Allen: I don't think we're stopping nothing right now.

Inaudible

Louis: Spooky Hollow.

Inaudible

Bowe: They do very much

Inaudible

Louis: We have the fire department helping us every year. Nope. Never an accident.

Bowe: It's never been a problem.

Louis: We have four events left this year. And I'm assuming that we can probably go ahead and complete those up through Christmas. Yep. love to see some of y'all there.

Bowe: Do we need a motion in the vote on whether or not they can continue?

Edmondston: No, I'm going to defer to Mr. Wright for this part.

Bowe: Would you feel better if we did?

Inaudible

Shumaker: While we wait for Mr. Wright, I know this is a mess enough with the special events but with zoning does this anyway have to be Messier like for Boy Scouts camp outs and stuff? Because my own kid will be very disappointed. I didn't know with the special events, we're obviously addressing.. Nicci, do you have...?

Inaudible

Louis: Our events are 300. And under probably

Edmondston: The applicant did state that they were going to hold the events listed. But to include but not limited to. So if there were other events of like nature, or to hear the public hearing, and to add the zoning text amendment to include a community service organization program, that they will limit themselves.

Inaudible

Edmondston: We're here with this introduction because after legal review and administration and legal review working together that's going to be the best way to do it. Yes, sir.

Inaudible

Bowe: We want to make a motion to send them on?

Allen: Ill go ahead and make a motion, but make a motion to go ahead and add the text amendment is that what we want?

Edmondston: You'll want to add a text amendment and they would want to obtain a special use permit for that purpose.

Shumaker: So a motion for public hearing.

Allen: Right. But I'm just wanting to make sure what we should do. Okay. Motion made.

Bowe: Anybody a second?

Bickford: I second that but can you move to public hearing without having it already written?

Edmondston: Without having what Mr. Bickford?

Bickford: Your text amendment? Right now we got ideas but nothing on paper. How are you going to advertise to the public?

Edmondston: For community service organization? For the definition? Would you like a definition prior to the public hearing?

Bickford: Well, you can get it written.

Edmondston: Yes. I will take care of that.

Inaudible

Bickford: I just want to expedite it if possible. Don't want to snag. That's the only reason I'm asking. But yes. Second to move this forward.

Bowe: Y'all can continue all everything you've got scheduled, right? That's not a hang up.

Edmondston: Yes.

Inaudible

Bowe: Do we have a first and a second? All in favor of approving what we just talked about? Raise your right unanimous, y'all are approved for public hearing next time. It'll bring us up to reports Nicci.

Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to move 21-SUP/ZTA292 on to Public Hearing.

Inaudible side conversation

Edmondston: Mr. Chairman under zoning administrator and reports, I don't necessarily have anything. I may ask our county attorney if he has anything you'd like to discuss this evening. All right, and the only other thing the building reports were included for informational purposes. I have nothing further.

Bowe: Anybody want to make a motion.

Allen: Motion to adjourn.

Bickford: Second.

Bowe: First and Second is all in favor Raise your right as it is official we are out this before 10 o'clock.

Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to adjourn the meeting.

There being no further business, Chairman Bowe declared the meeting adjourned.

ATTEST:

Nicci Edmondston
Zoning Administrator

Patrick Bowe
Chairman

Buckingham County Planning Commission
October 25, 2021
Administration Building
7:00 PM
Public Hearing Case 21-SUP285

Owner/Applicant: Landowner Larry and Deborah Davis
212 Avalon Farm Lane
Dillwyn, VA 23936

Applicant Evan Carlson/Impact Power Solutions
2670 Patton Road
Roseville, MN 55113

Property Information: Tax Map 114, Parcel 2, containing approximately 36.42 acres, located on Gravel Hill Road (911 Address Unassigned), State Route 617, Marshall Magisterial District.

Zoning District: Agricultural District (A-1)

Request: To Obtain a Special Use Permit for a Solar Generating Facility for the Purpose of constructing and operating a Solar Energy Generating Facility for up to 2MW AC Photovoltaic Community Solar Garden.

Background/Zoning Information: This property is located on Gravel Hill Road, State Route 617, Tax Map 114-2, containing approximately 36.42 acres. The landowners are Larry and Deborah Davis, and the applicant is Evan Carlson, Impact Power Solutions. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Public Utility Generating Plant as a Permitted Use. However, Within the A-1 Agricultural District, Public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities, including railroads and facilities, and water and sewage facilities may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. Applicant Evan Carlson, Impact Power Solutions, explains this project within the submitted narrative.

Below are conditions that you may consider attaching to the request if approved:

1. IMPACT POWER SOLUTIONS or any successors, assignees, current or future lessee, sub-lessee, or owner of the solar energy facility (the "Applicant") consent to annual administrative inspections by Planning Department Staff for verification of compliance with the requirements of this SUP.

2. The Applicant shall sign the list of the adopted conditions for this SUP signifying acceptance and intent to comply with these conditions.
3. That all federal, state, and local laws, regulations, permit requirements and ordinances will be adhered to including but not limited to:
 - a. All active solar systems shall meet the requirements of the National Electrical Code (NEC), National Electrical Safety Code (NESC), American Society of Civil Engineers (ASCE), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Underwriters Laboratories (UL), or International Electrotechnical Commission (IEC) as applicable and state building code and shall be inspected by a county building inspector through the building permit process.
 - b. An Erosion and Sediment Control Plan must be submitted to the County and approved by the Soil and Water Conservation District prior to any land disturbance.
 - c. A Stormwater Management Plan must be submitted to the Virginia Department of Environmental Quality (VDEQ) and approved by VDEQ prior to any land disturbance.
 - d. The site shall fully comply with all applicable provisions of the Buckingham County Zoning Ordinance, to the extent not modified herein, throughout the life of this SUP.
4. That the building permit must be obtained within 3 years of obtaining the Special Use Permit and the generation of solar electricity shall begin within 18 months of the building permit or this SUP shall be null and void. These deadlines may be extended by the County Administrator after consultation with the Board of Supervisors for good cause demonstrated by the Applicant. Any timeframe under which the Commonwealth is under an Executive Order of the Governor declaring a statewide emergency will toll the timeframe specified in this condition.
5. All racking, solar modules, inverters, breakers, switches, cabling, communications components, and other ancillary components necessary to convert solar energy to electricity and interconnect to the electrical transmission are considered "Solar Equipment" and subject to the requirements for such, together with setback requirements of that district and other requirements, unless otherwise stated in these conditions. Solar Equipment shall not include access roads and transmission lines and poles.
6. This SUP shall be binding on IMPACT POWER SOLUTIONS or any successors, assignees, current or future lessee, sub-lessee, or owner of the solar energy facility.
7. The construction of TAX MAP 114-2 IMPACT POWER SOLUTIONS PROPOSED PROJECT shall be in substantial conformance with these conditions and in general conformance with the Special Use Preliminary Site Plan PREPARED BY IMPACT POWER SOLUTIONS. The Solar Equipment and accompanying storm water features shall be limited to no more than the 14.5 acres of the 36.42-acre Property as shown on the General Plan. Modifications to the General Plan shall be permitted at the time of building permit based on state and federal approvals and final engineering and design requirements that align with these conditions.
8. All site activity required for the construction and operation of the solar energy facility shall be limited to the following:
 - a. All pile driving activity shall be limited to the hours from the earlier of sunrise or 8 a.m. to the later of 6 p.m. or sunset, Monday through Saturday. Applicant may request permission from the Zoning

Administrator to conduct piling driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the Zoning Administrator; and

b. All other construction activity on site shall be permitted Monday through Sunday in accordance with the provisions of the County's Noise Ordinance.

9. After completion of construction, the solar energy facility, during normal operation and excluding maintenance shall not produce noise that exceeds 50 dbA as measured at the property lines of the project boundary, unless the owner of the adjoining affected property has given written agreement to a higher level.

10. A minimum two hundred (200) foot setback shall be maintained from Solar Equipment to any adjoining or adjacent residential dwellings that exist at the time of the approval by the Board of Supervisors. This requirement may be reduced or waived for the life of the solar energy facility, if agreed to, in writing, by the owner of the residence. Transmission lines and poles, security fence, and project roads may be located within the setbacks only where necessary. During construction, the setback may be used for the staging of materials and parking if the buffer is not disturbed.

11. a. A minimum of a fifty (50) foot setback from Solar Equipment to the property line and any public rights of way shall be provided around the perimeter of the Project where it is adjacent to property not owned by the same property owner as covered in the SUP at the time of the approval by the Board of Supervisors. Within the fifty (50) foot setback, the applicant shall retain at least a fifty (50) foot buffer of existing vegetation and timber with the intent to substantially obscure the Project from the property line. Transmission Lines and poles, security fence, and project roads may be located within the setbacks only where necessary.

b. The Applicant will maintain all buffer areas with the advice and support of a professional arborist or forester for the duration of the project's operational life. Such maintenance may include thinning, trimming, seeding or other modifications to the buffer to ensure the health of the vegetated buffer areas, public safety, and the energy efficiency of the Project. In the event the health of the vegetation within the buffer area is compromised and no longer visually obscures the project, the Applicant will plant a new buffer including timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist or Forrester.

12. a. Along existing public right-of-way (ROW) with existing timber, the Applicant shall retain at least a fifty (50) foot buffer of existing vegetation and timber with the intent to substantially obscure the Project from the public right-of-way. Along existing public rights-of-way where there is not at least 50' of vegetation and timber remaining to visually obscure the Project, the Applicant will create a buffer of at least fifty (50) feet. The new buffer will include timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist and subject to the prior written approval of the Zoning Administrator prior to the issuance of a building permit. All plantings installed in the buffer shall have an anticipated five-year height of six (6) to eight (8) feet after planting and an anticipated mature height of at least twenty (20) feet. Any new plantings shall be planted during the appropriate time of year after the completion of construction of the Project. The buffer may be included in the setback area.

b. The Applicant will maintain all buffer areas with the advice and support of a professional arborist or forester for the duration of the project's operational life. Such maintenance may include thinning, trimming, seeding or other modifications to the buffer to ensure the health of the vegetated buffer areas, public safety, and the energy efficiency of the Project. In the event the health of the vegetation

within the buffer area is compromised and no longer visually obscures the project, the Applicant will plant a new buffer including timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist or Forrester.

13. The Applicant shall install a security fence around the solar energy facility that is a minimum six (6) feet in height. Fencing must be installed on the interior of the vegetative buffer required in this section so that it is screened from the ground level view of adjacent property owners. The fencing shall be always maintained while the facility is in operation.

14. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security lighting only and shall be full cut-off lighting pointed in a down direction.

15. The solar energy facility shall not obtain a building permit until evidence has been given to Buckingham County that the electric utility company has signed an interim interconnection service agreement or interconnection service agreement with the permittee.

16. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid) for a continuous twenty-four (24) month period it shall be considered abandoned. The Applicant shall provide notice to County Administrator immediately upon the site becoming inactive and/or shutting down operation. The current owner of the Project ("Project Owner") shall remove the facilities ("decommissioning") within twelve (12) months of receipt of notice from the Buckingham County ("County Notice"). If the solar energy facility is not removed within the specified time after the County Notice, the County may cause the removal of the solar energy facility with costs being borne by the Project Owner. Unless the solar energy facility is owned by a public service corporation in the Commonwealth of Virginia, the net costs of decommissioning which includes the estimated salvage value of the equipment shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a bond, letter of credit, cash, or a parent guarantee by an investment grade entity. If the solar energy facility is sold to any entity that is not a public service corporation, the SUP shall not transfer to the purchaser until such time as the adequate surety is provided. If a surety is required, the cost estimates of the decommissioning shall be updated every five (5) years and provided to the County. At its option, the County may require the surety amount be increased based on the net cost of decommissioning which includes the estimated salvage value of the equipment. The surety, to the extent required, shall be initially provided before the issuance of the building permit.

17. The Project shall be deconstructed and removed within twelve (12) months of the time the Project Site is permanently decommissioned. As used herein "deconstructed and removed" shall mean (i) the removal of any Project facilities installed or constructed thereupon, (ii) the filling in and compacting of all trenches or other borings or excavations made in association with the Project and (iii) the removal of all debris caused by the Project from the surface and 36" below the surface of the Property.

18. The Applicant shall coordinate with the County's emergency services staff to provide materials, education, and/or training to the departments serving the solar energy facility regarding how to safely respond to on-site emergencies.

19. Access roads are to be marked by the Applicant with identifying signage. The manufacturers' or installers' identification and appropriate warning signage shall be posted on or near the panels in a clearly visible manner. The signage must identify the owner and provide a 24-hour emergency contact phone number. Each access gate must also have the signage that identifies the owner and provides a 24-hour emergency contact phone number.

20. A Construction Traffic Management Plan and mitigation measures shall be developed by the Applicant and submitted to the Virginia Department of Transportation (VDOT) and Buckingham County for review. The Plan shall address traffic control measures, an industry standard pre- and post-construction road evaluation, and any necessary localized repairs (i.e., potholes, wash-boarding of gravel, shoulder rutting, culvert crushing, etc.) to the public road that are required as a result of damage from the Project. If a traffic issue arises during the construction of the Project, the Applicant shall develop with input from the County and VDOT appropriate measures to mitigate the issue.

21. Parking of vehicles or staging of equipment or materials related to the project shall be limited to the Project site or other land owned by the same landowner at the time of Board of Supervisor Approval.

22. All panels will use anti reflective coatings. Exterior surfaces of the collectors and related equipment shall have a non-reflective finish and solar panels shall be designed and installed to limit glare to a degree that no after image would occur, towards vehicular traffic and any adjacent building.

23. No aspect of the Solar Equipment shall exceed 20 feet in height, as measured from grade at the base of the structure to its highest point. Such height restriction shall not apply to electrical distribution facilities, substations, or transmission lines.

24. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

25. If any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable.

26. That any infraction of the above-mentioned conditions could lead to a stop order and discontinuation or revocation of the special use permit in accordance with Virginia law.



Application for Special Permit Use

August 3, 2021
Buckingham County

IPS Development Virginia LLC, a wholly owned subsidiary of Impact Power Solutions (IPS) is requesting a Special Use Permit for a period of Thirty-Five years to construct a 1.8 MW AC photovoltaic community solar garden (solar farm) on approximately 14.5 acres of a 36.42 acre parcel of land in Buckingham County known as PID: 114-2 owned by Larry K. Davis and Deborah H. Davis, zoned A-1. The Application Form is attached as **Exhibit A**. The Adjacent Property Owner’s List is attached as **Exhibit B**. The Adjacent Property Owner’s Affidavit is attached as **Exhibit C**. The Interest Disclosure Affidavit is attached as **Exhibit D**. The Cultural Resources Assessment and Record Check for Pending Development Applications is attached as **Exhibit E**. The Application for Traffic Impact Determination is attached as **Exhibit F**. The Special Power of Attorney is attached as **Exhibit G**. The Signage at Property form is attached as **Exhibit H**. The Site Plan is attached as **Exhibit I**. A Zoning Map is attached as **Exhibit J**. A vesting deed is attached as **Exhibit K**.

The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning compliance, and landowner participation. It is located in Dominion service territory, on a distribution level three phase power line that has capacity to handle a solar project, and that three-phase line runs to a substation that also has capacity to handle the solar development.

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1. Design and Interconnection:

The system size approximately 1.8 MW alternating current, totaling approximately 5,616 solar panels. The panels are mounted on a steel and aluminum racking structure that generally averages approximately seven feet above grade. The installation will not exceed a maximum height of ten feet above grade. The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred twenty MPH and fifty pounds per square foot of snow. Each garden will have one concrete equipment pad, typically less than five hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Demonstrative equipment specifications are attached as **Exhibit L**.

The panels will be arranged into rows arranged from North to South or East to West. Arrays arranged from East to West are stationary and do not move. Arrays arranged from North to South track the sun by pivoting on a single axis. Some rows of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed inside a PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing three-phase power distribution line at the point of interconnection. All electrical conduits within the array fence will be buried.

The solar array will be contained within an area protected by a seven-foot "deer style" chain link fence with wooden posts. It will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. There will be signage along the fence, including utility hazard, company information, and contact information on the fence. The solar garden will comply with all applicable state, county, city, and federal regulations. No exterior lighting is proposed for the project. We do not request the County to provide any services or county personnel.

2. Construction:

IPS would like to begin construction as soon as March 2022 and complete the project before December 2023. The construction process typically takes approximately three months. Operating hours during construction will be 8am-6pm Monday through Friday. The site will have a portable toilet for workers. No water supply will be required. Any waste or debris will be gathered in a dumpster that will be removed during construction progress as necessary. Multiple truckloads of equipment will be delivered throughout the construction period. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be on site almost every day throughout the construction process. IPS will use appropriate temporary (construction-related) erosion and sediment control best management practices through construction. IPS agrees to the Site Rules attached as **Exhibit M**.

3. Storm Water Management Measures

A licensed civil engineering firm will determine storm water management measures. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

4. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through a computer data acquisition system (DAS) so that appropriate personal can be dispatched to investigate potential problems. Additionally, twice a year qualified solar operations and maintenance crews will perform maintenance on the array and inspect the solar components, array and fence.

Construction, maintenance and decommissioning of the garden will be conducted in accordance with the Innovative Power Systems Safety Manuel, which is attached as **Exhibit N**. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible. No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

Drainage, weeds, screening, general operations, maintenance, stray voltage or electrical:
Impact Power Solutions, Inc.
jamieb@ips-solar.com
612-801-5999

5. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a twelve foot wide gravel road that has a twenty foot entrance off the driveway that is connected Gravel Hill Road on the North part of the property. IPS shall use the existing road and improve it where necessary. Road access will be controlled for erosion control during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

6. Landscaping:

IPS has voluntarily agreed to seed with native pollinator friendly vegetation underneath the panels and in surrounding areas within the project site. Seeding will be done as soon as is suitable for good germination. IPS will contract with a local company to maintain the grounds. Vegetation will be mowed and maintained on an as needed basis and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 36 inches in height.

IPS will be responsible for maintaining any existing drain tile system underneath the array and replacing any damage to tile occurring during construction, or any time prior to or during decommissioning. Existing drain tile lines will be identified upon the completion of the ALTA survey prior to construction.

The pollinator friendly seed mix will have the benefit of slowing down the velocity of water runoff, retaining soil, preventing erosion, improving the permeability of the soil, and creating wildlife habitat for insects, birds, pollinators, and other wildlife. The benefits of this seed mix are discussed in detail in the attached “Q&A” section.

7. Fire Prevention:

This solar array will meet the requirements of the 2012 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the international Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the entire objective. Solar specific Code has been included in the NEC for over a decade. Safety is paramount in our solar PV facilities, as we need them to function optimally for their entire system life.

8. Visual Impact Analysis:

The array is naturally screened by existing vegetation to the East, South and West. IPS proposes a double row of vegetative screening on the North side of the array to obstruct the view from Gravel Hill Road.

9. Decommissioning Plan:

IPS has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment, timelines for removal, owner’s rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit.

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project’s useful life, or earlier. The County will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

IPS or its successors agree to be responsible for all decommissioning costs, and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by IPS will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

IPS expects that decommissioning will occur 25-35 years after the date that the system becomes operational. Decommissioning will occur in the event that the array is not used for twelve consecutive months. All structures, foundations, electrical equipment all internal or perimeter access roads will be removed. Soils and vegetation will be restored. Disposal of structures and foundations shall meet the provisions of Buckingham County Solid Waste Ordinance or successor ordinance.

Installation by IPS will be done with no significant or permanent alterations to the land. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices will be used during the decommissioning of the project.

Decommissioning requirements:

The decommissioning party shall:

- a. Obtain any permits required for the decommissioning, removal, and legal disposal of the system components prior to the commencement of the decommissioning activities.
- b. Remove and dispose of all equipment and components.
- c. Remove all hazardous materials (if any) and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations.
- d. If appropriate, grading, and re-vegetation in accordance with permits and in compliance with all applicable rules and regulations.
- e. Preserve and reclaim the soils on the project site to a level of pre-project quality
- f. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations and replacing with soils as needed.
- g. Remove non-biodegradable electrical conduits and backfill trenches with the native soils removed.

Equipment Removal Procedure:

The decommissioning of the project proceeds in reverse order of the installation:

- a. The solar system shall be disconnected from the utility power grid.
- b. PV modules shall be disconnected, unattached, collected, and removed.
- c. Site aboveground and underground electrical interconnection and distribution materials shall be removed and recycled off site by an approved recycler.
- d. PV module support racking shall be removed and recycled off site by an approved recycler.
- e. PV modules support steel and support posts shall be removed and recycled off site by an approved recycler.
- f. Electrical devices, including transformers and inverters, shall be removed and recycled off-site by an approved recycler.
- g. Concrete pads shall be removed and recycled by an approved recycler.
- h. Fencing shall be removed and recycled by an approved recycler.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Due to changing market conditions and prices of raw materials, estimating scrap value 25 years in the future is impractical. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Due to changing market conditions and prices of raw materials, estimating scrap value 25-35 years in the future is impractical. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

IPS estimates that 125% of the cost to meet the requirements of the decommissioning plans is less than \$50,000/MW Project. IPS or its partners shall submit a financial guarantee in the form of a letter of credit, cash deposit, or bond.

10. Insurance Information:

IPS's or its successor will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance

We at IPS sincerely appreciate all of the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

11. Solar Ordinance Compliance:

Public utility generating plants are allowed through a Special Use Permit in the A-1 Agricultural District.

12. Q&A:

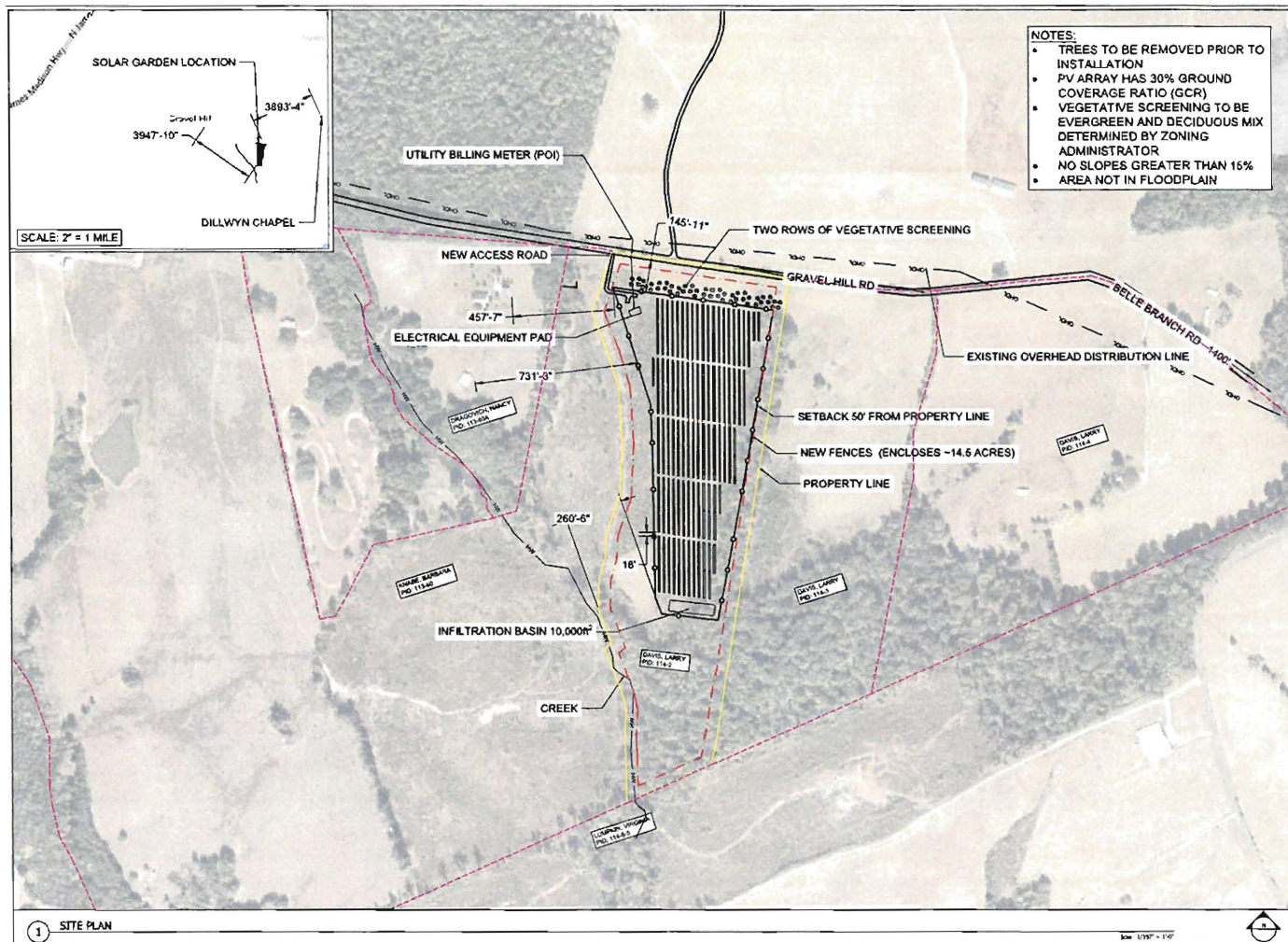
We understand that solar development is relatively new to Virginia and that they county and its residents may have certain questions about solar panels and solar development. IPS submits these additional materials for the County to use as a resource.

- (1) Impact on Neighboring Property Values
 - a. Exhibit 1: Chisago County MN Appraiser Valuation Study Results
 - b. Exhibit 2: Illinois Valuation Study
 - c. Exhibit 3: Indiana Valuation Study
 - d. Exhibit 4: Pennsylvania Valuation Study
- (2) Benefits of Deep-Rooted Seed Mix
 - a. Exhibit 5: HRE 3000WS Post Driver Spec Sheet
 - b. Exhibit 6: John Deer 9860 STS Combine Operators Manuel
- (3) Seed Mix Selection Criteria
 - a. Exhibit 7: Virginia Department of Conservation and Recreation Comprehensive Manuel
 - b. Exhibit 8: Vegetation Monitoring Plan
 - c. Exhibit 9: New Site Scorecard
 - d. Exhibit 10: Established Site Scorecard
 - e. Exhibit 11: Link to Pollinator Start Program
- (4) Wetlands

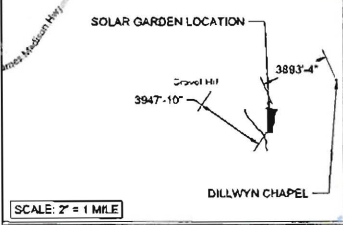
- a. Exhibit 12: Wetland Conservation Act (Solar Panel Footings Not Wetland Impacts)
- (5) Non-Toxicity of Solar Panels
 - a. Exhibit 13: SEIA End of Life Management for Solar Photovoltaics Fact Sheet
 - b. Exhibit 14: Massachusetts Department of Energy and Department of Environmental Protection Study
- (6) State and Federal Programs (pay farmers planting similar seed mix)
 - a. Exhibit 15: Link to Virginia CREP Program
 - b. Exhibit 16: Link to USDA Buffer Strip Program

13. Exhibit List:

- A. Application Form
- B. Adjacent Owner Property List
- C. Adjacent Owner Property Affidavit
- D. Interest Disclosure Affidavit
- E. Cultural Resources Assessment Record Check
- F. Application for Traffic Impact Determination
- G. Special Power of Attorney
- H. Signage at Property Form
- I. Site Plan
- J. Zoning Map
- K. Vesting Deed
- L. Demonstration Equipment
- M. Site Rules
- N. IPS Safety Manual



- NOTES:**
- TREES TO BE REMOVED PRIOR TO INSTALLATION
 - PV ARRAY HAS 30% GROUND COVERAGE RATIO (GCR)
 - VEGETATIVE SCREENING TO BE EVERGREEN AND DECIDUOUS MIX DETERMINED BY ZONING ADMINISTRATOR
 - NO SLOPES GREATER THAN 15%
 - AREA NOT IN FLOODPLAIN



PROJECT NAME: LARRY DAVIS CSO
SYSTEM SIZE DC: 2.52MW
SYSTEM SIZE AC: 1.80MW
DC/AC: 1.35
MODULES: (5,616) 450W
INVERTERS: (25) 60kW 480V
(8) 80kW 480V
RACKING: SINGLE AXIS TRACKER
SITE LOCATION: BUCKINGHAM COUNTY VA
 37.378324, -78.357532

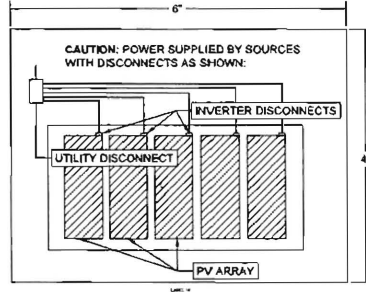
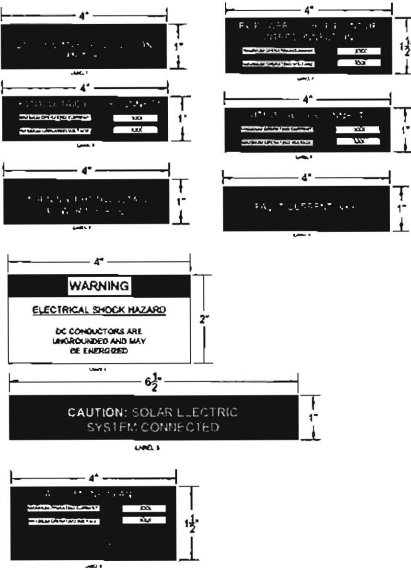
REVISIONS		
#	DESCRIPTION	BY DA
1	INITIAL DESIGN	THP 1/25
2	PERMITS EXITS	THP 1/25
3	ROAD SETBACK	THP 8/20
4	VIC EROSION	THP 8/20
5	REFUGES TO LUMEN	THP 8/20
6		
7		
8		
9		
10		

IPS | IMPACT POWER SOLUTIONS
 IMPACT POWER SOLUTIONS
 2870 PATTON RD
 ROSEVILLE, MN 55113
 651-788-6306

Drawing Title
SITEPLAN

Drawing Scale
 AS NOTED

Sheet
SP1



NOTES:
 • LABELS TO BE WEATHERPROOF, DURABLE, PERMANENTLY MOUNTED, AND COMPLY WITH NEC 690
 • EXACT LABEL VALUES TO BE CALCULATED FOR CONSTRUCTION DOCUMENTS

LABEL LOCATION	
COMBINER PANELS	6
DC CONDUIT	3
RAPID SHUTDOWN	NA
INVERTERS	2, 4
METERS	1, 5
AC DISCONNECT	5, 8, 10
POINT OF INTERCONNECTION	5, 7, 9

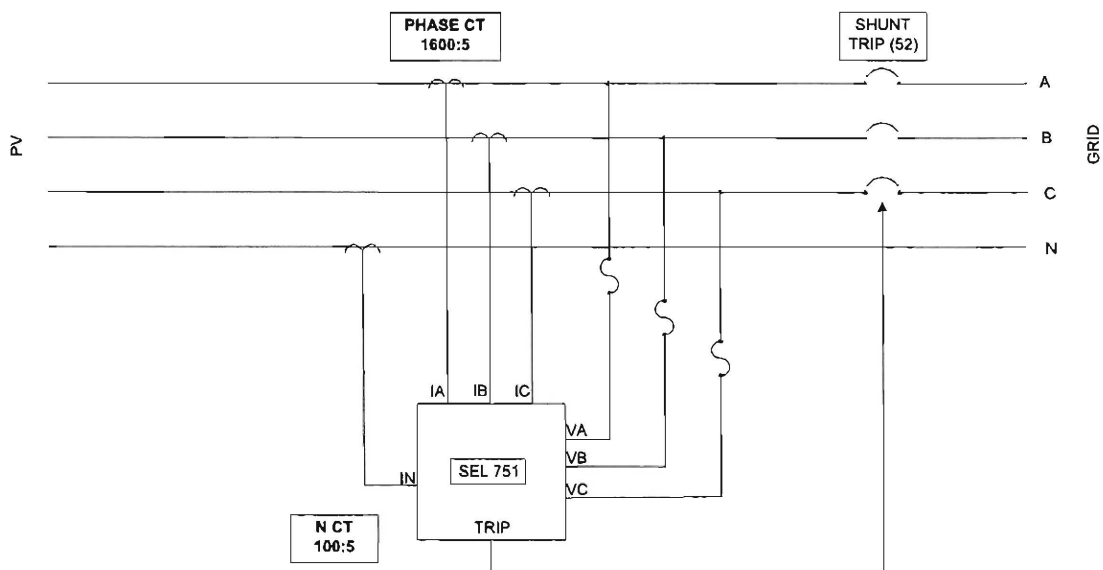
PROJECT NAME: LARRY DAVIS
 CSO
 SYSTEM SIZE DC: 2.52MW
 SYSTEM SIZE AC: 1.80MW
 DC/AC: 1.38
 MODULES: (5,618) 450W
 INVERTERS: (25) 60kW 480V
 (8) 50kW 480V
 RACKING: SINGLE AXIS TRACKER
 SITE LOCATION
 BUCKINGHAM COUNTY, VA
 37.578324, -78.257537

REVISIONS			
#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	THP	10/14
2	PERMIT CHECKS	THP	10/21
3	ROUND RETRACK	THP	10/28
4	VLO SCREENING	THP	11/11
5	REDUCED TO LAYOUT	THP	11/11
6			
7			
8			
9			
10			

IPS
 IMPACT POWER SOLUTIONS
 2670 PATTON RD
 ROSEVILLE, MN 55113
 651-799-3306

DESIGNED BY
 LARRY DAVIS
 LABELS
 AS NOTED

E2



SYSTEM PROTECTION: FEEDER PROTECTION RELAY SHALL MONITOR PHASE VOLTAGE AND PHASE CURRENTS TO PROTECT PV FROM LOSS OF PHASE OR GRID FAULTS. OVERVOLTAGE (59), UNDERVOLTAGE (27), NEUTRAL OVERCURRENT (50N), AND NEG. SEQ. OVERCURRENT (50Q) WILL BE UTILIZED TO DETECT PHASE LOSS. PROTECTION IS PER BLOCK.

PROJECT NAME: LARRY DAVIS
CSD
SYSTEM SIZE DC: 2.52MW
SYSTEM SIZE AC: 1.30MW
DC/AC: 1.38
MODULES: (5,616) 450W
INVERTERS: (25) 60KW 480V
(6) 50KW 480V
RACKING: SINGLE AXIS TRACKER
SITE LOCATION:
BUCKINGHAM COUNTY, VA
37.578324, -78.357532

REVISIONS

#	DESCRIPTION	BY	QA
1	INITIAL DESIGN	TWP	10/20
2	PERMIT CHECKS	TWP	10/31
3	FINAL CHECKS	TWP	11/01
4	V.I.D. SCREENING	TWP	02/18
5	REVISED TO 1.30MW	TWP	03/01
6			
7			
8			
9			
10			

IPS IMPACT POWER SOLUTIONS

IMPACT POWER SOLUTIONS
2670 PATTON RD
ROSEVILLE, MN 55113
651-789-5205

DRAWING TITLE

RELAY DETAIL

DRAWING SCALE

AS NOTED

SHEET

E3

CURRENT TRANSFORMERS

RELAY/METER CLASS CURRENT TRANSFORMER MODEL 143

FEATURES

- Relaying and Metering Applications
- High Relay Class Models
- UL Recognized
- Window I.D. - 7.51"

APPLICATIONS

- Over or Under Current Relays
- Metering
- Ability to drive longer wire runs
- Zero-Sequence Ground Fault Relays

SPECIFICATIONS

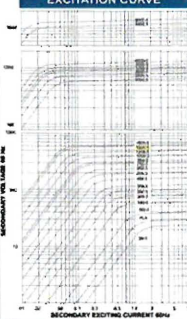
Frequency..... 50-60Hz
 Insulation Class..... 0.8kV, 10kV BIL, Full Wave
 Secondary Terminals..... Brass Screws No. 10-32
 Weight..... Approximately 60 Lbs
 Optional Mounting Bracket..... PN 0221800775
 *Approved for Revenue Metering by Industry Canada AE-0643
 Manufactured to meet the requirements of ANSI/IEEE C57.13

600V CLASS

E93779 LR89403



EXCITATION CURVE



DIMENSIONS



All Dimensions in Inches

** Shown with optional mounting brackets. PN 0221800775

FLEX-CORE
 Dr. Martin & Associates, Inc.
 4370 Sciole Dairy Rd. Hilliard, Ohio 43026

WWW.FLEX-CORE.COM
 sales@flex-core.com

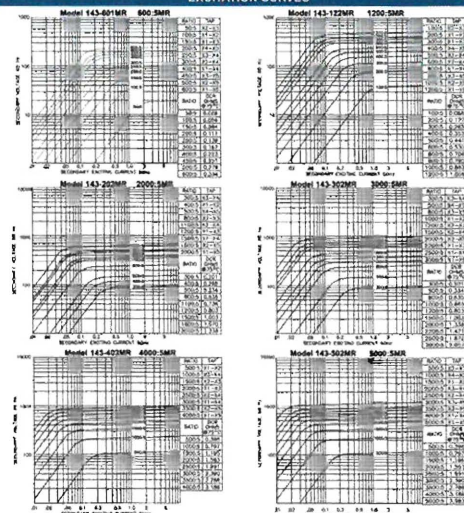
PHONE (614) 889-6152
 TECH. ASSISTANCE (614) 876-8308
 FAX # (614) 876-8538

CURRENT TRANSFORMERS

RELAY CLASS CURRENT TRANSFORMERS MODEL 143MR

CATALOG NUMBER	MULTIPLE CURRENT RATIOS AVAILABLE ON THE 143MR (143MRP)										RELAY CLASS	CONTINUOUS THERMAL RATING FACTOR
	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1		
143-11MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-12MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-13MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-14MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-15MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-16MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-17MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-18MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-19MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0
143-20MR	50:1	100:1	150:1	200:1	250:1	300:1	400:1	500:1	600:1	800:1	C200	1.0

EXCITATION CURVES



FLEX-CORE
 Dr. Martin & Associates, Inc.
 4370 Sciole Dairy Rd. Hilliard, Ohio 43026

WWW.FLEX-CORE.COM
 sales@flex-core.com

PHONE (614) 889-6152
 TECH. ASSISTANCE (614) 876-8308
 FAX # (614) 876-8538

PROJECT NAME: LARRY DAVIS
 CSG
 SYSTEM SIZE DC: 2.52MW
 SYSTEM SIZE AC: 1.80MW
 DC/AC: 1.38
 MODULES: (5,016) 450W
 INVERTERS: (25) 60kW 480V
 (6) 50kW 480V
 RACKING: SINGLE AXIS TRACKER
 SITE LOCATION:
 BUCKINGHAM COUNTY, VA
 37.678324, -78.357532

REVISIONS

#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	TWP	12/04
2	PERMIT DRAFT	TWP	12/04
3	FINAL SETBACK	TWP	05/05
4	VLC SCREENING	TWP	07/04
5	REDUCED TO 1/4" DIA	TWP	7/04
6			
7			
8			
9			
10			

IPS
 IMPACT POWER SOLUTIONS

IMPACT POWER SOLUTIONS
 2676 PATTON RD
 ROSEVILLE, MN 55113
 651-789-8305

Drawing No. 1

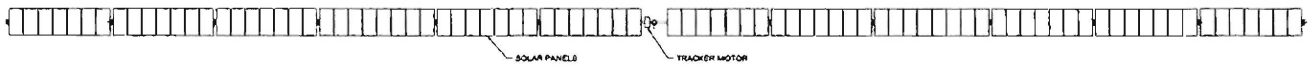
CT DETAIL

CONSTRUCTION

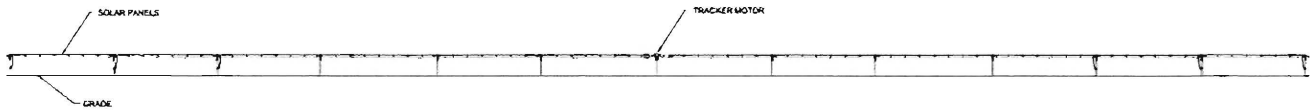
AS NOTED

SCALE

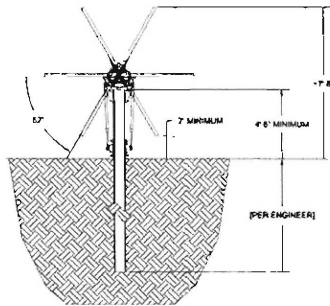
E4



1 SINGLE AXIS TRACKER TOP DOWN VIEW



2 SINGLE AXIS TRACKER EAST-WEST ELEVATION



3 SINGLE AXIS TRACKER NORTH-SOUTH ELEVATION

PROJECT NAME: LARRY DAVIS
CSG
SYSTEM SIZE DC: 2.52MW
SYSTEM SIZE AC: 1.80MW
DC/AC: 1.38
MODULES: (5,616) 450W
INVERTERS: (25) 60kW 480V
(5) 50kW 480V
RACKING: SINGLE AXIS TRACKER
SITE LOCATION: BUCKINGHAM COUNTY, VA
37.878324 -78.367532

REVISIONS

#	DESCRIPTION	BY	DATE
1	INITIAL DESIGN	TMP	10/27
2	PERMIT CORRS	TMP	12/11
3	ROAD ALIGNMENT	TMP	12/20
4	VEGETATION CORRS	TMP	12/29
5	REDESIGNED TO 1.8MW	TMP	7/7/21
6			
7			
8			
9			
10			

IPS
IMPACT
POWER
SOLUTIONS

IMPACT POWER SOLUTIONS
2670 PATTON RD
ROSEVILLE, MN 55113
651-789-5305

DRAWING TITLE

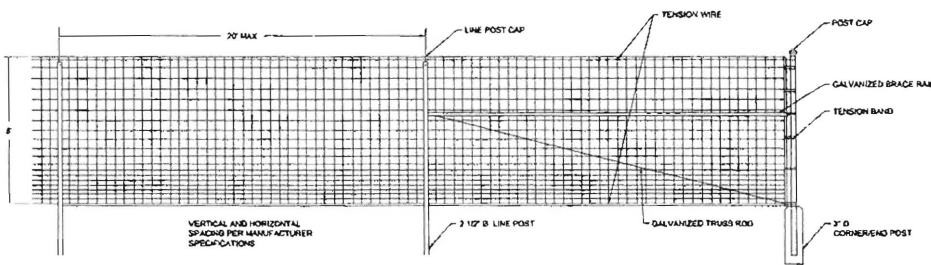
Racking Detail

DRAWING SCALE

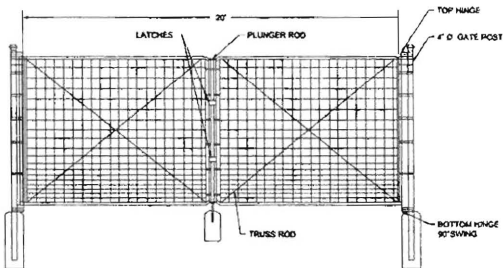
AS NOTED

SHEET

M1



1 6' FIXED KNOT FENCE



2 6' FIXED KNOT FENCE GATE

NOTE:
1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY
AND NOT TO BE USED FOR CONSTRUCTION.
2. DO NOT SCALE DRAWING

PROJECT NAME: LARRY DAVIS
C&G
SYSTEM SIZE DC: 2.52MW
SYSTEM SIZE AC: 1.80MW
DC/AC: 1.38
MODULES: (5,616) 450W
INVERTERS: (25) 60kW 480V
(6) 50kW 480V
RACKING: SINGLE AXIS
TRACKER
SITE LOCATION:
BUCKINGHAM COUNTY, VA
37.678324, -78.357532

REVISIONS

#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	TMP	12/14
2	PERMIT DESIGN	TMP	12/21
3	FINAL DESIGN	TMP	01/14
4	V.E.C. BORROWING	TMP	01/14
5	REVISED TO 1.80MW	TMP	01/14
6			
7			
8			
9			
10			

IPS
IMPACT
POWER
SOLUTIONS

IMPACT POWER SOLUTIONS
2670 PATTON RD
ROSEVILLE, MN 55113
651-789-5305

DRAWING TITLE

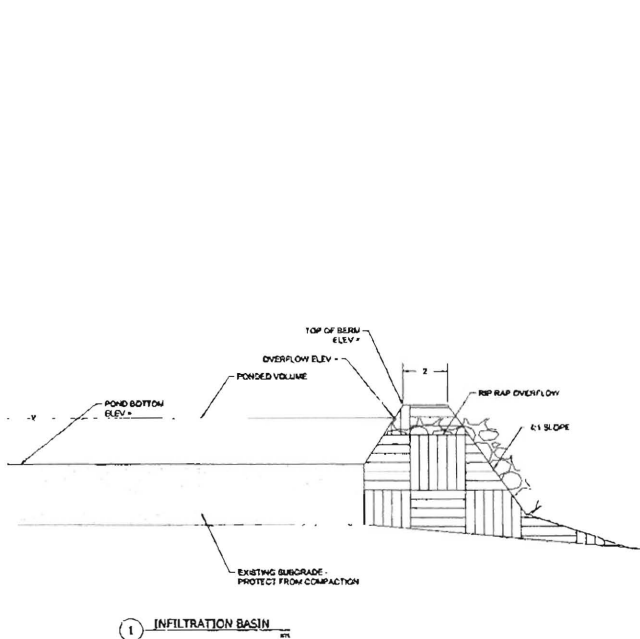
Fence Detail

DRAWING SCALE

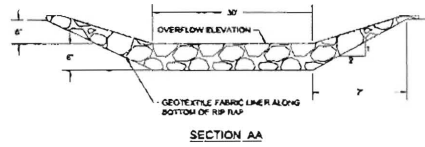
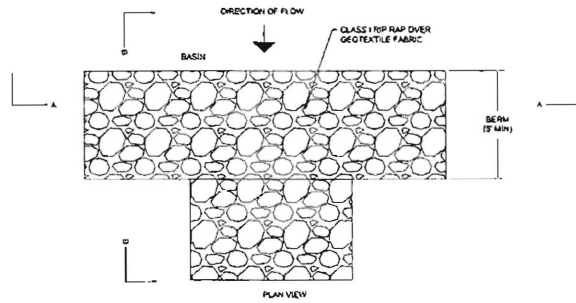
AS NOTED

1-SHEET

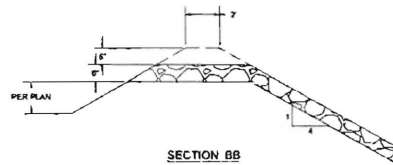
M2



1 INFILTRATION BASIN



SECTION AA



SECTION BB

2 RIP RAP OVERFLOW

PROJECT NAME: LARRY DAVIS
 CSO
 SYSTEM SIZE DC: 2.62MG
 SYSTEM SIZE AC: 1.80MG
 DC/AC: 1.38
 MODULES: (5,616) 450W
 INVERTERS: (25) 60MW 480V
 (6) 50MW 480V
 RACKING: SINGLE AXIS
 TRACKER
 SITE LOCATION:
 BUCKINGHAM COUNTY, VA
 37.578304, -78.357632

REVISIONS

#	DESCRIPTION	BY	DATE
1	INITIAL DESIGN	TWP	10/15
2	REVISED DESIGN	TWP	12/15
3	ROAD DE TRENCH	TWP	4/20
4	FIELD MODIFICATIONS	TWP	9/21
5	REDUCED TO 1.80MG	TWP	7/21
6			
7			
8			
9			
10			

IPS IMPACT POWER SOLUTIONS

IMPACT POWER SOLUTIONS
 2670 PATTON RD
 ROSEVILLE, MN 55113
 651-785-9305

DRAWING TITLE

Basin Detail

DRAWING SCALE

AS NOTED

DATE

M3

Buckingham County Planning Commission
October 25, 2021
Administration Building
7:00 PM
Public Hearing Case 21-SUP286

Owner/Applicant: Landowner NCN Properties LLC
 Lawrence Marshall
 3222 Garland Lane
 Charlottesville, VA 22902

 Applicant Evan Carlson/Impact Power Solutions
 2670 Patton Road
 Roseville, MN 55113

Property Information: Tax Map 125, Parcel 4, Lot 2 containing approximately 21.09 acres, located South Constitution Route (911 Address Unassigned), State Route 20, Maysville Magisterial District.

Zoning District: Agricultural District (A-1)

Request: To Obtain a Special Use Permit for a Solar Generating Facility for the Purpose of constructing and operating a Solar Energy Generating Facility for up to 2MW AC Photovoltaic Community Solar Garden.

Background/Zoning Information: This property is located on South Constitution Route, State Route 20, Tax Map 125-4-2, containing approximately 21.09 acres. The landowner is NCN Properties LLC, and the applicant is Evan Carlson, Impact Power Solutions. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Public Utility Generating Plant as a Permitted Use. However, Within the A-1 Agricultural District, Public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities, including railroads and facilities, and water and sewage facilities may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. Applicant Evan Carlson, Impact Power Solutions, explains this project within the submitted narrative.

Below are conditions that you may consider attaching to the request if approved:

1. IMPACT POWER SOLUTIONS or any successors, assignees, current or future lessee, sub-lessee, or owner of the solar energy facility (the "Applicant") consent to annual administrative inspections by Planning Department Staff for verification of compliance with the requirements of this SUP.
2. The Applicant shall sign the list of the adopted conditions for this SUP signifying acceptance and intent to comply with these conditions.
3. That all federal, state, and local laws, regulations, permit requirements and ordinances will be adhered to including but not limited to:
 - a. All active solar systems shall meet the requirements of the National Electrical Code (NEC), National Electrical Safety Code (NESC), American Society of Civil Engineers (ASCE), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Underwriters Laboratories (UL), or International Electrotechnical Commission (IEC) as applicable and state building code and shall be inspected by a county building inspector through the building permit process.
 - b. An Erosion and Sediment Control Plan must be submitted to the County and approved by the Soil and Water Conservation District prior to any land disturbance.
 - c. A Stormwater Management Plan must be submitted to the Virginia Department of Environmental Quality (VDEQ) and approved by VDEQ prior to any land disturbance.
 - d. The site shall fully comply with all applicable provisions of the Buckingham County Zoning Ordinance, to the extent not modified herein, throughout the life of this SUP.
4. That the building permit must be obtained within 3 years of obtaining the Special Use Permit and the generation of solar electricity shall begin within 18 months of the building permit or this SUP shall be null and void. These deadlines may be extended by the County Administrator after consultation with the Board of Supervisors for good cause demonstrated by the Applicant. Any timeframe under which the Commonwealth is under an Executive Order of the Governor declaring a statewide emergency will toll the timeframe specified in this condition.
5. All racking, solar modules, inverters, breakers, switches, cabling, communications components, and other ancillary components necessary to convert solar energy to electricity and interconnect to the electrical transmission are considered "Solar Equipment" and subject to the requirements for such, together with setback requirements of that district and other requirements, unless otherwise stated in these conditions. Solar Equipment shall not include access roads and transmission lines and poles.
6. This SUP shall be binding on IMPACT POWER SOLUTIONS or any successors, assignees, current or future lessee, sub-lessee, or owner of the solar energy facility.
7. The construction of TAX MAP 125-4-22 IMPACT POWER SOLUTIONS PROPOSED PROJECT shall be in substantial conformance with these conditions and in general conformance with the Special Use Preliminary Site Plan PREPARED BY IMPACT POWER SOLUTIONS. The Solar

Equipment and accompanying storm water features shall be limited to no more than the 13.5 acres of the 21.09-acre Property as shown on the General Plan. Modifications to the General Plan shall be permitted at the time of building permit based on state and federal approvals and final engineering and design requirements that align with these conditions.

8. All site activity required for the construction and operation of the solar energy facility shall be limited to the following:

a. All pile driving activity shall be limited to the hours from the earlier of sunrise or 8 a.m. to the later of 6 p.m. or sunset, Monday through Saturday. Applicant may request permission from the Zoning Administrator to conduct piling driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the Zoning Administrator; and

b. All other construction activity on site shall be permitted Monday through Sunday in accordance with the provisions of the County's Noise Ordinance.

9. After completion of construction, the solar energy facility, during normal operation and excluding maintenance shall not produce noise that exceeds 50 dbA as measured at the property lines of the project boundary, unless the owner of the adjoining affected property has given written agreement to a higher level.

10. A minimum two hundred (200) foot setback shall be maintained from Solar Equipment to any adjoining or adjacent residential dwellings that exist at the time of the approval by the Board of Supervisors. This requirement may be reduced or waived for the life of the solar energy facility, if agreed to, in writing, by the owner of the residence. Transmission lines and poles, security fence, and project roads may be located within the setbacks only where necessary. During construction, the setback may be used for the staging of materials and parking if the buffer is not disturbed.

11 a. A minimum of a fifty (50) foot setback from Solar Equipment to the property line and any public rights of way shall be provided around the perimeter of the Project where it is adjacent to property not owned by the same property owner as covered in the SUP at the time of the approval by the Board of Supervisors. Within the fifty (50) foot setback, the applicant shall retain at least a fifty (50) foot buffer of existing vegetation and timber with the intent to substantially obscure the Project from the property line. Transmission Lines and poles, security fence, and project roads may be located within the setbacks only where necessary.

b. The Applicant will maintain all buffer areas with the advice and support of a professional arborist or forester for the duration of the project's operational life. Such maintenance may include thinning, trimming, seeding or other modifications to the buffer to ensure the health of the vegetated buffer areas, public safety, and the energy efficiency of the Project. In the event the health of the vegetation within the buffer area is compromised and no longer visually obscures the project, the Applicant will plant a new buffer including timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist or Forrester.

12. a. Along existing public right-of-way (ROW) with existing timber, the Applicant shall retain at least a fifty (50) foot buffer of existing vegetation and timber with the intent to substantially obscure the Project from the public right-of-way. Along existing public rights-of-way where there is not at least 50' of vegetation and timber remaining to visually obscure the Project, the Applicant will create a buffer of at least fifty (50) feet. The new buffer will include timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist and subject to the prior written approval of the Zoning Administrator prior to the issuance of a building permit. All plantings installed in the buffer shall have an anticipated five-year height of six (6) to eight (8) feet after planting and an anticipated mature height of at least twenty (20) feet. Any new plantings shall be planted during the appropriate time of year after the completion of construction of the Project. The buffer may be included in the setback area.

b. The Applicant will maintain all buffer areas with the advice and support of a professional arborist or forester for the duration of the project's operational life. Such maintenance may include thinning, trimming, seeding or other modifications to the buffer to ensure the health of the vegetated buffer areas, public safety, and the energy efficiency of the Project. In the event the health of the vegetation within the buffer area is compromised and no longer visually obscures the project, the Applicant will plant a new buffer including timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist or Forrester.

13. The Applicant shall install a security fence around the solar energy facility that is a minimum six (6) feet in height. Fencing must be installed on the interior of the vegetative buffer required in this section so that it is screened from the ground level view of adjacent property owners. The fencing shall be always maintained while the facility is in operation.

14. Construction lighting shall be minimized and shall be directed downward. Post--construction lighting shall be limited to security lighting only and shall be full cut-off lighting pointed in a down direction.

15. The solar energy facility shall not obtain a building permit until evidence has been given to Buckingham County that the electric utility company has signed an interim interconnection service agreement or interconnection service agreement with the permittee.

16. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid) for a continuous twenty-four (24) month period it shall be considered abandoned. The Applicant shall provide notice to County Administrator immediately upon the site becoming inactive and/or shutting down operation. The current owner of the Project ("Project Owner") shall remove the facilities ("decommissioning") within twelve (12) months of receipt of notice from the Buckingham County ("County Notice"). If the solar energy facility is not removed within the specified time after the County Notice, the County may cause the removal of the solar energy facility with costs being borne by the Project Owner. Unless the solar energy facility is owned by a public service corporation in the Commonwealth of Virginia, the net costs of decommissioning which includes the estimated salvage value of the equipment

shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a bond, letter of credit, cash, or a parent guarantee by an investment grade entity. If the solar energy facility is sold to any entity that is not a public service corporation, the SUP shall not transfer to the purchaser until such time as the adequate surety is provided. If a surety is required, the cost estimates of the decommissioning shall be updated every five (5) years and provided to the County. At its option, the County may require the surety amount be increased based on the net cost of decommissioning which includes the estimated salvage value of the equipment. The surety, to the extent required, shall be initially provided before the issuance of the building permit.

17. The Project shall be deconstructed and removed within twelve (12) months of the time the Project Site is permanently decommissioned. As used herein "deconstructed and removed" shall mean (i) the removal of any Project facilities installed or constructed thereupon, (ii) the filling in and compacting of all trenches or other borings or excavations made in association with the Project and (iii) the removal of all debris caused by the Project from the surface and 36" below the surface of the Property.

18. The Applicant shall coordinate with the County's emergency services staff to provide materials, education, and/or training to the departments serving the solar energy facility regarding how to safely respond to on-site emergencies.

19. Access roads are to be marked by the Applicant with identifying signage. The manufacturers' or installers' identification and appropriate warning signage shall be posted on or near the panels in a clearly visible manner. The signage must identify the owner and provide a 24-hour emergency contact phone number. Each access gate must also have the signage that identifies the owner and provides a 24-hour emergency contact phone number.

20. A Construction Traffic Management Plan and mitigation measures shall be developed by the Applicant and submitted to the Virginia Department of Transportation (VDOT) and Buckingham County for review. The Plan shall address traffic control measures, an industry standard pre- and post-construction road evaluation, and any necessary localized repairs (i.e., potholes, wash-boarding of gravel, shoulder rutting, culvert crushing, etc.) to the public road that are required as a result of damage from the Project. If a traffic issue arises during the construction of the Project, the Applicant shall develop with input from the County and VDOT appropriate measures to mitigate the issue.

21. Parking of vehicles or staging of equipment or materials related to the project shall be limited to the Project site or other land owned by the same landowner at the time of Board of Supervisor Approval.

22. All panels will use anti reflective coatings. Exterior surfaces of the collectors and related equipment shall have a non-reflective finish and solar panels shall be designed and installed to limit glare to a degree that no after image would occur, towards vehicular traffic and any adjacent building.

23. No aspect of the Solar Equipment shall exceed 20 feet in height, as measured from grade at the base of the structure to its highest point. Such height restriction shall not apply to electrical distribution facilities, substations, or transmission lines.

24. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

25. If any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable.

26. That any infraction of the above-mentioned conditions could lead to a stop order and discontinuation or revocation of the special use permit in accordance with Virginia law.



Application for Special Permit Use

Monday, August 3, 2021
Buckingham County

IPS Development Virginia LLC, a wholly owned subsidiary of Impact Power Solutions (IPS) is requesting a Special Use Permit for a period of Thirty-Five years to construct a 2 MW AC photovoltaic community solar garden (solar farm) on approximately 13.5 acres of a 21.09 acre parcel of land in Buckingham County known as PID: 125-4-2 owned by NCN Properties LLC, managed by Lawrence Marshall, Managing Member, zoned A-1. The Application Form is attached as **Exhibit A**. The Adjacent Property Owner’s List is attached as **Exhibit B**. The Adjacent Property Owner’s Affidavit is attached as **Exhibit C**. The Interest Disclosure Affidavit is attached as **Exhibit D**. The Cultural Resources Assessment and Record Check for Pending Development Applications is attached as **Exhibit E**. The Application for Traffic Impact Determination is attached as **Exhibit F**. The Special Power of Attorney is attached as **Exhibit G**. The Signage at Property form is attached as **Exhibit H**. The Site Plan is attached as **Exhibit I**. A Zoning Map is attached as **Exhibit J**. A vesting deed is attached as **Exhibit K**.

The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning compliance, and landowner participation. It is located in Dominion service territory, on a distribution level three phase power line that has capacity to handle a solar project, and that three-phase line runs to a substation that also has capacity to handle the solar development.

1. Design and Interconnection	3
2. Construction	3
3. Storm Water Management	4
4. Operations & Emergency Response	4
5. Access, Parking, Road Use and Maintenance.....	4
6. Landscaping	4
7. Fire Prevention.....	5
8. Visual Impact Analysis	5
9. Decommissioning Plan	5
10. Insurance Information.....	7
11. Solar Ordinance Compliance	7
12. Q&A.....	7
13. Exhibit List.....	8

1. Design and Interconnection:

The system size is 2MW, totaling approximately 5,904 solar panels. The panels are mounted on a steel and aluminum racking structure that generally averages approximately seven feet above grade. The installation will not exceed a maximum height of ten feet above grade. The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred twenty MPH and fifty pounds per square foot of snow. Each garden will have one concrete equipment pad, typically less than five hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Demonstrative equipment specifications are attached as **Exhibit L**.

The panels will be arranged into rows arranged from North to South or East to West. Arrays arranged from East to West are stationary and do not move. Arrays arranged from North to South track the sun by pivoting on a single axis. Some rows of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed inside a PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing three-phase power distribution line at the point of interconnection. All electrical conduits within the array fence will be buried.

The solar array will be contained within an area protected by a seven-foot "deer style" chain link fence with wooden posts. It will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. There will be signage along the fence, including utility hazard, company information, and contact information on the fence. The solar garden will comply with all applicable state, county, city, and federal regulations. No exterior lighting is proposed for the project. We do not request the County to provide any services or county personnel.

2. Construction:

IPS would like to begin construction as soon as March 2022 and complete the project before December 2023. The construction process typically takes approximately three months. Operating hours during construction will be 8am-6pm Monday through Friday. The site will have a portable toilet for workers. No water supply will be required. Any waste or debris will be gathered in a dumpster that will be removed during construction progress as necessary. Multiple truckloads of equipment will be delivered throughout the construction period. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be on site almost every day throughout the construction process. IPS will use appropriate temporary (construction-related) erosion and sediment control best management practices through construction. IPS agrees to the Site Rules attached as **Exhibit M**.

3. Storm Water Management Measures

A licensed civil engineering firm will determine storm water management measures. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

4. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through a computer data acquisition system (DAS) so that appropriate personal can be dispatched to investigate potential problems. Additionally, twice a year qualified solar operations and maintenance crews will perform maintenance on the array and inspect the solar components, array and fence.

Construction, maintenance and decommissioning of the garden will be conducted in accordance with the Innovative Power Systems Safety Manuel, which is attached as **Exhibit N**. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible. No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

Drainage, weeds, screening, general operations, maintenance, stray voltage or electrical:
Impact Power Solutions, Inc.
jamieb@ips-solar.com
612-801-5999

5. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a twelve foot wide gravel road that has a twenty foot entrance off the driveway that is connected S Constitution RT to the Southwest part of the property. IPS shall use the existing road and improve it where necessary. Road access will be controlled for erosion control during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

6. Landscaping:

IPS has voluntarily agreed to seed with native pollinator friendly vegetation underneath the panels and in surrounding areas within the project site. Seeding will be done as soon as is suitable for good germination. IPS will contract with a local company to maintain the grounds. Vegetation will be mowed and maintained on an as needed basis and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 36 inches in height.

IPS will be responsible for maintaining any existing drain tile system underneath the array and replacing any damage to tile occurring during construction, or any time prior to or during decommissioning. Existing drain tile lines will be identified upon the completion of the ALTA survey prior to construction.

7. Fire Prevention:

This solar array will meet the requirements of the 2012 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the international Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the entire objective. Solar specific Code has been included in the NEC for over a decade. Safety is paramount in our solar PV facilities, as we need them to function optimally for their entire system life.

8. Visual Impact Analysis:

The property is surrounded by woods. It is not visible from any other properties. No screening is proposed.

9. Decommissioning Plan:

IPS has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit.

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The County will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

IPS or its successors agree to be responsible for all decommissioning costs, and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by IPS will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

IPS expects that decommissioning will occur 25-35 years after the date that the system becomes operational. Decommissioning will occur in the event that the array is not used for twelve consecutive months. All structures, foundations, electrical equipment all internal or perimeter access roads will be removed. Soils and vegetation will be restored. Disposal of structures and foundations shall meet the provisions of Buckingham County Solid Waste Ordinance or successor ordinance.

Installation by IPS will be done with no significant or permanent alterations to the land. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices will be used during the decommissioning of the project.

Decommissioning requirements:

The decommissioning party shall:

- a. Obtain any permits required for the decommissioning, removal, and legal disposal of the system components prior to the commencement of the decommissioning activities.
- b. Remove and dispose of all equipment and components.
- c. Remove all hazardous materials (if any) and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations.
- d. If appropriate, grading, and re-vegetation in accordance with permits and in compliance with all applicable rules and regulations.
- e. Preserve and reclaim the soils on the project site to a level of pre-project quality
- f. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations and replacing with soils as needed.
- g. Remove non-biodegradable electrical conduits and backfill trenches with the native soils removed.

Equipment Removal Procedure:

The decommissioning of the project proceeds in reverse order of the installation:

- a. The solar system shall be disconnected from the utility power grid.
- b. PV modules shall be disconnected, unattached, collected, and removed.
- c. Site aboveground and underground electrical interconnection and distribution materials shall be removed and recycled off site by an approved recycler.
- d. PV module support racking shall be removed and recycled off site by an approved recycler.
- e. PV modules support steel and support posts shall be removed and recycled off site by an approved recycler.
- f. Electrical devices, including transformers and inverters, shall be removed and recycled off-suite by an approved recycler.
- g. Concrete pads shall be removed and recycled by an approved recycler.
- h. Fencing shall be removed and recycled by an approved recycler.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Due to changing market conditions and prices of raw materials, estimating scrap value 25 years in the future is impractical. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Due to changing market conditions and prices of raw materials, estimating scrap value 25-35 years in the future is impractical. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

IPS estimates that 125% of the cost to meet the requirements of the decommissioning plans is less than \$50,000/MW Project. IPS or its partners shall submit a financial guarantee in the form of a letter of credit, cash deposit, or bond.

10. Insurance Information:

IPS's or its successor will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance

We at IPS sincerely appreciate all of the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

11. Solar Ordinance Compliance:

Public utility generating plants are allowed through a Special Use Permit in the A-1 Agricultural District.

12. Q&A:

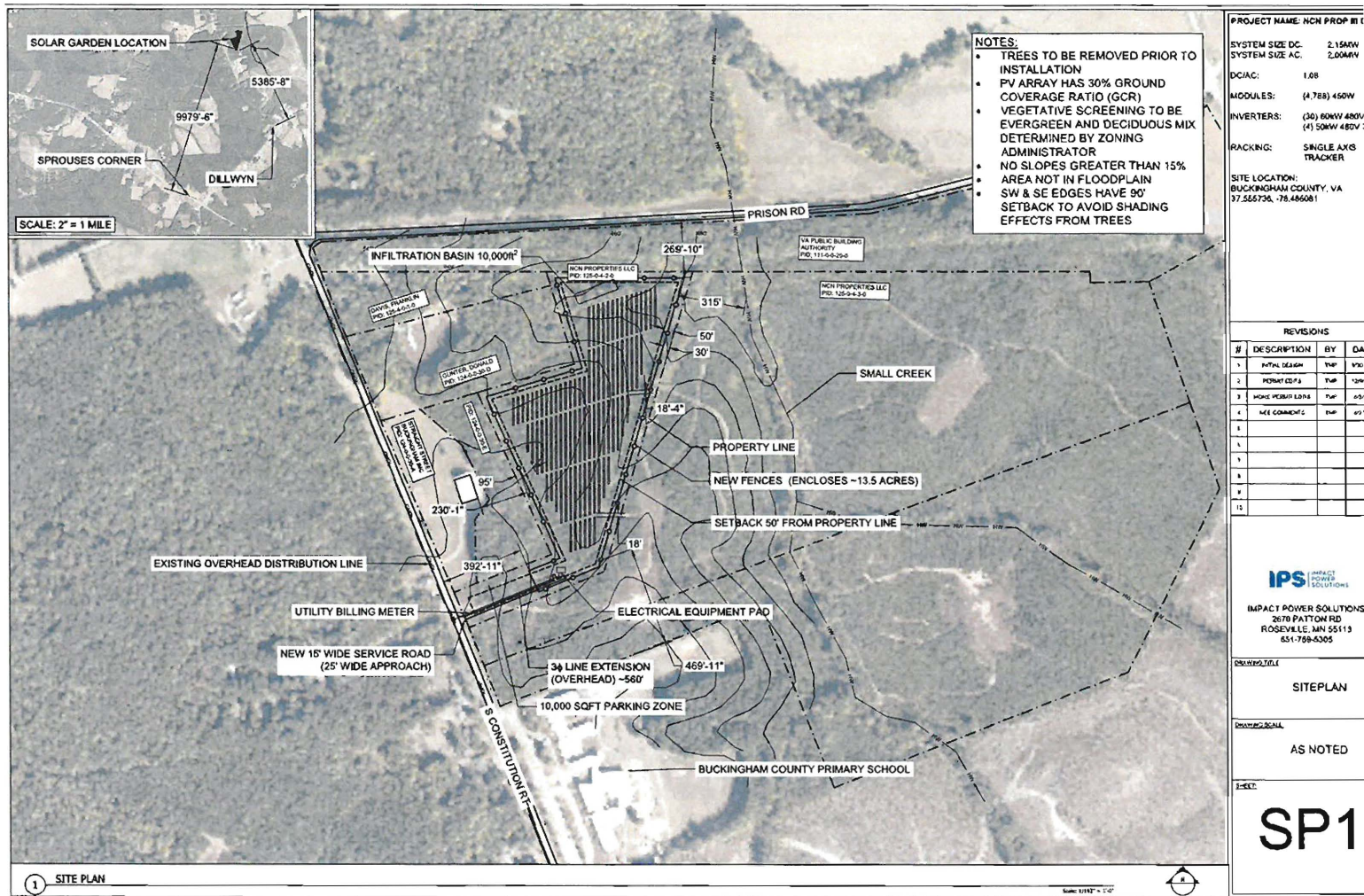
We understand that solar development is relatively new to Virginia and that they county and its residents may have certain questions about solar panels and solar development. IPS submits these additional materials for the County to use as a resource.

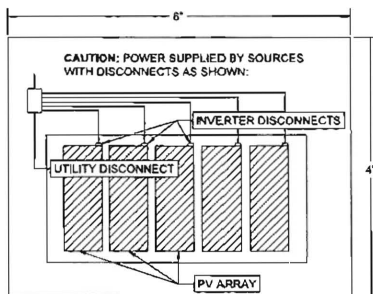
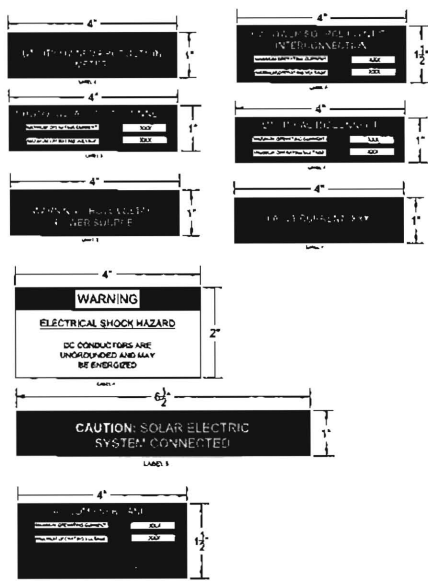
- (1) Impact on Neighboring Property Values
 - a. Exhibit 1: Chisago County MN Appraiser Valuation Study Results
 - b. Exhibit 2: Illinois Valuation Study
 - c. Exhibit 3: Indiana Valuation Study
 - d. Exhibit 4: Pennsylvania Valuation Study
- (2) Benefits of Deep-Rooted Seed Mix
 - a. Exhibit 5: HRE 3000WS Post Driver Spec Sheet
 - b. Exhibit 6: John Deer 9860 STS Combine Operators Manuel
- (3) Seed Mix Selection Criteria
 - a. Exhibit 7: Virginia Department of Conservation and Recreation Comprehensive Manuel
 - b. Exhibit 8: Vegetation Monitoring Plan
 - c. Exhibit 9: New Site Scorecard
 - d. Exhibit 10: Established Site Scorecard
 - e. Exhibit 11: Link to Pollinator Start Program
- (4) Wetlands

- a. Exhibit 12: Wetland Conservation Act (Solar Panel Footings Not Wetland Impacts)
- (5) Non-Toxicity of Solar Panels
 - a. Exhibit 13: SEIA End of Life Management for Solar Photovoltaics Fact Sheet
 - b. Exhibit 14: Massachusetts Department of Energy and Department of Environmental Protection Study
- (6) State and Federal Programs (pay farmers planting similar seed mix)
 - a. Exhibit 15: Link to Virginia CREP Program
 - b. Exhibit 16: Link to USDA Buffer Strip Program

13. Exhibit List:

- A. Application Form
- B. Adjacent Owner Property List
- C. Adjacent Owner Property Affidavit
- D. Interest Disclosure Affidavit
- E. Cultural Resources Assessment Record Check
- F. Application for Traffic Impact Determination
- G. Special Power of Attorney
- H. Signage at Property Form
- I. Site Plan
- J. Zoning Map
- K. Vesting Deed
- L. Demonstration Equipment
- M. Site Rules
- N. IPS Safety Manual





NOTES:

- LABELS TO BE WEATHERPROOF, DURABLE, PERMANENTLY MOUNTED, AND COMPLY WITH NEC 890
- EXACT LABEL VALUES TO BE CALCULATED FOR CONSTRUCTION DOCUMENTS

LABEL LOCATION	
COMBINER PANELS	6
DC CONDUIT	3
RAPID SHUTDOWN	NA
INVERTERS	2, 4
METERS	1, 5
AC DISCONNECT	5, 8, 10
POINT OF INTERCONNECTION	5, 7, 9

PROJECT NAME: NCM PROP III C
SYSTEM SIZE DC: 2.15kW
SYSTEM SIZE AC: 2.00kW
DC/AC: 1.08
MODULES: (4,788) 450W
INVERTERS: (30) 60kW 480V
RACKING: SINGLE AXIS TRACKER
SITE LOCATION: BUCKINGHAM COUNTY, VA
 37.555738, -78.486081

REVISIONS			
#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	THP	9/20
2	PERMITS	THP	10/10
3	MONITORING	THP	10/10
4	KEY COMMENTS	THP	10/10
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IPS IMPACT POWER SOLUTIONS
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 2670 PATTON RD
 ROSEVILLE, MN 56113
 651-789-5305

DESIGN TITLE

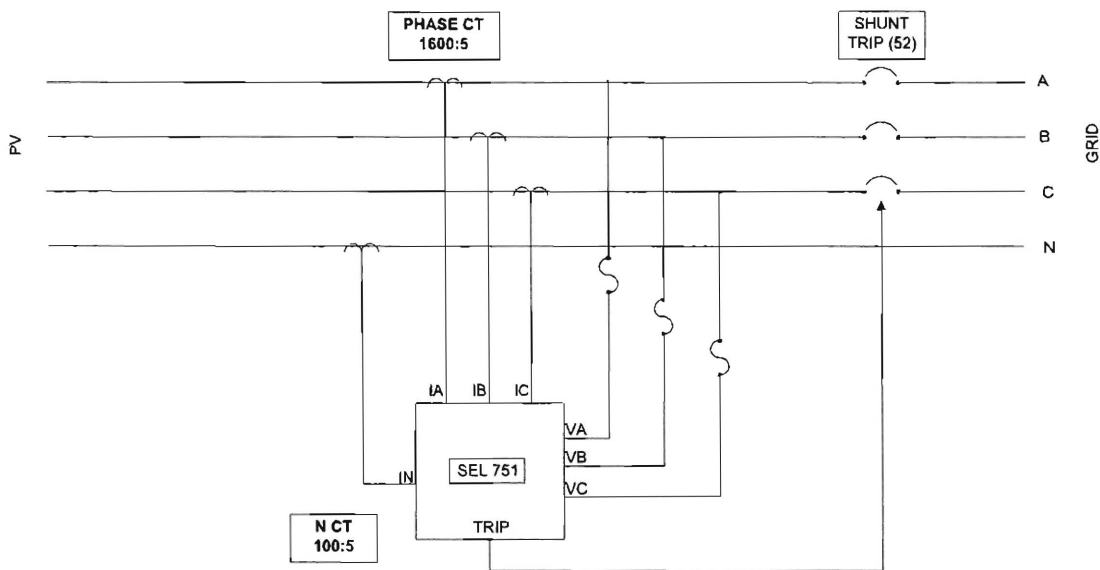
LABELS

DESIGN SCALE

AS NOTED

DATE

E2



SYSTEM PROTECTION: FEEDER PROTECTION RELAY SHALL MONITOR PHASE VOLTAGE AND PHASE CURRENTS TO PROTECT PV FROM LOSS OF PHASE OR GRID FAULTS. OVERVOLTAGE (59), UNDERVOLTAGE (27), NEUTRAL OVERCURRENT (50N), AND NEG. SEQ. OVERCURRENT (50Q) WILL BE UTILIZED TO DETECT PHASE LOSS. PROTECTION IS PER BLOCK.

PROJECT NAME: HCN PROP M
SYSTEM SIZE DC: 2.15MW
SYSTEM SIZE AC: 2.00MW
DC/AC: 1.08
MODULES: (1,785) 450W
INVERTERS: (30) 60kW 480V
(4) 50kW 480V
RACKING: SINGLE AXIS TRACKER
SITE LOCATION: BUCKINGHAM COUNTY, VA
37.556736, -78.486081

REVISIONS			
#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	TWP	8/24
2	PERMIT COMMENTS	TWP	1/29
3	ADDITIONAL PERMIT COMMENTS	TWP	4/5
4	FIELD COMMENTS	TWP	8/27
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IPS IMPACT POWER SOLUTIONS

IMPACT POWER SOLUTIONS
2670 PATTON RD
ROSEVILLE, MN 55113
651-789-6305

00000001.DWG

RELAY DETAIL

DESIGNED BY: JACOB

AS NOTED

SHEET

E3

CURRENT TRANSFORMERS

RELAY/METER CLASS CURRENT TRANSFORMER MODEL 143

FEATURES

- Relaying and Metering Applications
- High Relay Class Models
- UL Recognized
- Window I.D. - 7.31"

APPLICATIONS

- Over or Under Current Relays
- Metering
- Ability to drive longer wire runs
- Zero-Sequence Ground Fault Relays

SPECIFICATIONS

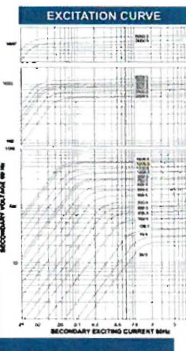
Frequency... 50-60Hz
 Insulation class... 0.6kV, 10kV Sil. Full View
 Secondary Terminals... Brass Screws No. 10-32
 Weight... Approximately 60 Lbs.
 Optional Mounting Bracket... PIN 0221000775
 *Approved for Revenue Metering by Industry Canada AS-6842
 Manufactured to meet the requirements of ANSI/IEEE C57.13

600V CLASS

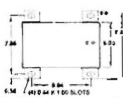
E37779 LR39403



EXCITATION CURVE



DIMENSIONS



All Dimensions in Inches

FLEX-CORE
 Div. Morton & Associates, Inc.
 4970 Solon Derby Rd. Hilliard, Ohio 43026

WWW.FLEX-CORE.COM
 sales@flex-core.com

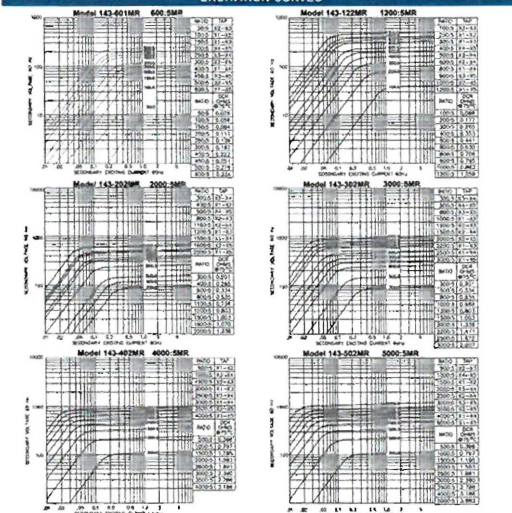
PHONE (614) 869-6152
 TECH. ASSISTANCE (614) 876-5308
 FAX # (614) 876-5338

CURRENT TRANSFORMERS

RELAY CLASS CURRENT TRANSFORMERS MODEL 143MR

EXCITATION LIMITS AVAILABLE IN THE 143 MODEL (143MR)											
MULTIPLE CURRENT RATIOS											
CATALOG NUMBER	500:5	1000:5	1500:5	2000:5	3000:5	4000:5	5000:5	6000:5	RELAY CLASS	CONTINUOUS THERMAL RATING FACTOR	WINDING FACTOR
143-601MR	500:5	1000:5	1500:5	2000:5	3000:5	4000:5	5000:5	6000:5	C400	2.0	1.1
143-120MR	1000:5	2000:5	3000:5	4000:5	6000:5	8000:5	10000:5	12000:5	C400	2.5	1.8
143-200MR	2000:5	4000:5	6000:5	8000:5	12000:5	16000:5	20000:5	24000:5	C400	3.3	1.6
143-300MR	3000:5	6000:5	9000:5	12000:5	18000:5	24000:5	30000:5	36000:5	C400	4.0	1.8
143-400MR	4000:5	8000:5	12000:5	16000:5	24000:5	32000:5	40000:5	48000:5	C400	5.0	2.0
143-500MR	5000:5	10000:5	15000:5	20000:5	30000:5	40000:5	50000:5	60000:5	C400	6.0	2.2

EXCITATION CURVES



FLEX-CORE
 Div. Morton & Associates, Inc.
 4970 Solon Derby Rd. Hilliard, Ohio 43026

WWW.FLEX-CORE.COM
 sales@flex-core.com

PHONE (614) 869-6152
 TECH. ASSISTANCE (614) 876-5308
 FAX # (614) 876-5338

PROJECT NAME: NCH PROP III

SYSTEM SIZE DC: 2.15MW
 SYSTEM SIZE AC: 2.00MW

DC/AC: 1.68

MODULES: (4.788) 450W

INVERTERS: (30) 60kW 480V
 (4) 50kW 480V

RACKING: SINGLE AXIS
 TRACKER

SITE LOCATION:
 BUCKINGHAM COUNTY, VA
 37.556736, -78.486681

REVISIONS

#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	TWP	05/01
2	PCB/CAD CHGS	TWP	12/01
3	WORK PLANT CHGS	TWP	07/01
4	ASL DOCUMENT	TWP	07/01
5			
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IPS
 IMPACT POWER SOLUTIONS

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 ROSELVILLE, MN 55113
 651-789-5305

06/03/2007

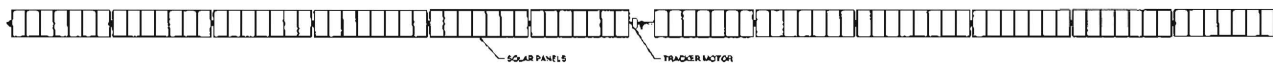
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DRAWING NO.

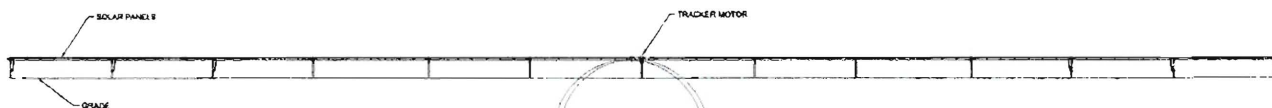
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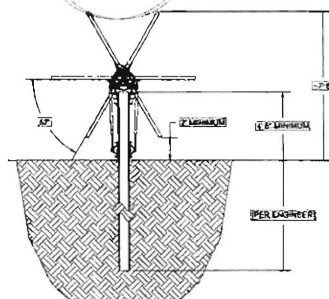
E4



1 SINGLE AXIS TRACKER TOP-DOWN VIEW



2 SINGLE AXIS TRACKER EAST-WEST ELEVATION



3 SINGLE AXIS TRACKER NORTH-SOUTH ELEVATION

PROJECT NAME: NCH PROP III C
 SYSTEM SIZE DC: 2.16MW
 SYSTEM SIZE AC: 2.00MW
 DC/AC: 1.08
 MODULES: (4,788) 450W
 INVERTERS: (30) 60KW 480V
 (4) 50KW 480V 3
 RACKING: SINGLE AXIS TRACKER
 SITE LOCATION:
 BUCKINGHAM COUNTY, VA
 37.555736, -78.480081

REVISIONS				
#	DESCRIPTION	BY	DATE	
1	INITIAL DESIGN	TWP	8/31	
2	PERIODIC EDITS	TWP	12/16	
3	WORK PLANT LISTS	TWP	5/2	
4	ALL COMMENTS	TWP	4/1	
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IPS IMPACT POWER SOLUTIONS

IMPACT POWER SOLUTIONS
 2670 PATTON RD
 ROSEVILLE, MN 55113
 651-799-5305

DRAWING TITLE

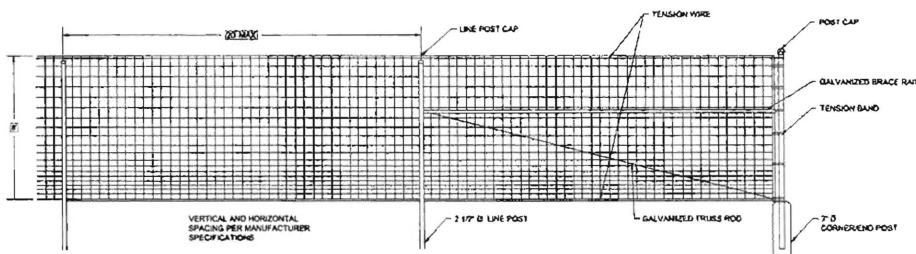
Racking Detail

DRAWING SCALE

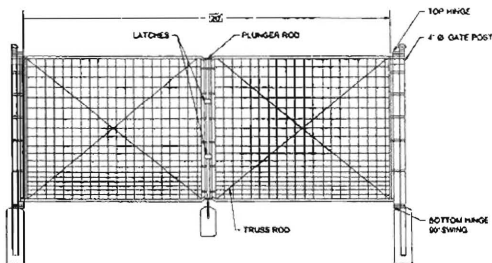
AS NOTED

DATE

M1



1 20' FIXED KNOT FENCE



2 20' FIXED KNOT FENCE GATE

NOTE:
1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY
AND NOT TO BE USED FOR CONSTRUCTION
2. DO NOT SCALE DRAWING

PROJECT NAME: MCH PROP II C
SYSTEM SIZE DC: 2.15MW
SYSTEM SIZE AC: 2.00MW
DC/AC: 1.08
MODULES: (4 T88) 450W
INVERTERS: (30) 60KW 480V
(4) 50KW 480V
RACKING: SINGLE AXIS
TRACKER
SITE LOCATION:
BUCKINGHAM COUNTY, VA
37.555736, -78.486081

REVISIONS			
#	DESCRIPTION	BY	DATE
1	INITIAL DESIGN	TMP	07/20/17
2	PERMIT EDITS	TMP	10/24/17
3	MORE PLUMB LINES	TMP	05/11/18
4	NEE COMMENTS	TMP	05/11/18
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IPS

IMPACT POWER SOLUTIONS
2670 PATTON RD
ROSELLE, MN 55113
651-789-5305

DRAWING TITLE

Fence Detail

DRAWING SCALE

AS NOTED

SCALE

M2

PROJECT NAME: NCM PROP III
 SYSTEM SIZE DC: 2.15ADW
 SYSTEM SIZE AC: 2.00MW
 DC/AC: 1.08
 MODULES: (4.785) 450W
 INVERTERS: (30) 60KW 480V
 (4) 50KW 480V
 RACKING: SINGLE AXIS TRACKER
 SITE LOCATION:
 BUCKINGHAM COUNTY, VA
 37.556730, -78.456681

REVISIONS

#	DESCRIPTION	BY	DA
1	INITIAL DESIGN	TMP	8/20
2	PERMIT EDITS	TMP	10/20
3	MODEL REVISIONS	TMP	8/21
4	FIELD COMMENTS	TMP	8/21
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IPS

IMPACT POWER SOLUTIONS
 2670 PATTON RD
 ROSEVILLE, MN 55113
 651-789-5006

DESCRIPTION

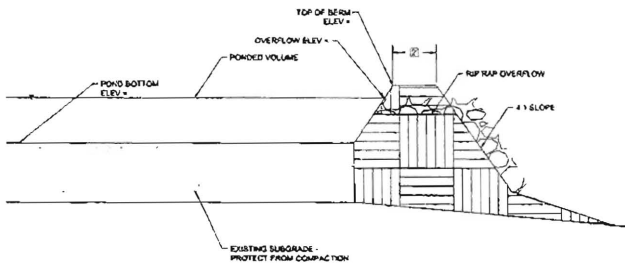
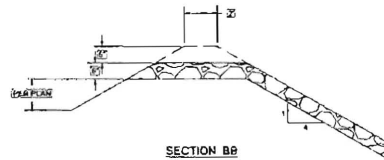
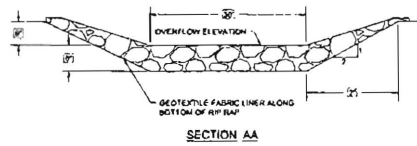
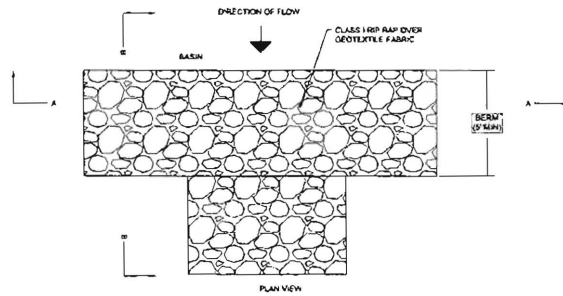
Basin Detail

GROUPED SCALE

AS NOTED

SCALE

M3



2 RIP RAP OVERFLOW

Public Hearing Case 21-ZTASUP292

Applicant Historic Buckingham Inc.
Martha Louis, President
P O Box 152
Buckingham, VA 23921

Zoning District: Village Center (VC-1)

Background/Zoning Information: This property is located at 84 Lee Wayside Road Buckingham, VA 23921 in the Maysville Magisterial District, Tax Map 124 Parcel 90 containing approximately 40 acres. The landowner and applicant is Historic Buckingham Inc. This property is zoned Village Center (VC-1). The Zoning Ordinance does not permit Public Events, as listed by the applicant, as a By Right Use or as permitted by Special Use in a Village Center (VC-1) Zoning District. In an effort to encompass Historic Buckingham Inc. and other similar type groups and activities related to Public Events, the request to Add Community Service Organization Programs as a Zoning Text Amendment to the List of Uses Permitted by Special Use Permit in a Village Center (VC-1) Zoning District is requested and Apply for a Special Use Permit for that purpose. Historic Buckingham Inc. has held many events over the past years, and only recently was it discovered that additional documentation was needed for the variety of community events held. This property was rezoned

—

from A1 to VC1 in 1999. Historic Buckingham Inc. has been gracious to work with the Zoning Administrator to ensure compliance for all public events held.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.
4. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
5. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
6. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
7. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
10. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

SPECIAL USE PERMIT APPLICATION CHECKLIST
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

Adjacent Property Owners List and Affidavit (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES NO

Completed application for special use permit (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES NO

Interest Disclosure Affidavit (page 7 attached). Must be signed by the owner: ☒ YES NO

Power of Attorney (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: YES ☒ NO

Written Narrative (page 11 guidance in preparing the Written Narrative): ☒ YES NO

Fees: YES NO

Deed: ☒ YES NO

Plat (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES NO
- C. Scale and north point: ☒ YES NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES NO

Tax Map (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

Special Use General Site Plan (15 copies) The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: ☒ YES NO N/A
2. Owner and Project Name: ☒ YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: ☒ YES NO N/A
4. Property lines of existing and proposed zoning district lines: ☒ YES NO N/A
5. Area of land proposed for consideration, in square feet or acres: ☒ YES NO N/A
6. Scale and north point: ☒ YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways :
☒ YES NO N/A
8. Easements and encumbrances, if present on the property: ☒ YES NO N/A
9. Topography indicated by contour lines: ☒ YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO ☒ N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"):
YES NO ☒ N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines":
☒ YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property:
YES NO ☒ N/A
14. General locations of major access points to existing streets: ☒ YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES NO ☒ N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES NO ☒ N/A
17. Location of existing and proposed utilities, above or underground: ☒ YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails:
YES NO ☒ N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES NO ☒ N/A
20. Location and design of screening and landscaping: YES NO ☒ N/A
21. Building architecture: YES NO ☒ N/A
22. Site lighting proposed: YES NO ☒ N/A
23. Area of land disturbance in square feet and acres: YES NO ☒ N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more):
YES NO ☒ N/A
25. Historical sites or gravesites on general site plan: ☒ YES NO N/A
26. Show impact of development of historical or gravesite areas: YES NO ☒ N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: ☒ YES NO N/A

APPLICATION FOR A SPECIAL USE PERMIT

CASE NUMBER: _____

(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: Sept. 8, 2021

Special Use Permit Request: Historic Buckingham, Inc. is requesting to hold public events at their Historic Village at Lee Wayside, located Route 690, 84 Lee Wayside Road.

Purpose of Special Use Permit: Approval for Historic Buckingham Inc to hold public events at their Historic Village to include but not limited to: Indian Relic Show, Fall Farm Fest, Spooky Hollow Drive Thru, Village Christmas Market, Vino in the Village, Primitive Technology Day, and Mayfest.

Zoning District: VC-1 Number of Acres: 40

Tax Map Section: 124 Parcel: 90 Lot: _____ Subdivision: _____ Magisterial Dist.: Maysville

Street Address: 84 Lee Wayside Road, Buckingham, VA 23921

Directions from the County Administration Building to the Proposed Site: Proceed on Rt 60 east 1.4 miles, turn right onto Lee Wayside Road. Historic Village is located immediately on the right and the additional portion of the site is on the left side of Lee Wayside Road adjacent to Lee Wayside Park.

Name of Applicant: Historic Buckingham Incorporated

Mailing Address:

P. O. Box 152 Buckingham, VA 23921

Daytime Phone: _____ Cell Phone: 434-547-2296

Email: marthalouis60@gmail.com

Fax: _____

Name of Property Owner: Historic Buckingham Incorporated

Mailing Address:

P. O. Box 152 Buckingham, VA 23921

Daytime Phone: _____ Cell Phone: 434-547-2296

Email: marthalouis60@gmail.com

Fax: _____

Signature of Owner: HISTORIC Buckingham Inc. by Martha P. Louis HBI President Date: 9-3-2021

Signature of Applicant: (same) Martha P. Louis, President Date: 9-3-2021

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer
☐ Applicant

ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Mary Louise Webb Stout

Mailing Address: 318 S Boundary St Williamsburg, VA 23185

Physical Address: _____

Tax Map Section: 123 Parcel: 95 Lot: _____ Subdivision: _____

2. Name: Michelle M. Cabiness

Mailing Address: P. O. Box 229 Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 124 Parcel: 95 Lot: _____ Subdivision: _____

3. Name: Dennis W. Duty

Mailing Address: 305 Lee Wayside Rd Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 124 Parcel: 92 & 81 Lot: _____ Subdivision: _____

4. Name: Shawn N. McLain & Diane G McLain

Mailing Address: 392 Quarter Ln Buckingham VA 23921

Physical Address: _____

Tax Map Section: 124 Parcel: 91 Lot: _____ Subdivision: _____

6. Name: Norma B Gregory

Mailing Address: 14728 W James Anderson Hwy Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 123 Parcel: 64 Lot: _____ Subdivision: _____

7. Name: F. Acie Allen, Jr & Robyn B. Allen

Mailing Address: P. O. Box 502 Dillwyn, VA 23936

Physical Address: _____

Tax Map Section: 124 Parcel: 87 & 88 Lot: _____ Subdivision: _____

8. Name: James E & Brenda B Carter

Mailing Address: 14783 W James Anderson Hwy Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 124 Parcel: 85 Lot: _____ Subdivision: _____

9. Name: James Lyle Blanks

Mailing Address: P. O. Box 203 Dillwyn, VA 23936

Physical Address: _____

Tax Map Section: 124 Parcel: 83 Lot: _____ Subdivision: _____

10. Name: H. Spencer Adams

Mailing Address: 15103 W James Anderson Hwy Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 124 Parcel: 79 & 80 Lot: _____ Subdivision: _____

11. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 3rd day of September, year 2021

I Historic Buckingham, Inc. hereby make oath that
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Historic Buckingham, Inc.
by Martha P. Lavin, President

(owner / contract purchaser / authorized agent – please circle one)

NOTARY:
COMMONWEALTH OF VIRGINIA

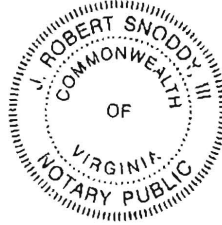
COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 3rd day of September

of the year 2021. My Commission expires on 8/31/22

Notary Public Signature: J. Robert Snoddy
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 3rd day of September, of the year 2021

I Martha P. Lewis, President, Historic Buckingham Inc. (printed name of owner)

hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

NONE

Signature of Owner: (to be signed in front of notary public)

HISTORIC BUCKINGHAM, INC.

Martha P. Lewis, President

NOTARY PUBLIC

COUNTY OF

Buckingham

STATE OF

Virginia

Subscribed and sworn to me on this

3rd

day of

September

of the year

2021

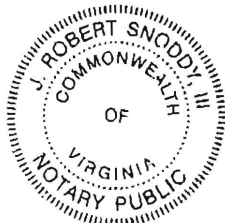
My commission expires

8/31/22

Notary Public Signature:

J. Robert Snoddy III

Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: _____

Visual Inspection Findings (describe what is on the property now):

The village includes nine historic structures: country store, one-room schoolhouse, post office,
slate company office, blacksmith shop, tobacco barn, slate roofed privy, smokehouse, and
corncrib. There is also an outdoor stage/amphitheater, pavilion, Morgan Museum, restroom
facilities, cemetery, and walking trail.

County Records Check (describe the history of this property):

Land transferred from United Daughters of the Confederacy trustees to Historic Buckingham
Incorporated. Deed signed December 5, 1983. Recorded 12/8/1983 Deed Book 130, p 365-367

Land transferred from Commonwealth of Virginia to Historic Buckingham Incorporated. Deed
signed July 24, 1992. Recorded 8/20/1992 Deed Book 179, pages 402-403

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to
be on the site? Yes ☒ No ☐

If yes, please explain and show on the site plan the location of such and explain any historical
significance:

The Word-Shepherd family cemetery is located in the middle of the village park area with
tombstones dating to the mid-1800s. Cemetery has been maintained in good condition since
Historic Buckingham Inc acquired the property.

Will this proposal have any impact on the historical site or gravesite? Yes ☐ No ☒
If yes, please explain any impact:

Owner/Applicant Signature: HISTORIC Buckingham, Inc.
by Martha P. Louis, President Date: 9-3-2021

Printed Name: Martha P. Louis Title: President

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Historic Buckingham Incorporated

Location: 84 Lee Wayside Road Buckingham, VA 23921

Proposed Use: Community events at the Historic Village

For VDOT use only:

_____ A Traffic Impact Statement is required per 24 VAC 30-155-60.

_____ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

_____ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?

Yes _____ No _____ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

Signature of VDOT Resident Engineer: _____

Printed Name: _____ Date: _____

WRITTEN NARRATIVE

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

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WRITTEN NARRATIVE

Historic Buckingham Incorporated is requesting approval to hold multiple public family orientated events at their Historic Village which is considered a living history park. Historic Buckingham Inc. is a 501c3 organization that strives to serve the citizens of Buckingham County as well as visitors to the area. The village is set in a natural environment on 40 acres, striving to preserve the historic and cultural nature of Buckingham and provide its citizens with a safe location to enjoy this history. The historic buildings were moved to the village over a period of 10 years and are set up with museum type displays to emphasize the historic value of these structures within Buckingham County. The Village is identified as a "Local Historical Site" in the County's Comprehensive Plan. The village is open on weekends and is staffed by volunteers to lead visitors on tours.

One of the Village buildings is Union Grove School, a one-room schoolhouse, built in 1925 for African American students. The school closed in 1964. Informational signage about the school is available at the site. This is one of only two structures in the county listed on the Civil Rights in Education Heritage Trail for southside Virginia. This is also included in the County's Comprehensive Plan.

While there is no formal library within the Village, each building provides a glimpse into Buckingham's history and culture. Many school and community groups tour the Village as well as local citizens and tourists, enjoying the facilities and the hiking trail. The village is a contributor to the cultural and economic development within the county.

The events held within the Village are scheduled throughout the calendar year, many promoting seasonal awareness/significance. Many businesses and organizations are supportive of the events, contributing monetarily or through participation. The Village has restroom facilities, water, designated parking areas, marked entrances and exits as well as regular clean-up and trash disposal after each event. Parking is directed during larger participation events. Village is conveniently located for fire, rescue, and law enforcement if needed. The only event allowing alcohol is Vino in the Village. A description of each public event proposed follows:

Primitive Technology Day – Activities include longbow shooting, atlatl demo, flint knapping, flintlock rifle demo, tomahawk, trapping and blacksmithing. Considered an educational event with no admission. There are typically 70 participants during the 4-hour event held in April. Event advertised by Village signage on Rt. 60.

Indian Relic Show – Held second Saturday in October. Activities include Indian relics displayed by collectors from across Virginia and from out of state. Considered an educational event, there is no admission. There are typically 125 participants over the 4-hour event. Event advertised by Village signage on Rt. 60.

Fall Farm Fest – Family orientated event including farm related displays, informational booths, kids' activities, vendors, panning for gold, farm animals, antique tractors, food, water, and music. The 4-hour event is held the first Saturday in October with no admission. Typically attended by 125 participants. Event advertised by Village signage on Rt. 60.

Spooky Hollow Drive Thru – Held October 30th, 7-9 p.m. Vehicles drive thru the Halloween theme decorated Village with costumed volunteers along the route. Admission is \$10 per vehicle collected at the entrance. Traffic control is assisted by the County sheriff's staff and the State Police. Approximately

150 vehicles attend. This is a major fund raiser for the Village. Event advertised by Village signage on Rt. 60.

Village Christmas Mart – Held first Saturday in December. Village and buildings are decorated with Christmas theme. The 5-hour event include vendors in a festive atmosphere. Attendance is typically 100 participants with no admission charged. Event advertised by Village signage on Rt. 60.

Vino in the Village – Held in mid-September. Admission is \$15 for wine tasters and \$10 for non-tasters, children free. At least three vineyards participate. Additional activities include fine art displays, food, and music. Considered a family event with the Friends of the Library sponsoring children's activities. Approximately 100 participants during the 4-hour event. Fund raiser for the Village. Event advertised by Village signage on Rt. 60.

Mayfest – Family orientated event held first or second Saturday in May. Includes exhibits by community organizations, kids' games, food, antique vehicles, blacksmithing demo, panning for gold, vendors, and the Miss Buckingham court. Dogs allowed only on leash. No admission fee. Typically attended by 125 participants. Event advertised by Village signage on Rt. 60.

As noted, only two events charge admission. The funds raised from these events and from donations comprise the operating funds for the Village. Historic Buckingham Inc. is dependent on these funds. Historic Buckingham Inc. attempts in every way to serve Buckingham as an asset to the County and surrounding areas by maintaining public access to open spaces, providing educational and cultural opportunities, and enriching the sense of community.

SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: HISTORIC BUCKINGHAM, INC.
by Martha P. Lewis, President

Date: 9-3-2021

TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

Example Timeline:

- | | |
|-------------|--|
| January 25 | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22. |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8 | Case is introduced to Board of Supervisors. |
| April 12 | Board of Supervisors may approve / deny / table for more information. |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

On this _____ day of _____, in the year of _____,

I _____ the owner of _____
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint _____
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day _____ of the month _____ in the year of _____ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

NOTARY PUBLIC

County of _____ State of _____

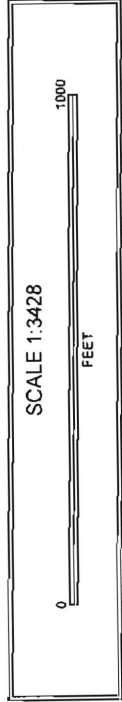
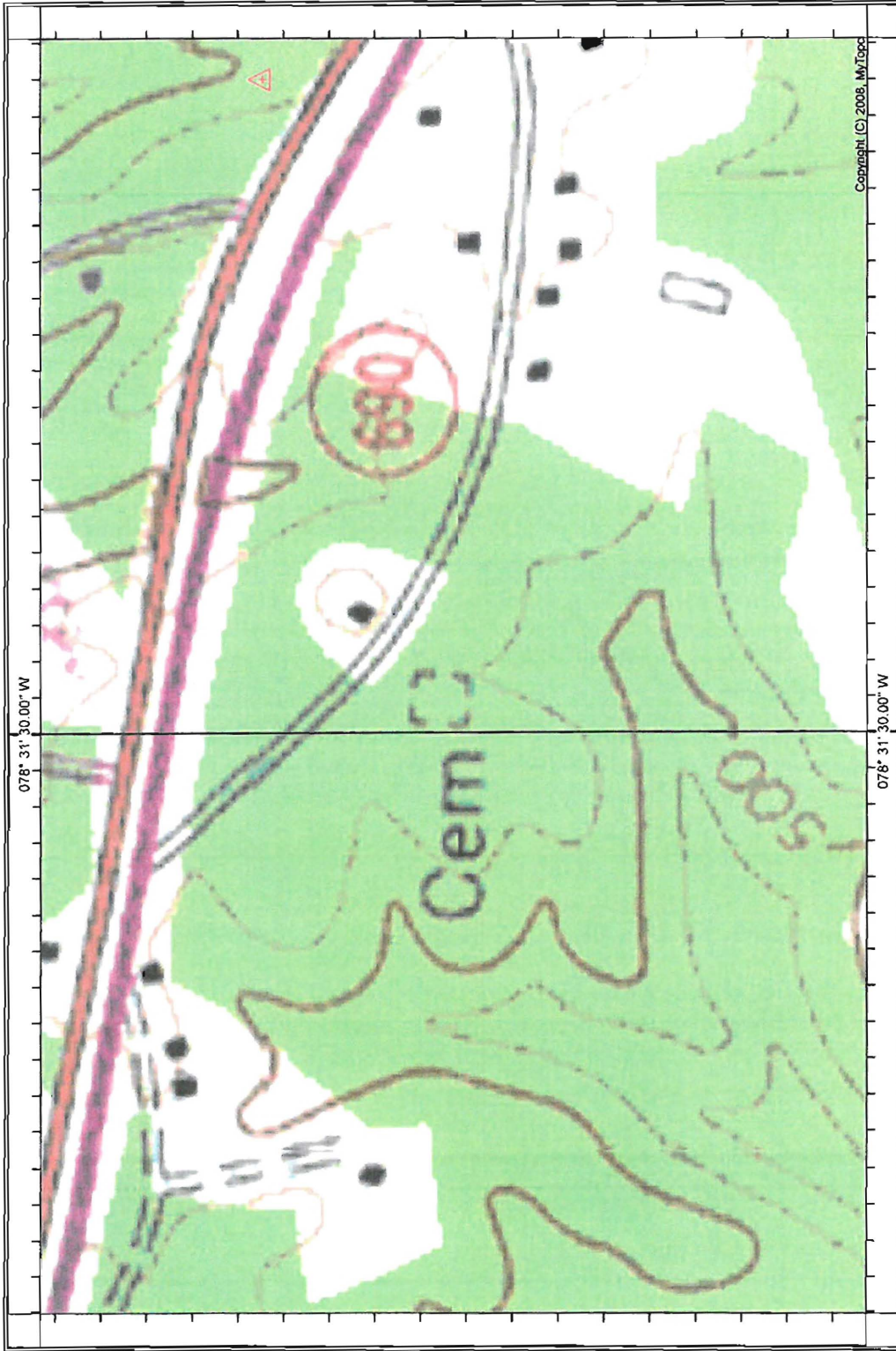
Subscribed and sworn before me on the _____ day of _____

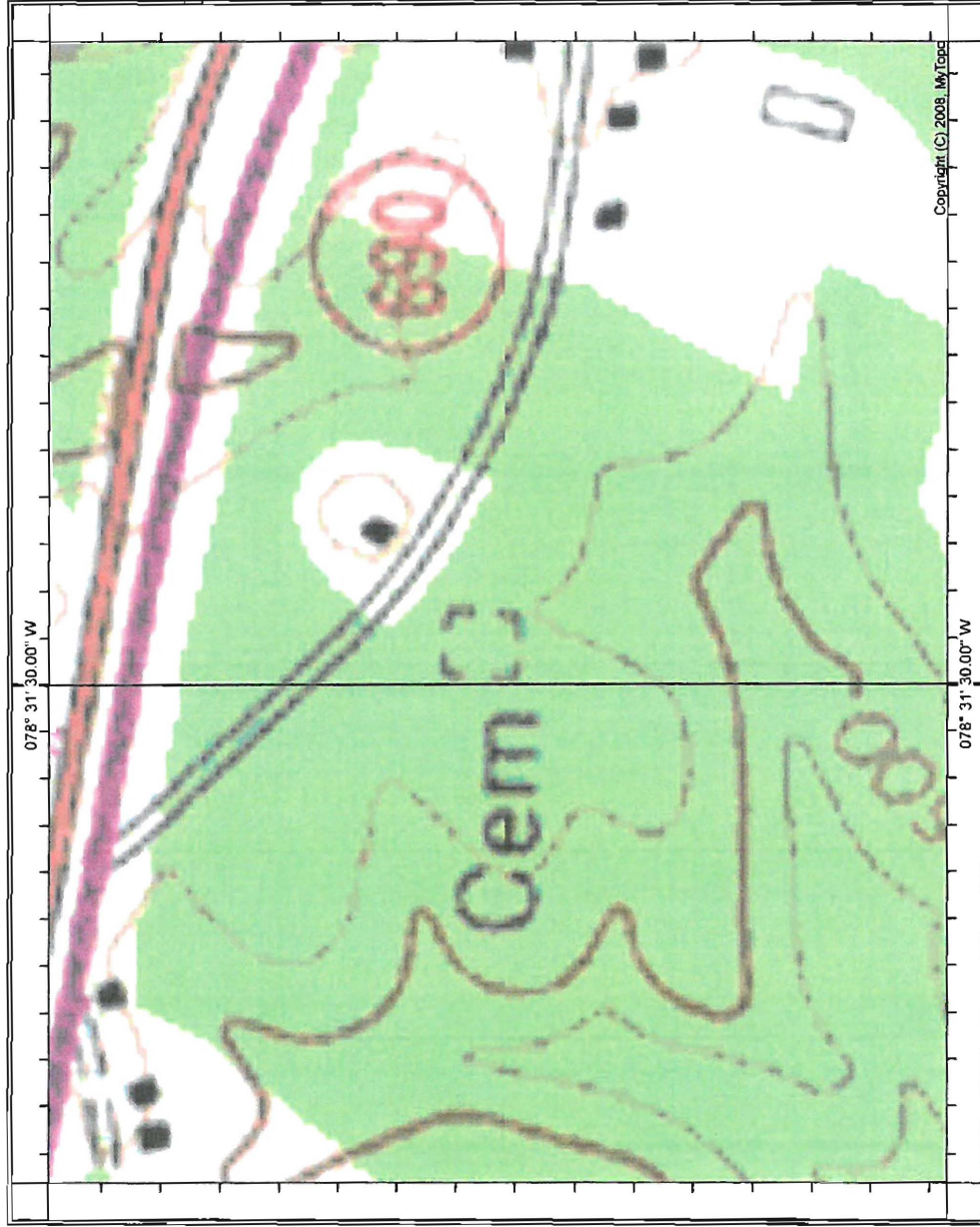
in the year _____. My commission expires _____.

Signature of Notary Public: _____

Stamp:

TAX RECEIPT		Ticket #10004000000000000000	
BUCKINGHAM COUNTY		Date :	2/19/2021
LARRY L CHRISTIAN		Register :	HR1/19
(434) 969-4744		Trans. # :	010000
POST OFFICE BOX 106		Dept # :	0000000000
BUCKINGHAM VA 22921		Acct# :	0000000000
MISCELLANEOUS BILLING SYSTEM		Previous	
SERVICE CHARGE		Balance \$	0000.00
		Principal Being Paid \$	635.40
		Penalty \$.00
		Interest \$.00
HISTORIC BUCKINGHAM INC		Amount Paid \$	635.40
P.O. BOX 106			
BUCKINGHAM VA 22921		*Balance Due \$.00
PAID by HISTORIC BUCKINGHAM INC		Check	635.40 # BUL1 1476
BALANCE DUE INCLUDES PENALTY/INTEREST FROM THE MONTH 2/2021			





Expiration Date 0323
Operator Name
Transaction Time 9/8/2021 10:14:24 AM
Authorization Code 052426
Convenience Fee
Authorization Code 052343
Transaction ID 1949210156
Agency Total 200.00
Convenience Fee \$5.00
Total Amount 205.00
Charged to Card

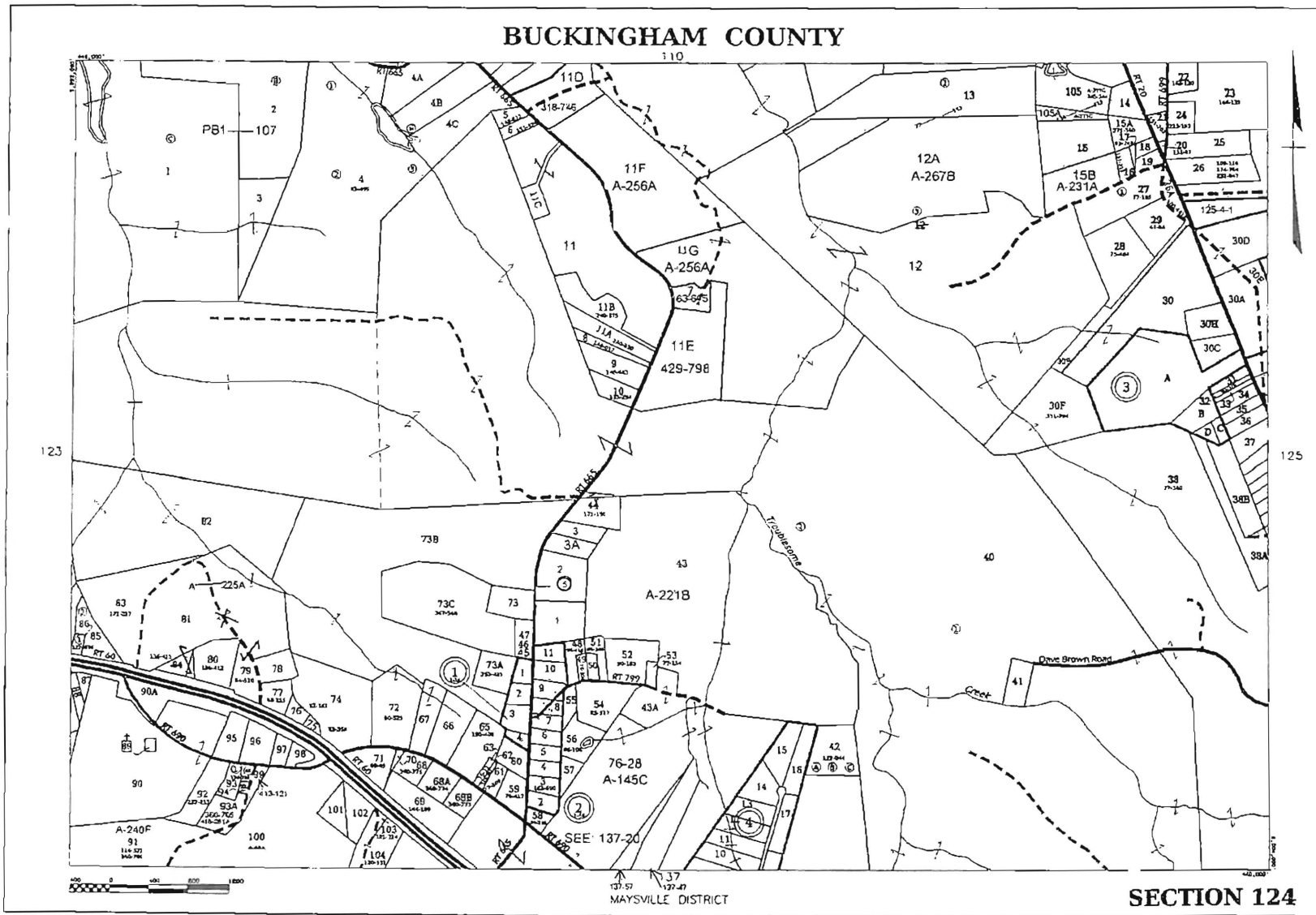
Customer Signature

ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.

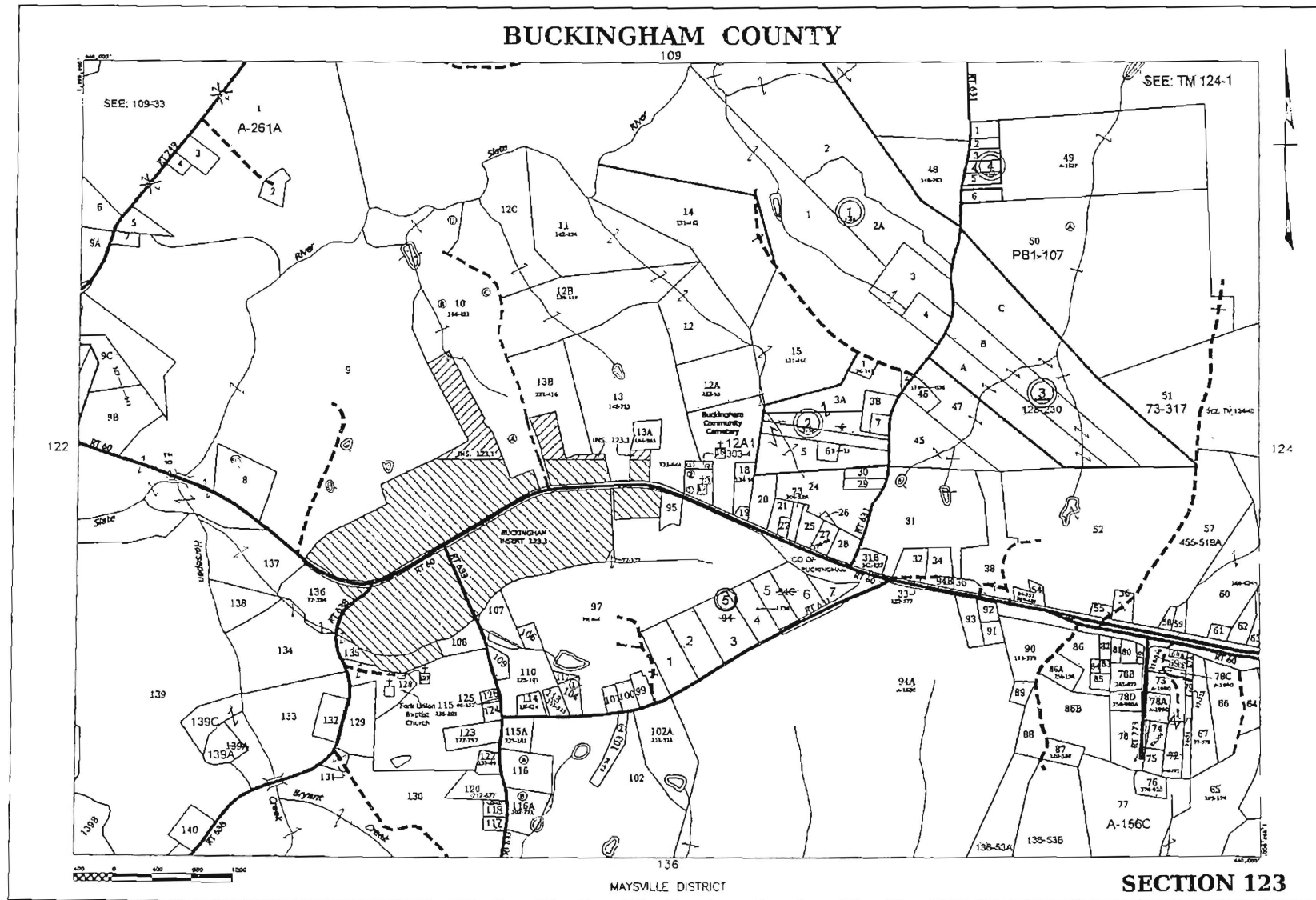
For questions about this payment, please call (866) 480-8552.

Disputing a charge with your credit card company may result in an additional \$40.00 charge.

BUCKINGHAM COUNTY



BUCKINGHAM COUNTY



DEED

1108
THIS DEED, made this 21st day of November, 1983,
by and between GRACE M. RAINEY, LORNA S. SCOTT, MARY L. GLOVER
and CHARLENE D. SNODDY, Trustees, of the Buckingham County Chap-
ter #1889, United Daughters of the Confederacy, parties of the
first part, and HISTORIC BUCKINGHAM, INCORPORATED, party of the
second part.

WHEREAS, by decree of the Circuit Court of Buckingham
County, Virginia, entered and recorded in the Clerk's Office of
said Court prior to the execution hereof in Chancery Order Book
19, at page 178 et seq. the hereinabove named Trustees of Buck-
ingham County Chapter #1889, United Daughters of the Confederacy,
were empowered to convey the hereinafter described lands unto
the party of the second part; and,

WHEREAS, it is now the desire of the parties of the
first part to convey the hereinafter described real estate as
aforesaid to the party of the second part.

NOW, THEREFORE, WITNESSETH: that for and in con-
sideration of the premises, the parties of the first part do
hereby grant and convey, with Special Warranty of Title, and
subject to the reservations hereinafter set forth, unto the
party of the second part all the following described real
estate, to-wit:

PARCEL A: All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Maysville District of Buckingham County, Virginia, containing Five and eight-tenths (5.8) acres, more or less, hereby conveyed in gross by the boundary and not by the acre, being bounded on the south by the northern margin of U. S. Route #60, on the east by lands of Adams, and on the north and northwest by lands of Duty; said lands being more particularly described by a drawing thereof which is recorded in the Clerk's Office of the Circuit Court of Buckingham County in Highway Plat Book 3, at pages 233 and 234. Said lands being in all respects the same conveyed unto United Daughters of the Confederacy, Buckingham Chapter #1889, from the Commonwealth of Virginia by deed dated June 30, 1977 and recorded in the aforesaid Clerk's Office in Deed Book 106, at page 56 et seq.

PARCEL B: All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Maysville District of Buckingham County, Virginia, containing Thirty-Three and four hundred nineteen/thousandths (33.419) acres, more or less, hereby conveyed in gross by the boundary and not by the acre, said lands lying on both sides of and abutting the centerline of Virginia Secondary Route #690, said lands being bounded on the north by the lands of the Commonwealth of Virginia (Robert E. Lee Way-side), on the east by the lands of Dunevant, on the southeast by the lands of Rice, on the south by the lands of Vannoy, and on the west by the lands of Steger. Said lands being the residue of the lands conveyed unto Buckingham County Chapter No. 1889 of the United Daughters of the Confederacy, Incorporated from Mollie B. Peile et al by deed dated August 2, 1932 and recorded in the aforesaid Clerk's Office in Deed Book 35, at page 166 et seq.

This conveyance is made expressly subject to the following reservations, to-wit: first, said Buckingham County Chapter #1889, United Daughters of the Confederacy hereby reserves in its own favor the right to use the building located on said real estate, known as the "Rose Cottage" as its meeting place for so long as said Buckingham County Chapter #1889 continues to exist; and second, said Buckingham County Chapter #1889 further reserves in its own favor the right to maintain, in their present location and condition, the "Rose Cottage" museum room and its contents.

BGP 130 367

This conveyance is further made subject to any and all existing conditions, restrictions, easements and/or rights of way which are a matter of public record or which are apparent on the ground.

WITNESS the following signatures and seals.

Grace M. Rainey (SEAL)
GRACE M. RAINEY, Trustee
Lorna S. Scott (SEAL)
LORNA S. SCOTT, Trustee
Mary L. Glover (SEAL)
MARY L. GLOVER, Trustee
Charlene D. Snoddy (SEAL)
CHARLENE D. SNODDY, Trustee

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, to-wit:

I, Linda H. Meador, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that GRACE M. RAINEY, LORNA S. SCOTT, MARY L. GLOVER and CHARLENE D. SNODDY, whose names are signed as Trustees of the Buckingham County Chapter #1889, United Daughters of the Confederacy, have acknowledged the same before me in my county aforesaid.

Given under my hand this 5th day of DECEMBER, 1983.

My commission expires 3-6-86.

1 ROBERT SNOODY, III
Attorney and Counselor at Law
Buckingham, VIRGINIA 22912

Linda H. Meador
NOTARY PUBLIC

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

St. R. Tax 1.00
Co. R. Tax 10.00
Clerk 10.00
Grantor/Tax 11.00
Total \$ 11.00

The foregoing instrument with acknowledgment was submitted to record on 12-8 1983 at 9:30 A.M. in D.B. 130 Page(s) 365-367 Recording costs paid as shown. Teste MALCOLM BOOKER JR. CLERK

BY: Ann B. Cyrus DEPUTY CLERK

#1480
THIS DEED, Made this 24th day of July, 1992, by and between the COMMONWEALTH OF VIRGINIA, acting by and through the Commonwealth Transportation Commissioner, Grantor, and HISTORIC BUCKINGHAM, INC., Grantee;

WITNESSETH: THAT WHEREAS, the hereinafter described property was acquired in conjunction with the State Highway System, and

WHEREAS, said property has been deemed no longer necessary for this purpose, and

WHEREAS, accordingly, this conveyance was authorized in accordance with the provisions of Section 33.1-149 of the Code of Virginia (1950), as amended, at a meeting of the Commonwealth Transportation Board held on December 19, 1991, by a resolution duly adopted and recorded in the minutes of the said meeting.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and the affidavit of the Grantee that it is the owner of the adjacent property and that the adjacent property is free from liens and/or deeds of trust, the Grantor does hereby grant and convey without warranty unto the Grantee the hereinafter described lot or parcel of land, all of which lies in Naysville Magisterial District, Buckingham County, Virginia;

Being as shown on Sheets 4 and 5 of the plans for Route 60, State Highway Project 0060-014-101, RV-201, and lying south of and adjacent to the south proposed right of way line of Route 60, from the lands now or formerly belonging to Jordan M. Taylor at a point approximately 58 feet right of approximate Station 84+16 (EBL centerline) to the west right of way line of Route 60 at a point approximately 400 feet right of approximate Station 91+43 (EBL centerline), containing 2.62 acres, more or less, land and being a portion of the lands acquired from the United Daughters of the Confederacy-Buckingham County Chapter No. 1889 by deed dated May 4, 1942, recorded in Deed Book 41, Page 480 and from James O. Dunnivant by deed dated September 1, 1944, recorded in Deed Book 43, Page 215. These deeds are recorded in the Office of the Clerk of the Circuit Court of Buckingham County.

BOOK 179 PAGE 403

For a more particular description of the land herein conveyed, reference is made to the photocopies of said Sheets 4 and 5, showing outlined in RED the said land, which photocopies are hereto attached as a part of this conveyance and are to be recorded simultaneously herewith in the State Highway Plat Book. *Bk #5 Pg 3 & 4*

It is understood and agreed by and between the parties hereto, that this conveyance is subject to any right, privilege, or easement encumbering the herein described land, whether located above, upon, or under the surface, either presently in use or of record.

IN WITNESS WHEREOF, the Commonwealth of Virginia, acting by and through Ray D. Pethel, Commonwealth Transportation Commissioner, has caused this deed to be executed in her name as of the day, month, and year first above written.

COMMONWEALTH OF VIRGINIA

BY *Ray D. Pethel* (SEAL)
Commonwealth Transportation Commissioner

COMMONWEALTH OF VIRGINIA

City of Richmond, To-Wit:

I, *John E. Donley*, a Notary Public in and for the State of Virginia at Large, do certify that Ray D. Pethel, Commonwealth Transportation Commissioner, whose name is signed to the foregoing writing bearing date on the 24th day of July, 1992, has acknowledged the same before me.

My commission expires *April 30, 1996*.

Given under my hand this *27th* day of *July*, 1992.

John E. Donley
Notary Public

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY.

St. R. Tax	_____	The foregoing Instrument with acknowledgement was admitted to record on <u><i>8/30</i></u> 19 <u><i>92</i></u> at <u><i>10:45 AM</i></u> in O.B. <u><i>179</i></u> Page(s) <u><i>403-403</i></u> Testa: <u><i>MALCOLM BOOKER, JR.</i></u> CLERK BY: <u><i>Ann B. Lyons</i></u> DEPUTY CLERK
Co. R. Tax	_____	
Transfer	<u><i>1.00</i></u>	
Clerk	<u><i>13.00</i></u>	
Lib. (145)	<u><i>1.00</i></u>	
Grantor Tax	_____	
Total \$	<u><i>15.00</i></u>	

SPECIAL USE GENERAL SITE PLAN

Line Data:

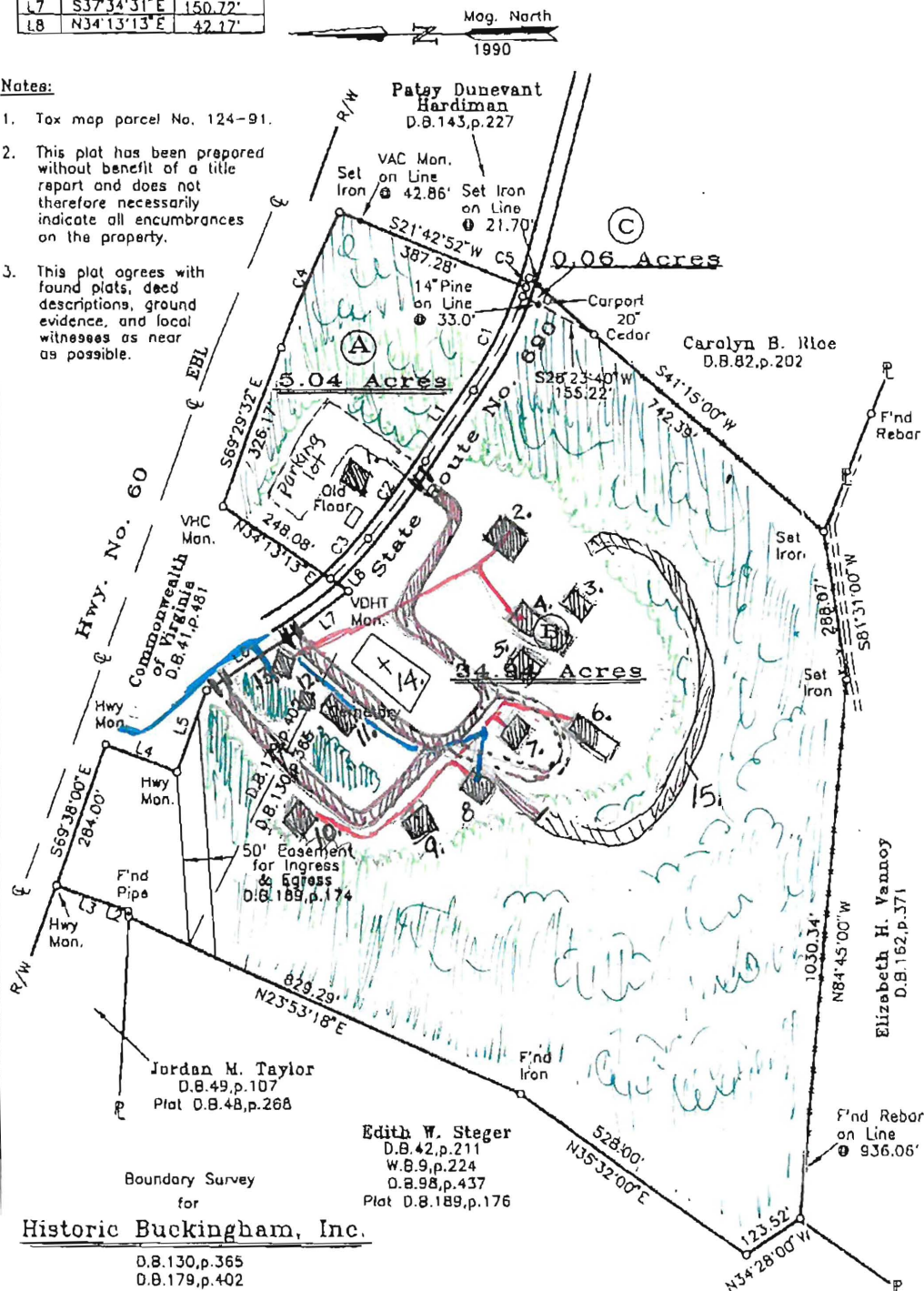
LINE	DIRECTION	DISTANCE
L1	S55°18'00"E	165.44'
L2	N85°47'01"E	10.72'
L3	N19°33'45"E	149.25'
L4	S20°22'00"W	150.00'
L5	S69°38'00"E	166.66'
L6	S32°57'21"E	184.16'
L7	S37°34'31"E	150.72'
L8	N34°13'13"E	42.17'

Curve Data:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	846.74'	225.87'	225.20'	N82°58'31"W	15°17'03"
C2	2354.62'	188.14'	186.09'	N53°02'07"W	04°31'46"
C3	722.22'	107.02'	106.92'	N46°31'32"W	08°29'25"
C4	2663.79'	284.72'	284.58'	S66°34'17"E	06°07'27"
C5	846.74'	19.06'	19.06'	S71°13'45"E	01°17'24"

Notes:

1. Tax map parcel No. 124-91.
2. This plat has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.
3. This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.



/// = Forest
~~~~~ = underground water  
--- = Buried Electric

## Legend:

1. Smokehouse
2. Village stage
3. Corn Crib
4. Adams Pavilion
5. Tobacco Barn
6. Morgan Museum
7. Abbott Forge
8. Restroom Facility
9. State office
10. Post Office
11. Union Grove School
12. Privy
13. Toney-Hudgins Store
14. Word-Shepherd graveyard
15. Nature Trail

Historic Buckingham, Inc.

O.B.130, p.365  
 O.B.179, p.402

Moysville District Buckingham County Virginia

Scale: 1in=200ft.

Comm. No. 9750225 Donald R. Maxey, L.S.

F.B.810-01 Drawn By: SBS

January 29, 1998

Maxey-Hines & Associates, P.C.

Land Surveyors • Engineers • Planners • Consultants  
 P.O. Box 80 • Farmville • Virginia • 23801 • Tel: 804-302-8827

**Background/Zoning Information:** This property is located at 541 Allens Lake Road Dillwyn, VA 23936 in the Curdsville Magisterial District. The landowner and applicant is John E Yoder. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Commercial Sawmill as a Permitted by Right Use Agricultural A1 Zoning District. However, Within the A-1 Agricultural District, a Commercial Sawmill may be permitted by the Buckingham County Board of Supervisors by a Special Use Permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district if the Special Use Permit is approved. This case came to the attention of the Zoning Administrator by way of a complaint. After investigation and meeting with the landowner, it was discovered that a sawmill was operating in violation of the Zoning Ordinance. The initial complaint was made in early July 2021, and the building was discovered, but no sound of a saw operating at that time. However, the sawmill was operating when another complaint was made late July 2021. After a discussion with Mr. Yoder, it was discovered he was purchasing logs timbered offsite and operating a commercial sawmill. At this time, Mr. Yoder was informed that he was not operating in compliance with the Zoning Ordinance, and was instructed to cease operations immediately. After further review of permit records, Mr. Yoder obtained a building permit, in June 2021 for the 40X60 building, for

the purposes of Farm Use as indicated on his Zoning/Building Permit Application. The sawmill was operating in this 40X60 building. Mr. Yoder does need to provide information to the Planning Commission and Board of Supervisors explaining the intent and nature of the request for the permit in June 2021.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.
4. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
5. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
6. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
7. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
10. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing, date and time?

November 22, 2021 7pm?



**SPECIAL USE PERMIT APPLICATION CHECKLIST**  
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION  
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES NO

**Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES NO

**Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner: YES ☒ NO

**Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: YES ☒ NO

**Written Narrative** (page 11 guidance in preparing the Written Narrative): ☒ YES NO

**Fees:** YES NO

**Deed:** ☒ YES NO

**Plat** (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES NO
- C. Scale and north point: ☒ YES NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES NO

**Tax Map** (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

**Special Use General Site Plan (15 copies)** The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: ☒ YES ☐ NO ☐ N/A
2. Owner and Project Name: ☒ YES ☐ NO ☐ N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: ☒ YES ☐ NO ☐ N/A
4. Property lines of existing and proposed zoning district lines: ☒ YES ☐ NO ☐ N/A
5. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO ☐ N/A
6. Scale and north point: ☒ YES ☐ NO ☐ N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO ☐ N/A
8. Easements and encumbrances, if present on the property: YES ☒ NO ☐ N/A
9. Topography indicated by contour lines: YES ☒ NO ☐ N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES ☒ NO ☐ N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): ☒ YES ☐ NO ☐ N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": ☒ YES ☐ NO ☐ N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: ☒ YES ☐ NO ☐ N/A
14. General locations of major access points to existing streets: ☒ YES ☐ NO ☐ N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES ☐ NO ☒ N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: ☒ YES ☒ NO ☐ N/A
17. Location of existing and proposed utilities, above or underground: ☒ YES ☐ NO ☐ N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: ☒ YES ☐ NO ☐ N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: ☒ YES ☐ NO ☐ N/A
20. Location and design of screening and landscaping: ☒ YES ☐ NO ☒ N/A
21. Building architecture: ☒ YES ☐ NO ☒ N/A
22. Site lighting proposed: YES ☒ NO ☐ N/A
23. Area of land disturbance in square feet and acres: YES ☒ NO ☐ N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): ☒ YES ☐ NO ☐ N/A
25. Historical sites or gravesites on general site plan: YES ☒ NO ☐ N/A
26. Show impact of development of historical or gravesite areas: YES ☒ NO ☐ N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: ☒ YES ☐ NO ☐ N/A

**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Special Use Permit Request: Operate a Sawmill

Purpose of Special Use Permit: is to operate a Sawmill

Zoning District: Curdsville Number of Acres: 9.48

Tax Map Section: 113-10 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Curdsville

Street Address: 54 Allens Lake Rd Drums VA 23936  
Directions from the County Administration Building to the Proposed Site: Go East to

Rt 15 N. Right on Thomas Rd. to left on Allens Lake Rd

Name of Applicant: John E Yoder

Mailing Address: 54 Allens Lake Rd Drums VA 23936

Daytime Phone: 434-505-4035 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Name of Property Owner: John E Yoder

Mailing Address: 54 Allens Lake Rd Drums VA 23936

Daytime Phone: 434-505-4035 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Signature of Owner: John E Yoder Date: 8-28-21

Signature of Applicant: John E Yoder Date: 8-28-21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer  
☒ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: J Alvin Thomas & Ann Family LLC

Mailing Address: 1112 Thomas Road Dillwyn

Physical Address: \_\_\_\_\_

Tax Map Section: 113-7 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Faivella Michael J & Brooke Rush

Mailing Address: 617 Aliens Lake Rd

Physical Address: ~~1122~~

Tax Map Section: 113-8 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Demario Frederick D Jr.

Mailing Address: 2831 Old Tower Hill Rd Dillwyn

Physical Address: ~~4~~

Tax Map Section: 113-9 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
113-61

4. Name: Dunkum Ronald & Mary

Mailing Address: 682 Aliens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 113-12 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Dunkum W Eldon

Mailing Address: 895 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 113-13 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Dunkum Eldon

Mailing Address: 895 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 113-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Allen Kendell & Katherine

Mailing Address: 853 Twin Creek Rd (Buckingham)

Physical Address: \_\_\_\_\_

Tax Map Section: 112-78 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Wharm Curtis & Vonda

Mailing Address: 273 Allens Lake Rd Dillwyn

Physical Address: \_\_\_\_\_

Tax Map Section: 112-80A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Cormas Benjamin & Alice

Mailing Address: 167 Allens Lake Rd

Physical Address: \_\_\_\_\_

Tax Map Section: 112-75  
112-76 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 30<sup>th</sup> day of Aug, year 2021,  
I John E Yoder hereby <sup>Affirm</sup> ~~make oath~~ that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

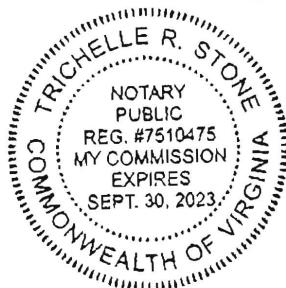
John E Yoder  
(owner) contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham  
STATE OF Virginia

Subscribed and sworn to me on the 30 day of August  
of the year 2021. My Commission expires on 9/30/2023.

Notary Public Signature: Trichelle R Stone  
Stamp:



434-505-3439

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: John E Yoder

Location: 541 Mien's Lake Rd Dillwyn VA 23936

Proposed Use: Seam. II

#### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?  
Yes ☒ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

Signature of VDOT Resident Engineer: C. D. Edwards

Printed Name: Charles D. Edwards Date: 9-27-21

**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

House, barn, shed, & sawmill building.

County Records Check (describe the history of this property):

I purchased this property from Mikel Haines in 2019  
for a residence for my family

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No X

If yes, please explain and show on the site plan the location of such and explain any historical significance:

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X  
If yes, please explain any impact:

Owner/Applicant Signature: John E Yoder Date: 8-28-21

Printed Name: John E Yoder Title: Owner

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

I (John Yoder) am requesting an SUP to operate a Sawmill on my property 541 Allens Lake Road, dillwyn VA 23936, Tax parcel 113-10 9.48 acres. My house which is on the same property is only for the use of my family, and will not be used for employes, unless we were to move to a different location and rent the house to someone who might be an employee. I currently have a 40 x 60 pavillion type building to use for this sawmill.

My goal is to have work at home for me and my family, however, I may still want to have additional employees, do custom sawing for the cummunity, People may bring in their logs to have cut for their lumber, or buy lumber from logs that I purchased, building lumber for the local contractors, Fence boards, or any custom orders or contracts, railroad ties, mat Timbers, pallet stock, or any and all type of lumber local or anywhere in the states. This also creates sawdust and firewood available to the public. Looking into the future, I may want to put in a seperate entrance to the sawmill for the safty and wellbeing of my family, or truck drivers beside tax parcel 113-9. The traffic this sawmill will cause will be log trucks, mostly semis, some straight jobs, Pickups With trailers, And flat beds hauling lumber away. The estimated amount of trucks ,on average (But not limited to) 3 trucks daily. I will also want to add 1 or 2 additions to the 40 x 60 building, and may also want to add 1 to 3 seperate buildings (dry kilns, storage or anything that goes with the sawmill industry) or to make pallets. A word about Fire and rescue, The buildings are all against or surrounded by truck accesible driveway, Fire extinguishers are in all buildings and on all the equipment, the sawmill building has a metal ceiling to reduce the risk of fire.



## **TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |                                                                                                                                                                                                                                                                                                        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.                                                                                                                                                                |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.                                                                                                                                                                                                                                                            |
| April 12    | Board of Supervisors may approve / deny / table for more information.                                                                                                                                                                                                                                  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

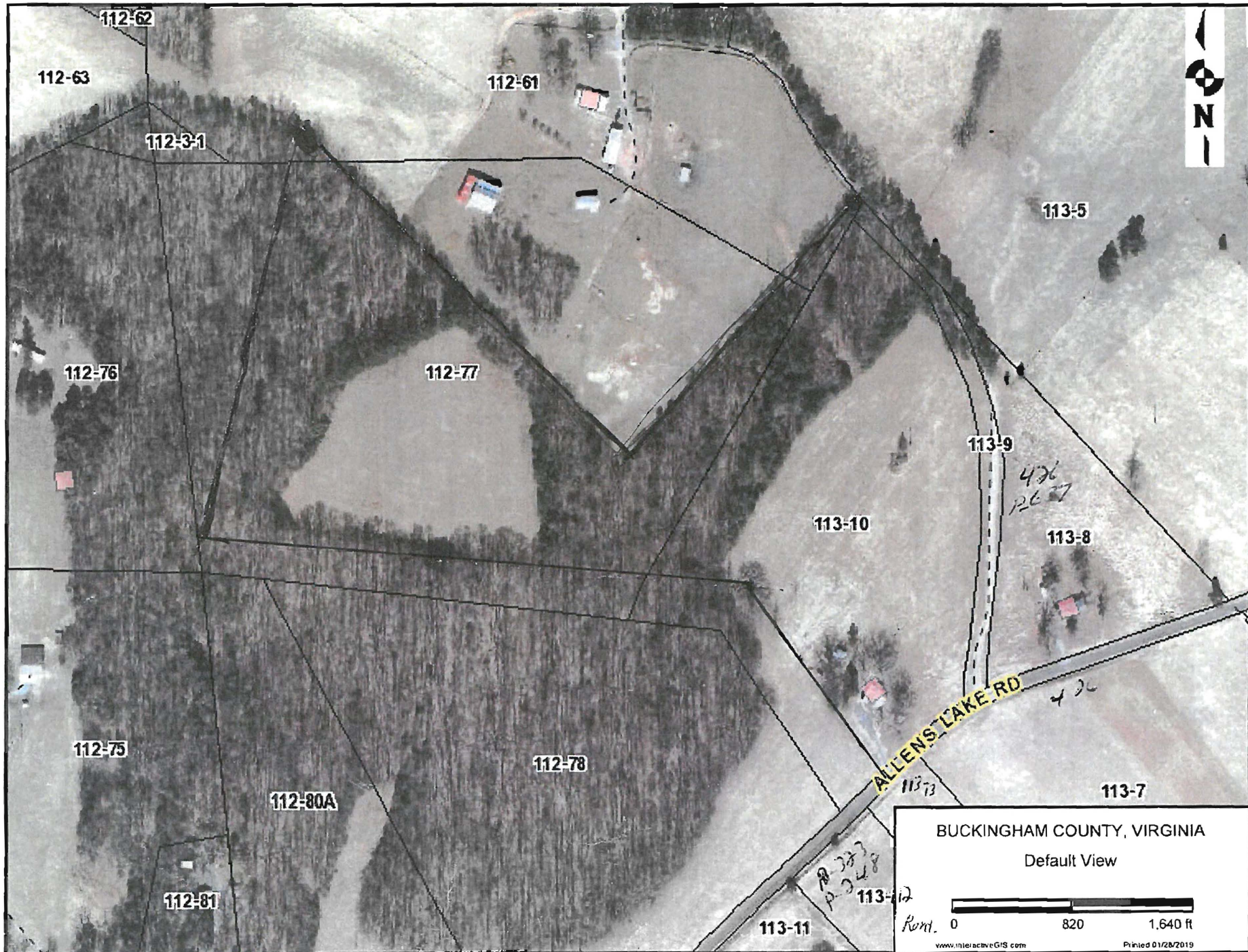
Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

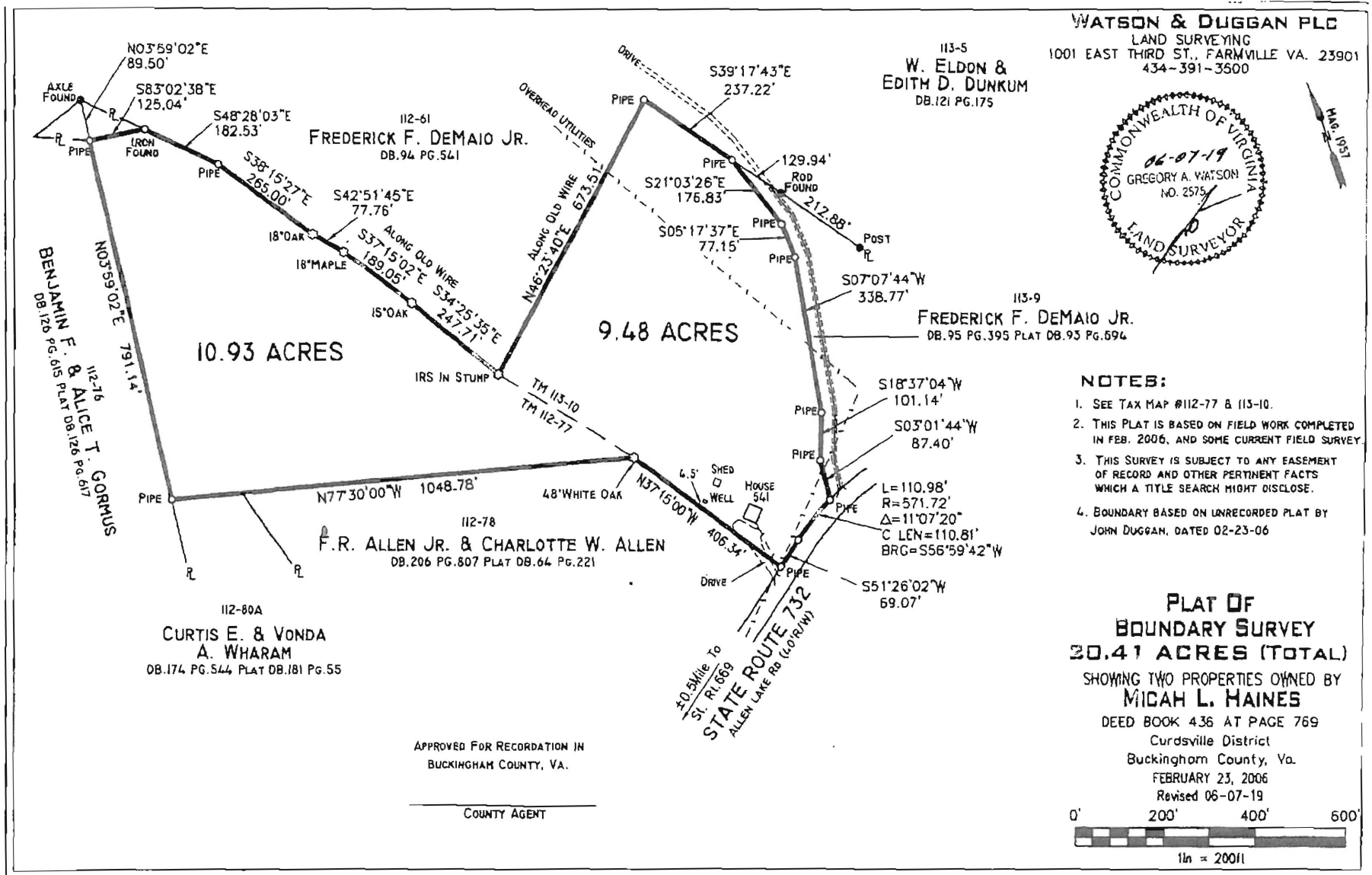
I have read, understand and agree to the above requirements.

Applicant/Owner: \_\_\_\_\_

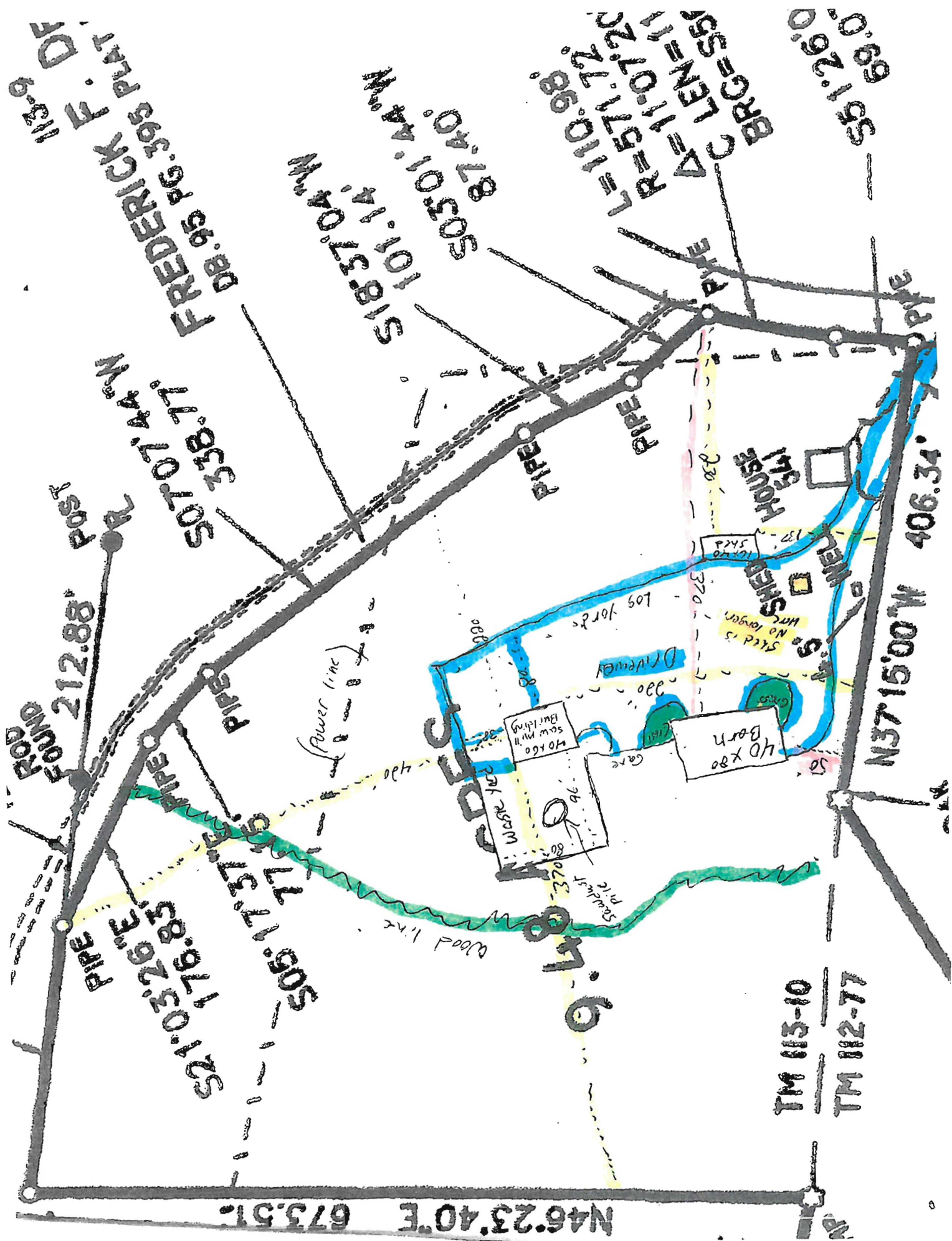
Date: \_\_\_\_\_













#19-840

BOOK 461 PAGE 10

THIS DEED, made this 17<sup>th</sup> day of June, 2019, by and between MICAH L. HAINES, party of the first part (grantor), and JOHN E. YODER and SYLVIA B. YODER, husband and wife, parties of the second part (grantees).

WITNESSETH: that for and in consideration of the sum of \$20.00 and other good and valuable consideration paid by the parties of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby bargain, sell, grant and convey, with General Warranty and, except as hereinafter set forth, English Covenants of Title, unto the parties of the second part, as tenants by the entirety with the right of survivorship as at common law, all the following described real estate, to-wit:

All those two certain tracts or parcels of land, with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing in aggregate Twenty and forty-one/hundredths (20.41) acres, more or less, said lands fronting on Virginia Secondary Route# 732 (Allen lake Road) and being more particularly described as the aggregate of "TM112-77" of 10.93 acres and "TM113-10" of 9.48 acres by a plat of survey prepared by Gregory A. Watson, L.S., dated February 23, 2006 and revised June 7, 2019, which plat is attached hereto, made a part hereof, and recorded herewith, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being the aggregate of "TRACTS 1 & 2" conveyed unto Micah L. Haines by deeds as follows: first, a deed from Terry M. Dunkum dated January 19, 2016 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 429, at page 398 et seq; and second, a deed from Micah L. Haines et al dated November 15, 2016 and recorded in Deed Book 436, at page 769 et seq. TOGETHER WITH all the right, title and interest of the party of the first part in and to the use for the purposes of ingress and egress, of the private road running from said Rt.#732 in a general northwesterly direction

All those two certain tracts or parcels of land, with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing in aggregate Twenty and forty-one/hundredths (20.41) acres, more or less, said lands fronting on Virginia Secondary Route# 732 (Allen lake Road) and being more particularly described as the aggregate of "TM112-77" of 10.93 acres and "TM113-10" of 9.48 acres by a plat of survey prepared by Gregory A. Watson, L.S., dated February 23, 2006 and revised June 7, 2019, which plat is attached hereto, made a part hereof, and recorded herewith, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being the aggregate of "TRACTS 1 & 2" conveyed unto Micah L. Haines by deeds as follows: first, a deed from Terry M. Dunkum dated January 19, 2016 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 429, at page 398 et seq; and second, a deed from Micah L. Haines et al dated November 15, 2016 and recorded in Deed Book 436, at page 769 et seq. TOGETHER WITH all the right, title and interest of the party of the first part in and to the use for the purposes of ingress and egress, of the private road running from said Rt.#732 in a general northwesterly direction to the private residence situated on the aforesaid 9.48 acre portion of the lands hereby conveyed, said private road being depicted on the aforesaid plat as "Drive" and said residence being depicted thereon as "House 541".

Prepared By:  
J. ROBERT SNODDY, III  
Attorney and Counselor at Law  
P.O. BOX 325  
DILLWYN, VIRGINIA 23936  
VSB No 13494

Consideration: \$175,000.00

Assessed Value \$101,800.00

Return to:

J.R.SNODDY, III

TM#s 112-77 & 113-10

Title Ins.:

-1- FIDELITY NATIONAL TITE INS



**COUNTY OF BUCKINGHAM**  
**CHRISTY L. CHRISTIAN, TREASURER**  
P.O. BOX 106  
BUCKINGHAM, VA 23921  
Phone: (434) 969-4744

## 2020 REAL ESTATE 2ND INSTALLMENT

**THIS BILL IS  
DUE DECEMBER 7, 2020**

## IMPORTANT TAX INFORMATION

1. If Real Estate has been sold please forward this bill to the new owner or the Treasurer's office.
2. If your mortgage company is responsible for payment of real estate tax and you received this bill, please forward to your mortgage company.
3. The County Treasurer has no authority to make any assessments or adjustments. If you feel there is an assessment error, please address your inquiry to the Commissioner of the Revenue at (434) 969-4181.

\*003786/2--S 14--B 1



YODER JOHN E & SYLVIA B YODER  
541 ALLENS LAKE RD  
DILLWYN VA 23936-2008

**DUE DATE: 12/07/2020**

CURDSVILLE

**PENALTY - 10.00% AFTER 12/07/2020**

**INTEREST - 10.00% PER YEAR BEGINNING 01/01/2021**

| BILL NUMBER | TAX RATE | LAND VALUE | BUILDING AND OTHER VALUES | DESCRIPTION                           | MAP NUMBER      | ACREAGE | TAX DUE |
|-------------|----------|------------|---------------------------|---------------------------------------|-----------------|---------|---------|
| 13007       | .520     | 14200      |                           | OFF RT 732 - 2 MI E OF ALPHA 10.93 AC | 112 77          | 10.930  | 36.92   |
|             |          |            |                           |                                       | TOTAL NOW DUE : |         | 36.92   |

IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME.

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

**DUE DATE: 12/07/2020**

CURDSVILLE

**PENALTY - 10.00% AFTER 12/07/2020**

**INTEREST - 10.00% PER YEAR BEGINNING 01/01/2021**

| BILL NUMBER                                                                                        | TAX RATE | LAND VALUE | BUILDING AND OTHER VALUES | DESCRIPTION                      | MAP NUMBER      | ACREAGE | TAX DUE |
|----------------------------------------------------------------------------------------------------|----------|------------|---------------------------|----------------------------------|-----------------|---------|---------|
| 13008                                                                                              | .520     | 32600      | 63200                     | RT 732 - 2 MI E OF ALPHA 9.48 AC | 113 10          | 9.480   | 249.08  |
|                                                                                                    |          |            |                           |                                  | TOTAL NOW DUE : |         | 249.08  |
| IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME. |          |            |                           |                                  |                 |         |         |





| BILL NUMBER                                                                                       | TAX RATE | LAND VALUE | BUILDING AND OTHER VALUES | DESCRIPTION                           | MAP NUMBER            | ACREAGE | TAX DUE |
|---------------------------------------------------------------------------------------------------|----------|------------|---------------------------|---------------------------------------|-----------------------|---------|---------|
| 13065                                                                                             | .520     | 14200      |                           | OFF RT 732 - 2 MI E OF ALPHA 10.93 AC | 112 77                | 10.930  | 36.92   |
|                                                                                                   |          |            | Annual Tax Amount \$73.84 |                                       | TOTAL NOW DUE : 36.92 |         |         |
| IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME |          |            |                           |                                       |                       |         |         |

This conveyance is made expressly subject to any and all easements, restrictions, conditions and reservations which are: contained in duly recorded deeds, plats, and/or other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or have not otherwise become ineffective; or, apparent upon inspection of the premises.

Witness the following signature and seal.

Micah L. Haines (SEAL)  
MICAH L. HAINES

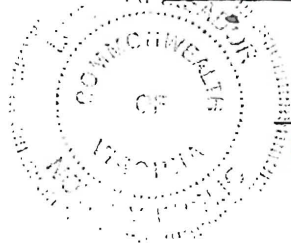
STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, Linda H. Meador, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that Micah L. Haines, whose name is signed to the writing above, has acknowledged the same before me in my county aforesaid.

Given under my hand this 25 day of June, 2019.

My commission expires 8-31-2022.

My registration# 110434.



Linda H. Meador  
NOTARY PUBLIC

|             |        |                                                                    |
|-------------|--------|--------------------------------------------------------------------|
| 035 Rec Fee | 1.00   | VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY |
| St. R. Tax  | 437.50 |                                                                    |
| Co. R. Tax  | 145.83 |                                                                    |
| Transfer    | 1.00   |                                                                    |
| Clerk       | 14.50  |                                                                    |
| Lib. (145)  | 1.00   |                                                                    |

The foregoing instrument with acknowledgement was admitted to record on June 25 20 19, at 3:55 P.M. in D.B. 461 Page(s) 710-712

NOTED & INDEXED CLERK



Witness the following signature and seal.

Micah L. Haines (SE.)  
MICAH L. HAINES

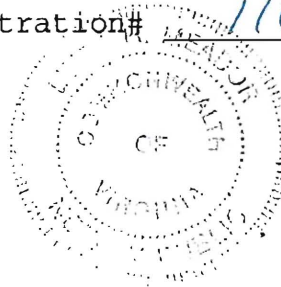
STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, Linda H. Meador, a notary public in  
for the county aforesaid, State of Virginia, do hereby certify t  
Micah L. Haines, whose name is signed to the writing above,  
acknowledged the same before me in my county aforesaid.

Given under my hand this 25 day of June, 2019.

My commission expires 8-31-2022.

My registration# 110434.



Linda H. Meador  
NOTARY PUBLIC

|               |     |    |
|---------------|-----|----|
| 035 Rec Fee   | 1   | 00 |
| St. R. Tax    | 437 | 50 |
| Co. R. Tax    | 145 | 00 |
| Transfer      | 1   | 00 |
| Clerk         | 14  | 50 |
| Lib.(145)     | 1   | 50 |
| T.T.F.        | 5   | 00 |
| Grantor Tax   | 175 | 00 |
| 036 Proc. Fee | 20  | 00 |
| Total \$      |     |    |

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement  
was admitted to record on June 25 20 19,  
at 3:55 P.M. in D.B. 461 Page(s) 710-712

Teste: JUSTIN D. MIDKIFF, CLERK

BY: Sarah W. Mitchell, DEPUTY CLERK

See next pg for plot

Grantee's Address:

3006 Irishtown Rd  
Ronks, PA 17572

Prepared By:  
J. ROBERT SNODDY, III  
Attorney and Counselor at Law  
P.O. BOX 325  
DILLWYN, VIRGINIA 23936  
VSB No. 13494



**OFFICIAL RECEIPT  
COUNTY OF BUCKINGHAM CIRCUIT COURT  
DEED RECEIPT**

DATE : 06/25/2019      TIME : 16:02:07      CASE # : 029CLR190000840  
 RECEIPT # : 19000002706      TRANSACTION # : 19062500011  
 CASHIER : DFJ      REGISTER # : D729      FILING TYPE : DBS-PL      PAYMENT : FULL PAYMENT  
 INSTRUMENT : 190000840      BOOK : 461      PAGE : 710      RECORDED : 06/25/2019      AT : 15:55  
 GRANTOR : HAINES, MICAH L      EX : N      LOC : CO  
 GRANTEE : YODER, JOHN E; ET UX      EX : N      PCT : 100%  
 RECEIVED OF : SNODDY, J ROBERT; III  
 ADDRESS : 3066 IRSHTOWN ROAD RONKS, PA 17572  
 DATE OF DEED : 06/17/2019  
 CHECK : \$626.33      CHECK NUMBER : 1080      CHECK : \$175.00      CHECK NUMBER : 4263  
 DESCRIPTION 1 : 20.41 AC CURDSVILLE      PAGES : 003      OP : 0  
 NAMES : 0  
 CONSIDERATION : \$175,000.00      AVAL : \$101,800.00      MAP : 112-77; 113-10      PIN :

| ACCOUNT CODE | DESCRIPTION                                     | PAID     |
|--------------|-------------------------------------------------|----------|
| 035          | VOF FEE                                         | \$1.00   |
| 036          | DEED PROCESSING FEE                             | \$20.00  |
| 038          | DEEDS OF CONVEYANCE                             | \$87.50  |
| 039          | DEEDS AND CONTRACTS                             | \$437.50 |
| 106          | (TTF) TECHNOLOGY TRUST FUND FEE (CIRCUIT COURT) | \$5.00   |

| ACCOUNT CODE | DESCRIPTION        | PAID     |
|--------------|--------------------|----------|
| 145          | VSLF               | \$1.50   |
| 212          | TRANSFER FEES      | \$1.00   |
| 213          | COUNTY GRANTEE TAX | \$145.83 |
| 220          | GRANTOR TAX        | \$87.50  |
| 301          | DEEDS              | \$14.50  |

TENDERED : \$ 801.33  
 AMOUNT PAID : \$ 801.33



**Date:** October 25, 2021

**To:** Buckingham County Planning Commission

**From:** Nicci Edmondston, Zoning Administrator

**Re:** Public Comments received regarding Public Hearing Case 21-SUP290 Riverstone Solar

**Background Information:** The attached email was received September 26, 2021 from Emmanuel Zunz regarding the Public Hearing for Case 21-SUP290. The email was inadvertently omitted during the reading of public comments on September 27, 2021. The comment is to be read tonight, and the Planning Commission examine the content of the comment. The Planning Commission, without the inclusion of Mr. Zunz's comment, voted to recommend approval of Case 21-SUP290 to the Board of Supervisors. Tonight, the Planning Commission will vote again, factoring in Mr. Zunz's comment, in an effort to ensure a complete recommendation to the Board of Supervisors.

## Nicci Edmondston

---

**From:** Jennifer Lann  
**Sent:** Sunday, September 26, 2021 4:58 PM  
**To:** Nicci Edmondston  
**Subject:** Fwd: Comments and Questions about Riverstone Solar Project SUP

Sent from my iPhone

Begin forwarded message:

**From:** Emmanuel Zunz <ez@onerpm.com>  
**Date:** September 26, 2021 at 3:50:26 PM EDT  
**To:** Public Comments <publiccomments@buckinghamcounty.virginia.gov>  
**Subject:** Comments and Questions about Riverstone Solar Project SUP

My name is Emmanuel Zunz, and I am the owner of the property located at 991 Paynes Rd. which is adjacent to the Riverstone Solar Project.

I have several comments and questions about the project and SUP. I would appreciate hearing a response to my questions from Apex Clean Energy and/or the Planning Commission.

1. The application references that the “power generated will be linked to the electrical transmission grid via the existing 138 kv overhead high voltage transmission line adjacent to the property.”
  - Where does Apex intend to link to the transmission line? Could this location change?
  - Is it Apex’s position that the transmission line is on its leased property? If not, what is the plan for accessing the transmission line?
  - Section 3.7 of the SUP application, titled “Existing and Proposed Utilities,” contains a map that references “Proposed Easement: Gentie Line” which shows as a light green line on the map.
    - What is the Gentie Line?
    - What does the reference to the “proposed easement” mean?
  - Have all necessary easements been obtained? If not, what easements or right of ways does Apex need?
  - How will the inability to obtain these easements affect the project plan?
  - Are there alternative plans if necessary easements are not obtained?
  - Apex initially asked me for an easement over my property to connect into the transmission line. Is that still the plan? If not, what has changed?



- Are there any existing conservation easements on the property over which Apex needs access which would prevent the construction of the utilities or infrastructure necessary for this project?

2. The SUP says that a minimum 150-foot setback shall be maintained from Solar Equipment to any adjoining or adjacent residential dwellings. During construction, this setback area may be used for staging of materials and parking.

- How can neighbors enforce this promised 150-foot setback?
- Does Apex intend to use the area near the substation for staging and/or materials during construction?
- Please explain what kind of activity and how long it will last.

3. The SUP says Apex “shall not obtain a building permit until evidence has been given to Buckingham County that the electric utility company has signed an interim interconnection service agreement.”

- What is an interconnection service agreement?
- With whom does Apex need to negotiate such an agreement?
- What kind of regulatory approval, if any, is necessary for such agreement?

4. The SUP says the existing transmission line that the project will interconnect into “may be reconfigured.”

- What does that mean?
- Whose approval is necessary for any reconfiguration?

5. The application notes that the closest home is 355 feet from a solar panel.

- Does this include the substation?
- How far will the substation be from the Zunz property line?
- What lighting will be used around the substation (during construction and after construction)?
- What noise is expected from the substation area (during construction and after construction)?

Thank you!

Emmanuel Zunz

**Background/Zoning Information:** This property is located at 19135 N James Madison Highway Dillwyn, VA 23936. This property is currently zoned Agricultural A1, the landowner is Rock Holdings East, LLC and applicant is Rock Wood Products of Dillwyn, Inc. Rock Wood Products of Dillwyn, Inc. seeks to expand operations which requires compliance to the Buckingham County Zoning Ordinance. Rock Wood Products of Dillwyn, Inc acquired the property in 2014, and was the subject of a major economic development announcement in October 2016. Due to the significant growth and expansion, Rock Wood Products of Dillwyn, Inc, is requesting the Zoning Map Amendment for current and future compliance.

## REZONING APPLICATION CHECKLIST

### BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

The following table lists the information necessary to review a rezoning application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 5, 6 & 7 attached). This list can be obtained from the Clerk of Courts Office: YES

**Completed application for rezoning** (pages 3 & 4 attached). If not signed by the owner, a Power of Attorney must accompany the application: YES

**Interest Disclosure Affidavit** (page 8 attached). Must be signed by the owner: YES

**Power of Attorney** (page 11 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: N/A

**Written Narrative** (page 12 guidance in preparing the Written Narrative): YES

**Fees:** YES

**Deed:** YES

**Plat** (15 copies). The plat information may be incorporated into the Rezoning General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: YES
- B. Area of land proposed for consideration, in square feet or acres: YES
- C. Scale and north point: YES
- D. Names of boundary roads or streets and widths of existing right-of-ways: YES

**Rezoning General Site Plan** (15 copies) The General Site Plan must contain the following:

- 1. Vicinity Map – Please show scale: YES
- 2. Owner and Project Name: YES
- 3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES
- 4. Property lines of existing and proposed zoning district lines: YES
- 5. Area of land proposed for consideration, in square feet or acres: YES
- 6. Scale and north point: YES
- 7. Names of boundary roads or streets and widths of existing right-of-ways: YES
- 8. Easements and encumbrances, if present on the property: NO (Title report not provided)

9. Topography indicated by contour lines: YES
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: N/A
14. General locations of major access points to existing streets: YES
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: NO
17. Location of existing and proposed utilities, above or underground: NO
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: NO
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES
20. Location and design of screening and landscaping: NO
21. Building architecture: YES
22. Site lighting proposed: NO
23. Area of land disturbance in square feet and acres: NO
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): NO
25. Historical sites or gravesites on general site plan: YES
26. Show impact of development of historical or gravesite areas: YES
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES

**APPLICATION FOR A ZONING MAP AMENDMENT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: September 8, 2021

Zoning Map Amendment: Rezone 4 parcels (TM Nos. 112-24, 126-13, 126-14, and 126-3-0a) from A-1 (Agricultural) to M-1 (Light Industrial)

Purpose of Zoning Map Amendment:

The existing parcels are currently used for wood/lumber products, therefore, the purpose for the zoning map amendment is to match the existing and future uses of the parcels to the correct zoning district.

Zoning District: A-1 (Agricultural) Number of Acres: 74.51 Acres(Deed)/75.75 Acres(Composite)

Tax Map Section: 112 Parcel: 24 Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Marshall  
Tax Map Section: 126 Parcel: 13 Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Marshall  
Tax Map Section: 126 Parcel: 14 Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: Curdsville  
Tax Map Section: 126 Parcel: 3 Lot : 0A Subdivision: \_\_\_\_\_ Magisterial Dist.: Curdsville

Street Address: 19135 N. James Madison Hwy., Dillwyn, VA 23936

Directions from the County Administration Building to the Proposed Site: Go east on W. James Anderson Hwy. (U.S. Route 60) for 3.7 miles, turn left onto N. James Madison Highway (U.S. Route 15), go 4.4 miles, property is on your left.

**Name of Applicant:** Rock Wood Products of Dillwyn, Inc. (Attn: Mike Seamster)

Mailing Address:

P.O. Box 273, Dillwyn, VA 23936

Daytime Phone: (434)983-2586 Cell Phone: (434)471-3751

Email: mseamster@johnrock.com Fax: (434)983-2585

**Name of Property Owner:** Rock Holding East, LLC (Attn: Mike Seamster)

\*The deed incorrectly showed Rock Holdings East, LLC as "Rock Wood Holdings East, LLC" and a Deed of Correction is forthcoming.

Mailing Address:

P.O. Box 273, Dillwyn, VA 23936

Daytime Phone: (434)983-2586 Cell Phone: (434)471-3751

Email: mseamster@johnrock.com Fax: (434)983-2585

Signature of Owner:  Date: 9/10/21

Signature of Applicant:  Date: 9/10/21

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☒ Engineer ☒ Applicant



**APPLICATION FOR A ZONING TEXT AMENDMENT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Zoning Text Amendment: **N/A** \_\_\_\_\_

Purpose of Zoning Text Amendment: \_\_\_\_\_

Permitted Use List: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Special Use Permit List: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel : \_\_\_\_\_ Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: \_\_\_\_\_

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Name of Property Owner:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Signature of Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Please indicate to whom correspondence should be sent:

\_\_\_\_ Owner of Property \_\_\_\_ Contractor Purchaser / Lessee \_\_\_\_ Authorized Agent \_\_\_\_ Engineer \_\_\_\_ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Nanette Anne Apperson & Donald T. Apperson

Mailing Address: 5127 Wissioming Rd, Bethesda MD 20816

Physical Address: 19458 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 15 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Trents Mill Logging, Inc

Mailing Address: 5854 Trents Mill Road, Dillwyn, VA 23936

Physical Address: 19090 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 18 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: James Reed, Jr.

Mailing Address: 541 Bronx River Rd., Apt. 47, Yonkers, NY 10704

Physical Address: 19060 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 19 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Anthony K. Moss & Tammy M. Moss

Mailing Address: 2919 Chapel Rd., New Canton, VA 23123

Physical Address: 19026 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 20 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: Buckingham Branch Railroad Co.

Mailing Address: P.O. Box 336, Dillwyn, VA 23936

Physical Address: 18983 N. James Madison Hwy, Dillwyn, VA 23936

Tax Map Section: 126 Parcel: 2 Lot: 1 Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 12 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Donald H. Duncan & Carlos Michael Duncan

Mailing Address: 2140 Aldever Dr., Maidens, VA 23102

Physical Address: 332 Shady Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 7 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Jewell Duncan Harris

Mailing Address: 275 Shady Road, Dillwyn, VA 23936

Physical Address: 275 Shady Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 22 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Craig H. Harris & Sheila Harris

Mailing Address: P.O. Box 1732, Clarksville, VA 23927

Physical Address: 237 Shady Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 23 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Leroy J. Shifflett & Sandra E. Shifflett

Mailing Address: 14 Clover St., Hampton, VA 23669

Physical Address: Rocky Mountain Road, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 6 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 112 Parcel: 25 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Rocky Mountain United Methodist Church

Mailing Address: 348 Rocky Mountain Rd., Dillwyn, VA 23936

Physical Address: 348 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 26 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

12. Name: Vernetta P. Bolden

Mailing Address: 377 Rocky Mountain Rd., Dillwyn, VA 23936

Physical Address: 377 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 8 Lot: 5 Subdivision: Rocky Mount Ridge

13. Name: Monica T. Craft

Mailing Address: 433 Rocky Mountain Rd., Dillwyn, VA 23936

Physical Address: 433 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 8 Lot: 6 Subdivision: Rocky Mount Ridge

14. Name: Courtney K. Wood & Curtis E. Wood

Mailing Address: 24502 N. James Madison Hwy., New Canton, VA 23123

Physical Address: 483 Rocky Mountain Rd., Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 8 Lot: 7 Subdivision: Rocky Mount Ridge

15. Name: Rock Holdings East, LLC (Subject Property)

\*The deed incorrectly showed Rock Holdings East, LLC as "Rock Wood Holdings East, LLC" and a Deed of Correction is forthcoming.

Mailing Address: P.O. Box 273, Dillwyn, VA 23936

Physical Address: 19135 N. James Madison Highway, Dillwyn, VA 23936

Tax Map Section: 112 Parcel: 24 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 13 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 14 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map Section: 126 Parcel: 3 Lot: 0A Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 10 day of September, year 2021,

I, Mike Seamster (Rock Holdings East, LLC), hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

[Signature]

(owner / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

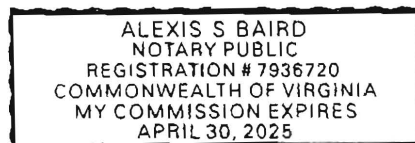
STATE OF September

Subscribed and sworn to me on the 10 day of September

of the year 2021. My Commission expires on April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 10 day of September, of the year 2021,

I, Mike Seamster (Rock Holdings East, LLC), (printed name of owner) hereby make oath that no member of the Buckingham County Board of Supervisors nor the Buckingham County Planning Commission has interest in such property either individually, or by ownership of stock in a corporation owning such land, or by partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly by such members of his/her immediate household, except as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Owner: (to be signed in front of notary public)

Mike Seamster

NOTARY PUBLIC

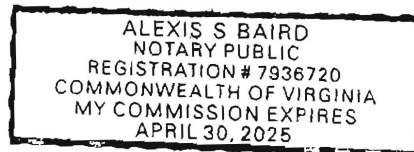
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 10 day of September,

of the year 2021. My commission expires April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

The property is currently a wood manufacturing facility. There is a small cemetery (0.03 acres)  
"out" located within the boundaries of TM 126-14.

County Records Check (describe the history of this property):

Rock Holdings East, LLC (the deed incorrectly showed Rock Holdings East, LLC as "Rock Wood  
Holdings East, LLC and a Deed of Correction is forthcoming) acquired the property from Pierce  
& Johnson Lumber Co., Inc. in May of 2014. Pierce & Johnson Lumber Co., Inc. acquired tax  
map parcel numbers 126-13, 126-14, and 126-24 from Foster L. Pierce, et. Al. in March of 1987  
and tax map parcel 126-3-0A from Bowling Forest Service Corporation, Inc. in February 1994.

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to  
be on the site? Yes \_\_\_\_\_ No X \_\_\_\_\_

If yes, please explain and show on the site plan the location of such and explain any historical  
significance:

\_\_\_\_\_  
\_\_\_\_\_

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X \_\_\_\_\_

If yes, please explain any impact:

\_\_\_\_\_  
\_\_\_\_\_

Owner/Applicant Signature: Mike Seaman Date: 9/16/21

Printed Name: Mike Seaman Title: Mayor

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Rock Wood Products of Dillwyn, Inc.

Location: U.S. Route 15 and State Route 669, Marshall District, Buckingham County, VA

Proposed Use: Expand existing wood manufacturing facility.

#### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?  
Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

*Although the entrance currently meets the criteria for the current/proposed use, it could use some maintenance (regrading, addition of stone) that would enhance roadside drainage in the immediate area and promote a safe and efficient access to the business*

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: Charles D. Edwards

Date: 9/22/21

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances



## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: \_\_\_\_\_

Date: \_\_\_\_\_

## **TENTATIVE SCHEDULE FOR A REZONING AMENDMENT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

|             |                                                                                                                                                                                                                                                                                                        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.                                                                                                                                                                |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.                                                                                                                                                                                                                                                            |
| April 12    | Board of Supervisors may approve / deny / table for more information.                                                                                                                                                                                                                                  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

**Rezoning Narrative**  
**for**  
**Rock Wood Products of Dillwyn, Inc.**  
**(TM Nos. 112-24, 126-13, 126-14, & 126-3-0A)**  
**September 2, 2021**

Summary:

Rock Holdings East, LLC owns 4 parcels of land in the Marshall and Curdsville Districts of Buckingham County. The parcels are Tax Map Numbers 112-24, 126-13, 126-14, and 126-3-0A. The parcels are currently zoned A-1 (Agricultural) per the official zoning map, but have been used for manufacturing wood products for more than 25 years. In 2014, Rock Holdings East, LLC (the deed incorrectly showed Rock Holdings East, LLC as "Rock Wood Holdings East, LLC") purchased the parcels and currently run the wood manufacturing business under the name Rock Wood Products of Dillwyn, Inc. Rock Holdings East, LLC is currently in the process of providing a deed of correction to correct the company name on the title deed. The primary focus at this facility is purchasing hardwood timber ranging from pallet logs on up to the highest quality veneer logs. This facility makes hardwood flooring, pallet lumber, railroad ties, and furniture grade lumber. Since purchasing the land, Buckingham County has allowed the owner to expand their facilities with an \$8.75 million dollar expansion being constructed in 2017

Request:

Rock Wood Products of Dillwyn, Inc. is requesting that the County of Buckingham approve a zoning map amendment to re-zone the referenced parcels to M-1 (Light Industrial), thus, matching the existing long term use of the property and providing future expansions of the facility with by-right uses.

Land Use:

Based on composite mapping, the subject parcels contain 75.75 Acres (Recorded plats contain 74.51 Acres) The parcels currently use approximately 47.5 of the 75.75 Acres for manufacturing wood products with the remaining approximately 28 acres currently in woodland. Buckingham Branch Railroad Company adjoins the property to the southwest and northwest and is zoned M-1 (Light Industrial). The remaining adjoining properties are zoned A-1 (Agricultural) and include woodland, agricultural land, and a church to the north; and a single family subdivision to the east. Buckingham Branch Railroad and U.S. Route 15 (N. James Madison Highway) adjoin the subject property to the southeast. Across Route 15 is land zoned A-1 (Agricultural) that includes open farm land, property owned by a logging company, and a single family residence.

#### Project Design:

The existing facility is laid out to provide for a systematic flow of delivering raw materials, storing of raw materials, moving raw materials to the manufacturing facilities, storing of products, and shipping of product. The proposed expansion of the facility will provide additional wood cutting lines to produce wood components for making pallets. The proposed site for the expansion is currently used to store raw materials and is located between the existing facility and the Buckingham Branch Railroad. Expanding at this location will continue to expand the systematic flow of the existing facility.

#### Cultural Resources:

The subject property has been manufacturing wood products for more than 25 years. There is a cemetery "out" located within TM 126-14.

#### Economic Development:

Rock Wood Products of Dillwyn, Inc. currently employs 58 workers and has 5 available positions. With the completion of the proposed facility, 10 additional worker positions will be created. The construction of the project will benefit local contractors and the businesses that support those contractors.

#### Environment:

The existing facility does not have any local, state, and/or federal environmental permits that regulate the existing manufacturing process. The proposed facility expansion is not anticipated to require any local, state, and/or federal environmental permits to perform its proposed manufacturing process.

A local erosion and sediment control land disturbance permit and DEQ stormwater management permit will be required for construction of the proposed expansion.

#### Fire, Rescue, and Law Enforcement:

The existing facility does not require any special services from the fire department, rescue squad, or law enforcement, nor will the proposed expansion. In the past three years the existing facility has required services from the rescue squad twice and the fire department once. Law enforcement services have not been requested at the site over the last three years.

#### Housing:

The existing property has one dwelling located on tax map parcel 126-3-0A. The dwelling is used as an office and lounge for the site manager and out of town contractors performing work at the facility. No housing is proposed for this property.

#### Libraries:

The existing and proposed facilities does not and does not expect to create additional users of local libraries.

#### Parks and Open Space:

The existing and proposed facilities does not and does not expect to create additional users of local parks. No parks or open space exist on or is planned for the property.

Potable Water:

The existing facility uses well water for domestic use by its employees and the manufacturing of products. The proposed expansion will use an existing well for domestic use by its employees. Manufacturing of the wood products uses very little water.

Sewage:

The existing facility has a conventional onsite septic system and drain field to treat domestic wastewater. The proposed expansion will require the installation of a new onsite septic system to serve the facility. Manufacturing does not produce wastewater that requires treatment.

Schools:

The existing and proposed facilities do not and do not expect to create additional students for the public school system. The facility intends to employ workers that will not migrate to the County.

Telecommunications:

The existing and proposed facility uses standard telecommunications services. No telecommunications facility is planned for the subject property.

Transportation:

The existing facility has an existing commercial entrance onto U.S. Route 15 that will be utilized for the proposed facility. Route 15 is classified by VDOT as a minor arterial road and it can support the transport of raw materials into and products out of the existing facility. In the past three years there have been no accidents at the existing entrance onto Route 15. Should rail service be required by the existing and proposed facilities in the future, Buckingham Branch Railroad has a rail yard that adjoins the subject property that can be accessed without adding traffic to U.S. Route 15.

Solid Waste:

Sawdust and wood chips are by-products of the existing and proposed facilities. The by-products are fully contained within storage bins/trailers and sold to offsite vendors.



#14-775

BOOK 416 PAGE 512

Document Prepared by: F. Acie Allen, Jr.  
Return to: P. O. Box 502  
Dillwyn, VA 23936  
434-983-3969  
Tax Map #s 126-3-0A, 112-24, 126 - 13 & 126 - 14

Consideration: \$254,000.00  
Accessed value: \$625,700.00

THIS DEED is made this 14<sup>th</sup> day of May, 2014, by and between **PIERCE & JOHNSON LUMBER CO., INC.**, a Virginia corporation, hereinafter called Grantor, and **ROCK WOOD HOLDINGS EAST, LLC**, A Pennsylvania limited liability corporation, hereinafter called Grantee.

-WITNESSETH-

THAT for and in consideration of TWENTY DOLLARS (\$20.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged and received, the Grantor does hereby Bargain, Sell, Grant and Convey with General Warranty and, except as herein set forth, English Covenants of Title unto Grantee, the following described real estate, to-wit:

SEE ATTACHED SCHEDULE A ATTACHED  
HERETO AND MADE A PART OF THIS DEED

This conveyance is made expressly subject to: any and all conditions, restrictions, reservations, easements, and/or rights of way which are a matter of public record; and, any and all easements and/or rights of way which are apparent from an inspection of the lands hereinabove described or the plat hereinabove referenced.

Execution of this Deed by Timothy W. Pierce, President, was duly authorized by Corporation Resolution on May 5, 2014.

Witness the following signature and seal.

PIERCE & JOHNSON LUMBER CO., INC.

By: Timothy W. Pierce (SEAL)  
Timothy W. Pierce, President

STATE OF Va.

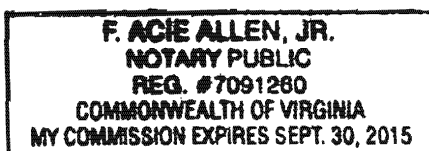
CITY/COUNTY OF Buckingham, to-wit:

The aforescribed deed, bearing date of May 14, 2014, was subscribed,  
sworn and acknowledged before me on this 28 day of May, 2014, by  
Timothy W. Pierce, President of Pierce & Johnson Lumber Co., Inc.

My commission expires: 9-30-15.

F. Acie Allen, Jr.

Notary Public



Grantees address: 500 Independence Way  
Coatesville, PA 19320

## SCHEDULE A

**PARCEL I:** All that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District, Buckingham County, Virginia, containing Fifty-six and ninety-two/hundredths (56.92) acres, more or less, said lands fronting on the centerline of both Virginia Secondary Rt. #669 and the "old New Canton Rd." (See PARCEL III hereinafter described) and being more particularly described as the residue of 60.92 acre parcel depicted by a plat of survey prepared by Carroll Gillispie, C.L.S., S.B.C., dated July 11, 1973 through July 29, 1973, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 93, at page 402, after deducting therefrom an off-conveyance of 4.000 acres depicted by a plat of survey prepared by Robert L. Lum, C.L.S., dated March 2, 1976, and recorded in the aforesaid Clerk's Office in Deed Book 102, at page 491 (see PARCEL III hereinafter described). Reference is hereby made to the aforesaid plats for a more complete and accurate description of said 56.92 acre parcel. This is TM# 126-13.

**PARCEL II:** All that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing One and ninety-five/hundredths (1.95) acres, more or less, said lands being more particularly described as the residue ("1.95 AC NET") of a 1.98 acre parcel depicted by a plat of survey prepared by Ralph P. Hines, C.L.S., dated August 20, 1974 and recorded in the aforesaid Clerk's Office in Deed Book 94, at page 337, after deducting therefrom a 0.03 of an acre cemetery also depicted on said plat as "CEMETERY", said cemetery being totally surrounded by and lying within the boundaries of said 1.98 acre parcel. This is TM# 126-14.

**PARCEL III:** All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Marshall Magisterial District, Buckingham County, Virginia, containing Four (4.000) acres, more or less, said lands fronting on the centerline of the old New Canton Rd. and being more particularly described by the aforesaid plat prepared by Robert L. Lum, C.L.S., dted March 2, 1976 and recorded in the aforesaid Clerk' Office in Deed Book 102, at page 401, to which plat reference is hereby made for a more complete and accurate description of said lands. This is TM# 112-24.

PARCELS I, II & III being the same conveyed unto Pierce & Johnson Lumber Co., Inc. from Foster L. Pierce et al by deed dated march 13, 1987 and recorded in the aforesaid Clerk's Office in Deed Book 145, at page 596 et seq.

**PARCEL IV:** Two distinct and separate lots or tracts of land, with improvements thereon and appurtenances thereunto belonging, situated in Curdsville Magisterial District, Buckingham County, Virginia, containing in aggregate Eleven and six hundred forty-seven/thousandths (11.647) acres, more or less, said lands lying on both sides of but not including U.S. Rt. #15 (N. James Madison Highway), and being more particularly described as the aggregate of "PARCEL A" of 1.288 acres and "PARCEL B" of 10.359 acres by a plat of survey prepared by Thomas E. Shumate, C.L.S., dated November 6, 1990 and recorded in the aforesaid Clerk's Office in Deed Book 168, at page 268, to which plat reference is hereby made for a more complete and accurate description of said lands. Said lands being the same conveyed unto Pierce & Johnson Lumber Co., Inc. from Bowling Forest Service Corporation, Inc. by deed dated February 4, 1994 and recorded in the aforesaid Clerk's Office in Deed Book 190, at page 394 et seq. This is TM# 126-3-0-A.

035 Rec Fee  
St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib.(145)  
T.T.F.  
Grantor Tax  
036 Proc. Fee  
Taxes

11.00  
1564.25  
521.42  
1.00  
14.50  
1.50  
5.00  
626.00  
20.00  
2711.67

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement

was admitted to record on 5-29 20 14

at 10:45 A.M. in D.B. 416 Page(s) 512-514

Teste: MALCOLM BOOKER, JR., CLERK

BY: *[Signature]*

DEPUTY CLERK

### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Rock Wood Products of Dillwyn, Inc.

Location: U.S. Route 15 and State Route 669, Marshall District, Buckingham County, VA

Proposed Use: Expand existing wood manufacturing facility.

For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?  
Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

Although the entrance currently meets the criteria for the current/proposed use, it could use some maintenance (regrading, addition of stone) that would enhance roadside drainage in the immediate area and promote a safe and efficient access to the business

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: Charles D. Edwards

Date: 9/22/21

**Buckingham County Planning Commission**

**October 25, 2021**

**Administration Building**

**7:00 PM**

**Introduction Case 21-ZMA294**

**Owner/Applicant:**    Landowner    Joseph S. Kauffman  
2968 Buckingham Springs Road  
Dillwyn, VA 23936

Applicant    Joseph S. Kauffman  
2968 Buckingham Springs Road  
Dillwyn, VA 23936

**Property Information:** Tax Map 188 Parcel 1 Lot 3, Rainey Acres Subdivision, located 2968 Buckingham Springs Road Dillwyn, VA 23936, State Route 635, Curdsville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** Zoning Map Amendment – Joseph S. Kauffman is asking the Planning Commission to recommend a Public Hearing Date to hear the Request for Rezoning from Agricultural A1 to Industrial-Light Industrial M1 for the Purpose of Wholesale Manufacturing to Include Storage Sheds, but not limited to.

**Background/Zoning Information:** This property is located at 2968 Buckingham Springs Road Dillwyn, VA 23936. This property is currently zoned Agricultural A1, the landowner and applicant is Joseph S. Kauffman. Mr. Kauffman seeks to be able to operate a business to include, but not limited to, wholesale manufacturing of storage sheds. Business plans are included in the narrative submitted by Mr. Kauffman. Please note that a completed VDOT Traffic Impact Determination Study has not been submitted by Mr. Kauffman. Mr. Kauffman is required by VDOT to submit an engineered commercial entrance plan in accordance with current VDOT standards for his proposed use to include verification by a professional engineer of the necessary minimum sight distance requirements for such an application. The Zoning Administrator received calls regarding the land clearing on this property and the Zoning Enforcement Officer was sent to make a determination. At this time, Mr. Kauffman explained that the clearing was for an agricultural project which may include building a barn for future use. Again, a zoning complaint was called in and after another visit by the Zoning Enforcement Officer, Mr. Kauffman explained that he would be proceeding with a Rezoning Application to operate a business to manufacture sheds and related items, and not an agricultural barn project. This area is zoned A1 with many residences neighboring the subject property, and is part of the Rainey Acres

Subdivision. Please note the Purpose, Permitted Uses, and Special Uses per the Buckingham County Zoning Ordinance:

**DISTRICT 5 - INDUSTRIAL DISTRICT - LIGHT (M-I)**

**Purpose**

This district is established to encourage the development of manufacturing and wholesale business establishments which do not produce high levels of smoke, smell, noise, light, dust, and other nuisances, which operate primarily within enclosed structures, and which do not deal with large volumes of customers on a continuous basis throughout the day. Limitations on height of building, horsepower, heating, flammable liquids or explosives, controlling emissions of fumes, odors, or noise, and landscaping may be imposed to protect and foster environmental desirability while permitting industries to locate near a labor supply, provided buffering districts or buffering land is provided.

**Permitted Uses**

Within the Light Industrial District (M-I) the following uses are permitted but not limited to the following:

Uses that are Assembling in nature

Manufacturing uses are only permitted if there is no discharge other than sewer and low levels of noise, smell, light and dust.

Churches – cemeteries, manses

Food and Food products – frozen food manufacturing, candy manufacturing, bakery, beverage and bottling

Furniture, Electronics, and Hardware –, upholstery, Hardware store, jewelry and watch manufacturing,

Grocery, Gas and Convenience Stores – automobile wash stations

Garages – lube shops, machine shop,

35

Motels/Hotels

Professional offices – contractors'

Retail- Hobby shop, Novelty shop,

Warehouses

Wood/Lumber products – lumber manufacturing, pulpwood processing, woodworking shop, Welding

**Special Use Permit**

The following uses shall be permitted only by special use permit approved by the Buckingham County Board of Supervisors but are not limited to the following:

Brick & Block Manufacturing

Dry Cleaning

Flour Milling

Quarry

Meat & Poultry Processing

Mining

Vegetable Oil Processing



**Area Regulations**

There are no minimum areas or size except as may be required by the Buckingham County Board of Supervisors. Notwithstanding any definitive area requirement, the minimum permitted size of any commercial lot, parcel, or tract shall be subject to approval by the Department of Health.

**Setback Requirements**

In Industrial District (M-1), the minimum front setback shall be fifty (50) feet from the nearest point on any structure to the front property line.

In the Industrial District (M-1), the side and back setback shall be:

(4) One hundred (100) feet from the nearest point on any structure to the property line adjoining a residential or agricultural district.

(5) Fifty (50) feet from the nearest point on any structure to the property line adjoining a business district

(6) Fifteen (15) feet from the nearest point on any structure to the property line adjoining an industrial district.

## REZONING APPLICATION CHECKLIST

### BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION REQUIREMENTS

The following table lists the information necessary to review a rezoning application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

**Adjacent Property Owners List and Affidavit** (pages 5, 6 & 7 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

**Completed application for rezoning** (pages 3 & 4 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

**Interest Disclosure Affidavit** (page 8 attached). Must be signed by the owner: ☒ YES ☐ NO

**Power of Attorney** (page 11 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: ☒ YES ☐ NO

**Written Narrative** (page 12 guidance in preparing the Written Narrative): ☒ YES ☐ NO

**Fees:** ☒ YES ☐ NO

**Deed:** YES ☒ NO

**Plat** (15 copies). The plat information may be incorporated into the Rezoning General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO
- C. Scale and north point: ☒ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO

**Rezoning General Site Plan** (15 copies) The General Site Plan must contain the following:

- 1. Vicinity Map – Please show scale: ☒ YES ☒ NO ☐ N/A
- 2. Owner and Project Name: ☒ YES ☒ NO ☐ N/A
- 3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES ☒ NO ☐ N/A
- 4. Property lines of existing and proposed zoning district lines: YES ☒ NO ☐ N/A
- 5. Area of land proposed for consideration, in square feet or acres: ☒ YES ☒ NO ☐ N/A
- 6. Scale and north point: ☒ YES ☐ NO ☐ N/A
- 7. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO ☐ N/A

8. Easements and encumbrances, if present on the property: YES NO N/A
9. Topography indicated by contour lines: YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES NO N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: YES NO N/A
14. General locations of major access points to existing streets: YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES NO N/A
17. Location of existing and proposed utilities, above or underground: YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: YES NO N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES NO N/A
20. Location and design of screening and landscaping: YES NO N/A
21. Building architecture: YES NO N/A
22. Site lighting proposed: YES NO N/A
23. Area of land disturbance in square feet and acres: YES NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES NO N/A
25. Historical sites or gravesites on general site plan: YES NO N/A
26. Show impact of development of historical or gravesite areas: YES NO N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES NO N/A

**APPLICATION FOR A ZONING MAP AMENDMENT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 10-1-21

Zoning Map Amendment: Light Industrial - Wholesale  
Manufacturing To Include Storage Sheds but not Limited To

Purpose of Zoning Map Amendment:  
Agriculture To Light Industrial  
A-1 to M1

Zoning District: A-1 to M1 Number of Acres: 2.23

Tax Map Section: 188 Parcel: 1 Lot: 3 Subdivision: Rainey acres Magisterial Dist.: Curdsville

Street Address: 2968 Buckingham Springs Rd - Dillwyn VA. 23936

Directions from the County Administration Building to the Proposed Site: Rt. 15 South

Right on old curdsville Rd. Bare Left on Buckingham Springs Rd.  
for 1.25 miles Property on Left

Name of Applicant: Joseph S. Kauffman 2968 Buckingham Springs Rd.  
Mailing Address: Dillwyn VA. 23936

Daytime Phone: 717-529-2395 #1 Cell Phone: \_\_\_\_\_

Email: Kauffmanwoodworks@slc.email Fax: \_\_\_\_\_

Name of Property Owner: Joseph S. Kauffman

Mailing Address: 2968 Buckingham Springs Rd. Dillwyn VA. 23936

Daytime Phone: 717-529-2395 #1 Cell Phone: \_\_\_\_\_

Email: Kauffmanwoodworks@slc.email Fax: \_\_\_\_\_

Signature of Owner: Joseph S. Kauffman Date: 10-1-21

Signature of Applicant: Joseph S. Kauffman Date: 10-1-21

Please indicate to whom correspondence should be sent:

☐ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer  
☐ Applicant

**APPLICATION FOR A ZONING TEXT AMENDMENT**

CASE NUMBER: \_\_\_\_\_  
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: \_\_\_\_\_

Zoning Text Amendment: \_\_\_\_\_  
\_\_\_\_\_

Purpose of Zoning Text Amendment: \_\_\_\_\_  
\_\_\_\_\_

Permitted Use List: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Special Use Permit List: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel : \_\_\_\_\_ Lot : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: \_\_\_\_\_

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_  
\_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Name of Property Owner:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Signature of Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Please indicate to whom correspondence should be sent:

\_\_\_\_ Owner of Property \_\_\_\_ Contractor Purchaser / Lessee \_\_\_\_ Authorized Agent \_\_\_\_ Engineer \_\_\_\_ Applicant

## ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Judy Morris

Mailing Address: 2904 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 4 Subdivision: \_\_\_\_\_

2. Name: Cyril Foltz JR.

Mailing Address: 3010 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 2-A Subdivision: \_\_\_\_\_

3. Name: David and Sarah Hill

Mailing Address: 3044 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 1-A Subdivision: \_\_\_\_\_

4. Name: David and Sarah Hill

Mailing Address: 3044 Buckingham Springs Rd. Dillwyn VA 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 1 Lot: 1 Subdivision: \_\_\_\_\_



6. Name: Phillip Frenaux

Mailing Address: 3276 Buckingham Springs Rd. Dillwyn VA. 23936

Physical Address: Same

Tax Map Section: 188 Parcel: 45 Lot: D Subdivision: \_\_\_\_\_

7. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 1 day of October, year 2021

I Joseph S. Kauffman hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Joseph S. Kauffman  
(owner) / contract purchaser / authorized agent – please circle one )

NOTARY:  
COMMONWEALTH OF VIRGINIA

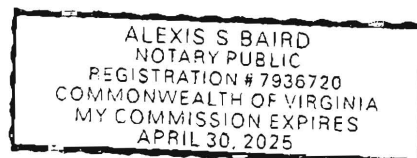
COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 1 day of October

of the year 2021. My Commission expires on April 30 2025.

Notary Public Signature: Alexis S. Baird  
Stamp:



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 1 day of October, of the year 2021

I Joseph S. Kauffman (printed name of owner)  
hereby make oath that no member of the Buckingham County Board of Supervisors nor  
the Buckingham County Planning Commission has interest in such property either  
individually, or by ownership of stock in a corporation owning such land, or by  
partnership, or as a holder of ten percent (10%) or more of the outstanding shares of  
stock in or as a director or officer of any corporation owning such land, directly or  
indirectly by such members of his/her immediate household, except as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Owner: (to be signed in front of notary public)

Joseph S. Kauffman

NOTARY PUBLIC

COUNTY OF

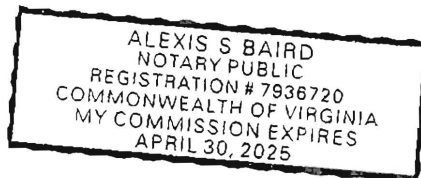
Buckingham STATE OF Virginia

Subscribed and sworn to me on this 1 day of October

of the year 2021. My commission expires April 30 2025.

Notary Public Signature: Alexis S. Baird

Stamp:



**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR  
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: \_\_\_\_\_

Visual Inspection Findings (describe what is on the property now):

The Property is currently a farm. Want To change  
2.23 acres Along the Road To Light Industrial To  
Built sheds But not limited to.

County Records Check (describe the history of this property):

Historically The Property has been used for a small  
farm. The Previous owner had The Property Divided  
into 2 Parcels for Tax Purposes only

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes \_\_\_\_\_ No ✓

If yes, please explain and show on the site plan the location of such and explain any historical significance:

None Known

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No ✓

If yes, please explain any impact:

None Known

Owner/Applicant Signature: Joseph S. Kauffman Date: 10-1-21

Printed Name: Joseph S. Kauffman Title: owner

## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: \_\_\_\_\_

Applicant: Joseph S. Kauffman

Location: 2968 Buckingham Springs Rd. Dillwyn VA. 23936

Proposed Use: Light Industrial

### For VDOT use only:

\_\_\_\_\_ A Traffic Impact Statement is required per 24 VAC 30-155-60.

\_\_\_\_\_ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

\_\_\_\_\_ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

Does the existing entrance meet VDOT requirements for the proposed use?

Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of VDOT Resident Engineer: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_

I \_\_\_\_\_ the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day \_\_\_\_\_ of the month \_\_\_\_\_ in the year of \_\_\_\_\_ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:



## **WRITTEN NARRATIVE**

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

## SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: Joseph S. Kullback

Date: 10-1-21

## **TENTATIVE SCHEDULE FOR A REZONING AMENDMENT**

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

### **Example Timeline:**

- |             |                                                                                                                                                                                                                                                                                                        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 25  | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.                                                                                                                                                                |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8     | Case is introduced to Board of Supervisors.                                                                                                                                                                                                                                                            |
| April 12    | Board of Supervisors may approve / deny / table for more information.                                                                                                                                                                                                                                  |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

Ladies and Gentleman,

My name is Joseph Kauffman and I am the property owner of the property that I am requesting a <sup>Rezoning Application</sup> Special Use Permit to the change from agricultural to light industrial/retail sales. The proposed business will be called Evergreen Builders. I live on the property that is already in two parcels. There was a mobile home on part of the parcel that I am requesting to be changed, but I had it removed and have began to prepare the land to have two pole buildings built, if my application is approved. My home and remaining farmland is located behind this tract of land on a separate parcel. I had a composite plat map prepared and it's enclosed with this application. I had the property graded by a professional contractor this summer and there has already been ground compaction done with crush-run and #57 gravel. The same contractor installed the drainage ditches with riprap damming to control the storm water flow. I am sorry, I was not aware at that time I should have contacted Buckingham County for permission or application before doing this.

This property has been farmland for horses, cattle and goats, which I will continue to conduct on the meadows in back. I am only asking to convert the front 2.3+/- acres along the road front on Buckingham Springs Rd., to light industrial/retail sales. I plan to first build a pole building up to 36'x60' to begin building sheds, small garages and other utility buildings that will be shipped off my property by large pickup trucks with lowboy trailers under 26,000 pounds GVW, to be delivered to shed dealers that I will be under contract to produce. Within the next 2-10 years, as the business grows, I am requesting a second pole building up to 60'x120' to be built to store the lumber and hardware used to manufacture the sheds as well as additional building area, as needed. This building will be located behind the first and it will be within all the required setbacks needed. The lot on the east side of the proposed easement to my residence will be used to place finished sheds waiting to be picked up. The open area in between the driveway and the buildings will be there to allow trucks to deliver lumber and pick up the finished sheds for delivery. I will be having my lumber and building materials delivered from local building material suppliers by tractor trailer up to 2-3 times a week at peak. There should not be more than 6-8 trucks coming and going from the property during the weekdays and the property is located on an open straight stretch of road with no trees blocking the view.

My plan is to build sheds and structures that have been ordered through dealers that I have contracts with. If permitted, I would also take orders over the internet and the structures would be delivered the same way, so there would be very little customer traffic. I have sons that will eventually be working the business when they are old enough and I would like to be able to allow them to begin building small wooden crafts to be taken and sold at Amish-owned stores in the area.

These buildings would not have electric, water or septic, as the tools would be air powered by a diesel generator and any lights would be off-grid solar. I have a landline phone with wireless email that is also solar.

I will have a 40 yard commercial roll off dumpster to dispose of all scrap lumber and building materials, so nothing will be dumped on the property. Also, there are not any hazardous materials used in building the structures and I will not have a sawmill as part of my operation.

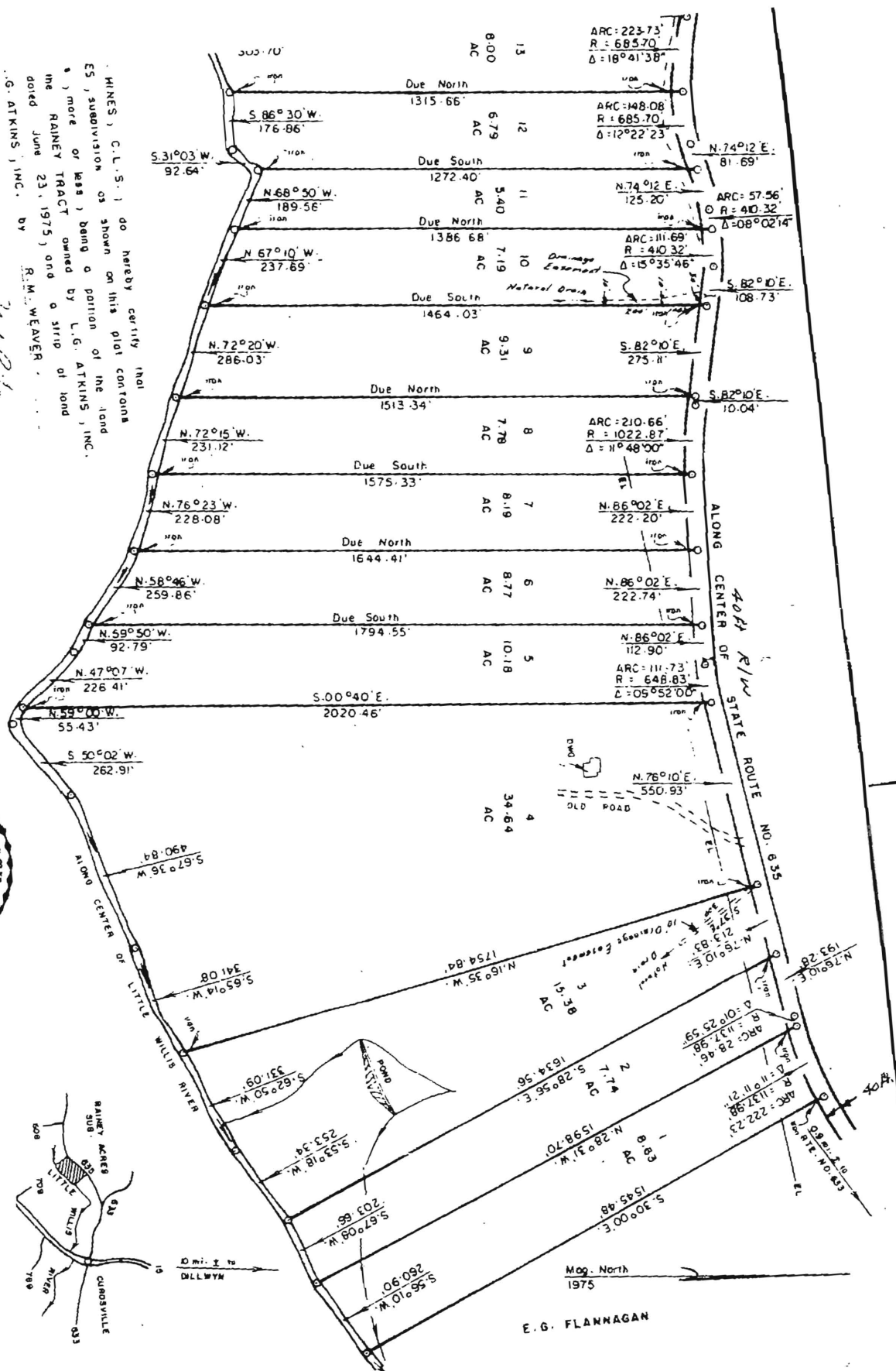
I believe it's important that you know my business background. I moved here with my wife and children in Feb. 2020 From Christiana Pa. in the heart of Lancaster County. I have worked in the shed building industry for my whole life. I am still operating a shed business in Pa. which is called Kauffman Woodworks LLC on a Total of 3 acres. My Grandfather and my Father had this Buisness, so this is the third Generation. I want to sell my Buisness in Pa. to my youngest Brother in the next 2 years. I estimate this business will begin with 175,000.00-250,000.00 gross annual sales in the first 1-3 years and there will be less than 6 Employees until the second building is completed I might have a total of 15 employees. The hours of operation would be 6:30 AM to 4:30 PM Monday thru Friday and Saturdays depending on work load.

Thank you,

Joseph Kauffman

MINES, C.L.S.) do hereby certify that the subdivision shown on this plat contains (5) more or less being a portion of the land (s) more or less owned by L.G. ATKINS, INC. the RAINY TRACT owned by L.G. ATKINS, INC. dated June 23, 1975) and a strip of land owned by R.M. WEAVER, G. ATKINS, INC.

BEAULTON



E.G. FLANNAGAN

The plotting or dedication of 13 lots, totaling 138.4c is with the free consent of the owner of the undeveloped

STATE OF VIRGINIA  
COUNTY/CITY OF PRINCE GEORGE  
I, ANTHONY T. BAIL  
do hereby certify that

those same lots are the property of LEE the day of EE acknowledged the same

My commission expires in order to maintain the of the right of way as Virginia reserves the to use these areas of the roadways.

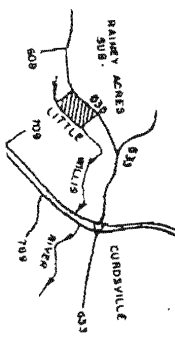
This subdivision known is approved by the unit existing regulations and



I, P. HINES, C.L.S., do hereby certify that  
 ACRES, subdivision as shown on this plat contains  
 acres, more or less, being a portion of the land  
 as the RAINEY TRACT owned by L.G. ATKINS, INC.,  
 and dated June 23, 1975, and a strip of land  
 owned by R.M. WEAVER,  
 L.G. ATKINS, INC. BY

*[Signature]*

W. H. HATHORN



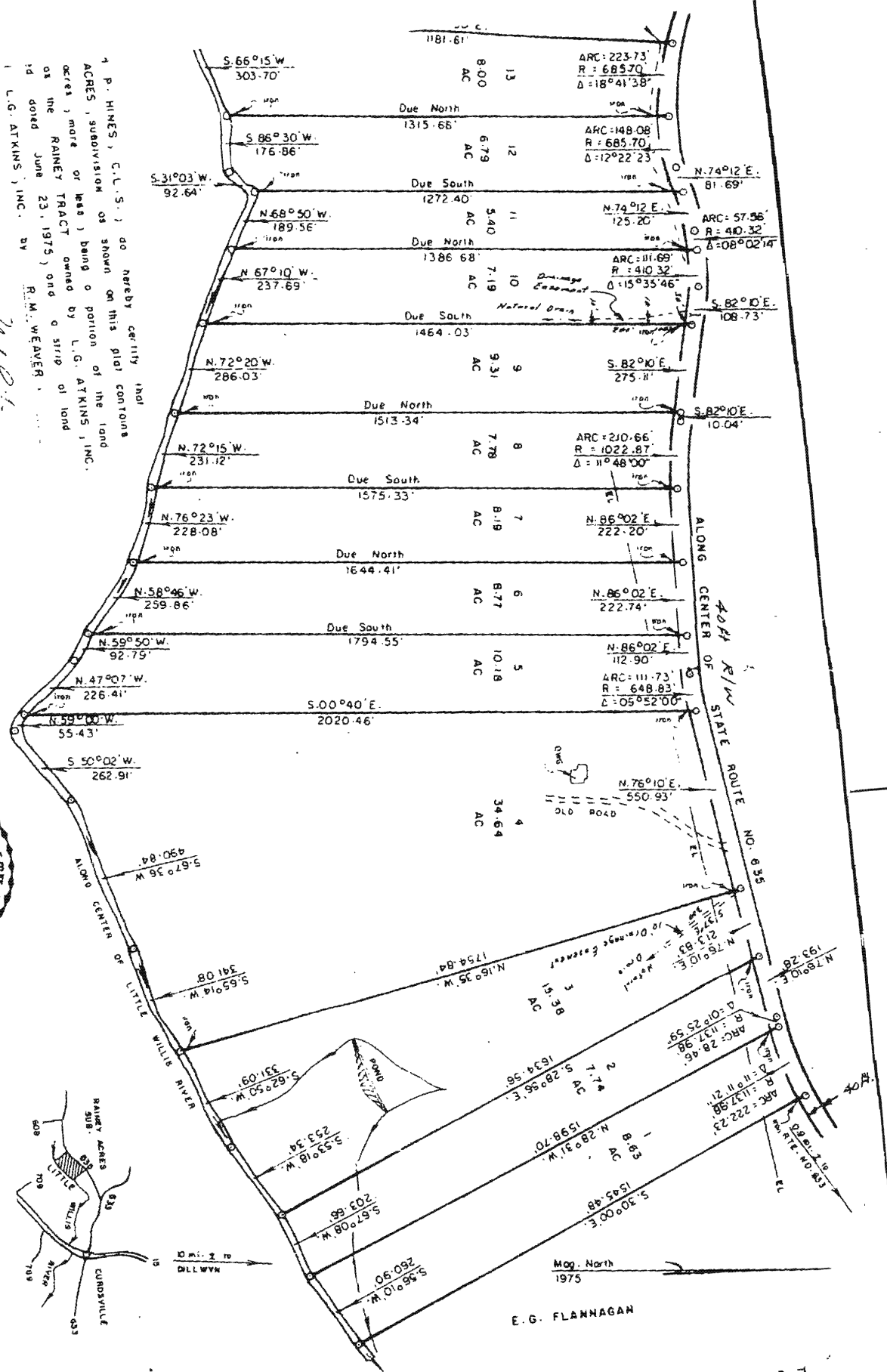
This subdivision known as  
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 existing regulations and

My commission expires  
 In order to maintain the  
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 to use these areas in  
 of the roadways.

whose name is on the  
 the day of the  
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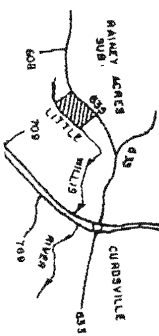
STATE OF VIRGINIA  
 COUNTY / CITY OF  
 to wit:  
 1. ANTHONY B. BALE  
 and for the County / City  
 do hereby certify that

The plotting or dedication  
 of 13 lots, totaling 138.6  
 is with the true corner  
 the desire of the undersi



E.G. FLANNAGAN

Richard R. Price



2/2.

10

THIS subdivision known as  
is approved by the unit  
governing regulations and

Robert H. Brown

This subdivision known as  
is approved by the un-  
derstanding regulations and  
existing regulations and

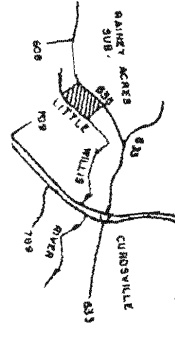
STATE OF VIRGINIA  
COUNTY / CITY OF PR  
I, ANITA T. BELL  
do hereby certify that  
whose name/s is/are EE  
the 4th day of EE  
acknowledged me some

The plotting or dedication of 13 lots, totaling 138.4 ac with the free conveyance is with the understanding of the desire of the undersigned

I, L.G. ATKINS, INC. do hereby certify that  
 P. MINES, C.L.S., do hereby certify that  
 ACHES, subdivision as shown on this plat contains  
 acres, more or less, being a portion of the land  
 owned by L.G. ATKINS, INC.  
 as the RAINY TRACT owned by L.G. ATKINS, INC.  
 as dated June 23, 1975, and a strip of land  
 owned by R.M. WEAVER.

*Handwritten signature*

*Handwritten note: "WATER ON"*



This subdivision known as  
 is approved by the unit  
 is approved by the unit  
 and  
 existing regulations and

In order to maintain the  
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 of the Virginia reserves the  
 to use these areas  
 of the roadway.

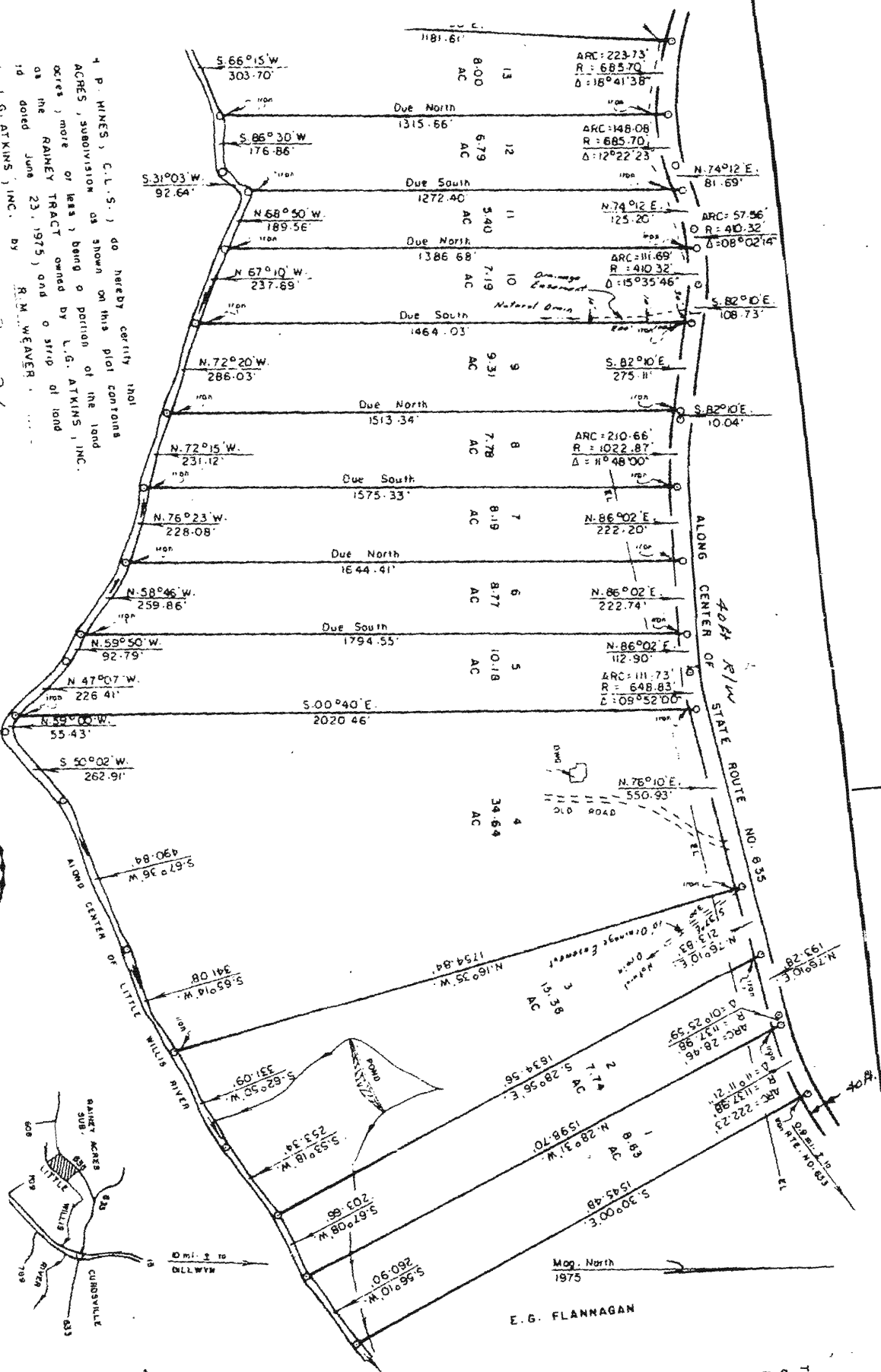
My commission expires

whose name is here  
 the day of  
 acknowledged me

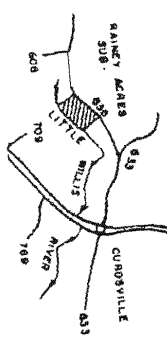
E.G. FLANNAGAN

STATE OF VIRGINIA  
 COUNTY / CITY OF  
 to  
 will  
 and for the County / City  
 do hereby certify that

The platting or dedication  
 of 13 lots, totaling 138.4  
 is with the free consent  
 the desire of the undersigned



W. H. R. R.



May, North  
1975

212

whose name/s is/are \_\_\_\_\_  
the 4<sup>th</sup> day of Feb  
acknowledged the same

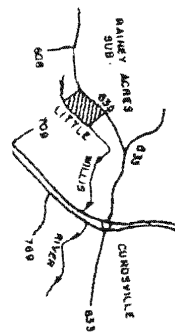
My commission expires

This subdivision known  
to be approved by the un-  
derlying regulations on  
existing regulations

HINES, C.L.S. do hereby certify that the subdivision shown on this plat contains 13 lots, more or less, being a portion of the land known as the RAINY TRACT owned by L.G. ATKINS, INC. dated June 23, 1975, and a strip of land owned by R.M. WEAVER, L.G. ATKINS, INC. by

*[Signature]*

*[Stamp]*



This subdivision known as the RAINY TRACT is approved by the Board of Supervisors of the County of Prince George's and existing regulations and

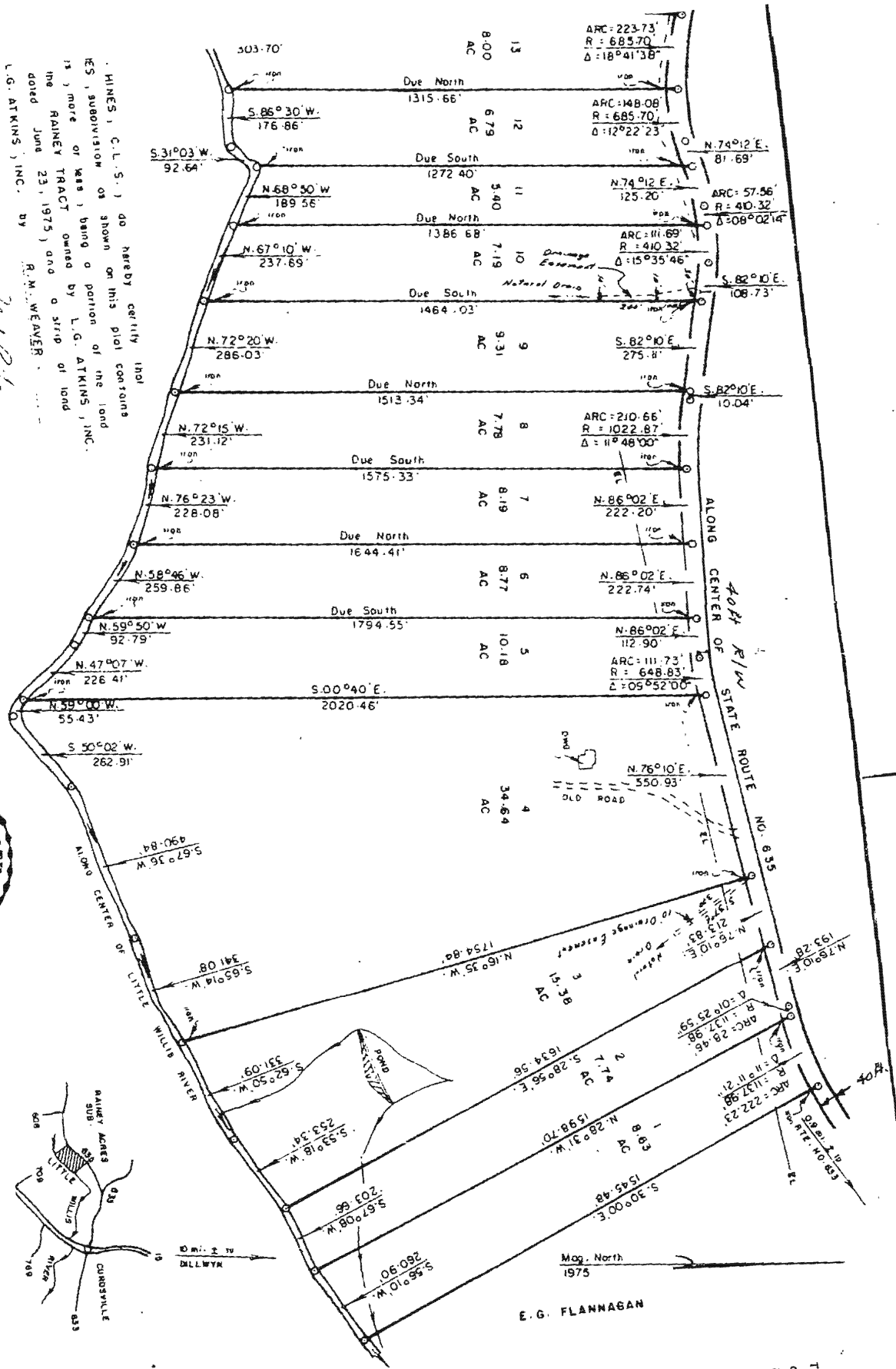
My commission expires in order to maintain the of the right of way on the Virginia reserves the to use these areas in of the roadways.

whose name is/is/are the day of the month of 1975.

E.G. FLANNAGAN

STATE OF VIRGINIA COUNTY / CITY OF PRINCE GEORGE'S

The platting or dedication of 13 lots, totaling 138.5 acres, is with the free consent of the owner of the land and the desire of the undersigned





This subdivision known as  
is approved by the un-  
existing regulations and  
202-77

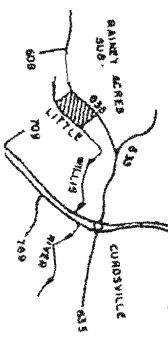


STATE OF VIRGINIA  
COUNTY / CITY OF  
1. AMITY. BALE  
and for the County / City  
do hereby certify that  
whose name/s is/are EE  
the 4th day of EE  
acknowledged the same

MINES, C.L.S.) do hereby certify that  
 ES, subdivision of shown on this plat contains  
 more or less, being a portion of the land  
 the RAINY TRACT owned by L.G. ATKINS, INC.  
 dated June 23, 1975, and a strip of land  
 G. ATKINS, INC. by R.M. WEAVER.

*R.M. Weaver*

ALONG CENTER OF  
 RAINY RIVER



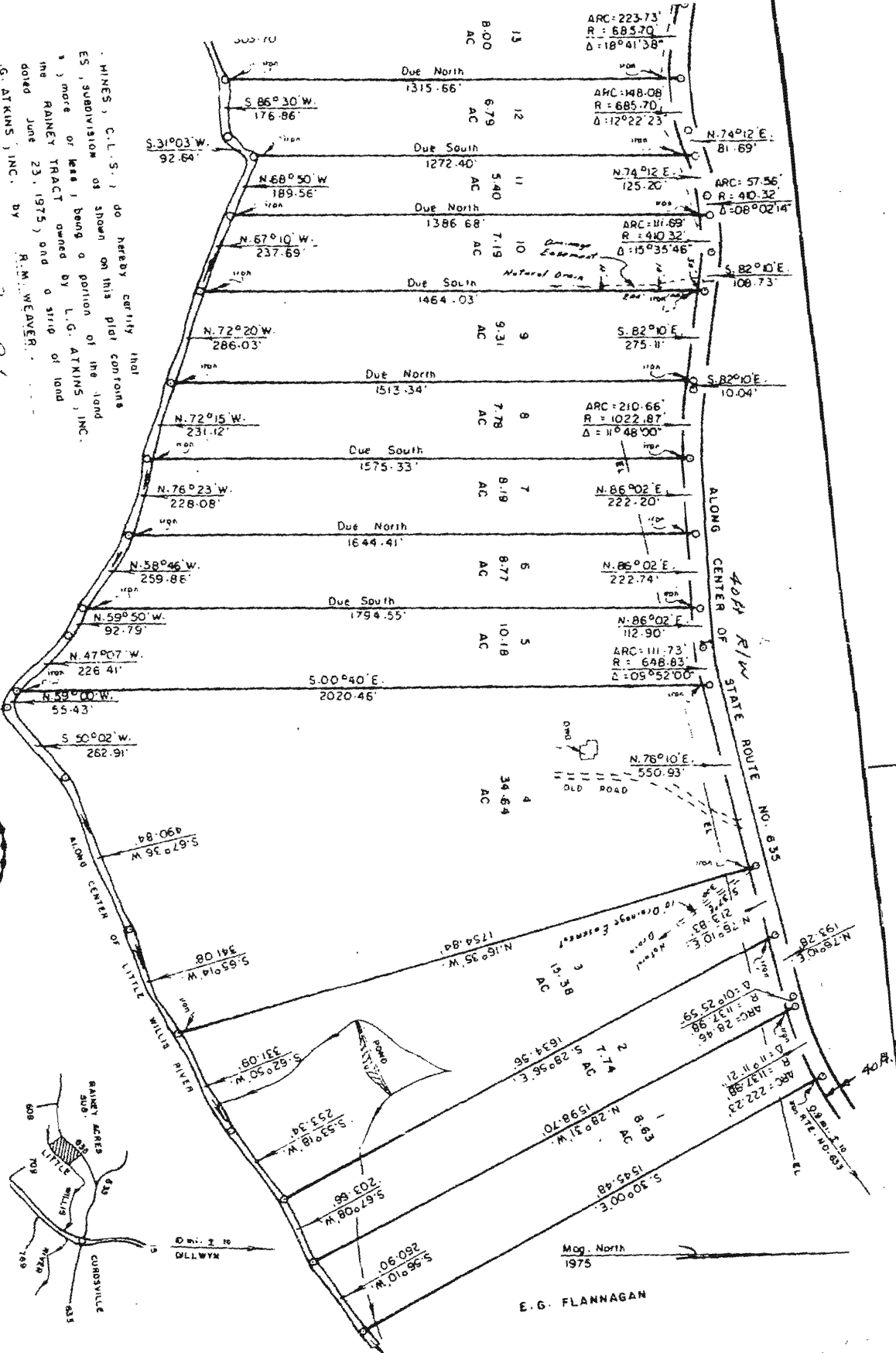
This subdivision known as  
 is approved by the unit  
 existing regulations and

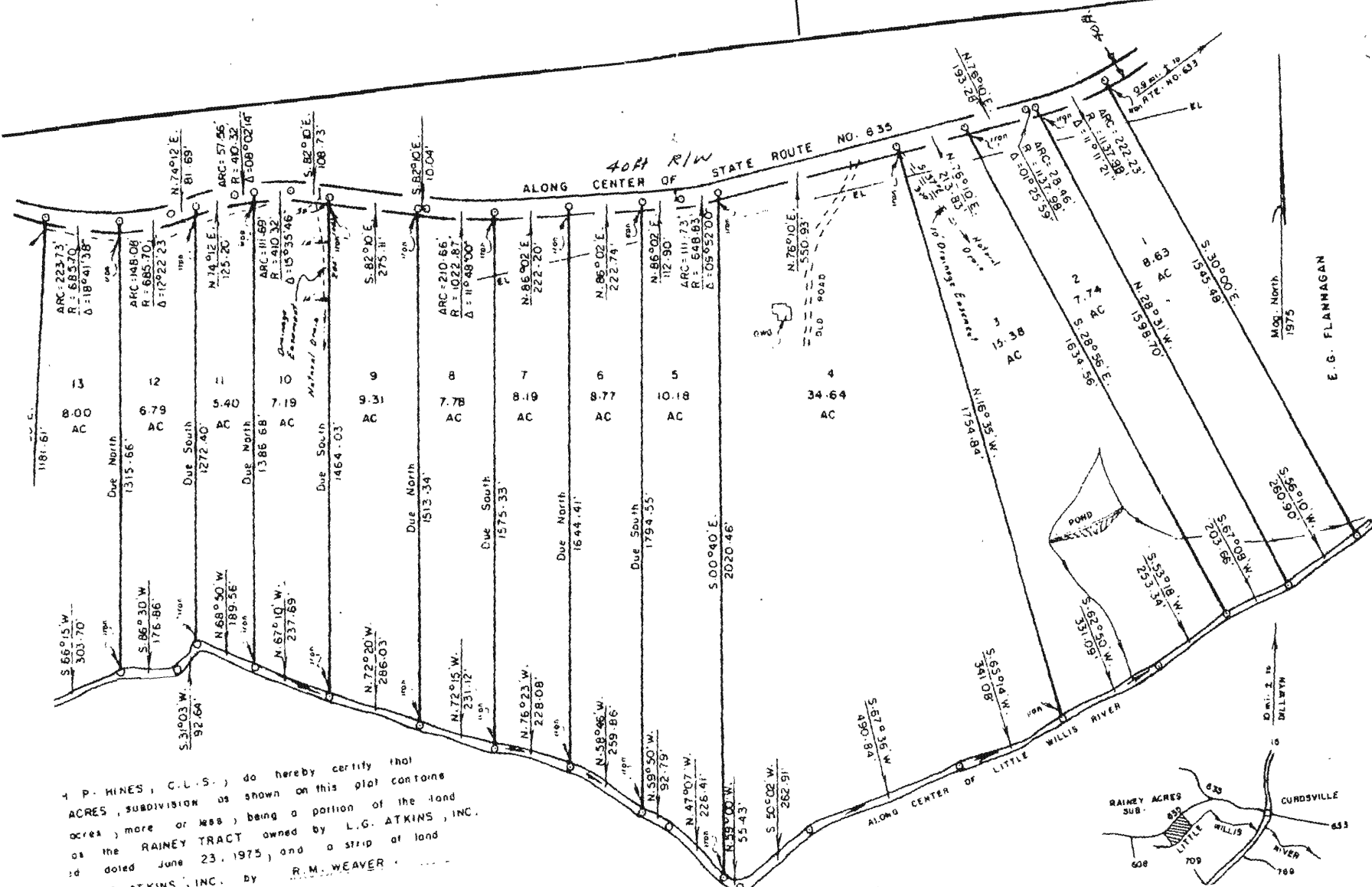
By commission expires  
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 Virginia reserves the p  
 to use these areas th  
 of the roadways.

whose name/s is/are  
 the 11th day of Feb  
 acknowledged the same

STATE OF VIRGINIA  
 COUNTY/CITY OF PT.  
 to wit: AMITA T. BAILL  
 and for the County/City  
 do hereby certify that

The platting or dedication  
 of 13 lots, totaling 138.4  
 is with the true consen  
 the desire of the undersi





The plotting or dedication of 13 lots, totaling 138.4 is with the free consent of the desire of the undersigned

STATE OF VIRGINIA  
COUNTY / CITY OF Prince George's  
I, AMITA T. BAIL  
and for the County / City do hereby certify that  
whose name/s is/are s  
the 4th day of FE  
acknowledged the same

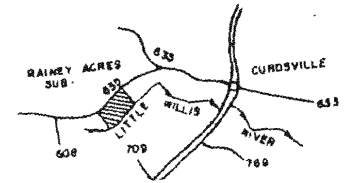
My commission expires  
In order to maintain the of the right of way as Virginia reserves the p to use these areas of the roadways.

This subdivision known is approved by the un existing regulations and

I, P. HINES, C.L.S., do hereby certify that  
ACRES, subdivision as shown on this plat contains  
acres, more or less, being a portion of the land  
at the RAINEY TRACT owned by L.G. ATKINS, INC.  
dated June 23, 1975, and a strip of land  
L.G. ATKINS, INC. by R.M. WEAVER

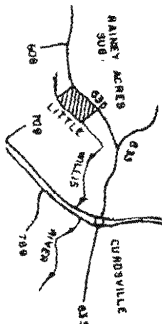
*[Signature]*

WEALTH OF

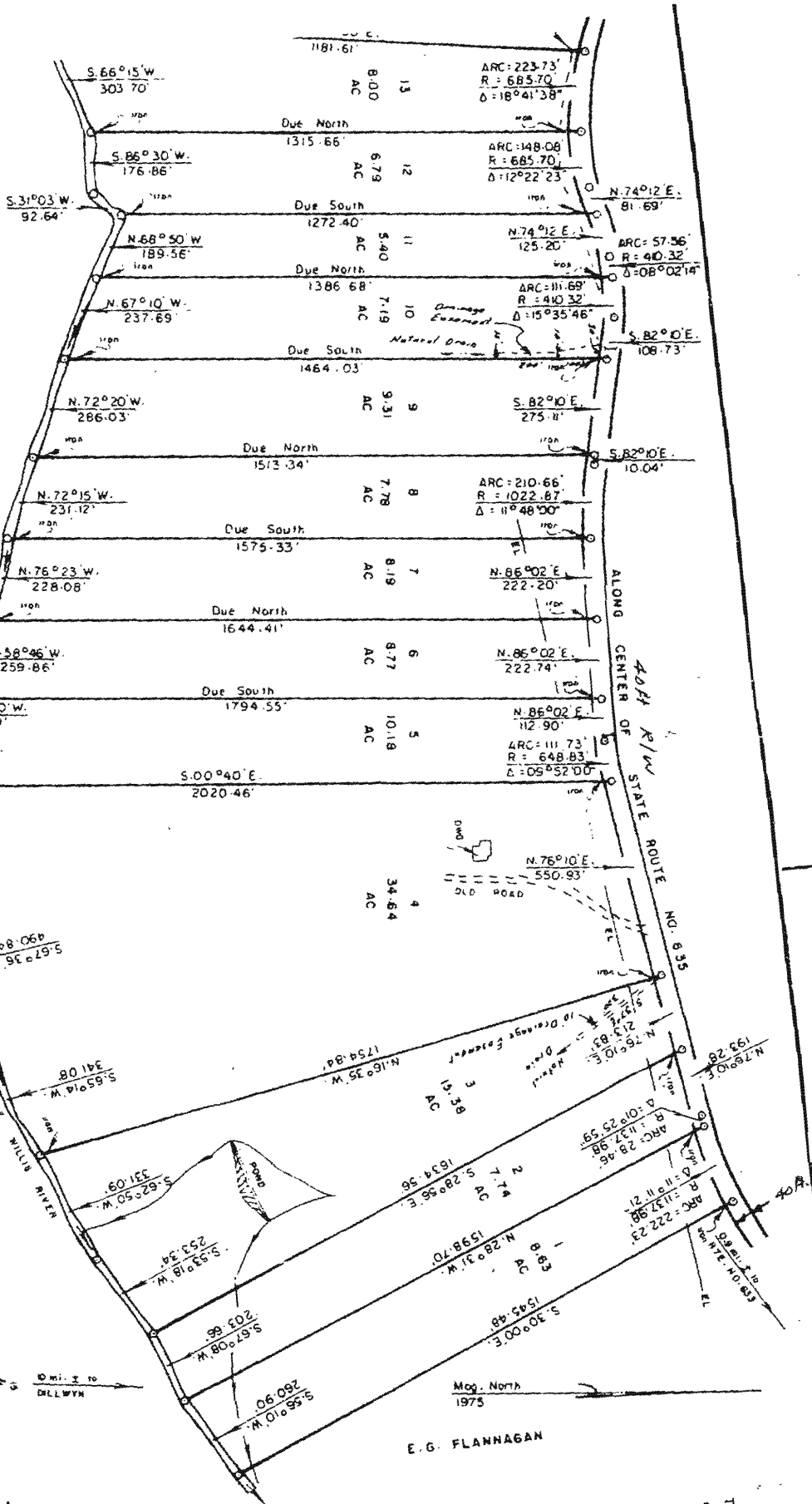


I, P. HINES, C.L.S., do hereby certify that  
 the subdivision shown on this plat contains  
 ACRES, subdivision of a portion of the land  
 owned by L.G. ATKINS, INC., being a portion of the  
 RAINY TRACT owned by L.G. ATKINS, INC., and  
 dated June 23, 1975, and a strip of land  
 owned by R.M. WEANER.

WENTH ON



This subdivision known as  
 is approved by the map  
 is approved by the map  
 is approved by the map



E.G. FLANNAGAN

STATE OF VIRGINIA  
 COUNTY / CITY OF  
 to wit: ARLINGTON  
 and for the County / City  
 do hereby certify that  
 whose name is / are  
 the day of Feb  
 acknowledged me same

My commission expires  
 in order to maintain the  
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 Virginia requires the  
 to use these areas  
 of the roadways.

The platting or dedication  
 of 13 lots, totaling 138.6  
 is with the true consen  
 the desire of the unders

*W. H. F. F. F.*



This subdivision known  
is approved by the uni  
existing regulations and

STATE OF VIRGINIA  
COUNTY / CITY OF  
1. PRINCE GEORGE  
to wit: PRINCE GEORGE  
and for the County / City  
do hereby certify that  
whose name/s is/are &  
the 4th day of Feb  
acknowledged the same

The plotting or dedication of 13 lots, totalling 138.4 is with the free consent the desire of the underari

*Adolf Hitler*



Mag. 1  
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二

My commission expires in order to maintain the right of way as of the Virginia reserve the to use these areas of the roadways.

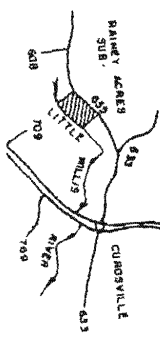
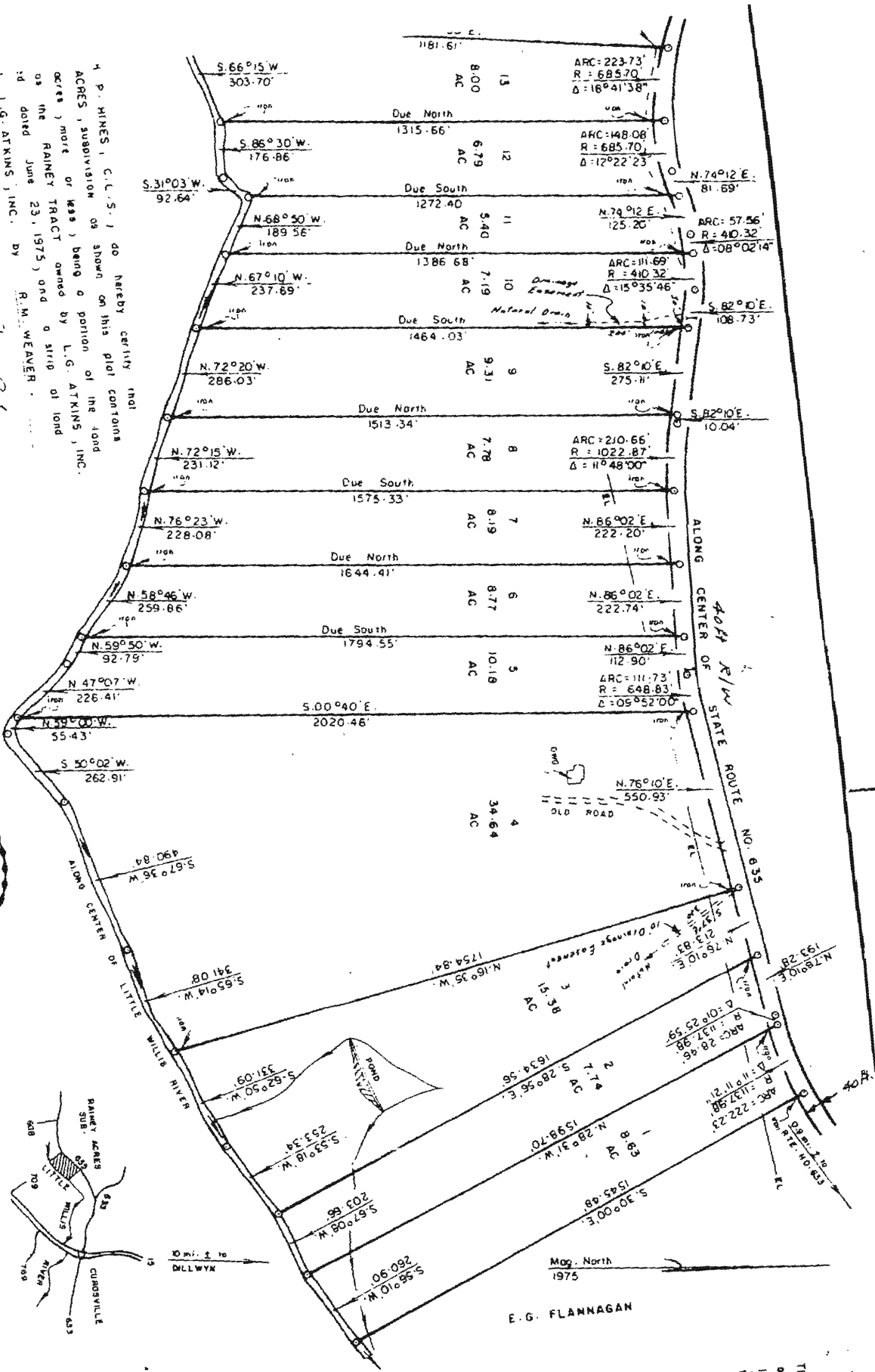
✓  
✓  
✓  
✓



I, P. HINES, C.L.S., do hereby certify that the ACRES, subdivision as shown on this plat contains (acres) more or less, being a portion of the land owned by L.G. ATKINS, INC. and a strip of land dated June 23, 1975, and a strip of land owned by L.G. ATKINS, INC. BY R.M. WEAVER.

*R.M. Weaver*

ABSENCE OF



This subdivision known as the subdivision of the land is approved by the unit existing regulations and

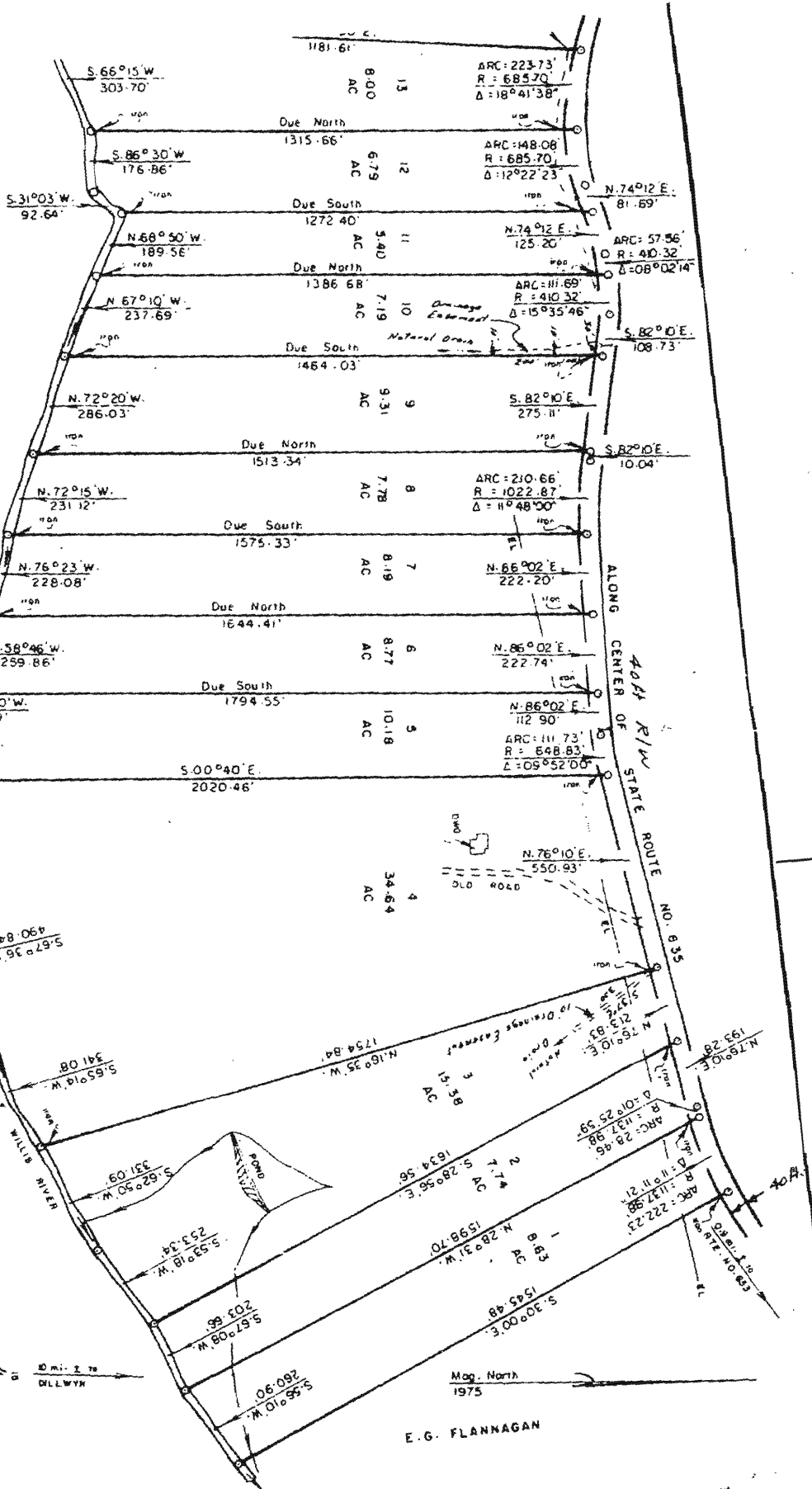
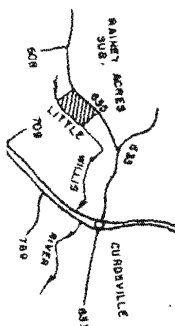
By commission expires In order to maintain the of the right of way as of the Virginia reserves the p to use these areas n of the roadways.

STATE OF VIRGINIA  
COUNTY / CITY OF  
to wit: AMITY, PAUL  
and for the County / City  
do hereby certify that  
whose name is / are  
the day of EE  
acknowledged the same

The plotting or dedication of 13 lots, totaling 138.0 of with the free consent of the desire of the undersigned

I, P. HINES, C.L.S., do hereby certify that  
 ACRES, subdivision as shown on this plat contains  
 acres, more or less, being a portion of the land  
 owned by L.G. ATKINS, INC.  
 of the RAINY TRACT, owned by L.G. ATKINS, INC.  
 as dated June 23, 1975, and a strip of land  
 owned by R.M. WEAVER, INC.  
 L.G. ATKINS, INC. by R.M. WEAVER, INC.

WEATHER OP



E. G. FLANNAGAN

This subdivision known as  
 is approved by the un-  
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My commission expires  
 in order to maintain the  
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STATE OF VIRGINIA  
 COUNTY/CITY OF  
 to wit:  
 and for the County/City  
 do hereby certify that

The platting or dedication  
 of 13 lots, totaling 138.5  
 is with the free consent  
 the desire of the undersigned

**Confirmation Number: 8341533****Virginia****Buckingham County****Cashier 2 - POS****Transaction Details**

Parcel/Bill/Account Number

**188 1 3**

Name

**KAUFFMAN JOSEPH**

Buckingham Payment

**MISC****Credit Card Payment Address Information**

Order Number

**8341533**

Customer Name

**JOSEPH KAUFFMAN**

Email Address

Address

Phone Number

**(717) 529-2395**

Credit Card Number

**4XXX XXXX XXXX 6922**

Credit Card Type

**Visa**

Expiration Date

**0425**

Operator Name

Transaction Time

**10/1/2021 11:40:19 AM**

Authorization Code

**00635G**

Convenience Fee

Authorization Code

**00606G**

Transaction ID

**1960828064**

Agency Total

**560.00**

Convenience Fee

**\$14.00**

Total Amount

**574.00**

Charged to Card

\_\_\_\_\_  
Customer Signature**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

For questions about this payment, please call (866) 480-8552.

**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**

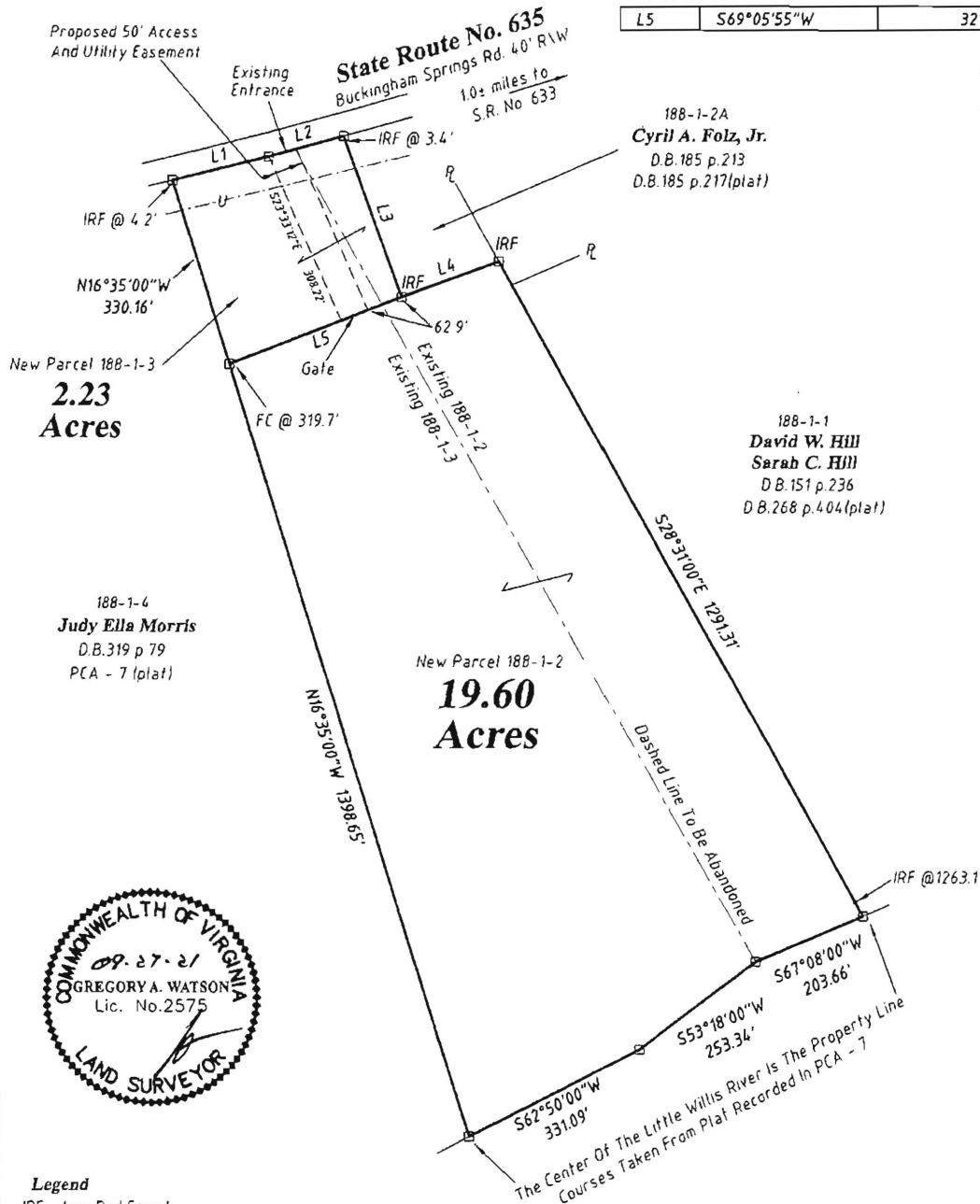
**Watson and Duggan PLC**  
Land Surveying  
1001 E. Third St., Farmville, Va. 23901  
434-391-3500

**Line Table**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N76°16'49"E | 170.69'  |
| L2   | N74°57'49"E | 135.81'  |
| L3   | S19°22'22"E | 294.11'  |
| L4   | N70°03'06"E | 178.53'  |

**New Division Line**

|    |             |         |
|----|-------------|---------|
| L5 | S69°05'55"W | 321.47' |
|----|-------------|---------|



**Legend**

IRF = Iron Rod Found  
FC = Fence Corner  
U = Overhead Utility Line

**Notes**

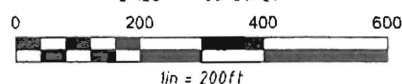
1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
2. This plat is based on field work completed in Nov. 2017, some current field work, and subdivision plat recorded in PCA - 7.

Approved For Recordation In  
Buckingham Co., Va.  
County Agent

**Plat Of Boundary  
Line Adjustment**

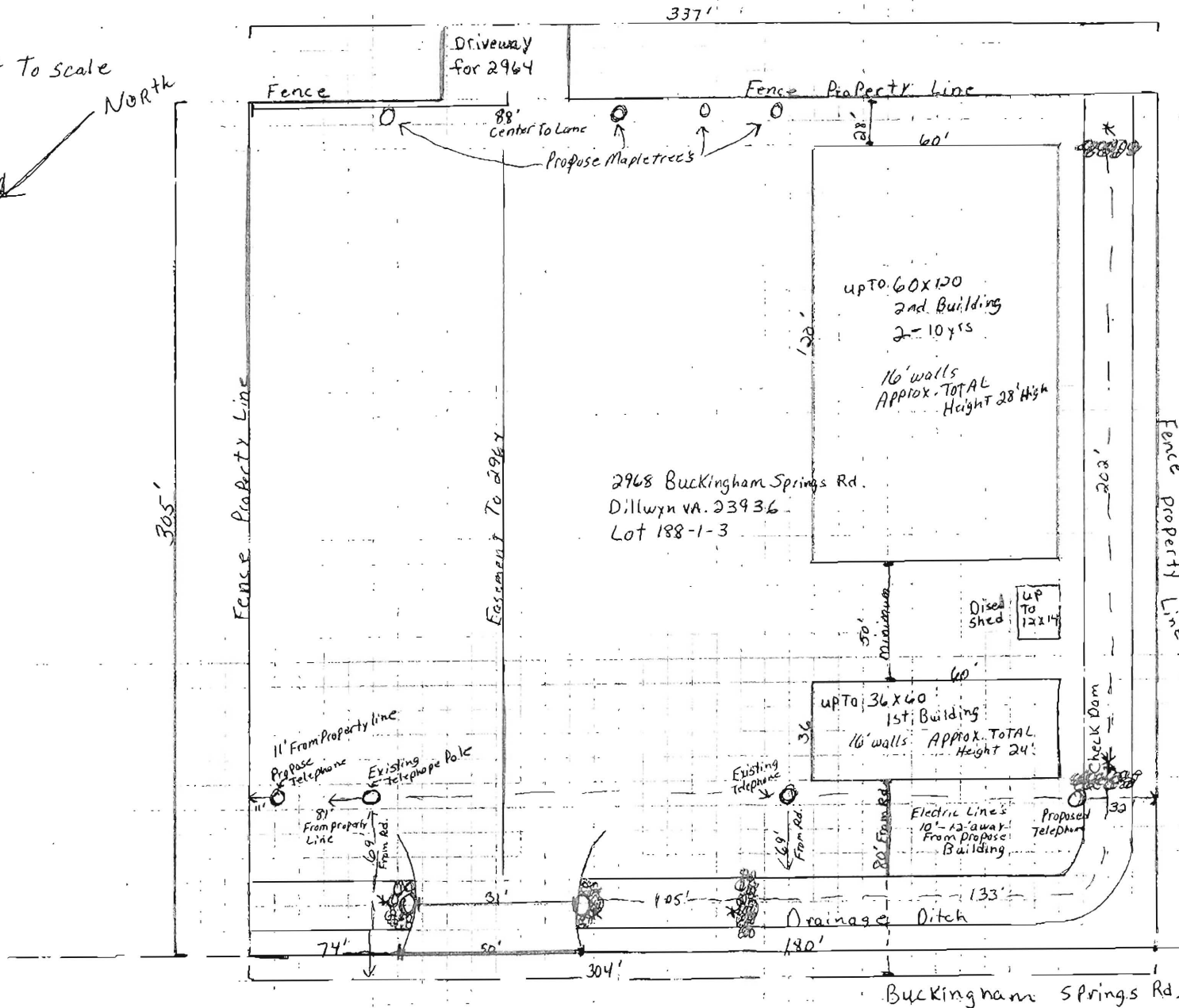
For: Joseph Kauffman  
Being The Properties Owned By  
**Joseph S. Kauffman**  
**Rachel F. Kauffman**  
D.B. 439 p. 976

Francisco District, Buckingham County, Va.  
21126 09-27-21





Not To scale  
North



Joseph S. Kauffman  
2964 Buckingham Springs Rd.  
Dillwyn VA. 23936

Project name  
Evergreen Builders  
No mature Tree lines  
Not in Flood Plain

Buildings 40' off of  
Property line on this Backside

\* Check Dam for Drainage

Drainage Ditch Approx. 14'  
wide

Drainage Ditch is 12' away  
From Rd.

I want to plant Evergreen Trees  
Along Buckingham Springs Rd.  
Trees would Approx. be 17' away From  
Rd. Center of Tree To Rd.

This would Approx. Be 42 Trees  
6' Apart



**23 Building Permits were issued in the amount of \$4144.92 for the month of September 2021**

| Permit No.                                                                   | District        | Name                       | Purpose                 | Cost of Construction  | Cost of Permit    |
|------------------------------------------------------------------------------|-----------------|----------------------------|-------------------------|-----------------------|-------------------|
| 18660                                                                        | Slate River     | Michael Passerell          | Mechanical              | \$500.00              | \$25.50           |
| 18666                                                                        | Curdsville      | John Eicher                | New Dwelling-Stickbuilt | \$130,000.00          | \$471.37          |
| 18667                                                                        | Curdsville      | Andrew Wilkinson           | Residenital Addittion   | \$62,616.00           | \$51.00           |
| 18668                                                                        | Maysville       | AT&T C/o Alexandra Bull    | Commerical Addittion    | \$30,000.00           | \$484.50          |
| 18669                                                                        | James River     | Hill Brothers Construction | Farm Building- Exempt   | \$96,204.00           | \$10.00           |
| 18670                                                                        | Maysville       | James Smith                | Residenital Addittion   | \$73,156.00           | \$51.00           |
| 18671                                                                        | Maysville       | Michelle and Jerry Nixon   | Electrical              | \$100.00              | \$25.50           |
| 18672                                                                        | Marshall        | JES Construction           | Residential Remodel     | \$6,500.00            | \$51.00           |
| 18673                                                                        | Marshall        | Clayton Homes              | Mobile Home-Singlewide  | \$76,600.00           | \$300.66          |
| 18674                                                                        | James River     | Richard Seay               | Residential Remodel     | \$10,000.00           | \$230.60          |
| 18675                                                                        | Curdsville      | Clayton Homes              | Mobile Home-Doublewide  | \$127,000.00          | \$395.35          |
| 18676                                                                        | Francisco       | James Anderson             | Electrical              | \$2,500.00            | \$25.50           |
| 18677                                                                        | Slate River     | Foster Home Improvements   | New Dwelling-Stickbuilt | \$582,317.00          | \$661.02          |
| 18678                                                                        | Town of Dillwyn | TK Homes                   | New Dwelling-Stickbuilt | \$251,702.00          | \$427.91          |
| 18679                                                                        | Maysville       | Harold Forbes              | Mobile Home-Singlewide  | \$1,000.00            | \$239.91          |
| 18680                                                                        | Maysville       | KD Signs                   | Commerical Remodel      | \$19,505.00           | \$61.00           |
| 18681                                                                        | Francisco       | Randy Jamerson             | Detached Garage         | \$10,000.00           | \$106.94          |
| 18682                                                                        | Curdsville      | Matthew Hall               | Farm Building- Exempt   | \$30,000.00           | \$10.00           |
| 18684                                                                        | James River     | Christy White              | Residential Addittion   | \$30,000.00           | \$61.00           |
| 18685                                                                        | Slate River     | JT Enterprises             | New Dwelling-Stickbuilt | \$200,000.00          | \$381.64          |
| 18686                                                                        | Slate River     | Barry Snoddy               | Electrical              | \$100.00              | \$25.50           |
| 18687                                                                        | Curdsville      | Ellington Energy           | Mechanical              | \$750.00              | \$25.50           |
|                                                                              |                 |                            |                         |                       |                   |
|                                                                              |                 |                            |                         |                       |                   |
| 18638                                                                        |                 | Denise Matthews            | Sqaure Footage Change   |                       | \$22.52           |
|                                                                              |                 |                            |                         |                       |                   |
|                                                                              |                 |                            |                         |                       |                   |
|                                                                              |                 |                            |                         |                       |                   |
| 23                                                                           |                 |                            |                         |                       |                   |
| <b>**Cost of permit is calculated based on square footage of structure**</b> |                 |                            |                         | <b>\$1,740,550.00</b> | <b>\$4,144.92</b> |